



- Existing Trees



- Nellie R Stevens Holly (Ilex 'Nellie R. Stevens')



- Variegated Privet (Ligustrum sinense 'Variegatum')

### EXISTING PROPERTY CONDITIONS

|                           |                                    |
|---------------------------|------------------------------------|
| LOT AREA                  | 81,061.61 SQ. FT., 2.090 AC.       |
| BUILDING SQUARE FOOTAGE   | 38,811.20 SQ. FT.                  |
| ZONING EXISTING USE       | (PD-22) PLANNED DEVELOPMENT NO. 22 |
| BUILDING HEIGHT / 2 STORY | 39.4 FEET                          |
| LOT COVERAGE              | 43%                                |
| PARKING                   |                                    |
| REGULAR                   | 51                                 |
| HANDICAP                  | 3                                  |
| TOTAL                     | 54                                 |

### ZONING REQUIREMENTS

|                          |  |
|--------------------------|--|
| (1) MINIMUM FRONT YARD   | 50 FEET (MAJOR STREET, I.E. HUTTON DR.) OR 2 X THE HEIGHT OF BLDG. (MINOR STREET, I.E. DIPLOMAT DR.) |
| (2) MINIMUM SIDE YARD    | NONE   |
| (3) MINIMUM REAR YARD    | NONE   |
| (4) MAXIMUM LOT COVERAGE | 50%  |

PARKING IN RELATION TO PERSONNEL:  
 1 SPACE FOR EACH 1 1/2 PRODUCTION OR WAREHOUSING EMPLOYEE  
 1 SPACE FOR EACH MANAGERIAL PERSONNEL  
 1 VISITOR SPACE FOR EACH 10 MANAGERIAL PERSONNEL

PARKING IN RELATION TO BUILDING AREA (TOTAL FLOOR AREA):  
 1 SPACE FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA USED FOR WAREHOUSING AND DISTRIBUTION  
 1 SPACE FOR EACH 500 SQUARE FEET OF GROSS FLOOR AREA USED FOR PRODUCTION OR MANUFACTURING  
 1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA USED FOR OFFICE

(Note: The requirement under the Declaration of Covenants, Conditions and Restrictions applicable to the property is 1 space for every 250 square feet of gross floor area.)

### EXCEPTIONS TO THE TITLE COMMITMENT

| Exception No. | RECORDING INFORMATION  | DESCRIPTION OF EASEMENT       | Applies to Subject Tract | Shown Graphically on Attached Survey Plat |
|---------------|------------------------|-------------------------------|--------------------------|---|
| AO 12. (a)    | VOL. 2000222, PG. 1784 | 10' UNDERGROUND UTILITY ESMT. | YES                      | YES                                       |
| AO 12. (b)    | VOL. 2000222, PG. 1784 | 5' UNDERGROUND POWER ESMT.    | YES                      | YES                                       |
| AO 12. (c)    | VOL. 2000222, PG. 1784 | 10' UTILITY ESMT.             | YES                      | YES                                       |
| AO 12. (d)    | VOL. 2000222, PG. 1784 | 7.5' X 9' WATER VAULT ESMT.   | YES                      | YES                                       |
| AO 12. (e)    | VOL. 2000222, PG. 1784 | 24' FIRELANE ESMT.            | YES                      | YES                                       |
| AP 13.        | VOL. 82198, PG. 3888   | 39' FRONT SETBACK             | YES                      | YES                                       |
| AR 14.        | VOL. 81208, PG. 34     | 10' SANITARY SEWER EASEMENT   | YES                      | YES                                       |
| AY 15.        | VOL. 82198, PG. 3888   | 39' FRONT SETBACK             | YES                      | YES                                       |
| AY 15.        | VOL. 82198, PG. 3888   | 10 SIDE SETBACK               | YES                      | YES                                       |

### LEGEND

- POWER POLE
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD SET
- ▲ UNDERGROUND ELECTRIC
- ☒ COVERED PORCH, DECK OR CARPORT

### GENERAL NOTES

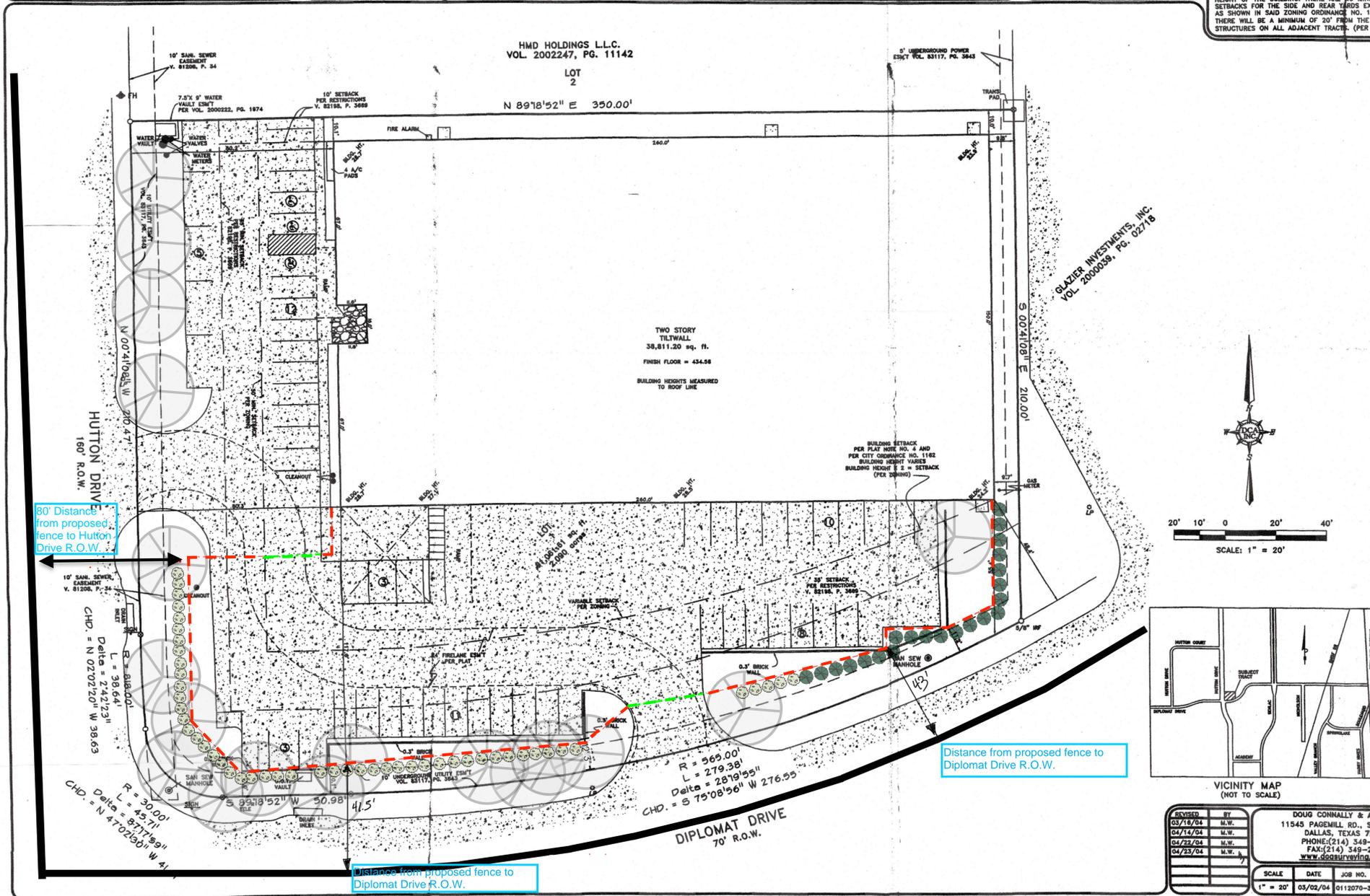
- BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
- THE SUBJECT TRACT IS LOCATED COMPLETELY IN ZONE "AE" AS DEFINED BY FLOOD INSURANCE RATE MAP NO. 48113C0170 J. DATED AUGUST 23, 2001, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. "ZONE AE" IS DEFINED ON THIS MAP AS AN AREA OF SPECIAL FLOOD HAZARD (100 YEAR FLOOD). SAID AREA IS FURTHER DEFINED AS HAVING FLOOD DEPTHS OF FROM 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATION DETERMINED AS 430' BY SAID MAP.
- MAJOR STREET (HUTTON DRIVE)- STRUCTURES SHALL BE SETBACK A MINIMUM OF 30 FEET FROM THE STREET RIGHT-OF-WAY LINE. (PER ORDINANCE NO. 1162)
- SECONDARY STREET (DIPLOMAT DRIVE)- STRUCTURES SHALL BE SETBACK A MINIMUM OF TWICE THE BUILDING HEIGHT FROM THE STREET RIGHT-OF-WAY LINE. (PER ORDINANCE NO. 1162)
- THE MINIMUM BUILDING SETBACK ALONG DIPLOMAT DRIVE IS EQUAL TO TWO (2) TIMES THE HEIGHT OF THE BUILDING. THERE ARE NO MINIMUM SETBACKS FOR THE SIDE AND REAR YARDS EXCEPT AS SHOWN IN SAID ZONING ORDINANCE NO. 1162. THERE WILL BE A MINIMUM OF 20' FROM THE STRUCTURES ON ALL ADJACENT TRACTS. (PER PLAT)

