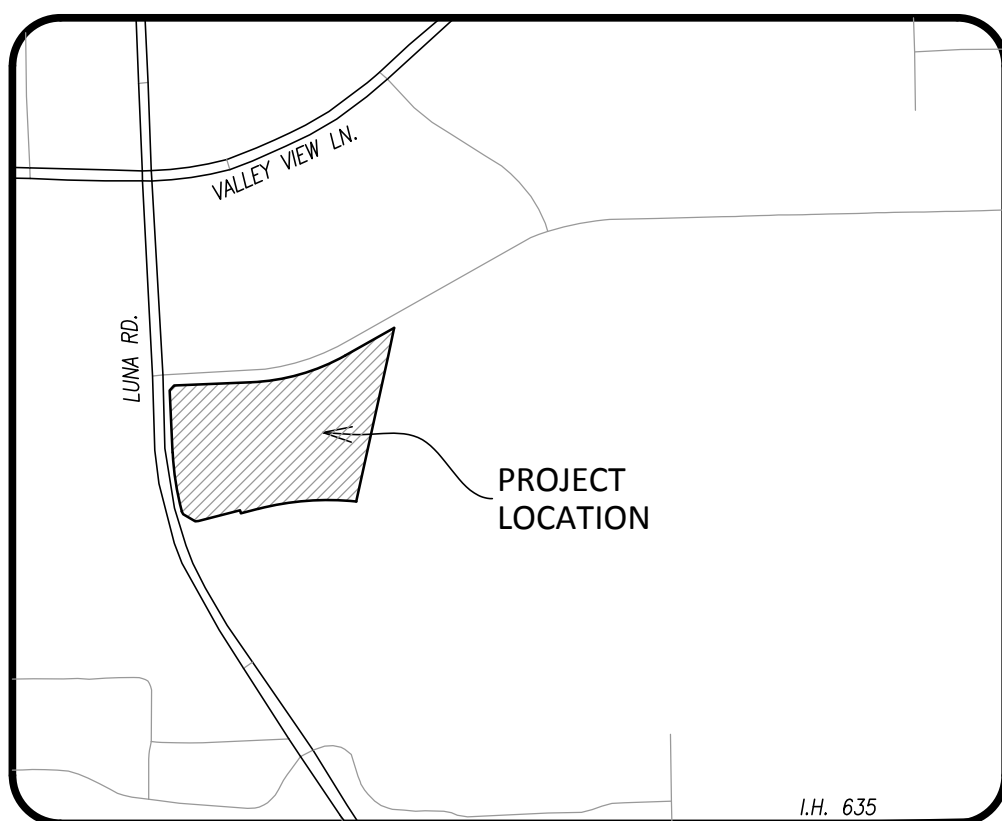


50 0 25 50 100  
1 inch = 50 ft.



LOCATION MAP

1" = 1000'

WHITTINGTON PLACE

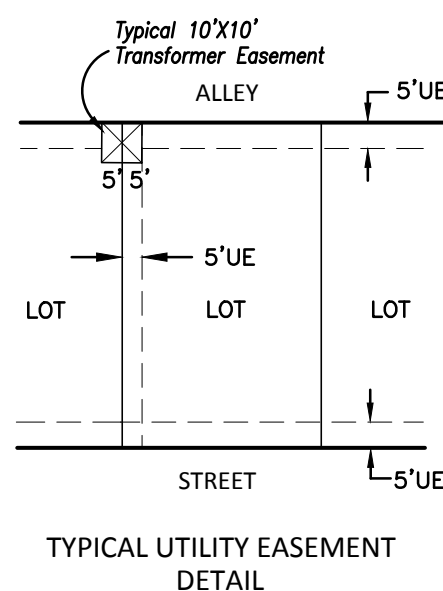
110' R.O.W.

