

DALLAS AREA  
RAPID TRANSIT  
(VOL. 90177, PG. 4219)

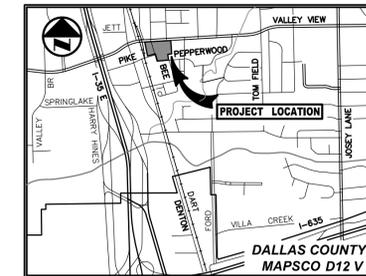
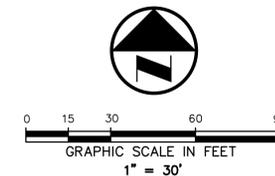
N & N PROPERTIES, LLC  
(INST. NO. 201600049765)

PRUITTS AUTO CARE, INC.  
(VOL. 87010, PG. 2667)

VALLEY VIEW RENTAL, LLC  
(INST. NO. 201200004673)

CHOI AND CHOI CORP.  
(INST. NO. 2003188, PG. 16826)

**GOODLAND STREET**  
(VARIABLE WIDTH RIGHT-OF-WAY)



**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - EXISTING EASEMENT LINE  
 - - - - - PROPOSED EASEMENT LINE  
 (C.M.) CONTROLLING MONUMENT  
 ○ 5/8-INCH IRON ROD W/ PACHECO KOCH CAP SET (UNLESS OTHERWISE NOTED)

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	000°31'42"	605.15'	5.58'	2.79'	N 88°19'06" E	5.58'
C2	089°41'47"	15.00'	23.48'	14.92'	S 60°23'38" E	21.16'
C3	090°18'13"	26.00'	40.98'	26.14'	S 29°36'22" W	36.87'
C4	045°00'00"	30.00'	23.56'	12.43'	S 65°15'15" W	22.96'
C5	043°46'53"	26.00'	19.87'	10.45'	S 62°04'42" W	19.39'
C6	090°00'00"	26.00'	40.84'	26.00'	N 60°13'56" W	36.77'
C7	090°00'00"	26.00'	40.84'	26.00'	N 29°46'04" E	36.77'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 74°19'33" E	7.00'
L2	S 15°16'29" E	5.00'
L3	S 74°19'33" W	6.97'
L4	N 74°43'31" E	18.50'
L5	S 15°16'29" E	5.00'
L6	S 74°43'31" W	18.50'
L7	S 15°16'29" E	13.58'
L8	S 15°16'29" E	6.04'
L9	S 29°43'31" W	25.48'
L10	S 15°16'29" E	5.57'
L11	N 74°43'31" E	8.50'
L12	S 15°16'29" E	5.00'
L13	S 74°43'31" W	8.50'
L14	N 29°43'31" E	25.14'
L15	S 74°43'31" W	15.00'
L16	S 15°16'29" W	10.00'
L17	N 74°43'31" E	15.00'
L18	N 29°20'04" E	2.81'
L19	S 01°51'29" E	1.21'
L20	S 15°13'38" E	17.65'
L21	N 74°46'22" E	15.00'
L22	S 15°13'38" E	10.00'

**LINE TABLE**

LINE	BEARING	LENGTH
L23	S 74°46'22" W	15.00'
L24	N 74°43'31" E	19.00'
L25	S 15°13'38" E	10.00'
L26	S 74°43'31" W	19.00'
L27	S 03°57'37" E	7.89'
L28	N 03°57'37" W	6.33'
L29	S 74°46'22" W	9.00'
L30	N 15°13'38" W	5.00'
L31	N 74°46'22" E	9.00'
L32	S 74°46'22" W	9.00'
L33	N 15°13'38" W	5.00'
L34	N 74°46'22" E	9.00'
L35	S 74°46'22" W	9.00'
L36	N 15°13'38" W	5.00'
L37	N 74°46'22" E	9.00'
L38	N 15°13'38" W	7.24'
L39	N 01°51'29" W	3.09'
L40	S 88°49'12" W	75.49'
L41	S 36°46'22" W	12.30'
L42	S 36°46'22" W	20.28'
L43	N 74°43'31" E	5.16'

