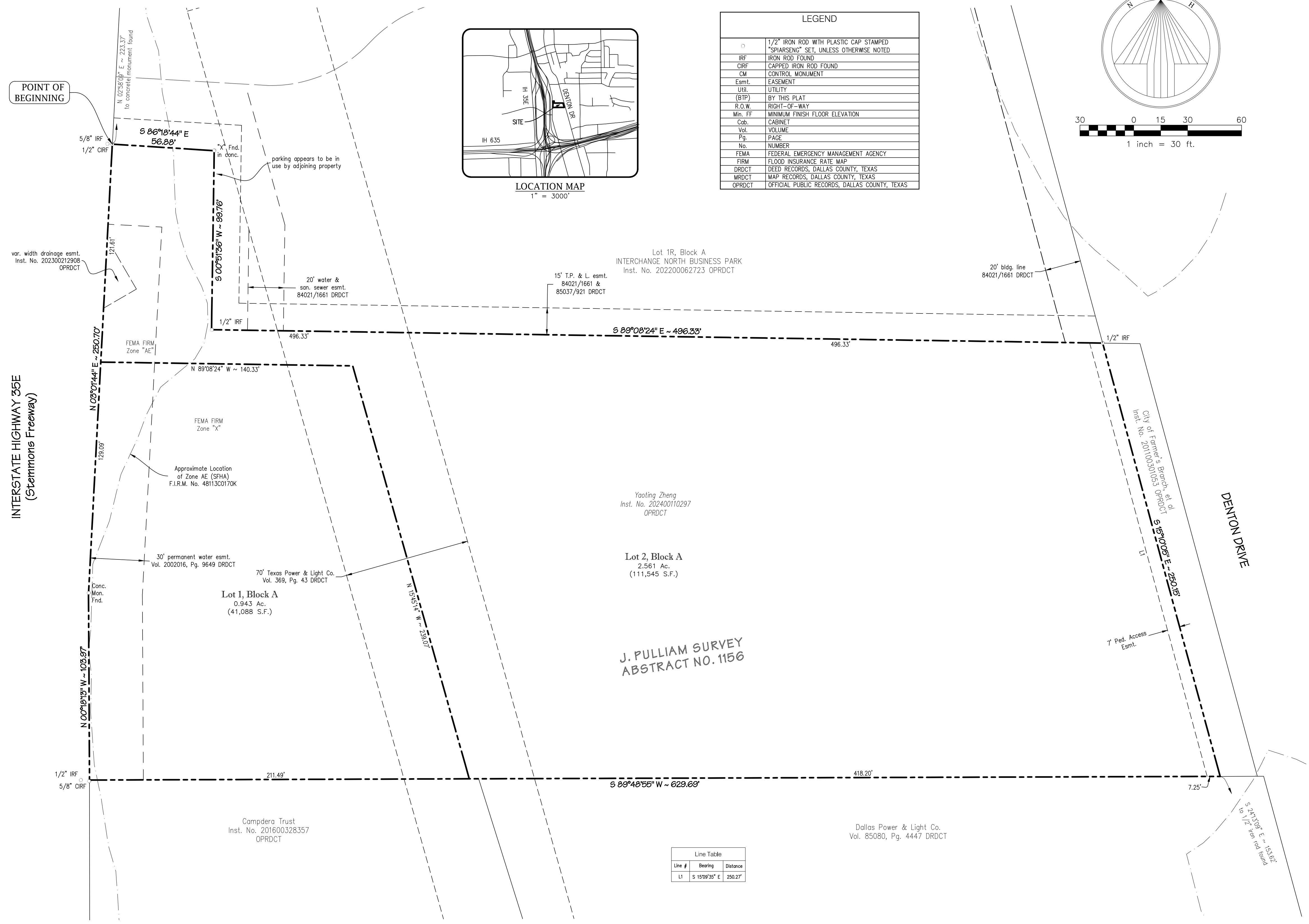


Drawn: \\SPNS\F5\SEI\Jobs\2024_0985\24-054_12197\Design\DWG\24-054_Final_Plat.dwg, Saved By: Dowell, Save Time: 3/27/2026 2:53:55 PM, Plotted by: dowell, Plot Date: 3/27/2026 2:56 PM



