

BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	585.29'	2050.00'	16°21'30"	N 88°39'05"E	583.30'
C2	63.26'	60.00'	60°24'41"	N 82°40'32"E	60.37'
C3	9.77'	20.00'	27°59'08"	N 66°27'46"E	9.67'
C4	80.38'	3050.00'	01°30'36"	N 79°42'02"E	80.38'

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	14.48'	S 55°11'45" E
L2	56.00'	S 54°31'20" E
L3	468.77'	S 35°15'19" W
L4	112.67'	S 01°51'05" E
L5	86.00'	S 88°08'55" W
L6	112.67'	N 01°51'05" W
L7	117.25'	N 35°15'19" E
L8	23.93'	N 88°23'41" W
L9	67.95'	S 88°55'19" W
L10	22.47'	N 80°27'20" E
L11	25.43'	N 80°27'20" E
L12	21.21'	S 46°51'05" E
L13	21.21'	N 43°08'55" E

15' WATER EASEMENT		
LINE	LENGTH	BEARING
L1	26.86	S35°15'19"W
L2	267.38	S09°44'41"E
L3	18.11	S35°15'19"W
L4	213.40	S64°44'41"W
L5	36.71	S09°44'41"E
L6	286.55	S35°15'19"W
L7	23.50	S54°44'41"E
L8	10.00	S35°15'19"W
L9	23.50	N54°44'41"W
L10	192.20	S35°15'19"W
L11	11.55	S40°18'19"W
L12	174.31	S85°18'19"W
L13	31.81	N54°44'41"W
L14	23.50	S35°15'19"W
L15	10.00	N54°44'41"W
L16	23.50	N35°15'19"E
L17	230.95	N54°44'41"E
L18	23.85	N43°29'41"W
L19	63.46	N01°30'19"E
L20	22.33	N24°00'19"E
L21	242.57	S35°15'19"E
L22	26.69	N54°44'41"W
L23	10.00	N35°15'19"E
L24	26.69	S54°44'41"E
L25	25.00	N35°15'19"E
L26	23.50	N54°44'41"W
L27	10.00	N35°15'19"E
L28	23.50	S54°44'41"E
L29	309.11	N35°15'19"E
L30	9.31	N54°44'41"W
L31	71.35	N09°44'41"E
L32	64.49	S09°44'41"W
L33	287.09	S64°44'41"E
L34	23.50	N35°15'19"E
L35	10.00	S54°44'41"E

