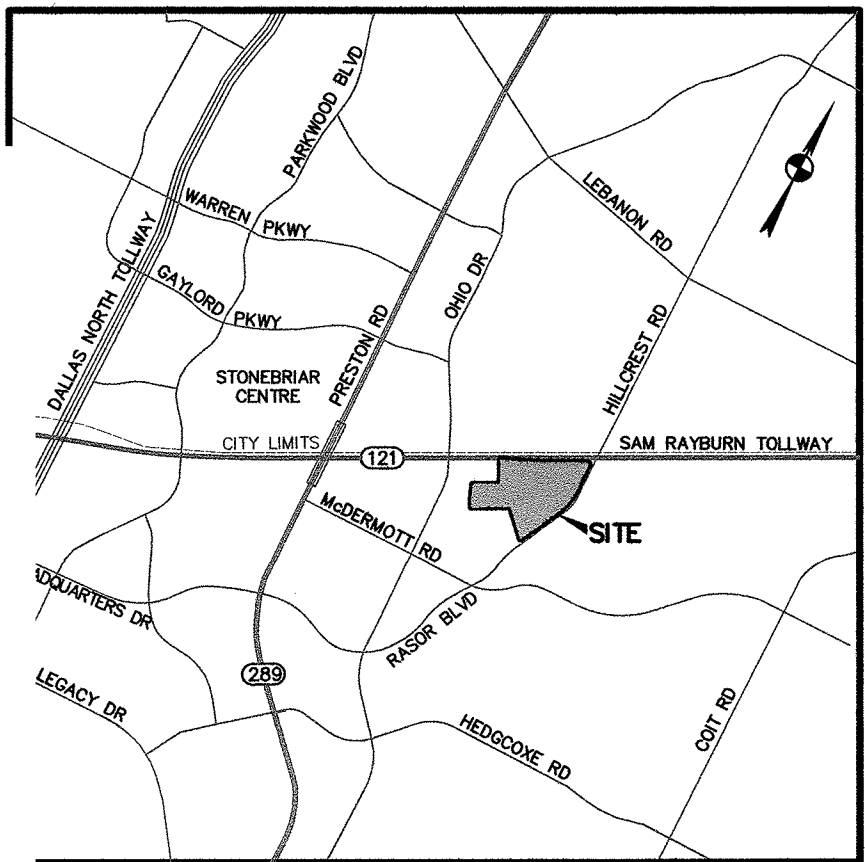


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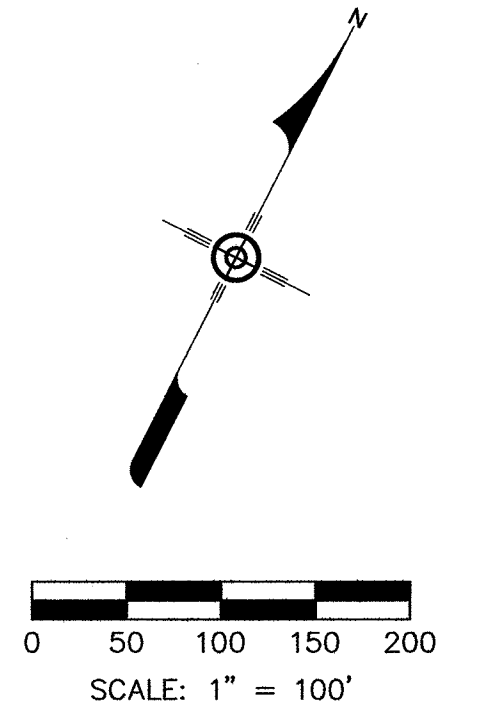
VICINITY MAP NOT TO SCALE MAPSCO 556 G

