



## FLOOD STATEMENT

By graphic plotting only, the property described hereon lies in Zone "AE". Areas Subject to Inundation by the 1% annual chance flood and Zone "X" Areas determined to be outside the 0.2% annual chance floodplain, as indicated on documents issued by the Federal Emergency Management Agency, are shown on this map. The property is in Dallas County, Texas and Incorporated Areas, Community Plan Number 48113C0180K, Map Revised Date, July 7, 2014. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood-damage. On rare occasions, greater floods can and will occur and flood heights may be greater than those shown on this map. This flood statement shall not constitute liability on the part of the surveyor.

### COORDINATE NOTE

Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).

## MUTUAL ACCESS EASEMENT NOTICE

This property is subject to a Grant of Mutual Easement recorded in Volume 81115, Page 592, Deed Records, Dallas County, Texas, as affected by that Modification of Grant of Mutual Easement recorded in Volume 87163, Page 3082, Deed Records, Dallas County, Texas. Provides for mutual access between Lot 1 and Lot 2, Block A, as shown hereon. (Blanket type easement agreement-not plottable)

FINAL PLAT  
**METROPOLITAN SOUTHEAST ADDITION**  
**LOT 1 & LOT 2, BLOCK A**

5.9217 ACRES (257,948 SQUARE FEET)

BEING A REPLAT OF LOT 1, BLOCK 1  
METROPOLITAN BUSINESS PARK, SECTION 7  
(VOL. 87163, PAGE 1334, D.R.D.C.T.)

PART OF THE ELISHA FIKE SURVEY, ABSTRACT NO 478  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

**OWNER LOT 1:**  
4100 SPRING VALLEY, L.L.C.  
c/o Boxer Property  
720 North Post Oak Road  
Suite 500  
Houston, Texas 77024

**OWNER LOT 2 / APPLICANT:**  
COMERICA BANK  
c/o Comerica Bank MC2220  
3501 Hamlin Road  
Auburn Hills, Michigan 48275  
Contact: Michael C. Venetis  
(248) 371-6552

**PROJECT INFORMATION**  
Date of Survey: 07/28/2016  
Job Number: 1690197  
Drawn By: W.J.J.  
Date of Drawing: 10/14/2016  
File: Replat.Dwg  
**SHEET 1 OF 2**



903 N. Bowser Road, Suite 240  
Richardson, Texas 75081  
(972) 424-7002 Voice  
(972) 633-1702 Fax  
WWW.SurveyConsultantsInc.Com  
TBPLS Firm No. 10139600

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS 4100 Spring Valley, LLC and Comerica Bank are the owners of a tract of land located in the City of Farmers Branch, Dallas County, Texas, part of the Elisha Fike Survey, Abstract No. 487, being all of the remainder of Lot 1, Block 1, Replat of a Revision to the Revised Plat of Metropolitan Business Park Section 7, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 87163, Page 1334, Deed Records, Dallas County, Texas, being all of that 5.3892 acre tract of land described in deed to 4100 Spring Valley LLC recorded as Instrument No. 201300202936, Official Public Records, Dallas County, Texas and all of that called 0.545 acre tract of land described in Receiver's Deed to Comerica Bank-Texas as recorded in Volume 92143, Page 2677, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of said Metropolitan Business Park, Section 7, being the northwest corner of Lot 1, Block 1, Drydern Addition as recorded in Volume 97088, Page 6990, Deed Records, Dallas County, Texas, said point being in the south right-of-way line of Spring Valley Road (variable width R.O.W);

THENCE, along the east line of said Metropolitan Business Park and the west line of said Drydern Addition, South 00 degrees 36 minutes 34 seconds East, a distance of 513.15 feet to a "P-K" nail found for the southeast corner of said Metropolitan Business Park, Section 7, being in the north line of Winn Park as dedicated to the City of Farmers Branch by the plat of Computer Language Research Addition as recorded in Volume 78091, Page 3048, Deed Records, Dallas County, Texas;

THENCE, departing the west line of said Drydern Addition, along the south line of said Metropolitan Business Park, Section 7 and the north line of said Winn Park, South 89 degrees 39 minutes 43 seconds West, a distance of 408.33 feet to a "P-K" nail found for the most southerly southwest corner of said Metropolitan Business Park, Section 7, being the southeast corner of Metropolitan Business Park Section 6 as recorded in Volume 78217, Page 3162, Deed Records, Dallas County, Texas;

