

VICINITY MAP  
NOT TO SCALE

**METES AND BOUNDS DESCRIPTION**

BEING a tract of land situated in the H. Marsh Survey, Abstract No. 916, and the F. Miller Survey, Abstract No. 926, in the City of Farmers Branch, Dallas County, Texas, the subject tract being a portion of Block E, created by the final plat of Westside Addition Section 1, an addition to the City of Farmers Branch, recorded in Instrument Number 200600172708 of the Official Public Records, Dallas County, Texas (OPRDCT), and being part of Tract No. 6B, conveyed by deed recorded in Instrument Number 201500309379 OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection of the north line of Interstate Highway 635, a variable width public right-of-way (also known as LBJ Freeway), with the east line of Commerce Street, a 60 foot right-of-way created by plot recorded in Instrument No. 201700296745 OPRDCT;

THENCE N 49°36'59" W, 32.74 feet along said corner clip to a 1/2" iron rod with plastic cap found;

THENCE N 00°31'28" W, 792.95 feet along the east line of Commerce Street to a 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection of Commerce Street with the south line of Mercer Parkway, a 100 foot right-of-way created by plot recorded in Instrument No. 201700296745 OPRDCT;

THENCE N 42°19'46" E, 36.65 feet along said corner clip to a 1/2" iron rod with plastic cap found;

THENCE along the south line of Mercer Parkway, around a non-tangent curve to the left having a central angle of 12°30'21", a radius of 1250.00 feet, a chord of N 78°21'27" E - 272.30 feet, an arc length of 272.84 feet to a 1/2" iron rod with plastic cap found;

THENCE N 72°06'16" E, 121.49 feet continuing along the south line of Mercer Parkway to a 1/2" iron rod with plastic cap found on the west line of the remainder of Tract 1, conveyed to Mercer Crossing Land, Ltd., recorded in Instrument No. 201400014671 OPRDCT;

THENCE S 15°31'49" E, 161.19 feet along the west line thereof;

THENCE S 00°30'00" E, 489.62 feet continuing along the west line thereof to a north line of a tract conveyed to the Farmers Branch-Carrollton Flood Control District, recorded in Volume 87123, Page 3190, Deed Records, Dallas County, Texas;

THENCE S 45°46'33" W, 272.41 feet along the common line thereof;

THENCE S 38°33'49" W, 108.58 feet continuing along the common line thereof to the north line of Interstate Highway 635;

THENCE S 88°13'27" W, 87.62 feet along the north line thereof to a 1/2" iron rod with plastic cap found;

THENCE S 81°17'30" W, 72.58 feet continuing along the north line thereof to the POINT OF BEGINNING with the subject tract containing 349,374 square feet or 8.021 acres of land.

**PROPERTY OWNER**  
**CADG MERCER HOLDINGS, LLC**  
 1800 Volley View Lane  
 Suite 400  
 Farmers Branch, TX 75234  
 214.287.9009  
 Contact: Michael Beaty

**ENGINEER**  
**ION DESIGN GROUP, LLC F-6701**  
 7075 Twin Hills Ave  
 Suite 350  
 Dallas, TX 75231  
 214.370.3470 Ph  
 Contact: Bryan Klein

**SURVEYOR**  
**SPIARS ENGINEERING F-10043100**  
 765 Custer Rd, Ste 100  
 Plano, TX 75075  
 972.422.0077 Ph  
 Contact: Darren Brown

DATE	ACTION

Planning and Zoning Commission Date: \_\_\_\_\_  
 City Council Date: \_\_\_\_\_  
 Ordinance No: \_\_\_\_\_  
 Resolution No: \_\_\_\_\_  
 Administrative Approval Date: \_\_\_\_\_

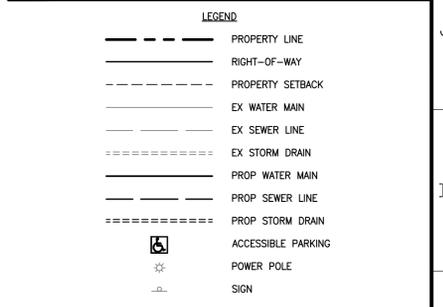
**Zoning**

Existing Zoning -PD-88 Commerce District  
 Proposed Zoning -PD-88 Urban Center Reserved District

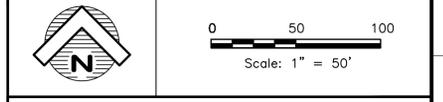
SITE FAR-2.42	
Total Area of Site (sqft)	349,346
Total Impervious Cover (sqft)	227,955
% Impervious Cover	65%
Total Building Coverage (sqft)	211,647
Open space(sqft)	118,641
% Open Space Provided	34%

BUILDING	
Use	Multi-Family
1st Floor (sqft)	211,647
2nd Floor (sqft)	211,647
3rd Floor (sqft)	211,647
4th Floor (sqft)	211,647
Gross Square Footage	846,588
Type Distribution:	
One Bedroom	159 units
Two Bedroom	193 units
Three Bedroom	24 units
Units	376 Units
Stories	4
Max. Parapet Height	47.0'

PARKING (Structured Parking)	
parking levels	4
Top of top Stair Tower	42.0'
Top of top level guard Rail	36.5'
Total Required (1.125 per unit)	423
Total Provided	692



NO.	REVISIONS / SUBMISSIONS	DATE



**Ion Design Group**

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 Dallas, Texas 75231  
 Firm TX F6701  
 214.370.3470 Ph

**COMMERCE EAST MULTIFAMILY**  
 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

**CONCEPTUAL SITE PLAN**

SEAL	DRAWN	SCALE
<b>PRELIMINARY REVIEW DOCUMENT</b> <small>THIS DRAWING NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES</small> <small>NAME: JASON TRAFTON</small> <small>TYPE LICENSE NO.: 113343</small> <small>DATE: 08.01.2019</small>	CHECKED	FM
	FILENAME	H: 1" = 50'
	REVIEWED	JK
	DRAWING NO.	C1.01
DATE	08.01.2019	PROJECT NO.
08.01.2019	6014.00	---