20180712010003160 07/12/2018 10:46:36 AM PL 1/2

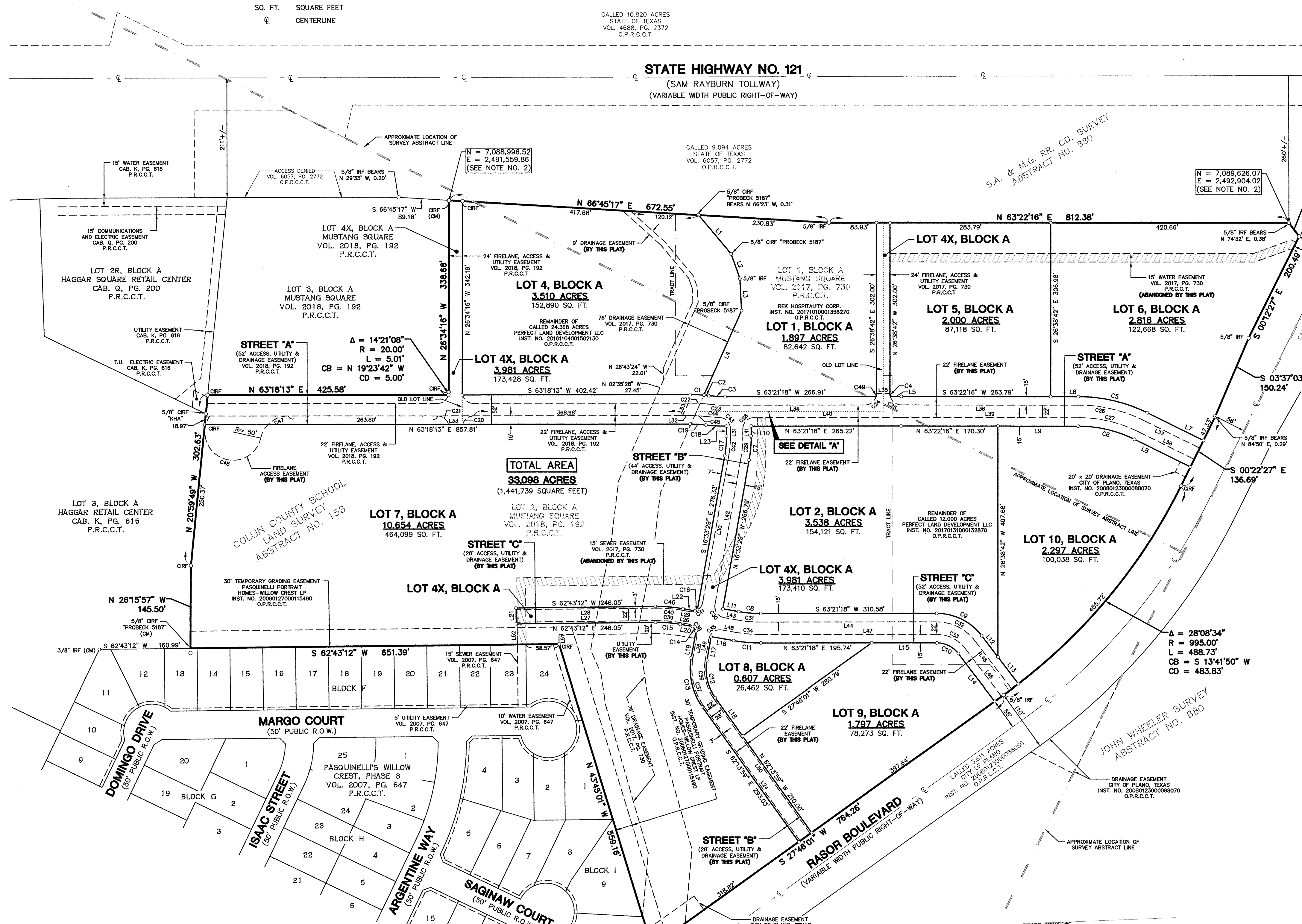
LEGEND table listing symbols for IRF (Iron Rod Found), CIRF (Capped Iron Rod Found), CIRS (5/8" Iron Rod with Yellow Plastic Cap Stamped "STANTEC" SET), P.R.C.C.T. (Plat Records of Collin County, Texas), O.P.R.C.C.T. (Official Public Records of Collin County, Texas), (CM) (Controlling Monument), VOL., PG. (Volume, Page), CAB., PG. (Cabinet, Page), INST. NO. (Instrument Number), SQ. FT. (Square Feet), and CENTERLINE.

