

M:\DWG-24\2464-15.039\DWG\SURVEY C3D 2012\SOUTH POND AREA PLAT\2464-15.039FP.DWG THENCE, in an (18) calls; THENCE, along s 31 minutes, 07 THENCE, South 40 degrees, 06 of said Lot 1, Block A, Mercer THENCE, North THENCE, along said curve to the right, having a central angle of degrees, 32 minutes, 04 seconds West, 256.56 feet, an arc distance THENCE, along said curve to the left, 42 minutes, 35 seconds West, 460.36 THENCE, North 00 the beginning of a THENCE, North 08 degrees, found at the intersection of THENCE, in a northerly direction, North 08 degrees, the left; North North 65 feet to a North North North 89 degrees, 31 minutes, Block 1, the northwest corner Lien to CADG Mercer Crossing North 36 degrees, 16 minutes, 00 seconds West, p.A, Mercer Crossing South, an addition to the City northeast line of said Lot 1, Block A, in all a total Due West, a South 89 degrees, the right; South 89 degrees, 33 minutes, iron rod with "PACHECO KOCH" G, at a 5/8—inch iron rod found in the east right—of—way line nwest corner of Lot 2R, Block C, Revision of Block B and C of recorded in Volume 80017, Page 2039 of said Deed Records; 43 degrees, 46 degrees, 13 **8 82** 48 degrees, 02 minutes, 16 seconds West, a distance of 47.46 feet to a 1/2-inch iron eft; said point being the northernmost northeast corner of said Lot 1, Block A, Mercer 89 43 51 87 6 53 a northwesterly direction, 8 8 60 **8** 81 degrees, 14 minutes, 30 seconds East, a distance Crossing Holdings tract, the northeast corner of said as recorded in Volume, 86057, Page 342 of said Deed southwe degrees, degrees, degrees, 32 degrees, northwesterly direction, along the said east line 1,28 feet, a chord bearing and distance of North 1 of said curve; degrees, degrees, said curve to the left, having a seconds West, 2.79 feet, an arc 71 degrees, distance 15 minutes, r corner; 06 minutes, **54** 38 33 30 2 15 5 50 50 4 26 13 35 49 19 53 minutes, 19 **4**5 43 minutes, 44 the left, having a class West, 291.49 feet, the end of said curve minutes, minutes, minutes, minutes, minutes, minutes, minutes, minutes, minutes, , 37 minutes, 0 curve to the 36 minutes, 54 minutes, 11 minutes, 48 minutes, 13 seconds the north right-of-way Crossing 으 departing es, 57 seconds East, a diver of said TX Manhattan L g Holdings, LLC recorded i along 271.11 feet to a 1/2-inch iron rod with 20 43 59 28 51 2 8 8 16 19 12 35 8 49 52 27 으 16 44 departing the plat recorded 02 seconds West, a 33 8 30 35 along northeast lines having a feet, an seconds seconds seconds seconds seconds South in a n seconds seconds 04 seconds e left; seconds East, a parting chord t seconds seconds 6 seconds East, a ÷e 05 seconds East, seconds East, a , 32 seconds West, cap set for corner ( 53 central angle of 27 of the control angle of 27 of the control of t the said north line of Crown Drive and seconds north seconds the said west line of bearing and distance central angle of 90 degrees, 11 minutes, 03 seconds, arc distance of 511.55 feet to a "v" cut on the top of East, East, a East, East, East, a East, a East, a East, central angle of 02 degrees, 57 minutes, distance of 2.79 feet to a 1/2-inch iron West, a West, a West, a west line of said City of Dallas tract, the east South Addition, the following three (3) calls: East, East, a distance East, West, East, 으 ds West, a distance c non-tangent curve said east line of Luna Road and along the in Volume 87007, Page 3105 of said Deed West, West, East, East, along the said east line of Mathis Street, a line of Crown Drive (a 64—foot wide right—of—way) West, a distance ۵ passing ۵ a distance of 13.69 feet to a 1/2-inch ir a distance of 20.55 feet to a 1/2-inch ir a distance of 31.07 feet to a 1/2-inch ir a distance of 50.41 feet to a 1/2-inch ir Ω Ω ۵ distance distance distance distance of said TX Manhattan Land tract and the south distance distance distance of 24.14 feet to distance of 28.27 feet to distance distance distance of 124.96 feet to distance of 200.96 feet to a "+" cut on distance distance of 255.70 feet to a 1/2-inch n Land tract and the southwest corner d in Instrument Number 201500309379 o distance of 44.63 feet to a 1/2-inch passing at a ty of Farmers I al distance of i continuing along the said departing along of said Lot 1, Block Ω along the said north line of at the intersection of the said distance ot o of Luna Road and along 26 degrees, 49 minutes, degrees, 16 minutes, 55 seconds, of 294.27 feet to a 1/2-inch iron e of 23.44 feet to a d TX Manhattan Land t d Records; of 23.75 of 335.55 of 28.07 of 135.16 the of 53.53 feet to a of 165.26 feet to a of 19.11 feet to a of 30.47 feet to of 138.67 feet to of 98.71 feet to a "+" cut of 520.81 feet to a 앜 앜 of 157.05 feet to 772.52 9 5 약 180.19 feet to 29.68 feet to a said of 246.89 feet to a 1/2—inch iron rod with "PACHECO to the left; said point being in the east right—of—way degrees, 32 f 266.51 feet t distance of 7.30 feet a 1/ Branch, Texas as recorded 175.20 feet to a 1/2-inch 으 said of Mathis : Luna 635 terminus "PACHECO KOCH" cap feet 760.32 feet to feet to terminus 앜 A, Mercer ಕ 7.07 Street (a 5 Business along the said west line of feet õ ۵ a 1/2-inch iron rod of Mathis 2 minutes, ( to a point 1/2-inch a 1/2-inch east line of Luna "+" cut on a 5/8-"+" cut on feet the ۵ "+" cut on "v" cut on of Mathis 1/2-inch ಕ 1/2-inch iron said curve to the left, having a central angle of 13 seconds West, 224.98 feet, an arc distance o Crossing South, the 46 seconds, a radius of 54.00 rod with "PACHECO KOCH" cap Ω