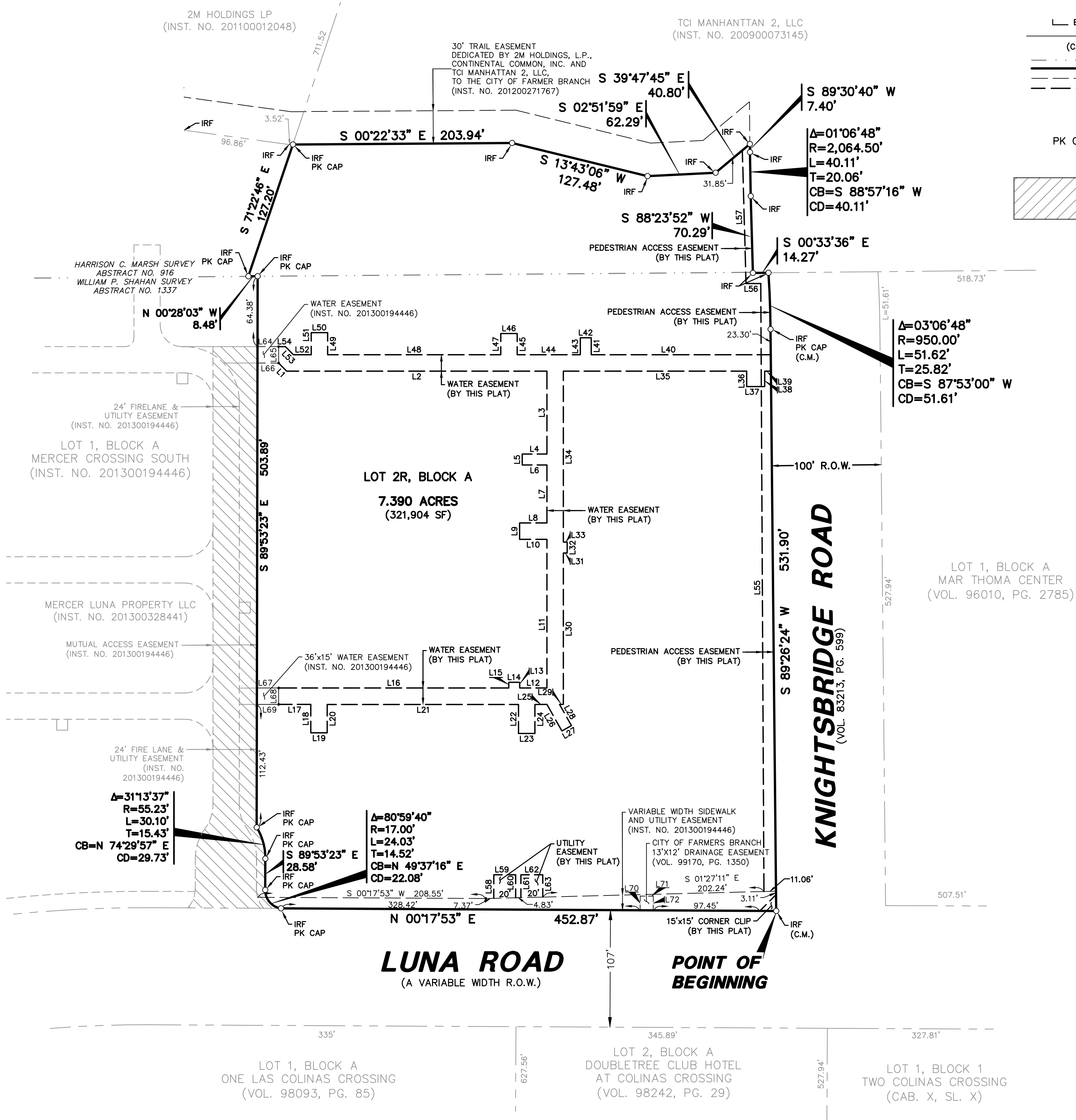


EASEMENT LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 45° 00' 00" W	10.39'	L33	DUE NORTH	3.56'
L2	DUE SOUTH	237.97'	L34	DUE EAST	156.35'
L3	DUE WEST	75.80'	L35	DUE SOUTH	167.58'
L4	DUE NORTH	22.54'	L36	DUE WEST	14.07'
L5	DUE WEST	10.00'	L37	DUE SOUTH	16.50'
L6	DUE SOUTH	22.54'	L38	DUE EAST	14.07'
L7	DUE WEST	53.00'	L39	DUE SOUTH	5.74'
L8	DUE NORTH	24.98'	L40	DUE NORTH	164.19'
L9	DUE WEST	15.00'	L41	DUE EAST	15.44'
L10	DUE SOUTH	24.98'	L42	DUE NORTH	10.00'
L11	DUE WEST	135.94'	L43	DUE WEST	15.44'
L12	DUE NORTH	24.87'	L44	DUE NORTH	57.66'
L13	DUE EAST	5.25'	L45	DUE EAST	19.36'
L14	DUE NORTH	10.00'	L46	DUE NORTH	15.00'
L15	DUE WEST	5.25'	L47	DUE WEST	19.36'
L16	DUE NORTH	210.40'	L48	DUE NORTH	158.34'
L17	DUE SOUTH	29.40'	L49	DUE EAST	20.18'
L18	DUE WEST	25.99'	L50	DUE NORTH	15.00'
L19	DUE SOUTH	15.00'	L51	DUE WEST	20.18'
L20	DUE EAST	25.99'	L52	DUE NORTH	16.24'
L21	DUE SOUTH	174.90'	L53	N 45° 00' 00" E	10.39'
L22	DUE WEST	26.51'	L54	DUE NORTH	6.22'
L23	DUE SOUTH	15.00'	L55	N 89° 41' 59" E	555.81'
L24	DUE EAST	26.51'	L56	DUE NORTH	13.46'
L25	DUE SOUTH	10.93'	L57	N 88° 23' 52" E	121.77'
