

SURVEYOR:
KIMLEY-HORN
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
CONTACT: ANDY DOBBS
PHONE: 972-770-1369

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **QORVO TEXAS, LLC** a Texas limited liability company, is the sole owner of all of the following described tract of land situated in the Elisha Fike Survey, Abstract No. 478, City of Farmers Branch, Dallas County, Texas; and being all of Lot 1, Block A, Maxim Addition, an addition to the City of Farmers Branch according to the plat recorded in Instrument No. 201100162236 of the Official Public Records of Dallas County, Texas.

BEGINNING at a 5/8-inch iron rod with "KHA" cap found at the north end of a right-of-way corner clip at the intersection of the south right-of-way line of Beltwood Parkway North (a 60-foot wide right-of-way) and the west right-of-way line of Beltwood Parkway East (a 60-foot wide right-of-way);

THENCE with said right-of-way corner clip, South 45°31'28" East, a distance of 14.19 feet to a 5/8-inch iron rod with "KHA" cap found for corner in said west right-of-way line of Beltwood Parkway East;

THENCE with said west right-of-way line of Beltwood Parkway East, South 0°42'58" East, a distance of 736.77 feet to a 1/2-inch iron rod found at a circular corner clip at the intersection of said west right-of-way line of Beltwood Parkway East and the north right-of-way line of Beltwood Parkway South (a 60-foot wide right-of-way) and at the beginning of a tangent curve to the right having a central angle of 92°54'00", a radius of 40.00 feet, a chord bearing and distance of South 45°44'02" West, 57.98 feet;

THENCE in a southwesterly direction, with said curve to the right, an arc distance of 64.86 feet to a 1/2-inch iron rod found for corner in said north right-of-way line of Beltwood Parkway South;

THENCE with said north right-of-way line of Beltwood Parkway South, North 87°48'58" West, a distance of 458.57 feet to a 5/8-inch iron rod with "KHA" cap found at the intersection of said north right-of-way line of Beltwood Parkway South and the west right-of-way line of Gillis Road (a 60-foot wide right-of-way);

THENCE with said west right-of-way line of Gillis Road, South 0°42'58" East, a distance of 410.55 feet to a 5/8-inch iron rod with "KHA" cap found for corner in the north line of a tract of land described in Warranty Deed to Dallas Power & Light Company recorded in Volume 4607, Page 319 of the Deed Records of Dallas County, Texas;

THENCE departing said west right-of-way line of Gillis Road and with said north line of the Dallas Power & Light Company tract, North 87°49'58" West, a distance of 773.12 feet to an "X" cut in concrete found for the southeast corner of Lot 2, Block A, Hard Six Addition, an addition to the City of Farmers Branch according to the plat recorded in Instrument No. 201400287733 of said Official Public Records;

THENCE departing said north line of the Dallas Power & Light Company tract and with the east line of said Hard Six Addition, North 2°10'02" East, a distance of 350.09 feet to a 1/2-inch iron rod found in the south right-of-way line of Beltwood Parkway West (a 60-foot wide right-of-way) and being the beginning of a non-tangent curve to the left having a central angle of 2°00'21", a radius of 100.00 feet, a chord bearing and distance of South 86°49'48" East, 3.50 feet;

THENCE in a southeasterly direction, with said south right-of-way line of Beltwood Parkway West and with said curve to the left, an arc distance of 3.50 feet to a 5/8-inch iron rod with "KHA" cap found for the southeast end of the terminus of Beltwood Parkway West;

THENCE with said terminus of Beltwood Parkway West, North 2°10'02" East, a distance of 38.25 feet to an "X" cut in concrete found for corner in the south line of Lot 2, Block A of said Maxim Addition;

THENCE departing said terminus of Beltwood Parkway West and with said south line of Lot 2, Block A, Maxim Addition, South 87°49'58" East, a distance of 154.45 feet to an "X" cut in concrete found for the southeast corner of said Lot 2, Block A, Maxim Addition;

THENCE with the east line of said Lot 2, Block A, Maxim Addition, the following courses and distances:

North 0°28'49" East, a distance of 337.94 feet to an "X" cut in concrete found for corner;
North 88°11'01" West, a distance of 3.50 feet to an "X" cut in concrete found for corner;
North 0°40'58" West, a distance of 173.97 feet to a 5/8-inch iron rod with "KHA" cap found for the northeast corner of said Lot 2, Block A, Maxim Addition and in the south line of Lot 1-B, Block A, Lawson Addition, an addition to the City of Farmers Branch according to the plat recorded in Volume 80165, Page 2767 of said Deed Records;

