

LOCATION MAP  
NOT TO SCALE

LEGEND:

SAN. SWR. .... SANITARY SEWER  
ESMT. .... EASEMENT  
W.O.E. .... WIDTH OF EASEMENT  
R.O.W. .... RIGHT-OF-WAY  
VOL. .... VOLUME  
PG. .... PAGE  
VAR. WD. .... VARIABLE WIDTH  
OPRDCT .... OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
DPRDCT .... DEED AND PLAT RECORDS OF DALLAS COUNTY, TEXAS  
C ..... CENTERLINE  
..... BOUNDARY LINE  
..... PROPERTY LINE  
..... EASEMENT LINE  
..... 1/2" IRON ROD WITH CAP STAMPED  
..... 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

TRACT 6B  
BLOCK E  
WESTSIDE ADDITION  
SECTION 1  
(DOC. # 200600172708, OPRDCT)

Curve Table					
Curve #	Length	Radius	Delta	Tangent	Chord Bearing
C1	466.94'	1350.00'	19°49'03"	235.83'	S 89°46'02" E 464.62'
C2	1026.53'	1450.00'	40°33'46"	535.84'	S 70°08'35" E 1005.23'
C3	10.00'	1460.00'	0°23'33"	5.00'	N 77°13'28" W 10.00'
C4	10.00'	1460.00'	0°23'33"	5.00'	S 63°08'58" E 10.00'

Line Table		
Line #	Bearing	Length
L1	N 00°50'13" W	71.20'
L2	N 64°06'35" E	22.54'
L3	S 45°34'01" E	35.21'
L4	S 40°25'24" W	37.80'
L5	S 81°18'50" W	117.92'
L6	N 21°58'20" E	21.35'
L7	N 66°58'20" E	37.31'
L8	N 13°06'28" E	844.40'
L9	N 31°53'32" W	35.87'
L10	S 89°07'10" W	588.08'
L11	S 89°07'10" W	867.06'
L12	S 44°07'10" W	32.55'
L13	S 00°27'53" E	207.56'
L14	S 40°48'42" E	87.75'
L15	S 04°11'10" W	8.71'
L16	N 04°11'10" E	14.92'
L17	N 40°48'42" W	53.91'
L18	N 40°11'18" E	6.38'
L19	N 49°11'18" E	6.38'
L20	S 49°11'18" W	6.38'
L21	N 40°48'42" W	24.55'
L22	N 00°27'53" W	173.36'
L23	N 89°32'07" E	35.25'
L24	N 00°27'53" W	10.00'
L25	S 89°32'07" W	35.25'
L26	N 00°27'53" W	12.54'
L27	N 44°07'10" E	20.19'
L28	N 89°07'10" E	41.24'
L29	S 00°52'50" E	5.20'
L30	N 89°07'10" E	10.00'
L31	N 00°52'50" W	5.20'
L32	N 89°07'10" E	185.19'
L33	S 00°52'50" E	5.20'
L34	N 89°07'10" E	10.00'
L35	N 00°52'50" W	5.20'
L36	N 89°07'10" E	288.08'
L37	S 00°52'50" E	5.25'

Line Table		
Line #	Bearing	Length
L38	N 89°07'10" E	10.00'
L39	N 00°52'50" W	5.25'
L40	N 89°07'10" E	249.94'
L41	S 00°52'01" E	5.55'
L42	N 89°07'59" E	6.00'
L43	N 00°52'01" W	5.55'
L44	N 89°07'10" E	25.49'
L45	S 00°52'50" E	6.32'
L46	N 89°07'10" E	10.00'
L47	N 00°52'50" W	6.32'
L48	N 89°07'10" E	24.64'
L49	N 89°07'10" E	9.48'
L50	S 00°00'00" E	11.58'
L51	S 90°00'00" W	9.50'
L52	S 90°00'00" W	24.61'
L53	S 00°00'00" W	10.00'
L54	N 90°00'00" E	24.60'
L55	N 90°00'00" E	9.52'
L56	S 00°00'00" E	98.02'
L57	S 90°00'00" W	9.70'
L58	S 00°52'50" E	25.49'
L59	S 00°00'00" W	15.90'
L60	N 00°27'53" W	25.46'
L61	N 90°00'00" E	9.72'
L62	S 00°00'00" E	371.08'
L63	S 34°30'58" E	52.20'
L64	S 05°33'19" E	33.39'
L65	S 16°56'41" W	14.05'
L66	S 39°26'41" W	56.14'
L67	N 39°26'41" E	33.19'
L68	N 89°07'10" E	7.36'
L69	N 39°26'41" E	10.00'
L70	N 50°33'19" W	7.36'
L71	N 50°33'19" W	16.07'
L72	N 16°56'41" E	20.02'
L73	N 05°33'19" W	40.25'

