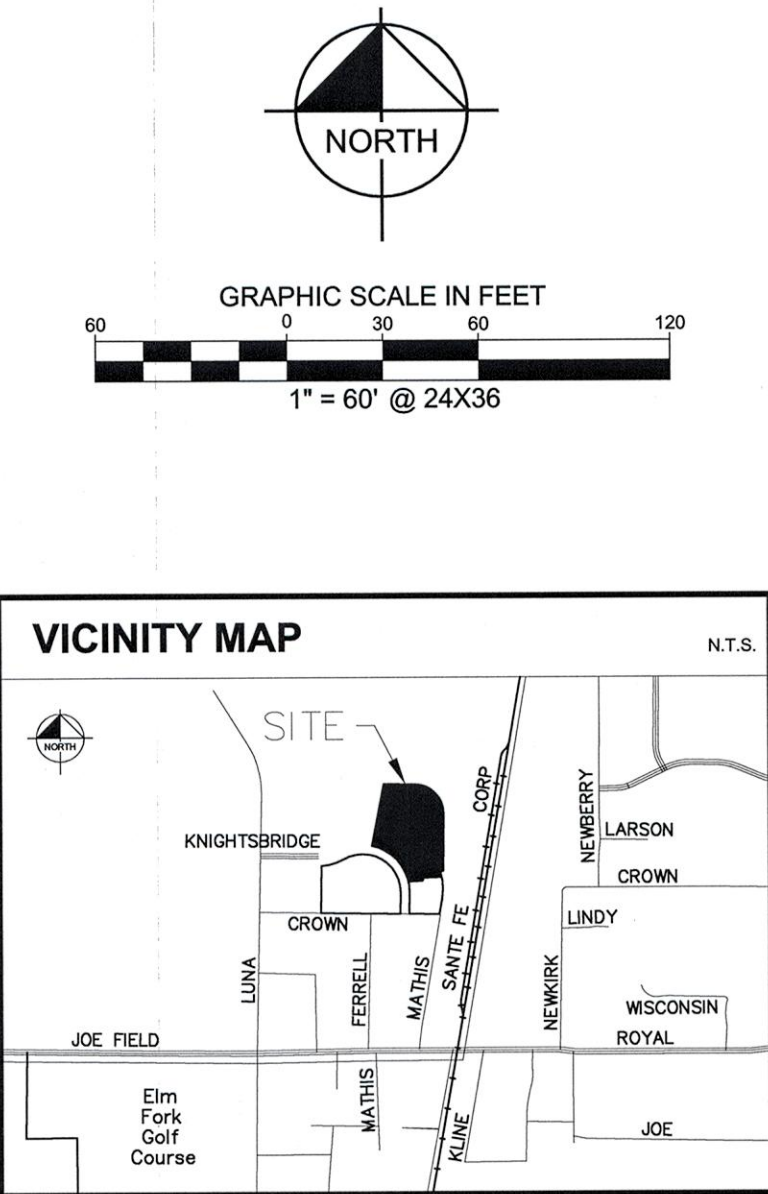
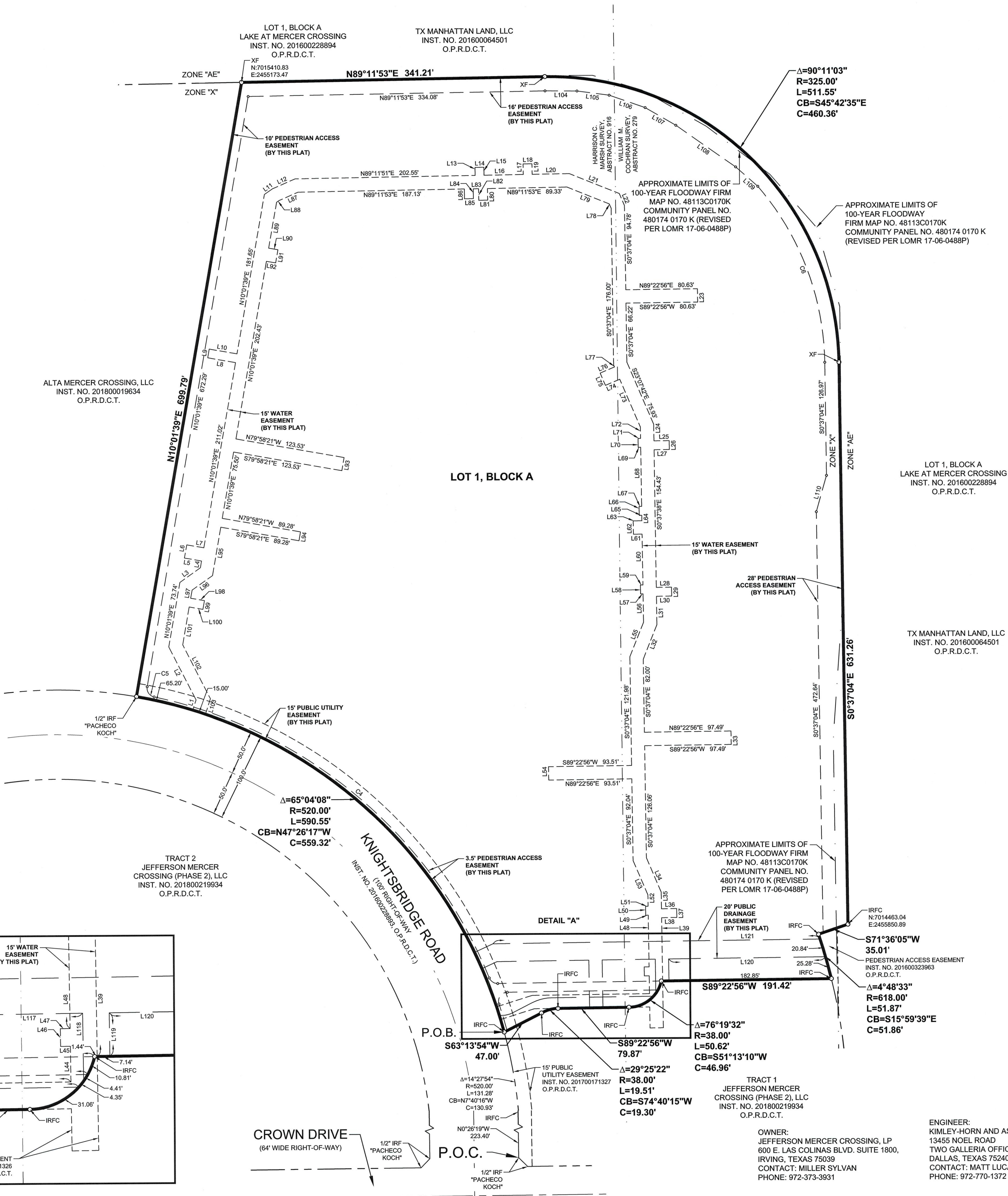