LEGEND	
(Not all items may be applicable)	
1/2" CIRS	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSSENG" SET
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
◆	STREET NAME CHANGE
▲	BLOCK DESIGNATION
—	TRACT LINE
10' x 10'	10' x 10' TRANSFORMER EASEMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

#### NOTES:

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- According to the FEMA Flood Insurance Rate Map No. 48130C0170K, dated July 7, 2014, the subject tract is located Zone "X" shaded, being defined as "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 74°32'38" W	21.37'	L19	N 19°49'15" E	34.01'
L2	N 54°17'45" E	32.68'	L20	N 39°28'22" W	34.84'
L3	S 60°11'16" E	75.13'	L21	S 86°22'26" E	63.85'
L4	N 13°10'05" E	129.16'	L22	N 02°22'37" W	3.73'
L5	S 07°31'29" W	13.68'	L23	N 87°30'44" E	9.03'
L6	S 78°51'37" E	13.70'	L24	S 87°30'44" W	8.38'
L7	S 58°15'09" W	13.79'	L25	N 84°50'08" E	12.93'
L8	S 28°09'32" E	13.58'	L26	S 84°50'08" W	13.49'
L9	S 48°45'38" W	36.58'	L27	N 06°26'02" E	18.27'
L10	N 56°41'57" W	13.52'	L28	S 14°29'35" E	10.43'
L11	N 44°05'41" E	14.16'	L29	S 77°34'47" E	95.62'
L12	N 18°58'36" W	97.98'	L30	N 77°34'47" W	38.24'
L13	S 45°08'58" W	70.48'	L31	S 42°25'13" W	49.92'
L14	N 84°55'08" E	325.95'	L32	N 42°25'13" E	41.26'
L15	N 76°59'52" E	38.86'	L33	N 77°34'47" W	40.06'
L16	S 67°38'57" E	37.47'	L34	S 01°50'51" E	97.52'
L17	S 68°09'00" W	48.21'	L35	S 08°04'45" W	12.61'
L18	S 78°23'53" W	51.04'			



CADG Mercer  
Crossing Holdings, LLC  
Inst. No. 201500309379 OPRDCT

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.	Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	87.26'	250.00'	19°59'51"	N 33°53'46" W	86.81'	C24	414.75'	3000.00'	7°55'16"	N 80°57'30" E	414.42'
C2	576.66'	500.00'	66°04'51"	N 10°51'17" W	545.23'	C25	65.41'	38.00'	98°37'03"	N 53°27'06" W	57.63'
C3	82.75'	250.00'	18°57'52"	N 12°42'13" E	82.37'	C26	42.81'	92.50'	26°30'53"	S 64°19'20" E	42.43'
C4	247.82'	650.00'	21°50'42"	N 85°27'59" W	246.32'	C27	42.14'	92.50'	26°06'14"	S 29°22'06" W	41.78'
C5	443.18'	3300.00'	7°41'40"	S 79°45'50" W	442.84'	C28	25.58'	107.50'	13°37'55"	N 35°36'16" E	25.52'
C6	58.05'	35.00'	95°01'45"	N 56°34'08" W	51.62'	C29	26.49'	107.50'	14°07'08"	N 70°31'13" W	26.42'
C7	306.26'	2164.50'	8°06'25"	N 05°00'03" W	306.01'	C30	51.98'	300.00'	9°55'36"	S 03°06'57" W	51.91'
C8	54.92'	35.00'	89°54'12"	N 44°00'15" E	49.46'	C31	60.50'	38.00'	91°13'07"	S 39°18'35" W	54.31'
C9	464.96'	6000.00'	4°26'24"	N 86°44'09" E	464.84'	C32	60.50'	38.00'	91°13'07"	S 49°28'18" E	54.31'
C10	184.60'	350.00'	30°13'12"	N 69°24'21" E	182.47'	C33	65.74'	38.00'	99°07'09"	N 27°41'17" E	57.84'
C11	69.44'	48.00'	82°53'14"	N 60°25'13" W	63.54'	C34	466.86'	6025.00'	4°26'23"	N 86°44'08" E	466.74'
C12	16.96'	150.00'	6°28'44"	S 81°22'32" W	16.95'	C35	463.02'	5974.93'	4°26'24"	N 86°44'09" E	462.91'
C13	477.69'	5859.50'	4°40'16"	S 86°57'02" W	477.56'	C36	94.15'	60.00'	89°54'12"	S 44°00'15" W	84.78'
C14	69.33'	90.00'	44°08'11"	S 67°13'04" W	67.63'	C37	147.96'	2189.50'	3°52'19"	S 02°53'00" E	147.94'
C15	70.92'	90.00'	45°08'54"	S 22°34'31" W	69.10'	C38	141.83'	2189.50'	3°42'42"	S 07°11'55" E	141.81'
C16	407.19'	2305.00'	10°07'18"	S 05°03'34" E	406.66'	C39	139.30'	2139.50'	3°43'50"	S 07°12'51" E	139.28'
C17	78.65'	90.00'	50°04'03"	S 35°09'15" E	76.17'	C40	99.51'	60.00'	95°01'45"	S 56°34'08" E	86.49'
C18	69.90'	90.00'	44°29'59"	S 82°26'16" E	68.16'	C41	439.82'	3275.00'	7°41'40"	S 79°45'50" W	439.49'
C19	457.62'	3159.50'	8°17'56"	N 79°27'43" E	457.22'	C42	447.43'	3325.00'	7°42'36"	S 79°45'23" W	447.09'
C20	43.82'	509.50'	4°55'40"	N 86°04'30" E	43.81'	C43	93.71'	625.00'	8°35'27"	S 80°08'59" E	93.62'
C21	63.14'	48.00'	75°22'15"	N 50°51'13" E	58.69'	C44	95.68'	675.00'	8°07'17"	N 79°49'04" W	95.60'
C22	280.53'	359.50'	44°42'35"	N 09°11'12" W	273.47'	C45	354.12'	475.00'	42°42'56"	N 10°07'23" W	345.98'
C23	41.79'	172.47'	13°52'55"	N 24°36'02" W	41.68'	C46	605.50'	525.00'	66°04'51"	N 10°51'17" W	572.49'

