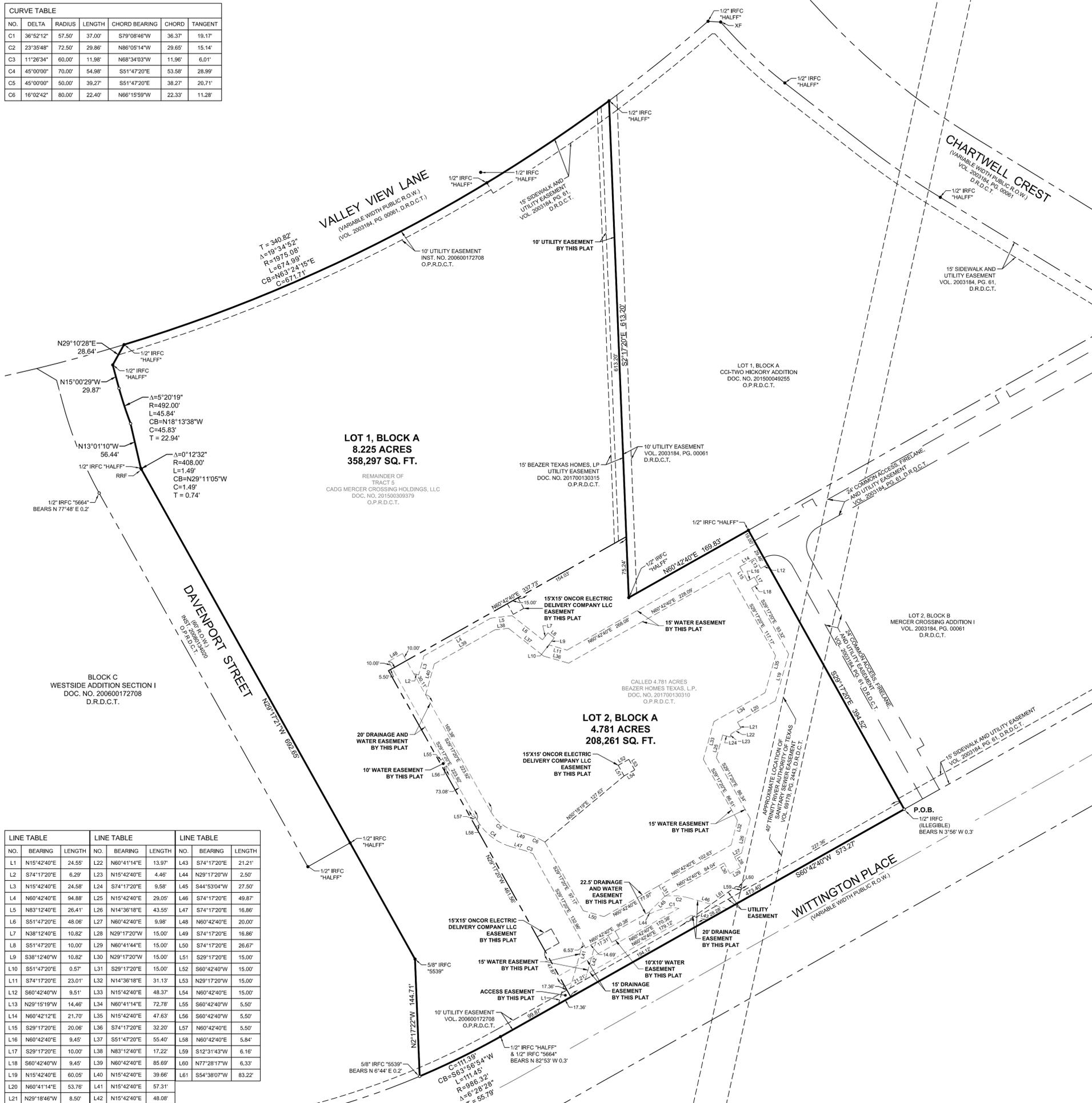


NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	36°52'12"	57.50'	37.00'	S79°08'46"W	36.37'	19.17'
C2	23°35'48"	72.50'	29.86'	N86°05'14"W	29.65'	15.14'
C3	11°26'34"	60.00'	11.98'	N68°34'03"W	11.96'	6.01'
C4	45°00'00"	70.00'	54.98'	S51°47'20"E	53.58'	28.99'
C5	45°00'00"	50.00'	39.27'	S51°47'20"E	38.27'	20.71'
C6	16°02'42"	80.00'	22.40'	N66°15'59"W	22.33'	11.28'