L26	S 60° 23' 32" W	27.88'	L58	DUE WEST	21.58'
L27	S 29° 36' 28" E	10.00'	L59	DUE NORTH	20.00'
L28	N 60° 23' 32" E	22.20'	L60	DUE EAST	21.08'
L29	DUE SOUTH	3.54'	L61	DUE WEST	20.95'
L30	DUE EAST	138.39'	L62	DUE NORTH	20.00'
L31	DUE SOUTH	3.56'	L63	DUE EAST	20.45'
L32	DUE EAST	10.00'			

EXISTING EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L64	DUE SOUTH	19.25'
L65	DUE WEST	15.00'
L66	DUE NORTH	19.29'
L67	DUE SOUTH	19.91'
L68	DUE WEST	15.00'
L69	DUE NORTH	19.94'
L70	DUE EAST	13.00'
L71	DUE SOUTH	12.00'
L72	DUE WEST	13.00'



FINAL PLAT
**MERCER CROSSING SOUTH
LOT 2R, BLOCK A**
7.390 ACRES, 321,904 SF
BEING A REPLAT OF LOT 2, BLOCK A,
MERCER CROSSING SOUTH,
AND BEING OUT OF THE
WILLIAM P. SHAHAN SURVEY, ABSTRACT NO. 1337
AND HARRISON C. MARSH SURVEY, ABSTRACT NO. 916
CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TEXAS 75206
PH: 972-235-3031
CONTACT: GREG GERBIG

OWNERS / DEVELOPERS:
MERCER KNIGHTSBRIDGE LP,
5400 LBJ FREEWAY, SUITE 975
DALLAS, TEXAS 75240
PH: (972) 385-4131
CONTACT: JULIAN HAWES

Pacheco Koch		8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM F-469
DRAWN BY CJG	CHECKED BY KCH	SCALE 1"=60'
DATE MAY 2015		JOB NUMBER 2464-14.275

