

Westerly, 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;

South 54 degrees 38 minutes 46 seconds West, a distance of 491.57 feet to 1/2-inch found iron rod with cap for a corner, said corner being on the southwesterly line of said Block B and said 54.952 acre tract, and the northeasterly right-of-way line of Mercer Parkway (a variable width right-of-way);

THENCE North 35 degrees 21 minutes 14 seconds West, with the southwesterly line of said Block B and said 17.57 acre tract and the northeasterly right-of-way line of said Mercer Parkway, passing at a distance of 40.00 feet to the northwest corner of said 17.57 acre tract, and continuing with the southwesterly line of said Block B, and said 54.952 acre tract and the northeasterly right-of-way line of said Mercer Parkway, for a total distance of 1,137.04 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the right having a radius

THENCE Northwesterly, with the westerly line of said Block B and said 54.952 acre tract and the northeasterly right-of-way line of said Mercer Parkway and said curve, through a central angle of 00 degrees 28 minutes 50 seconds, an arc distance of 8.14 feet to a 1/2-inch found iron rod with cap for

THENCE over and across said Block B of Westside Addition, the followings bearings and distances:

South 80 degrees 21 minutes 14 seconds East, departing said southwesterly line of Block B and 54.952 acre tract, and said northeasterly right-of-way line of Mercer Parkway, a distance of 19.75 feet to a 1/2-inch found iron rod with cap for corner;

North 54 degrees 38 minutes 46 seconds East, a distance of 292.93 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the right having a radius of 225.00 feet, chord that bears North 71 degrees 00 minutes 53 seconds East, a distance of 126.82 feet;

Northeasterly, with said curve, through a central angle of 32 degrees 44 minutes 15 seconds. an arc distance of 128.56 feet to a 1/2-inch found iron rod with cap for corner;

North 87 degrees 23 minutes 01 second East, a distance of 180.00 feet to a 1/2-inch found iron rod with cap for corner.

North 01 degree 29 minutes 36 seconds East, a distance of 233.65 feet to a 1/2-inch found iron rod with cap for corner on the south right-of-way line of said Valley View Lane and on the north line of said Block B and said 54.952 acre tract;

THENCE South 88 degrees 30 minutes 24 seconds East, with the south right-of-way line of said Valley View Lane, the north line of said Block B and the north line of said 54.952 acre tract, a distance of 825.94 feet to the POINT OF BEGINNING AND CONTAINING 33.58 acres (1,462,794 square feet) of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

through its duly authorized agents, do hereby adopt this plat, designating the herein above described property as WINDERMERE 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 and regulations, of the City of Farmers Branch, Dallas County, Texas.

EXECUTED this the

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 Sole Managing Member

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

Mehrdad Moayedi, Manager

By: Transcontinental Realty Investors, Inc. A Nevada Corporation

Its Sole Managing Member

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said 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 _

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 _____ , 2018.

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

Notary Public in and for the State of Texas

TBPLS Firm No. 10029600

STATE OF TEXAS

COUNTY OF DALLAS

My commission expires

BEFORE ME, the undersigned, a Notary Public in and for the said 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

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

FLOOD PLAIN STATEMENT:

My commission expires:

Marc Bentley, P.E., CFM

Director of Public Works

STATE OF TEXAS

COUNTY OF DALLAS

on this day personally appeared

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:

BLOCK B

LOT # | SQ.FT. | ACRES

7792 | 0.1789

4200 0.0964

BLOCK A

LOT # SQ.FT. ACRES

10

4675 | 0.1073

4200 | 0.0964

BLOCK C

LOT # | SQ.FT. | ACRES

2653 | 0.0609

1979 0.0454

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 WINDERMERÉ 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

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 WINDERMERE 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 **WINDERMERE 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,