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N15°42'40"E	24.55'	L22	N60°41'14"E	13.97'	L43	S74°17'20"E	21.21'
L2	S74°17'20"E	6.29'	L23	N15°42'40"E	4.46'	L44	N29°17'20"W	2.50'
L3	N15°42'40"E	24.58'	L24	S74°17'20"E	9.58'	L45	S44°53'04"W	27.50'
L4	N60°42'40"E	94.88'	L25	N15°42'40"E	29.05'	L46	S74°17'20"E	49.87'
L5	N83°12'40"E	26.41'	L26	N14°36'18"E	43.55'	L47	S74°17'20"E	16.86'
L6	S51°47'20"E	48.06'	L27	N60°42'40"E	9.98'	L48	N60°42'40"E	20.00'
L7	N38°12'40"E	10.82'	L28	N29°17'20"W	15.00'	L49	S74°17'20"E	16.86'
L8	S51°47'20"E	10.00'	L29	N60°41'44"E	15.00'	L50	S74°17'20"E	26.67'
L9	S38°12'40"W	10.82'	L30	N29°17'20"W	15.00'	L51	S29°17'20"E	15.00'
L10	S51°47'20"E	0.57'	L31	S29°17'20"E	15.00'	L52	S60°42'40"W	15.00'
L11	S74°17'20"E	23.01'	L32	N14°36'18"E	31.13'	L53	N29°17'20"W	15.00'
L12	S60°42'40"W	9.51'	L33	N15°42'40"E	48.37'	L54	N60°42'40"E	15.00'
L13	N29°15'19"W	14.46'	L34	N60°41'14"E	72.78'	L55	S60°42'40"W	5.50'
L14	N60°42'12"E	21.70'	L35	N15°42'40"E	47.63'	L56	S60°42'40"W	5.50'
L15	S29°17'20"E	20.06'	L36	S74°17'20"E	32.20'	L57	N60°42'40"E	5.50'
L16	N60°42'40"E	9.45'	L37	S51°47'20"E	55.40'	L58	N60°42'40"E	5.84'
L17	S29°17'20"E	10.00'	L38	N83°12'40"E	17.22'	L59	S12°31'43"W	6.16'
L18	S60°42'40"W	9.45'	L39	N60°42'40"E	85.69'	L60	N77°28'17"W	6.33'
L19	N15°42'40"E	60.05'	L40	N15°42'40"E	39.68'	L61	S54°38'07"W	83.22'
L20	N60°41'14"E	53.76'	L41	N15°42'40"E	57.31'			
L21	N29°18'46"W	8.50'	L42	N15°42'40"E	48.08'			

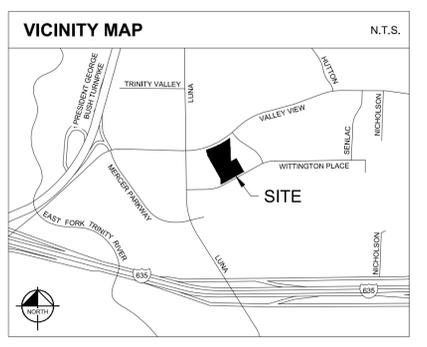


NORTH

GRAPHIC SCALE IN FEET
1" = 60' @ 24X36

LEGEND

IRFC	5/8" IRON ROD WITH "XHA" GAP SET	PKS	PK NAIL SET
IRFC	IRON ROD WITH GAP FOUND	PKF	PK NAIL FOUND
P.O.B.	POINT OF BEGINNING	IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING	XIS	"X" CUT IN CONCRETE SET
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS		
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS		
		---	BOUNDARY LINE
		- - - -	EASEMENT LINE



- NOTES:**
- There are no buildings observed on the surveyed property.
 - 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. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999858958.
 - According to Community Panel No. 48133C0170K, dated 07/07/2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within "Zone X-shaded", which is not a special flood hazard area. This flood statement shall not create liability on the part of the surveyor.
 - Lot to Lot drainage will not be allowed without Engineering Section approval.
 - Purpose of this replat is to divide 1 Lot into 2 Lots and create easements necessary for development.
 - 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.