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Mercer Knightsbridge LP is the owner of a 7.390 acre tract of land situated in the William P. Shahan Survey, Abstract No. 1337 and the Harrison C. Marsh Survey, Abstract No. 916, Dallas County, Texas; said tract being all of Lot 2, Block A, Mercer Crossing South, an addition to the City of Farmers Branch, Texas according to the plat recorded in Instrument No. 201300194446 of the Official Public Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed With Vendor's Lien to Mercer Knightsbridge LP, recorded in Instrument No. 201200272522 and Instrument No. 201200272523 all of said Official Public Records; said 7.390 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "RPLS 5539" cap found at the intersection of the north right-of-way line of Knightsbridge Road (100-foot wide right-of-way) and the east right-of-way line of Luna Road (107' wide right-of-way); said point being the southwest corner of said Mercer Knightsbridge LP, tract;

THENCE, North 00 degrees, 17 minutes, 53 seconds East, along the said east line of Luna Road, a distance of 452.87 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner at the beginning of a tangent curve to the right;

THENCE, departing the said east line of Luna Road, along the south line of Lot 1, Block A of said Mercer Crossing South, Lots 1 and 2, Block A and the north line of said Lot 2, Block A, the following six (6) calls:

Along said curve to the right, having a central angle of 80 degrees, 59 minutes, 40 seconds, a radius of 17.00 feet a chord bearing and distance of North 49 degrees, 37 minutes, 16 seconds East, 22.08 feet, an arc distance of 24.03 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 89 degrees, 53 minutes, 23 seconds East, a distance of 28.58 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the beginning of a tangent curve to the left,

Along said curve to the left, having a central angle of 31 degrees, 13 minutes, 37 seconds, a radius of 55.23 feet, a chord bearing and distance of North 74 degrees, 29 minutes, 57 seconds East, 29.73 feet, an arc distance of 30.10 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 89 degrees, 53 minutes, 23 seconds East, a distance of 503.89 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

North 00 degrees, 28 minutes, 03 seconds West, a distance of 8.48 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 71 degrees, 22 minutes, 46 seconds East, a distance of 127.20 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southwest corner of that certain tract of land described in Substitute Trustee's Deed to 2M Holdings LP recorded in Instrument No. 201100012048 of said Official Public Records and the northwest corner of that certain tract of land described in General Warranty Deed to TCI Manhattan 2, LLC recorded in Instrument No. 200900073145 of said Official Public Records;

THENCE, in a southerly direction, along the east line of said second referenced Mercer Knightsbridge, LP tract and the west line of said TCI Manhattan 2, LLC tract, the following eight (8) calls:

South 00 degrees, 22 minutes, 33 seconds East, a distance of 203.94 feet to a 1/2-inch iron rod with "RPLS 5539" cap found for an angle point;

South 13 degrees, 43 minutes, 06 seconds West, a distance of 127.48 feet to a 1/2-inch iron rod with "RPLS 5539" cap found for an angle point;

South 02 degrees, 51 minutes, 59 seconds East, a distance of 62.29 feet to a 1/2-inch iron rod with "RPLS 5539" cap found for an angle point;

South 39 degrees, 47 minutes, 45 seconds East, a distance of 40.80 feet to a 1/2-inch iron rod with "RPLS 5539" cap found for corner;

South 89 degrees, 30 minutes, 40 seconds West, a distance of 7.40 feet to a 1/2-inch iron rod with "RPLS 5539" cap found at the beginning of a curve to the left,

Along said curve to the left, having a central angle of 01 degrees, 06 minutes, 48 seconds, a radius of 2,064.50 feet, a chord bearing and distance of South 88 degrees, 57 minutes, 16 seconds West, 40.11 feet, an arc distance of 40.11 feet to a 1/2-inch iron rod with "RPLS 5539" cap found for corner at the end of said curve;