Crown Drive and over and across north line of Crown Drive and the 64—foot wide right—of—way); said Park, 1st Installment, an addition 9 -inch 1/2-inch Street, 07 seconds, t for corner; ron south and west lines Records, the following southwest r S th iron rod with or of a tract of of said Official rog iron rod with line found iron rod with "PACHECO the top Street, ġ iron rod with "PACHECO KOCH" cap in the west line of a tract of land the top the top the top of a the top of a the top of a stone the top of a ř o n a radius of 618.00 feet, a chord rod with "PACHECO KOCH" cap g rod with Crossing <u>8</u> /2—inch iron rod with "PACHECO KOCH" cap for in Instrument Number 201300194446 of said iron rod with "PACHECO KOCH" cap found for 앜 top of a : ۵ Road, a 8 ۵ ۵ said ός iron ¥ith ¥ith ₩ith with distance Ω distance of 358.62 feet to 5/8-inch iron and the said east line of Mathis Street, 요 radius stone 앜 of a lines of a stone of a corner; distance ₩ith a stone ٥ a stone TX Manhattan "PACHECO "PACHECO KOCH" cap "PACHECO õ "PACHECO KOCH" \*PACHECO South; "PACHECO "PACHECO "PACHECO stone following Mathis Street the following "PACHECO KOCH" (
I land described as Public Records; of 325.00 feet, wall set for the "PACHECO stone distance of 108.06 stone stone of said CADG "PACHECO KOCH" "PATE SURVEYORS" 앜 of 35.01 feet ₩QI said Lot 1, 으 of Lot 1, three (3) ₩<u>Q</u> Wall wall found ₩<u>Q</u> <u>\d</u> wall found ΨŒ "PACHECO 631.26 KOCH" cap KOCH\* KOCH" found KOCH" cap KOCH" KOCH" cap × found found D feet, a chord found the end KOCH" found 280.00 found found Land found for found found for 6 KOCH" feet to Block 1, calls: ģ cap cap to the City said Mathis Street, a west right—of—way line for an a chord end of s ο̈́ for an र्व ο̈́ ಕ for an tract, for an ģ for an cap found s "Tract 9" feet to 9 set found found a 1/2—inch iron 9 found 9 found 9 found 9 9 bearing set for o found for described in 9 Crossing angle point; angle point; angle point; angle point; n angle point; n angle point; angle point; the angle point; ۵ set angle point; angle point; ۵ angle angle point; Park West found for angle point; bearing of said cap three φ φ ģ chord φ ਰ੍ਹੇ ۵ f 10 degrees, 47 minutes, of 225.32 feet to a "+" φ 9 the southwest corner of said Lot 1 and of Farmers Branch, Texas, according to ᆳᅌ cut on and 9 point; ÷ 9 9 found Holdings angle r the the ine e g and ve; **3** r the westernmost I (a 107-foot wide and distance curve; angle cut in beginning Phase 5° calls; the rod with point; 앜 for a ficial F angle distance of said I ≗ point; the ¥ith ۵ < PΩ of North total ٩ 9 of a "PACHECO PATE 앜 e of 66.06 feet Mathis Road; 으 으 addition Ω distance set North stone h 04 degr terminus , 30 cut SURVEYORS of said Lot with Vendor for 앜 으 in concrete KOCH\* 88 ۵ North 앜 degrees, set of : ಕ φ 63 겁 GIVEN UNDER SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER. SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JAVIER JARAMILLO EXECUTED TX Manhattan buck A, an addition to the City of Farmers Branch, Dalias County, Texas, and does hereby dedicate to the public use forever, the reets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, rubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of remers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and y public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, wing or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any public utility shall have the necessity at any time of procuring the permission of anyone. The reconstruction, or other replacement of any public utility shall have the right utility.) There will be no permanent structures (buildings, fences, trees, shrubs, wing or other improvements or growths within such easements shall accrue no responsibility or liability to the City of intendence and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, wing or other improvements or growths within such easements shall accrue no responsibility or liability to the City of intendence and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, wing or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements UNDER ME, the undersigned one to be the personal consideration the 유 유 this the this Common, the undersigned authority, or the person whose name is therein expressed. DALLAS MY HAND the undersigned authority, a No: son whose name is subscribed therein expressed. Land, LLC, Realty to me to be d consideration HAND HAND LLC, subject to investors, AND AND AND Ω all platting Limited Limited 읶 Ω ω, σ Nevada Notary Public subscribed to Liability Liability to the fore œ. Þ Corporation in and for the State egoing instrument and <u>ದ್ದ</u> ⊇. the c DEVELOPER:
PILLAR INCOME ASSET |
1603 LBJ FREEWAY, SU
DALLAS, TEXAS 75234
{214} 912-7360
CONTACT: RL LEMKE in and s subscr and for ठ ठ् ibed ibed ⊒. ⊒. 3. and e State of instrument ξ 학 학 앜 the the the personally appear that he executed \$ \$ OWNER:
TC! MANHANTTAN 2, LLC
c/o P!LLAR !NCOME ASSET N
!603 LBJ FREEWAY, SUITE &
DALLAS, TEXAS 75234
CONTACT: RL LEMKE TX MANHATTAN LAND, LLC c/o PILLAR INCOME ASSET NIGO3 LBJ FREEWAY, SUITE & DALLAS, TEXAS 75234 CONTACT: RL LEMKE BEFORE person veherein e Date: GIVEN UNDER MY HAND CERTIFICATE Subject property is shown 48113C0170 J, Community "X" Shaded and Zone "X" Relevant zones are define whose name is expressed. OWNER:
CONTINENTAL COMMON, INC.
c/o PILLAR INCOME ASSET N
1603 LBJ FREEWAY, SUITE 8
DALLAS, TEXAS 75234
CONTACT: RL LEMKE OWNER:
TRANSCONTINENT
c/o PILLAR IN
1603 LBJ FREEV
DALLAS, TEXAS
CONTACT: RL L 욲

