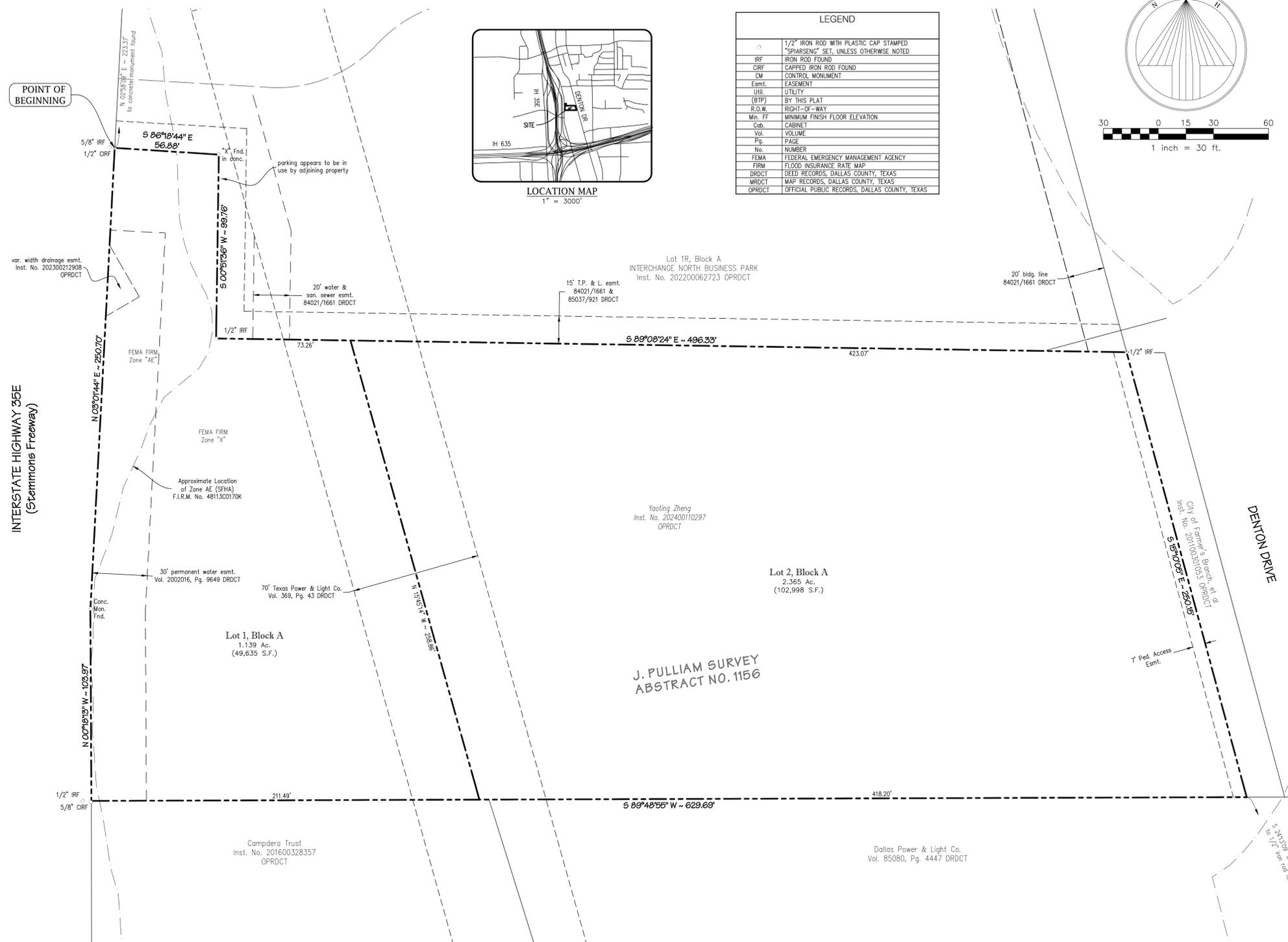


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**OWNER'S CERTIFICATE**  
STATE OF TEXAS §  
COUNTY OF DALLAS §  
BEING a tract of land situated in the J. Pulliam Survey, Abstract No. 1156, City of Farmers Branch, Dallas County, Texas, being all of a tract conveyed by deed recorded in Instrument No. 202400110297 of the Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the east line of Interstate Highway 35E, a variable width public right-of-way (also known as the Stemmons Freeway), for the upper southwest corner of Lot 1R, Block A, Interchange North Business Park, recorded in Instrument No. 202200062723 OPRDCT, from which a concrete monument found at the northwest corner of said Lot 1R bears N 02°58'09" E, 223.37 feet;  
THENCE along the common line thereof, the following:  
S 86°18'44" E, 56.88 feet to an "X" found in concrete;  
S 00°51'36" W, 99.76 feet to a 1/2" iron rod found;  
And S 89°08'24" E, 496.33 feet to a 1/2" iron rod found for the southeast corner of Lot 1R, being the northwest corner of a tract conveyed by Sheriff's Deed to the City of Farmer's Branch, et al, recorded in Instrument No. 201100301053 OPRDCT;  
THENCE S 15°10'05" E, 250.15 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of a tract conveyed to Dallas Power & Light Co., recorded in Volume 85080, Page 4447, Deed Records, Dallas County, Texas, from which a 1/2" iron rod found at the southeast corner of said tract bears S 24°13'09" E, 153.62 feet;  
THENCE S 89°48'55" W, 629.69 feet along the north line thereof, and of a tract conveyed to Campdera Trust, recorded in Instrument No. 201600328357 OPRDCT, to a point on the east line of said highway, from which a 5/8" iron rod with plastic cap found bears S 19°47'58" W, 0.66 feet;  
THENCE N 00°18'13" W, 103.97 feet along the east line of said highway to a concrete monument found;  
THENCE N 03°01'44" E, 250.70 feet continuing along the east line of said highway to the POINT OF BEGINNING with the subject tract containing 152,633 square feet or 3.504 acres of land.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**  
That We, FARMERS BRANCH DENTON WAREHOUSE, LLC, do hereby adopt this plat designating the hereinabove described property as FB35 DESIGN CENTER, an Addition to the City of Farmers Branch, Dallas County, Texas, and do hereby dedicate to the public use known to me to be the person and officer whose name is subscribed to the foregoing shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Farmers Branch, Dallas County, Texas.

