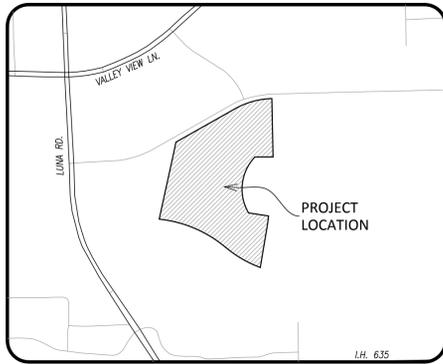




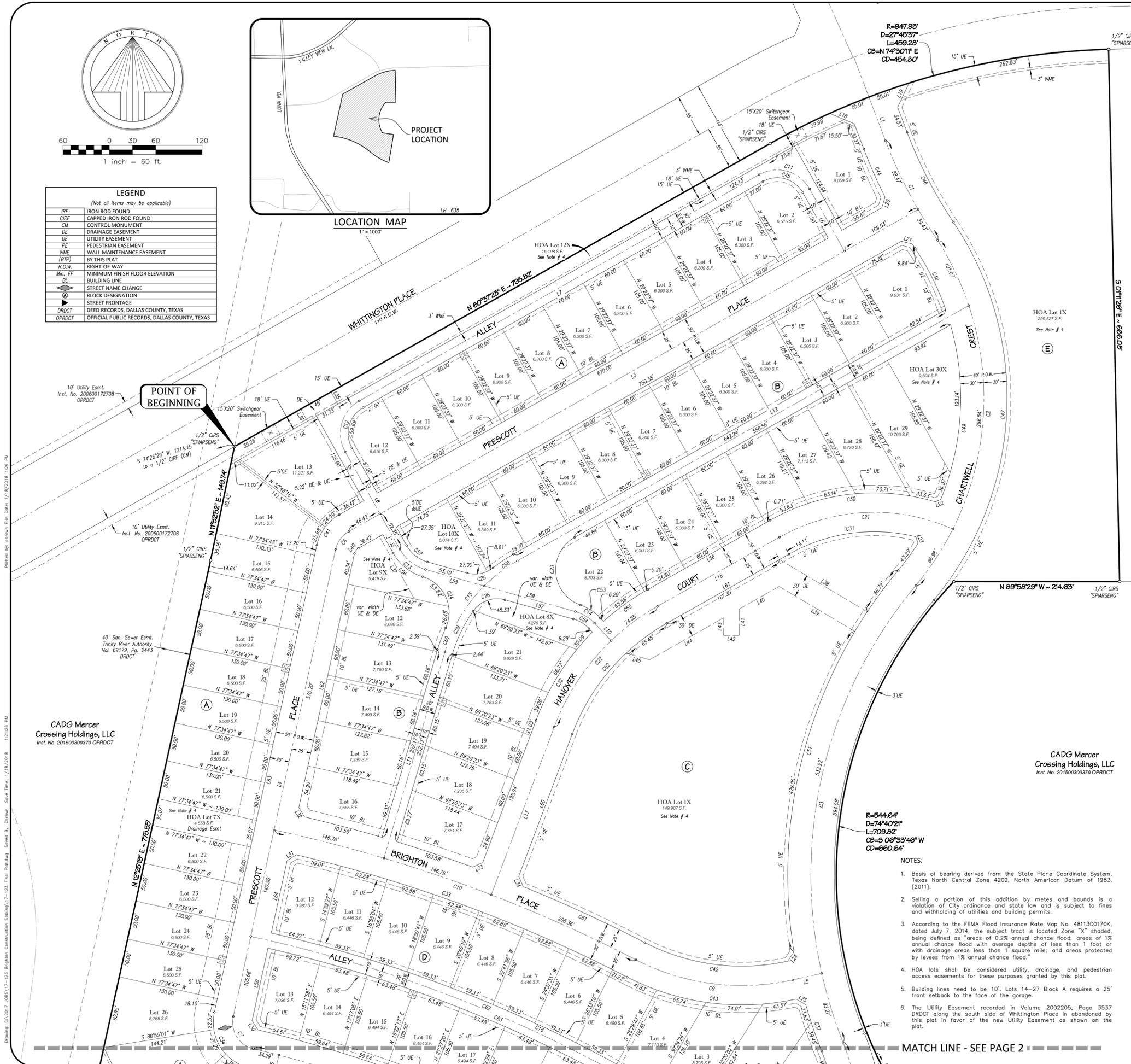
1 inch = 60 ft.

