

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 \_\_\_\_\_, 2016.

David J. Surdukan, RPLS No. 4613



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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, FKS Inc. DBA as Commercial Equipment Company, is the owner of a tract of land situated in the Wilford W. Cook Survey, Abstract No. 278, City of Farmers Branch, Dallas County, Texas, and being part of Block 1, Brookhaven Business Park Phase 1, an addition to the City of Farmers Branch as recorded in Volume 72004, Page 2388, Plat Records of Dallas County, Texas, and being all of a tract of land conveyed to FKS Inc. as recorded in Volume 2003193, Page 8585, Land Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner in the north line of Towerwood Drive (a 60' R.O.W.), said point being the southwest corner of said called 2.0033 acre tract, and the southeast corner of Lot 1, Block 1, Brookhaven Industrial Park, an addition to the City of Farmers Branch as recorded in Volume 697, Page 1217, Plat Records of Dallas County, Texas;

THENCE N00°14'32"W, leaving Towerwood Drive, and with the east line of said Lot 1, Brookhaven Industrial Park, a distance of 253.07 feet to a capped 1/2" iron rod set stamped "4613" for corner;

THENCE N89°38'55"E, a distance of 199.92 feet to a capped 1/2" iron rod set stamped "4613" for corner at the southwest corner of Lot 1, Block 1, MTR Development Addition, an addition to the City of Farmers Branch as recorded in Volume 85212, Page 4282, Plat Records of Dallas County, Texas;

THENCE N89°53'41"E, with the south line of said MTR Development Addition, a distance of 144.54 feet to a 1/2" iron rod found for corner, said point being the northwest corner of a tract of land conveyed to Negro Partners, Ltd. as recorded in Volume 94245, Page 3003, Land Records of Dallas County, Texas;

THENCE S00°13'50"E, with the west line of said Negro Partners, Ltd. tract, a distance of 253.28 feet to a capped 1/2" iron rod set stamped "4613" for corner in the aforementioned north line of Towerwood Drive;

THENCE S89°47'10"W, with the north line of Towerwood Drive, a distance of 344.41 feet to the POINT OF BEGINNING and CONTAINING 87,265 square feet, or 2.003 acres of land.

BASIS OF BEARINGS:

The basis of bearings, horizontal and vertical position, are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, NAD 83 (GCRS) Epoch 2002.0, Vertical position referenced to NAVD88 using (GEOID03).

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, FKS Inc. DBA as Commercial Equipment Company, acting by and through Taylor C. Smith, President, does hereby adopt this plat designating the herein above described property as Commercial Equipment 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 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 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 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 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 \_\_\_\_\_, 2016.

FKS Inc.  
DBA Commercial Equipment Company

By: Taylor C. Smith

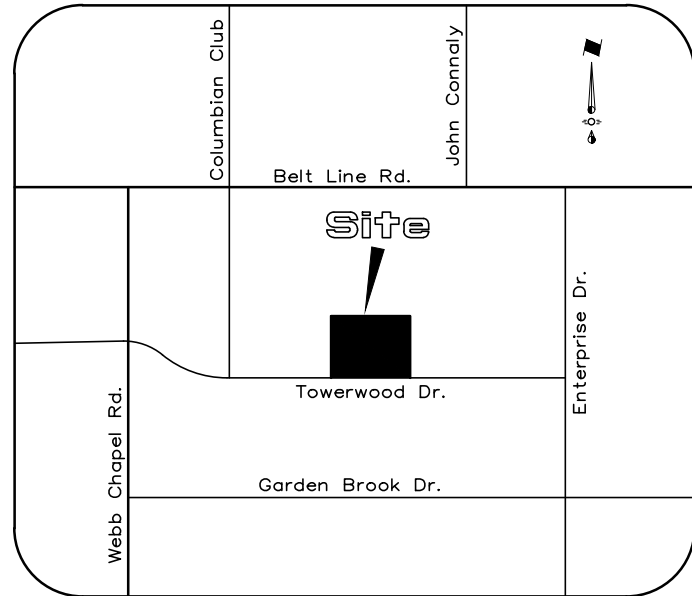
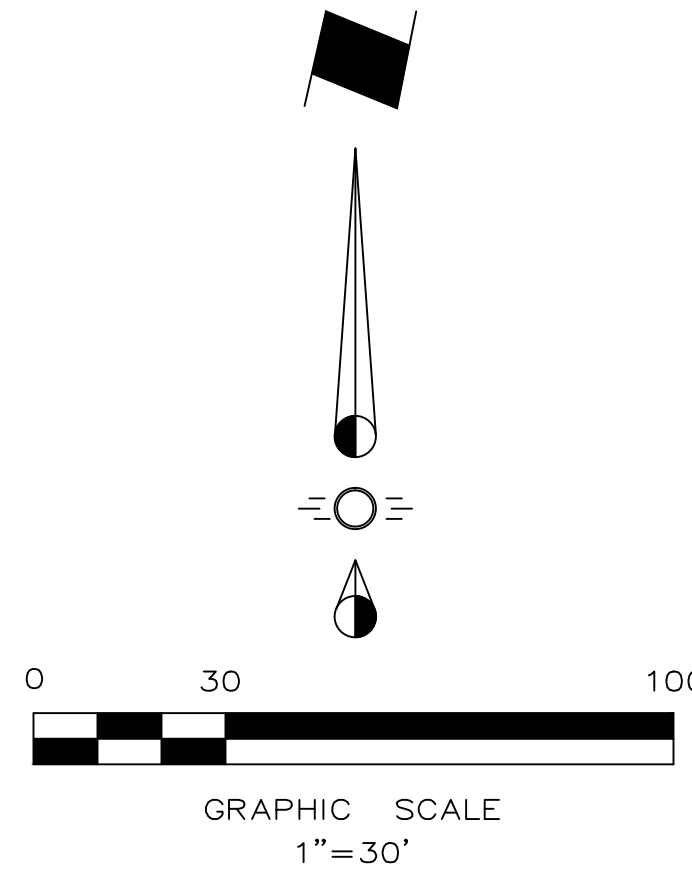
Its: President

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 Taylor C. Smith, 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas



VICINITY MAP  
NTS

CERTIFICATE OF APPROVAL

Chairman Planning and Zoning Commission

Date

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

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

FINAL PLAT

COMMERCIAL EQUIPMENT  
ADDITION  
LOT 1, BLOCK A

Being A Replat Of Part Of Block 1  
Brookhaven Business Park Phase 1  
Recorded Vol. 72004, Pg. 2388, P.R.D.C.T.

2.003 Acres Situated In The  
WILFORD W. COOK SURVEY ~ ABST. 278  
FARMERS BRANCH, DALLAS COUNTY, TEXAS

Owner

FKS Inc.  
DBA Commercial Equipment Company  
15551 Wright Brothers Drive  
Addison, Texas 75001  
Telephone 972 991-9274

Engineer

RLK Engineering, Inc.  
Texas Registration No. 079  
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

July 22, 2016