

JAMES F. CHENOETH SURVEY,  
ABSTRACT NO. 267

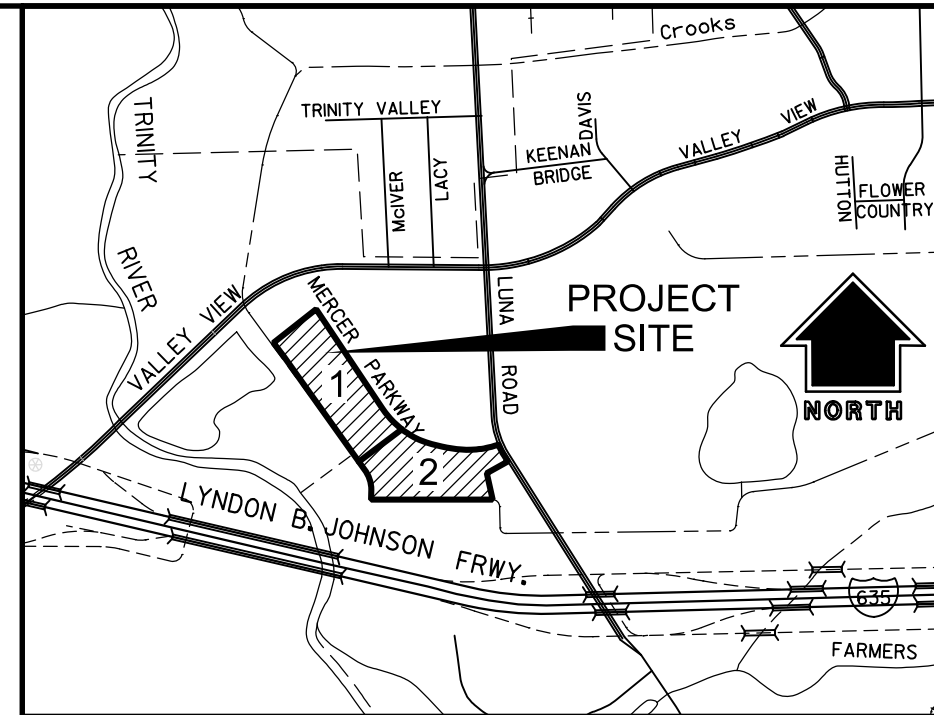
(CALLED 54.952 ACRES)  
TRACT 7  
CADG MERCER CROSSING HOLDINGS, LLC  
INST. NO. 201500309379  
O.P.R.D.C.T.

$\Delta = 47^\circ 58' 13''$  (LT)  
 $R = 1,070.00'$   
 $L = 895.85'$   
 $CL = 869.91'$   
 $CB = S69^\circ 10' 36'' E$

MERCER PARKWAY  
(VARIABLE WIDTH R.O.W.)  
(INST. NO. 200600172700)

FUTURE LOTS  
(VERWOOD SUBDIVISION)

LUNA ROAD  
(VARIABLE WIDTH R.O.W.)

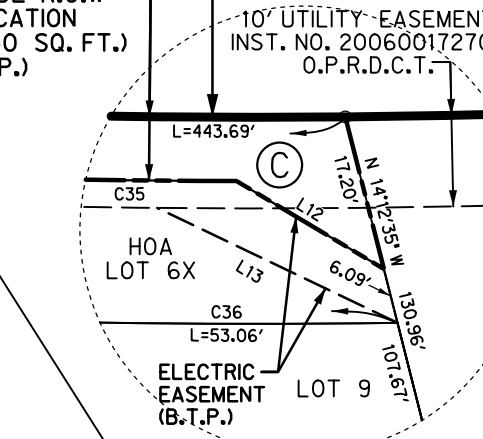


LOCATION MAP  
N.T.S.