LEGEND
(Not all items may be applicable)

IRF	IRON ROD FOUND
CIFF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
WME	WALL MAINTENANCE EASEMENT
(BIP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
▲	STREET NAME CHANGE
◆	BLOCK DESIGNATION
—	STREET FRONTAGE
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

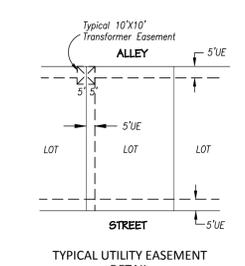


LOCATION MAP
1" = 1000'



Line Table											
Line #	Bearing	Distance									
L1	S 20°49'40" E	60.00'	L17	S 20°39'37" W	230.92'	L33	S 65°22'35" W	14.21'	L49	S 35°49'45" W	22.06'
L2	S 35°49'45" W	30.00'	L18	N 67°06'44" W	34.55'	L34	N 23°43'41" W	14.29'	L50	N 12°25'13" E	95.50'
L3	S 60°37'23" W	845.95'	L19	N 25°27'25" E	34.55'	L35	S 29°22'37" E	18.00'	L51	S 51°42'49" E	109.61'
L4	S 12°25'13" W	616.36'	L20	S 16°34'51" W	14.38'	L36	N 29°22'37" W	18.00'	L52	S 60°37'23" W	181.50'
L5	S 77°22'11" W	38.70'	L21	S 74°08'54" E	14.53'	L37	N 29°22'37" W	92.20'	L57	S 74°22'37" E	91.73'
L6	N 29°22'37" W	92.00'	L22	S 65°54'25" W	8.02'	L38	S 59°22'37" E	132.08'	L58	S 74°22'37" E	79.08'
L7	S 60°37'23" W	594.00'	L23	S 19°57'04" E	9.07'	L39	N 59°22'37" W	113.85'	L59	S 74°22'37" E	122.35'
L8	S 29°22'37" E	144.35'	L24	S 33°46'56" W	14.48'	L40	S 60°37'23" W	59.53'	L60	N 20°39'37" E	196.22'
L9	N 35°49'45" E	6.57'	L25	S 59°02'13" E	14.49'	L41	S 00°06'09" W	33.82'	L61	N 60°37'23" E	181.50'
L10	S 43°36'53" E	31.14'	L26	S 85°37'55" W	20.00'	L42	N 89°53'51" W	20.00'	L62	N 12°25'13" E	335.23'
L11	N 16°33'11" E	277.14'	L27	S 00°18'03" E	12.78'	L43	N 00°06'09" E	22.52'	L63	N 12°25'13" E	616.36'
L12	N 60°37'23" E	670.90'	L28	S 82°22'04" W	34.39'	L44	S 60°37'23" W	110.16'	L64	N 12°25'13" E	95.50'
L13	S 72°20'03" E	39.89'	L29	N 08°15'13" W	35.92'	L45	N 74°22'37" W	31.46'			
L14	S 36°12'15" W	93.26'	L30	N 32°13'56" W	14.23'	L46	S 35°49'45" W	2.95'			
L15	N 14°30'09" E	93.26'	L31	N 57°43'29" E	14.07'	L47	N 25°56'01" W	80.00'			
L16	S 60°37'23" W	181.50'	L32	N 32°16'59" W	14.22'	L48	S 00°22'30" W	14.38'			