Line Table		
Line #	Bearing	Length
L74	N 34°30'58" W	50.05'
L75	N 90°00'00" E	16.82'
L76	N 01°20'42" W	10.00'
L77	N 90°00'00" W	17.38'
L78	N 00°00'00" E	96.56'
L79	N 90°00'00" E	6.11'
L80	N 00°00'00" E	10.00'
L81	N 90°00'00" W	6.11'
L82	N 00°00'00" E	214.92'
L83	N 90°00'00" E	21.11'
L84	N 00°00'00" E	10.00'
L85	N 90°00'00" W	21.11'
L86	N 00°00'00" E	65.12'
L87	N 90°00'00" E	5.03'
L88	N 00°00'00" E	10.00'
L89	N 90°00'00" W	5.03'
L90	N 00°00'00" E	86.67'
L91	N 89°07'10" E	110.03'
L92	S 00°52'50" E	3.25'
L93	N 89°07'10" E	11.07'
L94	S 00°52'50" E	16.00'
L95	N 89°07'10" E	10.00'
L96	N 00°52'50" W	19.25'
L97	N 89°07'10" E	210.46'
L98	S 00°52'50" E	3.25'
L99	N 89°07'10" E	10.00'
L100	N 00°52'50" W	3.25'
L101	N 89°07'10" E	137.30'
L102	S 00°52'50" E	19.25'
L103	N 89°07'10" E	10.00'
L104	N 00°52'50" W	19.25'
L105	N 89°07'10" E	56.51'
L106	S 31°53'32" E	21.17'
L107	S 13°06'28" W	1.91'
L108	N 76°53'32" E	9.72'
L109	S 13°06'28" W	10.00'

Line Table		
Line #	Bearing	Length
L110	S 76°53'32" E	9.72'
L111	S 13°06'28" W	204.51'
L112	N 76°53'32" W	15.25'
L113	S 13°06'28" W	10.00'
L114	S 76°53'32" E	15.25'
L115	S 13°06'28" W	62.45'
L116	N 76°53'32" E	9.52'
L117	S 13°06'28" W	10.00'
L118	S 76°53'32" E	9.52'
L119	S 13°06'28" W	171.17'
L120	N 76°53'32" W	15.25'
L121	S 13°06'28" W	10.00'
L122	S 76°53'32" E	15.25'
L123	S 13°06'28" W	88.44'
L124	N 76°53'32" E	12.25'
L125	S 13°06'28" W	10.00'
L126	S 76°53'32" E	12.25'
L127	S 13°06'28" W	205.97'
L128	N 76°53'32" W	19.25'
L129	S 13°06'28" W	10.00'
L130	N 76°53'32" E	19.25'
L131	S 13°06'28" W	7.34'
L132	N 76°53'32" W	12.25'
L133	S 13°06'28" W	10.00'
L134	S 76°53'32" E	12.25'
L135	S 13°06'28" W	18.77'
L136	S 66°58'20" W	35.90'
L137	S 21°58'20" W	27.50'
L138	S 88°09'54" W	15.00'
L139	N 01°56'13" W	5.48'
L140	N 47°01'35" W	66.62'
L141	N 00°30'41" W	350.57'
L142	N 44°29'19" E	34.48'
L143	N 00°30'41" W	401.45'
L144	N 89°28'32" E	83.22'
L145	N 00°31'28" W	12.33'