FRANCIS MILLER SURVEY,  
ABSTRACT NO. 926

LINE TABLE		
NO.	BEARING	DIST.
L1	N75°36'13"E	55.41'
L2	S20°01'05"E	80.59'
L10	S20°26'22"E	14.55'
L11	N69°33'38"E	14.55'
L12	S59°12'35"E	18.81'
L13	N64°27'42"W	29.20'
L14	N30°47'25"E	11.92'

$\Delta = 47^\circ 58' 13''$  (LT)  
 $R = 1,070.00'$   
 $L = 895.85'$   
 $CL = 869.91'$   
 $CB = S69^\circ 10' 36'' E$



DETAIL "D"  
NOT TO SCALE

PORTION OF BLOCK A,  
WESTSIDE ADDITION  
SECTION 1  
INST. NO. 200600172708  
O.P.R.D.C.T.

(CALLED 3.609 ACRES)  
PLATINUM SQUARE, LLC  
INST. NO. 201500188189  
O.P.R.D.C.T.

20' FARMERS BRANCH-CARROLLTON  
FLOOD CONTROL DISTRICT  
MAINTENANCE, ACCESS &  
SLOPE EASEMENT  
VOL. 76130, PG. 2402  
D.R.D.C.T.

52.5' SUMP EASEMENT  
FARMERS BRANCH-CARROLLTON  
FLOOD CONTROL DISTRICT  
VOL. 76130, PG. 2402  
D.R.D.C.T.

FINAL PLAT  
AMESBURY ADDITION  
(31.04 ACRES OR 1,352,226 SQ. FT.)  
BEING A REPLAT OF PART OF BLOCK A OF  
WESTSIDE ADDITION SECTION I  
AND ALL OF LOT 1, BLOCK A OF  
TRINITY WEST ADDITION

SITUATED IN THE  
FRANCIS MILLER SURVEY, ABSTRACT NO. 926 AND  
THE JAMES F. CHENOETH SURVEY, ABSTRACT NO. 267  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

FOR  
MERCER CROSSING HOLDINGS, LLC



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

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) 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." 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.
- Building lines and setback are set according to current zoning.

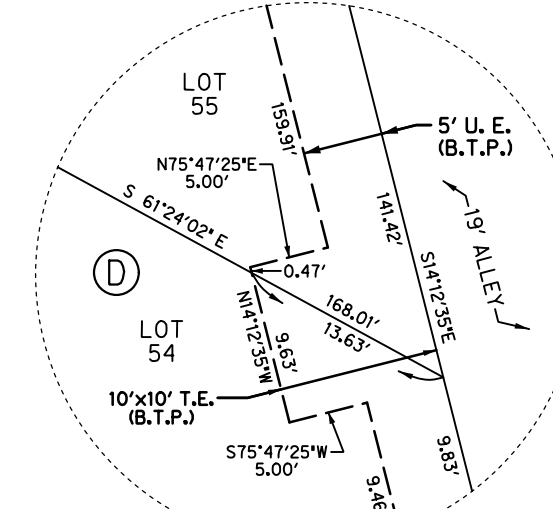
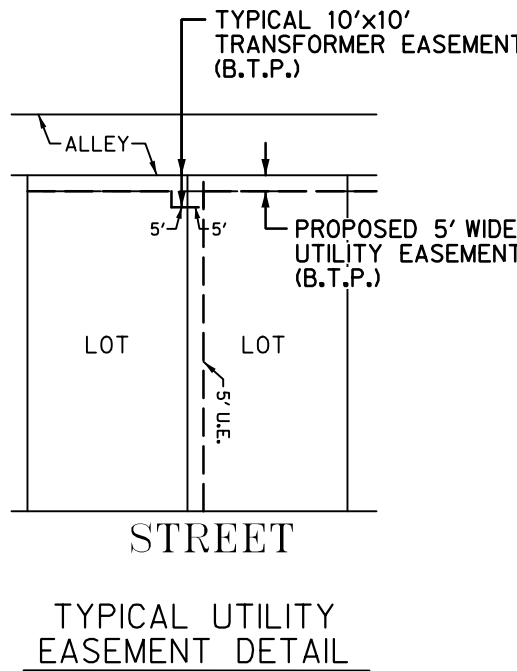
OWNER