Curve Table					Curve Table						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.	Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	137.90'	600.00'	131°06'	S 27°24'43" E	137.60'	C35	581.67'	1588.50'	205°58'49"	N 64°38'48" W	578.42'
C2	484.59'	375.00'	74°02'25"	S 03°01'26" W	451.57'	C36	749.36'	1638.50'	261°12'15"	N 63°36'29" W	742.85'
C3	628.48'	580.00'	61°53'16"	S 09°06'01" W	596.47'	C37	63.08'	610.00'	5°55'31"	S 18°52'52" E	63.06'
C4	415.16'	325.00'	73°11'23"	S 14°45'04" W	387.50'	C38	193.42'	295.00'	37°34'01"	N 03°03'37" E	198.98'
C5	108.33'	400.00'	15°31'01"	S 43°35'15" W	108.00'	C39	108.20'	295.00'	21°00'55"	N 30°06'58" E	107.60'
C6	29.45'	35.00'	48°12'10"	S 36°31'18" W	28.58'	C40	8.41'	10.00'	48°12'10"	N 36°31'18" E	8.17'
C7	54.45'	35.00'	89°08'09"	S 32°08'51" E	49.12'	C41	50.48'	60.00'	48°12'10"	S 36°31'18" W	49.00'
C8	775.88'	1613.50'	27°33'06"	S 62°56'22" E	768.43'	C42	190.40'	275.00'	39°40'08"	N 82°37'52" W	186.62'
C9	208.57'	300.00'	39°50'01"	N 82°42'49" W	204.39'	C43	225.16'	325.00'	39°41'39"	S 82°38'38" E	220.68'
C10	498.93'	1894.50'	15°05'22"	N 70°20'29" W	497.49'	C44	67.94'	630.00'	6°10'44"	S 23°52'02" E	67.91'
C11	75.40'	48.00'	90°00'00"	N 74°22'37" W	67.88'	C45	59.69'	38.00'	90°00'00"	S 74°22'37" E	53.74'
C12	75.40'	48.00'	90°00'00"	S 15°37'23" W	67.88'	C46	131.00'	570.00'	13°10'06"	N 27°24'43" W	130.72'
C13	43.20'	55.00'	45°00'00"	S 51°52'37" E	42.10'	C47	523.36'	405.00'	74°02'25"	N 03°01'26" E	487.70'
C14	29.53'	55.00'	30°45'44"	S 58°59'45" E	29.18'	C48	88.55'	345.00'	14°42'19"	S 26°38'37" E	88.30'
C15	153.83'	200.00'	44°04'12"	N 38°35'17" E	150.07'	C49	229.52'	345.00'	38°07'01"	N 03°09'40" E	225.31'
C16	784.92'	1754.00'	25°38'24"	S 65°05'26" E	778.39'	C50	453.48'	355.00'	73°11'23"	N 14°45'04" E	423.27'
C17	35.02'	100.00'	20°03'49"	S 62°18'08" E	34.84'	C51	525.79'	610.00'	49°23'11"	S 15°21'03" W	509.66'
C18	73.88'	48.00'	88°11'30"	S 80°18'00" W	66.80'	C52	191.81'	275.00'	39°57'46"	N 40°38'30" E	187.94'
C19	464.93'	1473.00'	18°05'05"	N 64°38'48" W	463.01'	C53	30.69'	65.00'	27°02'57"	N 57°08'21" W	30.40'
C20	73.88'	48.00'	88°11'30"	N 29°35'36" W	66.80'	C54	24.16'	45.00'	30°45'44"	S 58°59'45" E	23.87'
C21	233.01'	250.00'	53°24'05"	S 87°19'26" W	224.66'	C55	70.76'	325.00'	12°28'28"	S 54°23'09" W	70.62'
C22	209.24'	300.00'	39°57'46"	S 40°38'30" W	205.03'	C56	50.01'	65.00'	44°05'08"	S 51°25'11" E	48.79'
C23	109.99'	48.00'	131°17'12"	N 05°01'13" W	87.46'	C57	35.34'	45.00'	45°00'00"	N 51°52'37" W	34.44'
C24	82.27'	48.00'	88°12'10"	N 24°21'40" W	72.56'	C58	31.84'	210.00'	8°41'10"	S 58°16'48" W	31.81'
C25	35.61'	38.00'	53°41'10"	N 78°46'48" E	34.32'	C59	61.75'	190.00'	18°37'17"	N 25°51'50" E	61.48'
C26	46.72'	38.00'	70°26'55"	S 70°23'36" W	43.84'	C60	30.01'	210.00'	8°11'14"	S 20°38'48" W	29.98'
C27	432.47'	360.00'	68°49'50"	S 16°55'51" W	406.93'	C61	173.22'	1919.50'	5°10'13"	N 65°22'55" W	173.16'
C28	38.94'	365.00'	6°06'45"	S 48°17'23" W	38.92'	C62	764.34'	1764.00'	24°49'34"	N 64°41'01" W	758.37'
C29	48.07'	355.00'	74°53'00"	S 39°42'30" W	48.03'	C63	755.51'	1744.00'	24°49'14"	N 64°40'51" W	749.61'
C30	221.11'	275.00'	46°04'05"	S 83°39'26" W	215.20'	C64	31.52'	90.00'	20°03'49"	N 62°18'08" E	31.36'
C31	169.53'	225.00'	43°10'11"	S 82°12'29" W	165.55'	C65	38.52'	110.00'	20°03'49"	S 62°18'08" E	38.32'
C32	135.92'	325.00'	23°57'43"	S 32°38'28" W	134.93'	C66	101.15'	430.00'	13°28'41"	S 42°34'06" W	100.92'
C33	457.48'	1869.50'	14°01'15"	N 69°48'26" W	456.34'	C67	58.49'	38.00'	88°11'30"	S 80°18'00" W	52.89'
C34	93.34'	60.00'	89°08'09"	S 32°08'51" E	84.21'	C68	58.49'	38.00'	88°11'30"	N 29°35'36" W	52.89'



