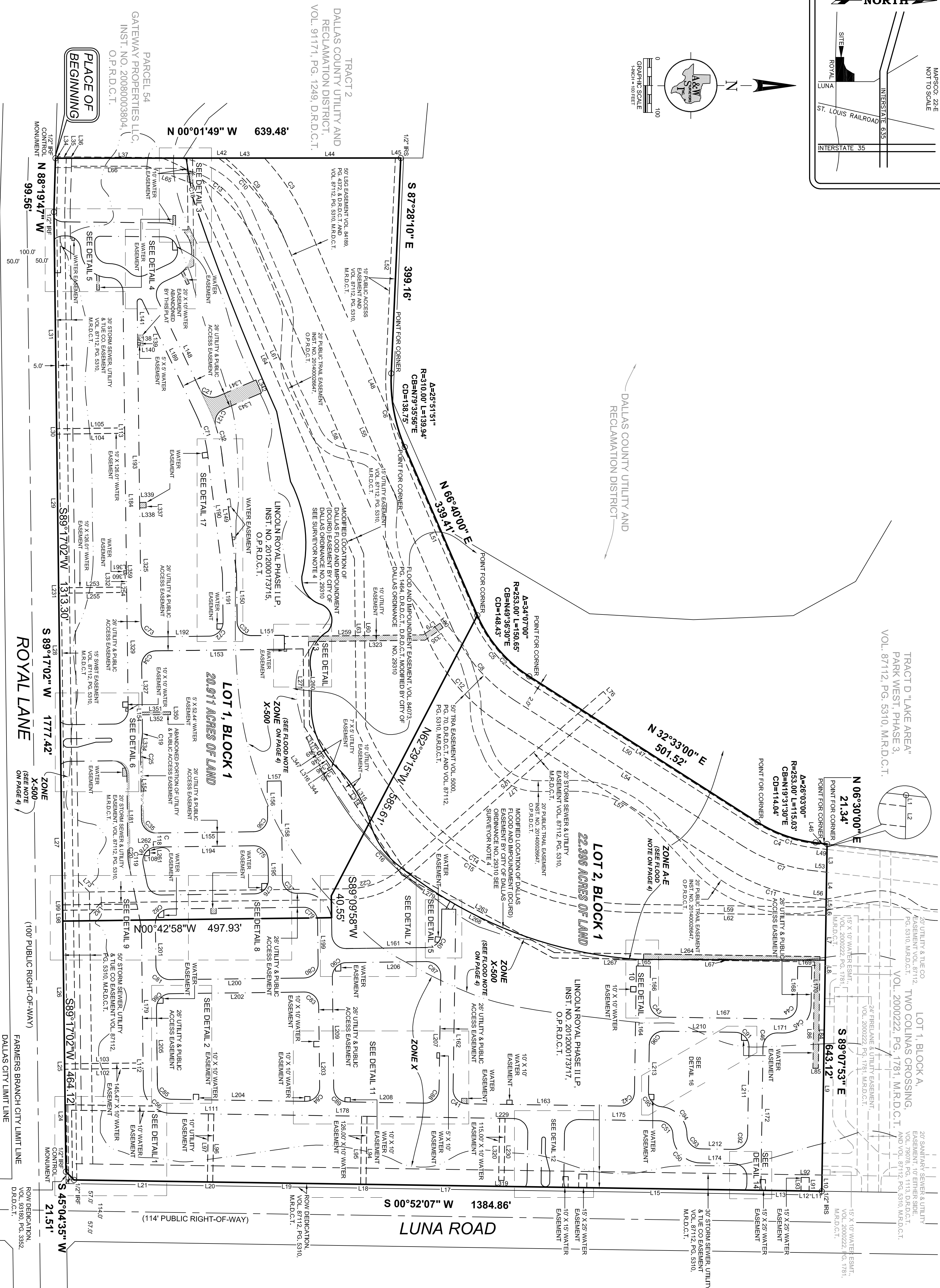
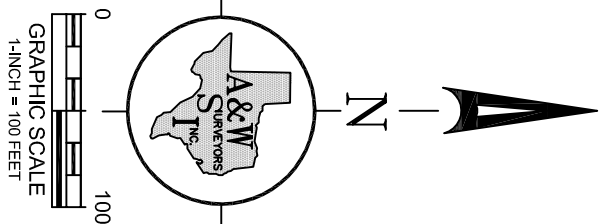
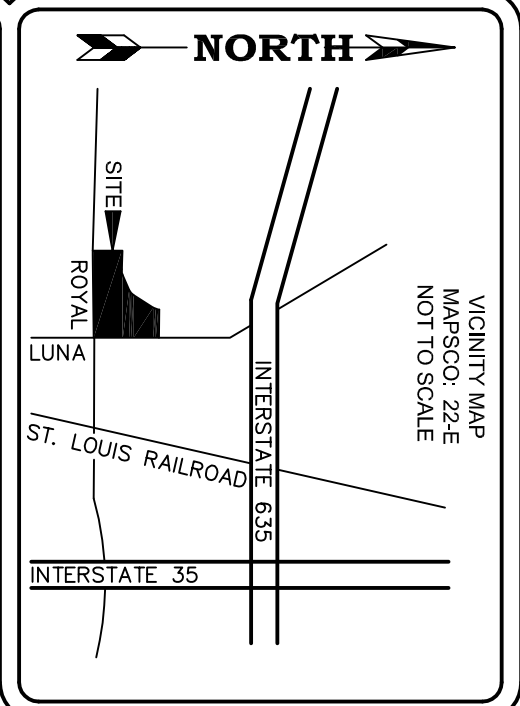




**SURVEYOR'S NOTES**

- 1) ALL 1/2\"/>

**LEGEND**

| VOL.         | VOLUME                                                                                     |
|--------------|--------------------------------------------------------------------------------------------|
| PG.          | PAGE                                                                                       |
| D.R.D.C.T.   | DEED RECORDS DALLAS COUNTY TEXAS                                                           |
| M.R.D.C.T.   | MAP RECORDS DALLAS COUNTY TEXAS                                                            |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS                                                |
| 1/2\"/>      | PORTION OF A UTILITY AND PUBLIC ACCESS EASEMENT AS SHOWN HEREON ARE DEDICATED BY THIS PLAT |

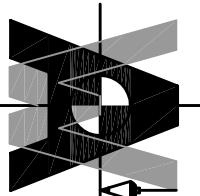
**NOTES**

- 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- 2) PURPOSE OF THIS REPLAT IS TO SHOW MODIFICATIONS MADE TO THE DCURD FLOOD AND IMPOUNDMENT EASEMENT AND TO ADD VARIOUS WATER EASEMENTS AND PARTIAL ABANDONMENT OF UTILITY AND PUBLIC ACCESS EASEMENTS AS NOTED ON THIS PLAT.