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

4200 0.0964 1980 | 0.0455 6593 | 0.1514 4200 0.0964 4200 0.0964 4200 | 0.0964 4200 0.0964 4200 0.0964 4200 0.0964 4200 0.0964 1980 | 0.0455 4200 | 0.0964 4200 0.0964 1980 | 0.0455 5192 | 0.1192 5792 | 0.1330 4200 0.0964 4200 | 0.0964 1X | 83352 | 1.9135 4200 4200 0.0964 4200 | 0.0964 1980 | 0.0455 3889 | 0.0893 0.0964 4200 0.0964 1980 | 0.0455 1979 | 0.0454 4200 0.0964 4200 | 0.0964 4200 0.0964 1980 0.0455 8 | 1980 | 0.0455 4200 0.0964 4200 0.0964 4200 0.0964 1980 0.0455 9 | 1980 | 0.0455 4200 0.0964 9 4200 | 0.0964 4200 | 0.0964 10 1980 | 0.0455 10 | 1980 | 0.0455 10 4313 0.0990 10 4200 | 0.0964 11 | 4200 | 0.0964 11 | 4200 | 0.0964 1980 | 0.0455 11 | 1980 | 0.0455 4739 | 0.1088 1980 | 0.0455 12 | 4200 12 12 4200 0.0964 1980 | 0.0455 12 | 1980 | 0.0455 4739 0.1088 0.0964 13 | 4200 | 0.0964 13 | 4200 | 0.0964 1980 0.0455 13 | 1980 | 0.0455 13 6061 0.1391 13 2349 0.0539 14 | 4200 | 0.0964 1980 0.0455 14 | 1980 | 0.0455 14 14 14 | 4200 | 0.0964 4200 0.0964 4684 0.1075 1980 0.0455 15 | 1980 | 0.0455 15 2329 0.0535 15 | 3736 | 0.0858 16 | 4747 | 0.1090 4200 0.0964 16 | 4675 | 0.1073 1980 | 0.0455 16 | 1980 | 0.0455 2317 | 0.0532 4200 | 0.0964 1980 | 0.0455 17 | 1980 | 0.0455 17 2311 17 4675 18 | 1980 | 0.0455 2310 0.0530 18 | 5091 | 0.1169 18 | 4200 | 0.0964 1980 | 0.0455 18 18 19 | 1980 | 0.0455 2310 0.0530 19 2310 0.0530 4600 | 0.1056 19 | 4200 | 0.0964 19 1980 0.0455 19 1980 | 0.0455 4600 | 0.1056 20 | 1980 | 0.0455 2310 0.0530 20 | 2310 | 0.0530 20 | 4200 | 0.0964 20 20 4600 | 0.1056 21 | 4200 | 0.0964 21 | 1980 | 0.0455 21 | 1980 | 0.0455 21 2310 | 0.0530 21 | 2310 | 0.0530 22 | 1984 | 0.0455 22 4914 | 0.1128 22 4200 | 0.0964 1980 | 0.0455 4600 4600 0.1056 4200 0.0964 4119 | 0.0946 23 | 2006 | 0.0461 23 4914 | 0.1128 23 24 | 4200 | 0.0964 2281 0.0524 24 | 2048 | 0.0470 24 4331 0.0994 24 4600 0.1056 2038 0.0468 25 | 3434 | 0.0788 25 4200 0.0964 25 | 2310 | 0.0530 4600 0.1056 25 | 4200 | 0.0964 1X 900 0.0207 26 | 4200 | 0.0964 1981 0.0455 26 4200 0.0964 26 | 2310 | 0.0530 4600 | 0.1056 2X | 1128 | 0.0259 27 27 4600 4200 | 0.0964 1980 | 0.0455 4200 3X 2851 0.0655 28 | 2310 | 0.0530 4600 0.1056 28 | 4200 | 0.0964 28 1980 | 0.0455 28 4200 | 0.0964 29 | 4200 | 0.0964 29 1980 0.0455 4200 0.0964 4600 0.1056 29 29 30 | 3019 | 0.0693 4200 | 0.0964 30 1980 | 0.0455 30 4200 | 0.0964 4600 0.1056 31 | 4200 | 0.0964 2880 0.0661 4600 | 0.1056 31 | 1980 | 0.0455 31 4200 | 0.0964 31 5588 0.1283 1980 | 0.0455 32 4200 32 4600 1X | 6563 | 0.1507 33 1980 | 0.0455 33 4200 | 0.0964 33 4600 0.1056 34 | 5077 | 0.1166 2X | 895 | 0.0205 34 1980 | 0.0455 4200 0.0964 34 1X | 3067 | 0.0704 3X | 1427 | 0.0328 35 1980 | 0.0455 1X 12516 0.2873 35 2X | 3359 | 0.0771 36 | 1980 | 0.0455 2663 0.0611 36 37 1980 | 0.0455 19195 | 0.4407 1979 | 0.0454 38 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 39 39 2673 | 0.0614 __, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to 15851 0.3639 40 CERTIFICATE OF APPROVAL me that he executed the same for the purpose therein expressed and under oath 2X | 32130 | 0.7387 41 stated that the statements in the foregoing certificate are true. 42182 0.9684 Chairman, Planning and Zoning Commision GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4X 900 0.0207 43 5X 900 0.0207 6X 900 0.0207 45 Approved by the City of Farmers Branch, Texas, on this the Notary Public in and for the State of Texas 1X