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

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

CURVE TABLE									
NO.	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	NO.	DELTA	RADIUS	LENGTH
C1	11°14'04"(LT)	1,086.50'	213.04'	212.70'	N81°13'15"E	C28	08°39'55"(LT)	330.00'	49.91'
C2	03°12'13"(LT)	1,590.00'	88.90'	88.89'	S25°35'55"E	C29	56°41'27"(RT)	60.00'	59.37'
C3	79°53'47"(RT)	19.00'	26.49'	24.40'	N50°14'22"W	C30	56°41'27"(LT)	40.00'	39.58'
C4	18°01'25"(LT)	830.67'	261.30'	260.23'	N27°06'55"W	C31	08°39'55"(RT)	350.00'	52.93'
C5	104°01'20"(RT)	20.00'	36.31'	31.53'	S37°48'05"W	C32	81°18'14"(LT)	40.00'	56.76'
C6	24°44'54"(RT)	175.00'	75.59'	75.00'	N12°11'11"E	C33	19°55'28"(LT)	1,216.65'	423.09'
C7	25°50'09"(RT)	778.67'	351.12'	348.15'	S23°12'33"E	C34	22°07'45"(LT)	1,321.65'	510.46'
C8	79°53'47"(LT)	71.00'	99.01'	91.18'	S50°14'22"E	C35	22°34'51"(LT)	1,077.00'	424.46'
C9	104°05'34"(LT)	68.00'	123.54'	107.24'	N37°45'58"E	C36	24°04'30"(RT)	1,092.65'	459.12'
C10	25°50'09"(RT)	804.67'	362.84'	359.78'	S23°12'33"E	C37	25°22'56"(LT)	1,197.65'	530.56'
C11	79°53'47"(LT)	45.00'	62.75'	57.79'	S50°14'22"E	C38	18°05'33"(RT)	1,217.65'	384.50'
C12	104°01'20"(LT)	45.00'	81.70'	70.93'	N37°48'05"E	C39	81°18'39"(LT)	40.00'	56.77'
C13	24°44'54"(LT)	200.00'	86.39'	85.72'	S12°11'11"W	C40	24°44'54"(LT)	50.00'	21.60'
C14	28°37'05"(LT)	1,207.65'	603.20'	596.95'	S51°07'49"E	C41	24°44'54"(RT)	70.00'	30.24'
C15	56°41'27"(RT)	50.00'	49.47'	47.48'	S44°14'27"W	C42	94°06'13"(LT)	40.00'	65.70'
C16	27°53'28"(LT)	1,207.65'	587.88'	582.09'	S79°23'06"E	C43	21°14'02"(LT)	1,322.65'	490.18'
C17	24°44'54"(LT)	60.00'	25.92'	25.72'	S12°11'11"W	C44	90°00'00"(RT)	41.00'	64.40'
C18	34°48'45"(RT)	664.67'	403.85'	397.67'	S18°43'15"E	C45	104°01'20"(RT)	41.00'	74.44'
C19	88°52'23"(LT)	50.00'	77.56'	70.01'	S45°45'04"E	C46	90°00'00"(RT)	40.00'	62.83'
C20	18°25'46"(LT)	1,077.00'	346.42'	344.93'	S54°20'49"E	C47	90°00'00"(RT)	40.00'	62.83'
C21	90°00'00"(LT)	50.00'	78.54'	70.71'	N59°12'35"W	C48	88°52'23"(RT)	41.00'	63.60'
C22	27°16'06"(LT)	1,092.65'	520.02'	515.12'	S50°29'39"E	C49	34°48'45"(LT)	673.67'	409.32'