Line Table		
Line #	Bearing	Length
L146	S 00°31'28" E	27.30'
L147	S 89°28'32" W	83.22'
L148	S 00°30'41" E	55.12'
L149	N 89°29'21" E	27.81'
L150	S 00°30'39" E	10.00'
L151	S 89°29'21" W	27.81'
L152	S 00°30'41" E	12.37'
L153	N 89°32'07" E	23.09'
L154	S 00°27'53" E	10.00'
L155	S 89°32'07" W	23.08'
L156	S 00°30'41" E	287.81'
L157	N 89°29'19" E	21.13'
L158	S 00°30'41" E	10.00'
L159	S 89°29'19" W	21.13'
L160	S 00°30'41" E	7.37'
L161	S 44°29'19" W	34.48'
L162	S 00°30'41" E	236.64'
L163	N 89°29'19" E	5.00'
L164	S 00°30'41" E	10.00'
L165	S 88°36'16" W	5.00'
L166	S 00°30'41" E	9.19'
L167	S 47°01'35" E	53.13'
L168	N 42°58'25" E	23.41'
L169	S 47°01'35" E	10.00'
L170	S 42°58'25" W	23.41'
L171	S 47°01'35" E	5.27'
L172	S 01°55'13" E	11.73'
L173	S 81°18'50" W	6.00'
L174	N 08°45'21" W	32.34'
L175	N 81°14'39" E	6.00'
L176	S 08°45'21" E	32.34'
L177	N 88°09'54" E	10.00'
L178	S 02°01'12" E	33.13'
L179	S 87°58'48" W	10.00'
L180	N 02°01'12" W	33.16'
L181	S 89°28'32" W	24.01'

Line Table		
Line #	Bearing	Length
L182	N 00°22'11" W	10.00'
L183	N 89°28'32" E	24.00'
L184	N 12°44'49" E	9.03'
L185	S 77°15'11" E	10.00'
L186	S 12°44'49" W	9.03'
L187	N 26°48'44" E	9.69'
L188	S 63°11'16" E	10.00'
L189	S 26°48'44" W	9.69'
L190	N 40°48'42" W	10.00'

DETAIL "A"  
SCALE: 1"=20'

DETAIL "B"  
SCALE: 1"=30'

DETAIL "C"  
SCALE: 1"=40'

DETAIL "D"  
SCALE: 1"=60'

DETAIL "E"  
SCALE: 1"=30'

SURVEYOR'S NOTES:

- ALL CORNERS SET ARE MONUMENTED WITH A 1/2" IRON ROD CAPPED "MBC ENGINEERS", UNLESS OTHERWISE NOTED.
- THE BEARINGS BASIS IS THE RECORDED PLAT WESTSIDE ADDITION SECTION 1 AND RECORDED IN DOCUMENT NUMBER 200600172708, OF THE DEED AND PLAT RECORDS OF DALLAS COUNTY, TEXAS.
- SELLING A PORTION OF ANY BLOCK IN 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.
- THE SUBJECT TRACT IS LOCATED IN ZONE "X" AND ZONE "AE" AS DEFINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48113C0170 J, EFFECTIVE DATE AUGUST 23, 2001, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" IS DEFINED ON THIS MAP AS AN AREA PROTECTED FROM THE 100 YEAR FLOOD BY LEVEE, DIKES OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOODS. ZONE "AE" IS DEFINED ON THIS MAP AS FLOODWAY AREAS.

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 WRIA ADDITION. The City of Farmers Branch will not be responsible for any maintenance of 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 WRIA 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 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 WRIA ADDITION, 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.

Building adjacent to the flood plain within this subdivision shall be built to minimum floor elevations as required by Flood Plain Administrator.

Marc Bently, P.E., CFM  
Director of Public Works

DEVELOPER/OWNER:

WRIA 2017-2, L.P., WRIA 2017-3, L.P. & WRIA 2017-4, L.P.  
ATTN: MATTHEW J. HILES  
2505 N. STATE HIGHWAY 360, SUITE 800  
GRAND PRAIRIE, TEXAS 75050  
PHONE: (972) 471-8700

ENGINEER/SURVEYOR:

MBC ENGINEERS  
MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax: (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. 784 & T.B.P.L.S. 10011700  
DATE: 03/15/2018 JOB NO.: 31565-DALL

FINAL PLAT  
WRIA ADDITION  
(31.820 ACRES OR 1,386,088 SQ. FT.)  
BEING A REPLAT OF TRACT 6B, BLOCK E  
WESTSIDE ADDITION SECTION 1  
RECORD IN INST. NO. 201700299913, 201700299912  
AND 201700299913 OPRDCT  
AN ADDITION TO THE  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