BLOCK D

LOT # SQ.FT. ACRES

4998 | 0.1147

5023 | 0.1153

BLOCK E

LOT # | SQ.FT. | ACRES

6718 0.1542

4200 0.0964

BLOCK F

LOT # | SQ.FT. | ACRES

4200

5957 0.1367

0.0964

BLOCK G

LOT # | SQ.FT. | ACRES

2653

1980

1980

1980

1980

1980

1980

0.0609

0.0455

0.0455

0.0455

0.0455

0.0455

0.0455

1979 0.0454

1980 | 0.0455

1980 0.0455

1980 0.0455

1980 0.0455

1980 0.0455

2310 0.0530

2310 0.0530

2310 0.0530

2310 0.0530

2310 0.0530

2310 0.0530

2308 0.0530

1980 0.0455

1980 0.0455

1980 0.0455

1980 | 0.0455 |

2297 0.0527

2310 0.0530

2310 0.0530

4744 0.1089

16584 0.3807

1050 0.0241

10639 0.2442

917 0.0211

1980

1980

1988

2077

2198

2310

2310

900

2X

3X

4X

0.0455

0.0455

0.0456

0.0477

0.0505

0.0530

0.0530

0.0207

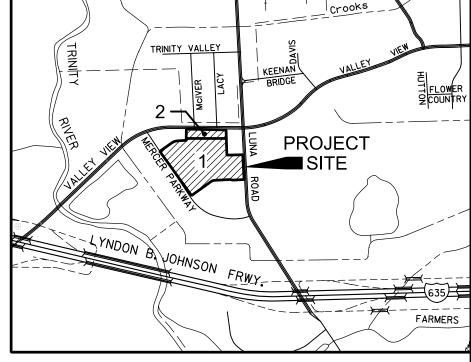
Mayor, City of Farmers Branch, Texas

ATTEST:

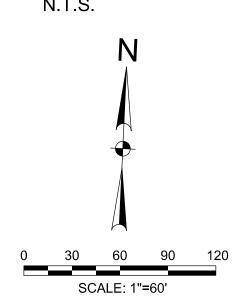
City Secretary

GENERAL NOTE:

- 1) 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.
- 2) 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
- 3) 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.
- 4) HOA lots shall be considered utility, drainage, and pedestrian access easements for these purposes granted by this plat.
- 5) Building lines and setbacks are set according to current zoning.



LOCATION MAP N.T.S.



LEGEND

C.M.

R.O.W.

B.T.P.

CC#

INST. NO.

D.R.D.C.T.

O.P.R.D.C.T.

CONTOUR LINE FLOODWAY LINE ABSTRACT LINE ROAD CENTERLINE EXISTING EASEMENT LINE EXISTING PROPERTY LINE PROPERTY LINE EASEMENT LINE FOUND IRON ROD SET IRON ROD RIGHT OF WAY

PROPERTY CORNER

WITH YELLOW CAP STAMPED "HALFF" CONTROL MONUMENT VOLUME, PAGE BUILDING LINE UTILITY FASEMENT ONCOR FASEMENT TRANSFORMER EASEMENT

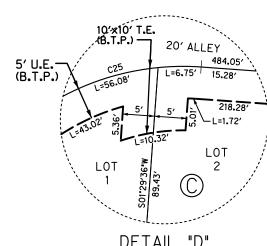
BY THIS PLAT INSTRUMENT NUMBER

COUNTY CLERK NUMBER DEED RECORDS OF DALLAS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

-ALLEY-LOT ∕-5′ U**.**E.

> STREET TYPICAL UTILITY

EASEMENT DETAIL





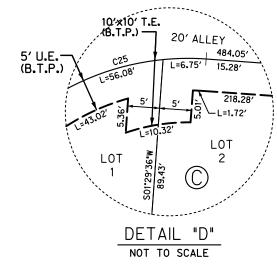
33.58 ACRES (1,462,794 SQ. FT.) BEING A REPLAT OF PART OF BLOCK B OF WESTSIDE ADDITION SECTION I

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

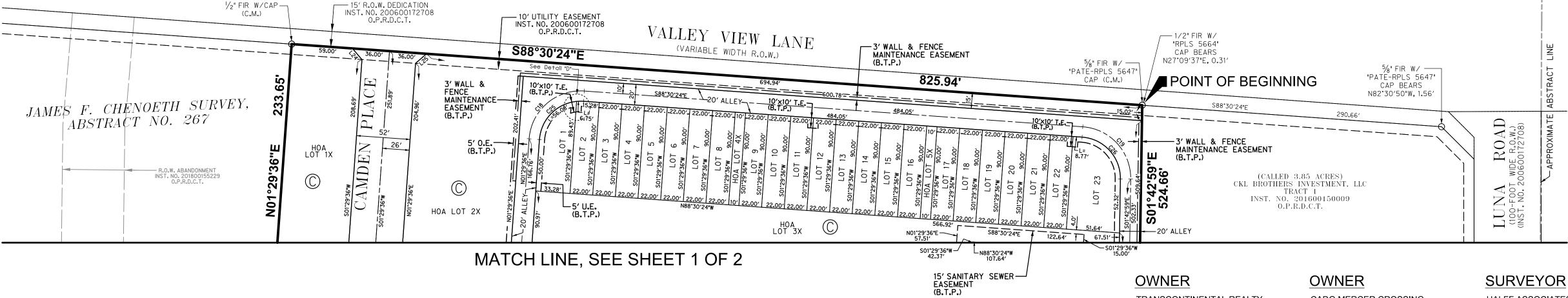
MERCER CROSSING HOLDINGS, LLC



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



FRANCIS MILLER SURVEY, ABSTRACT NO. 926



TRANSCONTINENTAL REALTY INVESTORS, INC. 1603 LBJ FREEWAY, SUITE 800 **DALLAS, TX 75234** TEL: 469-522-4200

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

RICHARDSON, TX. 75081 TEL: (214) 346-6200 FAX: (214) 739-0095 TBPLS FIRM NO. 10029600

HALFF ASSOCIATES, INC.

1201 NORTH BOWSER ROAD CONTACT: GETSY J. SUTHAN