OWNER: LINCOLN ROYAL PHASE 1 LP  
~ 2000 MCKINNEY AVE, DALLAS, TX. 75201 ~  
~ PH. NO. 214-740-3474 ~  
  
OWNER: LINCOLN ROYAL PHASE 2 LP  
~ 2000 MCKINNEY AVE, DALLAS, TX. 75201 ~  
~ PH. NO. 214-740-3474 ~

**O'DONALD ENGINEERING LLC**

1601 EAST LAMAR BOULEVARD, SUITE 210  
ARLINGTON, TX 76011  
PH. 817-794-0202 FAX: 817-548-8430

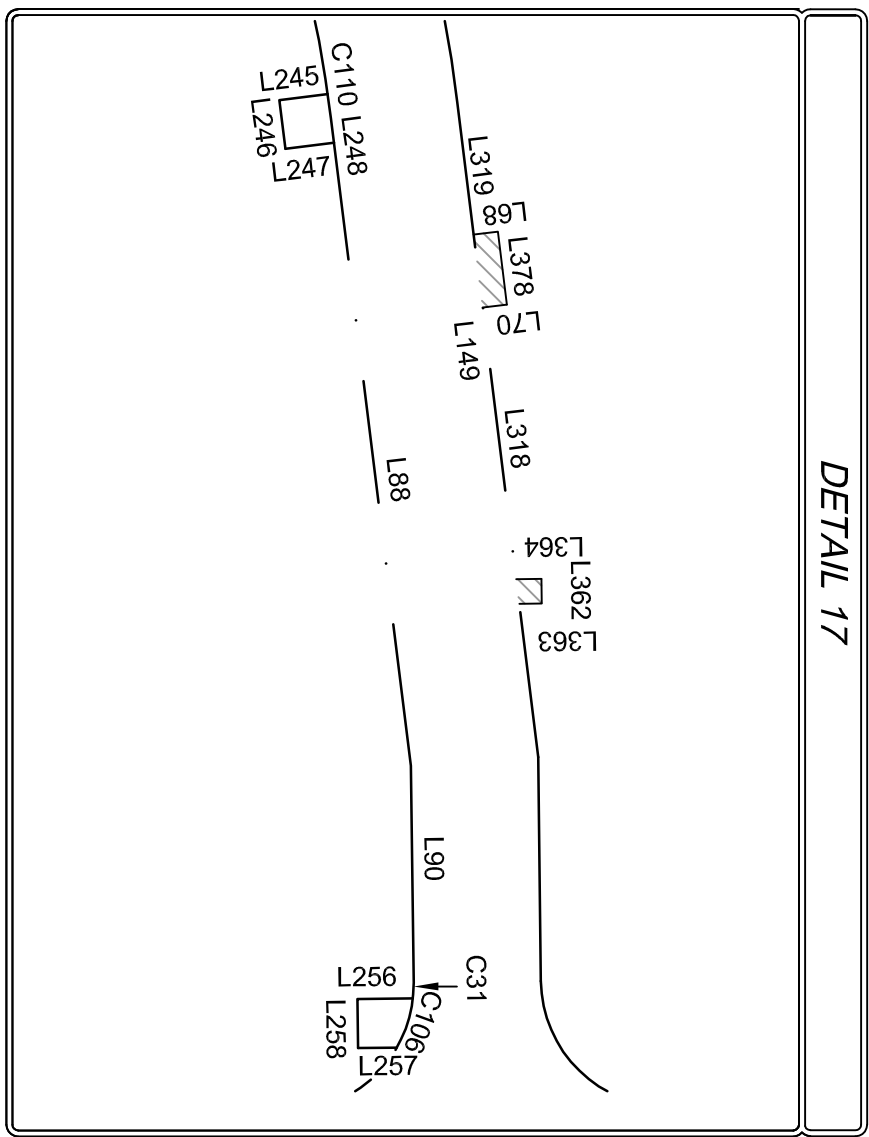
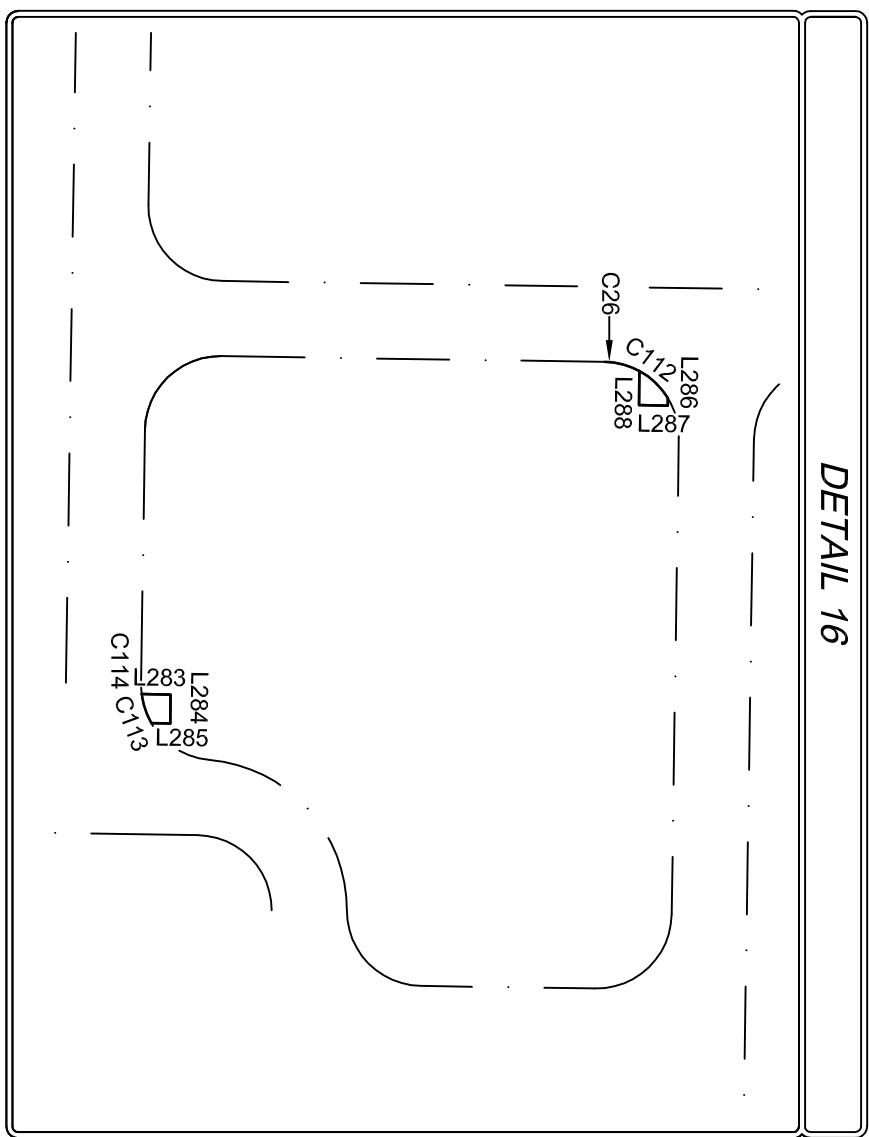
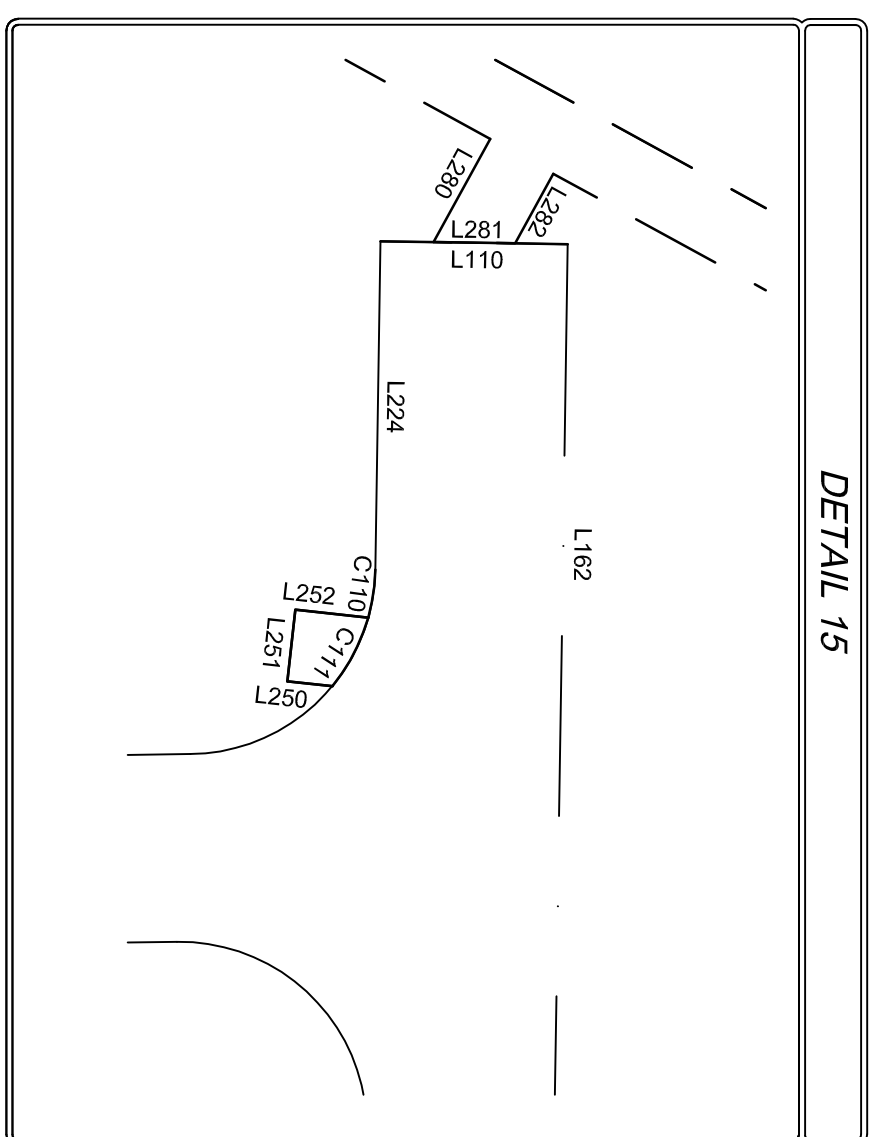
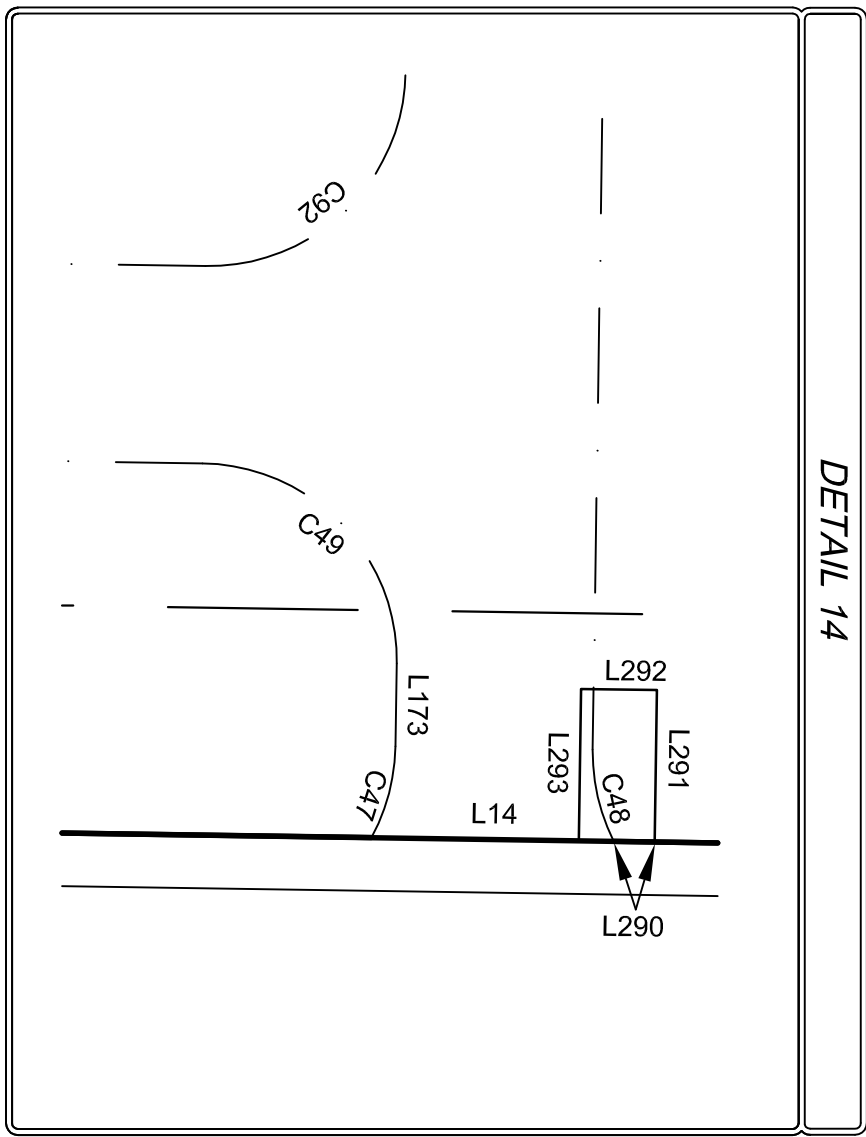