FINAL PLAT

## ASHINGTON ADDITION

A 16.803 ACRE (731,955 SQ. FT.)  
BEING A REPLAT OF A PORTION OF BLOCK D,  
WESTSIDE ADDITION SECTION 1  
RECORD IN INST. NO. 200600172708 OPRDCT  
AN ADDITION TO THE  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER / APPLICANT  
MM Mercer Crossing Holdings, LLC  
1800 Valley View Lane, Ste. 300  
Farmers Branch, TX 75234  
Telephone (469) 892-7200  
Contact: Mehrdad Moayed

OWNER / APPLICANT  
CADG Mercer Crossing Holdings, LLC  
1800 Valley View Lane, Ste. 300  
Farmers Branch, TX 75234  
Telephone (469) 892-7200  
Contact: Mehrdad Moayed

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121 / TBPLS No. F-10043100  
Contact: Matt Dorsett

Printing: 6/3/2017 10:55:17-122 Ashington Construction Station\17-122 Final Plat Plat (Export).dwg Saved By: Brown Saw Time: 11/13/2017 7:09:05 AM Printed by: daniel Print Date: 11/13/2017 7:10:AM

STATE OF TEXAS §  
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS CADG MERCER CROSSING HOLDINGS, LLC, AND MM MERCER POD B, LLC, are the owners of a tract of land situated in the F. Miller Survey, Abstract No. 926, City of Farmers Branch, Dallas County, Texas, the subject tract being a portion of Block D of Westside Addition Section 1, an addition to the City of Farmers Branch, recorded in Instrument Number 200600172708 of the Official Public Records, Dallas County, Texas (OPRDCT), and being a portion thereof conveyed to CADG Mercer Crossing Holdings, LLC, by special warranty deed with vendor's lien, recorded in Instrument Number 201500309379 OPRDCT, and a portion conveyed to MM Mercer POD B, LLC, by special warranty deeds recorded in Instrument Number 201600358284 and 201700219005 OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection of the south line of Whittington Place, a 110 foot right-of-way, with the east line of Luna Road, a 130 foot right-of-way;