R=544.64'
D=74°40'21"
L=709.82'
CB=S 06°33'46" W
CD=660.64'

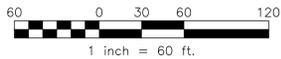
- NOTES:
- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - According to the FEMA Flood Insurance Rate Map No. 48113C0170K, dated July 7, 2014, the subject tract is located Zone "X" shaded, being defined as "areas of 0.2% annual chance floods; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."
 - HOA lots shall be considered utility, drainage, and pedestrian access easements for these purposes stated by this plat.
 - Building lines need to be 10'. Lots 14-27 Block A requires a 25' front setback to the face of the garage.
 - The Utility Easement recorded in Volume 2002205, Page 3537 DRDCT along the south side of Whittington Place is abandoned by this plat in favor of the new Utility Easement as shown on the plat.

MATCH LINE - SEE PAGE 2

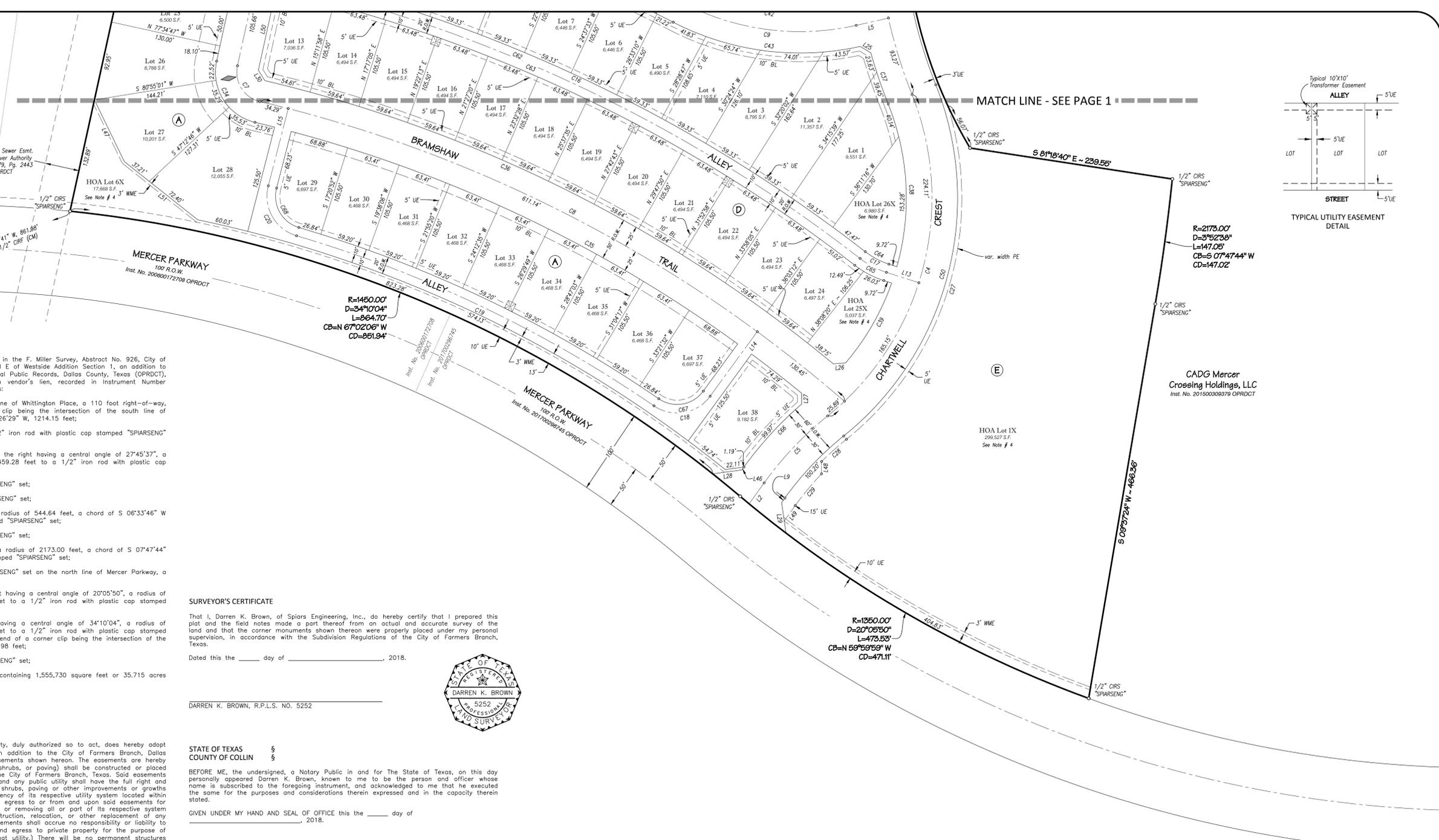
FINAL PLAT
BRIGHTON ADDITION
A 35.715 ACRE (1,555,730 SQ. FT.)
BEING A REPLAT OF A PORTION OF BLOCK D,
WESTSIDE ADDITION SECTION 1
RECORD IN INST. NO. 200600172708 OPRDCT
AN ADDITION TO THE
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER / APPLICANT
CADG Mercer Crossing Holdings, LLC
1800 Valley View Lane, Ste. 300
Farmers Branch, TX 75234
Telephone (469) 892-7271
