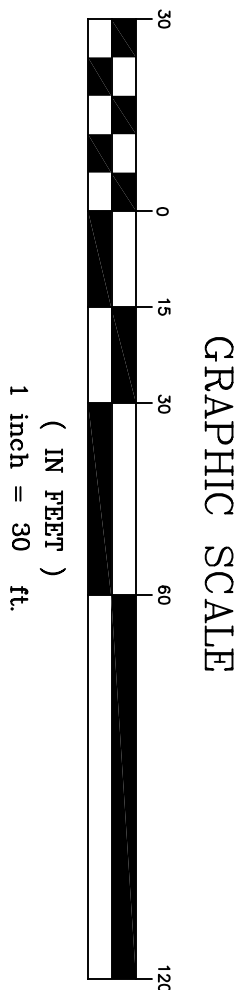
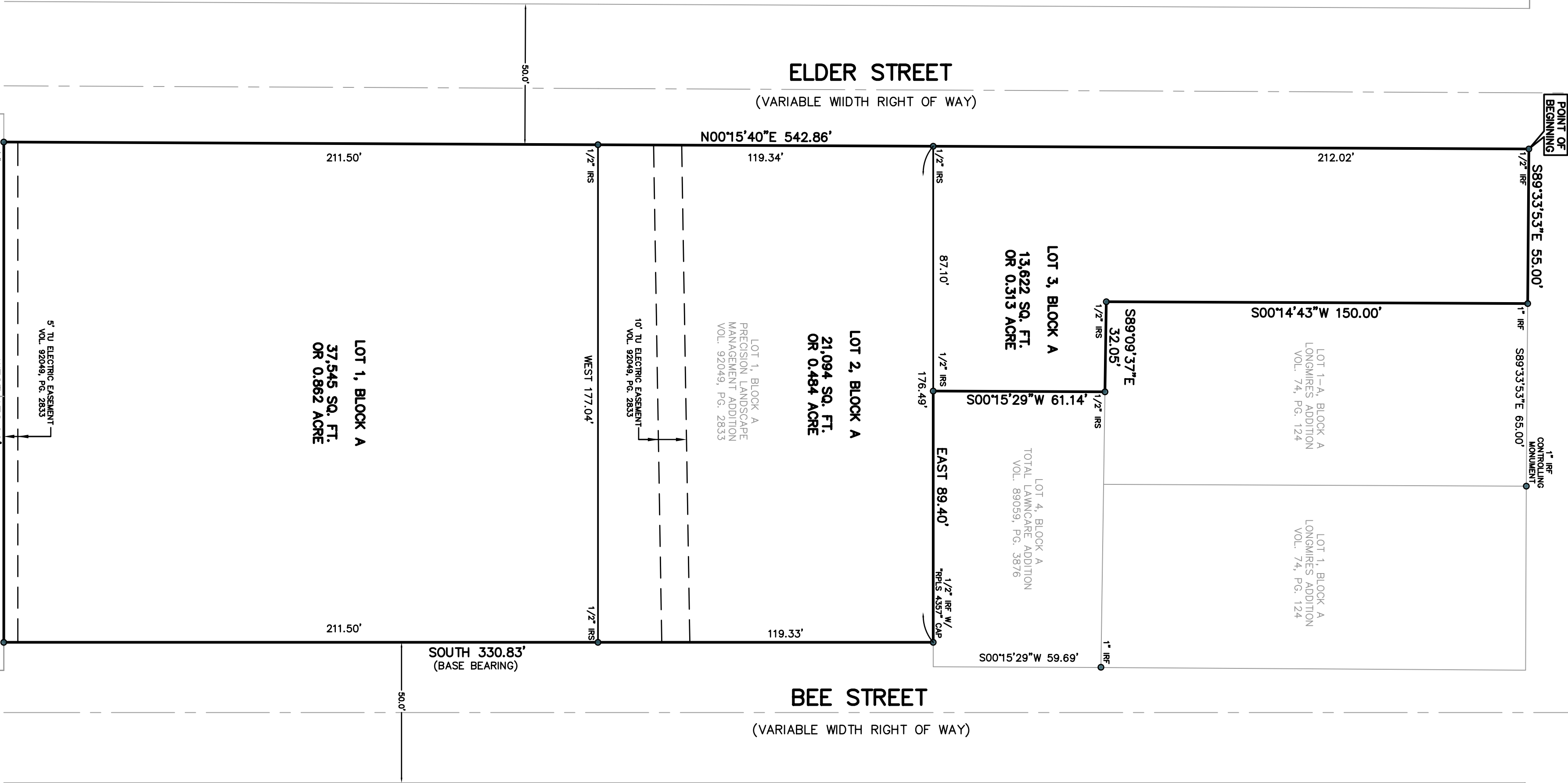
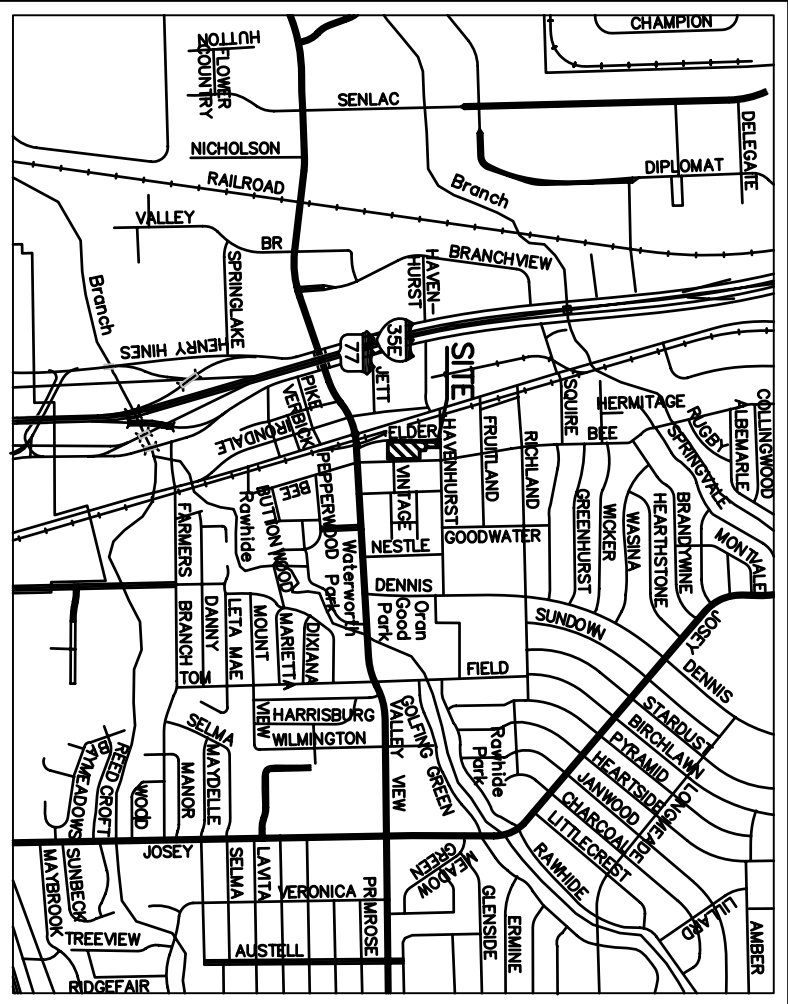