유

AP

PROVAL

the lake and the common area shown on this plat is and will be maintained by Mercer Crossing Commercial Association, Inc., rms of that certain Declaration of Covenants, Conditions and Restrictions for Mercer Crossing Commercial Property recorded in 6080 of the Real Property Records of Dallas County, Texas.

survey is based on the City of Farmers Branch published control network and the Texas State Plane 4202, based on observations at monuments 1 & 2 made on August 17th, 2012.

Coordinate System

- NAD

Map No. E", Zone ground.

m on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, M ty—Panel No. 480174 0170 J, Effective Date: August 23, 2001. The subject property is shown to be located in Zone "AE" (" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the c

ided — Other Areas: Areas of 500—year flood; areas of sless than 1 square mile; and areas protected by levees fr

of 100-year flood with from 100-year flood.

depths

with

Areas (SFHAs) subject to Inundation by the 1%annual chan

Areas:

Areas

determined to be outside

STATE OF

TEXAS

DALLAS

OWNERS CERTIFICATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE

PRESENTS:

hereby declare that this plat was prepared from an actual survey of the land and that the corner monuments shown ny personal supervision in accordance with the platting rules and regulations of the City of Farmers Branch, Texas.

theron

authority, a Notary Public in and for cribed to the foregoing instrument a

State of Texas, on this day personally appeared Paul Hubert, known to me to be the acknowledged to me that he executed the same for the purposes and consideration

SEAL OF OFFICE this

SURVEYOR'S CERTIFICATE

LOTS 1 AND 2, BLOCK A

46.882 ACRES
BEING A REPLAT OF LOT 1, BLOCK A,
TRINITY SOUTH ADDITION
AN ADDITION TO THE CITY OF FARMERS BRANCH
AN ABANDONED PORTION OF MATHIS STREET
AND 40.114 ACRES
LOCATED IN THE
WILLIAM P. SHAHAN SURVEY, ABSTRACT NO. 1337,
HARRISON C. MARSH SURVEY, ABSTRACT NO. 916
AND THE
WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 279
DALLAS COUNTY, TEXAS MERC ER CROSSING FINAL PLAT

279

1337, ). 916

ONTINENTAL REALTY INVESTORS, INC. LLAR INCOME ASSET MANAGEMENT BJ FREEWAY, SUITE 800 , TEXAS 75234 T: RL LEMKE

MANAGEMENT 800

**Pacheco** 

7557 RAMBLER ROAD, SUITE 1400

DALLAS, TX 75231 972.235.3031

TX REG. ENGINEERING FIRM F-14439

TX REG. SURVEYING FIRM LS-10193805

SBP

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SCALE N.T.S. DWG FILE: 2464—15.039FP.DWG XREF FILE: 2464—15.404AS.DWG JULY 2016 *JOB NUMBER* 2464—15.039