**VALLEY VIEW LANE**  
(VARIABLE WIDTH RIGHT-OF-WAY)

**BEE STREET**  
(VARIABLE WIDTH RIGHT-OF-WAY)

**GOODLAND STREET**  
(VARIABLE WIDTH RIGHT-OF-WAY)

**PIKE STREET**  
(59' WIDE RIGHT-OF-WAY)  
(CITY OF FARMERS BRANCH)

**PEPPERWOOD STREET**  
(VARIABLE WIDTH RIGHT-OF-WAY)

**CHARLIE BIRD PARKWAY**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(CITY OF FARMERS BRANCH)

WEBB CHAPEL  
METHODIST  
EPISCOPAL CHURCH  
(VOL. 319, PG. 608)

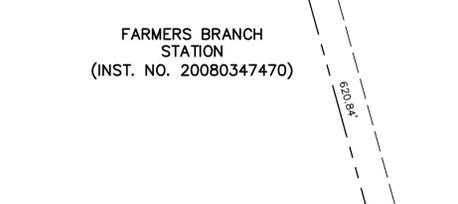
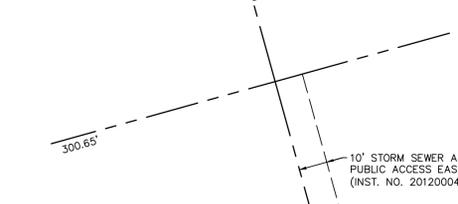
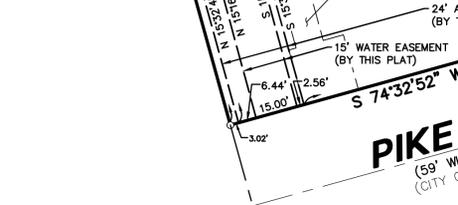
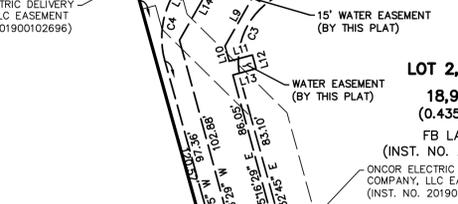
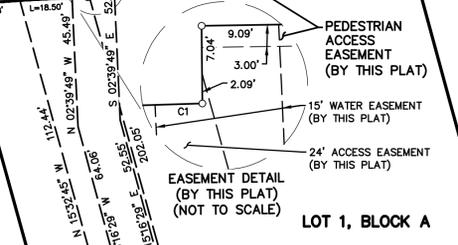
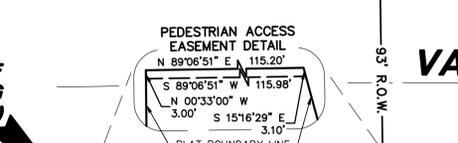
LOT 1, BLOCK 1  
FIRST BAPTIST CHURCH ADDITION  
(VOL. 87116, PG. 6528)

KRAUSE-BRAACK  
ADDITION  
(VOL. 81227,  
PG. 1890)

LOT 1, BLOCK A  
MUSTANG STATION  
(INST. NO. 201200048093)

**POINT OF BEGINNING (BLOCK A)**

**POINT OF BEGINNING (BLOCK B)**  
1/2-INCH IRON ROD FOUND (C.M.)



J.COOPER, 10-10-PM  
 N.A.DWG-2512892-16.2865(DWG) SURVEY CSD  
 2015.2582-16.2865(F) (REV) DWG



**FINAL PLAT**  
**MUSTANG STATION NORTH**  
**Lots 1 and 2, Block A,**  
**and Lot 1, Block B**

(3.740 ACRES OR 162,900 SQUARE FEET)  
 A REPLAT OF PART OF BLOCK C, LONGMIRE'S ADDITION  
 VOL. 74, PG. 124 DEED RECORDS  
 AND PART OF THE JENNY LYNN ADDITION  
 VOL. 86018, PG. 1979 DEED RECORDS  
 THOMAS KEENEN SURVEY, ABSTRACT NO. 733,  
 AN ADDITION TO THE CITY OF FARMERS BRANCH,  
 DALLAS COUNTY, TEXAS  
 SHEET 1 OF 2

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193805

DRAWN BY DMG	CHECKED BY JEC	SCALE 1"=30'	DATE FEB. 2020	JOB NUMBER 2582-16.266
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FINAL PLAT - MUSTANG STATION NORTH