GENERAL NOTES

- 1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK...
2. GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83) AND WERE DERIVED USING GPS OBSERVATIONS AND REFERENCED TO THE CITY OF PLANO GPS MONUMENT NO. 203 AND NO. 205.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES.
4. A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTEREST THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF PLANO. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.
5. ALL INTERIOR LOT CORNERS ARE 5/8-INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET, UNLESS OTHERWISE NOTED.



CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD LENGTH, BEARING. Lists curve data for C1 through C48.



FROM: R-11369-00A-0010-1 / 0.28 AC R-11369-00A-0020-1 / 26.654 AC R-11369-00A-004X-1 / +3.252 AC FOR TAX YEAR 2019

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Lists line data for L1 through L27.

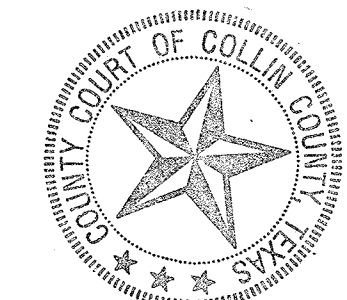
LINE TABLE with columns: LINE #, BEARING, DISTANCE. Lists line data for L28 through L53.

THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO REVISE LOT 1, DIVIDE LOT 2 INTO NINE LOTS, AND DEDICATE AND ABANDON EASEMENTS.

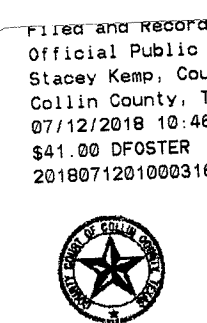
S11369

CITY PROJECT #RCOP2018-005 REVISED CONVEYANCE PLAT LOTS 1, 2, 4, 5, 6, 7, 8, 9, 10 AND 4X, BLOCK A MUSTANG SQUARE

AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS. BEING A REVISION OF LOT 1, BLOCK A, LOT 2, BLOCK A AND LOT 4X, BLOCK A, MUSTANG SQUARE, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT FILED FOR RECORD IN VOLUME 2017, PAGE 730, AND VOLUME 2018, PAGE 192, PLAT RECORDS, COLLIN COUNTY, TEXAS BEING A 33.098 ACRE TRACT OF LAND LOCATED IN COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153, AND S.A. & M.G. RR. CO. SURVEY, ABSTRACT NO. 880, CITY OF PLANO, COLLIN COUNTY, TEXAS. JUNE 29, 2018



2018-524



OWNER (LOT 1): REK HOSPITALITY CORP. 14516 REGENTA WALK AUSTIN, TEXAS 78728 PH: (408) 226-0891 CONTACT: RAUNAK EEMAN
APPLICANT/OWNER: PERFECT LAND DEVELOPMENT, LLC 6850 TPC DRIVE, SUITE 108 MCKINNEY, TEXAS 75070 PH: (214) 395-6757 CONTACT: MAHESH THARKAR
SURVEYOR: STANTEC CONSULTING SERVICES INC. 12222 MERIT DRIVE, SUITE 400 DALLAS, TEXAS 75251 PH: (972) 991-0011 CONTACT: MICHAEL J. MURPHY, R.P.L.S. TPLS FIRM NUMBER: 10194229

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, PERFECT LAND DEVELOPMENT LLC, AND REK HOSPITALITY CORP., ARE THE SOLE OWNERS OF THAT CERTAIN TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153, AND THE S.A. & M.G. RR. CO. SURVEY, ABSTRACT NO. 880, CITY OF PLANO, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK A OF MUSTANG SQUARE AN ADDITION TO THE CITY OF PLANO...

BEGINNING AT A CUT "X" FOUND FOR THE MOST SOUTHERLY CORNER OF SAID LOT 2, BLOCK A, SAME BEING THE MOST EASTERLY CORNER OF LOT 10, BLOCK I OF PASQUINELLI'S WILLOW CREST, PHASE 3, AN ADDITION TO THE CITY OF PLANO...

