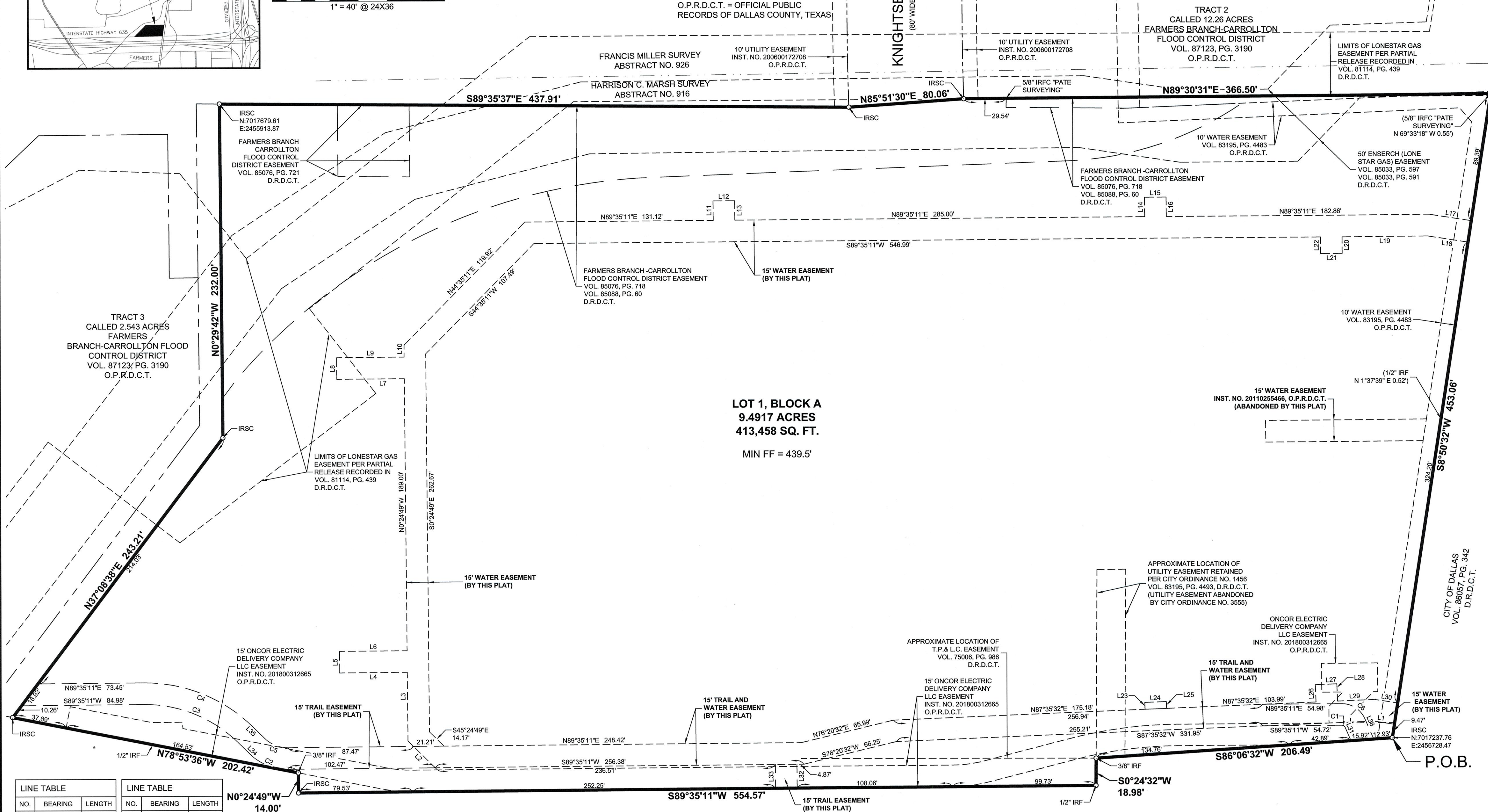


LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	SURVEY LINE
	FLOOD CONTROL DISTRICT EASEMENT
	ONCON ELECTRIC DELIVERY COMPANY LLC EASEMENT

LEGEND  
P.O.B. = POINT OF BEGINNING  
XF = "X" CUT IN CONCRETE FOUND  
IRF = IRON ROD FOUND  
IRFC = IRON ROD WITH CAP FOUND  
IRSC = 5/8" IRON ROD WITH "KHA" CAP SET  
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

#### NOTES:

- 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.
- Building setbacks are prescribed according to 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.
- Any maintenance on private sanitary sewer that requires removal of Trail pavement, said pavement shall be replaced at Owner's expense.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N81°09'28\"/>	14.79'
L2	N45°24'49\"/>	26.60'
L3	N00°24'49\"/>	47.74'
L4	S89°35'11\"/>	47.00'
L5	N00°24'49\"/>	15.00'
L6	N89°35'11\"/>	47.00'
L7	S89°35'11\"/>	47.00'
L8	N00°24'49\"/>	15.00'
L9	N89°35'11\"/>	47.00'
L10	N00°24'49\"/>	8.36'
L11	N00°24'49\"/>	13.50'
L12	N89°35'11\"/>	15.00'
L13	S00°24'49\"/>	13.50'
L14	N00°24'49\"/>	13.50'
L15	N89°35'11\"/>	15.00'
L16	S00°24'49\"/>	13.50'
L17	S81°09'28\"/>	29.60'
L18	N81°09'28\"/>	28.38'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	66°56'51\"/>	2.50'	2.92'	N56°56'24\"/>
C2	45°00'02\"/>	37.50'	29.45'	S67°54'50\"/>
C3	45°00'00\"/>	92.50'	72.65'	N67°54'49\"/>
C4	45°00'00\"/>	107.50'	84.43'	N67°54'49\"/>
C5	45°00'04\"/>	22.50'	17.67'	S67°54'51\"/>
C6	66°56'51\"/>	17.50'	20.45'	N56°56'24\"/>

#### 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.

Dated this the 14th day of February, 2019.

