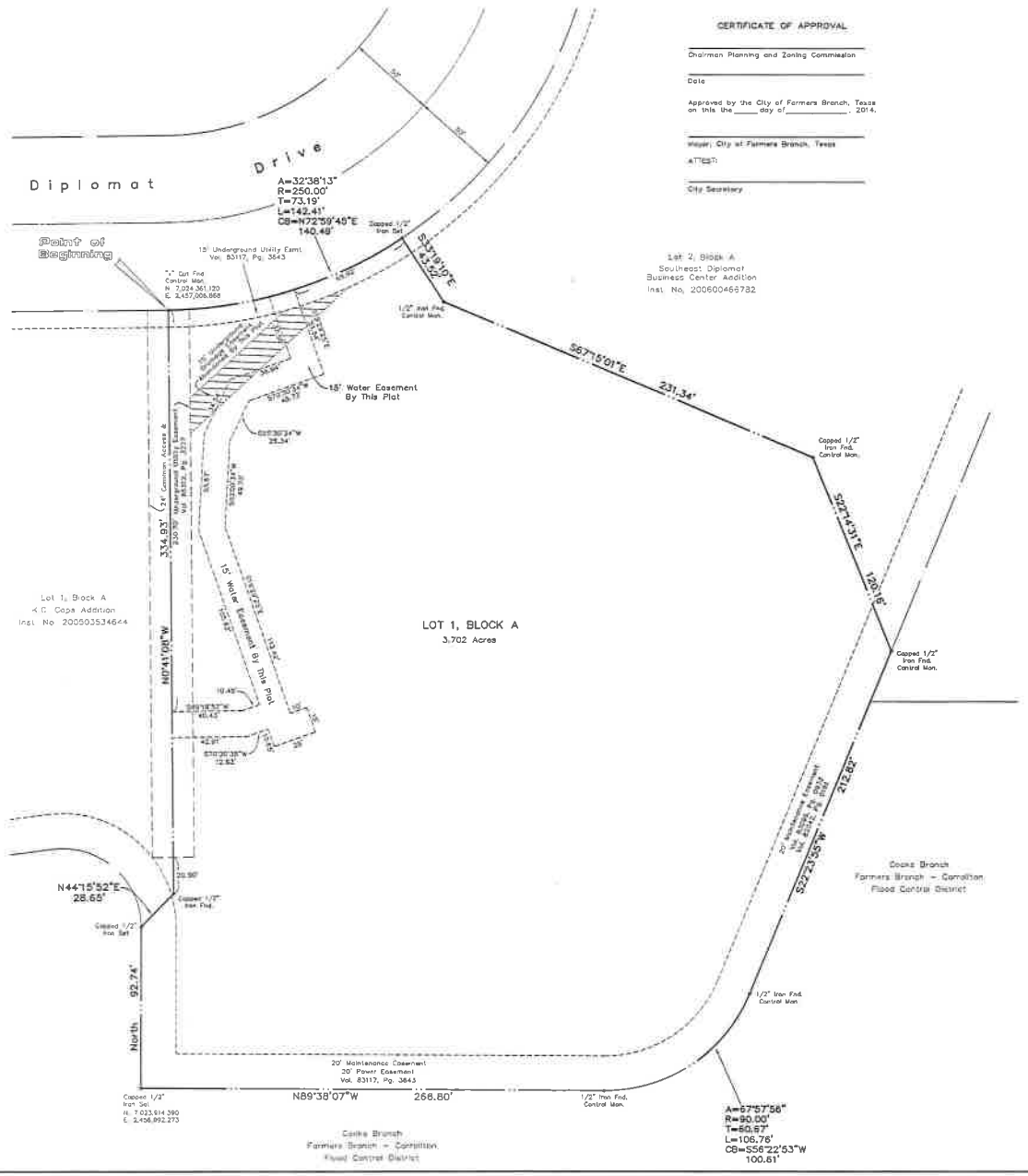


CERTIFICATE OF APPROVAL

Chairman Planning and Zoning Commission

Date

Approved by the City of Farmers Branch, Texas on this the _____ day of _____, 2014.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Diplomat Real Estate, LLC is the owner of a tract of land situated in the S.A. & M.G. Railroad Survey, Abstract No 1418, City of Farmers Branch, Dallas County, Texas, and being all of Lot 2A, Block 7, Valwood Park Farmers Branch, Phase Two, and addition to the City of Farmers Branch according to the replat recorded in Volume 88213, Page 3217, Plat Records of Dallas County, Texas, and being all of a tract of land conveyed to Diplomat Real Estate, LLC by instrument No. 201400125344, and being more particularly described as follows:

BEGINNING at an "+" cut found for corner in the south line of Diplomat Drive (a 100' R.O.W.) said point being the northeast corner of Lot 1, Block A, K.C. Cops Addition, an addition to the City of Farmers Branch as recorded in instrument No. 200503534644, said point being the beginning of a curve to the left having a central angle of 32°38'13", a radius of 250.00 feet, a tangent length of 73.19 feet, and a chord bearing N72°59'49"E, 140.49 feet;

THENCE in a northeasterly direction along said curve to the left, and with the south line of Diplomat Drive, an arc distance of 142.41 feet to a capped 1/2" iron rod set for corner and the end of said curve, said point being the northwest corner of Lot 2, Block A, Southeast Diplomat Business Center Addition, an addition to the City of Farmers Branch as recorded in instrument No. 200600466782;

THENCE S53°19'10"E, leaving Diplomat Drive, and with the west line of said Lot 2, Block A, a distance of 43.52 feet to a 1/2" iron rod found for corner;

THENCE S67°15'01"E, with the west line of Lot 2, Block A, a distance of 231.34 feet to a capped 1/2" iron rod found for corner;

THENCE S22°14'31"E, with the west line of Lot 2, Block A, a distance of 120.18 feet to a capped 1/2" iron rod found for corner;

THENCE S22°23'35"W, a distance of 212.62 feet to a 1/2" iron rod found for corner and the beginning of a curve to the right having a central angle of 67°57'56", a radius of 90.00 feet, a tangent length of 60.67 feet, and a chord bearing S56°22'53"W, 100.61 feet;

THENCE in a southwesterly direction along said curve to the right, an arc distance of 106.76 feet to a 1/2" iron rod found for corner and the end of said curve;

THENCE N89°38'07"W, a distance of 268.80 feet to a capped 1/2" iron rod set for corner;

THENCE NORTH, a distance of 92.74 feet to a capped 1/2" iron rod set for corner, said point being the southeast corner of the aforementioned Lot 1, Block A, K.C. Cops Addition;

THENCE N44°15'52"E, with the east line of Lot 1, Block A, a distance of 28.65 feet to a capped 1/2" iron rod found for corner;

THENCE N01°41'08"W, with the east line of Lot 1, Block A, a distance of 334.93 feet to the POINT OF BEGINNING and CONTAINING 161,275 square feet, or 3.702 acres of land.

BASIS OF BEARINGS:

Bearings are based on the replat of Valwood Park Farmers Branch Phase Two as recorded in Volume 88213, Page 3217, Plat Records of Dallas County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Diplomat Real Estate, LLC, acting by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Chamberlin Addition, Lot 1, Block A, 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 herein dedicated 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 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 to 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 building, fences, trees, shrubs, paving or other improvements or growths within such easements shall operate 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 _____, 2014

Diplomat Real Estate, LLC

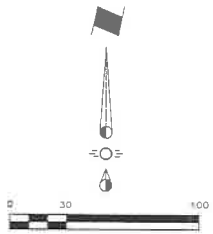
By

Title

STATE OF TEXAS
COUNTY OF DALLAS

SUBSCRIBED BEFORE ME, a Notary Public in and for the State of Texas, County of Dallas, on this the _____ day of _____, 2014.

Notary Public
My commission expires: _____



VICINITY MAP
NTS

SURVEYOR'S CERTIFICATE

I hereby certify that I prepared the survey plat shown hereon from an actual survey on the ground by me and that all corners are marked, and that all dimensions shown thereon are true and correct to the best of my knowledge and belief, and furthermore there are no encroachments, protrusions, improvements, easements, rights-of-way, or 100 year flood plain affecting the property except as shown thereon.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2014.

David J. Surdukan, RPLS No. 4813

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared David J. Surdukan, known 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2014.

Notary Public in and for the State of Texas

FINAL PLAT

CHAMBERLIN ADDITION

LOT 1, BLOCK A

Being A Replat Of Lot 2A, Block 7
Valwood Park Farmers Branch Phase Two
Recorded Vol. 88213, Pg. 3217, P.R.D.C.T.

3.702 Acres Situated In The
S.A. & M.G. R.R. SURVEY ~ ABST. 1418
FARMERS BRANCH, DALLAS COUNTY, TEXAS

Owner
Diplomat Real Estate, LLC
2346 Glenda Lane
Dallas, Texas 75229
Telephone 214 273-9110

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

August 15, 2014