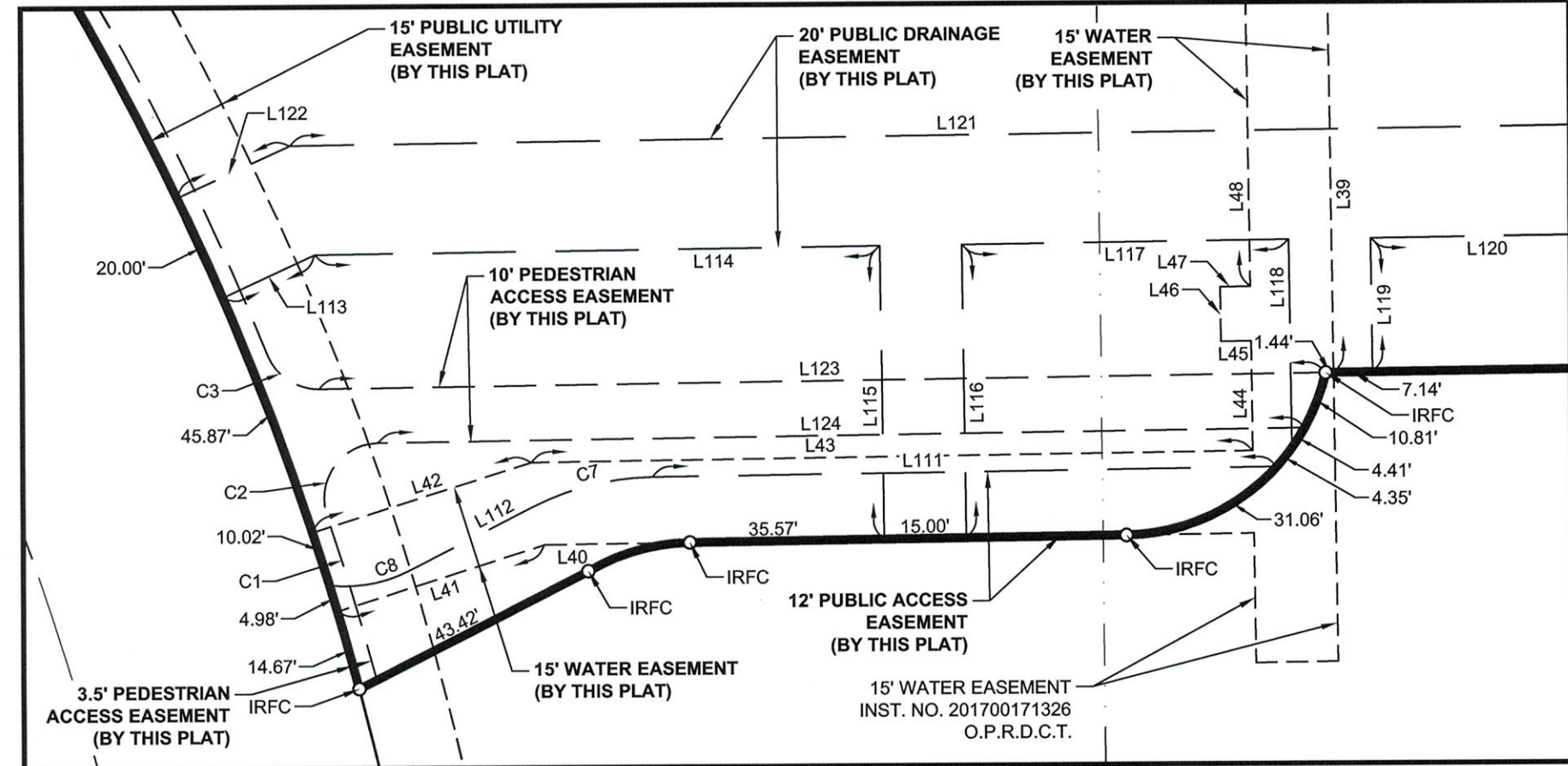


| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | N18°02'18"E | 11.95' |
| L2 | N26°57'42"W | 66.88' |
| L3 | N55°01'39"E | 28.34' |
| L4 | N10°01'39"E | 7.70' |
| L5 | N79°58'21"W | 19.50' |
| L6 | N10°01'39"E | 15.00' |
| L7 | S79°58'21"E | 19.50' |
| L8 | N79°58'21"W | 31.83' |
| L9 | N10°01'39"E | 10.00' |
| L10 | S79°58'21"E | 31.83' |
| L11 | N55°26'53"E | 11.14' |
| L12 | N66°41'53"E | 27.86' |
| L13 | N00°48'07"W | 8.96' |
| L14 | N89°08'57"E | 10.00' |
| L15 | S00°48'07"E | 8.97' |
| L16 | N89°11'39"E | 44.19' |
| L17 | N00°48'07"W | 11.81' |
| L18 | N89°11'53"E | 10.00' |
| L19 | S00°48'07"E | 11.81' |
| L20 | N89°11'39"E | 41.76' |
| L21 | S68°07'04"E | 60.50' |
| L22 | S23°07'04"E | 14.60' |
| L23 | S00°37'04"E | 15.00' |
| L24 | S00°38'17"E | 18.70' |
| L25 | N89°22'23"E | 17.15' |
| L26 | S00°37'06"E | 10.00' |
| L27 | S89°22'23"W | 17.15' |
| L28 | N89°22'21"E | 17.15' |
| L29 | S00°37'04"E | 10.00' |
| L30 | S89°22'21"W | 17.15' |
| L31 | S00°37'41"E | 31.86' |
| L32 | S21°52'56"W | 41.79' |
| L33 | S00°37'04"E | 15.00' |
| L34 | S23°07'04"E | 41.81' |
| L35 | S00°37'04"E | 18.79' |
| L36 | N89°22'56"E | 17.14' |
| L37 | S00°37'04"E | 10.00' |
| L38 | S89°22'56"W | 17.14' |
| L39 | S00°37'04"E | 70.94' |
| L40 | N89°22'56"E | 26.58' |
| L41 | N72°39'12"E | 39.78' |
| L42 | S72°39'12"W | 41.98' |
| L43 | S89°22'56"W | 132.02' |