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, FB Land, LTD. is the sole owner of all of the following described tracts of land, being all of that certain 1,250 acre tract in the Thomas Keenan Survey, Abstract No. 733, Dallas County, Texas; said tract being part of Block C, Longmire's Addition, an addition to the City of Farmers Branch, Texas, according to the plat recorded in Volume 74, Page 124, of the Deed Records of Dallas County, Texas, being part of Lots 1, 2, 3, 4 and 5 of said Block C, being all of that tract described in Quitclaim Deed to FB Land, LTD recorded in Instrument No. 201700336949 of the said Official Public Records, being part of that tract of land described in Special Warranty Deed to FB Land, Ltd. recorded in Instrument No. 201300073979 of said Official Public Records, being part of that tract of land described in Special Warranty Deed to FB Land, Ltd. recorded in Instrument No. 201300250517 of said Official Public Records, and being all of that Tract 1 and Tract 2 described in Special Warranty Deed to FB Land, LTD recorded in Instrument No. 201700336948 of the said Official Public Records, said 1,250 acre tract (BLOCK "A") being more particularly described as follows:

BEGINNING, at a 'x' cut in concrete found in the south right-of-way line of Valley View Lane (a variable width right-of-way); being the northwest corner of the remainder of a tract of land described in Special Warranty Deed to FB Land, Ltd. recorded in Instrument No. 201300073979 of said Official Public Records, being in the east line of said Lot 4, Block C of said Longmire's Addition, and being in the west line of Lot 3, Block C of said Longmire's Addition;

THENCE, North 89 degrees, 06 minutes, 51 seconds East, along the said south right-of-way line of Valley View Lane a distance of 115.20 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being on the intersection of the said south right of way line of Valley View Lane and the west right of way line of Bee Street (a variable width right-of-way);

THENCE, South 15 degrees, 16 minutes, 29 seconds East, departing the said south right of way line of said Valley View Lane, along the said west right-of-way line of Bee Street a distance of 328.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being on the intersection of said west right-of-way line of Bee Street and the north right of way line of Pike Street (a 59 foot wide right-of-way);

THENCE, South 74 degrees, 32 minutes, 52 seconds West, departing the said west right-of-way line of Bee Street, along the said north right-of-way line of Pike Street a distance of 156.73 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being in the north right-of-way line of Pike Street; being the south west corner of said tract to FB Land, LTD recorded in Instrument No. 201700336948, and being on the east line of a tract described in a Deed to Dallas Area Rapid Transit recorded in Volume 90177, Page 4219 of said Deed Records;

THENCE, North 15 degrees, 32 minutes, 35 seconds West, departing the said north right-of-way line of Pike Street, along the east line of said tract to Dallas Area Rapid Transit a distance of 357.52 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being in the west line of said Lot 4, Block C, and being the northwest corner of said tract to FB Land, LTD recorded in Instrument No. 201700336948,;

THENCE, in an easterly direction along a non-tangent curve to the right, having a central angle of 4 degrees, 18 minutes, 15 seconds, a radius of 605.15 feet, a chord bearing and distance of North 86 degrees, 25 minutes, 50 seconds East, 45.45 feet, an arc distance of 45.46 feet along the said north line of said tract to FB Land, LTD recorded in Instrument No. 201700336948 to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being in the east line of said Lot 4, Block C, being on the west line of said Lot 3, Block C, and being the most northerly northeast corner of said tract to FB Land, LTD recorded in Instrument No. 201700336948;

THENCE, North 0 degrees, 33 minutes, 00 seconds West, along the east line of said Lot 4, Block C, the west line of said Lot 3, Block C, and the said west line of said tract to FB Land, Ltd. recorded in Instrument No. 201300073979 of said Official Public Records a distance of 9.12 feet to the POINT OF BEGINNING;

CONTAINING: 54,446 square feet or 1.250 acres of land, more or less.