THENCE with said south line of Lot 1-B, Block A, North 89°19'02" East, a distance of 105.45 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1-B, Block A and the southwest corner of a tract of land described in Special Warranty Deed to Ellen English recorded in Instrument No. 201400220604 of said Official Public Records;

THENCE with the south line of said Ellen English tract, North 89°40'18" East, a distance of 165.79 feet to a 5/8-inch iron rod with "KHA" cap found for the southeast corner of said Ellen English tract;

THENCE with the east line of said Ellen English tract, North 0°43'58" West, a distance of 250.01 feet to a point for the northeast corner of said Ellen English tract and in said south right-of-way line of Beltwood Parkway North;

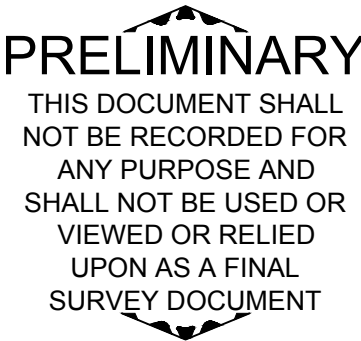
THENCE with said south right-of-way line of Beltwood Parkway North, North 89°40'02" East, a distance of 810.06 feet to the **POINT OF BEGINNING** and containing 24.692 acres or 1,075,589 square feet of land.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, J. Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Farmers Branch, Texas.

J. Andy Dobbs
Registered Professional Land Surveyor #6196
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____th day of _____, 20__.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, **QORVO TEXAS, LLC** acting by and through Robert A. Bruggeworth, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **QORVO ADDITION, LOTS 1 & 2, BLOCK A**, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the _____ day of _____, 20__.

By: **QORVO TEXAS, LLC**
a Texas limited liability company

By: Qorvo US, Inc.,
a Delaware corporation, formerly known as
TriQuint Semiconductor, Inc.
Its: Sole Member

By: _____
Robert A. Bruggeworth, President

ACKNOWLEDGEMENT

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Robert A. Bruggeworth, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

NOTARY PUBLIC in and for the STATE OF _____

FLOOD PLAIN STATEMENT

This plat is approved by the City Council of the City of Farmers Branch and accepted by the Owner, subject to the following conditions which shall be binding upon the owner, his heirs, grantees, successors, and assigns:

The existing water courses, creek with its flood plain traversing within the limits of this addition, will remain as an open area at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage course in QORVO ADDITION. The City of Farmers Branch will not be responsible for any maintenance or operation of said water courses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Flood Plain.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within 100 Year Flood Plain, as hereinafter defined in QORVO ADDITION, unless approved by the City Engineer. The property owner shall keep the 100 Year Flood Plain traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Farmers Branch shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the homeowners association and/or the property owner to alleviate any undesirable conditions which may occur.

The natural drainage channels and water courses through QORVO ADDITION, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Farmers Branch shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the 100 Year Flood Plain.

Buildings adjacent to the flood plain within this subdivision shall be built to minimum floor elevations as required by Flood Plain Administrator.

Marc Bentley, P.E., CFM
City Engineer / Flood Plain Administrator

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- According to Map, No. 48113C0180K, Community Panel No. 480174 0180 K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

CERTIFICATE OF APPROVAL

Chairman, Planning and Zoning Commission

Date: _____

Approved by the City of Farmers Branch, Texas on this the _____ day of _____, 20__.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

FINAL PLAT
QORVO ADDITION
LOTS 1 & 2, BLOCK A
BEING A REPLAT OF LOT 1, BLOCK A
MAXIM ADDITION
INST. NO. 201100162236
BEING 24.692 ACRES OUT OF THE
ELISHA FIKE SURVEY, ABSTRACT NO. 478
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER:
QORVO TEXAS, LLC
7628 THORNDIKE ROAD
GREENSBORO, NORTH CAROLINA 27409
CONTACT: JASON GRAY
PHONE: 336-678-5099

SURVEYOR:
KIMLEY-HORN
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
CONTACT: ANDY DOBBS
PHONE: 972-770-1369

Kimley»Horn					
12750 Merit Drive, Suite 1000 Dallas, Texas 75251			FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ##'	JAD	DAB	FEB. 2017	068104002	1 OF 2

DWG NAME: K:\DWG_SURVEY\068104002_QORVO FARMERS BRANCH\DWG_PLOTTED BY: DOBBS, ANDY 2/27/2017 11:18 AM LAST SAVED 2/13/2017 3:14 PM