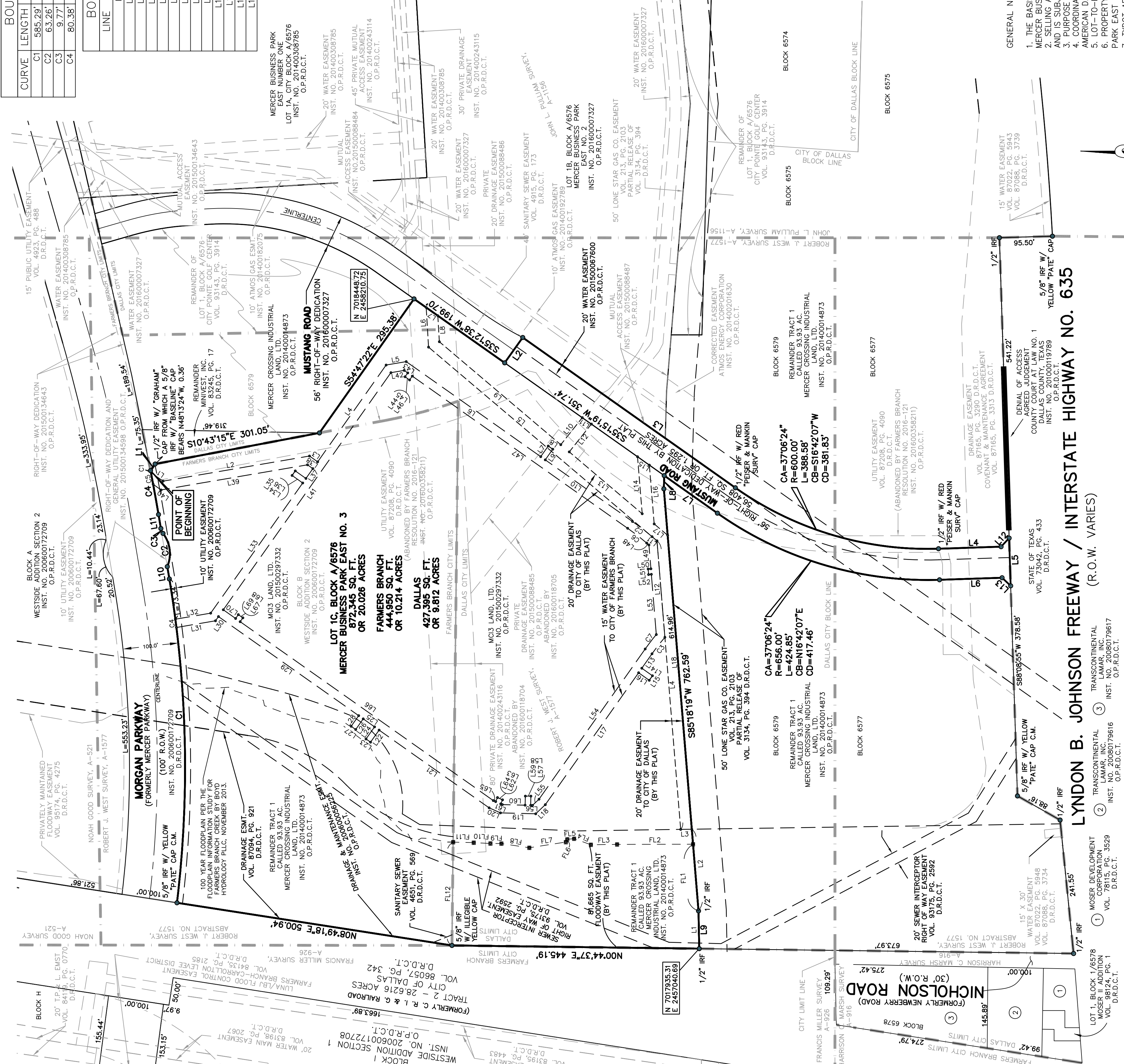
L36	23.50	S35°15'19"W
L37	21.64	S54°44'41"E
L38	11.89	N35°15'19"E
L39	267.38	N09°44'41"W
L40	17.52	N35°15'19"E
L41	522.83	S54°44'41"E
L42	24.28	S09°44'41"E
L43	7.83	S35°15'19"W
L44	8.50	N54°44'41"W
L45	10.00	S35°15'19"W
L46	8.50	S54°44'41"E
L47	474.70	S35°15'19"W
L48	5.34	S40°18'19"W
L49	43.06	S85°18'19"W
L50	5.00	N04°41'41"W
L51	10.00	S85°18'19"W
L52	5.00	S04°41'41"E
L53	108.82	S85°18'19"W
L54	331.28	N54°44'41"W
L55	16.15	N43°29'41"W
L56	3.25	N01°30'19"E
L57	16.60	S88°29'41"E
L58	10.00	N08°29'41"W
L59	16.37	N04°41'41"E
L60	41.02	N01°30'19"E
L61	3.16	N24°00'19"E
L62	8.00	S65°59'41"E
L63	10.00	N24°00'19"E
L64	8.00	N65°59'41"W
L65	4.71	N82°43'54"E
L66	558.01	N35°15'19"E
L67	8.50	S54°44'41"E
L68	10.00	N54°44'41"E
L69	8.50	N54°44'41"W
L70	27.19	N35°15'19"E