J. Andy Dobbs  
Registered Professional Land Surveyor #6196  
Kimley-Horn and Associates, Inc.  
Two Galleria Office Tower, Suite 700  
13455 Noel Road, Dallas, Texas 75240  
Ph. 972-770-1300  
andy.dobbs@kimley-horn.com



STATE OF TEXAS §  
COUNTY OF DALLAS §

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 14th day of February, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS

#### FLOOD PLAIN STATEMENT:

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:

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 BEDROSIANS 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 the Flood Plain.

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 BEDROSIANS 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 purposes 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 BEDROSIANS 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 occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the 100 Year Flood Plain.

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

Marc Bentley, P.E., CFM  
Director of Public Works

#### CERTIFICATE OF APPROVAL

Chairman, Planning and Zoning Commission

Date: \_\_\_\_\_

Approved by the City of Farmers Branch, Texas on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

OWNER/APPLICANT:  
PARAGON INDUSTRIES II, INC.  
4285 NORTH GOLDEN STATE  
BOULEVARD, FRESNO, CA 92805  
PHONE: 714-778-1800  
CONTACT: EDDIE BEDROSIAN

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
TWO GALLERIA OFFICE TOWER, SUITE 700  
13455 NOEL ROAD, DALLAS, TEXAS 75240  
PHONE: 972-770-1300  
CONTACT: DAN GALLAGHER, P.E.

#### OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, PARAGON INDUSTRIES II, INC. is the sole owner of all of the following described tract of land situated in the Harrison C. Marsh Survey, Abstract No. 916, City of Farmers Branch, Dallas County, Texas, being all of Lot 1 and Lot 2, Block A, Trinity East Addition, an addition to the City of Farmers Branch, Texas according to the plat recorded in Instrument No. 201100225466, Official Public Records of Dallas County, Texas, and being part of Block E, Westside Addition, Section 1, an addition to the City of Farmers Branch, Texas according to the plat recorded in Instrument No. 200600172708 of said Official Public Records, and being all of a called 9.2516 acre tract of land described in Special Warranty Deed to Paragon Industries II, INC. recorded in Instrument No. 201700201797 of said Official Public Records, and being all of a called 0.2403 acre tract of land described in Special Warranty Deed to Paragon Industries II, INC. recorded in Instrument No. 201800110933 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north right-of-way line of Interstate Highway 635 (a variable width right-of-way), and being in the west line of a tract of land described in Special Warranty Deed to the City of Dallas recorded in Volume 86057, Page 342, Deed Records of Dallas County, for the southeast corner of said Lot 1;

THENCE departing said west line of City of Dallas tract and with said north right-of-way line of Interstate Highway 635, the following courses and distances:

South 86°06'32" West, a distance of 206.49 feet to a 3/8-inch iron rod found for corner;  
South 0°24'32" West, a distance of 18.98 feet to a 1/2-inch iron rod found for corner;  
South 89°35'11" West, a distance of 554.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;  
North 0°24'49" West, a distance of 14.00 feet to a 3/8-inch iron rod found for corner;  
North 78°53'38" West, passing at a distance of 103.07 feet a 1/2-inch iron rod found for the western most southwest corner of said 9.2516 acre tract, in all a total distance of 202.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 0.2403 acre tract;

THENCE departing said north right-of-way line of Interstate Highway 635 and with the west line of said 0.2403 acre tract, North 37°08'38" East, a distance of 243.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of said 9.2516 acre tract, for the north corner of said 0.2403 acre tract;

THENCE with said west line of 9.2516 acre tract, North 0°29'42" West, a distance of 232.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE with the north line of said 9.2516 acre tract, South 89°35'37" East, a distance of 437.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 85°51'30" East, a distance of 80.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°30'31" East, passing at a distance of 29.54 feet a 5/8-inch iron rod with plastic cap stamped "PATE SURVEYING" found for the northwest corner of said Lot 2, continuing with the north line of said Lot 2, in all a total distance of 366.50 feet to a point in said west line of City of Dallas tract; from said point a 5/8-inch iron rod with plastic cap stamped "PATE SURVEYING" found bears North 69°33'18" West, a distance of 0.55 feet;

THENCE with said west line of City of Dallas tract, South 8°50'32" West, a distance of 453.06 feet to the POINT OF BEGINNING and containing 9.4917 acres or 413,458 square feet of land.

#### OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, PARAGON INDUSTRIES II, INC. acting by and through Eddie Bedrosian, duly authorized so to act, does hereby adopt this plat designating the herein above described property as BEDROSIANS 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.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

PARAGON INDUSTRIES II, INC.

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

Eddie Bedrosian, Marketing Director

#### ACKNOWLEDGEMENT

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

On \_\_\_\_\_ before me, \_\_\_\_\_ personally appeared Eddie Bedrosian, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

FINAL PLAT  
BEDROSIANS ADDITION  
9.4917 ACRES BEING A REPLAT OF LOT 1  
AND LOT 2, BLOCK A, TRINITY EAST ADDITION,  
RECORDED IN INSTRUMENT NO. 201100225466  
AND BEING PART OF BLOCK E,  
WESTSIDE ADDITION, SECTION 1  
RECORDED IN INSTRUMENT NO. 200600172708  
HARRISON C. MARSH SURVEY, ABSTRACT NO. 916  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

Kimley»Horn

Two Galleria Office Tower, Suite 700  
13455 Noel Road, Dallas, Texas 75240  
FIRM # 10115500  
Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	OCT. 2017	0645118700	1 OF 1