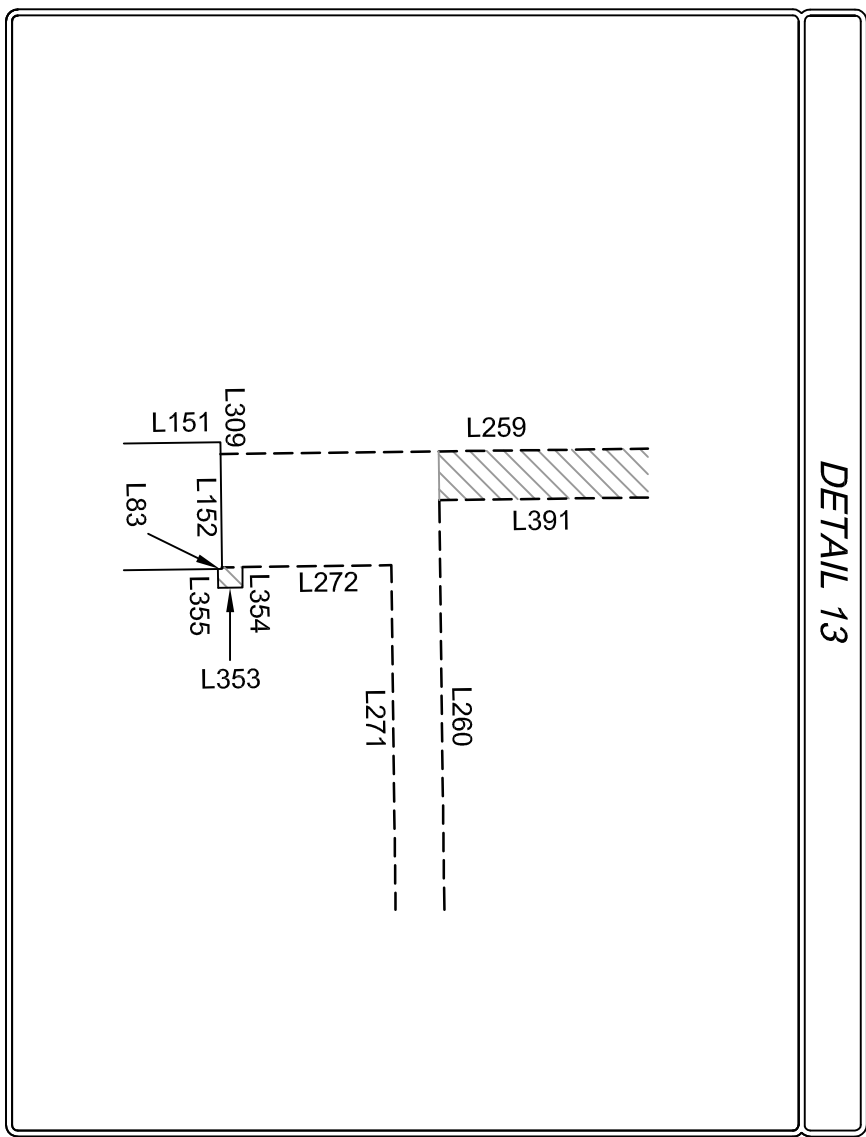
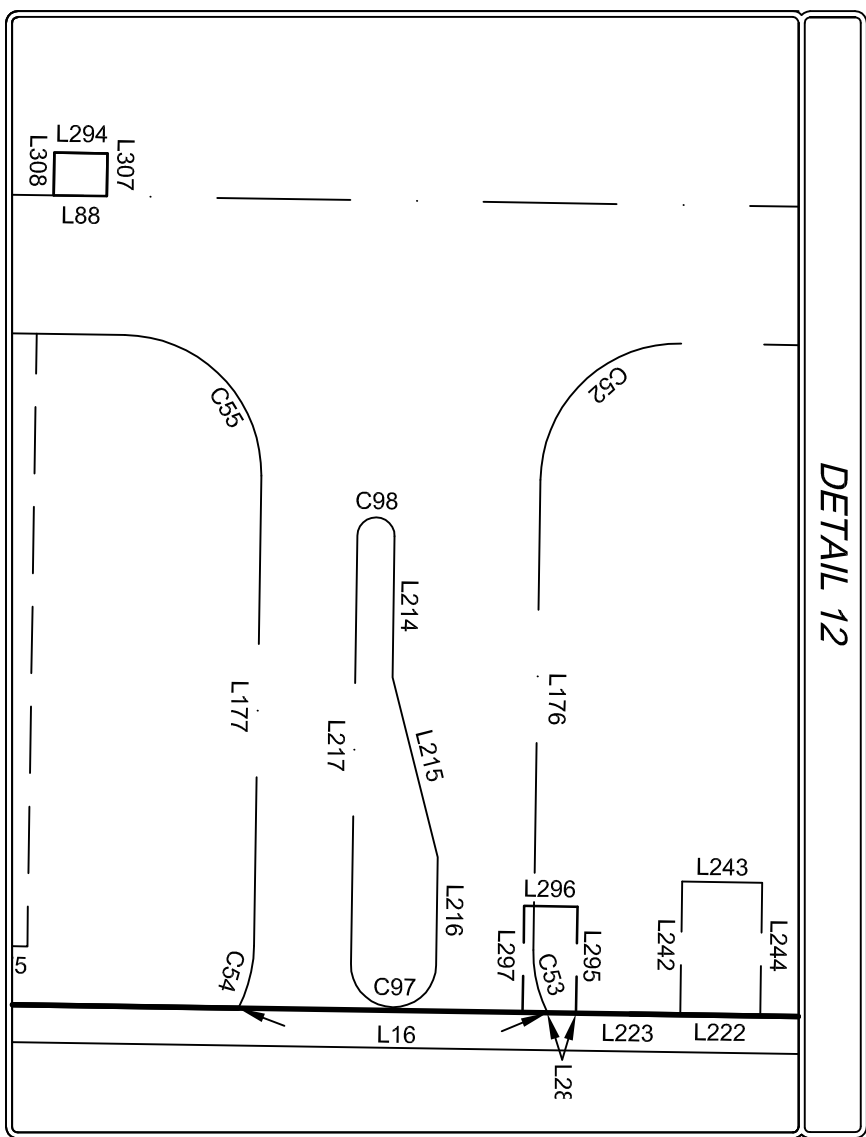
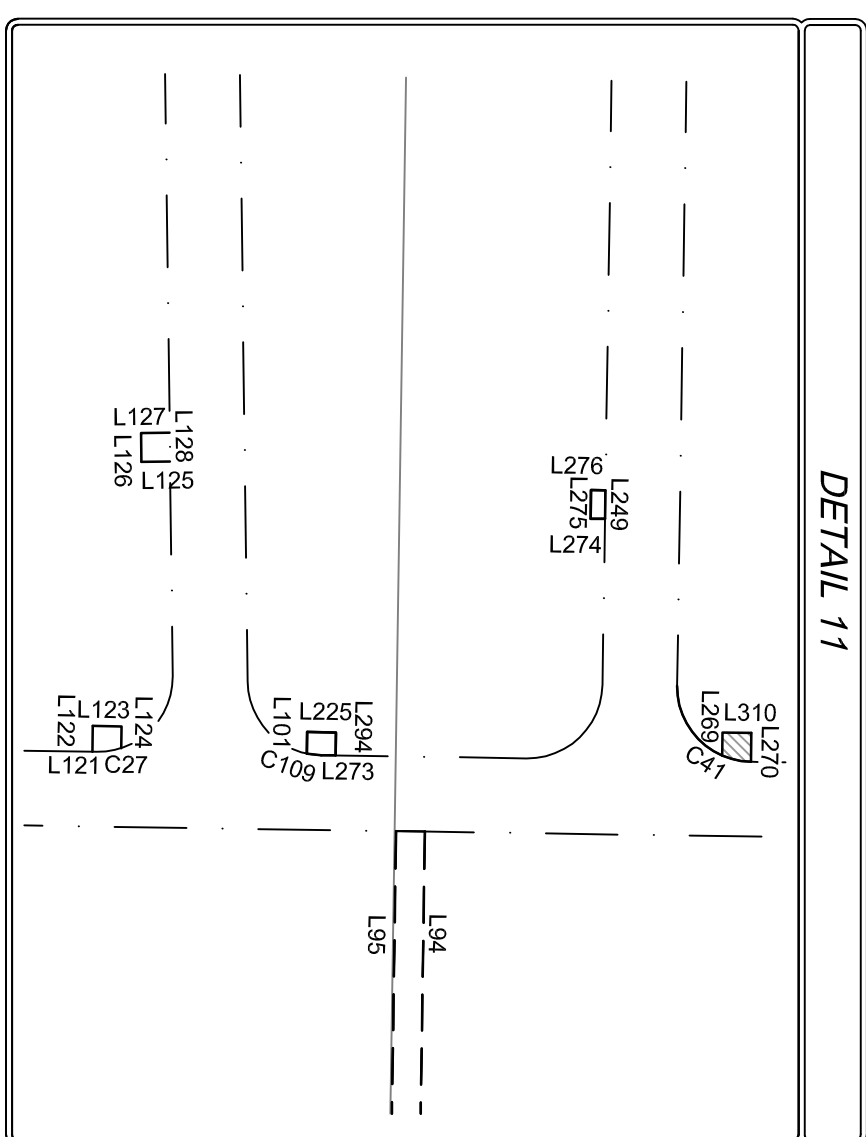
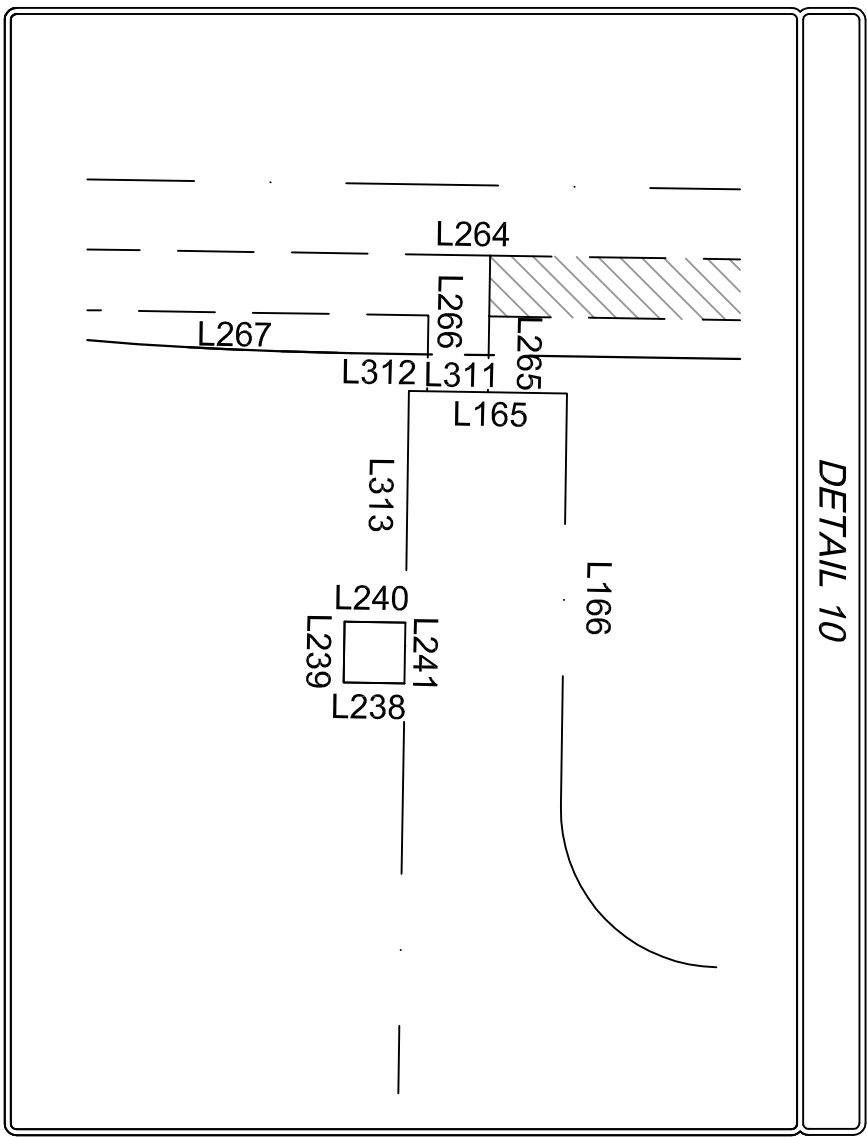
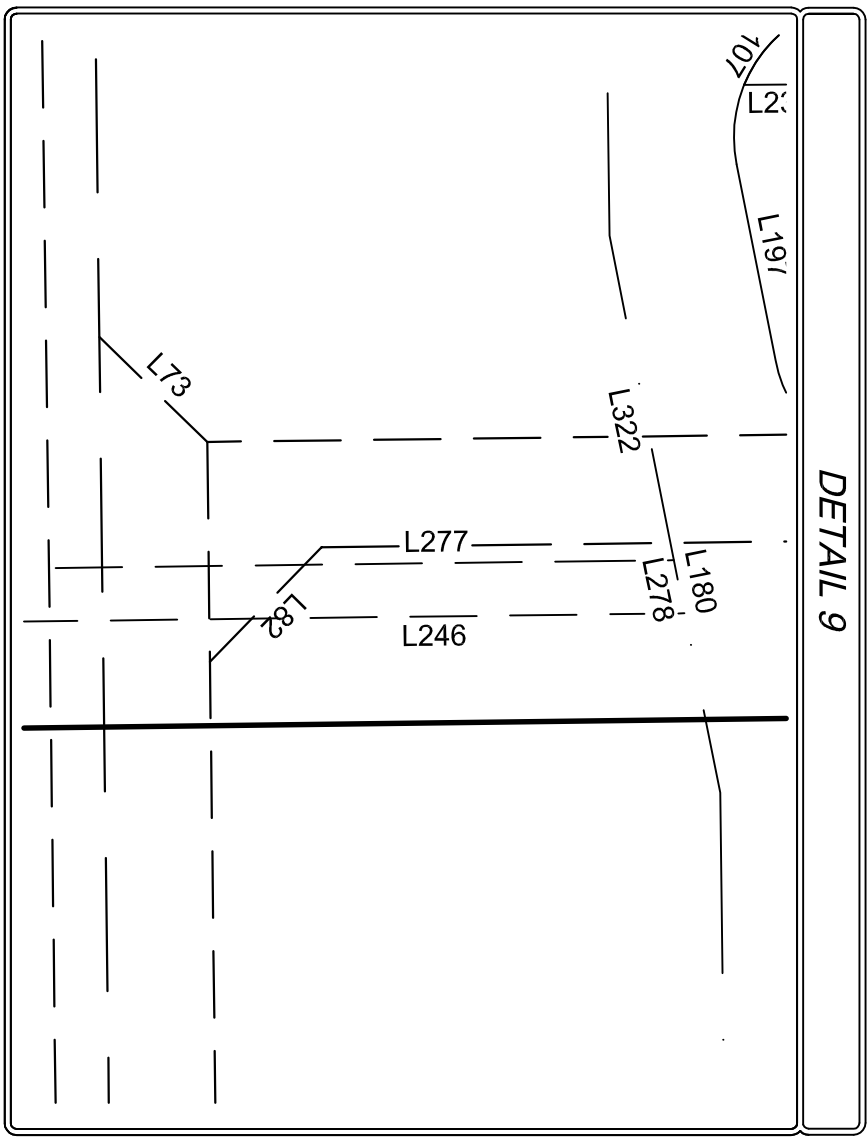
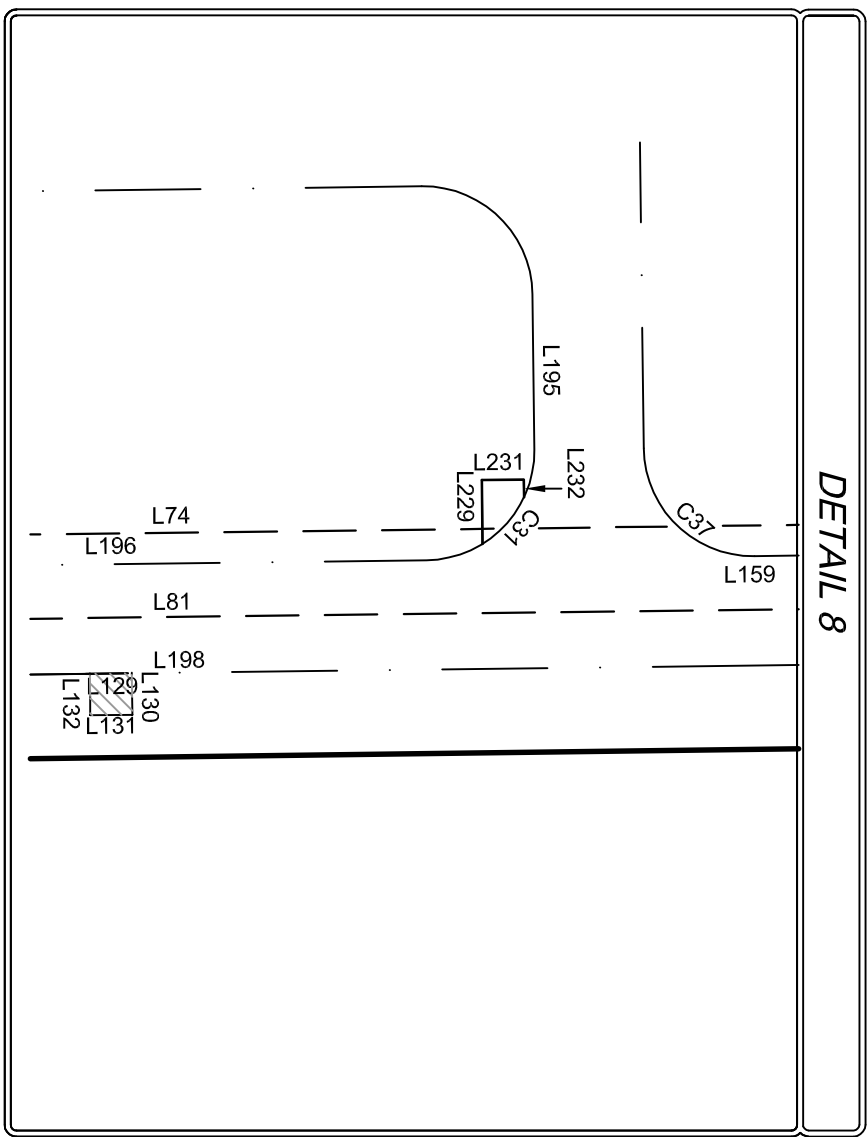
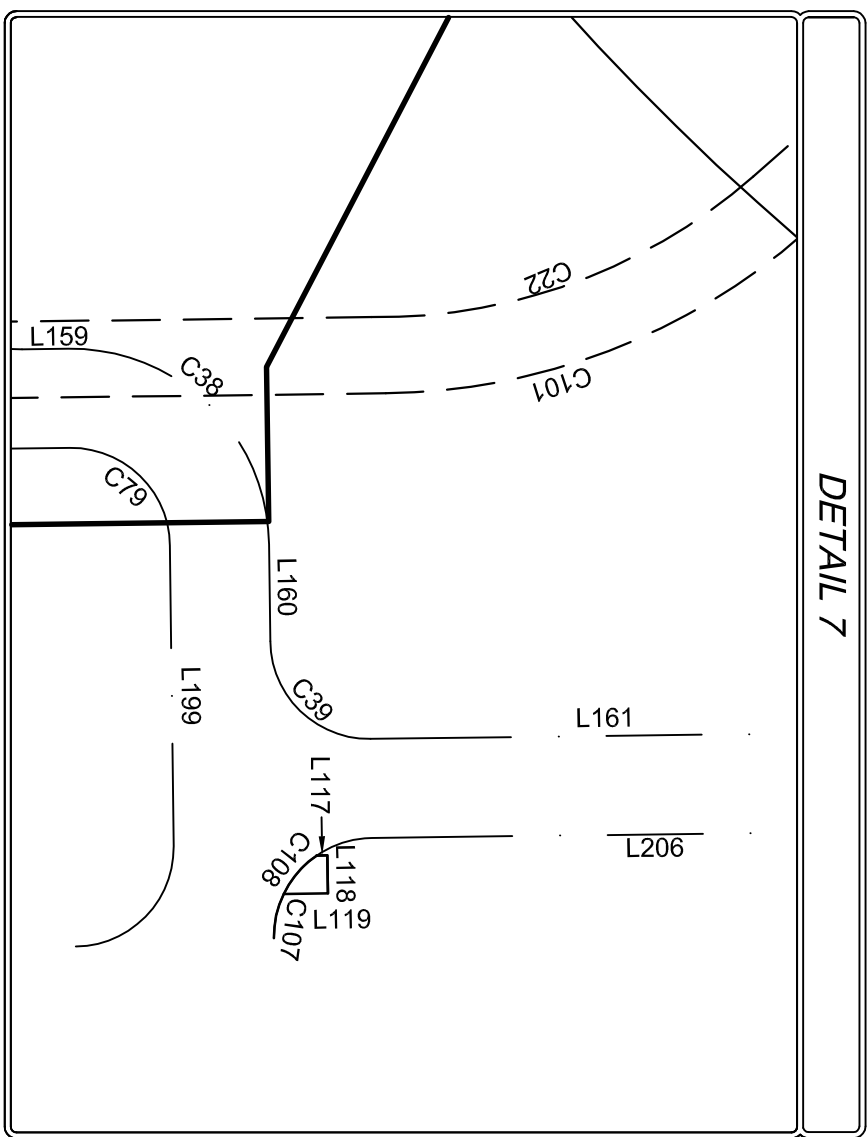