### PROPERTY DESCRIPTION

Lot 1, Block A of Signature Stone Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 2000222, Page 1784, Map Records, Dallas County, Texas, and being the same tract of land conveyed to CSB Service Corporation by deed recorded in Volume 2004021, Page 2277, Deed Records, Dallas County, Texas.

### FENCE / GATE INFORMATION

- Proposed fence height = 8 feet
- Proposed gate length and height = 30 feet long x 8 feet high
- Total fence length = 471 feet



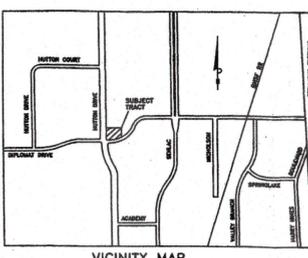
### SURVEYOR'S CERTIFICATE

The undersigned, being a registered land surveyor of the State of Texas certifies to: (i) Legacy Banks or CSB Service Corporation, (ii) American Hutton Partners, LP, a Texas limited partnership, and (iii) Chicago Title Insurance Company as follows:

- This survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by The American Land Title Association and American Congress on Surveying and Mapping in 1993, and meets the requirements of an Urban Survey, as defined in the current accuracy standards jointly adopted by ALTA and ACSM and includes items 1,2,3,4,6,7(a),7(b),8,9,10,11a and 13 of Table A thereto.
- The survey was made on the ground 03/01/04 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property and any other matters situated on the subject property.
- Except as shown on the survey, there are no visible easements or rights of way.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated April 15, 2004, issued by Chicago Title Insurance Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accordance with minimum setback provisions and restrictions of record referenced in such title commitment.
- That the subject property has access to and from a duly dedicated and accepted public street or highway.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation AE (a 100 year flood hazard zone) by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48113C0170J, with a date of identification of August 23, 2001, for Community No. 480174, in Dallas County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

The parties listed above are entitled to rely on the survey.

*Bryan Connolly*  
 Bryan Connolly  
 Date: March 3rd, 2004 RPLS NO. 5513



| REVISED  | BY   |
|----------|------|
| 03/16/04 | M.W. |
| 04/14/04 | M.W. |
| 04/22/04 | M.W. |
| 04/23/04 | M.W. |

DOUG CONNALLY & ASSOC., INC.  
 11545 PAGEMILL RD., SUITE #200  
 DALLAS, TEXAS 75248  
 PHONE: (214) 349-9485  
 FAX: (214) 349-2218  
 WWW.DOGSURVEYING.COM

| SCALE    | DATE     | JOB NO.   | D.F. NO.  | DRAWN |
|----------|----------|-----------|-----------|-------|
| 1" = 20' | 05/02/04 | 0112070-3 | 000637183 | M.W.  |

**ALTA/ACSM LAND SURVEY**  
 WILLIAM H. PULLIAM SURVEY, ABSTRACT NO. 1171  
 FARMERS BRANCH, DALLAS COUNTY  
 13710 HUTTON DRIVE