South 88 degrees, 23 minutes, 52 seconds West, a distance of 70.29 feet to a 1/2-inch iron rod with "RPLS 5539" cap found for corner;

South 00 degrees, 33 minutes, 36 seconds East, a distance of 14.27 feet to a 1/2 inch iron rod with "RPLS 5539" found at the northeast corner of the terminus of said Knightsbridge Road; said point also being the beginning of a non-tangent curve to the right;

THENCE, along the said north line of Knightsbridge Road and said curve to the right; having a central angle of 03 degrees, 06 minutes, 48 seconds, a radius of 950.00 feet, a chord bearing and distance of South 87 degrees, 53 minutes, 00 seconds West, 51.61, an arc distance of 51.62 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the end of said curve;

THENCE, South 89 degrees, 26 minutes, 24 seconds West, continuing along the said north line of Knightsbridge Road, a distance of 531.90 feet to the POINT OF BEGINNING;

CONTAINING: 321,904 square feet or 7.390 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, JULIAN HAWES, Vice President, acting by and through Mercer Luna LP and Mercer Knightsbridge LP, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **MERCER CROSSING SOUTH, LOT 2R, BLOCK A**, on 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 platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the _____ day of _____, 2015.

MERCER KNIGHTSBRIDGE LP., a Texas limited partnership

By: _____
JULIAN HAWES, Vice President

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 JULIAN HAWES, Vice President, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public in and for the State of Texas

STATE OF TEXAS }
COUNTY OF DALLAS }

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, COMERICA BANK, being the Lien Holder of the MERCER KNIGHTSBRIDGE LP, property, acting by and through JEFF LABAUVE, duly authorized so to act, do hereby concur with the provisions of the Owner's Certificate.

EXECUTED this the ____ day of _____, 2015.

COMERICA BANK
1717 Main Street
Dallas, Texas 75201

By: _____
JEFF LABAUVE, Vice President — Comerica Bank

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JEFF LABAUVE, Vice President, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public
My commission expires: _____

CERTIFICATE OF APPROVAL

Chairman, Planning and Zoning Commission

Date: _____

Approved by the City of Farmers Branch, Texas on this the _____ day of _____, 2015.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Kyle Coleman Harris, R.P.L.S., do hereby declare that this plat was prepared from an actual 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.

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.
RELEASED 5/21/15.

Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266

SATE 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 Kyle Coleman Harris, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public in and for the State of Texas

NOTES

- Bearing system for this survey is based on the City of Farmers Branch published control network and the Texas State Plane Coordinate System – NAD 83, North Central Zone 4202, based on observations at monuments 1 & 2 made on August 17th, 2012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0170 J, Community–Panel No. 480174 0170 J, Effective Date: August 23, 2001. A portion of the subject property is shown to be located in Zone "X" Shaded on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" Shaded – Other Areas: Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- The survey abstract lines shown hereon are approximate and are not located on the ground.

FINAL PLAT


MERCER CROSSING SOUTH
LOT 2R, BLOCK A

7.390 ACRES, 321,904 SF
BEING A REPLAT OF LOT 2, BLOCK A,
MERCER CROSSING SOUTH,
AND BEING OUT OF THE

WILLIAM P. SHAHAN SURVEY, ABSTRACT NO. 1337
AND HARRISON C. MARSH SURVEY, ABSTRACT NO. 916
CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TEXAS 75206
PH: 972-235-3031
CONTACT: GREG GERBIG

OWNERS / DEVELOPERS:
MERCER KNIGHTSBRIDGE LP,
5400 LBJ FREEWAY, SUITE 975
DALLAS, TEXAS 75240
PH: (972) 385-4131
CONTACT: JULIAN HAWES

**Pacheco Koch**

8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-469
DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-00

<small>DRAWN BY</small> CJG	<small>CHECKED BY</small> KCH	<small>SCALE</small> NONE	<small>DATE</small> MAY 2015	<small>JOB NUMBER</small> 2464-14.275
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