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BLOCK A		
LOT #	SQ.FT.	ACRES
1	7408	0.1701
2	5566	0.1278
3	5250	0.1205
4	5250	0.1205
5	5972	0.1371
6	7403	0.1700
7	7375	0.1693
1X	2526	0.0580
ALLEY	12089	0.2775
TOTAL	58839	1.3508

BLOCK B		
LOT #	SQ.FT.	ACRES
1	7780	0.1786
2	5915	0.1358
3	5823	0.1337
4	5823	0.1337
5	5823	0.1337
6	5823	0.1337
7	5823	0.1337
8	6057	0.1391
9	8549	0.1963
5x	5780	0.1327
ALLEY	14077	0.3232
TOTAL	77272	1.7739

BLOCK C		
LOT #	SQ.FT.	ACRES
1	9224	0.2118
2	6070	0.1393
3	6000	0.1377
4	6000	0.1377
5	7679	0.1763
6	7148	0.1641
7	5250	0.1205
8	5453	0.1252
9	5800	0.1332
10	5805	0.1333
11	6103	0.1401
12	5756	0.1321
13	5430	0.1246
14	5786	0.1328
15	5985	0.1374
16	6000	0.1377
17	8076	0.1854
18	7876	0.1808
19	8318	0.1910
20	8390	0.1926
2X	4169	0.0957
3X	3161	0.0726
ALLEY	12091	0.2776
TOTAL	151572	3.48

BLOCK D		
LOT #	SQ.FT.	ACRES
4X	51540	1.1832
TOTA	51540	1.1832

BLOCK E		
LOT #	SQ.FT.	ACRES
1	7400	0.1699
2	5889	0.1352
3	5755	0.1321
4	5935	0.1363
5	12657	0.2906
6	10584	0.2430
7	5750	0.1320
8	5250	0.1205
9	5250	0.1205
10	8304	0.1906
11	5685	0.1305
12	5403	0.1240
13	6346	0.1457
14	12097	0.2777
15	10807	0.2481
16	6325	0.1452
17	5551	0.1274
18	5781	0.1327
19	5823	0.1337
20	5823	0.1337
21	5823	0.1337
22	6138	0.1409
23	8548	0.1962
6X	20681	0.4748
ALLEY	42817	0.9830
TOTAL	226423	5.1980

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS CADG Mercer Crossing Holdings, LLC is the owner of a 16.37 acre (713,207 square foot) tract of land situated in the James F. Chenoeth Survey, Abstract Number 267, City of Farmers Branch, Dallas County, Texas, and being part of Block B of Westside Addition Section I, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Instrument Number 200600172708 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and part of a called 54,952 acre tract of land described as Tract No. 7 in deed to CADG Mercer Crossing Holdings, LLC, as recorded in Instrument Number 201500309379 O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with cap stamped "RPLS 5664" for corner on the northerly end of a corner clip on the westerly right-of-way line of Luna Road (variable width right-of-way) and the northerly right-of-way line of Mercer Parkway (variable width right-of-way), from which a 5/8-inch found iron rod with cap stamped "PATE-RPLS 5647" bears South 43 degrees 43 minutes 00 seconds West, a distance of 0.40 of a foot;

THENCE South 28 degrees 50 minutes 53 seconds West, with common northerly right-of-way line of said Mercer Parkway and south line of said Block B, and with said corner clip, a distance of 57.29 feet to a 1/2-inch found iron rod with cap stamped "RPLS 5664" and a 5/8-inch found iron rod with cap stamped "PATE-RPLS 5647" for corner;

THENCE with the northern right-of-way line of said Mercer Parkway and the south line of said Block B, the following bearings and distances:

South 75 degrees 36 minutes 13 seconds West, a distance of 56.98 feet to a 1/2-inch found iron rod with cap stamped "RPLS 5664" for corner, said corner being the point of curvature of a tangent circular curve to the right having a radius of 964.50 feet, chord that bears South 81 degrees 13 minutes 15 seconds West, a distance of 188.82 feet;

Westerly, with said curve, through a central angle of 11 degrees 14 minutes 05 seconds, an arc distance of 189.12 feet to a 1/2-inch found iron rod with cap stamped "RPLS 5664" for corner;

South 03 degrees 09 minutes 43 seconds East, a distance of 5.50 feet to a 1/2-inch found iron rod with cap stamped "RPLS 5664" and a 5/8-inch found iron rod with cap stamped "PATE-RPLS 5647" for corner, said corner being the beginning of a non-tangent circular curve to the right having a radius of 970.00 feet, chord that bears North 64 degrees 15 minutes 29 seconds West, a distance of 937.68 feet;

Northwesterly, with said curve, through a central angle of 57 degrees 48 minutes 28 seconds, an arc distance of 978.67 feet to a 1/2-inch found iron rod with cap stamped "RPLS 5664" for corner, from which a 5/8-inch found iron rod with cap stamped "PATE-RPLS 5647" bears South 77 degrees 47 minutes 16 seconds West, a distance of 0.32 of a foot;

North 35 degrees 21 minutes 14 seconds West, a distance of 103.80 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE departing the northeast right-of-way line of said Mercer Parkway and the southwest line of said Block B, and over and across said Block B, the following bearings and distances:

North 54 degrees 38 minutes 46 seconds East, a distance of 491.57 feet to a 1/2-inch found iron rod with cap for corner, said corner being the beginning of a tangent circular curve to the right having a radius of 160.00 feet, chord that bears North 71 degrees 00 minutes 53 seconds East, a distance of 90.18 feet;