ALSO being all of that certain 2.491 acre tract of land situated in the Thomas Keenan Survey, Abstract No. 733, Dallas County, Texas; said tract being part of the Jenny Lynn Addition, an addition to the City of Farmers Branch, Texas, according to the plat recorded in Volume 86018, Page 1979 of the Deed Records of Dallas County, Texas, being part of that tract of land described in Special Warranty Deed to the City of Farmers Branch recorded in Volume 2005010, Page 6574 of the Official Public Records of Dallas County, Texas, being part of that tract of land described in Special Warranty Deed to FB Land, Ltd. recorded in Instrument No. 201300240537 of said Official Public Records, being part of that tract of land described in a General Warranty Deed to FB Land, Ltd. recorded in Instrument No. 201300210211 of said Official Public Records, being all of that tract in land described in General Warranty Deed to FB Land, Ltd. recorded in Instrument No. 201300210170 of said Official Public Records, and being all of that Tract 3 and Tract 4 described in Special Warranty Deed to FB Land, LTD recorded in Instrument No. 201700336948 of the said Official Public Records; said 2.491 acre tract (BLOCK "B") being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the most westerly northwest corner of Lot 1, Block 1, First Baptist Church Addition, an addition to the City of Farmers Branch, Texas; said point being at an ell corner of said tract to FB Land, Ltd. recorded in Instrument No. 201300210211 of said Official Public Records;

THENCE, South 15 degrees, 28 minutes, 35 seconds East, along the west line of said Lot 1, Block 1, of said First Baptist Church Addition and along the east line of said tract to FB Land, Ltd. in said Instrument No. 201300210211 a distance of 20.70 feet to a 5/8 inch iron rod found at the most southern southeast corner of said tract of land to FB Land, Ltd. recorded in Instrument No. 201300210211, being the northeast corner of Krause-Braack Addition, an addition to the City of Farmers Branch according to the plat recorded in Volume 91227, Page 1880 of the Deed Records of Dallas County, Texas, and being in the west line of said Lot 1, Block 1 of said First Baptist Church Addition;

THENCE, South 88 degrees, 36 minutes, 47 seconds West, departing the west line of said Lot 1, Block 1 of said First Baptist Church Addition along the north line of said Krause-Braack Addition and the south line of said FB Land, Ltd. tract in said Instrument No. 201300210211, a distance of 76.13 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the northeast corner of said Tract 4 to FB Land, LTD in said Instrument No. 201700336948, and being the northwest corner of said Krause-Braack Addition;

THENCE, South 15 degrees, 40 minutes, 08 seconds East, departing the south line of said FB Land, Ltd. tract in said Instrument No. 201300210211 and along the east line of said Tract 4 to FB Land, LTD, and the west line of said Krause-Braack Addition, at a distance of 170.12 feet passing the southwest corner of said Krause-Braack Addition, continuing in all a total distance of 175.23 feet to an "x"-cut in concrete set for corner; said point being the southeast corner of said Tract 4 to FB Land, LTD, and being in the north right-of-way line of Pepperwood Street (a variable width right-of-way);

THENCE, South 86 degrees, 21 minutes, 48 seconds West, along the south line of said Tract 4 to FB Land, LTD, and along the north right-of-way line of said Pepperwood Street, a distance of 78.08 feet to an "x"-cut in concrete set for corner; said point being at the southwest corner of said Tract 4 to FB Land, LTD;

THENCE, North 15 degrees, 20 minutes, 35 seconds West, along the west line of said tract Tract 4 to FB Land, LTD, and along the north right-of-way line of said Pepperwood Street, a distance of 12.78 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being in the west line of said Tract 4 to FB Land, LTD, and being the east line of said Jenny Lynn Addition;

THENCE, South 86 degrees, 16 minutes, 47 seconds West, along the north right-of-way line of said Pepperwood Street, a distance of 28.82 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner;

THENCE, North 88 degrees, 14 minutes, 09 seconds West, continuing along the north right-of-way line of said Pepperwood Street, a distance of 102.48 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being at the intersection of the said north right-of-way line of Pepperwood Street and the east right-of-way line of Bee Street (a variable width right of way);

THENCE, North 15 degrees, 20 minutes, 35 seconds West, departing the said north right-of-way line of Pepperwood Street, and along the said east right-of-way line of Bee Street, a distance of 58.94 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being an angle corner of said east right-of-way line of Bee Street;

THENCE, North 74 degrees, 39 minutes, 25 seconds East, along the said east right-of-way line of Bee Street a distance of 39.78 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being an angle corner of the said east right-of-way line of Bee Street;

THENCE, North 15 degrees, 16 minutes, 29 seconds West, along the said east right-of-way line of Bee Street, a distance of 356.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being at the intersection of the said east right-of-way line of Bee Street with south line of Valley View Lane (a variable width right of way), and being in the north line of said tract to FB Land, Ltd. in Instrument No. 201300240537;

