

Drafter: RS  
Drafter/Revision: PL 2018-02-14  
Drafter/Revision: JC 2018-03-21  
Drafter/Revision: SG 2018-06-04  
Drafter/Revision:  
Drafter/Revision:  
Drafter/Revision:

**FLOOD ZONE CLASSIFICATION**

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0160K, dated JULY 7, 2014, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

**MONUMENTS / BEARING BASIS**

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
Monuments are found if not marked MNS or CRS.  
Coordinate values, if shown, are US SyFt./TxCS/'83,NCZ.  
Bearings are based on grid north (TxCS/'83,NCZ).  
TYPE I ○ TxDOT Right of Way tapered concrete monument.  
TYPE II ○ TxDOT Right of Way bronze cap in concrete.  
TYPE III ○ TxDOT Right of Way iron rod with aluminum cap.  
"+,n" X-Cut found

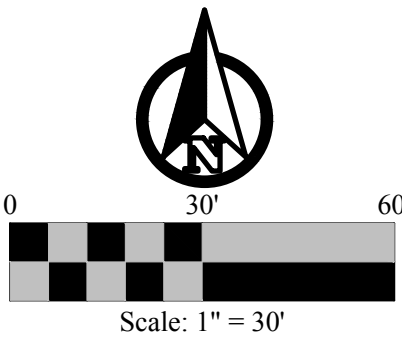
**LEGEND OF ABBREVIATIONS**

US SyFt. United States Survey Feet  
TxCS,'83,NCZ. Texas Coordinate System of 1983, North Central Zone  
NAVD'88 North American Vertical Datum of 1988  
P.R.D.C.T. Plat Records of Dallas County, Texas  
O.P.R.D.C.T. Official Public Records of Dallas County, Texas  
D.R.D.C.T. Deed Records of Dallas County, Texas  
VOL/PG/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line

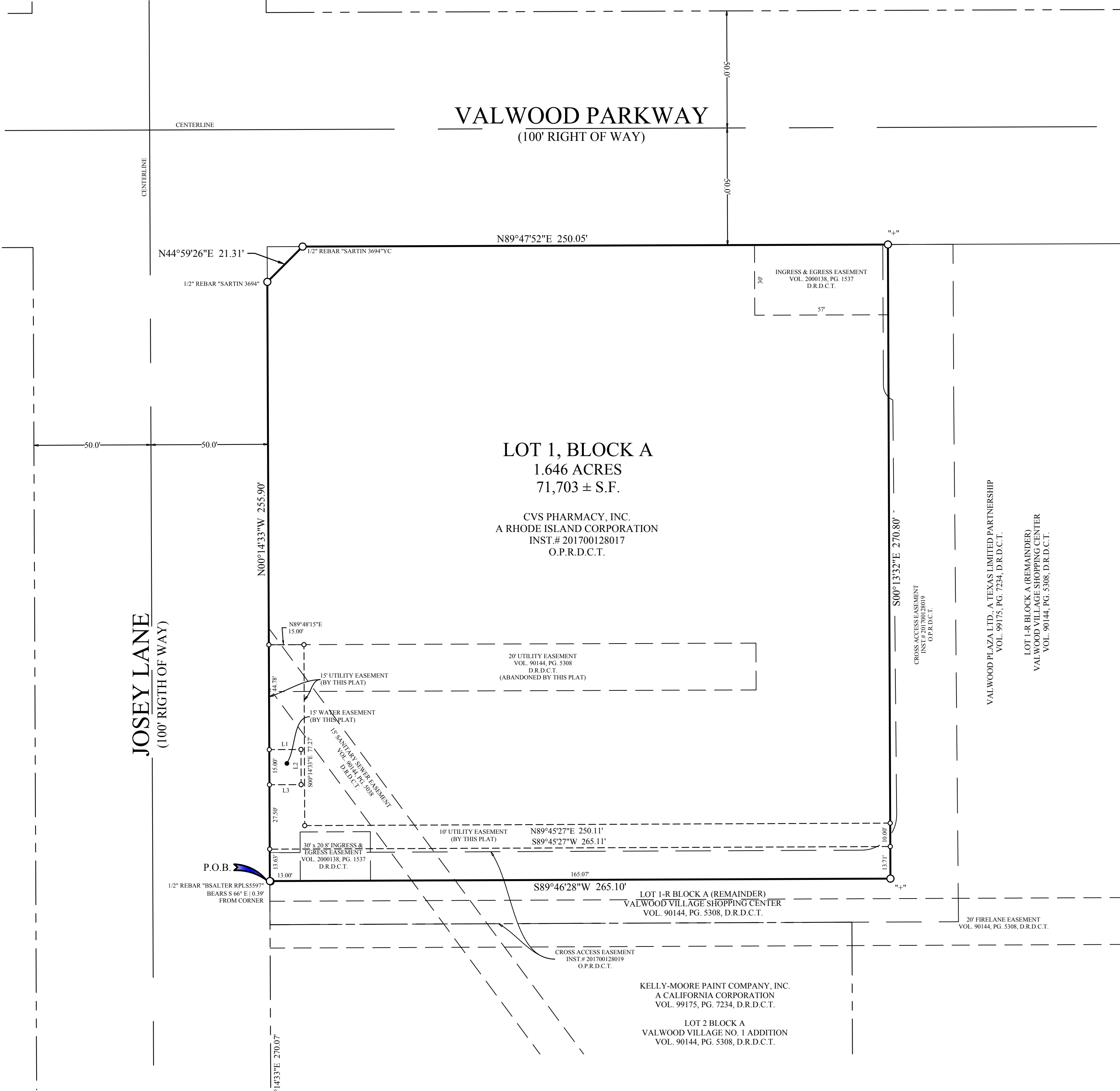
Line Data Table		
Line #	Bearing	Distance
L1	N89°45'27"E	13.54'
L2	S00°14'33"E	15.00'
L3	S89°45'27"W	13.54'