| LINE TABLE | | |
|------------|-------------|--------|
| NO. | BEARING | LENGTH |
| L44 | N00°37'04"W | 20.00' |
| L45 | S89°22'56"W | 5.51' |
| L46 | N00°37'04"W | 10.00' |
| L47 | N89°22'56"E | 5.51' |
| L48 | S00°37'04"E | 57.96' |
| L49 | N89°22'56"E | 2.86' |
| L50 | S00°37'04"E | 10.00' |
| L51 | S89°22'56"W | 2.86' |
| L52 | S00°37'04"E | 12.81' |
| L53 | S23°07'04"E | 41.81' |
| L54 | S00°37'04"E | 15.00' |
| L55 | S21°52'56"W | 41.79' |
| L56 | S00°37'39"E | 31.89' |
| L57 | N89°22'22"E | 2.85' |
| L58 | S00°37'04"E | 10.00' |
| L59 | S89°22'22"W | 2.85' |
| L60 | S00°37'44"E | 56.94' |
| L61 | N89°22'18"E | 9.75' |
| L62 | S00°37'42"E | 15.00' |
| L63 | S89°22'18"W | 9.75' |
| L64 | S00°37'42"E | 6.12' |
| L65 | N89°22'22"E | 2.86' |
| L66 | S00°37'42"E | 10.00' |
| L67 | S89°22'22"W | 2.86' |
| L68 | S00°37'37"E | 66.30' |
| L69 | N89°21'43"E | 2.85' |
| L70 | S00°36'59"E | 10.00' |
| L71 | S89°21'43"W | 2.85' |
| L72 | S00°38'07"E | 12.78' |
| L73 | S23°07'42"E | 58.59' |
| L74 | N66°52'18"E | 17.53' |
| L75 | S23°07'42"E | 15.00' |
| L76 | S66°52'18"W | 17.53' |
| L77 | S23°07'42"E | 2.34' |
| L78 | S23°07'04"E | 5.40' |
| L79 | S68°07'04"E | 51.27' |
| L80 | N00°48'07"W | 13.00' |
| L81 | N89°11'53"E | 10.00' |
| L82 | S00°48'07"E | 13.00' |
| L83 | N89°11'53"E | 6.06' |
| L84 | N00°48'09"W | 11.00' |
| L85 | N89°11'53"E | 10.00' |
| L86 | S00°48'09"E | 11.00' |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L87 | N66°41'53"E | 23.40' |
| L88 | N55°26'53"E | 3.39' |
| L89 | N10°01'39"E | 52.48' |
| L90 | N79°58'21"W | 10.50' |
| L91 | N10°01'39"E | 15.00' |
| L92 | S79°58'21"E | 10.50' |
| L93 | N10°01'39"E | 15.00' |
| L94 | N10°01'39"E | 10.00' |
| L95 | N10°01'39"E | 54.90' |
| L96 | N55°01'39"E | 28.34' |
| L97 | N10°01'39"E | 9.41' |
| L98 | N79°58'21"W | 15.67' |
| L99 | N10°01'39"E | 10.00' |
| L100 | S79°58'21"E | 15.67' |
| L101 | N10°01'39"E | 43.10' |
| L102 | N26°57'42"W | 68.07' |
| L103 | N18°02'18"E | 18.16' |
| L104 | S89°37'33"E | 35.87' |
| L105 | S82°18'41"E | 36.56' |
| L106 | S70°49'54"E | 42.78' |
| L107 | S59°46'22"E | 39.83' |
| L108 | S55°04'21"E | 81.85' |
| L109 | S48°50'45"E | 32.98' |
| L110 | S15°55'40"W | 42.41' |
| L112 | S63°13'54"W | 25.18' |
| L113 | N65°23'45"E | 18.57' |
| L114 | N89°22'56"E | 103.34' |
| L115 | S00°37'04"E | 53.53' |
| L116 | N00°37'04"W | 53.53' |
| L117 | N89°22'56"E | 59.80' |
| L118 | S00°37'04"E | 38.19' |
| L119 | N00°37'04"W | 24.51' |
| L120 | N89°22'56"E | 176.67' |
| L121 | S89°22'56"W | 368.22' |
| L122 | S65°23'45"W | 22.72' |
| L123 | S89°22'56"W | 184.18' |
| L124 | N89°22'56"E | 169.56' |