THENCE, North 88 degrees, 49 minutes, 12 seconds East, along the said south line of said Valley View Lane a distance of 99.08 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner at the beginning of a tangent curve to the left;

**OWNER'S CERTIFICATE AND DEDICATION (CONTINUED)**

THENCE, along the said south right-of-way line of Valley View Lane and along said curve having a central angle of 04 degrees, 44 minutes, 01 seconds, a radius of 2,546.30 feet, a chord bearing and distance of North 86 degrees, 53 minutes, 39 seconds East, 210.31 feet, an arc distance of 210.37 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being in the east line of said tract to FB Land, Ltd. in Instrument No. 201300210211, and being at the intersection of the said south right-of-way line of said Valley View Lane and the west right-of-way line of Goodland Street (a variable width right of way);

THENCE, South 14 degrees, 12 minutes, 29 seconds East, along the west right-of-way line of said Goodland Street a distance of 248.39 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southeast corner of said tract to FB Land, Ltd. in Instrument No. 201300210170, and being in the north line of said Lot 1, Block 1, of said First Baptist Church Addition;

THENCE, South 87 degrees, 47 minutes, 58 seconds West, along the south line of said tract to FB Land, Ltd. in Instrument No. 201300210170, and the north line of said Lot 1, Block 1, of said First Baptist Church Addition a distance of 63.06 feet to the POINT OF BEGINNING;

CONTAINING: 108,499 square feet or 2.491 acres of land, more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, FB Land, LTD., a Texas limited partnership, acting by and through FBL, LLC, a Texas limited liability company, its general partner, Michael Salcher, Treasurer, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **MUSTANG STATION NORTH**, 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 incur 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 \_\_\_\_\_, 2020.

FB Land, LTD., a Texas limited partnership  
By: FBL, LLC, its General Partner

By: Michael Salcher, Treasurer

STATE OF TEXAS

COUNTY OF DALLAS

Before me the undersigned Notary Public in and for the said County and State, on this date personally appeared Jonathan E. Cooper, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**NOTES**

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
- 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0170K, Community-Panel No. 480174 0170 K, Map Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- 3. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- 4. 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 withholdings of utilities and building permits.
- 5. Building setbacks are set according to current zoning code.

**SURVEYORS DECLARATION**

STATE OF TEXAS  
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Jonathan E. Cooper, do hereby declare that I prepared this plat 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 platting rules and regulations of the City of Farmers Branch, Texas.



Jonathan E. Cooper  
Texas Registered Professional Land Surveyor  
No. 5299

STATE OF TEXAS  
COUNTY OF DALLAS

Before me the undersigned Notary Public in and for the said County and State, on this date personally appeared Jonathan E. Cooper, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_ day of \_\_\_\_\_, 2020 by the Planning and Zoning Commission of the City of Farmers Branch, Dallas County, Texas.

Chairman, Planning and Zoning Commission, City of Farmers Branch, Texas

Director of Planning and Zoning or Director of Public Works

**FINAL PLAT**  
**MUSTANG STATION NORTH**  
**Lots 1 and 2, Block A,**  
**and Lot 1, Block B**  
(3.740 ACRES OR 162,900 SQUARE FEET)  
A REPLAT OF PART OF BLOCK C, LONGMIRE'S ADDITION  
VOL. 74, PG. 124 DEED RECORDS  
AND PART OF THE JENNY LYNN ADDITION  
VOL. 86018, PG. 1979 DEED RECORDS  
THOMAS KEENEN SURVEY, ABSTRACT NO. 733,  
AN ADDITION TO THE CITY OF FARMERS BRANCH,  
DALLAS COUNTY, TEXAS  
SHEET 2 OF 2

OWNER:  
FB LAND, LTD.  
2626 HOWELL STREET, SUITE 850  
DALLAS, TEXAS 75204  
ATTN: JOSHUA HENDON  
PHONE NO. (469) 210-0463

SURVEYOR/ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231-2388  
ATTN: JONATHAN E. COOPER  
PHONE NO. (972) 235-3031

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY DMG	CHECKED BY JEC	SCALE 1"=30'	DATE FEB. 2020	JOB NUMBER 2582-16.266
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J:\COOPER\12-20-20\M\DWG-25\2582-16.266\DWG\SURVEY\CSO\_2015\2582-16.266\FP(REV1).DWG

FINAL PLAT - MUSTANG STATION NORTH