FINAL PLAT
GATHERINGS ADDITION

BEING A REPLAT OF LOT 1, BLOCK A,
MERCER SCHOOL ADDITION
RECORDED IN DOC. No. 201400169982,
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

BEING 13.006 ACRES SITUATED IN THE
FRANCIS MILLER SURVEY, ABSTRACT NO. 926
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale: 1" = 60'
Drawn by: JMH/SG
Checked by: KHA
Date: JAN. 2018
Project No.: 069312651
Sheet No.: 1 OF 2

ENGINEER:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. 972-335-3580
Contact: Rob Myers, P.E.

OWNER (LOT 1, BLOCK A):
CADG MercerCrossing Holdings, LLC
1500 Valley View Lane, Suite 300
Farmer's Branch, Texas 75234

OWNER (LOT 2, BLOCK A):
Beazer Homes Texas, L.P.
1750 Valley View Lane, Suite 200
Dallas, Texas 75234
Contact: Chris Green

OWNER'S CERTIFICATE

STATE OF TEXAS §

CITY OF FARMER'S BRANCH §

COUNTY OF DALLAS §

WHEREAS CADG MERCER CROSSING HOLDINGS, LLC AND BEAZER HOMES TEXAS, L.P., are the owners of a tract of land situated in the Francis Miller Survey, Abstract No.926, City of Farmer's Branch, Dallas County, Texas and being all of Lot 1,Block A, Mercer School Addition, and addition to the City of Farmer's Branch, according to the plat thereof recorded in Document No. 201400169982, Official Public Records, Dallas County, Texas, and being a portion of a tract of land described as Tract 5, in a Special Warranty Deed with Vendor's Lien to CADG Mercer Crossing Holdings, LLC, recorded in Document No. 201500309379, said Official Public Records, and also being all of a called 4.781 acre tract of land described in a Special Warranty Deed to Beazer Homes Texas, L.P., recorded in Document No. 201700130310, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Lot 1, common with the southwest corner of Lot 2, Block B, Mercer Crossing Addition I, an addition to the City of Farmer's Branch, according to the plat thereof recorded in Volume 2003184, Page 61, Deed Records, Dallas County, Texas, same being on the northerly right-of-way line of Wittington Place (a variable width right-of-way), from which a 1/2 inch iron rod with plastic cap (illegible) found for witness bears North 3°56' West, 0.3 feet;

THENCE South 60°42'40" West, along the common line of said Lot 1 and said Wittington Place, a distance of 573.27 feet to a 1/2 inch iron rod with plastic cap stamped "HALFF" found, from which a 1/2 inch iron rod with plastic cap stamped "5664" found for witness bears North 82°53' West, 0.3 feet, same being the beginning of a tangent curve to the right having a central angle of 6°28'28", a radius of 986.32 feet, a chord bearing and distance of South 63°56'54" West, 111.39 feet;

THENCE in a southwesterly direction, continuing along said common line and with said curve to the right, an arc distance of 111.45 feet to the southwest corner of said Lot 1, common with the southeast corner of Block C, Westside Addition Section I, according to the plat thereof recorded in Document No. 200600172708, said Deed Records, from which a 5/8 inch iron rod with plastic cap stamped "5539" found for witness bears North 6°44' East, 0.2 feet;

THENCE departing said common line and along the common line of said Block C, said Lot 1, and the easterly right-of-way line of Davenport Street (60 foot right-of-way) the following courses and distances:

North 2°17'22" West a distance of 144.71 feet to a 5/8 inch iron rod with plastic cap stamped "5539" found for corner;

North 29°17'21" West, a distance of 692.65 feet to a railroad spike found at the beginning of a tangent curve to the right having a central angle of 0°12'32", a radius of 408.00 feet, a chord bearing and distance of North 29°11'05" West, 1.49 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 1.49 feet to a 1/2 inch iron rod with plastic cap stamped "HALFF" found at the end of said curve to the right;

North 13°01'10" West, a distance of 56.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 5°20'19", a radius of 492.00 feet, a chord bearing and distance of North 18°13'38" West, 45.83 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 45.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the end of said curve to the right;