THENCE, NORTH 43°45'01" WEST, DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RASOR BOULEVARD ALONG THE COMMON LINE OF SAID LOT 2, BLOCK A AND SAID PASQUINELLI'S WILLOW CREST, PHASE 3 ADDITION, A DISTANCE OF 559.16 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 2, BLOCK A, SAME BEING THE MOST NORTHERLY CORNER OF LOT 24, BLOCK F OF SAID PASQUINELLI'S WILLOW CREST, PHASE 3 ADDITION;

THENCE, SOUTH 62°43'12" WEST, CONTINUING ALONG THE COMMON LINE OF SAID LOT 2, BLOCK A AND SAID PASQUINELLI'S WILLOW CREST, PHASE 3 ADDITION, A DISTANCE OF 651.39 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PROBECK 5187" FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 2, BLOCK A, SAME BEING THE MOST EASTERLY CORNER OF LOT 3, BLOCK A OF HAGGAR RETAIL CENTER, AN ADDITION TO THE CITY OF PLANO...

THENCE, NORTH 26°15'57" WEST, ALONG THE COMMON LINE OF SAID LOT 2, BLOCK A, AND SAID LOT 3, BLOCK A, A DISTANCE OF 145.50 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

THENCE, NORTH 20°59'49" WEST, CONTINUING ALONG SAID COMMON LINE, AT A DISTANCE OF 250.37 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 2, BLOCK A, SAME BEING THE MOST SOUTHERLY CORNER OF LOT 4X, BLOCK A OF SAID MUSTANG SQUARE, CONTINUING ALONG THE COMMON LINE OF SAID LOT 3, BLOCK A AND SAID LOT 4X, BLOCK A, AT A DISTANCE OF 269.34 FEET PASSING THE MOST EASTERLY CORNER OF LOT 2R, BLOCK A OF HAGGAR SQUARE RETAIL CENTER, AN ADDITION TO THE CITY OF PLANO...

THENCE, ALONG THE COMMON LINE OF SAID LOT 4X, BLOCK A, AND SAID LOT 3, BLOCK A, THE FOLLOWING CALLS:

NORTH 63°18'13" EAST, A DISTANCE OF 425.58 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 142°1'08" FOR AN ARC LENGTH OF 5.01 FEET, A CHORD BEARING OF NORTH 19°23'42" WEST, AND A CHORD DISTANCE OF 5.00 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF TANGENCY;

NORTH 26°34'16" WEST A DISTANCE OF 338.68 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 4X, BLOCK A, SAME BEING THE MOST NORTHERLY CORNER OF SAID LOT 3, BLOCK A AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, THE FOLLOWING CALLS:

NORTH 66°45'17" EAST, A DISTANCE OF 672.55 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

NORTH 63°22'16" EAST, A DISTANCE OF 812.38 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 2, BLOCK A, SAME BEING THE WEST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121 WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID RASOR BOULEVARD, AND FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 74°32' EAST, A DISTANCE OF 0.38 FEET;

THENCE, SOUTH 63°33'53" EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 29.85 FEET TO THE EAST END OF SAID CORNER CLIP, AND FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 80°38' EAST, A DISTANCE OF 0.28 FEET;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RASOR BOULEVARD, THE FOLLOWING CALLS:

SOUTH 00°12'27" EAST, A DISTANCE OF 200.49 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

SOUTH 03°37'03" EAST, A DISTANCE OF 150.24 FEET TO A POINT FOR CORNER FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 84°50' EAST, A DISTANCE OF 0.29 FEET;

SOUTH 00°22'27" EAST, A DISTANCE OF 136.69 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 995.00 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°08'34" FOR AN ARC LENGTH OF 488.73 FEET, A CHORD BEARING OF SOUTH 13°41'50" WEST, AND A CHORD DISTANCE OF 483.83 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE POINT OF TANGENCY;