C23	27°16'06"(LT)	1,197.65'	573.08'	567.63'	S50°32'07"E	C50	2°55'38"(LT)	1,217.65'	62.21'
C24	94°06'13"(LT)	40.00'	65.70'	58.56'	S71°36'45"W	C51	2°55'38"(LT)	1,217.65'	62.21'
C25	27°16'06"(LT)	1,092.65'	520.02'	515.12'	S50°29'39"E	C52	8°39'55"(RT)	340.00'	51.42'
C26	27°16'06"(LT)	1,197.65'	573.08'	567.63'	S50°32'07"E	C53	2°55'38"(LT)	1,217.65'	62.21'
C27	94°06'13"(LT)	40.00'	65.70'	58.56'	S71°36'45"W	C54	2°55'38"(LT)	1,217.65'	62.21'
C28	08°39'55"(LT)	330.00'	49.91'	49.86'	S20°13'41"W	C55	8°39'55"(RT)	340.00'	51.42'
C29	56°41'27"(RT)	60.00'	59.37'	59.97'	S44°14'27"W	C56	24°44'54"(LT)	225.00'	97.19'
C30	56°41'27"(LT)	40.00'	39.58'	37.98'	N44°14'27"E				
C31	08°39'55"(RT)	350.00'	52.93'	52.88'	N20°13'41"E				
C32	81°18'14"(LT)	40.00'	56.76'	52.12'	N16°05'29"W				
C33	19°55'28"(LT)	1,216.65'	423.09'	420.96'	N46°46'51"W				
C34	22°07'45"(LT)	1,321.65'	510.46'	507.29'	S47°51'29"E				
C35	22°34'51"(LT)	1,077.00'	424.46'	421.72'	S78°36'27"E				
C36	24°04'30"(RT)	1,092.65'	459.12'	455.75'	N78°47'16"W				
C37	25°22'56"(LT)	1,197.65'	530.56'	526.24'	S79°19'36"E				
C38	18°05'33"(RT)	1,217.65'	384.50'	382.90'	N83°10'29"W				
C39	81°18'39"(LT)	40.00'	56.77'	52.12'	S65°12'58"W				
C40	24°44'54"(LT)	50.00'	21.60'	21.43'	S12°11'11"W				
C41	24°44'54"(RT)	70.00'	30.24'	30.00'	N12°11'11"E				
C42	94°06'13"(LT)	40.00'	65.70'	58.56'	N22°29'28"W				
C43	21°14'02"(LT)	1,322.65'	490.18'	487.38'	S82°34'06"E				
C44	90°00'00"(RT)	41.00'	64.40'	57.98'	S59°12'35"E				
C45	104°01'20"(RT)	41.00'	74.44'	64.63'	S37°48'05"W				
C46	90°00'00"(RT)	40.00'	62.83'	56.57'	N45°11'15"W				
C47	90°00'00"(RT)	40.00'	62.83'	56.57'	S44°48'45"W				
C48	88°52'23"(RT)	41.00'	63.60'	57.41'	N45°45'04"W				
C49	34°48'45"(LT)	673.67'	409.32'	403.05'	N18°43'15"W				
C50	2°55'38"(LT)	1,217.65'	62.21'	62.20'	S62°47'57"E				
C51	2°55'38"(LT)	1,217.65'	62.21'	62.20'	S68°04'46"E				
C52	8°39'55"(RT)	340.00'	51.42'	51.37'	N20°13'41"E				
C53	2°55'38"(LT)	1,217.65'	62.21'	62.20'	S62°47'57"E				
C54	2°55'38"(LT)	1,217.65'	62.21'	62.20'	S68°04'46"E				
C55	8°39'55"(RT)	340.00'	51.42'	51.37'	N20°13'41"E				
C56	24°44'54"(LT)	225.00'	97.19'	96.43'	S12°11'11"W				