NEW 4/26/04



-  Subject Property
-  Tax Parcels
-  City Limit

## 25-SP-07 Aerial Map

### 13710 Hutton Drive



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011

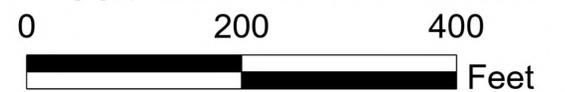




-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

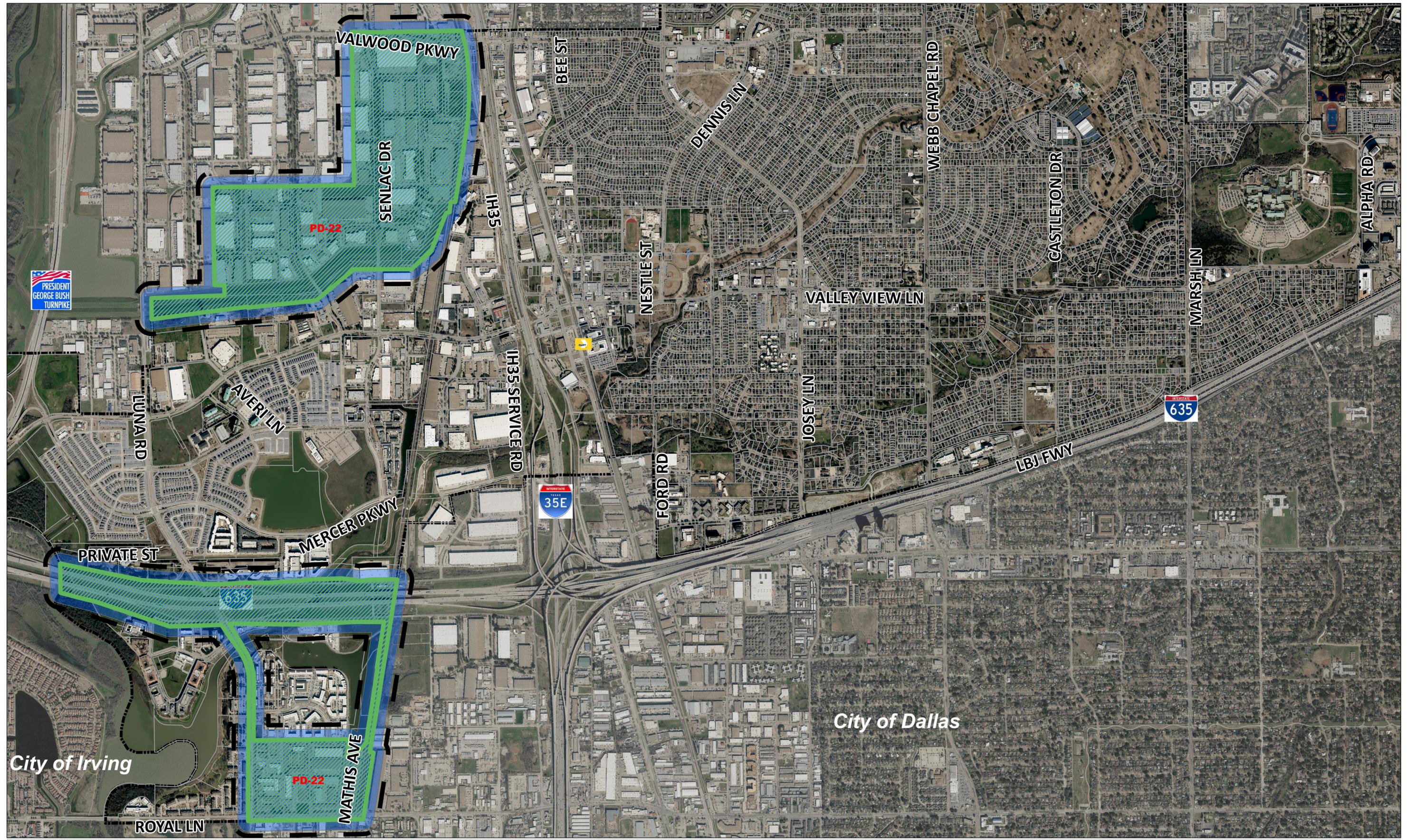
## 25-SP-07 Location Map

### 13710 Hutton Drive



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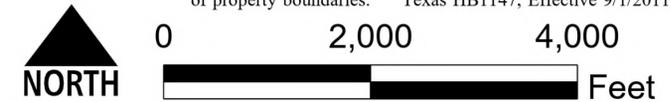




- 200-Foot Protest Area
- 300-Foot Curtesy Notice
- Subject Property
- Tax Parcels
- City Limit

## 25-SP-07 Notification Map

### Planned Development District No. 22 (PD-22)



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**Summary of Mailed Notices  
Property Owner List  
25-SP-07  
13710 Hutton Drive**

| <b>Map</b> | <b>First Name</b>  | <b>Address</b>                      | <b>City</b>       | <b>State</b> | <b>Zip</b> | <b>Written Response</b> |
|------------|--|-------------------------------------|-------------------|--------------|------------|-------------------------|
| 1.         | LUNA FARMERS BRANCH  | 918 W IDAHO ST                      | BOISE             | ID           | 83702      | None.                   |
| 2.         | LR DAL LLC   | PO BOX 320177                       | TAMPA             | FL           | 33679      | None.                   |
| 3.         | WDT VENTURES LLC   | 2020 DIPLOMAT DR STE 100            | DALLAS            | TX           | 75234      | None.                   |
| 4.         | VALWOOD OWNER LLC C/O<br>KOHLEBERG KRAVIS ROBERTS & CO<br>LP | 30 HUDSON YARDS FL 75               | NEW YORK          | NY           | 10001      | None.                   |
| 5.         | MM MERCER BORADWALK LLC                                      | 1800 VALLEY VIEW LN STE 300         | FARMERS<br>BRANCH | TX           | 75234      | None.                   |
| 6.         | SEALY VALLEY VIEW LANE LLC                                   | 8401 N CENTRAL EXPY STE 150         | DALLAS            | TX           | 75225      | None.                   |
| 7.         | TDINDUSTRIES INC   | PO BOX 819060                       | DALLAS            | TX           | 75381      | None.                   |
| 8.         | FARMERS BRANCH CITY OF                                       | PO BOX 819010                       | DALLAS            | TX           | 75381      | None.                   |
| 9.         | VALWOOD IMPROVEMENT<br>AUTHORITY                             | 1430 VALWOOD PKWY STE 160           | CARROLLTON        | TX           | 75006      | None.                   |
| 10.        | MM MERCER BORADWALK LLC                                      | 1800 VALLEY VIEW LN STE 300         | FARMERS<br>BRANCH | TX           | 75234      | None.                   |
| 11.        | VALWOOD IMPT AUTHORITY                                       | 1430 VALWOOD PKWY STE 160           | CARROLLTON        | TX           | 75006      | None.                   |
| 12.        | VALWOOD IMPT AUTHORITY                                       | 1430 VALWOOD PKWY STE 160           | CARROLLTON        | TX           | 75006      | None.                   |
| 13.        | WESTWOOD 3 EMS LLC ATTN:<br>REUBEN BERMAN                    | 1640 S SEPULVEDA BLVD STE<br>218    | LOS ANGELES       | CA           | 90025      | None.                   |
| 14.        | PSBP WESTWOOD LP C/O LINK<br>LOGISTICS                       | PO BOX 2980                         | CHICAGO           | IL           | 60690      | None.                   |
| 15.        | LEO ANNETTE J  | 11130 MEDLOCK BRIDGE RD<br>APT 1033 | JOHNS CREEK       | GA           | 30097      | None.                   |
| 16.        | PRE WESTWOOD LLC   | 3333 WELBORN ST STE 260             | DALLAS            | TX           | 75219      | None.                   |
| 17.        | GMJJ PROPERTIES LLC  | 2030 DIPLOMAT DR                    | DALLAS            | TX           | 75234      | None.                   |
| 18.        | FARMERS BRANCH CITY OF                                       | PO BOX 819010                       | DALLAS            | TX           | 75381      | None.                   |
| 19.        | BURLINGTON NO SANTA FE RR C/O<br>PROPERTY TAX DEPARTMENT     | PO BOX 961089                       | FORT WORTH        | TX           | 76161      | None.                   |
| 20.        | WN2 PARTNERS LLC   | 1800 WAZEE ST                       | DENVER            | CO           | 80202      | None.                   |
| 21.        | MLRP 1270 CHAMPION LLC                                       | 1 PIERCE PL STE 450                 | ITASCA            | IL           | 60143      | None.                   |
| 22.        | ICON IPC TX PROPERTY OWNER                                   | 2 N RIVERSIDE PLZ STE 2350          | CHICAGO           | IL           | 60606      | None.                   |