North 15°00'29" West, a distance of 29.87 feet to a 1/2 inch iron rod with plastic cap stamped "HALFF" found for the south corner of a corner clip at the intersection of the easterly right-of-way line of said Davenport Place and the southerly right-of-way line of Valley View Lane (a variable width right-of-way);

North 29°10'28" East, along said corner clip, a distance of 28.64 feet to a 1/2 inch iron rod with plastic cap stamped "HALFF" found for the north corner of said corner clip, same being the beginning of a non-tangent curve to the left having a central angle of 19°34'52", a radius of 1975.08 feet, a chord bearing and distance of North 63°24'15" East, 671.71 feet;

THENCE in a northeasterly direction, along the common line of said Lot 1 and said Valley View Lane and with said curve to the left, an arc distance of 674.99 feet to a 1/2 inch iron rod with plastic cap stamped "HALFF" found for the northeast corner of said Lot 1, common with the northwest corner of Lot 1, Block A, CCI-Two Hickory Addition, and addition to the City of Farmer's Branch, according to the plat thereof recorded in Document No. 201500049255, said Official Public Records;

THENCE departing said common line and along the common line of said Lot 1 (Mercer School Addition) and said Lot 1 (CCI-Two Hickory Addition) and the aforementioned Lot 2, the following courses and distances:

South 2°17'20" East, a distance of 613.20 feet to a 1/2 inch with iron rod with plastic cap stamped "HALFF" found for the southwest corner of said Lot 1 (CCI-Hickory Addition);

North 60°42'40" East, a distance of 169.83 feet to a 1/2 inch with iron rod with plastic cap stamped "HALFF" found for the northwest corner of said Lot 2;

South 29°17'20" East, a distance of 394.52 feet to the **POINT OF BEGINNING** and containing 13.006 acres (566,559 sq. ft.) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **WHEREAS CADG MERCER CROSSING HOLDINGS, LLC AND BEAZER HOMES TEXAS, L.P.**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **GATHERINGS ADDITION**, an addition to the City of Farmer's Branch, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, fire lanes and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems 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 Farmer's Branch, Texas. (Any public utility shall have the right to ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmer's Branch, Texas.

WITNESS, my hand at Farmer's Branch, Texas, this the ____ day of _____, 20__.

By: **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: _____
Mehrdad Moayedi, Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mehرداد Moayedi, 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 _____, 20__.

Notary Public in and for the State of Texas

WITNESS, my hand at Farmer's Branch, Texas, this the ____ day of _____, 20__.

By: **BEAZER HOMES TEXAS, L.P., a Delaware limited partnership**

By: Beazer Homes Texas Holdings, Inc.
a Delaware corporation
its General Partner

By: _____
Bill Senkel, Department Head of Land Acquisition & Land Development

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bill Senkel, 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 _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, **Sylviana Gunawan**, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were properly found or placed under my direct supervision and in accordance with the Platting Rules and Regulations of the City of Farmer's Branch, Texas.

Dated this the ____ day of _____, 20__.

Sylviana Gunawan, Registered Professional Land Surveyor #6461
KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court,
Suite 200
Frisco, Texas 75034
972-335-3580
Fax 972-335-3779

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Sylviana Gunawan**, 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 _____, 20__.

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 _____, 2018.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

**FINAL PLAT
GATHERINGS ADDITION**

BEING A REPLAT OF LOT 1, BLOCK A,
MERCER SCHOOL ADDITION
RECORDED IN DOC. No. 201400169982,
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

BEING 13.006 ACRES SITUATED IN THE
FRANCIS MILLER SURVEY, ABSTRACT NO. 926
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

ENGINEER:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. 972-335-3580
Contact: Rob Myers, P.E.

OWNER (LOT 1, BLOCK A):
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1900 Valley View Lane, Suite 300
Farmer's Branch, Texas 75234

OWNER (LOT 2, BLOCK A):
Beazer Homes Texas, L.P.
1750 Valley View Lane, Suite 200
Dallas, Texas 75234
Contact: Chris Green

Kimley»Horn
5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale Drawn by Checked by Date Project No. Sheet No.
- JMH/SG KHA JAN. 2018 069312651 2 OF 2