LEGEND	
U.E.	UTILITY EASEMENT
O.E.	ONCOR EASEMENT
T.E.	TRANSFORMER EASEMENT
FIR	FOUND IRON ROD
SIR	SET IRON ROD
W/ CAP	WITH YELLOW CAP STAMPED "HALFF"
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL., PG.	VOLUME, PAGE
B.L.	BUILDING LINE
B.T.P.	BY THIS PLAT
INST. NO.	INSTRUMENT NUMBER
CC#	COUNTY CLERK NUMBER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
ROAD CENTERLINE	ROAD CENTERLINE
EXISTING EASEMENT LINE	EXISTING EASEMENT LINE
EXISTING PROPERTY LINE	EXISTING PROPERTY LINE
PROPOSED EASEMENT LINE	PROPOSED EASEMENT LINE
PROPOSED PROPERTY LINE	PROPOSED PROPERTY LINE
ABSTRACT LINE	ABSTRACT LINE
1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)	



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **CADG MERCER CROSSING HOLDINGS, LLC** is the owner of a 31.04 acre (1,352,226 square foot), tract of land situated in the Francis Miller Survey, Abstract Number 926, and the James F. Chenoeth Survey, Abstract Number 267, City of Farmers Branch, Dallas County, Texas, and being part of Block A 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 35.864 acre tract of land described as Tract No. 8 in deed to CADG Mercer Crossing Holdings, LLC, as recorded in Instrument Number 201500309379, O.P.R.D.C.T., and being all of Lot 1, Block A of Trinity Westside Addition, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Instrument Number 201100225465, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a corner of Block A of said Section 1, said corner being on the south right-of-way line of Valley View Lane (variable width right-of-way) and the southwest right-of-way line of Mercer Parkway (variable width right-of-way), from which a 1/2-inch found iron rod with illegible cap bears North 44 degrees 41 minutes 45 seconds West, a distance of 0.34 feet, and a 5/8-inch found iron rod with cap stamped "PATE" bears North 66 degrees 28 minutes 14 seconds West, a distance of 0.50 feet;

THENCE with the southwest right-of-way line of said Mercer Parkway and the northeast line of Block A of said Section I, the following bearings and distances:

South 33 degrees 31 minutes 50 seconds East, a distance of 25.64 feet to a corner, from which a 1/2-inch found iron rod with cap stamped "RPLS 5664" bears North 71 degrees 29 minutes 41 seconds West, a distance of 0.29 feet, and a 5/8-inch found iron rod with cap stamped "PATE" bears North 87 degrees 22 minutes 16 seconds West, a distance of 0.54 feet;

South 22 degrees 08 minutes 59 seconds East, a distance of 110.34 feet to a corner, from which a 1/2-inch found iron rod with cap stamped "RPLS 5664" bears North 48 degrees 16 minutes 09 seconds West, a distance of 0.33 feet, and a 5/8-inch found iron rod with cap stamped "PATE" bears South 88 degrees 13 minutes 06 seconds West, a distance of 0.57 feet;

South 28 degrees 30 minutes 50 seconds East, a distance of 120.01 feet to a 5/8-inch found iron rod with cap stamped "PATE", said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 1,070.00 feet, chord that bears South 30 degrees 23 minutes 51 seconds East, a distance of 167.47 feet;

Southeasterly, with said curve, through a central angle of 08 degrees 58 minutes 36 seconds, an arc distance of 167.64 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFP" (hereinafter referred to as "with cap") for the POINT OF BEGINNING, said corner being the point of compound curvature of a tangent circular curve to the left having a radius of 1,070.00 feet, chord that bears South 35 degrees 07 minutes 12 seconds East, a distance of 8.74 feet;

Southeasterly, with said curve, through a central angle of 00 degrees 28 minutes 05 seconds, an arc distance of 8.74 feet to a corner, from which a 1/2-inch found iron rod bears North 51 degrees 33 minutes 22 seconds West, a distance of 0.29 feet, and a 5/8-inch found iron rod with cap stamped "PATE" bears North 78 degrees 52 minutes 36 seconds West, a distance of 0.34 feet;

South 35 degrees 21 minutes 14 seconds East, a distance of 1,000.83 feet to a 5/8-inch found iron rod with cap stamped "RPLS 5647" for corner, from which a 1/2-inch found iron rod with illegible cap bears North 57 degrees 03 minutes 41 seconds West, a distance of 0.42 feet;

THENCE South 53 degrees 52 minutes 23 seconds West, departing said northeast line of Block A, and over and across Block A of said Section I, and with the southwest right-of-way line of said Mercer Parkway, a distance of 14.50 feet for the north corner of Lot 1, Block A of said Trinity Westside Addition, from which a 1/2-inch found iron rod with cap stamped "RPLS 5664" bears North 54 degrees 34 minutes 09 seconds West, a distance of 0.20 feet, and a 5/8-inch found iron rod with cap stamped "RPLS 5647" bears North 77 degrees 06 minutes 58 seconds West, a distance of 0.45 feet;