Contact: Michael Beaty

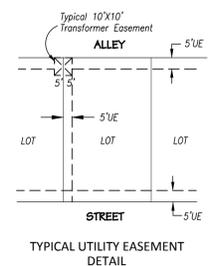
ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Matt Dorsett



Drawing: 03/2017-20853-17-123 Brighton Construction Station\17-123 Final Plat.dwg, Saved By: Darwan, Save Time: 1/18/2018 12:26 PM, Plotted By: darwan, Plot Date: 1/18/2018 1:06 PM



MATCH LINE - SEE PAGE 1



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS CADG Mercer Crossing Holdings, LLC is the owner of a tract of land situated in the F. Miller Survey, Abstract No. 926, City of Farmers Branch, Dallas County, Texas, the subject tract being a portion of Blocks D and E of Westside Addition Section 1, an addition to the City of Farmers Branch, recorded in Instrument Number 200600172708 of the Official Public Records, Dallas County, Texas (OPRDCT), as conveyed to CADG Mercer Crossing Holdings, LLC by special warranty deed with vendor's lien, recorded in Instrument Number 201500309379 OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set on the south line of Whittington Place, a 110 foot right-of-way, from which a 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection of the south line of Whittington Place with the east line of Luna Road, a 130 foot right-of-way, bears S 74°28'29" W, 124.15 feet;