|     |  |                                   |                |    |       |          |
|-----|--|-----------------------------------|----------------|----|-------|----------|
| 23. | FANFLIGHT CORPORATION INC                    | 1940 DIPLOMAT DR                  | FARMERS BRANCH | TX | 75234 | None.    |
| 24. | PARAGON INDUSTRIES II INC                    | 4285 N GOLDEN STATE BLVD          | FRESNO         | CA | 93722 | None.    |
| 25. | MERCER CROSSING COMMERCIAL                   | 1512 CRESCENT DR STE 112          | CARROLLTON     | TX | 75006 | None.    |
| 26. | LR DAL LLC                                   | PO BOX 320177                     | TAMPA          | FL | 33679 | None.    |
| 27. | BREIT INDUSTRIAL CANYON                      | PO BOX 2980                       | CHICAGO        | IL | 60690 | None.    |
| 28. | REEPIND VALLEY VIEW TX LLC                   | 2000 MCKINNEY AVE STE 1000        | DALLAS         | TX | 75201 | None.    |
| 29. | AMB PROPERTY II LP                           | 1800 WAZEE ST                     | DENVER         | CO | 80202 | None.    |
| 30. | MAR THOMA CHURCH OF                          | 11550 LUNA RD                     | DALLAS         | TX | 75234 | None.    |
| 31. | BROWNING PLACE LLC                           | 1603 LYNDON B JOHNSON FWY STE 800 | DALLAS         | TX | 75234 | Support. |
| 32. | MLRP 13755 DIPLOMAT LLC                      | 1 PIERCE PL STE 450               | ITASCA         | IL | 60143 | None.    |
| 33. | IRON MOUNTAIN MORTGAGE                       | 1101 ENTERPRISE DR                | ROYERSFORD     | PA | 19468 | None.    |
| 34. | TR LONESTAR INDUSTRIAL                       | 801 GRAND AVE                     | DES MOINES     | IA | 50309 | None.    |
| 35. | 2222 PARTNERS LTD PS                         | 947 COUNTY ROAD 219               | GAINESVILLE    | TX | 76240 | None.    |
| 36. | PROLOGIS TEXAS III LP                        | 1800 WAZEE ST                     | DENVER         | CO | 80202 | None.    |
| 37. | SEALY ROYAL LANE LLC                         | 333 TEXAS ST STE 1050             | SHREVEPORT     | LA | 71101 | None.    |
| 38. | T SORRENTO INC                               | 1603 LYNDON B JOHNSON FWY STE 800 | DALLAS         | TX | 75234 | Support. |
| 39. | FARMERS BRANCH CITY OF                       | PO BOX 819010                     | DALLAS         | TX | 75381 | None.    |
| 40. | PACE PTNRS PTIES INC                         | 5600 LOWER MACUNGIE RD            | MACUNGIE       | PA | 18062 | None.    |
| 41. | LJ REALTY LLC C/O QUICK TRIP                 | 4705 S 129TH EAST AVE             | TULSA          | OK | 74134 | None.    |
| 42. | DART   | PO BOX 660163                     | DALLAS         | TX | 75266 | None.    |
| 43. | RESERVE CAPITAL TWO COLINAS LP               | 12404 PARK CENTRAL DR             | DALLAS         | TX | 75251 | None.    |
| 44. | VALWOOD IMPT AUTHORITY                       | 1430 VALWOOD PKWY STE 160         | CARROLLTON     | TX | 75006 | None.    |
| 45. | PARK WEST LBJ I LLC &                        | 15 WALKER AVE STE 200             | BALTIMORE      | MD | 21208 | None.    |
| 46. | MERCER CROSSING COMMERCIAL                   | 1512 CRESCENT DR                  | CARROLLTON     | TX | 75006 | None.    |
| 47. | T D INDUSTRIES INC                           | PO BOX 819060                     | DALLAS         | TX | 75381 | None.    |
| 48. | MM MERCER BORADWALK LLC                      | 1800 VALLEY VIEW LN STE 300       | FARMERS BRANCH | TX | 75234 | None.    |
| 49. | VALWOOD IMPT AUTHORITY                       | 1430 VALWOOD PKWY STE 160         | CARROLLTON     | TX | 75006 | None.    |
| 50. | PSC PARK EAST LLC                            | 15 WALKER AVE STE 200             | BALTIMORE      | MD | 21208 | None.    |
| 51. | MERCER CROSSING COMMERCIAL                   | 1512 CRESCENT DR                  | CARROLLTON     | TX | 75006 | None.    |
| 52. | DIPLOMAT DRIVE II LLC                        | 3512 SAN LUCAS LN                 | DENTON         | TX | 76208 | None.    |
| 53. | VALKYRIE INVESTMENTS LLC                     | 1233 MUSCOGEE TRL                 | CARROLLTON     | TX | 75010 | None.    |
| 54. | PACK PROPERTIES LTD PARTNERSHIP C/O SAM PACK | 1635 S INTERSTATE 35E             | CARROLLTON     | TX | 75006 | None.    |

