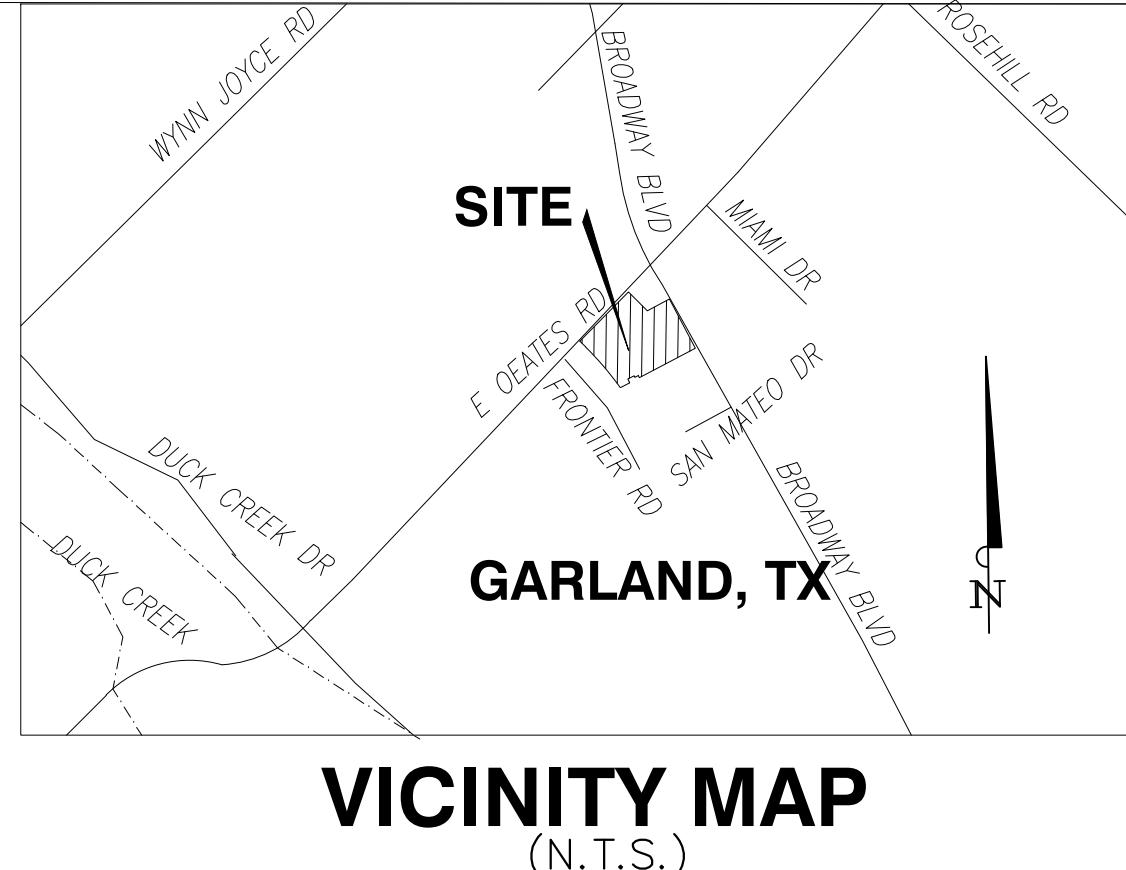


0 40 80
scale: 1"=40'



STATE OF TEXAS
COUNTY OF DALLAS

Being a 5.617 acres of land located in the John Little Survey, Abstract No. 761, Garland, Dallas County, Texas, being all of Lot 1, Block A, New West Center No. 1, an addition to the City of Garland, according to the plat thereof recorded in Volume 71199, Page 1630, Map Records, Dallas County, Texas and a portion of Lot 2, Block A, New West Center No. 1, an addition to the City of Garland, according to the plat thereof recorded in Volume 71199, Page 1630, Map Records, Dallas County, Texas and all of that certain tract of land conveyed to Star Line Group LLC by General Warranty Deed as recorded in Instrument No. 202000256597, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the southeast line of Oates Drive (a 100.0 foot width public right-of-way), with the northeast line of a 15 foot wide public alley right-of-way dedicated by The West No. 1, an addition to the City of Garland, according to the plat thereof recorded in Volume 71014, Page 2275, Map Records, Dallas County, Texas, same point being the west corner of said 5.617 acre tract of land being described;