THENCE N 60°37'23" E, 795.82 feet along the south line of Whittington Place to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE continuing along the south line of Whittington Place, around a tangent curve to the right having a central angle of 27°45'37", a radius of 947.93 feet, a chord of N 74°30'11" E - 454.80 feet, an arc length of 459.28 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE S 01°11'26" E, 686.08 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE N 89°58'29" W, 214.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE around a non-tangent curve to the left having a central angle of 74°40'21", a radius of 544.64 feet, a chord of S 06°33'46" W - 660.64 feet, an arc length of 709.82 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE S 81°18'40" E, 239.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE around a non-tangent curve to the right having a central angle of 03°52'38", a radius of 2173.00 feet, a chord of S 07°47'44" W - 147.02 feet, an arc length of 147.05 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE S 09°37'24" W, 466.36 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set on the north line of Mercer Parkway, a 100 foot right-of-way;

THENCE along the north line of Mercer Parkway, around a non-tangent curve to the right having a central angle of 20°05'50", a radius of 1350.00 feet, a chord of N 59°59'59" W - 471.11 feet, an arc length of 473.53 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE continuing along the north line of Mercer Parkway, around a reverse curve having a central angle of 34°10'04", a radius of 1450.00 feet, a chord of N 67°02'06" W - 851.94 feet, an arc length of 864.70 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set, and from which a 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection of the south line of Mercer Parkway with the east line of Luna Road, bears S 71°49'41" W, 861.98 feet;

THENCE N 12°25'13" E, 775.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE N 11°52'52" E, 149.74 feet to the POINT OF BEGINNING with the subject tract containing 1,555,730 square feet or 35.715 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CADG MERCER CROSSING HOLDINGS, LLC acting by and through Michael Beaty, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **BRIGHTON ADDITION**, 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 plotting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the _____ day of _____, 2018.

CADG Mercer Crossing Holdings, LLC,
 a Texas limited liability company

By: CADG Holdings, LLC,
 a Texas limited liability company
 Its Sole Managing Member

By: MMM Ventures, LLC,
 a Texas limited liability company
 Its Manager

By: 2M Ventures, LLC,
 a Delaware limited liability company
 Its Manager

By: Mehرداد Moayedi, 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 Mehرداد Moayedi, 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 _____, 2018.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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 thereon 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 _____, 2018.

DARREN K. BROWN, R.P.L.S. NO. 5252

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 _____, 2018.

Notary Public, 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 _____, 2018.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

- NOTES:**
- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (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.
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CADG Mercer Crossing Holdings, LLC
 Inst. No. 201500309379 OPRDCT

OWNER'S CERTIFICATE

R=2173.00'
 D=3°52'38"
 L=147.05'
 CB=S 07°47'44" W
 CD=147.02'

OWNER'S CERTIFICATE

R=1450.00'
 D=34°10'04"
 L=864.70'
 CB=N 67°02'06" W
 CD=861.94'

OWNER'S CERTIFICATE

R=1950.00'
 D=20°05'50"
 L=473.53'
 CB=N 59°59'59" W
 CD=471.11'

FINAL PLAT

BRIGHTON ADDITION
 A 35.715 ACRE (1,555,730 SQ. FT.)
 BEING A REPLAT OF A PORTION OF BLOCK D,
 WESTSIDE ADDITION SECTION 1
 RECORD IN INST. NO. 200600172708 OPRDCT
 AN ADDITION TO THE
 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER / APPLICANT
 CADG Mercer Crossing Holdings, LLC
 1800 Valley View Lane, Ste. 300
 Farmers Branch, TX 75234
 Telephone (469) 892-7271
 Contact: Michael Beaty

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPL No. F-2121 / TBPLS No. F-10043100
 Contact: Matt Dorsett