|     |   |                                   |                |    |       |       |
|-----|---|-----------------------------------|----------------|----|-------|-------|
| 55. | MARX VENTURES PARTNERSHIP   | 5875 N ROGERS AVE                 | CHICAGO        | IL | 60646 | None. |
| 56. | KRE WREN OWNER LLC  | 30 HUDSON YARDS STE 7700          | NEW YORK       | NY | 10001 | None. |
| 57. | VALWOOD INDUSTRIAL HOLDINGS LLC                                     | 575 MARYVILLE CENTRE DR STE 500   | SAINT LOUIS    | MO | 63141 | None. |
| 58. | BROWNING PLACE LLC  | 1603 LYNDON B JOHNSON FWY STE 800 | DALLAS         | TX | 75234 | None. |
| 59. | TEXAS DUGAN LTD PARTNSHP C/O PROLOGICS LP-RE TAX                    | 1800 WAZEE ST STE 500             | DENVER         | CO | 80202 | None. |
| 60. | PARK WEST LBJ I LLC &   | 15 WALKER AVE STE 200             | BALTIMORE      | MD | 21208 | None. |
| 61. | DALLAS INDUSTRIAL LL LLC C/O INVESTCORP INTERNATIONAL REALTY INC    | 280 PARK AVE FL 36                | NEW YORK       | NY | 10017 | None. |
| 62. | TRIPLE SILVER HOSPITALITY CW LLC                                    | 3345 BEE CAVES RD STE 208         | W LAKE HILLS   | TX | 78746 | None. |
| 63. | CI DAL I V LLC C/O LINK LOGISTICS                                   | PO BOX 2980                       | CHICAGO        | IL | 60690 | None. |
| 64. | BRE JUPITER TX 1B OWNER LLC C/O LINK LOGISTICS                      | PO BOX 2980                       | CHICAGO        | IL | 60690 | None. |
| 65. | VALWOOD SVC CTR II LTD  | 8150 N CENTRAL EXPY STE 835       | DALLAS         | TX | 75206 | None. |
| 66. | SEALY ROYAL LANE LLC  | 333 TEXAS ST STE 1050             | SHREVEPORT     | LA | 71101 | None. |
| 67. | VALWOOD IMPT AUTHORITY  | 1430 VALWOOD PKWY STE 160         | CARROLLTON     | TX | 75006 | None. |
| 68. | DENALI TEXAS DIPLOMAT INDUSTRIAL LLC C/O LINCOLN ADVISORY GROUP LTD | 120 N LA SALLE ST STE 1750        | CHICAGO        | IL | 60602 | None. |
| 69. | BREIT INDUSTRIAL CANYON   | PO BOX 2980                       | CHICAGO        | IL | 60690 | None. |
| 70. | TX 1920 HUTTON CT DE LLC  | 450 PARK AVE FL 9                 | NEW YORK       | NY | 10022 | None. |
| 71. | MLRP 13801 DIPLOMAT LLC   | 1 PIERCE PL STE 450               | ITASCA         | IL | 60143 | None. |
| 72. | PARK WEST FAIRVIEW ASSOC C/O THE INDEPENDENT BANKERS BANK           | 11701 LUNA RD                     | FARMERS BRANCH | TX | 75234 | None. |
| 73. | LEO ANNETTE J   | 11130 MEDLOCK BRIDGE RD APT 1033  | JOHNS CREEK    | GA | 30097 | None. |
| 74. | PROLOGIS TEXAS III LP   | 1800 WAZEE ST                     | DENVER         | CO | 80202 | None. |
| 75. | SOCCER MGMT OF TEXAS INC  | 205 HONEYSUCKLE WAY               | FLOWER MOUND   | TX | 75028 | None. |
| 76. | TIB THE INDEPENDENT BANKERSBANK ATTN: T PATRICK GRAY                | 350 PHELPS DR                     | IRVING         | TX | 75038 | None. |
| 77. | BRE JUPITER TX 1B OWNER LLC C/O LINK LOGISTICS                      | PO BOX 2980                       | CHICAGO        | IL | 60690 | None. |
| 78. | PACK PROPERTIES   | 1635 S INTERSTATE 35E             | CARROLLTON     | TX | 75006 | None. |
| 79. | VANTAGE PROPERTIES INC  | 1800 WAZEE ST                     | DENVER         | CO | 80202 | None. |

|      |   |                                   |                |    |       |       |
|------|---|-----------------------------------|----------------|----|-------|-------|
| 80.  | BURLINGTON NO SANTA FE RR C/O PROPERTY TAX DEPARTMENT | PO BOX 961089                     | FORT WORTH     | TX | 76161 | None. |
| 81.  | CUSTOM MEDICAL APPLICATIONS INC                       | 13958 DIPLOMAT DR                 | FARMERS BRANCH | TX | 75234 | None. |
| 82.  | MERCER CROSSING COMMERCIAL                            | 1512 CRESCENT DR                  | CARROLLTON     | TX | 75006 | None. |
| 83.  | T SORRENTO INC  | 1603 LYNDON B JOHNSON FWY STE 800 | DALLAS         | TX | 75234 | None. |
| 84.  | MATHEWS GEORGE & LICY                                 | 7212 NW 110TH ST                  | OKLAHOMA CITY  | OK | 73162 | None. |
| 85.  | G&I IX 13780 BENCHMARK LLC                            | PO BOX 20197                      | ATLANTA        | GA | 30325 | None. |
| 86.  | WN2 PARTNERS LLC                                      | 1800 WAZEE ST                     | DENVER         | CO | 80202 | None. |
| 87.  | KAUFMAN & GILDIN RLTY TX C/O SATCO PRODUCTS INC       | 110 HEARTLAND BLVD                | EDGEWOOD       | NY | 11717 | None. |
| 88.  | VALKYRIE INVESTMENTS LLC                              | 1233 MUSCOGEE TRL                 | CARROLLTON     | TX | 75010 | None. |
| 89.  | FARMERS BRANCH CITY OF                                | PO BOX 819010                     | DALLAS         | TX | 75381 | None. |
| 90.  | PROLOGIS TARGETED US                                  | 1800 WAZEE ST STE 500             | DENVER         | CO | 80202 | None. |
| 91.  | WESTCORE ALPHA DALLAS I LLC                           | 4350 LA JOLLA VILLAGE DR STE 900  | SAN DIEGO      | CA | 92122 | None. |
| 92.  | AMM PROPERTIES LLC                                    | 13757 N STEMMONS FWY              | FARMERS BRANCH | TX | 75234 | None. |
| 93.  | HRK PROPERTIES LLC                                    | 4820 NORTHAVEN RD                 | DALLAS         | TX | 75229 | None. |
| 94.  | MERCER CROSSING COMMERCIAL                            | 1512 CRESCENT DR STE 112          | CARROLLTON     | TX | 75006 | None. |
| 95.  | LEO ANNETTE J   | 11130 MEDLOCK BRIDGE RD APT 1033  | JOHNS CREEK    | GA | 30097 | None. |
| 96.  | TEXAS STATE OF  | PO BOX 12428                      | AUSTIN         | TX | 78711 | None. |
| 97.  | JDFW II (1900) LLC                                    | 6688 N CENTRAL EXPY STE 1400      | DALLAS         | TX | 75206 | None. |
| 98.  | WRIA 2017 4 LP  | 2505 N STATE HIGHWAY 360 STE 800  | GRAND PRAIRIE  | TX | 75050 | None. |
| 99.  | DIPLOMAT DELEGATE PTNR                                | PO BOX 29246                      | DALLAS         | TX | 75229 | None. |
| 100. | PEGGYS FOLLY LP                                       | 5501 SAINT ANDREWS CT             | PLANO          | TX | 75093 | None. |
| 101. | MM MERCER BORADWALK LLC                               | 1800 VALLEY VIEW LN STE 300       | FARMERS BRANCH | TX | 75234 | None. |
| 102. | HUTTON PROPERTIES LP                                  | 13795 HUTTON DR                   | FARMERS BRANCH | TX | 75234 | None. |
| 103. | ESSILOR OF AMERICA INC C/O SALES TAX DEPARTMENT       | 13515 N STEMMONS FWY              | DALLAS         | TX | 75234 | None. |
| 104. | SWBC LUNA LLC C/O SWBC REAK ESTATE LLC                | 5949 SHERRY LN STE 750            | DALLAS         | TX | 75225 | None. |
| 105. | BLANKEMEYER HAROLD LIVING                             | 5735 WATERVIEW DR                 | IRVING         | TX | 75039 | None. |