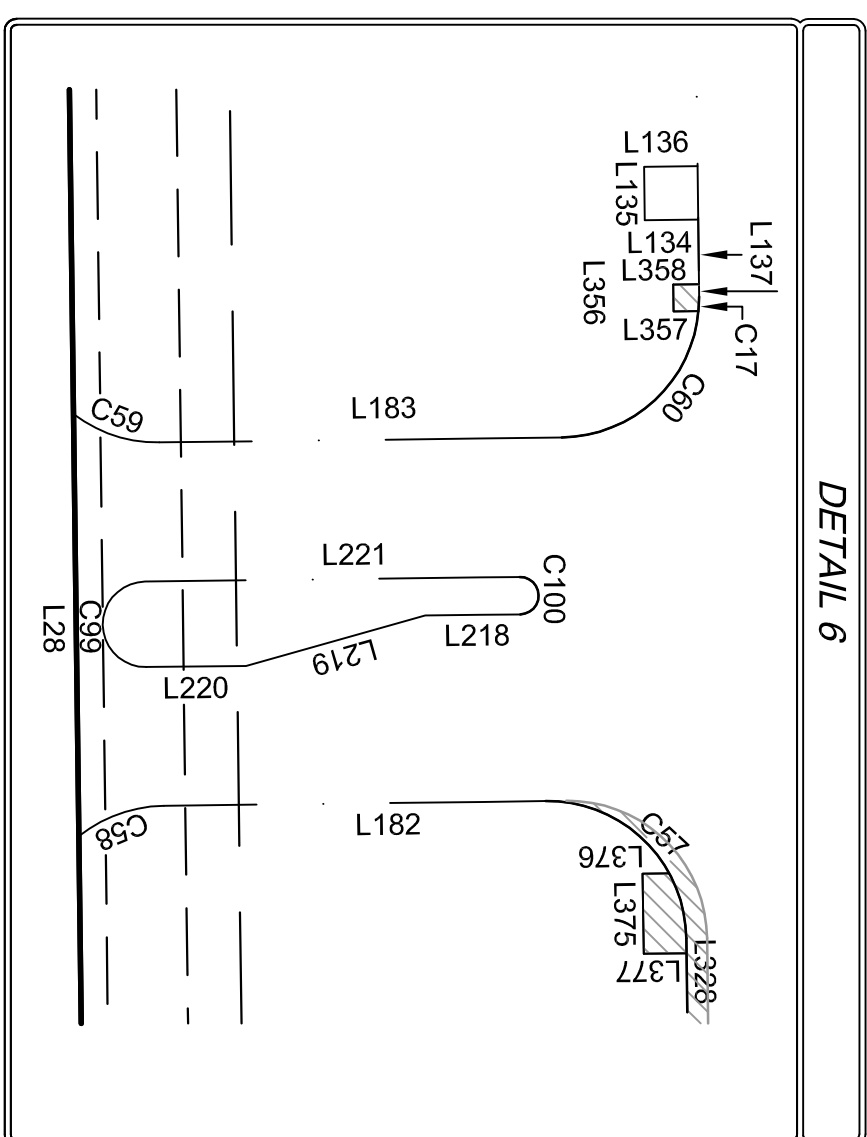
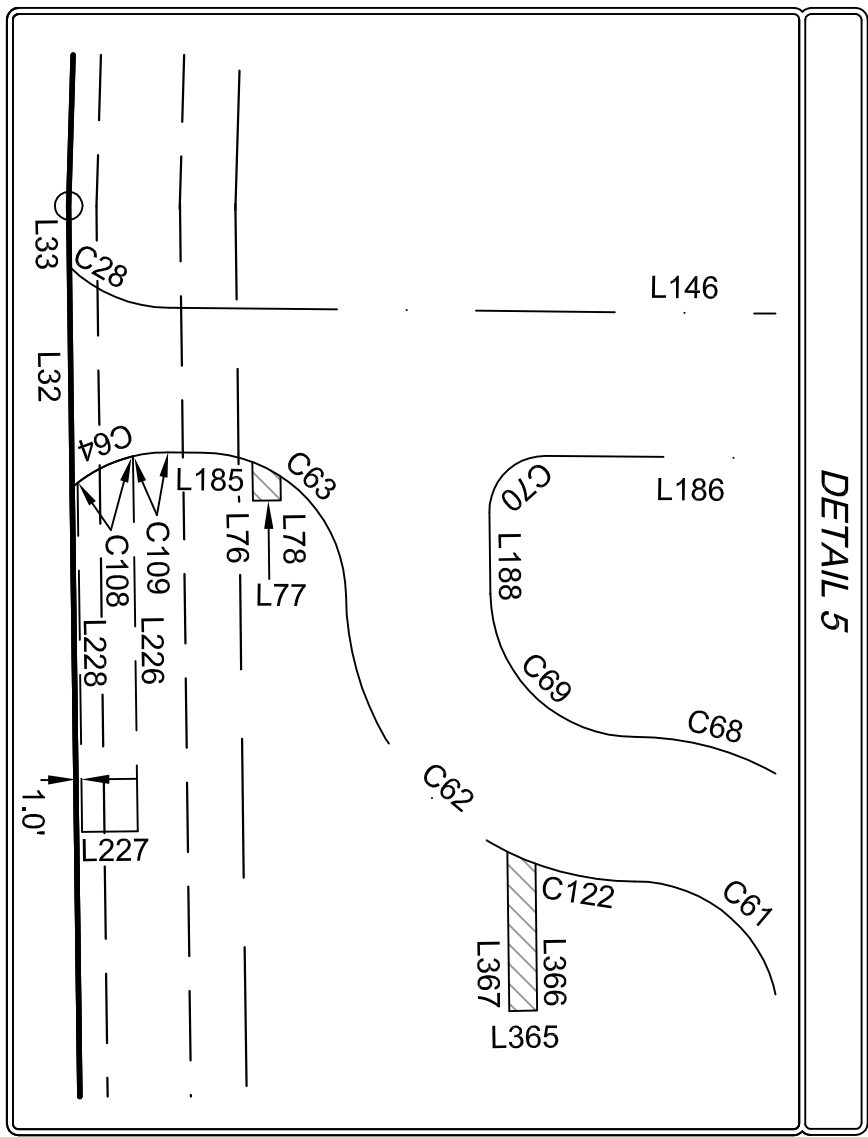
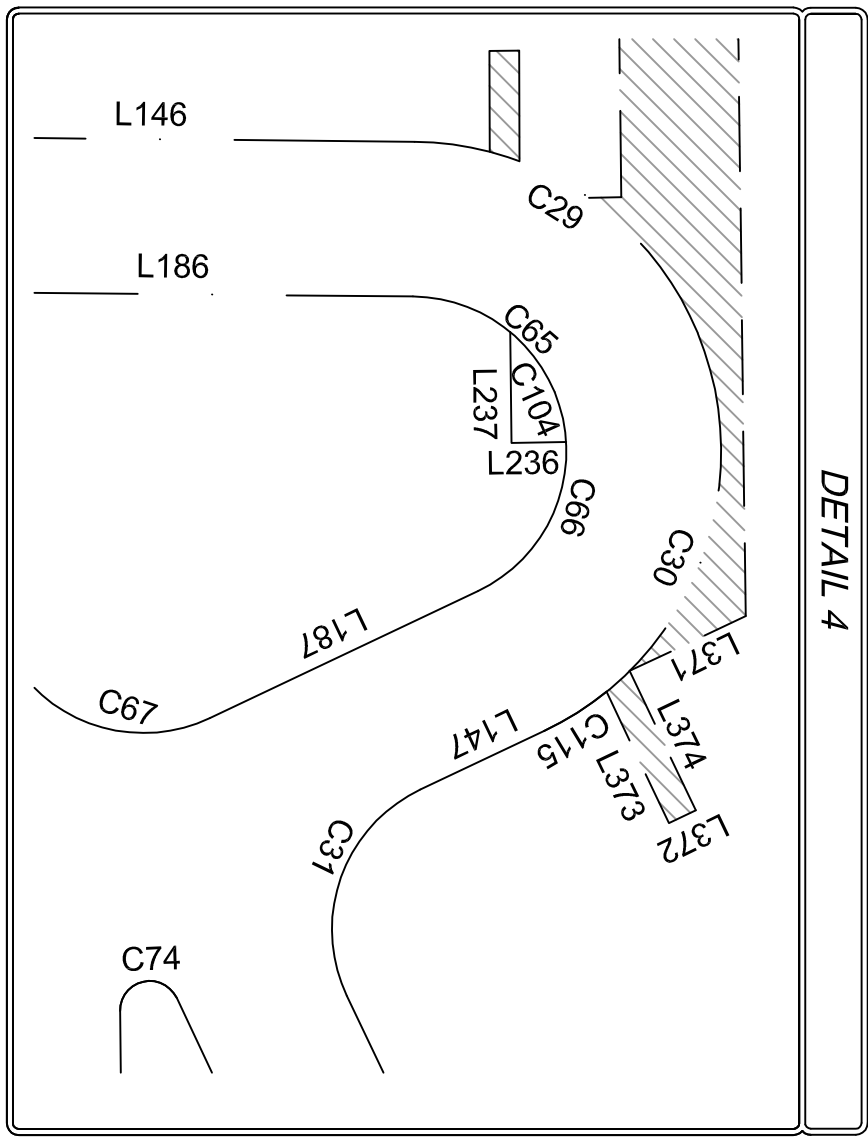
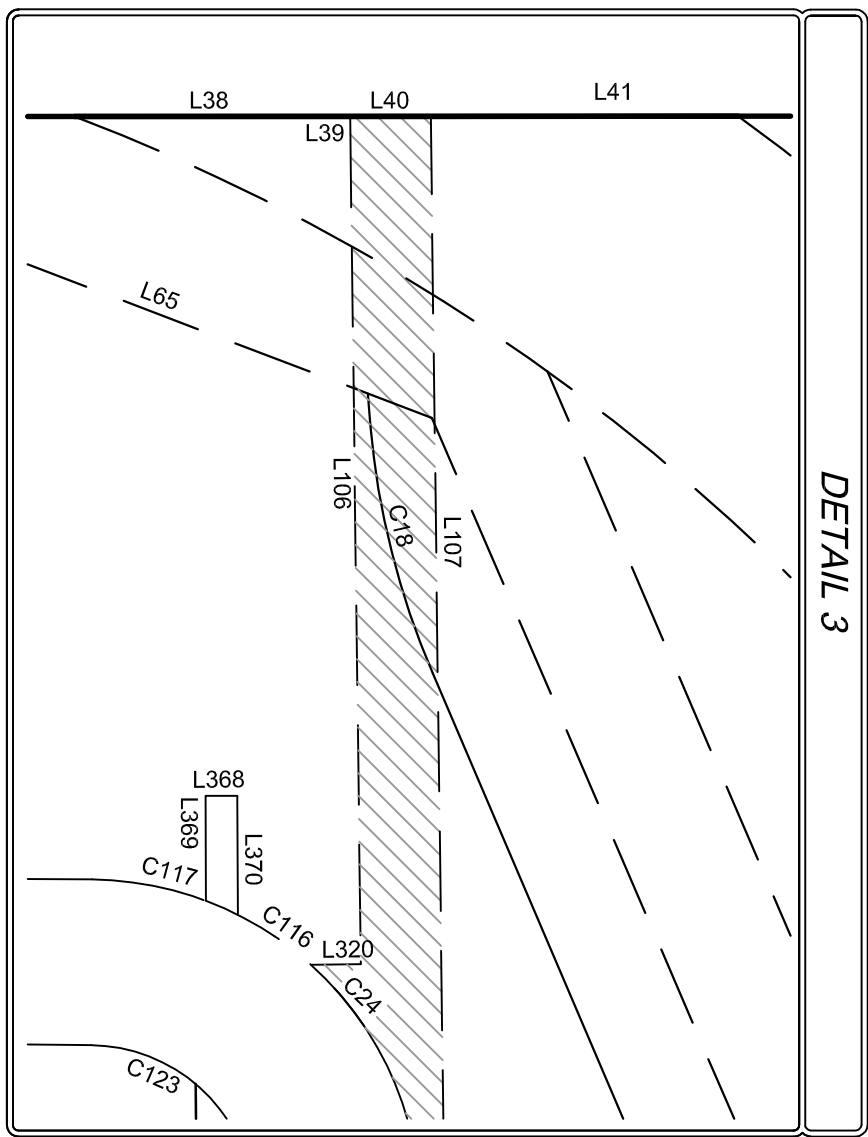
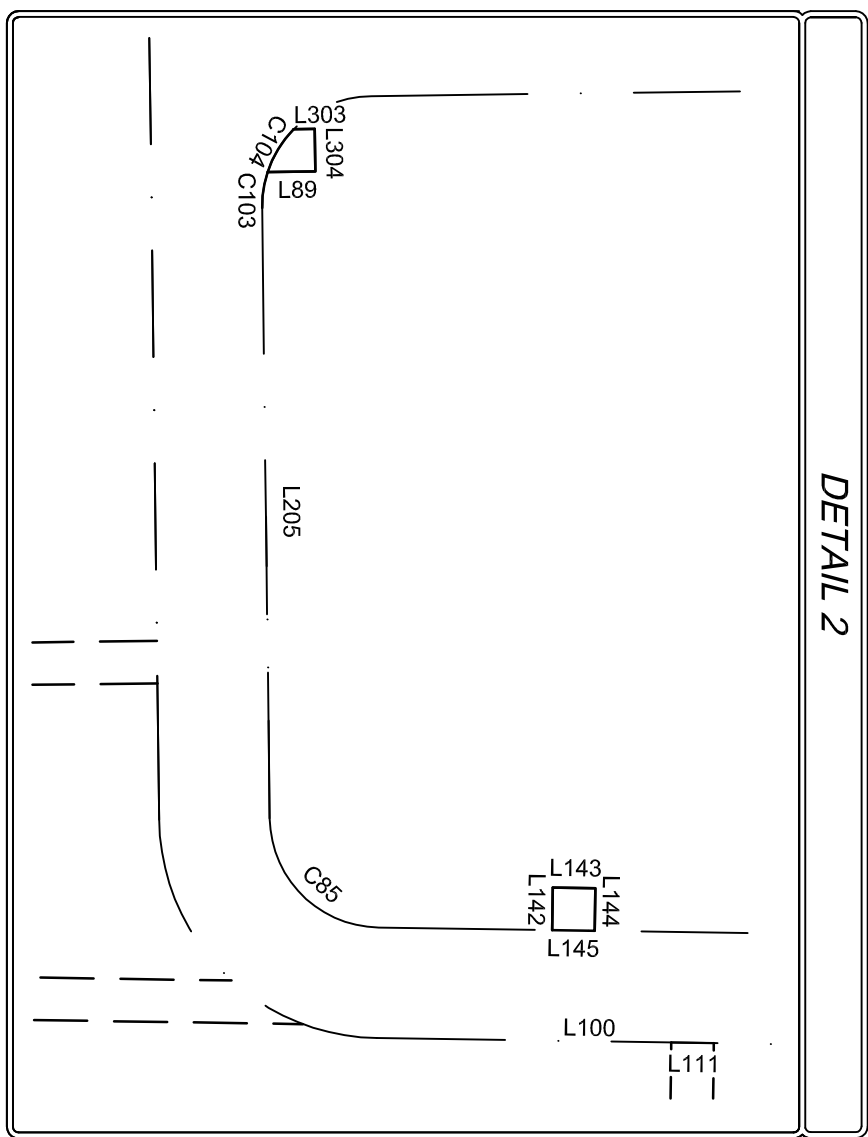
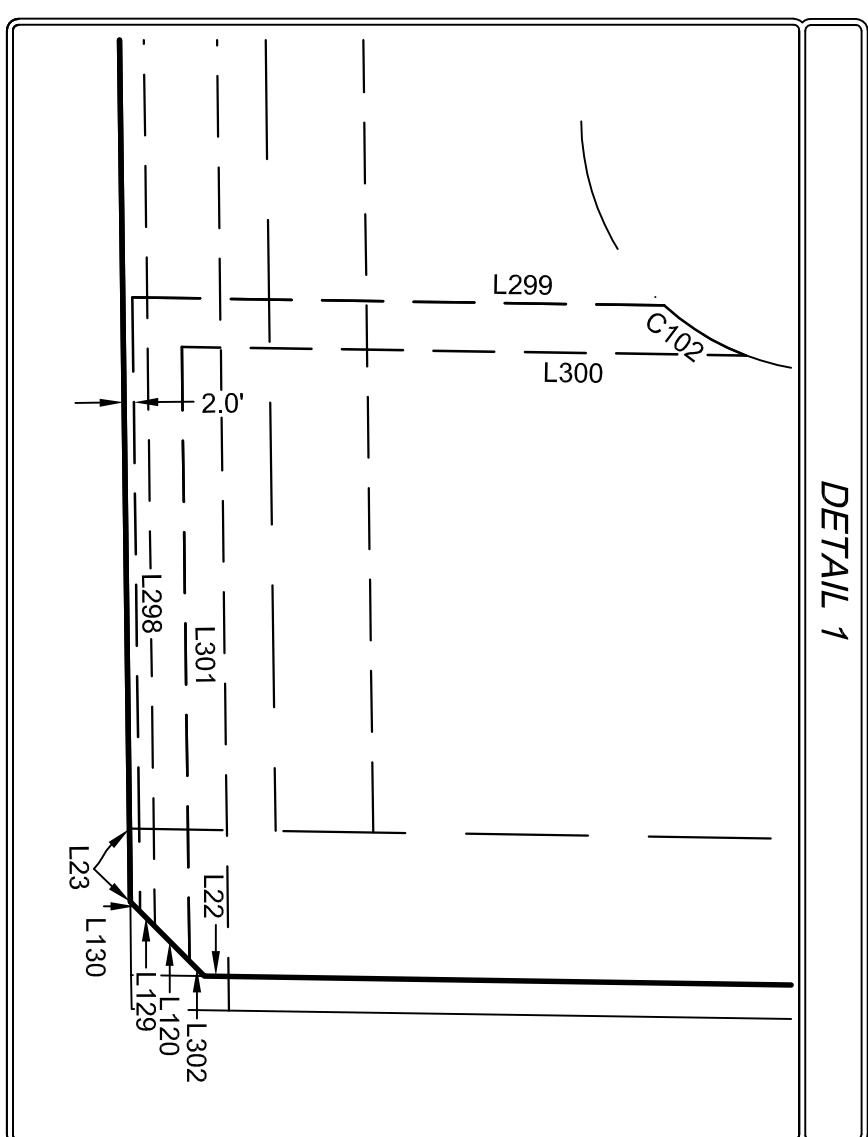