FLOODWAY EASEMENT LINE TABLE			
LINE	LENGTH	BEARING	NORTHING EASTING
FL1	120.54'	N 85°18'19" E	7017936.59 2457108.62
FL2	136.77'	N 00°08'38" W	7017946.45 2457228.76
FL3	47.19'	N 00°42'35" W	7018083.22 2457228.41
FL4	32.14'	N 19°52'26" E	7018130.40 2457227.83
FL5	12.33'	N 05°11'52" W	7018160.63 2457238.75
FL6	5.66'	N 62°36'22" W	7018172.90 2457237.64
FL7	66.48'	N 08°50'42" W	7018175.51 2457232.61
FL8	50.83'	N 08°34'00" E	7018241.20 2457222.39
FL9	19.80'	N 02°28'58" E	7018291.46 2457229.96
FL10	30.05'	N 02°48'30" E	7018311.26 2457230.12
FL11	37.04'	N 01°23'36" W	7018341.27 2457231.59
FL12	186.04'	N 89°20'04" W	7018378.30 2457232.49

*NOTE: COORDINATES SHOWN FOR THE FLOODWAY TABLE ARE LISTED FROM THE STARTING END OF THE LINE

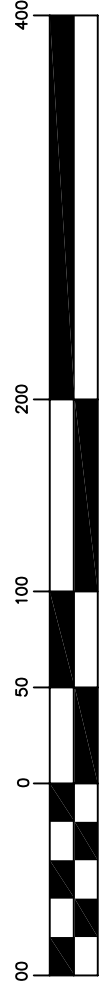
GENERAL NOTES:

- THE BASIS OF BEARING IS THE BEARING (S86°37'57"W) OF THE SOUTH SIDE OF LOT 1A, BLOCK A/6576 OF MERCER BUSINESS PARK EAST NUMBER ONE, INST. NO. 2014000308785 O.P.R.D.C.T.
- SELLING A PORTION OF ANY BLOCK IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PURPOSE OF PLAT IS TO CREATE ONE LOT FROM A PORTION OF A LOT AND A TRACT OF LAND.
- FOURDINATES SHOWN FOR THIS PLAT ARE CORRELATION WITH THE NORTH ZONE, NORTH DATUM, NAD 83.
- LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- PROPERTY CORNERS SET WITH 1/2 INCH IRON ROD WITH 3" ALUMINUM DISK STAMPED "MERCER BUSINESS PARK EAST NO. 3 RPLS 6122" UNLESS OTHERWISE NOTED HEREON.
- TWOOT APPROVAL MAY BE REQUIRED FOR ANY DREWAY MODIFICATION OR NEW ACCESS POINT(S).
- 1/2 INCH IRON ROD FOUND WITH "PEISER & MANKIN SURV" RED PLASTIC CAP SET FOR BOUNDARY SURVEY OF 12101 NORTH STEWAMONS FREEWAY ON JULY 20, 2016.