THENCE, departing the north line of said Winn Park, along the common lines of said Metropolitan Business Park Section 6 & Section as follows:

North 00 degrees 00 minutes 37 seconds East, a distance of 273.31 feet to an "X" in concrete found for the northeast corner of said Section 6 and an inside corner of said Section 7;

South 89 degrees 52 minutes 41 seconds West, a distance of 323.83 feet to an "X" in concrete found in the east right-of-way line of Midway Road (variable width R.O.W.), being the southeast corner of a called 0.018 acre tract of land described in deed to the City of Farmers Branch as recorded in Volume 98191, Page 2015, Deed Records, Dallas County, Texas;

THENCE, along the east right-of-way line of Midway Road and said 0.018 acre tract, North 00 degrees 54 minutes 43 seconds East, a distance of 36.25 feet to a 1/2" iron rod found for the northeast corner of said 0.018 acre tract, being the southeast corner of a 0.052 acre tract of land described in deed to the City of Farmers Branch as recorded in Volume 98185, Page 7761, Deed Records, Dallas County, Texas, being in the westerly north line of said Lot 1 and the south line of Lot 2, Block 1, said Metropolitan Business Park Addition, Section 7;

THENCE, along the common lines of said Lot 1 and Lot 2 as follows:

North 89 degrees 49 minutes 44 seconds East, a distance of 128.12 feet to a 1/2" iron rod found;

North 00 degrees 04 minutes 33 seconds East, a distance of 62.36 feet to a "P-K" nail found;

South 89 degrees 57 minutes 52 seconds East, a distance of 18.19 feet to a "P-K" nail found;

North 00 degrees 07 minutes 03 seconds West, a distance of 80.93 feet to a "P-K" nail found;

South 89 degrees 51 minutes 46 seconds West, a distance of 3.22 feet to a "P-K" nail found;

North 00 degrees 07 minutes 54 seconds West, a distance of 62.31 feet to a 1/2" iron rod with cap stamped "Henness" found for the northerly northwest corner of said Lot 1 and the northeast corner of said Lot 2, being in the south right-of-way line of said Spring Valley Road;

THENCE, along the north line of said Lot 1 and the south right-of-way of Spring Valley Road, North 89 degrees 55 minutes 53 seconds East, a distance of 583.21 feet to the POINT OF BEGINNING and containing 257,948 square feet or 5.9217 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, 4100 Spring Valley LLC and Comerica Bank, acting by and through their duly authorized agents, do hereby adopt this plat designating the herein above described property as **METROPOLITAN SOUTHEAST ADDITION**, 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 and across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for 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 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 responsibility of the 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.

4100 SPRING VALLEY, L.L.C.

By: John Rentz, Vice President

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **JOHN RENTZ**, known to me to be the person whose name is subscribed to the forgoing 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

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

COMERICA BANK

By: Michael C Venetis  
Vice President-Real Estate

STATE OF MICHIGAN §  
COUNTY OF OAKLAND §

BEFORE me, the undersigned authority, a Notary Public for the State of Michigan, on this day personally appeared **MICHAEL C. VENETIS** known to me to be the person whose name is subscribed to the forgoing 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 Michigan

SURVEYOR'S STATEMENT

I, Douglas S. Loomis, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Farmers Branch Rules and Regulations Governing the Platting and Subdivision of Land (Ordinance No. 1430) and Texas Local Government Code, Chapter 212. I further affirm that the monuments shown hereon were either found or placed in compliance with said ordinance.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

RELEASED 10/14/2016 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis  
Texas Registered Professional Land Surveyor No. 5199

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Douglas S. Loomis, known to me to be the person whose name is subscribed to the forgoing 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

FLOOD PLAIN 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 **METROPOLITAN SOUTHEAST 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 Flood Plain.

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 **METROPOLITAN SOUTHEAST 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 on inspection and supervision on maintenance work by the homeowners association and/or the property owners to alleviate any undesirable conditions which may occur.

The natural drainage channels and water courses through **METROPOLITAN SOUTHEAST ADDITION**, as is 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.

Marc Bentley, P.E., CFM  
City Engineer/Flood Plain Administrator

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TBPLS Firm No. 10139600



<b>CERTIFICATE OF APPROVAL</b>
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