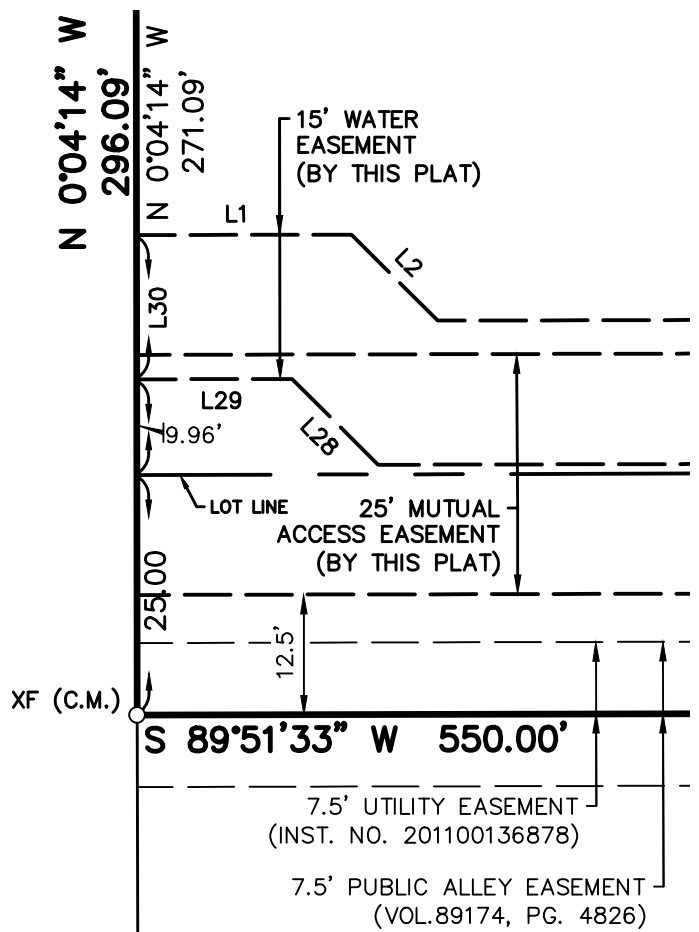


VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT
- CONTROLLING MONUMENT
- 1/2-INCH IRON ROD
- W/PACHECO KOCH" CAP SET
- "+" CUT IN CONCRETE SET
- P.A.E. PUBLIC ALLEY EASEMENT



1

DETAIL

NOT TO SCALE

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

DESCRIPTION of a 3.380 acre 147,226 square foot tract of land situated in the Isaac B Webb Survey, Abstract No. 1574, City of Farmers Branch, Dallas County, Texas; said tract being all of Lot 4, Block A, The Shops At Branch Crossing an addition to the City of Farmers Branch according to the plat recorded in Instrument No. 201100136878 of the Official Public Records of Dallas County, Texas; said tract also being all of that tract of land described in Special Warranty Deed to Josey Lane Crossing, LLC recorded in Instrument No. 201700149264 of said Official Public Records; said 3.38 acre 147,226 square feet tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete set in the east right-of-way line of Josey Lane (a 100-foot wide right-of-way); said point being at the northwest corner of said Lot 4 and the southwest corner of Lot 1 of said Block A; from said point a "+" cut in concrete found for the northwest corner of Lot 3 of said Block A bears North 00 degrees, 04 minutes, 14 seconds West, a distance of 293.00 feet;

THENCE, departing the said east line of Josey Lane and along the north line of said Lot 4 and the south line of said Lot 1 the following six (6) calls:

North 89 degrees, 51 minutes, 33 seconds East, a distance of 40.00 feet to a 1/2-inch iron rod w/ "PACHECO KOCH" cap set for corner;

North 44 degrees, 51 minutes, 33 seconds East, a distance of 14.14 feet to a "+" cut in concrete set for corner;

North 89 degrees, 51 minutes, 33 seconds East, a distance of 62.71 feet to a "+" cut in concrete set for corner;

South 52 degrees, 17 minutes, 02 seconds East, a distance of 75.20 feet to a point for corner; said point being the beginning of a tangent curve to the left;

In an easterly direction along said curve, having a central angle of 37 degrees, 47 minutes, 14 seconds, a radius of 40.00 feet, a chord bearing and distance of South 71 degrees, 10 minutes, 39 seconds East, 25.90 feet, an arc distance of 26.38 feet to a point at the end of said curve;

North 89 degrees, 55 minutes, 44 seconds East, a distance of 382.77 feet to a 1/2-inch iron rod w/ "PACHECO KOCH" cap set for corner in the west line of that tract of land described in Special Warranty Deed to Good Shepherd Korean Presbyterian Church recorded in Instrument No. 201000048029 of the said Official Public Records;

THENCE, along the said west line of Good Shepherd Korean Presbyterian Church tract the following three (3) calls:

South 00 degrees, 12 minutes, 20 seconds East, distance of 46.73 feet to a point for corner;

