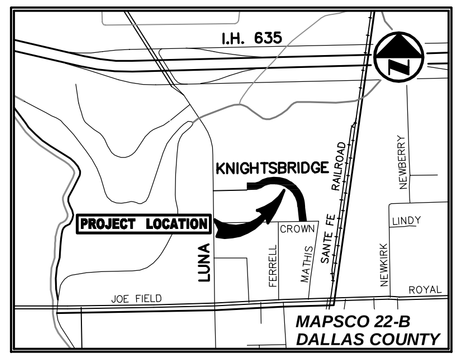


VICINITY MAP
(NOT TO SCALE)

NOTES

1. Bearing system for this survey is based on the City of Farmers Branch published control network and the Texas State Plane Coordinate System – NAD 83 (2011), North Central Zone 4202, based on observations at monuments 1 & 2 made on August 17th, 2012. Coordinates shown hereon are grid.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48113C0170K, Community–Panel No. 480174 0170K, Effective Date: July 7, 2014. All of the subject property is shown to be located in Zone "AE", Zone "X" and Zone "X" Shaded on said map. Relevant zones are defined on said map as follows:

   Zone "AE" – Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base Flood elevations determined.

   Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

   Zone "X" Shaded – Other Areas: Areas of 0.2% annual chance floodplain; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual flood chance.

   The 100–year foodplain is based on the Preliminary LOMR prepared by Pacheco Koch dated October 11, 2013 and field verified by Pacheco koch in September, 2015.
3. The survey abstract lines shown hereon are approximate and are not located on the ground.
4. The purpose of this plat is to dedicate right–of–way for a proposed road.
5. Current Zoning of this site is PD–88, per City of Farmers Branch Zoning District Map, last updated March 2013.

FLOODPLAIN STATEMENT

This plat is approved by the City Council 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 the KNIGHTSBRIDGE ROAD Addition. The City of Farmers Branch will not be responsible for any maintenance or operation of said water courses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodplain.

No obstruction to the natural flow of storm water run–off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within 100 Year Flood Plain, as hereinafter defined in the KNIGHTSBRIDGE ROAD Addition, 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 purposes of inspection and supervision of maintenance work by the homeowners association and/or the property owner to alleviate any undesirable conditions which may occur.

The natural drainage channels and water courses through any lots contained in the KNIGHTSBRIDGE ROAD Addition, 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 Floodplain.

Buildings adjacent to the floodplain within this subdivision shall be built to a minimum floor elevations as required by Floodplain Administrator.

_____
Marc Bentley, P.E., CFM
City Engineer/ Floodplain Administrator

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, TCI Manhanttan 2, LLC, a Nevada limited liability company is the owner of a 3.365 acre tract, situated in the Harrison C. Marsh Survey, Abstract No. 916, in the City of Farmers Branch, Dallas County, Texas; said tract being part of those properties described in General Warranty Deed to TCI Manhanttan 2, LLC., recorded in Instrument No. 200900073145, Official Public Records of Dallas County, Texas, said 3.365 acre tract being more particularly described as follows:

COMMENCING, at a found 1/2–inch iron rod in the north right–of–way of Crown Road (a 64–foot wide right of way); said point being the southeast corner of Lot 1, Block A, Mar Thoma Church of Dallas, Farmers Branch, an Addition to the City of Farmers Branch according to the plat recorded in Inst. No. 201600032230, Official Public Records of Dallas County, Texas (OPRDCT); and the southwest corner of said TCI Manhanttan Tract;

THENCE, North 00 degrees, 33 minutes, 36 seconds West, departing the north line of Crown Road, along a west line of said TCI Manhanttan tract and the east line of said Lot 1, a distance of 518.73' to the POINT OF BEGINNING; said point being the southeast corner of Knightsbridge Road (a 100–foot wide right–of–way) described in Volume 82312, Page 599, DRDCT, and the northeast corner of said Lot 1;

THENCE, North 00 degrees, 33 minutes, 36 seconds West, along the east terminus of Knightsbridge Road, at a distance of 100.13 feet pass a point for the northeast corner of said Knightsbridge Road, and a southeasterly corner of Lot 2R, Block A, Mercer Crossing South, an Addition to the City of Farmers Branch as recorded in Instrument No. 201500167623, of said Official Public Records, continuing for a total distance of 114.40 feet to a set 5/8–inch iron rod with "Pacheco Koch" cap for corner in the south line of said Lot 2R;

THENCE, easterly with the south line of said Lot 2R as follows:

North 88 degrees, 23 minutes, 52 seconds East, a distance of 70.29 feet to a set 5/8–inch iron rod with "Pacheco Koch" cap for the beginning of a curve;

Along the arc of said curve to the left, having a central angle of 00 degrees, 37 minutes, 24 seconds, a radius of 2064.50 feet, an arc distance of 22.46 feet, and a chord bearing and distance of North 88 degrees, 42 minutes, 34 seconds East, 22.46 feet, to a set 5/8–inch iron rod with "Pacheco Koch" cap for a point of compound curvature;