**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4984  
WWW.ANSURVEY.COM

**FINAL PLAT**  
**LINCOLN ROYAL REVISED**  
**LOTS 1 & 2, BLOCK 1**

43.307 ACRES OF LAND  
BEING A REPLAT OF ALL OF LOTS 1 AND 2,  
BLOCK 1, OF LINCOLN ROYAL  
INSTRUMENT NO. 201200161985, O.P.R.D.C.T.,  
AN ADDITION TO THE CITY OF FARMERS BRANCH,  
DALLAS COUNTY, TEXAS

SITUATED IN THE WILLIAM P. SHAHAN SURVEY, ABSTRACT 1337



OWNER: LINCOLN ROYAL PHASE 1 LP  
~ 2000 MCKINNEY AVE, DALLAS, TX 75201 ~  
~ PH. NO. 214-740-3474 ~

OWNER: LINCOLN ROYAL PHASE 2 LP  
~ 2000 MCKINNEY AVE, DALLAS, TX 75201 ~  
~ PH. NO. 214-740-3474 ~

PAGE 2 OF 4

SIT

**FINAL PLAT**

**LINCOLN ROYAL REVISED**

**LOTS 1 & 2, BLOCK 1**

01 ~ 43.307 ACRES OF LAND  
BEING A REPLAT OF ALL OF LOTS 1 AND 2,  
BLOCK 1, OF LINCOLN ROYAL  
INSTRUMENT NO. 201200761985, O.P.R.D.C.T.,  
AN ADDITION TO THE CITY OF FARMERS BRANCH,  
DALLAS COUNTY, TEXAS

01 ~ SITUATED IN THE WILLIAM P. SHAHAN SURVEY, ABSTRACT 1337

**All easement details are not to scale.**

NOTE

## LEGEND

PORTION OF A PUBLIC AND UTILITY  
EASEMENT ABANDONED BY THIS PLAT

EASEMENTS AS SHOWN HEREON ARE  
DEDICATED BY THIS PLAT

**O'DONALD ENGINEERING LLC**

1601 EAST LAMAR BOULEVARD, SUITE 210  
ARLINGTON, TX 76011  
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**A&W SURVEYORS, INC.**

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~ PROPERTY ADDRESS: 1715 ROYAL LANE-

|                 |               |                  |                     |
|-----------------|---------------|------------------|---------------------|
| Job No. 13-1475 | Drawn by: 024 | Date: 10-26-2013 | Revised: 01/02/2014 |
|-----------------|---------------|------------------|---------------------|

"A professional company operating in your best interest"