South 89 degrees, 47 minutes, 40 seconds West, a distance of 30.00 feet to a 1/2-inch iron rod w/ "PACHECO KOCH" cap set for corner;

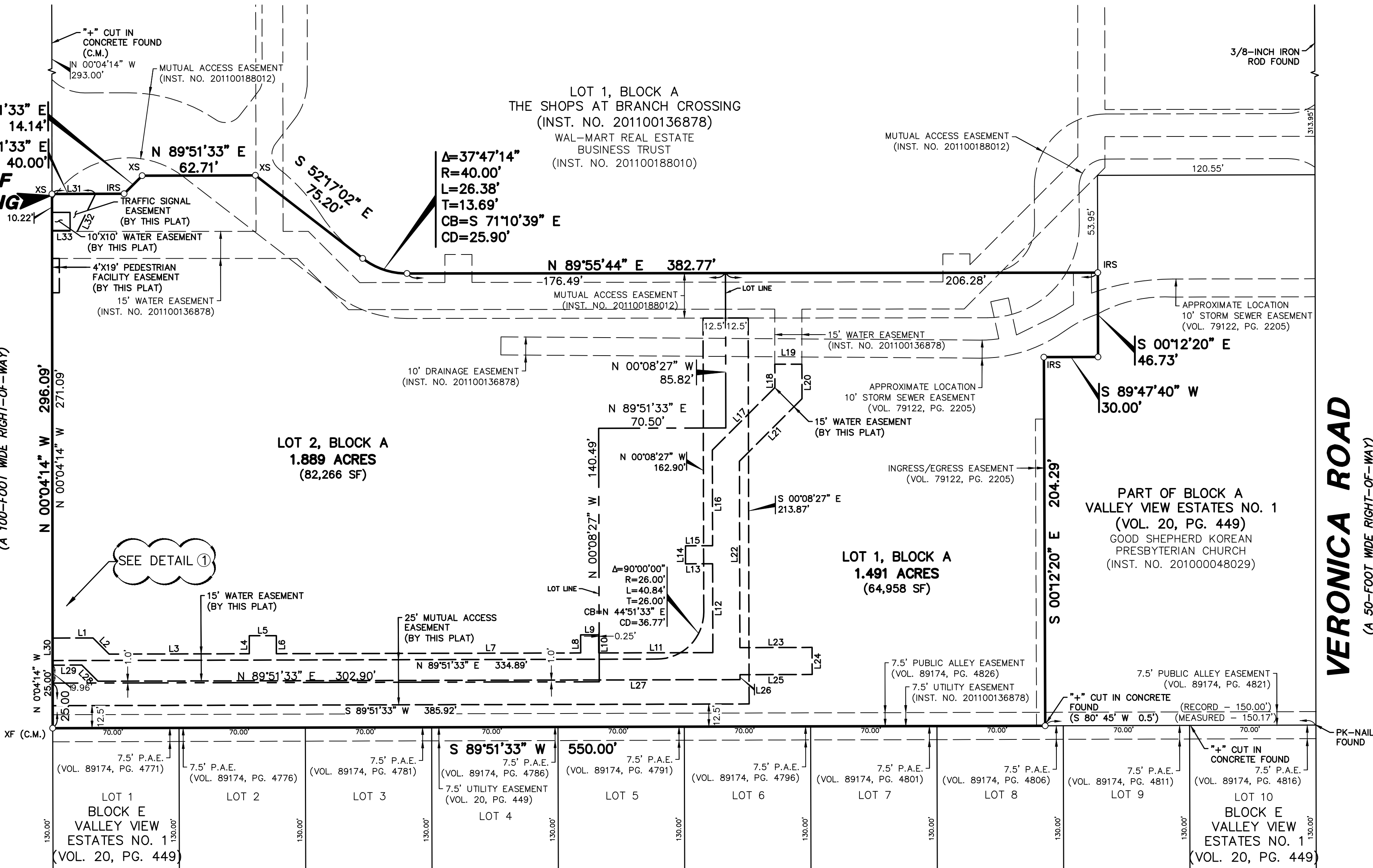
South 00 degrees, 12 minutes, 20 seconds East, a distance of 204.29 feet to a point for the southeast corner of said Lot 4;

THENCE, South 89 degrees, 51 minutes, 33 seconds West, along the south line of said Lot 4, a distance of 550.00 feet to a "+" cut in concrete set for corner in the said east line of Josey Lane;

THENCE, North 00 degrees, 04 minutes, 14 seconds West, along the said east line of Josey Lane, a distance of 296.09 feet to the POINT OF BEGINNING;

CONTAINING: 147,226 square feet or 3.380 acres of land, more or less.

JOSEY LANE
(A 100-FOOT WIDE RIGHT-OF-WAY)



NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on May 23, 2017 with an applied combined scale factor of 1.000136506.

- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0170K, Community-Panel No. 480174 0170 K, Revised Date: July 07, 2014. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

- Setbacks are as prescribed by current zoning.

- 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.

LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|---------|
| L1 | N 89°51'33" E | 22.39' |
| L2 | S 45°00'00" E | 12.67' |
| L3 | N 89°51'33" E | 77.67' |
| L4 | N 00°08'27" W | 10.00' |
| L5 | N 89°51'33" E | 15.00' |
| L6 | S 00°08'27" E | 10.00' |
| L7 | N 89°51'33" E | 168.62' |
| L8 | N 00°08'27" W | 10.00' |
| L9 | N 89°51'33" E | 10.00' |
| L10 | S 00°08'27" E | 10.00' |
| L11 | N 89°51'33" E | 63.23' |
| L12 | N 00°08'27" W | 49.24' |
| L13 | S 89°51'33" W | 15.00' |
| L14 | N 00°08'27" W | 10.00' |
| L15 | N 89°51'33" E | 15.00' |
| L16 | N 00°08'27" W | 53.00' |
| L17 | N 45°00'00" E | 49.01' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|---------|
| L18 | N 00°08'28" W | 12.95' |
| L19 | S 89°55'44" E | 15.00' |
| L20 | S 00°08'27" E | 19.13' |
| L21 | S 45°00'00" W | 49.01' |
| L22 | S 00°08'27" E | 103.26' |
| L23 | N 89°51'33" E | 40.00' |
| L24 | S 00°08'27" E | 15.00' |
| L25 | S 89°51'33" W | 40.00' |
| L26 | S 00°08'27" E | 2.75' |
| L27 | S 89°51'33" W | 355.75' |
| L28 | N 45°00'00" W | 12.64' |
| L29 | S 89°51'33" W | 16.20' |
| L30 | N 00°04'14" W | 15.02' |
| L31 | N 89°51'33" E | 24.14' |
| L32 | S 25°56'28" W | 23.13' |
| L33 | N 90°00'00" W | 14.00' |

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on October 25, 2017, and that all corners are shown hereon;



Michael Larry Lewis, Jr.
Registered Professional Land Surveyor No. 5773
mlewis@pkce.com
www.pkce.com

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael Larry Lewis, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Larry Lewis, Jr., and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of July, 2018.

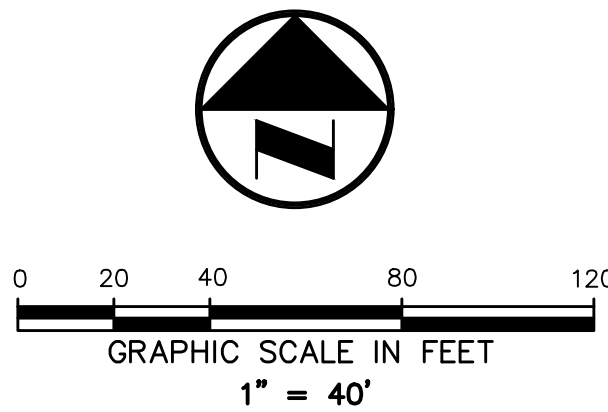
Notary Public in and for the State of Texas

My Commission Expires: _____

OWNER:
JOSEY LANE CROSSING, LLC
550 BAILEY AVENUE, SUITE 330
FORT WORTH, TX 76107
817-870-9147
CONTACT: RUSSELL MARTIN

SURVEYOR:
PACHECO KOCH, LLC
6100 WESTERN PLACE, STE 1001
FORT WORTH, TX 76107
817-412-7155
CONTACT: MICHAEL LARRY LEWIS, JR.

| LOT AREA TABLE | | | |
|----------------|-------------|------------|--|
| LOT 1 | 1.491 ACRES | 64,958 SF | |
| LOT 2 | 1.889 ACRES | 82,266 SF | |
| TOTAL | 3.380 ACRES | 147,224 SF | |



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS: That, Josey Lane Crossing, LLC acting by and through Russell Martin, duly authorized so to act, does hereby adopt this plat designating the herein above described property as JOSEY LANE CROSSING, 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 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 _____, 2018.

By: Josey Lane Crossing, LLC

Russell Martin
Manager

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Russell Martin, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires: _____

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
JOSEY LANE CROSSING

3.380 ACRES (147,228 SF)
BEING A REPLAT OF LOT 4, BLOCK A
THE SHOPS AT BRANCH CROSSING
INST. NO. 201100136878
AN ADDITION TO THE CITY OF FARMERS BRANCH,
ISAAC B WEBB SURVEY, ABSTRACT NO. 1574,
DALLAS COUNTY, TEXAS

| Pacheco Koch | | 6100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193824 | |
|-----------------|-------------------|---|---------------------------|
| DRAWN BY DCP | CHECKED BY MLL | SCALE 1"=40' | JOB NUMBER 3981-17.206 |

FINAL PLAT - JOSEY LANE CROSSING