Witness our hands at \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
**FARMERS BRANCH DENTON WAREHOUSE, LLC**  
By: \_\_\_\_\_  
Gerald Sappington, Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §  
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_ instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
\_\_\_\_\_  
Notary Public, State of Texas

**SURVEYOR'S CERTIFICATE**  
That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown therein were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Farmers Branch, Texas.  
Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**  
DARREN K. BROWN, R.P.L.S. NO. 5252  
  
darren.brown@spiarsengineering.com

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 Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
\_\_\_\_\_  
Notary Public, State of Texas

**CERTIFICATE OF APPROVAL**  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the Planning and Zoning Commission of the City of Farmers Branch, Dallas County, Texas.  
\_\_\_\_\_  
Chair, Planning and Zoning Commission, City of Farmers Branch, Texas  
\_\_\_\_\_  
Director of Public Works or Deputy Director of Planning

**CERTIFICATE OF APPROVAL**  
ADMINISTRATIVELY APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY THE DIRECTOR OF PLANNING AND ZONING OF THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS.  
\_\_\_\_\_  
Director of Planning and Zoning or Director of Public Works

- NOTES:**
- This final plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
  - Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
  - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - Building Setbacks are set according to current zoning: Planned Development PD-32.
  - A portion of the subject property is located within FEMA Flood Zone AE, as delineated on the Flood Insurance Rate Map (FIRM), effective July 7, 2014, Map Number 48113C0170K. Said area is also located within the City of Dallas 100-year floodplain and the City of Farmers Branch 500-year floodplain.

**FINAL PLAT**  
**FB 35 DESIGN CENTER**  
LOTS 1 AND 2, BLOCK A  
3.504 Acres  
IN THE CITY OF FARMERS BRANCH  
DALLAS COUNTY, TEXAS  
J. PULLIAM SURVEY ~ ABSTRACT NO. 1156

**OWNER / DEVELOPER**  
Farmers Branch Denton Warehouse, LLC  
9848 Derbyshire Drive  
Frisco, Texas 75035  
Telephone (469) 394-0220  
Contact: Gerald Sappington

**ENGINEER / SURVEYOR / APPLICANT**  
Spiars Engineering, Inc.  
765 Cluster Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: David Bond