

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS §

WHEREAS, JEFFERSON LANDMARK, L.P. is the sole owner of all of the following described tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146, City of Farmers Branch, Dallas County, Texas; and being part of that tract of land described in Special Warranty Deed with Vendor's Lien to Jefferson Landmark, L.P. recorded in Instrument No. 201600090035 of the Official Public Records of Dallas County, Texas; and being part of Lots 1 & 2, Block 1, Anderson & White Addition, an addition to the City of Farmers Branch recorded in Volume 953, Page 895 of the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "JPH LAND SURVEYING" cap found for the south corner of Lot 2, Block 3, Quorum West Addition, an addition to the Town of Addison according to the plat recorded in Instrument No. 200503549650 of said Official Public Records, in the east right-of-way line of Landmark Boulevard (a variable width right-of-way) and being in the common line between said Lot 1, Block 1, Anderson & White Addition and Block 3, Quorum, an addition to the Town of Addison according to the plat recorded in Volume 79100, Page 1895 of said Deed Records;

THENCE with the common line of said Anderson & White Addition and said Block 3, Quorum West Addition, North 89°56'02" East, a distance of 366.43 feet to a 3 1/4-inch aluminum disk stamped "ADDISON" found for the northeast corner of said Anderson & White Addition;

THENCE departing the south line of said Block 3, Quorum Addition and with the east line of said Anderson & White Addition, South 0°15'18" East, a distance of 493.33 feet to a 5/8-inch iron rod with "KHA" cap set for the northwest corner of Lot 1, Block 1, Wellington Square, an addition to the Town of Addison according to the plat recorded in Volume 79220, Page 2203 of said Deed Records and the northeast corner of Lot 4, Block 1 Wellington Square, an addition to the City of Farmers Branch according to the plat recorded in Volume 79206. Page 350 of said Deed Records;

THENCE with the north line of said Lot 4, Wellington Square, South 88°05'00" West, a distance of 259.08 feet to a 5/8-inch iron rod with "BGT" cap found for the southeast corner of a called 0.6773 acre tract of land described in Special Warranty Deed to the City of Farmers Branch recorded in Instrument No. 201500298016 of said Official Public Records; and being at the beginning of a non-tangent curve to the right having a central angle of 12°31'06", a radius of 240.00 feet, a chord bearing and distance of North 5°25'03" East, 52.33 feet;

THENCE with the east line of said 0.6773 acre tract and said east right-of-way line of Landmark Boulevard, the following courses and distances:

- In a northeasterly direction, with said curve to the right, an arc distance of 52.44 feet to a 5/8-inch iron rod with "BGT" cap found at the beginning of a reverse curve to the left having a central angle of 29°18'29", a radius of 260.00 feet, a chord bearing and distance of North 2°58'38" West, 131.55 feet; In a northwesterly direction, with said curve to the left, an arc distance of 133.00 feet to a 5/8-inch iron rod with "BGT" cap found for corner;
- North 17°37'53" West, a distance of 237.60 feet to a 5/8-inch iron rod with "KHA" cap set at the beginning of a tangent curve to the left having a central angle of 7°26'37", a radius of 758.00 feet, a chord bearing and
- distance of North 21°21'12" West, 98.41 feet; In a northwesterly direction with said curve to the left, an arc distance of 98.48 feet to the POINT OF

BEGINNING and containing 3.3092 acres or 144,148 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, **JEFFERSON LANDMARK, L.P.** acting by and through Jefferson Landmark GP, LLC, its general partner (Matt Brendel, Senior Vice President), duly authorized so to act, does hereby adopt this plat designating the herein above described property as **JEFFERSON LANDMARK ADDITION**, LOT 1, 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 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. NOTARY PUBLIC in and for the STATE OF TEXAS This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch Texas. EXECUTED this the , 2018. day of CERTIFICATE OF APPROVAL JEFFERSON LANDMARK, L.P., a Texas limited partnership By: Jefferson Landmark GP, LLC, Chairman, Planning and Zoning Commission a Texas limited liability company its general partner Date: _____ Approved by the City of Farmers Branch, Texas on this the day of Matt Brendel, Senior Vice President Mayor, City of Farmers Branch, Texas ATTEST: ACKNOWLEDGEMENT