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the J. Pulliam Survey, Abstract No. 1156, City of Farmers Branch, Dallas County, Texas, being all of a tract conveyed to Youting Zheng by deed recorded in Instrument No. 202400110297 of the Official Public Records, Dallas County, Texas (OPRDC), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the east line of Interstate Highway 35E, a variable width public right-of-way (also known as the Stemmons Freeway), for the upper southwest corner of Lot 1R, Block A, Interchange North Business Park, recorded in Instrument No. 202200062723 OPRDC, from which a concrete monument found at the northwest corner of said Lot 1R bears S 02°58'09" E, 223.37 feet;

THENCE along the common line thereof, the following:
S 86°18'44" E, 56.88 feet to an "X" found in concrete;
S 00°51'36" W, 99.76 feet to a 1/2" iron rod found;

And S 89°08'24" E, 496.33 feet to a 1/2" iron rod found for the southeast corner of Lot 1R, being the northwest corner of a tract conveyed by Sheriff's Deed to the City of Farmer's Branch, et al, recorded in Instrument No. 201100301053 OPRDC;

THENCE S 15°10'05" E, 250.15 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set on the north line of a tract conveyed to Dallas Power & Light Co., recorded in Volume 85080, Page 4447, Deed Records, Dallas County, Texas, from which a 1/2" iron rod found at the southeast corner of said tract bears S 24°13'09" E, 153.62 feet;

THENCE S 89°48'55" W, 629.69 feet along the north line thereof, and of a tract conveyed to Campdera Trust, recorded in Instrument No. 201600328357 OPRDC, to a point on the east line of said highway, from which a 5/8" iron rod with plastic cap found bears S 19°47'58" W, 0.66 feet;

THENCE N 00°18'13" W, 103.97 feet along the east line of said highway to a concrete monument found;

THENCE N 03°01'44" E, 250.70 feet continuing along the east line of said highway to the POINT OF BEGINNING with the subject tract containing 152,633 square feet or 3.504 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, FARMERS BRANCH DENTON WAREHOUSE, LLC, do hereby adopt this plat designating the hereinabove described property as FB35 DESIGN CENTER, an Addition to the City of Farmers Branch, Dallas County, Texas, and do hereby dedicate to the public use known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness our hands at _____ County, Texas, this _____ day of _____, 2026.

FARMERS BRANCH DENTON WAREHOUSE, LLC

By: _____
Gerald Sappington, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____ 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 _____, 2026.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown therein were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Farmers Branch, Texas.

Dated this the _____ day of _____, 2026.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

Notary Public, State of Texas

FINAL PLAT

FB 35 DESIGN CENTER

LOTS 1 AND 2, BLOCK A
3.504 Acres
IN THE CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS
J. PULLIAM SURVEY ~ ABSTRACT NO. 1156

OWNER / DEVELOPER Farmers Branch Denton Warehouse, LLC 9848 Derbyshire Drive Frisco, Texas 75035 Telephone (469) 394-0220 Contact: Gerald Sappington	ENGINEER / SURVEYOR / APPLICANT Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: David Bond
--	---

- NOTES:**
- This final plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this final plat.
 - Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Building Setbacks are set according to current zoning: Planned Development PD-32.
 - A portion of the subject property is located within FEMA Flood Zone AE, as delineated on the Flood Insurance Rate Map (FIRM), effective July 7, 2014, Map Number 48113C0170K. Said area is also located within the City of Dallas 100-year floodplain and the City of Farmers Branch 500-year floodplain.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2026, by the Planning and Zoning Commission of the City of Farmers Branch, Dallas County, Texas.

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

or

Director of Public Works Deputy Director of Planning