HAVENHURST AVENUE
(60' RIGHT OF WAY)



COUNTY MAP
N.T.S.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Raymond B. Land and Stephen G. Eichten, D/B/A Elm Investments, acting by and through Stephen G. Eichten and Raymond B. Land, duly authorized so to act, does hereby adopt this plat designating the heretofore described real property as **EICHTEN-LAND PLAZA ADDITION, LOTS 1, 2, AND 3, BLOCK A**, on 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. (Buildings, fences, trees, shrubs, paving or other improvements shown on this plat shall remain the property of the owner thereof and shall not be subject to removal or relocation by the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All 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 or any part thereof, or any part of any public utility system, or any part of any public utilities shall of all times have the full right of ingress and egress to or from, and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of obtaining any permit or license from the City of Farmers Branch, Texas. Any public utility shall have the right of ingress and egress to provide 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 plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the _____ day of _____, 2013.

Bx: STEPHEN G. EICHTEN

STATE OF TEXAS

SUBSCRIBED BEFORE ME, the undersigned authority, on this day personally appeared Stephen G. Eichten, 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2013.

Notary Public in and for The State of Texas

EXECUTED this the _____ day of _____, 2013.

Bx: RAYMOND B. LAND

STATE OF TEXAS

SUBSCRIBED BEFORE ME, the undersigned authority, on this day personally appeared Raymond B. Land, 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2013.

Notary Public in and for The State of Texas

EXECUTED this the _____ day of _____, 2013.

NOTES:

1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of Bearing – Based on the East line (South) of Lot 1, Block A, Precision Landscape Management Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 92049, Page 2833, Plat Records of Dallas County, Texas.
4. Setbacks in accordance with current zoning.

STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS, Raymond Land and Stephen G. Eichten, D/B/A Elm Investments are the sole owners of all of the following described tract of land situated in the Thomas Keenan Survey, Abstract No. 733, City of Farmers Branch, Dallas County, Texas, said tract being all of Lot 1, Block A, Precision Landscape Management Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 92049, Page 2826, Plat Records of Dallas County, Texas, and being all not certain tract of land situated in the Thomas Keenan Survey, Abstract No. 733, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of said Lot 1, some being the intersection of the South right-of-way line of Havenhurst Avenue (a 60 foot right-of-way) and the East right-of-way line of Elder Street (a variable width right-of-way);

THENCE South 89 deg. 33 min. 53 sec. East, along the said South right-of-way line of Havenhurst Avenue, a distance of 55.00 feet to a 1/2 inch iron rod found for the most northerly Northeast corner of said Lot 1, some being in the said South right of way line of Havenhurst Avenue, some being the Northwest corner Lot 1-A, Block A, Longmires Addition, an addition to the City of Farmers Branch, Dallas County, Texas as recorded in Volume 74, Page 124, Plat Records, Dallas County, Texas.

THENCE South 00 deg. 14 min. 43 sec. West, along the West line of said Lot 1-A, a distance of 150.00 feet to a 1/2 inch iron rod set with "Peiser & Mankin Surv" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for an internal corner of said Lot 1, some being the Southwest corner of said Lot 1-A;

THENCE South 89 deg. 09 min. 37 sec. East, along the South line of said Lot 1-A, a distance of 32.05 feet to a 1/2 inch iron rod set for a Northeast corner of said Lot 1, some being the Northwest corner of Lot 4, Block A, Total Lamcur Addition, an addition to the City of Farmers Branch, Dallas County, Texas as recorded in Volume 89059, Page 3876, Plat Records, Dallas County, Texas.

THENCE South 00 deg. 15 min. 29 sec. West, along the West line of said Lot 4, a distance of 61.14 feet to a 1/2 inch iron rod set for an internal corner of said Lot 1, some being the Southwest corner of said Lot 4;

THENCE East, along the South line of said Lot 4, a distance of 176.49 feet to a 1/2 inch iron rod set for the Southwest corner of said Lot 1, some being the most easterly Northeast corner of said Lot 1, some being in the West right-of-way line of Bee Street (a variable width right-of-way);

THENCE South, along the West right-of-way line of said Bee Street, a distance of 330.83 feet to a 1/2 inch iron rod with "RPLS 4357" cap found for the Southeast corner of said Lot 1, some being in the said West right-of-way line of Bee Street, some being in the North line of Lot 12, Block A, doresaid Longmire's Addition;

THENCE West, along the South line of said Lot 1, a distance of 178.00 feet to a 1/2 inch iron rod set for the Southwest corner of said Lot 1, some being in the East right-of-way line of said Elder Street, some being in the North line of Lot 11, Block A, said Longmires Addition;

THENCE North 00 deg. 15 min. 40 sec. East along the East right-of-way line of said Elder Street, a distance of 542.86 feet to THE POINT OF BEGINNING and containing 72,261 square feet or 1.659 acres of computed land, more or less.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Timothy R. Mankin, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Timothy R. Mankin
Texas Registration No. 6122

STATE OF TEXAS

COUNTY OF TARRANT

SUBSCRIBED BEFORE ME, the undersigned authority, on this day personally appeared Timothy R. Mankin, 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2013.

Notary Public in and for The State of Texas

CERTIFICATE OF APPROVAL

Chairman, Planning and Zoning Commission

Date: _____

Approved by the City of Farmers Branch, Texas on this the _____ day of _____, 2013.

Mayer, City of Farmers Branch, Texas

ATTEST:

City Secretary

FINAL PLAT

EICHTEN-LAND PLAZA ADDITION
LOTS 1, 2, AND 3, BLOCK A
72,261 SQUARE FOOT OR 1.659 ACRE

BEING A REPLAT OF
LOT 1, BLOCK A, PRECISION LANDSCAPE MANAGEMENT ADDITION
AN ADDITION TO THE CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS

SITUATED IN THE THOMAS KEENAN SURVEY, ABSTRACT NO. 733,

Owner:
Elm Investments
Raymond Land
Stephen G. Eichten
425 Eckley
Grapevine, TX 76051

JOB NO.:	13-0806	SHEET	1
DATE:	09/05/2013		
FIELD DATE:	08/26/2013		
SCALE:	1" = 30'		
FELD:	AS.M		
DRAWN:	JLB		
CHECKED:	TAM		
PEISER & MANKIN SURVEYING, LLC			
www.peisersurveying.com			
623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051			
COMMERCIAL BOUNDARIES TOPOGRAPHY MORTGAGE			
Texas Professional Surveyors OF 1			