**CERTIFICATE OF APPROVAL:**

Chairman, Planning and Zoning Commission  
Date: \_\_\_\_\_  
Approved by the City of Farmers Branch, Texas on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Mayor, City of Farmers Branch, Texas  
ATTEST:  
City Secretary



JPH Job No.  
2016.094.002 2702 Valwood Pkwy., Farmers Branch, TX - REPLAT.dwg  
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807 Bluebonnet Drive, Suite C Keller, Texas 76248  
Telephone (817) 431-4971 [www.jphlandsurveying.com](http://www.jphlandsurveying.com)  
TBPLS Firm #10019500 #10194073 #10193867  
DFW | Austin | Abilene



**SURVEYOR'S STATEMENT:**

I, Jewel Chadd, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Farmers Branch, Texas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
[jewel@jphls.com](mailto:jewel@jphls.com)



STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Jewel Chadd** 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, State of Texas

**OWNER'S CERTIFICATION:**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS CVS Pharmacy, Inc., a Rhode Island corporation, is the owner of that certain tract being all of Lots 3 and 4, Block A, Valwood Village Shopping Center, an addition in the City of Farmers Branch, Dallas County, Texas, recorded in Volume 90144, Page 5308, Deed Records, Dallas County, Texas, as affected by the Certificate of Correction of Error recorded in Volume 90155, Page 3065, Deed Records, Dallas County, Texas, together with all of Lots 1 and 2, Block A, Parnian Addition, an addition in the City of Farmers Branch, Dallas County, Texas, recorded in Volume 2000138, Page 1537, Deed Records, Dallas County, Texas, said tract being the same tract described in the deeds to CVS Pharmacy, Inc., a Rhode Island corporation recorded under Instrument Numbers 201700128017 and 201700128018 Official Public Records, Dallas County, Texas; the subject tract being more particularly described as follows:

**Beginning** at a the southwest corner of Lot 2, Block A, Parnian Addition, recorded in Volume 2000138, Page 1537, Deed Records, Dallas County, Texas, on the east line of Josey Lane (100-foot right of way), from which a 1/2 inch capped rebar stamped "BSALTER RPLS 5597" found for reference bears SOUTH 66 EAST, a distance of 0.39 feet;  
**THENCE** NORTH 00 degrees 14 minutes 33 seconds WEST, with the said east line of Jose Lane, a distance of 255.90 feet to a 1/2 inch capped rebar stamped "SARTIN 3694" found at the westerly northwest corner of Lot 3, Block A, Valwood Village Shopping Center, recorded in Volume 90144, Page 5308, Deed Records, Dallas County, Texas;  
**THENCE** NORTH 44 degrees 59 minutes 26 seconds EAST, with the northwest line of said Lot 3, a distance of 21.31 feet to a 1/2 inch capped rebar stamped "SARTIN 3694" found at the northerly northwest corner of Lot 3, on the south line Valwood Parkway (100-foot right of way);  
**THENCE** NORTH 89 degrees 47 minutes 52 seconds EAST, with the said south line of said Valwood Parkway, a distance of 250.05 feet to an "+,n" cut found in concrete at the northeast corner of Lot 1 of said Parnian Addition;  
**THENCE** SOUTH 00 degrees 13 minutes 32 seconds EAST, with the east line of said Lot 1, a distance of 270.80 feet to an "+,n" cut found in concrete at the southeast corner of Lot 1;  
**THENCE** SOUTH 89 degrees 46 minutes 28 seconds WEST, with the south line of Lot 1 and the south line of said Lot 2, a distance of 265.10 feet returning to the Point of Beginning and enclosing 1.646 acres (±71,703 square feet).

**OWNER'S DEDICATION:**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, CVS Pharmacy, Inc., a Rhode Island corporation, acting by and through \_\_\_\_\_, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **CVS VALWOOD ADDITION**, an addition in 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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ 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 purposes and consideration and under the authority therein expressed.

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

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

**Owner**  
CVS Pharmacy, Inc.  
4804 Davis Blvd.  
North Richland Hills, TX 76180  
(817) 605-8901

**Engineer**  
Carlson Consulting Engineers, Inc.  
David Barnett  
7068 Ledgestone Commons  
Bartlett, Tennessee 38133  
Phone: (901) 384-0404  
[DavidBarnett@carlsonconsulting.net](mailto:DavidBarnett@carlsonconsulting.net)

**Surveyor**  
JPH Land Surveying, Inc.  
Jewel Chadd, R.P.L.S.  
807 Bluebonnet Drive, Suite C  
Keller, Texas 76248  
[jewel@jphls.com](mailto:jewel@jphls.com)

**FINAL PLAT**  
**CVS VALWOOD ADDITION**  
**1.646 ACRES/ ±71,703 S.F.**  
BEING A REPLAT OF  
**LOTS 3 AND 4, BLOCK A**  
**VALWOOD VILLAGE SHOPPING CENTER**  
VOLUME 90144, PAGE 5308, D.R.D.C.T.  
AND  
**LOTS 1 AND 2, BLOCK A**  
**PARNIAN ADDITION**  
VOLUME 2000138, PAGE 1537, D.R.D.C.T.  
AN ADDITION TO THE CITY OF FARMERS BRANCH  
DALLAS COUNTY, TEXAS

PLAT PREPARED: JULY, 2017 - JUNE, 2018