Date: May 10, 2018, 10:29am, User ID: jchadwick, Layout: PLAT 2  
 File: P:\Dallas County\31596-Meridians & Towns at Mercer Consulting\Design\Plat\add-plat 31596.dwg, Layout name: PLAT 2

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS WRIA 2017-2, L.P., WRIA 2017-3, L.P., AND WRIA-4, L.P., are the owners of a tract of land situated in the Francis Miller Survey Abstract No. 926 and in the Harrison C. Survey Abstract No. 976, Dallas County Texas; and being out of Block E, Westside Addition being

31.820 acre (1,386,088 square feet) tract of land situated in the Francis Miller Survey Abstract No. 926 and in the Harrison C. Marsh survey abstract no 976, Dallas County Texas; and being out of Block E, Westside Addition Section 1, according to plat recorded in document 200600172708, official public records, Dallas County, Texas, being all of a called 9.876 acre tract of land described in special warranty deed recorded in document 201700299913, official public records, Dallas County, Texas, all of a called 10.741 acres of land described in special warranty deed recorded in document number 201700299911, official public records, Dallas County, Texas and all of a called 11.279 acres of land described in special warranty deed recorded in document number 201700299912, official public records, Dallas County, Texas; said 31.820 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-Inch Iron Rod with cap marked "MILLER" found marking the Northerly cutback corner of the intersection of the Southerly right of way line of Mercer Parkway, a 100 foot public right of way, and the Westerly right of way line of Commerce Street, a 60 foot public right of way;

THENCE S 45° 34' 01" E a distance of 35.21 to a 1/2-Inch Iron Rod with cap marked "MILLER" found marking the Southerly cutback corner of the intersection of the Southerly right of way line of said Mercer Parkway, and the Westerly right of way line of said Commerce Street;

THENCE S 00° 25' 37" E a distance of 799.44 feet, along the Westerly right of way line of said Commerce Street, to a 1/2-Inch Iron Rod with cap stamped "MBC Engineers" Set, marking the Northerly cutback corner of the intersection of the Westerly right of way line of said Commerce Street and the Northerly right of way line of Interstate Highway 635 (LBJ Freeway), a variable width public right of way;

THENCE S 40° 25' 24" W a distance of 37.80 feet to a 1/2-Inch Iron Rod with cap marked "MILLER" found marking the Southerly cutback corner of the intersection of the Westerly right of way line of said Commerce Street and the Northerly right of way line of said Interstate Highway 635;

THENCE S 81° 18' 50" W a distance of 117.92 feet, along the Northerly right of way line of said Interstate Highway 635, to a 1/2-Inch Iron Rod with cap marked "MILLER" found

THENCE S 88° 09' 54" W a distance of 352.52 feet to a Chiseled X found in a concrete curb marking the intersection of the Northerly right of way line of Interstate Highway 635 and the Easterly right of way line of Commerce Road, a 35 foot public right of way;

THENCE N 00° 32' 11" W a distance of 488.85 feet, along the Easterly right of way line of said Commerce Road, to a 5/8-inch Iron Rod Found marking the Northeasterly corner of said Commerce Road;

THENCE S 89° 09' 47" W a distance of 1570.48 feet to a Point on the Northerly boundary line of Lot 3, Block 1, Park West Phase 1, according to plat recorded in Volume 83193, Page 2251, Official Public Records, Dallas County, Texas;

THENCE N 00° 50' 13" W a distance of 71.20 feet, departing the Northerly boundary line of said Park West Phase 1, across said Block E, to a 1/2-Inch Iron Rod with cap stamped "Miller" Found;

THENCE N 13° 12' 27" E a distance of 931.78 feet to a 1/2-Inch Iron Rod with cap stamped "Miller" Found;

THENCE N 64° 06' 35" E a distance of 22.54 feet to a 1/2-Inch Iron Rod with cap stamped "Miller" Found on the Southerly right of way line of said Mercer Parkway and being a point of curve to the right;

THENCE along the Southerly right of way line of said Mercer Parkway and along said curve to the right having the following Parameters: Radius=1350.00 feet, Arc Length=466.94 feet, Chord Bearing = S 59° 46' 02" E and a Chord Distance of 464.62 feet to 1/2-Inch Iron Rod with cap stamped "Miller" Found being a point of curve to the left;

THENCE along the Southerly right of way line of said Mercer Parkway and said curve to the left having the following Parameters: Radius=1450.00 feet, Arc Length=1026.53 feet, Chord Bearing = S 70° 08' 35" E and a Chord Distance of 1005.23 feet to a 1/2-Inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 89° 35' 21" E a distance of 458.21 feet continuing along the Southerly right of way line of said Mercer Parkway to the POINT OF BEGINNING and containing 31.820 Acres as surveyed by Macina, Bose, Copeland and Associates, Inc.