SOUTH 27°46'01" WEST, A DISTANCE OF 764.26 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 33.098 ACRES OR 1,441,739 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

1. THAT PERFECT LAND DEVELOPMENT, LLC, AND REK HOSPITALITY CORP., ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED REPRESENTATIVES, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, 2, 4, 5, 6, 7, 8, 9, 10 AND 4X, BLOCK A, MUSTANG SQUARE, AN ADDITION TO THE CITY OF PLANO, TEXAS (THE "CITY"), AND DO HEREBY DEDICATE TO THE CITY: (I) EASEMENTS FOR THE PURPOSES SHOWN ON THIS PLAT AND FOR THE MUTUAL BENEFIT, USE, AND ACCOMMODATION OF ALL PUBLIC UTILITY ENTITIES INCLUDING THE CITY PROVIDING SERVICES TO THE ADDITION CREATED HEREBY AND DESIRING TO USE OR USING THE SAME, AND ALSO AN EASEMENT AND RIGHT-OF-WAY, UNDER, ACROSS, AND UPON LOT 4X, BLOCK A SHOWN HEREON FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, INSPECTION, REMOVAL, AND RECONSTRUCTION OF THE FACILITIES, EQUIPMENT, AND SYSTEMS OF SUCH PUBLIC UTILITY ENTITIES; AND (II) FOR THE USE, BENEFIT, AND ACCOMMODATION OF THE CITY, AN EASEMENT AND RIGHT-OF-WAY, UNDER, ACROSS, AND UPON LOT 4X, BLOCK A SHOWN HEREON FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION INCLUDING, BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, GARBAGE COLLECTION, INSPECTION AND CODE ENFORCEMENT, AND THE REMOVAL OF ANY VEHICLE OR OBSTACLE THAT IMPAIRS EMERGENCY ACCESS. LOT 4X, BLOCK A AND ALL STREETS SHOWN HEREON ARE PRIVATE STREETS AND ARE NOT DEDICATED FOR USE AS PUBLIC STREETS, OR RIGHTS-OF-WAY AND THE PUBLIC SHALL HAVE NO RIGHT TO USE ANY PORTION OF SUCH PRIVATE STREETS. OWNER ACKNOWLEDGES THAT SO LONG AS THE STREETS AND RELATED IMPROVEMENTS CONSTRUCTED ON LOT 4X, BLOCK A SHOWN HEREON SHALL REMAIN PRIVATE, CERTAIN CITY SERVICES SHALL NOT BE PROVIDED ON SAID PRIVATE STREETS INCLUDING, BUT NOT LIMITED TO, STREET CLEANING, ROUTINE POLICE PATROLS, ENFORCEMENT OF TRAFFIC AND PARKING ORDINANCES, AND PREPARATION OF ACCIDENT REPORTS, EXCEPT FOR PRIVATE STREETS AND RELATED IMPROVEMENTS, NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OR ACROSS THE EASEMENTS DEDICATED HEREIN. THE CITY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER PROHIBITED IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THEIR RESPECTIVE EASEMENTS. IN ADDITION, THE CITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ANY VEHICLE OR OBSTACLE THAT IMPAIRS EMERGENCY ACCESS TO ITS EASEMENT. THE CITY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM THEIR RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE. THE USE, BY THE CITY AND PUBLIC UTILITY ENTITIES, OF THEIR RESPECTIVE EASEMENTS SHALL NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF PROPERTY OWNERS AND THE HOMEOWNERS ASSOCIATION (THE "ASSOCIATION") IN AND TO LOT 4X, BLOCK A SHOWN HEREON.