THENCE with the southwest right-of-way line of said Mercer Parkway and the northeast line of said Lot 1, the following bearings and distances:

South 35 degrees 21 minutes 14 seconds East, with the northeast line of said Lot 1, Block A, a distance of 239.81 feet to a 1/2-inch found iron rod with "RPLS 5664" cap for corner, said corner being the point of curvature of a tangent circular curve to the left having a radius of 1,084.50 feet, chord that bears South 40 degrees 12 minutes 42 seconds East, a distance of 183.67 feet;

Southeasterly, with said curve, and with the northeast line of said Lot 1, Block A, through a central angle of 09 degrees 42 minutes 55 seconds, an arc distance of 183.89 feet to a 1/2-inch found iron rod with "RPLS 5664" for the east corner of said Lot 1, Block A, and a 1/2-inch found iron rod with illegible cap bears North 59 degrees 15 minutes 06 seconds West, a distance of 0.41 of a foot;

North 53 degrees 52 minutes 23 seconds East, a distance of 14.68 feet to a 1/2-inch found iron rod with "RPLS 5664" cap, and a 5/8-inch found iron rod with cap stamped "RPLS 5647" for the east corner of said Trinity West Addition, said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 1,070.00 feet, chord that bears South 69 degrees 10 minutes 36 seconds East, a distance of 869.91 feet;

Southeasterly, with said curve, through a central angle of 47 degrees 58 minutes 13 seconds, an arc distance of 895.85 feet to a 1/2-inch found iron rod with cap for corner;

South 03 degrees 09 minutes 43 seconds East, a distance of 16.50 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 1,086.50 feet, chord that bears North 81 degrees 13 minutes 15 seconds East, a distance of 212.70 feet;

Easterly, with said curve, through a central angle of 11 degrees 14 minutes 04 seconds, an arc distance of 213.04 feet to a 1/2-inch found iron rod with cap for corner;

North 75 degrees 36 minutes 13 seconds East, a distance of 55.41 feet to a 1/2-inch found iron rod with illegible cap for corner;

South 65 degrees 01 minute 05 seconds East, a distance of 80.59 feet to a 5/8-inch found iron rod with cap stamped "PATE" for corner at the intersection of the westerly right-of-way line of said Mercer Parkway with the southwest right-of-way line of Luna Road (variable width right-of-way), from which a 1/2-inch found iron rod with cap stamped "RPLS 5664" bears South 60 degrees 37 minutes 26 seconds East, a distance of 0.20 of a foot, said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 1,590.00 feet, chord that bears South 25 degrees 35 minutes 55 seconds East, a distance of 88.89 feet;

Southeasterly, with the southwest right-of-way line of said Luna Road, and with said curve, through a central angle of 03 degrees 12 minutes 13 seconds, an arc distance of 88.90 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 5647" for the most easterly southeast corner of said 35.864 acre tract, and the north corner of a called 3.609 acre tract of land described in deed to Platinum Square, LLC, as recorded in Instrument Number 201500108189, O.P.R.D.C.T.;

THENCE South 60 degrees 54 minutes 57 seconds West, departing said southwest right-of-way line of Luna Road, the northeasterly line of said Block A, and said curve, and with the north line of said 3.609 acre tract, and a southeast line of said 35.864 acre tract, and over and across said Block A, a distance of 224.41 feet to a 5/8-inch found iron rod with "PATE" cap for an "ell" corner of said 35.864 acre tract, and said 3.609 acre tract;

THENCE South 14 degrees 12 minutes 35 seconds East, with the west line of said 3.609 acre tract, and an easterly line of said 35.864 acre tract, and over and across said Block A, a distance of 287.96 feet to an "ell" corner of said 3.609 acre tract, and the most easterly southeast corner of said 35.864 acre tract, said corner being on the north line of a called 8.0545 acre tract of land described in deed to Farmers Branch-Carrollton Flood control District, as recorded in Volume 78112, Page 1772, D.R.D.C.T., and on the south line of said Block A, from which a found MAG nail with shiner bears South 26 degrees 28 minutes 16 seconds East, a distance of 0.23 of a foot, and a found "X" bears south 55 degrees 16 minutes 34 seconds West, a distance of 0.21 feet;