|      |   |                                      |                |    |       |       |
|------|---|--------------------------------------|----------------|----|-------|-------|
| 106. | 1302 CHAMPION LLC   | 1302 CHAMPION CIR                    | CARROLLTON     | TX | 75006 | None. |
| 107. | FIRST INDUSTRIAL TX LP &  | 5310 HARVEST HILL RD STE 270         | DALLAS         | TX | 75230 | None. |
| 108. | TR LONESTAR INDUSTRIAL  | 801 GRAND AVE                        | DES MOINES     | IA | 50309 | None. |
| 109. | GLAZER INVESTMENTS INC  | 14911 QUORUM DR STE 400              | DALLAS         | TX | 75254 | None. |
| 110. | MM MERCER BORADWALK LLC   | 1800 VALLEY VIEW LN STE 300          | FARMERS BRANCH | TX | 75234 | None. |
| 111. | ESSILOR OF AMERICA INC  | 13515 N STEMMONS FWY                 | FARMERS BRANCH | TX | 75234 | None. |
| 112. | TRANSMAX INC  | 14053 N STEMMONS FWY                 | FARMERS BRANCH | TX | 75234 | None. |
| 113. | VALWOOD 12 EMS LLC ATTN:<br>REUBEN BERMAN                                 | 11911 SAN VICENTE BLVD STE<br>265    | LOS ANGELES    | CA | 90049 | None. |
| 114. | MM MERCER BORADWALK LLC   | 1800 VALLEY VIEW LN STE 300          | FARMERS BRANCH | TX | 75234 | None. |
| 115. | 13710 HUTTON LLC  | 2020 DIPLOMAT DR STE 100             | FARMERS BRANCH | TX | 75234 | None. |
| 116. | DHILLON INVESTORS LLC   | 4892 W HIGHWAY 290                   | SUNSET VALLEY  | TX | 78735 | None. |
| 117. | LJ REALTY LLC C/O QUICK TRIP  | 4705 S 129TH EAST AVE                | TULSA          | OK | 74134 | None. |
| 118. | ROONEY REAL ESTATE LLC  | 5601 S 122ND EAST AVE                | TULSA          | OK | 74146 | None. |
| 119. | TCI PARK WEST I INC   | 1603 LYNDON B JOHNSON FWY<br>STE 800 | DALLAS         | TX | 75234 | None. |
| 120. | VALWOOD IMPROVEMENT<br>AUTHORITY  | 1430 VALWOOD PKWY STE 160            | CARROLLTON     | TX | 75006 | None. |
| 121. | G&I IX ROYAL LN LLC   | PO BOX 20197                         | ATLANTA        | GA | 30325 | None. |
| 122. | VALWOOD IMPT AUTHORITY  | 1430 VALWOOD PKWY STE 160            | CARROLLTON     | TX | 75006 | None. |
| 123. | LEHIGH PROPERTIES LLC ATTN<br>MICHAEL D WALSH                             | 10 RIVERVIEW DR                      | DANBURY        | CT | 06810 | None. |
| 124. | FIRST INDUSTRIAL TX LP &  | 5310 HARVEST HILL RD STE 270         | DALLAS         | TX | 75230 | None. |
| 125. | FARMERS BRANCH CITY OF  | PO BOX 819010                        | DALLAS         | TX | 75381 | None. |
| 126. | DENALI TEXAS DIPLOMAT<br>INDUSTRIAL LLC C/O LINCOLN<br>ADVISORY GROUP LTD | 120 N LA SALLE ST STE 1750           | CHICAGO        | IL | 60602 | None. |
| 127. | DART  | PO BOX 660163 MB 7230                | DALLAS         | TX | 75266 | None. |
| 128. | PARK WEST LBJ I LLC &   | 15 WALKER AVE STE 200                | BALTIMORE      | MD | 21208 | None. |
| 129. | SNB2 LLC  | 13801 HUTTON DR STE 100              | DALLAS         | TX | 75234 | None. |
| 130. | PRENTISS COPLEY INV GROUP   | 3890 W NORTHWEST HWY STE<br>400      | DALLAS         | TX | 75220 | None. |
| 131. | FEIZY PROPERTIES LTD ATTN: JOHN<br>FEIZY & ANTHONY VEADER                 | 13800 DIPLOMAT DR                    | DALLAS         | TX | 75234 | None. |