SURVEYOR'S NOTES:

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- THE BEARINGS BASIS IS THE RECORDED PLAT WESTSIDE ADDITION SECTION 1 AND RECORDED IN DOCUMENT NUMBER 200600172708, OF THE DEED AND PLAT RECORDS OF DALLAS COUNTY, TEXAS.
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OWNER'S DESCRIPTION:

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, WRIA 2017-2, L.P., WRIA 2017-3, L.P. & WRIA 2017-4, L.P., duly authorized so to act does hereby adopt this plat designating the herein above described property as WRIA ADDITION, Lots 1, 2 & 3 BLOCK A, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the Public use forever, the streets and easement 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 construction, reconstruction, inspecting, patrolling, maintaining and adding or removing all or part of its respective system with 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 required or ordinarily performed by that Utility) or obstructions built, placed or planted within the 100 Year Flood Plain, designated as Floodway Easement. The maintenance of all easements shown hereon shall be the responsibility of the Property Owners.

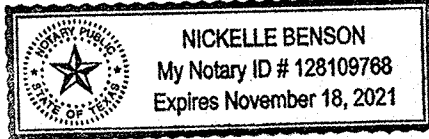
This plat approved subject to all platting ordinances, rules, regulations of the City of Farmers Branch, Texas.

EXECUTED this the 11<sup>th</sup> day of May, 2018.

BY: Matthew J. Hiles  
MATTHEWS J. HILES  
Title: PRESIDENT

SUBSCRIBED BEFORE ME, a Notary Public, for the State of Texas, County of Tarrant on this 11<sup>th</sup> day of May, 2018.

Nickelle Benson  
Notary Public  
My Commission Expires: November 18, 2021



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 a 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 WRIA ADDITION, LOTS 1, 2 & 3 BLOCK A. The City of Farmers Branch will not be responsible for any maintenance of 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 WRIA ADDITION, LOTS 1, 2 & 3 BLOCK A, 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 WRIA ADDITION, LOTS 1, 2 & 3 BLOCK A, 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.

Building adjacent to the flood plain within this subdivision shall be built to minimum floor elevations as required by Flood Plain Administrator.

Marc Bently, P.E., CFM  
Director of Public Works

SURVEYOR'S CERTIFICATE

I, JOEL CHRISTIAN JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION. THE MONUMENTS OR MARKS, SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

By: Joel Christian Johnson  
JOEL CHRISTIAN JOHNSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER: 5578

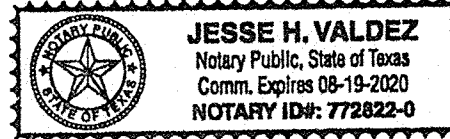


STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JOEL CHRISTIAN JOHNSON, known to me to be the person whose name is subscribed for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10<sup>th</sup> day of MAY, 2018.

Joel Christian Johnson  
Notary Public State of Texas  
My Commission Expires: 06/10/2020



CERTIFICATE OF APPROVAL

Chairman, Planning and Zoning Commission

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

Approved by the City of Farmers Branch, Texas on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

DEVELOPER/OWNER:

WRIA 2017-2, L.P., WRIA 2017-3, L.P. & WRIA 2017-4, L.P.  
ATTN: MATTHEW J. HILES  
2505 N. STATE HIGHWAY 360, SUITE 800  
GRAND PRAIRE, TEXAS 75050  
PHONE: (972) 471-8700

ENGINEER/SURVEYOR:

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-6302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-794 & T.B.P.L.S. 10011700  
DATE: 03/15/2018 JOB NO.: 31565/DALL

FINAL PLAT  
WRIA ADDITION  
(31.820 ACRES OR 1,386,088 SQ. FT.)  
BEING A REPLAT OF TRACT 6B, BLOCK E  
WESTSIDE ADDITION SECTION 1  
RECORD IN INST. NO. 201700299913, 201700299912  
AND 201700299913 OPRDCT  
AN ADDITION TO THE  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.