



PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, Komerica Building Maintenance, Inc. is the sole owner of 3.4502 acres of the remainder of Lot 1, Block 1 of VALLEY VIEW COMMERCE PARK ADDITION, an addition to the City of Farmers Branch, Dallas County, Texas, recorded in Volume 84084, Page 2455 of the Map Records of Dallas County, Texas, and being all of that same tract of land described in deed to Komerica Building Maintenance, Inc., recorded in Instrument No. 201500218983 of the Deed Records of Dallas County, Texas, and said lot being more particularly, described as follows:

BEGINNING at a 5/8" iron rod found at the north corner of a corner cut-off at the present intersection of the south R.O.W. line of Valley View Lane (a variable width R.O.W.) with the east R.O.W. line of Senlac Drive (a 70' R.O.W.);

THENCE S 89°18'31" E, 193.16' along the south line of Valley View Lane to a 5/8" iron rod found at the northwest corner of Lot 1, Block 1 of Austin Turf Addition, an addition to the City of Farmers Branch, Texas, recorded in Instrument No. 200800196120 of the Map Records of Dallas County, Texas;

THENCE S 00°23'34" W, 610.10' along the west line of Lot 1, Block 1 of said Austin Turf Addition to a 5/8" iron rod found for corner in the north line of Lot 1A, Block B of Nicholson Road Joint Venture, an addition to the City of Farmers Branch, Texas, recorded in Volume 80231, Page 171 of the Map Records of Dallas County, Texas;

THENCE N 89°30'09" W, 196.26' along the north line of said Lot 1A, Block B to a 1/2" iron rod found at the northeast corner of Lot 2, Block 1 of Replat Lot 1, Block 1 & Lot 1, Block 4, Valley View Commerce Park, an addition to the City of Farmers Branch, Dallas County, Texas, recorded in Volume 85107, Page 5895 of the Map Records of Dallas County, Texas;

THENCE N 54°55'00" W, 177.56' along the north line of said Lot 2, Block 1 to a cross found for corner in the east line of Senlac Drive and being on a curve to the left having a central angle of 37°22'30" and a radius of 635.00' (chord bearing N 19°22'44" E, 406.92');

THENCE around said curve and along the east line of Senlac Drive, a distance of 414.22' to a 5/8" iron rod found for corner;

THENCE N 00°41'29" E, 108.93' along the east line of Senlac Drive to a 5/8" iron rod found at the south corner of the aforementioned corner cut-off line;

THENCE N 45°41'29" E, 22.72' along said cut-off line to the Point of Beginning and containing 150,289.60 square feet or 3.4502 acres of land.

SURVEYOR'S STATEMENT:

1. SCOTT DAVIS, 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. I further affirm that no monumentation shown hereon was either found or placed in compliance with the City of Farmers Branch, Texas.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT
SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 _____, 2016.

Notary Public in and for the State of Texas.
My commission expires: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Komerica Building Maintenance, Inc. acting by and through Minsuk Kim, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **KOMERICA ADDITION, LOT 1, BLOCK A**, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use of Farmers Branch, Texas, and its residents and citizens the easements here by 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 reconstruction, maintenance or efficiency of any respect utility located within the said easement. All and any public utility shall at any time 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. The easement hereby created shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required 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.

Komerica Building Maintenance, Inc.

Minsuk Kim, Director

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Minsuk Kim, 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
My commission expires: _____

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

KOMERICA ADDITION

LOT 1, BLOCK A

150,289.60 SQ. FT. OR 3.4502 ACRES

BEING A REPLAT OF PART OF LOT 1, BLOCK 1 OF VALLEY VIEW COMMERCE PARK ADDITION, RECORDED IN VOLUME 84084, PAGE 2455 M.R.D.C.T., SITUATED IN THE FRANCIS MILLER SURVEY, ABSTRACT NO. 926 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS.

ENGINEER

OWNER

EZZELL & ASSOCIATES 2211 TEXAS DRIVE IRVING, TX 75062	KOMERICA BUILDING MAINTENANCE, INC. 2445 MCIVER LANE, SUITE 100 CARROLLTON, TX 75006
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DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 dlsi@sbcbglobal.net
DALLAS, TEXAS 75228 214-321-0569

DATE: 9/1/10

JOB NO. 15106A

FIRM REG. NO. 10009600