| CURVE TABLE | | | | |
|-------------|------------|---------|---------|-------------|
| NO. | DELTA | RADIUS | LENGTH | CHORD |
| C1 | 3°25'04" | 523.49' | 31.23' | N16°41'33"W |
| C2 | 107°47'01" | 10.00' | 18.81' | N35°29'26"E |
| C3 | 68°47'53" | 10.00' | 12.01' | N56°13'07"W |
| C4 | 56°00'19" | 523.49' | 511.70' | N49°49'20"W |
| C5 | 87°51'09" | 10.00' | 15.33' | N33°53'55"W |
| C6 | 39°56'35" | 309.45' | 215.73' | S20°37'12"E |
| C7 | 26°09'02" | 50.00' | 22.82' | S76°18'25"W |
| C8 | 33°26'22" | 26.00' | 15.17' | S79°57'06"W |



- LEGEND
- A = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
XF = "X" CUT IN STONE WALL FOUND
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRF = IRON ROD FOUND
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- NOTES:
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
 - The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0170K, dated July 7, 2014. As affected by Letter of Map Revision Based on Fill Determination Document (LOMR-F), Case No. 17-060488P, dated 05/29/2018. A portion of the subject property is shown to be located in Zone "X", and Zone "AE" on said map. The location of the said flood zones are based on said map, are approximate and are not located on the ground.
 - 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.
 - All pedestrian access easements dedicated by this plat provide free and uninterrupted use to the general public. Sidewalk and trail improvements located within said easements and within the Knightsbridge Road right-of-way, adjacent to this plat, shall be maintained by the property owner.
 - This plat contains an Onco Electric Delivery Company LLC Easement within its boundaries and subject to its restrictions per the document recorded in Instrument No. 201700292423, Official Public Records of Dallas County, Texas.