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 2.01   | N89°07'53"W |
| L2         | 8.04   | N89°07'53"W |
| L3         | 42.20  | N89°07'53"W |
| L4         | 50.24  | N89°07'53"W |
| L5         | 14.63  | N89°07'53"W |
| L6         | 15.00  | N89°07'53"W |
| L7         | 93.00  | N89°07'53"W |
| L8         | 15.00  | N89°07'53"W |
| L9         | 373.00 | N89°07'53"W |
| L10        | 30.00  | N89°07'53"W |
| L11        | 23.49  | S00°52'07"W |
| L12        | 15.00  | S00°52'07"W |
| L13        | 66.03  | S00°52'07"W |
| L14        | 31.94  | N00°52'07"E |
| L15        | 293.43 | S00°52'07"W |
| L16        | 73.60  | N00°52'07"E |
| L17        | 295.38 | S00°52'07"W |
| L18        | 10.00  | S00°52'07"W |
| L19        | 273.83 | S00°52'07"W |
| L20        | 10.00  | S00°52'07"W |
| L21        | 241.84 | S00°52'07"W |
| L22        | 5.00   | S00°52'07"W |
| L23        | 15.00  | S89°17'02"W |
| L24        | 174.89 | S89°17'02"W |
| L25        | 10.00  | S89°17'02"W |
| L26        | 264.43 | S89°17'02"W |
| L27        | 260.10 | S89°16'55"W |
| L28        | 78.98  | S89°17'02"W |
| L29        | 284.67 | S89°17'02"W |
| L30        | 10.00  | S89°17'02"W |
| L31        | 350.86 | S89°17'02"W |
| L32        | 39.67  | S89°17'02"W |
| L33        | 10.99  | S89°17'02"W |
| L34        | 5.00   | N00°00'37"W |
| L35        | 15.01  | N00°02'13"W |
| L36        | 10.00  | N00°01'49"W |
| L37        | 167.85 | N00°02'01"W |
| L38        | 35.75  | N00°00'45"W |
| L39        | 10.18  | N00°32'28"W |
| L40        | 20.00  | N00°01'49"W |
| L41        | 48.23  | N00°02'34"W |
| L42        | 12.52  | N00°01'06"E |
| L43        | 72.67  | N00°01'50"W |
| L44        | 242.26 | N00°01'49"W |
| L45        | 10.01  | N00°01'49"W |
| L46        | 21.54  | S06°30'00"W |
| L47        | 501.52 | S32°33'00"W |
| L48        | 791.37 | S66°40'00"W |
| L49        | 22.33  | S06°30'00"W |
| L50        | 501.52 | S32°33'00"W |
| L51        | 339.41 | S66°40'00"W |
| L52        | 398.71 | N87°28'10"W |
| L53        | 26.47  | S06°30'00"W |
| L54        | 501.52 | S32°33'00"W |
| L55        | 791.37 | S66°40'00"W |
| L56        | 31.40  | S06°30'00"W |
| L57        | 470.23 | S32°33'00"W |
| L58        | 775.55 | S66°40'00"W |
| L59        | 359.15 | S00°52'07"W |
| L60        | 318.88 | S89°20'47"W |
| L61        | 754.47 | S66°40'00"W |
| L62        | 359.20 | S00°52'07"W |
| L63        | 314.88 | S89°20'47"W |
| L64        | 756.76 | S66°40'00"W |
| L65        | 90.99  | N20°46'55"E |
| L66        | 139.31 | N00°01'49"W |
| L67        | 359.15 | S00°52'07"W |
| L68        | 5.00   | N07°01'47"W |
| L69        | 351.86 | S66°50'47"W |
| L70        | 5.00   | N07°01'47"W |
| L71        | 6.96   | N89°17'00"E |
| L72        | 5.00   | N00°43'00"W |
| L73        | 28.28  | S44°17'02"W |
| L74        | 475.55 | N00°42'58"W |
| L75        | 499.27 | N41°07'53"W |
| L76        | 20.00  | N48°52'07"E |
| L77        | 499.27 | N41°07'53"W |
| L78        | 4.35   | S89°17'00"W |
| L79        | 37.50  | N34°38'45"W |
| L80        | 10.00  | N55°21'15"E |
| L81        | 457.86 | N00°42'58"W |
| L82        | 30.05  | S45°42'58"E |
| L83        | 0.79   | N00°42'58"W |
| L84        | 206.87 | N89°07'53"W |
| L85        | 10.00  | N00°50'44"E |
| L86        | 196.88 | N89°07'53"W |
| L87        | 7.88   | N00°42'57"W |
| L88        | 217.51 | N82°58'15"E |
| L89        | 11.21  | S00°42'58"E |
| L90        | 88.57  | N89°17'02"E |
| L91        | 25.00  | S89°07'53"E |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L92        | 15.00  | N00°52'07"E |
| L93        | 25.00  | S89°07'53"E |
| L94        | 126.00 | N89°07'52"W |
| L95        | 126.00 | N89°07'52"W |
| L96        | 126.00 | N89°07'52"W |
| L97        | 111.00 | N89°07'53"W |
| L98        | 19.98  | S89°17'02"W |
| L99        | 10.00  | S89°17'02"W |
| L100       | 10.00  | S89°17'02"W |
| L101       | 7.54   | N89°07'53"W |
| L102       | 145.47 | S00°42'58"E |
| L103       | 145.47 | S00°42'58"E |
| L104       | 126.01 | S00°43'00"E |
| L105       | 126.01 | S00°43'00"E |
| L106       | 132.68 | N89°17'02"E |
| L107       | 199.46 | N89°17'02"E |
| L108       | 10.70  | S00°42'58"E |
| L109       | 16.82  | S00°42'58"E |
| L110       | 28.00  | N00°52'07"E |
| L111       | 10.00  | N00°52'07"E |
| L112       | 10.00  | N89°17'02"E |
| L113       | 10.00  | N89°17'02"E |
| L114       | 13.46  | N89°17'02"E |
| L115       | 10.00  | S00°42'58"E |
| L116       | 5.96   | S89°17'02"W |
| L117       | 2.83   | N00°42'58"W |
| L118       | 10.00  | N89°17'02"E |
| L119       | 11.61  | S00°42'58"E |
| L120       | 10.04  | S45°00'42"W |
| L121       | 1.58   | S00°52'07"W |
| L122       | 9.00   | S89°07'53"E |
| L123       | 10.00  | S00°52'07"W |
| L124       | 7.60   | S89°07'53"E |
| L125       | 10.00  | N00°42'58"W |
| L126       | 10.00  | N89°17'02"E |
| L127       | 10.00  | N00°42'58"W |
| L128       | 10.00  | N89°17'02"E |
| L129       | 4.30   | S45°13'38"W |
| L130       | 2.87   | S44°51'00"W |
| L131       | 10.00  | S00°52'07"W |
| L132       | 115.00 | N89°07'53"W |
| L133       | 76.98  | N00°42'58"W |
| L134       | 10.00  | N00°43'00"W |
| L135       | 10.00  | S89°17'00"W |
| L136       | 10.00  | N00°43'00"W |
| L137       | 10.00  | N89°17'00"E |
| L138       | 5.00   | S00°43'00"W |
| L139       | 5.00   | N89°17'02"E |
| L140       | 5.00   | S00°42'58"E |
| L141       | 75.38  | S89°17'00"W |
| L142       | 10.00  | N89°07'53"W |
| L143       | 10.00  | N00°52'07"E |
| L144       | 10.00  | S89°07'53"E |
| L145       | 10.00  | S00°52'07"W |
| L146       | 168.53 | S00°32'41"W |
| L147       | 22.98  | N25°20'37"W |
| L148       | 182.50 | S64°39'24"W |
| L149       | 224.09 | S82°58'13"W |
| L150       | 89.99  | S89°17'02"W |
| L151       | 61.00  | S00°42'58"E |
| L152       | 26.00  | S89°17'02"W |
| L153       | 238.77 | N00°42'58"W |
| L154       | 125.03 | S89°17'02"W |
| L155       | 181.62 | S00°42'58"E |
| L156       | 67.40  | N89°17'02"E |
| L157       | 26.00  | S00°42'58"E |
| L158       | 182.37 | S89°17'02"W |
| L159       | 12.21  | S00°42'58"E |
| L160       | 25.42  | S89°17'02"W |
| L161       | 148.85 | S00°42'58"E |
| L162       | 333.76 | N89°07'53"W |
| L163       | 283.95 | S00°52'07"W |
| L164       | 233.92 | S89°07'53"E |
| L165       | 26.00  | S00°52'07"W |
| L166       | 68.00  | N89°07'53"W |
| L167       | 220.70 | S00°52'07"W |
| L168       | 71.67  | S89°07'53"E |
| L169       | 26.00  | S00°52'07"W |
| L170       | 71.67  | N89°07'53"W |
| L171       | 9.95   | N00°52'07"E |
| L172       | 253.86 | N89°07'53"W |
| L173       | 10.93  | S89°07'53"E |
| L174       | 60.37  | N00°52'07"E |
| L175       | 148.79 | N00°52'07"E |
| L176       | 88.26  | N89°07'53"W |
| L177       | 88.26  | S89°07'53"E |
| L178       | 635.25 | N00°52'07"E |
| L179       | 292.72 | N89°17'02"E |
| L180       | 123.25 | N78°46'20"E |
| L181       | 152.71 | N89°17'02"E |
| L182       | 80.13  | N00°42'58"W |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L183       | 84.03  | S00°42'58"E |
| L184       | 774.88 | N89°17'02"E |
| L185       | 6.30   | N00°52'07"E |
| L186       | 117.52 | S00°32'41"W |
| L187       | 49.83  | N25°20'37"W |
| L188       | 14.77  | S89°17'02"W |
| L189       | 231.60 | S64°39'24"W |
| L190       | 222.66 | S82°58'13"W |
| L191       | 88.55  | S89°17'02"W |
| L192       | 99.77  | N00°42'58"W |
| L193       | 595.00 | N89°17'02"E |
| L194       | 180.16 | S00°42'58"E |
| L195       | 36.97  | S89°17'02"W |
| L196       | 173.30 | N00°42'58"W |
| L197       | 37.60  | N78°46'20"E |
| L198       | 248.48 | S00°42'58"E |
| L199       | 78.96  | S89°17'02"W |
| L200       | 248.48 | N00°42'58"W |
| L201       | 78.96  | N89°17'02"E |
| L202       | 248.48 | S00°42'58"E |
| L203       | 150.43 | S89°17'02"W |
| L204       | 248.57 | N00°52'07"E |
| L205       | 143.55 | N89°17'02"E |
| L206       | 146.85 | S00°42'58"E |
| L207       | 210.17 | N89°07'53"W |
| L208       | 143.09 | N00°52'07"E |
| L209       | 206.13 | N89°17'02"E |
| L210       | 132.76 | N00°52'07"E |
| L211       | 164.92 | S89°07'53"E |
| L212       | 60.37  | S00°52'07"W |
| L213       | 87.92  | N89°07'53"W |
| L214       | 26.50  | N89°07'53"W |
| L215       | 34.77  | S75°52'08"W |
| L216       | 20.30  | N89°07'53"W |
| L217       | 80.36  | S89°07'53"E |
| L218       | 26.50  | N00°42'58"W |
| L219       | 34.77  | N15°42'58"W |
| L220       | 18.73  | N00°43'01"W |
| L221       | 78.82  | S00°42'59"E |
| L222       | 15.00  | S00°52'07"W |
| L223       | 19.58  | S00°52'07"W |
| L224       | 45.57  | N89°07'53"W |
| L225       | 10.00  | N00°52'07"E |
| L226       | 67.50  | S89°17'02"W |
| L227       | 10.00  | N00°42'58"W |
| L228       | 62.85  | S89°17'02"W |
| L229       | 10.00  | N00°52'07"E |
| L230       | 115.00 | S89°07'53"E |
| L231       | 10.00  | S00°42'58"E |
| L232       | 4.20   | N89°17'02"E |
| L233       | 3.24   | N00°42'58"W |
| L234       | 10.00  | N89°17'02"E |
| L235       | 10.70  | S00°42'58"E |
| L236       | 9.15   | S00°42'57"E |
| L237       | 18.62  | S89°17'03"W |
| L238       | 10.00  | S00°52'07"W |
| L239       | 10.00  | N89°07'53"W |
| L240       | 10.00  | N00°52'07"E |
| L241       | 10.00  | S89°07'53"E |
| L242       | 25.00  | S89°07'53"E |
| L243       | 15.00  | N00°52'07"E |
| L244       | 25.00  | S89°07'53"E |
| L245       | 9.95   | N07°01'47"W |
| L246       | 139.20 | N00°42'58"W |
| L247       | 10.00  | N07°01'47"W |
| L248       | 5.10   | N82°58'13"E |
| L249       | 10.00  | S89°07'53"E |
| L250       | 6.28   | S06°16'19"W |
| L251       | 10.00  | N83°43'41"W |
| L252       | 10.16  | N06°16'19"E |
| L253       | 126.01 | S00°43'00"E |
| L254       | 10.00  | N89°17'02"E |
| L255       | 126.01 | S00°43'00"E |
| L256       | 11.28  | N00°42'57"W |
| L257       | 257.60 | N00°42'57"W |
| L258       | 10.00  | S89°17'03"W |
| L259       | 257.76 | N00°42'58"W |
| L260       | 154.22 | N89°17'03"E |
| L261       | 10.00  | N89°17'02"E |
| L262       | 3.24   | N00°42'58"W |
| L263       | 314.62 | N28°46'19"E |
| L264       | 492.05 | N00°52'07"E |
| L265       | 22.48  | S89°07'53"E |
| L266       | 12.48  | S89°07'53"E |
| L267       | 157.74 | N00°52'07"E |
| L268       | 207.49 | N28°46'19"E |
| L269       | 8.02   | S89°07'52"E |
| L270       | 10.00  | S89°07'52"E |
| L271       | 143.89 | N89°17'03"E |
| L272       | 34.76  | N00°42'58"W |
| L273       | 5.03   | S00°41'00"W |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L274       | 5.00   | S00°52'07"W |
| L275       | 10.00  | N89°07'53"W |
| L276       | 5.00   | N00°52'07"E |
| L277       | 137.24 | N00°51'40"E |
| L278       | 10.17  | N78°46'20"E |
| L279       | 102.09 | S28°45'50"W |
| L280       | 16.31  | N61°13'41"W |
| L281       | 11.52  | S05°20'36"E |
| L282       | 11.01  | S61°13'41"E |
| L283       | 10.00  | N00°52'07"E |
| L284       | 10.00  | S89°07'53"E |
| L285       | 6.47   | S00°52'07"W |
| L286       | 6.47   | S89°07'53"E |
| L287       | 10.01  | S89°07'53"E |
| L288       | 11.83  | N89°07'53"W |
| L289       | 5.37   | S01°02'28"W |
| L290       | 78.96  | S89°17'02"W |
| L291       | 20.00  | N89°07'53"W |
| L292       | 10.00  | N00°52'07"E |
| L293       | 20.00  | N89°07'53"W |
| L294       | 8.00   | S89°07'53"E |
| L295       | 20.00  | N89°07'53"W |
| L296       | 10.00  | N00°52'07"E |
| L297       | 20.00  | N89°07'53"W |
| L298       | 126.05 | S89°17'02"W |
| L299       | 160.06 | S00°52'07"W |
| L300       | 166.72 | S00°52'07"W |
| L301       | 126.05 | S89°17'02"W |
| L302       | 4.31   | S45°13'38"W |
| L303       | 4.97   | N00°42'58"W |
| L304       | 10.00  | N89°17'02"E |
| L305       | 74.66  | N89°17'02"E |
| L306       | 196.19 | N00°52'07"E |
| L307       | 10.00  | N89°07'53"W |
| L308       | 10.00  | N89°07'53"W |
| L309       | 2.41   | N89°17'02"E |
| L310       | 10.00  | N00°52'07"E |
| L311       | 10.00  | N00°52'07"E |
| L312       | 78.71  | N78°46'20"E |
| L313       | 38.13  | S89°07'53"E |
| L314       | 328.81 | N56°40'31"E |
| L315       | 323.40 | N56°40'31"E |
| L316       | 29.97  | N56°40'31"E |
| L317       | 53.87  | N56°40'31"E |
| L318       | 55.89  | S82°58'13"E |
| L319       | 85.79  | N82°58'13"E |
| L320       | 10.73  | S00°42'58"E |
| L321       | 10.00  | N00°42'58"W |
| L322       | 78.71  | N78°46'20"E |
| L323       | 215.89 | S00°42'58"E |
| L324       | 217.56 | S89°17'02"W |
| L325       | 213.10 | S89°17'02"W |
| L326       | 73.56  | N69°17'02"E |
| L327       | 87.27  | N69°17'02"E |
| L328       | 28.21  | N89°17'02"E |
| L329       | 240.71 | S89°17'02"W |
| L330       | 2.90   | S89°17'00"W |
| L331       | 2.33   | S89°17'02"W |
| L332       | 25.19  | S89°17'02"W |
| L333       | 125.03 | N89°17'02"W |
| L334       | 76.24  | S23°10'45"E |
| L335       | 29.08  | N83°46'10"W |
| L336       | 40.55  | S34°38'45"E |
| L337       | 10.00  | N89°17'02"E |
| L338       | 123.25 | N78°46'20"E |
| L339       | 12.00  | S00°42'58"E |
| L340       | 224.09 | S00°42'58"E |
| L341       | 76.24  | S23°10'45"E |
| L342       | 29.08  | N83°46'10"W |
| L343       | 76.16  | N23°10'45"W |
| L344       | 5.00   | N66°40'31"E |
| L345       | 7.00   | S33°19'29"E |
| L346       | 7.00   | S33°19'29"E |
| L347       | 5.00   | N66°40'31"E |
| L348       | 7.00   | S33°19'29"E |
| L349       | 7.00   | S33°19'29"E |
| L350       | 5.00   | N89°17'02"E |
| L351       | 52.44  | S00°42'58"E |
| L352       | 52.44  | S00°42'58"E |
| L353       | 5.00   | S00°42'58"E |
| L354       | 4.17   | N89°17'02"E |
| L355       | 3.83   | N89°17'02"E |
| L356       | 5.00   | N89°17'02"E |
| L357       | 4.69   | S00°43'00"E |
| L358       | 4.87   | S00°43'00"E |
| L359       | 5.00   | N89°17'02"E |
| L360       | 5.05   | S00°42'58"E |
| L361       | 5.05   | S00°42'58"E |
| L362       | 5.00   | N89°17'02"E |
| L363       | 4.59   | N00°42'58"W |
| L364       | 5.14   | N00°42'58"W |

