NOTES: RIDGEVIEW DR LOT 2R, BLOCK A RIDGEVIEW MEMORIAL PARK, INC. FOUND 5/8" IRON ROD RIDGEVIEW MEMORIAL ADDITION INSTRUMENT NUMBER WITH CAP STAMPED "KHA" CABINET M, PAGE 460 20090506000546470 N=7,102,645.73 O.P.R.C.C.T. E=2,532,767.05North Central Zone, NAD83 Datum. FOUND "X" ON S85°57'06"E 376.39' N=7,102,619.12 E=2,533,142.39 LEGEND: O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS -DRAINAGE EASEMENT VOLUME 2016, PAGE 772 VICINITY MAP -----1'' = 2000'-FOUND 5/8" IRON FOUND 5/8" IRON OWNERS CERTIFICATE WITH CAP STAMPED WITH CAP STAMPED STATE OF TEXAS S85°57'06"E 211.62' COUNTY OF COLLIN § ______ WHEREAS, COMPASS DATACENTERS DFW II, LLC, is the owner of a tract of land situated in the George Phillips Survey, Abstract Number 701, City of Allen, Collin County, Texas, and being all of Lot 2-R-1-R, Block A, Allen Commerce Center Addition, an addition to the City of Allen -----according to the plat recorded in Instrument Number 20171109010005150, Official Public Records of Collin County, Texas, and being more particularly described as follows: BEGINNING at a set 5/8 inch iron rod with cap stamped "DUNAWAY ASSOC LP" for the southeast corner of said Lot 2-R-1-R and the southwest corner of Lot 2-R-2, Block A, Allen Commerce Center Addition, an addition to the City of Allen, as recorded in Instrument Number 20170804010003770, O.P.R.C.C.T., said corner being on the north right-of-way line of Allen Commerce Parkway (70' R.O.W.), as recorded in 24' FIRELANE AND Instrument Number 20090616000747840, O.P.R.C.C.T., said corner being on a circular curve to the left, having a radius of 885.00 feet and UTILITY EASEMENT_ whose chord bears North 87 degrees 04 minutes 26 seconds West, a distance of 100.23 feet; VOLUME 2017, PAGE 616 THENCE Northwest, along the north right—of—way of Allen Commerce Parkway and said curve to the left, through a central angle 0.P.R.C.C.T. of 06 degrees 29 minutes 32 seconds, an arc distance of 100.28 feet to a set "X" cut in concrete for the end of said curve; -10' X 10' WATER EASEMENT VOLUME 2017, PAGE 616 THENCE South 89 degrees 40 minutes 47 seconds West, continuing along the north right-of-way of Allen Commerce Parkway, a distance 0.P.R.C.C.T. of 391.04 feet to a found "X" cut in concrete for the southwest corner of said Lot 2-R-1-R and the southeast corner of Lot 1R. Block A, Allen Commerce Center Addition, an addition to the City of Allen, as recorded in Instrument Number 20170127010000440, O.P.R.C.C.T.; 10' X 10' WATER EASEMENT THENCE North 05 degrees 14 minutes 12 seconds East, departing the north right-of-way of Allen Commerce Parkway and along the west line VOLUME 2017, PAGE 616 of said Lot 2-R-1-R and the east line of said Lot 1R, a distance of 1,044.69 feet to a found 5/8 inch iron rod with cap stamped "KHA" for the northwest corner of said Lot 2-R-1-R and the northeast corner of said Lot 1R, said corner being on the south line of Lot 2R, Block A, Ridgeview Memorial Park, an addition to the City of Allen, as recorded in Cabinet M, Page 460, Plat Records Collin County, Texas (P.R.C.C.T.); THENCE South 85 degrees 57 minutes 06 seconds East, along the north line of said Lot 2-R-1-R and the south line of said Lot 2R, a distance of 376.39 feet to a found "X" cut in concrete for the northeast corner of said Lot 2-R-1-R and the northwest corner of the COMPASS DATACENERS DFW II, LLC aforementioned Lot 2-R-2: INSTRUMENT NUMBER THENCE South 04 degrees 02 minutes 54 seconds West, along the east line of said Lot 2-R-1-R and the west line of said Lot 2-R-2, a 20170710000899990 Approved 0.P.R.C.C.T. distance of 135.00 feet to a found 5/8 inch iron rod with cap stamped "KHA" for corner; THENCE South 85 degrees 57 minutes 06 seconds East, along the east line of said Lot 2-R-1-R and the west line of said Lot 2-R-2, a distance of 211.62 feet to a found 5/8 inch iron rod with cap stamped "KHA" for corner; Planning & Zoning Commission THENCE South 05 degrees 14 minutes 12 seconds West, along the east line of said Lot 2-R-1-R and the west line of said Lot 2-R-2, a distance of 498.82 feet to a found 1/2 inch iron rod for corner; COMPASS DATACENERS DFW I, LLC THENCE South 29 degrees 30 minutes 30 seconds West, continuing along the east line of said Lot 2-R-1-R and the west line of said Lot INSTRUMENT NUMBER 2-R-2, a distance of 228.57 feet to a found 5/8 inch iron rod for corner; 20170127010000440 O.P.R.C.C.T. LOT 2-R-1-R-1, BLOCK A THENCE South 08 degrees 25 minutes 23 seconds West, continuing along the east line of said Lot 2-R-1-R and the west line of said Executed Pro-forma Lot 2-R-2, a distance of 116.00 feet to a set 5/8 inch iron rod with cap stamped "DUNAWAY ASSOC LP" for corner; 12.61 ACRES THENCE South 06 degrees 