North 89 degrees, 30 minutes, 40 seconds East, a distance of 7.40 feet to a set 5/8–inch iron rod with "Pacheco Koch" cap for the southeasterly corner of said Lot 2R;

THENCE North 39 degrees, 47 minutes, 45 seconds West, with the east line of said Lot 2R, a distance of 8.08 feet to a set 5/8–inch iron rod with "Pacheco Koch" cap on the arc of a curve;

THENCE, in a northeasterly direction along the arc of said curve to the left, being the proposed northerly right of way line for the extension of Knightsbridge Road, having a central angle of 14 degrees, 48 minutes, 57 seconds, a radius of 420.00 feet, an arc distance of 108.61 feet, and a chord bearing and distance of North 65 degrees, 51 minutes, 03 seconds East, 108.30 feet, to a set 5/8–inch iron rod with "Pacheco Koch" cap for a point of reverse curvature;

THENCE, in an southeasterly direction along said curve to the right, having a central angle of 121 degrees, 07 minutes, 06 seconds, a radius of 520.00 feet, an arc distance of 1099.24 feet, and a chord bearing and distance of South 60 degrees, 59 minutes, 52 seconds East, 905.70 feet, to a set 5/8–inch iron rod with "Pacheco Koch" cap;

THENCE, South 00 degrees, 26 minutes, 19 seconds East, a distance of 223.40 feet to a set 5/8–inch iron rod with "Pacheco Koch" cap;

THENCE South 45 degrees, 26 minutes, 19 seconds East, a distance of 14.14 feet to a set 5/8–inch iron rod with "Pacheco Koch" cap in the south line of said TCI Manhanttan tract and the north line of Crown Road (64–foot right of way);

THENCE, South 89 degrees, 33 minutes, 41 seconds West, along said north line of Crown Road and the south line of the TCI Manhanttan tract, a distance of 120.00 feet to a set 5/8–inch iron rod with "Pacheco Koch" cap;

THENCE, North 44 degrees, 33 minutes, 41 seconds East, a distance of 14.14 feet to a set 5/8–inch iron rod with "Pacheco Koch" cap;

THENCE, North 00 degrees, 26 minutes, 19 seconds West, departing said north line of Crown Road and the south line of the TCI Manhanttan tract, a distance of 223.40 feet to a set 5/8–inch iron rod with "Pacheco Koch" cap;

THENCE, in a northwesterly direction along said curve to the left, having a central angle of 121 degrees, 07 minutes, 06 seconds, a radius of 420.00 feet, an arc distance of 887.84 feet, and a chord bearing and distance of North 60 degrees, 59 minutes, 52 seconds West, 731.53 feet, to a set 5/8–inch iron rod with "Pacheco Koch" cap for a point of reverse curvature;

THENCE, in a westerly direction along said curve to the right, having a central angle of 28 degrees, 22 minutes, 06 seconds, a radius of 520.00 feet, an arc distance of 257.46 feet, and a chord bearing and distance of South 72 degrees, 37 minutes, 37 seconds West, 254.84 feet, to the POINT OF BEGINNING;

CONTAINING, 146,590 square feet or 3.365 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, TCI Manhanttan 2, LLC, a Nevada limited liability company acting herein by and through Steven Shelley, its duly–authorized officer, does hereby adopt this plat designating the herein above described property as KNIGHTSBRIDGE ROAD, an Addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the City of Farmers Branch, a street right of way and general utility easement within said right of way for all public utilities hereon.

No permanent structures (buildings, fences, trees, or shrubs) shall be constructed or placed upon, over or across said street right of way and utility easement, as shown hereon. All public utilities and the City of Farmers Branch shall at all times have the full right of ingress and egress to or from and upon said street right of way and utility easement 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.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the ____ day of _____, 2016.
TCI Manhanttan 2, LLC,
By: _____
Gene Bertcher, Vice President

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and on behalf of TCI Manhanttan 2, LLC, the State of Texas, on this day personally appeared Gene Bertcher, Vice President, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

