



LOT 2, BLOCK A  
1.505 ACRES OR  
65,554 SQUARE FEET

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°28'35" E	57.53'
L2	S 54°31'25" W	15.00'
L3	N 35°28'35" W	57.52'

Chairman, Planning and Zoning Commission

Approved by the City of Farmers Branch, Texas on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTTEST:

City Secretar

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

Date: March 24, 2015

STATE OF TEXAS  
REGISTERED  
DAVID CARLTON LEWIS  
5647  
PROFESSIONAL  
LAND SURVEYOR

## STATE OF TEXAS §

All tract section 4,650 acres of land, being all of Lot 1, Block 5, of Valwood Park Farmers Branch – Phase II Addition, recorded in Volume 85,141, Page 355,3, in the Deed Records of Dallas County, Texas – (O.R.D.C.T.), in the William H. Pulliam Survey A-1177, City of Farmers Branch, Dallas County, Texas and bearing the same tract of land described in the deed to GMU Properties, LLC, recorded in Document No. 201400310913, of the Official Public Records of Dallas County, Texas (O.R.P.D.C.T.) more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the southerly light-of-way line of Diplomat Drive)

THENE South 73° 09' 12" East = 270.00', along the common line of the herein described tract, common to said Lot 2, Block 5, Valwood Park Farmers Branch - Phase Two Addition, to the most easterly corner of the herein described tract, common to the most southerly corner of said Lot 2, Block 5, and from which a 1/2" iron rod found bears South 58° 56' 34" East = 0.69' and also from which a 1/2" iron rod with a cap stamped "POMELL POMELL" found bears South 52° 17' 49" East = 0.93';

THENCE South 50.31° 48" West – passing a 1/2" iron rod with a cap stamped "SPRV" set at a distance of 35.37', and continuing for a total distance of 348.52' to a 1/2" iron rod with a cap stamped "SPRV" set for the most southerly corner of the herein described tract, in the easterly right-of-way line of Hutton Drive (a variable width right-of-way);

HENCE along said curve to the right and with the easterly right-of-way line of said Hutten Drive, on arc distance of 324.78' to the Point of Compound Curvature of a to the right, having a central angle of 102° 15' 04", a radius of 30.00', and a chord bearing and distance of North 38° 11' 20" East – 46.71', and from which a 1/2" iron rod found bears North 43° 54' 09" East – 0.41';

ENCE North 89° 8' 52" East - 53.92' along the southerly right-of-way line of said Diplomat Drive, to a 1/2" iron rod with a cap stamped "A.H. HALF" found for the Point of Curvature of a to the left, having a central angle of 37° 18' 04", a radius of 635.00', and a chord bearing and distance of North 70° 39' 50" East - 406.14'.

THENCE along said curve to the left, along the southerly right-of-way line of said Diplomat Drive, an arc distance of 413.40' to a point for the end of curve, from which a  $1/2$ " iron rod found bears South 78° 11' 20" West - 0.32'.

THENCE North 52 00' 48" East - 6.90' continuing along the southerly right-of-way line of said Diplomat Drive, to the POINT OF BEGINNING and containing 4.050 acres of land.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, John Corcoran, by and through **GMU PROPERTIES, LLC**, a Texas limited liability company, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **MULTIMEDIA ADDITION, LOT 1 AND 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 for the written permission of the City of Farmers Branch. All said easements shall hereby be reserved for the mutual use and accommodation of all public utilities. 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 located within the easements, and to remove and keep removed all or any parts of any public utility 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, portalling, maintaining and adding or removing all or part of its respective system without the necessity of 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 require 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 plot approved subject to all pating ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2015

By: \_\_\_\_\_

Printed Name & Title: John Carter, President

UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015, SUBSCRIBED BY: \_\_\_\_\_, Notary Public in and said County and State, on this day personally appeared John Carter, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

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Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_ Printed name: \_\_\_\_\_

LOT 1 & 2, BLOCK A

AN ADDITION TO THE CITY OF FARMERS BRANCH, BEING A REPLAT OF LOT 1, BLOCK 5, WALWOOD PARK FARMERS BRANCH - PHASE TWO, RECORDED IN VOLUME 85141, PAGE 3583, THE DEED RECORDS OF DALLAS COUNTY, TEXAS, WHICH IS 4.050 ACRES IN THE WILLIAM H. PULLIAM SURVEY, A - 1171 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

Fax: 817-284-8408

DATE: MARCH 2010

THIS PLAT WAS FILED IN DOCUMENT NO

THIS PLAT WAS FILED IN DOCUMENT NO. \_\_\_\_\_ ON DATE \_\_\_\_\_