10 minutes 19 seconds West, continuing along the east line of said Lot 2-R-1-R and the west line of said Lot (549,443 SQUARE FEET) 2-R-2, a distance of 57.01 feet to the POINT OF BEGINNING and containing an area of 549,443 square feet or 12.61 acres of land more or -10' X 10' WATER EASEMENT VOLUME 2017, PAGE 892 The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the forgoing Replat KNOW ALL MEN BY THESE PRESENTS: of the Allen Commerce Center Addition to the City of Allen was submitted to the Planning and Zoning That COMPASS DATACENTERS DFW II, LLC, through the undersigned authority, do hereby adopt this plat designating the described property as ALLEN COMMERCE CENTER ADDITION, LOT 2-R-1-R-1, BLOCK A, an addition to the City of Allen, and does hereby dedicate to the public use S84'45'48"E Commission and approved by it on the _____day of______, 2018. ----2.88' forever the street and alleys thereon and does hereby dedicate the easement strips shown on the plat for the mutual use and accommodation S05'14'12"W of all public utilities desiring to use or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed **/**8.00' upon, over or across the easements strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any City Secretary, City of Allen ALLEN COMMERCE CENTER, LP buildings, fences, trees, shrubs or other improvements, or growths which in any way endanger or interfere with construction, maintenance or WATER LINE EASEMENT -INSTRUMENT NUMBER - VARIABLE WIDTH efficiency of their respective system on any public easements strips for the purpose of construction, reconstruction, inspecting, patrolling, VOLUME 2017, PAGE 616 ACCESS EASEME 20061127001670390 maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of O.P.R.C.C.T (PER THIS PLAT S84'45'48"E This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Allen, Texas. 24' FIRELANE AND UTILITY EASEMENT S05'14'12"W WITNESS MY HAND this_____ day of______, 2018. 10' X 10' WATER EASEMENT -VOLUME 2017, PAGE 616 24.00**'** IRON ROD VOLUME 2017, PAGE 616 COMPASS DATACENTERS DFW II, LLC 0.P.R.C.C.T. N84'45'48"W LOT 2-R-2, BLOCK A ALLEN COMMERCE CENTER ADDITION INSTRUMENT NUMBER 20170804010003770 S05°14'12"W LOT 1R, BLOCK A O.P.R.C.C.T. ALLEN COMMERCE CENTER ADDITION 8.00' STATE OF TEXAS NSTRUMENT NUMBER _N84°45'48"W 10' X 10' WATER EASEMENT 20170127010000440 COUNTY OF COLLIN VOLUME 2017, PAGE 892 BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LOT 2-R-1-R, BLOCK A KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO ALLEN COMMERCE CENTER ADDITION THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE INSTRUMENT NUMBER PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. 20171109010005150 O.P.R.C.C.T. GIVEN UNDER MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2018 NOTARY PUBLIC COLLIN COUNTY, TEXAS -WATER EASEMENT VOLUME 2017, PAGE 616 MY COMMISSION EXPIRES: FOUND 5/8" IRON 24' FIRELANE AND UTILITY EASEMENT WITH CAP STAMPED 10' X 10' WATER EASEMENT > VOLUME 2017, PAGE 616 SURVEYORS CERTIFICATE VOLUME 2017, PAGE 616 O.P.R.C.C. KNOW ALL MEN BY THESE PRESENTS: S08'25'23"W 116.00' THAT I, HAL MOLLENKOPF, do hereby certify that prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon shall be properly placed under my personal 15' SANITARYsupervision in accordance with the subdivision regulations of the City of Allen, Texas. 10' WATER EASEMENT SEWER EASEMENT VOLUME 2017, PAGE 616 VOLUME 2016, PAGE 772 HAL MOLLENKOPF O.P.R.C.C.T -SET 5/8" IRON ROD WITH CAP STAMPED WATER EASEMENT -Hal Mollenkopf "DUNAWAY ASSOC LP" Registered Professional Land Surveyor No. 5439 PAGE 616 CONCRETE S06'10'19"W Notary Public in and for the State of Texas △=6°29'32' S89°40'47"W 391.04' FOUND "X" ON 10' LANDSCAPE R=885.00' L=100.28' CONCRETE EASEMENT SURVEYOR CH=N87°04'26"W 100.23' STATE OF TEXAS N=7.101.605.57 VOLUME 2016 -WATER EASEMENT POINT OF BEGINNING E=2,532,671.64 PAGE 772 COUNTY OF TARRANT § VOLUME 2017, PAGE 616 O.P.R.C.C.T. DUNAWAY ASSOCIATES, L.P. 0.P.R.C.C.T. SET 5/8" IRON ROD 550 BAILEY AVENUE WITH CAP STAMPED BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SUITE 400 **ALLEN COMMERCE PKWY** -WATER EASEMENT "DUNAWAY ASSOC LP" HAL MOLLENKOPF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO FORT WORTH, TEXAS 76107 VOLUME 2016, PAGE 772 O.P.R.C.C.T. (70' WIDE RIGHT-OF-WAY) THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE (817) 335-1121 (PHONE) E=2,533,162.70 INSTRUMENT NUMBER PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. 20090616000747840 O.P.R.C.C.T. GIVEN UNDER MY HAND SEAL OF OFFICE THIS _____ DAY OF ______, 2018 ENGINEER OWNER/DEVELOPER COMPASS DATACENTERS DFW II, LLC CALEB FLAKE, P.E. 14180 N DALLAS PARKWAY, SUITE 610 BRUNGARDT HONOMICHL & COMPANY, PA

