



~ CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	1939.79'	02°58'04"	100.47'	S 05°41'24" E	100.47'

OWNER'S CERTIFICATE

STATE OF TEXAS }  
COUNTY OF DALLAS }

WHEREAS FRANCINE ALIX GAMA PARKER, IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS KEENAN SURVEY, ABSTRACT NO. 733, CITY OF FARMERS BRANCH, TEXAS, SAID TRACT OF LAND BEING A PART OF LOT 33 OF NORTH DALLAS TRUCK FARMS ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 109 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND ALSO BEING THE PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED TO FRANCINE ALIX GAMA PARKER AND RECORDED UNDER COUNTY CLERK'S FILE NO. 201400019702 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID 0.380 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF BEE STREET (60 FOOT RIGHT-OF-WAY), WITH THE SOUTH RIGHT-OF-WAY LINE OF RICHLAND AVENUE (57' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF SAID 0.380 ACRE PARKER TRACT;

**THENCE** DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID RICHLAND AVENUE AND IN A SOUTHEASTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1939.79 FEET WITH A CENTRAL ANGLE OF 02° 58' 04" AND A CHORD BEARING SOUTH 05° 41' 24" EAST AT A DISTANCE OF 100.47 FEET;

**THENCE** FOLLOWING ALONG ARC OF SAID CURVE TO THE LEFT AND ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BEE STREET FOR A DISTANCE OF 100.48 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID PARKER TRACT;

**THENCE** WEST AND DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BEE STREET AND FOLLOWING ALONG THE SOUTH LINE OF SAID PARKER TRACT, SAME BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO PHILIP BERGMAN BY DEED RECORDED UNDER COUNTY CLERKS FILE NO. 200600475057 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS FOR A DISTANCE OF 170.80 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID PARKER TRACT;

**THENCE** NORTH AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 33 AND THE EAST LINE OF LOT 34, FOR A DISTANCE OF 99.97 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 33 AND THE NORTHEAST CORNER OF SAID LOT 34, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID RICHLAND AVENUE;

**THENCE** EAST (BASIS OF BEARINGS PER DEED RECORDED UNDER COUNTY CLERKS FILE 201400019702 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RICHLAND AVENUE AND COMMON TO THE NORTH LINE OF SAID LOT 33, FOR A DISTANCE OF 160.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.38 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FRANCINE ALIX GAMA PARKER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK A, KITCHEN CLUB ADDITION, AN 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, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION ALL PUBLIC UTILITIES. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT AND PRIVILEGE TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, PAVING OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY 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 OR EGRESS TO OR FROM AND UPON 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, REALLOCATION, 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 A 100 YEAR FLOOD PLAIN, IF ANY, DESIGNATED AS FLOODWAY EASEMENT. THE MAINTENANCE OF ALL EASEMENTS SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES REGULATIONS AND RESOLUTIONS OF THE CITY OF FARMERS BRANCH, TEXAS.  
WITNESS MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

FRANCINE ALIX GAMA PARKER  
OWNER

OWNER:  
FRANCINE ALIX GAMA PARKER  
1400 ENTERPRISE DRIVE, #8D  
FARMER BRANCH, TEXAS 75234  
PH. (619) 846-7290

SURVEYOR:  
DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
11015 MIDWAY ROAD  
DALLAS, TEXAS, 75229  
PH. (214) 358-4500  
FX. (214) 358-4600

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANCINE ALIX GAMA PARKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS }  
COUNTY OF DALLAS }

KNOW ALL MEN BY THESE PRESENTS

THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF FARMERS BRANCH, TEXAS.

EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF FARMERS BRANCH, TEXAS ON THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

CHAIRMAN, PLANNING AND ZONING COMMISSION

MAYOR, CITY OF FARMERS BRANCH, TEXAS

ATTEST: \_\_\_\_\_

CITY SECRETARY

FINAL PLAT  
**KITCHEN CLUB ADDITION  
LOT 1, BLOCK A**

0.380 ACRES OR 16,534 SQ. FT.

BEING A REPLAT OF  
A PORTION OF LOT 33

NORTH DALLAS TRUCK FARMS ADDITION  
VOLUME 7, PAGE 109, M.R.D.C.T.

AN ADDITION TO THE CITY OF FARMERS BRANCH,  
DALLAS COUNTY, TEXAS

SITUATED IN THE THOMAS KEENAN SURVEY, ABSTRACT NO.733

OCTOBER 15, 2014