OWNERS CERTIFICATION

Whereas, LINCOLN ROYAL PHASE I L.P., a Texas limited partnership, and LINCOLN ROYAL PHASE II L.P., a Texas limited partnership, are the sole owner of a tract of land located in the WILLIAM P. SHAHAN SURVEY, Abstract 1337, and being all of Lots 1 and 2, of Block 1, LINCOLN ROYAL, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201200161985, Official Public Records, Dallas County, Texas, and said Lots 1 and 2, described in deed to Lincoln Royal Phase 1 L.P., a Texas limited partnership, recorded in Instrument No. 201200173715, Official Public Records, Dallas County, Texas, and said Lot 2, described in deed to Lincoln Royal Phase 1 L.P., a Texas limited partnership, recorded in Instrument No. 201200173717, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch iron rod found for corner in the North line of Royal Lane, a 100-foot public right-of-way, at the Southeast corner of Parcel 54 described in deed to Gateway Properties LLC, recorded in Instrument No. 20080003804, Official Public Records, Dallas County, Texas, and being the Southwest corner of said Lot 7;

Thence North 00 deg. 01 min. 49 sec. West, a distance of 639.48 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of said Lot 7;

Thence South 87 deg. 28 min. 10 sec. East, along the North line of said Lot 7, a distance of 399.16 feet to a point for corner at the beginning of a curve to the left, having a central angle of 25 deg. 51 min. 51 sec., a radius of 310.00 feet, and a chord bearing and distance of North 79 deg. 35 min. 56 sec. East, 138.75 feet;

Thence Northeasterly, along said curve to the left, an arc distance of 139.94 feet to a point for corner;

Thence Northeasterly, along the Northwesterly line of said Lots 4 through 6, the following five (5) courses and distances:

1) Thence North 66 deg. 40 min. 00 sec. East, a distance of 339.41 feet to a point for corner at the beginning of a curve to the left having a central angle of 34 deg. 07 min. 00 sec., a radius of 253.00 feet, and a chord bearing and distance of North 49 deg. 36 min. 30 sec. East, 148.43 feet;

2) Thence Northeasterly, along said curve to the left, an arc distance of 150.65 feet to a point for corner;

3) Thence North 32 deg. 33 min. 00 sec. East, 501.52 feet to a point for corner at the beginning of a curve to the left, having a central angle of 26 deg. 03 min. 00 sec., a radius of 253.00 feet, and a chord bearing and distance of North 19 deg. 31 min. 30 sec. East, 114.04 feet;

4) Thence Northeasterly, along said curve to the left, an arc distance of 115.03 feet to a point for corner;

5) Thence North 06 deg. 30 min. 00 sec. East, a distance of 21.34 feet to a point at the Southwest corner of Lot 1, Block A, TWO COLINAS CROSSING, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 2000222, Page 1781, Map Records, Dallas County, Texas;

Thence South 89 deg. 07 min. 53 sec. East, a distance of 643.12 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the present West line of Luna Road, a variable width right-of-way, and being at the Southeast corner of said TWO COLINAS CROSSING;

Thence South 00 deg. 52 min. 07 sec. West, along said present West line, a distance of 1394.86 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the North corner of a right-of-way dedication, recorded in Volume 93180, Page 3352, Deed Records, Dallas County, Texas;

Thence South 45 deg. 04 min. 35 sec. West, a distance of 21.51 feet to a 1/2-inch iron rod found for corner in the said North line of Royal Lane;

Thence South 89 deg. 17 min. 02 sec. West, along said North line, a distance of 1777.42 feet to a 1/2-inch iron rod found for corner;

Thence North 88 deg. 19 min. 47 sec. West, continuing along said North line, a distance of 99.56 feet to the PLACE OF BEGINNING and containing 1,866,460 square feet or 43.307 acres of land.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Jeff Courtright, acting by and through LINCOLN ROYAL PHASE I L.P., a Texas limited partnership, and LINCOLN ROYAL PHASE II L.P., a Texas limited partnership, and duly authorized so to act, does hereby adopt this plat designating the herein above described property as **LINCOLN ROYAL REVISED, LOTS 1 & 2, BLOCK 1**, 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 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 parts 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, designated as Floodway Easement. 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 \_\_\_\_\_, 2014.

By: Jeff Courtright

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Jeff Courtright, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public in and for The State of Texas

FLOOD PLAIN

1) ZONE "A-E", SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO FLOOD ELEVATIONS DETERMINED PER COMMUNITY PANEL NO. 48113C 0170U, OF THE FEMA FLOOD INSURANCE RATE MAP DATED AUGUST 23, 2001. THIS INFORMATION DERIVED BY PROTRACTOR FROM F.I.R.M.

2) APPROXIMATE LOCATION ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, DETERMINED PER COMMUNITY PANEL NO. 48113C 0170U, OF THE FEMA FLOOD INSURANCE RATE MAP DATED AUGUST 23, 2001. THIS INFORMATION DERIVED BY PROTRACTOR FROM F.I.R.M.

Marc Bentley, P.E.

City Engineer, Flood Plain Administrator

SURVEYORS CERTIFICATION

THAT I, John S. Turner, do hereby certify that I prepared this plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Farmers Branch, Texas.

Witness my hand at Mesquite, Texas,

This \_\_\_\_ day of \_\_\_\_\_, 2014.

John S. Turner

Registered Professional Land Surveyor #5310

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office  
this the \_\_\_\_ day of \_\_\_\_\_, 2014.

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 \_\_\_\_\_, 2014.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

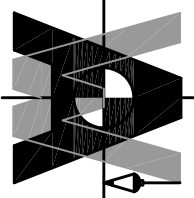
OWNER: LINCOLN ROYAL PHASE 1 LP  
~ 2000 MCKINNEY AVE, DALLAS, TX. 75201 ~  
~ PH. NO. 214-740-3474 ~

OWNER: LINCOLN ROYAL PHASE 2 LP  
~ 2000 MCKINNEY AVE, DALLAS, TX. 75201 ~  
~ PH. NO. 214-740-3474 ~

PAGE 4 OF 4

O'DONALD ENGINEERING LLC

1601 EAST LAMAR BOULEVARD, SUITE 210  
ARLINGTON, TX 76011  
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**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*  
P.O. BOX 870028, MESQUITE, TX. 75187  
PHONE: (972) 881-4975 FAX: (972) 881-4954  
WWW.AWSURVEY.COM

**FINAL PLAT**  
**LINCOLN ROYAL REVISED**  
**LOTS 1 & 2, BLOCK 1**  
43.307 ACRES OF LAND  
BEING A REPLAT OF ALL OF LOTS 1 AND 2,  
BLOCK 1, OF LINCOLN ROYAL  
INSTRUMENT NO. 201200161985, O.P.R.D.C.T.,  
AN ADDITION TO THE CITY OF FARMERS BRANCH,  
DALLAS COUNTY, TEXAS  
SITUATED IN THE WILLIAM P. SHAHAN SURVEY, ABSTRACT 1337