NOTARY PUBLIC

MY COMMISSION EXPIRES:

TARRANT COUNTY, TEXAS

1. The detention is to be maintained by the property owner.

2. According to the graphical plotting of the Flood Insurance Rate Map for Collin County, Texas and incorporated Areas, Map Number 4801310270 J, Dated June 2, 2009, the subject property is located in Zone "X" (unshaded). This statement does not reflect any type of flood study by

3. The Grid coordinates shown hereon are based upon the Texas State Coordinate System,

4. The purpose of this Replat is to dedicate an Access Easement.

Curve Table Curve | Central | Arc Radius | Length | and Distance Number | Angle C1 | 90°00'00" | 30.01' | 47.13' | S50°14'12"W | 42.43' C2 | 90°00'00" | 30.01' | 47.13' | S39°45'48"E 42.43'

Planning & Zoning Commission

REPLAT ALLEN COMMERCE CENTER ADDITION LOT 2-R-1-R-1, BLOCK A

Being 12.61 Acres, and being a Replat of Lot 2-R-1-R, Block A, Allen Commerce Center Addition. Situated in the George Phillips Survey, Abstract No. 701 City of Allen, Collin County, Texas



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121

FIRM REGISTRATION 10098100

7101 COLLEGE BLVD, SUITE 400

OVERLAND PARK, KANSAS 66210

(913) 663-1900 (PHONE)

DALLAS, TX. 75254

(214) 707-8897 (PHONE)

JBO NUMBER: B004764.001