FINAL PLAT
JPI KNIGHTSBRIDGE ADDITION
LOT 1, BLOCK A
(15.1500 ACRES OR 659,932 SQ. FT.)
BEING OUT OF THE WILLIAM M. COCHRAN
SURVEY, ABSTRACT NO. 279 AND THE
HARRISON C. MARSH SURVEY, ABSTRACT NO. 916
AN ADDITION TO THE CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS

| Scale | | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|--|----------|------------|-----------|-------------|-----------|
| 1" = 60' | | JBH | JAD | DEC. 2017 | 064446425 | 1 OF 2 |

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: MATT LUCAS, PE
PHONE: 972-770-1372

OWNER:
JEFFERSON MERCER CROSSING, LP
600 E. LAS COLINAS BLVD. SUITE 1800,
IRVING, TEXAS 75039
CONTACT: MILLER SYLVAN
PHONE: 972-373-3931

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, JEFFERSON MERCER CROSSING, L.P., a Texas limited partnership, is the sole owner of all of the following described tract of land situated in the William M. Cochran Survey, Abstract No. 279 and Harrison C. Marsh Survey, Abstract No. 916, City of Farmers Branch, Dallas County, Texas and being all of a tract of land described as "PHASE 1 - TRACT 1A" in Special Warranty Deed to Jefferson Mercer Crossing, L.P. recorded in Instrument No. 201600323965 of the Official Public Records of Dallas County, Texas; and being all of a tract of land described as "PHASE 1 - TRACT 1B" in Special Warranty Deed to Jefferson Mercer Crossing, L.P. recorded in Instrument No. 201600323964 of the said Official Public Records; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the northwest corner of a right-of-way corner clip at the intersection of the north right-of-way line of Crown Drive (a 64-foot right-of-way) and the northeast right-of-way line of Knightsbridge Road (a 100-foot wide right-of-way);

THENCE with said northeast right-of-way line of Knightsbridge Road, the following courses and distances:

North 0°26'19" West, a distance of 223.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 14°27'54", a radius of 520.00 feet, a chord bearing and distance of North 7°40'16" West, 130.93 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 131.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southernmost southwest corner of said "PHASE 1 - TRACT 1B", and being the POINT OF BEGINNING;

THENCE in a northwesterly direction, continuing with said northeast right-of-way line of Knightsbridge Road and with a curve to the left having a central angle of 65°04'08", a radius of 520.00 feet, a chord bearing and distance of North 47°26'17" West, 559.32 feet, and an arc distance of 590.55 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for a southwest corner of said "PHASE 1 - TRACT 1B";

THENCE departing said northeast right-of-way line of Knightsbridge Road, North 10°01'39" East, passing the northwest corner of said "PHASE 1 - TRACT 1B" and the southwest corner of said "PHASE 1 - TRACT 1A" at a distance of 150.92 feet, continuing in all a total distance of 699.79 feet to a "X" cut in stone wall found in the south line of Lot 1, Block A, Lake at Mercer Crossing, an addition to the City of Farmers Branch according to the plat recorded in Instrument No. 201600228894 of said Official Public Records;

THENCE with the south line and west line of said Lot 1, Block A, the following courses and distances:

North 89°11'53" East, a distance of 341.21 feet to a "X" cut in stone wall found at the beginning of a tangent curve to the right having a central angle of 90°11'03", a radius of 325.00 feet, a chord bearing and distance of South 45°42'35" East, 460.36 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 511.55 feet to a "X" cut in stone wall found for corner;

South 0°37'04" East, a distance of 631.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 71°36'05" West, a distance of 35.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner and being the beginning of a non-tangent curve to the right having a central angle of 4°48'53", a radius of 618.00 feet, a chord bearing and distance of South 15°59'39" East, 51.86 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 51.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast corner of said "PHASE 1 - TRACT 1A";

THENCE departing said west line of Lot 1, Block A, and with the south line of said "PHASE 1 - TRACT 1A" and the south line of said "PHASE 1 - TRACT 1B", the following courses and distances:

South 89°22'56" West, a distance of 191.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 76°19'32", a radius of 38.00 feet, a chord bearing and distance of South 51°13'10" West, 46.96 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 50.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 89°22'56" West, a distance of 79.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 29°25'22", a radius of 38.00 feet, a chord bearing and distance of South 74°40'15" West, 19.30 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 19.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 63°13'54" West, passing the east corner of said "PHASE 1 - TRACT 1B" and the south corner of said "PHASE 1 - TRACT 1A" at a distance of 37.07 feet, continuing in all a total distance of 47.00 feet to the POINT OF BEGINNING and containing 15.1500 acres or 659,932 square feet of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, JEFFERSON MERCER CROSSING, L.P. acting by and through Matt Brendel, duly authorized so to act, does hereby adopt this plat designating the herein above described property as JPI KNIGHTSBRIDGE ADDITION, LOT 1, 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 with the written permission of 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 growths which may in any way endanger or interfere with the construction, 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, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at 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 accrue 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 plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the _____ day of _____, 2019.

By: JEFFERSON MERCER CROSSING, L.P.
a Delaware limited partnership

By: _____

Name: Matt Brendel

Title: Senior Vice President

ACKNOWLEDGEMENT

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Matt Brendel, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019.

NOTARY PUBLIC in and for the STATE OF _____

FLOOD PLAIN STATEMENT

This plat is approved by the City Council of the City of Farmers Branch and accepted by the Owner, subject to the following conditions which shall be binding upon the owner, his heirs, grantees, successors, and assigns:

The existing water courses, creek with its flood plain traversing within the limits of this addition, will remain as an open area at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage course in JPI KNIGHTSBRIDGE. The City of Farmers Branch will not be responsible for any maintenance or operation of said water courses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Flood Plain.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within 100 Year Flood Plain, as hereinafter defined in JPI KNIGHTSBRIDGE, unless approved by the City Engineer. The property owner shall keep the 100 Year Flood Plain traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Farmers Branch shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the homeowners association and/or the property owner to alleviate any undesirable conditions which may occur.

The natural drainage channels and water courses through JPI KNIGHTSBRIDGE, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Farmers Branch shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the 100 Year Flood Plain.

Buildings adjacent to the flood plain within this subdivision shall be built to minimum floor elevations as required by Flood Plain Administrator.

Marc Bentley, P.E., CFM
Director of Public Works

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0170K, dated July 7, 2014. As affected by Letter of Map Revision Based on Fill Determination Document (LOMR-F), Case No. 17-060488P, dated 05/29/2018. A portion of the subject property is shown to be located in Zone "X", and Zone "AE" on said map. The location of the said flood zones are based on said map, are approximate and are not located on the ground.
- 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.
- All pedestrian access easements dedicated by this plat provide free and uninterrupted use to the general public. Sidewalk and trail improvements located within said easements and within the Knightsbridge Road right-of-way, adjacent to this plat, shall be maintained by the property owner.
- This plat contains an Oncor Electric Delivery Company LLC Easement within its boundaries and subject to its restrictions per the document recorded in Instrument No. 201700292423, Official Public Records of Dallas County, Texas.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, J. Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the City of Farmers Branch, Texas.

Dated this the 31st day of January, 2019.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31st day of January, 2019.

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 _____, 2019.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

FINAL PLAT
JPI KNIGHTSBRIDGE ADDITION
LOT 1, BLOCK A
(15.1500 ACRES OR 659,932 SQ. FT.)
BEING OUT OF THE WILLIAM M. COCHRAN
SURVEY, ABSTRACT NO. 279 AND THE
HARRISON C. MARSH SURVEY, ABSTRACT NO. 916
AN ADDITION TO THE CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A | JBH | JAD | DEC. 2017 | 064446425 | 2 OF 2 |

OWNER:
JEFFERSON MERCER CROSSING, LP
600 E. LAS COLINAS BLVD. SUITE 1800,
IRVING, TEXAS 75039
CONTACT: MILLER SYLVAN
PHONE: 972-373-3931

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: MATT LUCAS, PE
PHONE: 972-770-1372