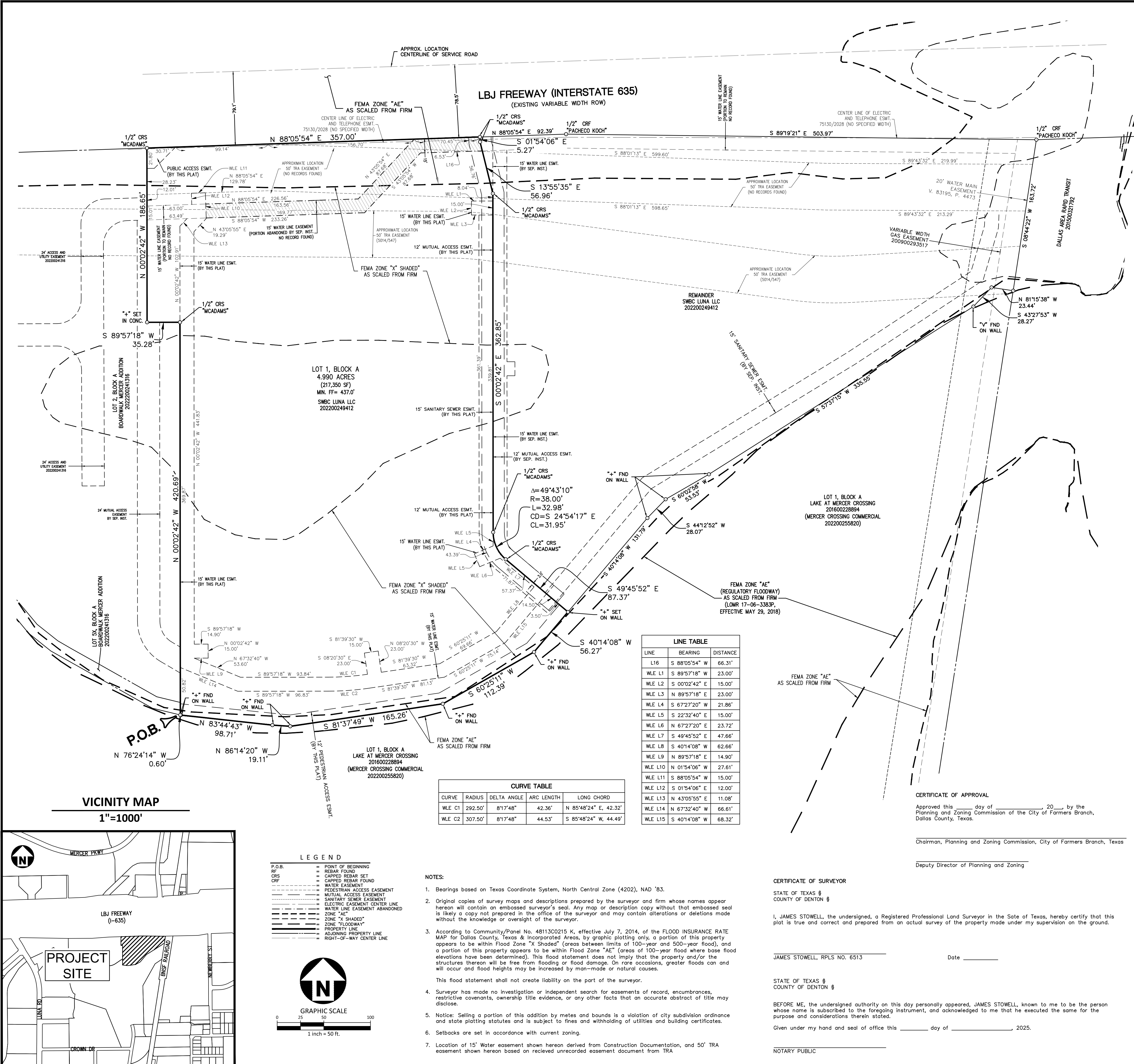


Z:\Drive\Projects\SWBC\SWBC22000202\Geomatics\Survey\Plats\SWBC22006 FINAL PLAT.dwg, 10/7/2025 10:21:04 AM, Bradley Cox



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, SWBC LUNA, LLC is the sole owner of all of the following described tract of land situated in the William M. Cochran Survey, Abstract Number 279, City of Farmers Branch, Dallas County, Texas, being a part of that certain tract of land, described by deed to MCA Development, LLC, recorded in Instrument Number 2019030301748, Deed Records, Dallas County, Texas, and being part of that certain tract of land described as Tract 1, to CADC Mercer MM Holdings, LLC, recorded in Instrument Number 201700358675, Deed Records, Dallas County, Texas, and being part of that certain tract of land, described by deed to SWBC Luna, LLC, recorded in Instrument Number 202200249412, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a "+" found on wall at the southwest corner of said Luna tract, same being the southeast corner of Lot 5X, Block A, Boardwalk Mercer Addition, on addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof, recorded in 202200241316, Plat Records, Dallas County, Texas, and being in the north line of Lot 1, Block A, Lake at Mercer Crossing, on addition to the City of Farmers Branch, Dallas County, Texas, recorded in Instrument Number 201600228894, Plat Records, Dallas County, Texas;

THENCE N 00°02'42" W, with the west line of said Luna tract, and the east line of said Lot 5X, passing the northeast corner thereof, same being the southeast corner of Lot 2, Block A, of said Boardwalk Mercer Addition, continuing with the east line thereof, a total distance of 420.69 feet to a 1/2" capped rebar set, stamped 'MCADAMS';

