

# OWNER'S DEDICATION FOR CITY OF FARMERS BRANCH

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

authorized agent, do hereby adopt this plat, designating the herein described property as, "LOT 1C, BLOCK A/6576 "MERCER BUSINESS PARK EAST NO. 3", 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 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 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 or the purpose of constructing, 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 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, Branch, Texas. rules, and regulations

## MERCER CROSSING INDUSTRIAL LAND, LTD a Texas limited partnership

AR1 Land GP, LLC, a Texas limited liability company Its General Partner

Kenneth

## STATE OF TEXAS COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_\_ day of 2017, by Kenneth D. Mabry, the Senior Vice President of AR1 Land GP, company, the general partner of MERCER CROSSING INDUSTRIAL LAND, LTD., a behalf of such limited liability company and limited partnership.

## MCI3 Land, Ltd., a Texas limited partnership

B Y: Billingsley 380 North GP, L.L.C., a Texas limited liability company, its general partner

Kenneth D. Mabry, Manager

## OF TEXAS OF DALLAS

380 North GP, I Texas limited p

This instrument was acknowledged before me on the 2017, by Kenneth D. Mabry, the Manager of Billingsley company, the general partner of MCI3 LAND, LTD., a limited liability company and limited partnership.

## OWNER'S DEDICATION FOR CITY 유

# NOW THEREFORE, KNOW ALL MEN BY TH

That, MERCER CROSSING INDUSTRIAL LAND, LTD., and MCI3 LAND, LTD., acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as, MERCER BUSINESS PARK EAST NO. 3 an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall be all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Notwithstanding the general easement I plat is hereby dedicated to the public with the FLOODWAY EASEMENT STATEM and accepted. language recited above, the use forever, and may not ENT recited on this plat, v e floodway easement shown on this be used in a manner inconsistent which statement is hereby adopted

Water main and wastewater easements construction and maintenance of the installation and maintenance of manhold services from the main to the curb or herein granted shall be determined by the s shall also include additional area c systems. Additional easement area i es, cleanouts, fire hydrants, water ser pavement line, and description of such neir location as installed. of working space fo is also conveyed fo ervices and wastewate ch additional easement

City

Witness, OWNER: my hand, this

MERCER CROSSING INDUSTRIAL LAND, a Texas limited partnership

AR1 Land GP, LLC, a Texas limited liability Its General Partner

Kenneth D. Mabry,

## STATE ( OF TEXAS

This instrument was acknowledged befor 2017, by Kenneth D. Mabry, the Senior company, the general partner of MERCER behalf of such limited liability company c fore me on the \_\_\_\_ r Vice President of A IR CROSSING INDUSTRIAL and limited partnersh AR1 Land GP, IL LAND, LTD., a 1 a Texas s limited

nited partnership

Billingsley 380 North GP, a Texas limited liability c its general partner

Kenneth D.

## STATE OF TEXAS COUNTY OF DALLAS

This instrument was acknowledged before 2017, by Kenneth D. Mabry, the Manager company, the general partner of MCI3 L/limited liability company and limited partne Billingsley D, LTD., a \_\_\_\_\_day of \_\_\_\_ 380 North GP, L.L.C., a Texas limited partnersh

FLOODWAY EASEMENT STATEMENT FOR CITY

DALLAS

The existing water courses, creeks or creeks described as Floodway Easement traversing along Block A/6576 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block A/6576. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, 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 Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block A/6576, unless approved by the Chief Engineer of Sustainable Development and Construction; provided, however it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block the channels are subject to storm water overflow and natural bank definitely defined. The City of Dallas shall not be held liable for from the occurrence of these natural phenomena, or resulting structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the the plat. A/6576, as in the case of all natural erosion to an extent which cannot be any damages of any nature resulting from the failure of any structure or

Floodway to filing o drawing 2 Marker m delineating
s that are a
signed and
filing the F e proposed Floodway Easeme jacent to the creek as per Csealed documentation that tall Plat. line, prior y of Dallas • Floodway

> CITY 유 FARMERS BRANCH

s plat in ject to the City Council conditions which City e bin of Farmer nding upon ranch an owner, Owner,

of this addition, will ne lot or lots that < EAST NO. 3". The of said water results from the flow

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 "MERCER BUSINESS PARK EAST NO. 3", 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 of inspection and supervision of maintenance work by the homeowners association and/or the property owner to alleviate any undesirable conditions which may occur.

The natural drainage channels and water courses through "MERCER BUSINESS PARK EAST NO. 3", as in 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.

flood pla n Adminis plain within histrator. built minimum floor elevations

Bentley, Engineer \ P Flood Plain Administrator

THIS is to certify that I, Timothy R. Mankin, of Texas, have platted the above subdivision plat correctly represents that survey made b **PRELIMINARY—FOR REVIE** a Registered Pro n from an actual by me or under n ئر a Land n the ion an

STATE OF TEXAS

COUNTY OF TARRANT

SUBSCRIBED BEFORE ME, the undersigned autho Mankin, known to me to be the person whose rand acknowledged to me that he executed the expressed, in the capacity therein stated, and a ority, on this day personally appeared Timothy R. name is subscribed to the foregoing instrument same for the purposes and consideration therein as the act and deed of said company.