|      |  |                                      |                   |    |       |       |
|------|--|--------------------------------------|-------------------|----|-------|-------|
| 132. | KLOPFER ASSOCIATES TX LLC ATTN:<br>TAX DEPT        | PO BOX 7467                          | CHARLOTTE         | NC | 28241 | None. |
| 133. | RAZZAQ STEMMONS LLC                                | 11075 HARRY HINES BLVD               | DALLAS            | TX | 75229 | None. |
| 134. | DHILLON INVESTORS LLC                              | 4892 W HIGHWAY 290                   | SUNSET VALLEY     | TX | 78735 | None. |
| 135. | VALWOOD SERVICE CENTER I                           | 8150 N CENTRAL EXPY STE 835          | DALLAS            | TX | 75206 | None. |
| 136. | MERCER CROSSING COMMERCIAL                         | 1512 CRESCENT DR STE 112             | CARROLLTON        | TX | 75006 | None. |
| 137. | MERCER ACQUISITION LLC C/O MLG<br>FUND ACCOUNTING  | 19000 W BLUEMOUND RD                 | BROOKFIELD        | WI | 53045 | None. |
| 138. | HMD HOLDINGS LLC C/O BOB<br>WALLNER                | 13795 HUTTON DR                      | FARMERS<br>BRANCH | TX | 75234 | None. |
| 139. | FARMERS LUNA HUB LLC &                             | 901 N O CONNOR RD STE 109            | IRVING            | TX | 75061 | None. |
| 140. | MODA LANI LAND LP                                  | 13800 HUTTON DR                      | DALLAS            | TX | 75234 | None. |
| 141. | MM MERCER BORADWALK LLC                            | 1800 VALLEY VIEW LN STE 300          | FARMERS<br>BRANCH | TX | 75234 | None. |
| 142. | DART   | PO BOX 660163                        | DALLAS            | TX | 75266 | None. |
| 143. | TDINDUSTRIES INC                                   | PO BOX 819060                        | DALLAS            | TX | 75381 | None. |
| 144. | DMC APARTMENTS LP                                  | 1603 LYNDON B JOHNSON FWY<br>STE 800 | DALLAS            | TX | 75234 | None. |
| 145. | 2241 SINGH LLC &                                   | 7750 BROADWAY                        | SAN ANTONIO       | TX | 78209 | None. |
| 146. | TRBA INC   | 13720 DIPLOMAT DR                    | FARMERS<br>BRANCH | TX | 75234 | None. |
| 147. | STERN REALTY HOLDINGS LLC                          | 13900 SENLAC DR                      | DALLAS            | TX | 75234 | None. |
| 148. | TEXAS DEPT OF TRANSPORTATION                       | 125 E 11TH ST                        | AUSTIN            | TX | 78701 | None. |
| 149. | JLS BUSINESS PROPERTIES LTD                        | PO BOX 156329                        | FORT WORTH        | TX | 76155 | None. |
| 150. | JDFW II (1900) LLC                                 | 66880 N CENTRAL STE 1400             | DALLAS            | TX | 75206 | None. |
| 151. | G&I IX ROYAL LN LLC                                | PO BOX 20197                         | ATLANTA           | GA | 30325 | None. |
| 152. | VALLEY VIEW LAND HOLDINGS LLC                      | 1925 VALLEY VIEW LN                  | FARMERS<br>BRANCH | TX | 75234 | None. |
| 153. | DHS REAL ESTATE GROUP LLC                          | 3010 LYNDON B JOHNSON FWY<br>STE 736 | DALLAS            | TX | 75234 | None. |
| 154. | ROYAL TX PARTNERS LLC C/O<br>CORTLAND PARTNERS LLC | 3424 PEACHTREE RD NE STE<br>300      | ATLANTA           | GA | 30326 | None. |
| 155. | TEXAS STATE OF C/O TEXAS DEPT OF<br>TRANSPORTATION | 125 E 11TH ST                        | AUSTIN            | TX | 78701 | None. |
| 156. | TEXAS STATE OF                                     | PO BOX 12428                         | AUSTIN            | TX | 78711 | None. |
| 157. | DCT VALWOOD PARKWAY LLC                            | 1800 WAZEE ST                        | DENVER            | CO | 80202 | None. |
| 158. | MERCER CROSSING LAND LTD                           | 1722 ROUTH ST STE 770                | DALLAS            | TX | 75201 | None. |
| 159. | FARMERS BRANCH CITY OF                             | PO BOX 819010                        | DALLAS            | TX | 75381 | None. |

|      |  |                            |            |    |       |       |
|------|--|----------------------------|------------|----|-------|-------|
| 160. | DIPLOMAT REAL ESTATE LLC   | 7510 LANGTRY ST            | HOUSTON    | TX | 77040 | None. |
| 161. | DENALI TEXAS HUTTON INDUSTRIAL LLC C/O LINCOLN ADVISORY GROUP    | 120 N LA SALLE ST STE 1750 | CHICAGO    | IL | 60602 | None. |
| 162. | MERCER ACQUISITION LLC C/O MLG FUND ACCOUNTING                   | 19000 W BLUEMOUND RD       | BROOKFIELD | WI | 53045 | None. |
| 163. | PRE WESTWOOD LLC   | 3333 WELBORN ST STE 260    | DALLAS     | TX | 75219 | None. |
| 164. | VALWOOD IMPROVEMENT AUTHORITY                                    | 1430 VALWOOD PKWY STE 160  | CARROLLTON | TX | 75006 | None. |
| 165. | DALLAS INDUSTRIAL LL LLC C/O INVESTCORP INTERNATIONAL REALTY INC | 280 PARK AVE FL 36         | NEW YORK   | NY | 10017 | None. |
| 166. | CARROLLTON-FARMERS BRANCH ISD                                    | 1445 N. PERRY ROAD         | CARROLLTON | TX | 75006 | None. |
| 167. | DALLAS INDEPENDENT SCHOOL DISTRICT                               | 9400 N. CENTRAL EXPRESSWAY | DALLAS     | TX | 75231 | None. |



# City of Farmers Branch

## Action Meeting Minutes

### Planning and Zoning Commission

City Hall  
13000 Wm. Dodson Pkwy  
Farmers Branch, TX 75234

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Monday, February 9, 2026

7:00 PM

City Hall

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The full video of this meeting is available on the City website here: <https://farmersbranch.legistar.com/Calendar.aspx>

**Commissioners Present (7):** Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Scott Noris., Alternate Commissioner Breeanna Banks, and Alternate Commissioner Clint Schumacher

**City Staff Present:** Police Chief Kevin McCoy; Deputy Director of Community Services Scott Webster; Planning Manager Tara Bradley; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; and City Attorney Chris Metcalf

#### **A. STUDY SESSION**

**A.1 [26-112](#) Discuss Regular Agenda Items.**

Chair Raley called the Study Session to order at 6:30 PM.

Chair Raley thanked the Commissioners for their service.

Chair Raley asked for any questions or comments regarding the Regular Agenda and Public Hearing items.

Regarding Public Hearing Agenda items D.2 and D.3:

- Commissioner Kirby asked whether there were any substantial changes from the applicant's previous requests? *Mr. Mangum said no.*
- Commissioner Kirby asked whether the zoning of the subject property had changed since the previous requests? *Mr. Mangum said no.*
- Commissioner Kirby asked whether the Commission was under any scrutiny regarding their recommendations on these requests? *Mr. Mangum stated that all cases should be treated individually and then discussed the case history.*
- Vice-Chair Miller asked if staff had received any correspondence from the Prairie Crossing multifamily development? *Mr. Mangum said no correspondence had been received.*

Hearing no further questions or comments from the Commissioners, Chair Raley closed this agenda item.

**A.2 [26-113](#) Discuss Agenda Items for Future Planning and Zoning Commission consideration.**

Vice-Chair Miller requested an item for discussion on how Farmers Branch is utilizing artificial intelligence (A.I.) related to the work being done by the Planning Department.

Hearing no further questions or comments, Chair Raley closed discussion on this agenda item and adjourned the Study Session at 6:40 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:00 PM.