THENCE N 42°27'18" E, 35.24 feet along said corner clip to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 87°37'23" E, 399.76 feet along the south line of Whittington Place to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE continuing along the south line of Whittington Place, around a tangent curve to the left having a central angle of 27°00'00", a radius of 1096.32 feet, a chord of N 74°07'23" E – 511.86 feet, an arc length of 516.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 60°37'23" E, 291.61 feet continuing along the south line of Whittington Place to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 11°52'52" W, 149.74 feet departing the south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 12°25'13" W, 775.55 feet through Block D to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Mercer Parkway, a 100 foot right-of-way (at this point);

THENCE along the north line of Mercer Parkway, around a non-tangent curve to the left having a central angle of 20°22'27", a radius of 1450.00 feet, a chord of S 85°41'38" W – 512.91 feet, an arc length of 515.62 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 75°30'25" W, 92.74 feet continuing along the north line of Mercer Parkway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 14°29'35" W, 16.50 feet continuing along the north line of Mercer Parkway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 75°30'25" W, 223.49 feet continuing along the north line of Mercer Parkway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 84°00'42" W, 16.63 feet continuing along the north line of Mercer Parkway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the south end of a corner clip being the intersection of Mercer Parkway and Luna Road;

THENCE N 59°44'56" W, 72.43 feet along said corner clip to a 1/2" iron rod with plastic cap found;

THENCE along the east line of Luna Road, the following:

N 28°19'37" W, 17.61 feet to a 1/2" iron rod with plastic cap found;

A non-tangent curve to the right having a central angle of 12°11'32", a radius of 1460.00 feet, a chord of N 08°48'32" W – 310.09 feet, an arc length of 310.68 feet to a 1/2" iron rod with plastic cap found;

And N 02°42'46" W, 323.61 feet to the POINT OF BEGINNING with the subject tract containing 731,955 square feet or 16.803 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Farmers Branch, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2017.



DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CADG MERCER CROSSING HOLDINGS, LLC, and MM MERCER POD B, LLC acting by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as **ASHINGTON ADDITION**, an addition to the City of Farmers Branch, Dallas County, Texas, and do 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 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 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 \_\_\_\_\_, 2017.

CADG Mercer Crossing Holdings, LLC,  
a Texas limited liability company

By: CADG Holdings, LLC,  
a Texas limited liability company  
Its Sole Managing Member

By: MMM Ventures, LLC,  
a Texas limited liability company  
Its Manager

By: 2M Ventures, LLC,  
a Delaware limited liability company  
Its Manager

By: \_\_\_\_\_  
Mehrdad Moayedi, Manager

MM Mercer Pod B, LLC, LLC,  
a Texas limited liability company

By: MMM Ventures, LLC,  
a Texas limited liability company  
Its Manager

By: 2M Ventures, LLC,  
a Delaware limited liability company  
Its Manager

By: \_\_\_\_\_  
Mehrdad Moayedi, Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mehrdad Moayedi, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

Date: \_\_\_\_\_

Approved by the City of Farmers Branch, Texas, on this the \_\_\_\_ day  
of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor, City of Farmers Branch, Texas

ATTEST:

\_\_\_\_\_  
City Secretary

FINAL PLAT

**ASHINGTON ADDITION**  
A 16.803 ACRE (731,955 SQ. FT.)  
BEING A REPLAT OF A PORTION OF BLOCK D,  
WESTSIDE ADDITION SECTION 1  
RECORD IN INST. NO. 200600172708 OPRDCT  
AN ADDITION TO THE  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER / APPLICANT  
MM Mercer POD B, LLC  
1800 Valley View Lane, Ste. 300  
Farmers Branch, TX 75234  
Telephone (469) 892-7200  
Contact: Mehrdad Moayedi

OWNER / APPLICANT  
CADG Mercer Crossing Holdings, LLC  
1800 Valley View Lane, Ste. 300  
Farmers Branch, TX 75234  
Telephone (469) 892-7200  
Contact: Mehrdad Moayedi

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121 / TBPLS No. F-10043100  
Contact: Matt Dorsett