THENCE S 89°57'18" W, with the west line of said Luna tract, and the east line of said Lot 2, a distance of 35.28 feet to a "+" set in concrete;

THENCE N 00°02'42" W, with the west line of said Luna tract, and the east line of said Lot 2, a distance of 186.65 feet to a 1/2" capped rebar set, stamped 'MCADAMS' at the northwest corner of said Luna tract, same being the northeast corner of said Lot 2, and being in the south line of LBJ Freeway (Interstate 635);

THENCE N 88°05'54" E, with the north line of said Luna tract, same being the south line of LBJ Freeway, a distance of 357.00 feet to a 1/2" capped rebar set, stamped 'MCADAMS', from which a 1/2" capped rebar found, stamped 'Pacheco and Koch' bears N 88°5'54" E, 92.39 feet;

THENCE over, across, and through said Luna tract the following five (5) calls:

S 01°54'06" E, a distance of 5.27 feet to a 1/2" capped rebar set, stamped 'MCADAMS';

S 13°55'35" E, a distance of 56.96 feet to a 1/2" capped rebar set, stamped 'MCADAMS';

S 00°02'42" E, a distance of 362.85 feet to a 1/2" capped rebar set, stamped 'MCADAMS';

Southwesterly, with the arc of a curve to the left, having a radius of 38.00 feet, a central angle of 49°43'10", and an arc length of 32.98 feet, whose chord bears S 24°54'17" E, 31.95 feet to a 1/2" capped rebar set, stamped 'MCADAMS';

S 49°45'52" E, a distance of 87.37 feet to a 1/2" capped rebar set, stamped 'MCADAMS' in the south line of said Luna tract, and being in the north line of said Lot 1, from which a "+" found on wall bears N 40°14'08" E, 131.79 feet;

THENCE with the south line of said Luna tract, and the north line of said Lot 1, the following six (6) calls:

S 40°14'08" W, a distance of 56.27 feet to a "+" found on wall;

S 60°25'11" W, a distance of 112.39 feet to a "+" found on wall;

S 81°37'49" W, a distance of 165.26 feet to a "+" found on wall;

N 86°14'20" W, a distance of 19.11 feet to a "+" found on wall;

N 83°44'43" W, a distance of 98.71 feet to a "+" found on wall;

N 76°24'14" W, a distance of 0.60 feet to the POINT OF BEGINNING and containing approximately 4.990 acres (217,350 sf) of land.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, SWBC LUNA, LLC acting by and through its duly authorized representatives so to act, does hereby adopt this plat designating the herein above described property as SWBC MERCER CROSSING, PHASE 1, 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 shall occur 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 plotting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

STATE OF Texas §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared \_\_\_\_\_ 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public

My commission expires: \_\_\_\_\_

FLOOD PLAIN STATEMENT:

This plat is approved by the Planning and Zoning Commission of the City of Farmers Branch and accepted by the owner subject to the following conditions which shall be binding upon the owner, his heirs, grantees, successors and assigns:

The existing water courses, creek with its flood plain traversing within the limits of this addition, will remain as an open area at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage course in SWBC Mercer Crossing, Phase 1. The City of Farmers Branch will not be responsible for any maintenance or operation of said water course, creek, or creeks or for any damage to the private property or person that results from the flow of water along said creek, or for the control of erosion in the flood plain.

No obstruction to the natural flow of storm water runoff shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within 100 Year Flood Plain, as hereinafter defined in SWBC Mercer Crossing, Phase 1, unless approved by the city engineer. The property owner shall keep the 100 Year Flood Plain traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Farmers Branch shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Home Owners Association and/or the property owner to alleviate any undesirable conditions which may occur.

The natural drainage channels and water courses through SWBC Mercer Crossing, Phase 1, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Farmers Branch shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the 100 Year Flood Plain.

Buildings adjacent to the flood plain within this subdivision shall be built to minimum floor elevations as required by flood plain administrator.

Roy Silva-Reyes  
Director of Public Works

Eric Mueller  
Floodplain Administrator

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the  
Planning and Zoning Commission of the City of Farmers Branch,  
Dallas County, Texas.

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

Deputy Director of Planning and Zoning

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF DENTON §

I, JAMES STOWELL, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and prepared from an actual survey of the property made under my supervision on the ground.

JAMES STOWELL, RPLS NO. 6513

Date \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority on this day personally appeared, JAMES STOWELL, 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 purpose and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC

**FINAL PLAT**  
**SWBC MERCER CROSSING, PHASE 1**

LOT 1, BLOCK A

4.990 ACRES (217,350 SF)

WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 279  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS



**McADAMS**

**OWNER**  
SWBC LUNA, LLC

5949 SHERRY LANE, SUITE 750  
DALLAS, TX 75225

CONTACT: SPENCER BYINGTON  
PH: 214.987.6377

**SURVEYOR**  
JAMES STOWELL, RPLS

4400 STATE HIGHWAY 121, SUITE 800  
LEWISVILLE, TX 75056

EMAIL: jstowell@mcadamsco.com

The John R. McAdams Company, Inc.  
4400 State Highway 121, Suite 800  
Lewisville, Texas 75056

phone 972.436.9712  
fax 972.436.9715

TBPLS FIRM #  
PE:19762 RPLS:10194400

www.mcadamsco.com

PROJECT NO.	WBC22006	DRAWN BY	BC
FILENAME	FINAL PLAT	SCALE	1"=50'
CHECKED BY	JS	DATE	7.14.2025