Northeasterly, with said curve, through a central angle of 32 degrees 44 minutes 15 seconds, an arc distance of 91.42 feet to a 1/2-inch found iron rod with cap for corner;

North 87 degrees 23 minutes 01 second East, a distance of 312.65 feet to a 1/2-inch found iron rod with cap for corner, said corner being the beginning of a non-tangent circular curve to the right having a radius of 186.00 feet, chord that bears South 77 degrees 47 minutes 57 seconds East, a distance of 18.91 feet;

Southeasterly, with said curve, through a central angle of 05 degrees 49 minutes 35 seconds, an arc distance of 18.91 feet to a 1/2-inch found iron rod with cap for corner, said corner being the beginning of a non-tangent circular curve to the left having a radius of 214.00 feet, chord that bears South 83 degrees 45 minutes 05 seconds East, a distance of 65.96 feet;

Easterly, with said curve, through a central angle of 17 degrees 43 minutes 49 seconds, an arc distance of 66.22 feet to a 1/2-inch found iron rod with cap for corner;

North 87 degrees 23 minutes 01 second East, a distance of 214.00 feet to 1/2-inch found iron rod with cap for corner on the east line of said Block B and westerly right-of-way line of said Luna Road;

THENCE with the east line of said Block B and westerly right-of-way line of said Luna Road, the following bearings and distances;

South 02 degrees 36 minutes 59 seconds East, a distance of 348.99 feet to a 1/2-inch found iron rod with cap stamped "RPLS 5664" for corner and a 5/8 inch found iron rod with cap stamped "PATE-RPLS 5647" for corner, said corner being the beginning of a tangent circular curve to the left having a radius of 1,590.00 feet, chord that bears South 09 degrees 24 minutes 47 seconds East, a distance of 376.33 feet;

Southerly, with said curve, through a central angle of 13 degrees 35 minutes 35 seconds, an arc distance of 377.22 feet to the POINT OF BEGINNING AND CONTAINING 16.37 acres, or (713,207 square feet) of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CADG Mercer Crossing Holdings, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **VERWOOD ADDITION**, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets and alleys 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, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby 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 at all times have the full right of ingress and egress to or from and upon 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). 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, regulations, and resolutions of the City of Farmers Branch, Dallas County, Texas.

EXECUTED this _____ day of _____, 2018

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

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

By: _____
Mehrdad Moayedi, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mehrdad Moayedi, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

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

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 **VERWOOD ADDITION**. The City of Farmers Branch will not be responsible for any maintenance or 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 **VERWOOD 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 purpose 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 **VERWOOD 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 occurrences of these natural phenomena, nor resulting from the failure of any structure or structures, within the 100 Year Flood Plain.

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

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

SURVEYOR

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: ANDREW J. SHAFER
TEL: (214) 346-6200
FAX: (214) 739-0095
TBPLS FIRM NO. 10029600

OWNER

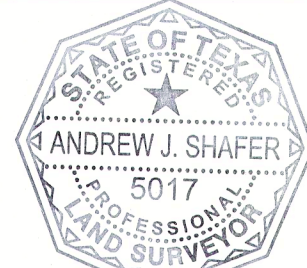
CADG MERCER CROSSING
HOLDINGS, LLC
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TX 75234
CONTACT: MICHAEL BEATY, PHD ABD
TEL: 214-287-9009

SURVEYOR'S STATEMENT:

I, Andrew J. Shafer, 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, the City of Farmers Branch, Texas.

Dated this 22nd day of June, 2018.

Andrew J. Shafer
Registered Professional Land Surveyor
Texas Registration Number 5017
TBPLS Firm No. 10029600

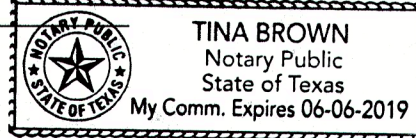


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Andrew J. Shafer 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of June, 2018.

Tina Brown
Notary Public in and for the State of Texas
My commission expires:



GENERAL NOTE:

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202) as derived by GPS measurements. All distances and/or coordinates shown hereon are surface and may be converted by the published TXDOT Surface Adjustment Scale Factor: 1.000136506.
- By graphical plotting, this property lies within Zone "X" (shaded) and Zone "AE" based on the Dallas County, Texas, Flood Insurance Rate Map, Panel No. 48113C0170 K, dated July 07, 2014, published by the Federal Emergency Management Agency. Zone "X" (shaded) is defined therein as "Other Flood Areas, Areas 0.2% annual chance of 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.", and Zone "AE" defined therein as "Special flood hazard areas subject to inundation by the 1% annual chance flood - base flood elevations determined." The surveyor utilized the above referenced flood plain information for this determination and the surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- 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.
- HOA lots shall be considered utility, drainage, and pedestrian access easements for these purposes granted by this plat.
- Setbacks are in accordance with current zoning.

CERTIFICATE OF APPROVAL

Chairman, Planning and Zoning Commission


Date: _____

Approved by the City of Farmers Branch, Texas, on this the _____ day of _____, 2018.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

FINAL PLAT
VERWOOD ADDITION
16.37 ACRES (713,207 SQ. FT.)
BEING A REPLAT OF PART OF BLOCK B OF
WESTSIDE ADDITION SECTION I
SITUATED IN THE
JAMES F. CHENOETH SURVEY, ABSTRACT NO. 267
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
FOR
MERCER CROSSING HOLDINGS, LLC
BY

HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
SCALE: 1"=60' (214)346-6200 AVO. 31757 JUNE, 2018