THENCE South 89 degrees 48 minutes 45 seconds West, with the south line of said Block A, the south line of said 35.864 acre tract, and the north line of said 8.0545 acre tract, a distance of 1,224.79 feet to a 1/2-inch found iron rod with cap stamped "RPLS 5664" for the southwest corner of said Block A, and the southeast corner of said 35.864 acre tract, and an "ell" corner of said 8.0545 acre tract;

THENCE North 01 degree 14 minutes 11 seconds East, with the east line of aid 8.0545 acre tract, the west line of said Block A, and the west line of said 35.864 acre tract, a distance of 22.65 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 654.67 feet, chord that bears North 17 degrees 08 minutes 15 seconds West, a distance of 426.05 feet;

THENCE Northerly, continuing with the east line of aid 8.0545 acre tract, the west line of said Block A, the west line of said 35.864 acre tract, and with said curve, through a central angle of 37 degrees 58 minutes 45 seconds, an arc distance of 433.96 feet to a corner, from which a 1/2-inch found iron rod bears South 67 degrees 19 minutes 56 seconds West, a distance of 0.22 of a foot;

THENCE North 36 degrees 07 minutes 37 seconds West, continuing with the east line of aid 8.0545 acre tract, the west line of said Block A, the west line of said 35.864 acre tract, and with northeast line of a called 1.1227 acre tract of land described in deed to Farmers Branch-Carrollton Flood Control District, as recorded in Volume 76185, Page 1406, D.R.D.C.T., a distance of 1,281.09 feet to a 1/2-inch set iron rod with cap for the north corner of said 1.1227 acre tract and the east corner of said 3.8155 acre tract;

THENCE North 36 degrees 06 minutes 48 seconds West, continuing with the west line of said Block A, the west line of said 35.864 acre tract, and with the northeast line of said 3.8155 acre tract, a distance of 255.23 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 53 degrees 52 minutes 23 seconds East, departing the west line of Block A of said Section I and the east line of said Farmers Branch-Carrollton Flood Control District, and over and across Block A of said Section I, a distance of 429.25 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 08 degrees 52 minutes 23 seconds East, continuing over and across Block A of said Section I, a distance of 21.55 feet to the POINT OF BEGINNING AND CONTAINING 31.04 acres, or (1,352,226 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 **AMESBURY 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 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 permissions of the City of Farmers Branch, Texas. 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 full right and privilege to remove and keep removed all or parts of any building, fences, trees, shrubs, paving or other improvements or growths which may in any way may endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easements, 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, 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: MMM Ventures, LLC  
a Texas limited liability company  
Its: Manager

By: 2M Ventures, LLC  
a Delaware limited liability company  
Its: Manager

By: \_\_\_\_\_  
Its: 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 \_\_\_\_\_, 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:

SURVEYOR'S STATEMENT:

I, Getsy J. Suthan, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Getsy J. Suthan  
Registered Professional Land Surveyor  
Texas Registration Number 6449  
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 Getsy J. Suthan 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:

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

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) 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." 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.
- Building lines and setback are set according to current zoning.

BLOCK A		
LOT #	SQ.FT.	ACRES
1	5775	0.1326
2	5250	0.1205
3	5250	0.1205
4	5249	0.1205
5	5250	0.1205
6	5250	0.1205
7	5250	0.1205
8	5250	0.1205
9	5250	0.1205
10	5250	0.1205
11	5250	0.1205
12	5250	0.1205
13	5250	0.1205
14	5250	0.1205
15	5250	0.1205
16	5250	0.1205
17	5250	0.1205
18	5250	0.1205
19	6026	0.1383
20	5801	0.1332
21	5250	0.1205
22	5250	0.1205
23	5250	0.1205
24	5250	0.1205
25	5250	0.1205
26	5250	0.1205
27	5250	0.1205
28	5250	0.1205
29	5250	0.1205
30	5250	0.1205
31	5250	0.1205
32	5250	0.1205
33	5250	0.1205
34	5250	0.1205
35	5725	0.1314
1X	29714	0.6821
2X	21000	0.4821