**B. CITIZEN COMMENTS**

There was no one wishing to address the Commission, and Chair Raley closed the Citizen Comments portion of the agenda.

**C. REGULAR AGENDA ITEMS**

**C.1 [26-074](#) Consider approval of the January 12, 2026 Planning and Zoning Commission Meeting Minutes; and take appropriate action.**

**A motion was made by Vice-Chair Miller, seconded by Commissioner Trapp, that the minutes be approved. The motion carried unanimously.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

**C.2 [25-PL-05](#) Consider the request for final plat approval Rodeway Inn- Metro Square Subdivision, Lots 1R and 2, located at 11800 Ford Road and 11801 Metro Blvd; and take appropriate action.**

Mr. Mangum gave a presentation regarding the proposed final plat.

Hearing no questions or comments from the Commissioners, Chair Raley asked for a motion regarding the item.

**A motion was made by Commissioner Kirby, seconded by Commissioner Banks, that this Final Plat be approved. The motion carried unanimously.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

**D. PUBLIC HEARING**

**D.1 [25-SP-07](#) Conduct a public hearing and consider the request for Detailed Site Plan approval for the installation of fencing, including a Zoning Amendment request to allow said fencing within the front yard on an approximately 2.1-acre property located at 13710 Hutton Drive and located within the Planned Development District No. 22 (PD-22) zoning district; and take appropriate action.**

Mr. Campbell gave a presentation regarding the proposed amendment.

Mr. Greg Boss with Tubbesing, the applicant, 2020 Diplomat Drive, was available to answer questions.

Commissioner Noris asked about the fence material. *Mr. Campbell confirmed it would be a wrought iron fence.*

Alternate Commissioner Schumacher asked how many properties were located in PD-22. *Mr. Campbell confirmed the location of all properties in PD-22 via the interactive map on the city website.*

Alternate Commissioner Schumacher asked, pending approval, if the amendment would be applicable to all of PD-22 and require the applicant to install wrought iron fencing? *Mr. Campbell said yes to both.*

Commissioner Trapp asked whether the proposed fence would impede access to the subject property by the Fire Department. *Mr. Campbell stated that the Fire Department reviewed the site plan and did not have any issues with the proposed fence.*

Commissioner Trapp asked about the wall located along the southern edge of the subject property in relation to the proposed fence. *Mr. Campbell stated that it was his understanding that this wall would be removed but would defer to the applicant for confirmation.*

Commissioner Trapp asked if the applicant's need for the fence was based on actual security issues or perceived concerns. *Mr. Campbell stated it was based on actual security issues, but would defer to the applicant to address the specifics of these issues.*

In response to Commissioner Trapp's question regarding the wall, Mr. Boss confirmed that this wall was removed shortly after the property was purchased.

Mr. Boss confirmed that the drive along Hutton Drive would not be gated.

In response to Commissioner Trapp's question regarding the reason for the fence, Mr. Boss stated that the fence was necessary to protect the loading dock doors located in this area from equipment theft and stated there had been some such issues since purchasing the property.

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing.

No one came forward to address this agenda item, and Chair Raley asked for a motion to close the public hearing.

**A motion was made by Vice-Chair Miller, seconded by Commissioner Kirby, that the public hearing be closed. The motion carried unanimously.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

Chair Raley asked for a motion regarding the item.

**A motion was made by Commissioner Kirby, seconded by Commissioner Noris, that this Detailed Site Plan, including the Zoning Amendment request, be recommended for approval. The motion carried unanimously.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

Chair Raley asked when this case would be considered by City Council, and Mr. Campbell stated it would be at their March 19, 2026 meeting.

- D.2     [25-SU-10](#)     **Conduct a public hearing and consider the request for a Specific Use Permit (SUP) for a gasoline service station and convenience store on approximately 1.48 acres located at 13601 Midway Road within Planned Development District No. 64 (PD-64); and take appropriate action.****

Was considered concurrently with Item D.3.

- D.3     [26-ZA-01](#)     **Conduct a public hearing and consider the request to amend the Comprehensive Zoning Ordinance Article 5.5 “Beer and Wine Sales Overlay District” and Appedix “C” “Maps” to allow beer and wine sales for off-premise consumption on approximately 1.48 acres of property located at 13601 Midway Road; and take appropriate action.****

Mr. Mangum gave presentations regarding both the proposed requests and stated that, per the applicant’s request, the public hearings for both agenda items would be continued to the March 9, 2026 Planning and Zoning Commission meeting.

Mr. Dallas Cothrum with Masterplan, representing the applicant, 3333 Welborn Street, Dallas, was available to answer questions.

Commissioner Miller asked whether the Commission was voting to table the agenda items? *Chair Raley clarified that the Commission would be voting to continue to the public hearing for both items.*

Chair Raley asked, pending approval of the requests, whether beer and wine sales from the QT convenience store would be subject to the regulations of the Texas Alcoholic Beverage Commission (TABC)? *Mr. Mangum said yes.*

Commissioner Noris asked whether there were residential developments adjacent to the subject property and if yes, had staff received feedback from any of these? *Mr. Mangum confirmed the residential developments adjacent to the subject property, and said staff had not received feedback from any of these developments.*

Commissioner Sultzbaugh asked whether a zoning notification sign was placed at the subject property? *Mr. Mangum said yes.*

Commissioner Sultzbaugh asked whether the applicant was building owner or the buyer? *Mr. Mangum stated the applicant was representing the property owner.*

Vice-Chair Miller asked the applicant if the request for continuance was to allow for more time regarding groundwork in garnering support for these cases? *Mr. Cothrum said yes.*

Vice-Chair Miller asked the applicant whether they had discussed their proposal with City Council. *Mr. Cothrum said no.*

Commissioner Sultzbaugh asked whether the subject property was currently being sublet? *Mr. Cothrum said yes.*

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing.

Mr. Steve Flens, 13605 Midway Road, Farmers Branch, spoke in opposition to both requests.

Mr. Chris Bowers, 1316 Village Creek Drive, Plano, spoke in opposition to both requests.

Ms. Kelly Jo Sands, 7206 Azalea Lane, Dallas, spoke in opposition to both requests.

Mr. Patrick Haggerty, 3768 Waterside Court, Addison, spoke in opposition to both requests.

Mr. Joe Dingman, 13223 Gald Acres Drive, Farmers Branch, spoke in opposition to both requests.

Seeing no one else come forward to address these agenda items, Chair Raley asked for a motion to continue the public hearings.

**A motion was made by Commissioner Kriby, seconded by Commissioner Noris, that the public hearings for agenda items 25-SU-10 and 26-ZA-01 be continued until the March 9, 2026 Planning and Zoning Commission meeting. The motion carried unanimously.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

**E. ADJOURNMENT**

Chair Raley adjourned the meeting at 8:00 PM.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
City Administration