HAND 유 2017.

⊇. and State

I, Timothy R. Mankin, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded docurmentation, 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 Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A—8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat

ny R. Mankin Registration <u> Х</u> 0.

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COUNTY OF TARRANT SUBSCRIBED BEFORE ME, the undersigned authority, on this day Mankin, known to me to be the person whose name is subscrib and acknowledged to me that he executed the same for the puexpressed, in the capacity therein stated, and as the act and compared to the compacity therein stated.

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⊇. and State

LEY & BARFIELD C& Contact: Kyle A. Bennett, P.E. 1801 Gateway Blvd, Suite 101 Richardson, Texas 75080 (972) 644-2800 Fax (972) 644-2817 Firm Registration #3185

Owner:
MCI3 LAND, L7
1722 Routh Street, Suite 13
Dallas, Texas 75201
(214) 270-1000
Contact: George Billingsle Owner:

MERCER CROSSING

USTRIAL LAND, LTI

1722 Routh Street, Suite 1313

Dallas, Texas 75201

(214) 270-1000

Contact: George Billingsley

## RCER T 1C, FINAL PLAT R BUSINESS AST NO. 3 A R ス

Z = OF DALLAS

I, SECTION 2

IF CITY OF DALTA

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N THE

Io. 1577 DALLAS

311T-8904

	JOB NO.:	15-0707	PEISER & MANKIN SURVEYI	SURVEYING.	LLC	
	DATE: REV:	9/1/2015 12/28/2015	www.peisersurveying.cor	${ m veying.com}$		SHE
Ď.		04/15/2016 05/12/2016	623 E. DALLAS ROAD	COMMERCIAL	Texas Society of	
		08/16/2016	J	BOUNDARIES TOPOGRAPHY MORTGAGE	Surveyors	0

OWNER'S CERTIFICATE

DALLAS

WHEREAS, MERCER CROSSING INDUSTRIAL LAND, LTD., and MCI3 LAND, LTD., are the owners of that certain tract of land situated in the Robert J. West Survey, Abstract No. 1577, in the City of Dallas Block A/6576 and 6579, in the City of Dallas, Dallas County, Texas, and being part of LOT 1, BLOCK A/6576 of CITY POINTE GOLF CENTER, an addition to the City of Dallas recorded in Volume 93143, Page 3914 in the Deed Records, Dallas County, Texas (D.R.D.C.T.), and being part of Block B of Westside Addition Section 2, an addition to the City of Farmers Branch, Dallas County, Texas recorded under Instrument Number 200600172709 in the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being all of that certain tract of land conveyed to MCI3 Land, LTD., by Special Warranty Deed recorded in Instrument Number 201500297332, in the O.P.R.D.C.T. and being part of Tract I of the called 93.93 acres tract conveyed to MERCER CROSSING INDUSTRIAL LAND, LTD. by Special Warranty Deed recorded in Instrument No. 201400014873 in the O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 3" Aluminum Disk Monument stamped "MERCER BUSINESS PARK EAST NO. 3 RPLS 6122" set (ADS) for the most northerly Northeast corner of the herein described tract, same being the most northerly Northeast corner of said Block B, same being in the South right—of—way line of Morgan Parkway (formerly Mercer Parkway)(100 foot right—of—way per Instrument Number 200600172709 O.P.R.D.C.T.), same being the most northerly Northwest corner of that certain tract of land conveyed to Minivest, Inc., by deed recorded in Volume 83245, Page 17, D.R.D.C.T.;

THENCE through the interior of said Mercer Crossing tract, along the common line of said Block B an said Minivest tract as follows:
South 55 deg. 11 min. 45 sec. East, a distance of 14.46 feet to a ADS for angle point;
South 10 deg. 43 min. 15 sec. East, a distance of 301.05 feet to a ADS for internal corner of the here described tract, same being the South corner of said Minivest tract; ADS for angle point; a ADS for internal corner of the herein

THENCE through the interior of said Mercer Crossing tract as follows:

South 54 deg. 47 min. 22 sec. East, a distance of 295.38 feet to a ADS for the east corner of the herein described tract, same being on the northwest line of Mustang Road (56' right of way according to the plat of Mercer Business Park East No. 2, an addition to the City of Dallas, recorded under Instrument Number 201600007327, (O.P.R.D.C.T.);

South 35 deg. 12 min. 38 sec. West, along the northwest line of Mustang Road, a distance of 199.70 feet to a ADS for internal corner;

South 54 deg. 31 min. 20 sec. East, along the existing terminus of Mustang Road, a distance of 56.00 feet to a ADS for an East corner of the herein described tract, same being in the Northwest line of Lot 18, Block A/6576, said Mercer Business Park East No. 2;