2. THAT THE ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY AND ANY GOVERNMENTAL ENTITY OR PUBLIC UTILITY ENTITY THAT OWNS PUBLIC IMPROVEMENTS WITHIN THE ADDITION CREATED BY THIS PLAT (COLLECTIVELY, THE "INDEMNITIES") FROM AND AGAINST ANY CLAIMS FOR DAMAGES TO THE PRIVATE STREETS, RESTRICTED ACCESS GATES AND ENTRANCES, AND RELATED APPURTENANCES (COLLECTIVELY, THE "PRIVATE STREETS") CAUSED BY THE REASONABLE USE OF THE PRIVATE STREETS BY THE INDEMNITIES. THIS PARAGRAPH 2 DOES NOT APPLY TO DAMAGES TO THE PRIVATE STREETS CAUSED BY THE DESIGN, CONSTRUCTION, OR MAINTENANCE, OR ANY PUBLIC IMPROVEMENTS OWNED BY ANY OF THE INDEMNITIES.

3. THAT THE ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE INDEMNITIES FROM AND AGAINST ANY CLAIMS FOR DAMAGES TO PROPERTY AND INJURY TO PERSONS (INCLUDING DEATH) THAT ARISE OUT OF THE USE OF THE PRIVATE STREETS BY THE INDEMNITIES AND THAT ARE CAUSED BY THE FAILURE OF THE ASSOCIATION TO DESIGN, CONSTRUCT, OR MAINTAIN THE PRIVATE STREETS IN ACCORDANCE WITH CITY STANDARDS. THE INDEMNIFICATION CONTAINED IN THIS PARAGRAPH 3 SHALL APPLY REGARDLESS OF WHETHER A CONTRIBUTING FACTOR TO SUCH DAMAGES OR INJURY WAS THE NEGLIGENCE ACTS OR OMISSIONS OF THE INDEMNITIES OR THEIR RESPECTIVE OFFICERS, EMPLOYEES, OR AGENTS.

4. THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT AGREES TO RELEASE THE INDEMNITIES FROM CLAIMS FOR DAMAGES TO PROPERTY AND INJURY TO PERSONS (INCLUDING DEATH) THAT ARISE OUT OF THE USE OF THE PRIVATE STREETS BY THE INDEMNITIES AND THAT ARE CAUSED BY THE FAILURE OF THE ASSOCIATION TO DESIGN, CONSTRUCT, OR MAINTAIN THE PRIVATE STREETS IN ACCORDANCE WITH CITY STANDARDS.

5. THAT THE OBLIGATIONS OF THE ASSOCIATION AND LOT OWNERS SET FORTH IN PARAGRAPHS 2, 3, AND 4 ABOVE SHALL IMMEDIATELY AND AUTOMATICALLY TERMINATE WHEN THE STREETS AND OTHER RIGHTS-OF-WAY HAVE BEEN DEDICATED TO AND ACCEPTED BY THE CITY.

6. THAT IF LOT 4X, BLOCK A IN THE FUTURE BECOMES A PUBLIC STREET AS PROVIDED IN THE DECLARATION, OWNER DEDICATES TO THE CITY A HIKE & BIKE TRAIL ON THE PORTIONS OF LOT 4X, BLOCK A ON WHICH A SIDEWALK IS INSTALLED CONNECTING THE SIDEWALK ON LOT 4X, BLOCK A INTO PUBLIC SIDEWALKS ON STATE HIGHWAY NO. 121, TOGETHER WITH (A) THE AREA LYING BETWEEN SUCH SIDEWALKS AND THE LOT LINE OF LOT 1, BLOCK X, AND (B) THE AREA LYING WITHIN TWO FEET OF THE OTHER SIDE OF THE SIDEWALKS.

FIRE LANE EASEMENTS

THAT THE UNDERSIGNED DO HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

ACCESS EASEMENTS

THE UNDERSIGNED DO COVENANT AND AGREE THAT THE ACCESS EASEMENTS MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF PLANO, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF PLANO, TEXAS.

WITNESS MY HAND THIS 29th DAY OF June, 2018.

PERFECT LAND DEVELOPMENT, LLC

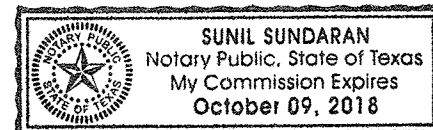
BY: Mahesh Thakkar
PRINTED NAME: MAHESH THAKKAR
TITLE: Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Mahesh Thakkar, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF June, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WITNESS MY HAND THIS 29th DAY OF June, 2018.