BLOCK B		
LOT #	SQ.FT.	ACRES
1	5835	0.1340
2	5250	0.1205
3	5337	0.1225
4	5452	0.1252
5	5452	0.1252
6	5452	0.1252
7	5452	0.1252
8	5452	0.1252
9	5452	0.1252
10	5452	0.1252
11	5452	0.1252
12	5452	0.1252
13	5454	0.1252
14	5606	0.1287
15	5250	0.1205
16	5934	0.1362
17	6690	0.1536
18	7493	0.1720
19	6394	0.1468
20	5450	0.1251
21	5450	0.1251
22	5450	0.1251
23	5450	0.1251
24	5450	0.1251
25	5450	0.1251
26	5450	0.1251
27	5450	0.1251
28	5335	0.1225
29	5250	0.1205
30	5791	0.1329
3X	8107	0.1861
4X	7462	0.1713
5X	24084	0.5529

BLOCK C		
LOT #	SQ.FT.	ACRES
1	6644	0.1525
2	5452	0.1252
3	5452	0.1252
4	5452	0.1252
5	5452	0.1252
6	5452	0.1252
7	5452	0.1252
8	5452	0.1252
9	7148	0.1641
10	8107	0.1861
11	5454	0.1252
12	5454	0.1252
13	5454	0.1252
14	5454	0.1252
15	5454	0.1252
16	5454	0.1252
17	6646	0.1526
18	5606	0.1287
19	5250	0.1205
20	7406	0.1700
21	5250	0.1205
6X	6984	0.1603
7X	1554	0.0357
8X	31487	0.7228

BLOCK D		
LOT #	SQ.FT.	ACRES
1	7441	0.1708
2	5566	0.1278
3	5250	0.1205
4	5250	0.1205
5	5250	0.1205
6	5250	0.1205
7	5250	0.1205
8	5250	0.1205
9	5250	0.1205
10	5250	0.1205
11	5250	0.1205
12	5250	0.1205
13	5250	0.1205
14	5250	0.1205
15	5250	0.1205
16	5250	0.1205
17	5250	0.1205
18	5250	0.1205
19	5250	0.1205
20	5593	0.1284
21	5539	0.1272
22	5250	0.1205
23	5250	0.1205
24	5250	0.1205
25	5250	0.1205
26	5250	0.1205
27	5250	0.1205
28	5250	0.1205
29	5331	0.1224
30	5609	0.1288
31	5609	0.1288
32	5609	0.1288
33	5609	0.1288
34	5609	0.1288
35	5848	0.1343
36	10623	0.2439
37	10343	0.2374
38	5642	0.1295
39	5250	0.1205
40	5566	0.1278
41	5672	0.1302
42	5250	0.1205
43	5250	0.1205
44	5250	0.1205
45	5250	0.1205
46	5250	0.1205
47	5250	0.1205
48	5250	0.1205
49	5250	0.1205
50	5250	0.1205
51	5250	0.1205
52	5250	0.1205
53	7854	0.1803
54	15713	0.3607
55	10860	0.2493
56	6276	0.1441
57	7150	0.1641
58	6500	0.1492
59	9280	0.2130
9X	3011	0.0691
10X	31972	0.7340

FINAL PLAT  
AMESBURY ADDITION  
(31.04 ACRES OR 1,352, 226 SQ. FT.)  
BEING A REPLAT OF PART OF BLOCK A OF  
WESTSIDE ADDITION SECTION I  
AND ALL OF LOT 1, BLOCK A OF  
TRINITY WEST ADDITION  
SITUATED IN THE  
FRANCIS MILLER SURVEY, ABSTRACT NO. 926 AND  
THE JAMES F. CHENOETH SURVEY, ABSTRACT NO. 267  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS  
FOR  
MERCER CROSSING HOLDINGS, LLC  
BY  
 **HALFF**  
HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS  
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275  
SCALE: 1"=60' (214)346