THENCE North 44 degrees 35 minutes 42 seconds East, along the southeast line of said Oates Drive, passing at a distance of 319.84 feet the west corner of said Lot 1, passing again at a distance of 389.84 feet the west corner of said Lot 2, same being the northwest corner of said Lot 1, continuing a total distance of 439.29 feet to a 1/2 inch iron rod set for corner, said point being the most westerly north corner of said 5.617 acre tract of land being described, same point being at the west corner of that certain tract of land conveyed to SRI Subsidiary Inc by Special Warranty Deed with Vendor's lien as recorded in Instrument No. 201800159639, Official Public Records, Dallas County, Texas;

THENCE South 45 degrees 19 minutes 16 seconds East, along the common line of said SRI Subsidiary Inc tract and said Star Line Group LLC tract, a distance of 169.51 feet to a 1/2 inch iron rod found for corner in the southeast line of said Lot 2, Block A;

THENCE North 62 degrees 22 minutes 29 seconds East, continuing along the common line of said SRI Subsidiary Inc tract and said Star Line Group LLC tract, a distance of 158.92 feet to a 1/2 inch iron rod found in the southwest line of Broadway Boulevard (a 100.0 foot width public right-of-way), said point being at the east corner of said Lot 2, Block A, same point being the most easterly north corner of said Star Line Group LLC tract;

THENCE South 27 degrees 36 minutes 05 seconds East, along the southwest line of said Broadway Boulevard, a distance of 353.37 feet to an "X" cut found in concrete, said point being at the most north corner of Lot 1, Block 1, Food Lion No. 61 addition, an addition to the City of Garland, according to the plat thereof recorded in Volume 91080, Page 3048, Map Records, Dallas County, Texas, same point being at the east corner of said Star Line Group LLC tract;

THENCE South 62 degrees 21 minutes 03 seconds West, along the common line of said Lot 1, Block 1 and said Star Line Group LLC tract, a distance of 400.70 feet to an "X" cut set for corner for corner;

THENCE North 27 degrees 38 minutes 57 seconds West, continuing along the common line of said Lot 1, Block 1 and said Star Line Group LLC tract, a distance of 15.00 feet to an "X" found in concrete for corner;

THENCE South 62 degrees 21 minutes 03 seconds West, continuing along the common line of said Lot 1, Block 1 and said Star Line Group LLC tract, a distance of 25.00 feet to an "X" found in concrete for corner;

THENCE North 27 degrees 38 minutes 57 seconds West, continuing along the common line of said Lot 1, Block 1 and said Star Line Group LLC tract, a distance of 11.00 feet to an "X" found in concrete for corner;

THENCE South 62 degrees 21 minutes 03 seconds West, continuing along the common line of said Lot 1, Block 1 and said Star Line Group LLC tract, a distance of 45.00 feet to an "X" found in concrete for corner;

THENCE South 27 degrees 38 minutes 57 seconds East, continuing along the common line of said Lot 1, Block 1 and said Star Line Group LLC tract, a distance of 26.00 feet to an "X" cut set for corner;

THENCE South 62 degrees 21 minutes 03 seconds West, continuing along the common line of said Lot 1, Block 1 and said Star Line Group LLC tract, a distance of 67.09 feet, to a 1/2 inch iron rod found in the northeast line of said 15 Foot Alley, said point being at the west corner of said Lot 1, Block 1, same point being at the beginning of a curve to the left having a radius of 2010.00 feet, a central angle of 09 degrees 44 minutes 34 seconds, and a chord bearing and distance of North 40 degrees 24 minutes 29 seconds West, 341.38 feet;

THENCE in a northwesterly direction, along the northeast line of said 15 Foot Alley and along said curve to the left, an arc distance of 341.79 feet to a 1/2 inch iron rod set for corner;

THENCE North 44 degrees 16 minutes 46 seconds West, continuing along the northeast line of said 15 Foot Alley, a distance of 50.40 feet to the POINT of BEGINNING and containing 244,667 square feet or 5.617 acres of computed land.

The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

The City reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 20____.

BY: _____
MD MOZHARUL ISLAM, MEMBER/PARTNER
STAR LINE GROUP LLC

STATE OF TEXAS \$
COUNTY OF DALLAS \$

Before me, the undersigned authority, on this day personally appeared MD MOZHARUL ISLAM, 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 and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 20____.

Notary Public for and in the State of Texas

My commission expires: _____

Approved and accepted for the City of Garland this _____ day of _____, 20____, by the City Plan Commission of the City of Garland, Texas.