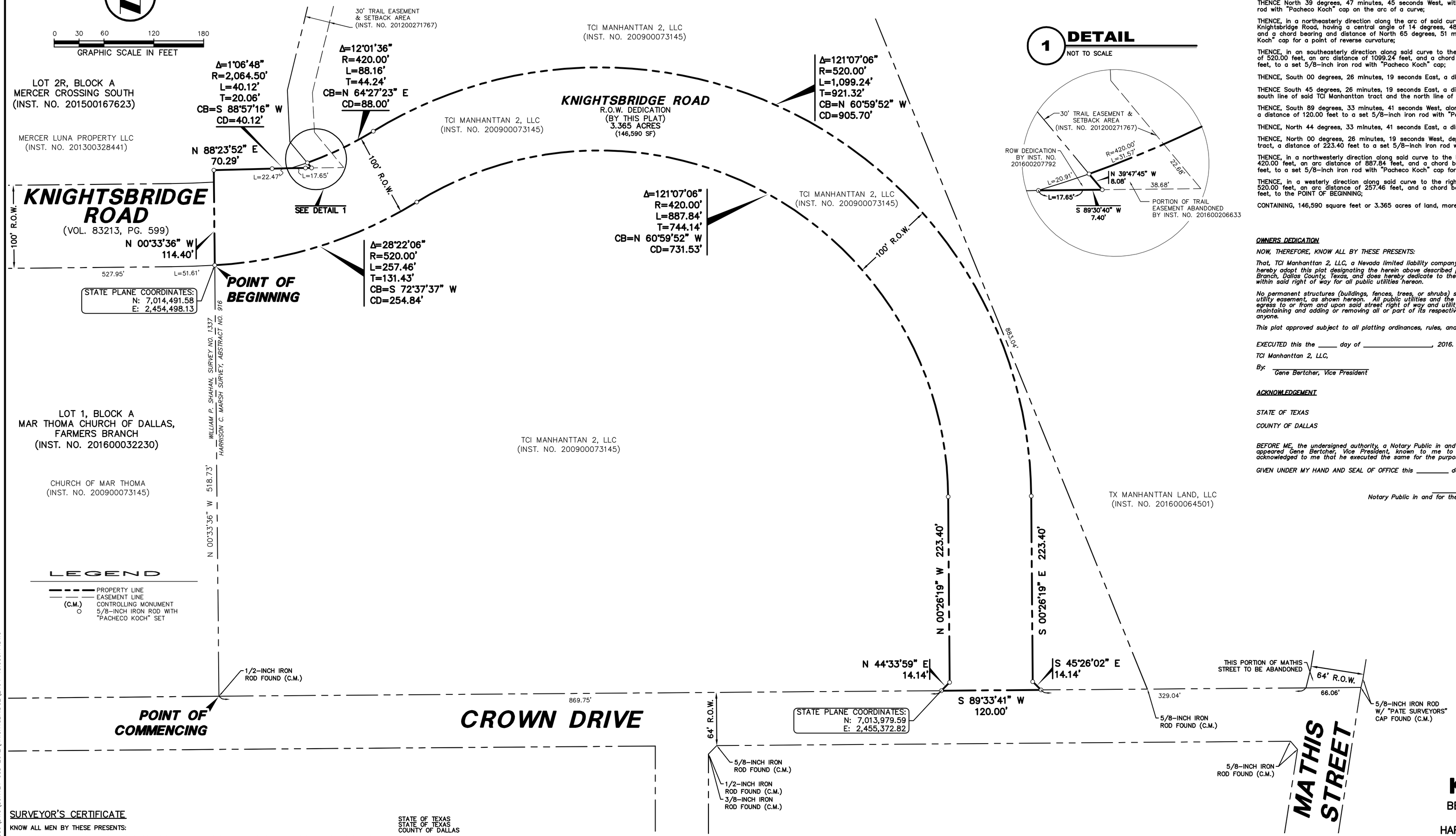
CERTIFICATE OF APPROVAL

Approved by the City of Farmers Branch, Texas on this the _____ day of _____ 2016.

_____
Chairman, Planning and Zoning Commission
Date: _____

_____
Mayor, City of Farmers Branch, Texas
ATTEST:

_____
City Secretary



1 DETAIL
NOT TO SCALE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Paul Hubert, do hereby declare that this plat was prepared from an actual survey of the land and that the corner monuments shown theron were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Farmers Branch, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 8/3/16.

_____
Paul Hubert
Registered Professional Land Surveyor
No. 1942

STATE OF TEXAS
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul Hubert, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: PAUL HUBERT

OWNER:
TCI MANHANTTAN 2, LLC
1800 VALLEY VIEW LANE, SUITE 300
DALLAS, TEXAS 75234
PH: (214) 912-7360
CONTACT: RL LEMKE

DEVELOPER:
PILLAR INCOME ASSET MANAGEMENT
1603 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75234
PH: (214) 912-7360
CONTACT: RL LEMKE

FINAL
RIGHT–OF–WAY DEDICATION PLAT
KNIGHTSBRIDGE ROAD
BEING A 3.365 ACRE TRACT (146,590 SQ. FT.)
PART OF THE
HARRISON C. MARCH SURVEY, ABSTRACT NO. 916
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–14439
TX REG. SURVEYING FIRM LS–10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ACD/LMG	JPH	1"=60'	JULY 2016	2464–15.039

DWG FILE: 2464–15.039PP.DWG

KNIGHTSBRIDGE ROAD - RIGHT–OF–WAY DEDICATION PLAT

JHUBERT 08/03/2016 – 4:33PM
M:\DWG–24\2464–15.039\DWG\SURVEY C3D 2012\KNIGHTSBRIDGE\2464–15.039PP.DWG