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Matt Brendel, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

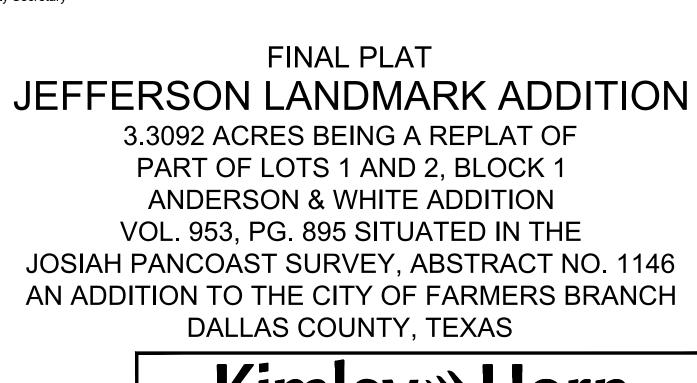
NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER: JEFFERSON LANDMARK, L.P. 600 EAST LAS COLINAS BLVD., SUITE 1800 IRVING, TEXAS 75039 CONTACT: MILLER SYLVAN PHONE: 972-373-3931

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°18'43"	26.00'	11.94'	N85°27'30"E	11.84'
C2	17°38'08"	50.00'	15.39'	N81°07'13"E	15.33'
C3	28°50'34"	50.00'	25.17'	S75°38'36"E	24.91'
C4	25°13'49"	26.00'	11.45'	S73°50'10"E	11.36'
C5	27°03'26"	50.00'	23.61'	N74°44'58"W	23.39'
C6	28°50'46"	26.00'	13.09'	N75°38'39"W	12.95'
C7	17°37'46"	26.00'	8.00'	S81°07'14"W	7.97'
C8	39°36'37"	26.00'	17.97'	S52°29'50"W	17.62'

City Secretary

, 2018.



FIRM # 10115500

<u>Date</u>

SEPT. 2016

Checked by

DAB

Tel. No. (972) 770-1300

Project No.

064446422

Fax No. (972) 239-3820

Sheet No.

1 OF 1

12750 Merit Drive, Suite 1000

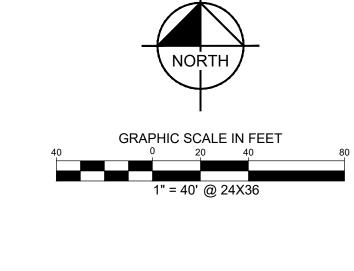
<u>Drawn by</u>

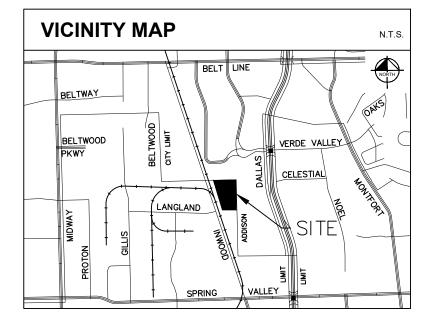
JAD

Dallas, Texas 75251

<u>Scale</u>

1" = 40'





NOTES:

- 1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 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 & building permits.
- Setbacks and building lines are set by current zoning.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, J. Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Farmers Branch, Texas.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR Registered Professional Land Surveyor #6196 ANY PURPOSE AND Kimley-Horn and Associates, Inc. SHALL NOT BE USED OR 12750 Merit Drive, Suite 1000 VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS COUNTY OF DALLAS

J. Andy Dobbs

972-770-1300

Dallas, Texas 75251

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____the day of _____ , 2018.

ENGINEER: KIMLEY-HORN **106 WEST LOUISIANA STREET** MCKINNEY, TEXAS 75069 CONTACT: PEYTON MCGEE, PE PHONE: 469-301-2595