South 35 deg. 15 min. 19 sec. West, along said Northwest line of Lot 18, Block A/6576 and through the interior of said Mercer Crossing tract, a distance of 488.77 feet to a 1/2 inch iron rod found with "Peiser & Mankin SURV" red plastic cap, same being the beginning of a tangent curve to the left having a radius of 600.00 feet, a central angle of 37 deg. 06 min. 24 sec., and a chord bearing and distance of South 16 deg. 42 min. 07 sec. West, 381.83 feet;

Along said curve to the left, an arc distance of 388.58 feet to a 1/2 inch iron rod found with "Peiser & Mankin SURV" red plastic cap;

South 46 deg. 51 min. 05 sec. East, a distance of 112.67 feet to a ADS;

South 46 deg. 51 min. 05 sec. East, a distance of 21.21 feet to a ADS for the Southeast corner of the herein described tract, same being in the South line of said Mercer Crossing tract, and same being in the North right—of-way) line of Lyndon B. Johnson Freeway (Interstate Highway No. 635)(variable width right—of-way)

NCE South 88 deg. 08 min. 55 sec. West, along the common line of said Mercer Crossing tract, and Lydon B. Johnson Freeway, a distance of 86.00 feet to a ADS for the most southerly Southwest er of the herein described tract;

North 43 deg. 08 min. 55 sec. East, a distance of 21.21 to an ADS;
North 01 deg. 51 min. 05 sec. West, a distance of 112.67 feet to a ADS for the beginning of a tangent curve to the right, having a radius of 656.00 feet, a central angle of 37 deg. 06 min. 24 sec., and a chord bearing and distance of North 16 deg. 42 min. 07 sec. East, 417.46 feet;
Along said curve to the right, an arc distance of 424.85 feet to a ADS for angle point;
North 35 deg. 15 min. 19 sec. East, a distance of 117.25 feet to a ADS for internal corner, same being the southeast corner of said MCI3 Land tract;
North 88 deg. 23 min. 41 sec. West, along the south line of said MCI3 Land tract, a distance of 614.96 feet, the southwest corner of said MCI3 Land tract, a total distance of 64.96 feet, the southwest corner of said MCI3 Land tract, a total distance of 762.59 feet to a 1/2 inch iron rod found for angle point;
South 88 deg. 55 min. 19 sec. West, a distance of 67.95 feet to a 1/2 inch iron rod found for the most westerly Southwest corner of the herein described tract, same being in the West line of said Mcroer Crossing tract, same being in the East line of that certain tract of land conveyed as Tract 2 to the City of Dallas, by deed recorded in Volume 86057, Page 342, Deed Records, Dallas County, Texas;

THENCE along the common line of said Mercer Crossing tract and said City of Dallas tract as follows: North 00 deg. 44 min. 37 sec. East, a distance of 445.19 feet to a 5/8 inch iron rod with illegible yellow cap found for angle point, same being the Southwest corner of aforesaid Block B; North 08 deg. 49 min. 18 sec. East, a distance of 500.94 feet to a 5/8 inch iron rod with yellow "Pate" cap found for the Northwest corner of the herein described tract, same being the Northwest corner of said Block B, same being the Southwest corner of aforesaid Morgan Parkway, same being the beginning of a non-tangent curve to the left, having a radius of 2050.00 feet, a central angle of 16 deg. 21 min. 30 sec., a chord bearing and distance of North 88 deg. 39 min. 05 sec. East, 583.30 feet;

THENCE along the South right-of-way line of said Morgan Parkway as follows:
Along said non-tangent curve to the left, an arc distance of 585.29 feet to a ADS for angle point;
North 80 deg. 27 min. 20 sec. East, a distance of 22.47 feet to a ADS for the beginning of a non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 60 deg. 24 min. 41 sec., and a chord bearing and distance of North 82 deg. 40 min. 32 sec. East, 60.37 feet;
Along said non-tangent curve to the left, an arc distance of 63.26 feet to a ADS for the beginning of a reverse curve to the right, having a radius of 20.00 feet, a central angle of 27 deg. 59 min. 08 sec., and a chord bearing and distance of North 66 deg. 27 min. 46 sec. East, 9.67 feet;
Along said curve to the right, an arc distance of 9.77 feet to a ADS;
North 80 deg. 27 min. 20 sec. East, a distance of 25.47 feet to a ADS for the beginning of a tangent curve to the left, having a radius of 3050.00 feet, a central angle of 01 deg. 30 min. 36 sec., and a chord bearing and distance of North 79 deg. 42 min. 02 sec. East, 80.38 feet;
Along said curve to the left, an arc distance of 80.38 feet to the POINT OF BEGINNING and containing 928,753 square feet or 21.316 acres of computed land, more or less.

A REPLAT OF

PART OF LOT 1, BLOCK A/6576

OF CITY POINTE GOLF CENTER TO THE CITY OF

AND PART OF BLOCK B, WESTSIDE ADDITION, SE

OTHE CITY OF FARMERS BRANCH, AND PART OF CI

BLOCKS 6576 AND 6579, SITUATED IN TH

ROBERT J. WEST SURVEY, ABSTRACT No. 1

DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S145-281 CITY OF DALLAS ENGINEERING PLAN NO. 0 BLOCK  $\triangleright$