REK HOSPITALITY CORP.

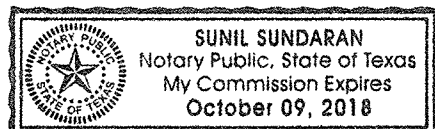
BY: Khan Rahman
PRINTED NAME: KHAN RAHMAN
TITLE: Partner

STATE OF TEXAS §
COUNTY OF TEXAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Khan Rahman, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF June, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNER (LOT 4): REK HOSPITALITY CORP., 14516 REGENTA WALK, AUSTIN, TEXAS 78728, PH: (408) 226-0891, CONTACT: RAUNAK EAMAN

APPLICANT/OWNER: PERFECT LAND DEVELOPMENT, LLC, 6850 TPC DRIVE, SUITE 108, MCKINNEY, TEXAS 75070, PH: (214) 305-6757, CONTACT: MAHESH THAKKAR

SURVEYOR'S CERTIFICATE

THAT I, MICHAEL J. MURPHY, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED OR FOUND UNDER MY SUPERVISION, IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF PLANO, TEXAS.

MICHAEL J. MURPHY, R.P.L.S. DATE: 6/29/18
TEXAS REGISTRATION NO. 5724
STANTEC CONSULTING SERVICES, INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251

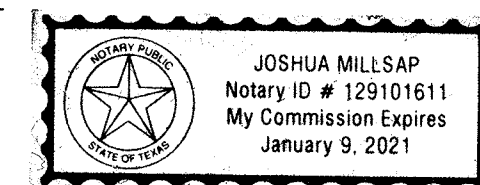


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF June, 2018.

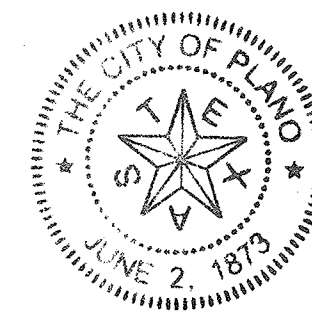
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CERTIFICATE OF APPROVAL

APPROVED THIS 2nd DAY OF July, 2018, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PLANO, TEXAS.

M. A. M. CHAIRMAN OF PLANNING AND ZONING COMMISSION DATE: 07/02/2018
B. C. CITY SECRETARY, PLANNING AND ZONING COMMISSION OR CITY ENGINEER DATE: 07/02/2018

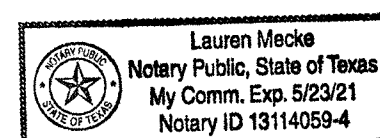


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Lauren Macke, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF July, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

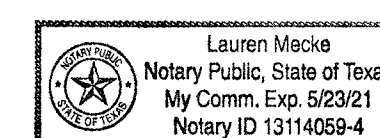


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Lauren Macke, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF July, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO REVISE LOT 1, DIVIDE LOT 2 INTO NINE LOTS, DEDICATE AND ABANDON EASEMENTS

S11369

CITY PROJECT #RCOP2018-005
REVISED CONVEYANCE PLAT
LOTS 1, 2, 4, 5, 6, 7, 8, 9, 10 AND 4X, BLOCK A
MUSTANG SQUARE

AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS. BEING A REVISION OF LOT 1, BLOCK A, LOT 2, BLOCK A AND LOT 4X, BLOCK A, MUSTANG SQUARE, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT FILED FOR RECORD IN VOLUME 2017, PAGE 730, AND VOLUME 2018, PAGE 192, PLAT RECORDS, COLLIN COUNTY, TEXAS BEING A 33.098 ACRE TRACT OF LAND LOCATED IN COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153, AND S.A. & M.G. RR. CO. SURVEY, ABSTRACT NO. 880, CITY OF PLANO, COLLIN COUNTY, TEXAS. JUNE 29, 2018

Filed and Recorded Official Public Records State of Texas, Collin County Clerk 07/12/2018 10:46:36 AM \$41.00 DP0STER 2018071201000160 2018-525