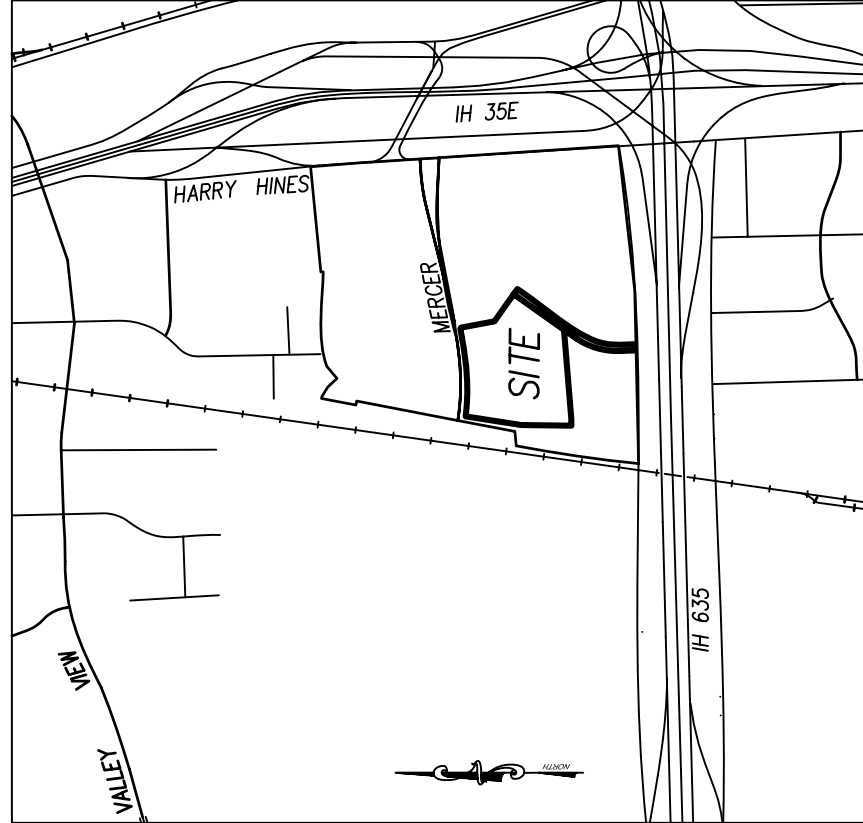


LEGEND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
RF = IRON ROD FOUND
INST. NO. - INSTRUMENT NUMBER
VOL. - VOLUME
PG. - PAGE
C.M. - CONTROLLING MONUMENT
[Symbol] - 5/8" IRON ROD WITH YELLOW CAP STAMPED "FLOODWAY MARKER RPLS 6122" SET

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



VICINITY MAP
NOT TO SCALE

20' DRAINAGE EASEMENT		
LINE	LENGTH	BEARING
L1	67.95	N88°55'19"E
L2	147.56	N85°18'19"E
L3	20.05	N00°50'45"W
L4	521.42	N85°18'19"E
L5	539.23	S40°18'19"W
L6	71.53	N86°37'57"E
L7	25.58	S35°12'38"W
L8	47.02	N86°37'57"E
L9	286.62	S40°18'19"W
L10	62.18	N51°31'41"W
L11	20.03	S35°15'19"W
L12	63.94	N51°31'41"W
L13	172.22	S04°21'41"E
L14	103.06	N85°18'19"E
L15	26.09	S35°15'19"W
L16	106.31	S85°18'19"W
L17	31.82	S40°18'19"W
L18	531.05	S85°18'19"W

15' WATER EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CB
C1	3.56	3050.00	00°04'01"	S78°58'44"W
C2	44.73	507.50	09°03'00"	S77°46'49"W
C3	37.68	392.50	05°30'06"	N51°59'37"W
C4	15.01	2050.00	00°25'11"	N82°43'54"E
C5	21.61	3050.00	00°24'21"	N79°12'55"E
C6	43.41	492.50	05°03'00"	S77°46'49"W
C7	32.80	407.50	04°36'41"	N52°26'20"W

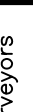
FINAL PLAT MERCER BUSINESS PARK EAST NO. 3 LOT 1C, BLOCK A/6576 A REPLAT OF

PART OF LOT 1, BLOCK A/6576
OF CITY PONTE GOLF CENTER TO THE CITY OF DALLAS
AND PART OF BLOCK B, WESTSIDE ADDITION, SECTION 2
TO THE CITY OF FARMERS BRANCH, AND PART OF CITY OF DALLAS
BLOCKS 6576 AND 6579, SITUATED IN THE
ROBERT J. WEST SURVEY, ABSTRACT NO. 1577
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S145-281

CITY OF DALLAS ENGINEERING PLAN NO. 311T-8904

JOB NO.:	15-0707
DATE:	9/7/2015
REV:	12/15/2015
	04/15/2016
	05/12/2016
	06/06/2016
	05/16/2016
SCALE:	1" = 100'
DRAWN:	J.B.W.

PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com			1
623 E. DALLAS ROAD SUITE 1313 DALLAS, TEXAS 75201 817-481-1805 (O) 817-481-1809 (F)			2
FIRM No. 100999-00		Member Since 1977	

Engineer	Owner
BINKLEY & BARFIELD C&P, INC.	MERCER CROSSING INDUSTRIAL LAND, LTD.
Contact: Kyle A. Bennett, P.E. 1801 Gateway Blvd, Suite 101 Richardson, Texas 75080 (972) 644-5800 Fax (972) 444-2817 Firm Registration #3185	Contact: Keith A. Bennett, P.E. 1722 South Street, Suite 1313 Dallas, Texas 75201 (214) 270-1000 Contact: George Billingsley (214) 270-1000

