

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT L 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 PLATTING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF FARMER'S BRANCH, DALLAS COUNTY, TEXAS.

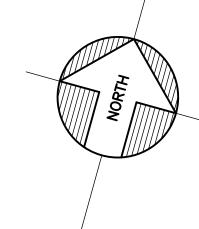
DAVID PETREE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

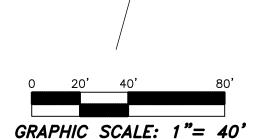
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **DAVID PETREE**, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

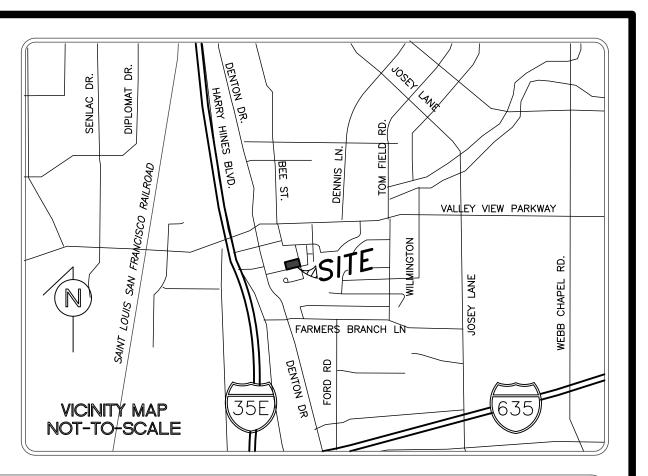
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





LEGEND PROPERTY BOUNDARY ADJACENT PROPERTY BOUNDARY EXISTING EASEMENT PROPOSED EASEMENT DEED RECORDS, DALLAS COUNTY, TEXAS MAP RECORDS, DALLAS COUNTY, TEXAS M.R.D.C.T. O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS IRS IRON ROD SET IRON ROD FOUND INST. NO. INSTRUMENT NUMBER CONTROLLING MONUMENT

"X" CUT, SET IN CONCRETE



OWNERS CERTIFICATE

"X"SET

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MUSTANG STATION II, LTD., A TEXAS LIMITED PARTNERSHIP IS THE SOLE OWNER OF ALL OF THE FOLLOWING DESCRIBED TRACT OF LAND SITUATED IN THE THOMAS KEENAN SURVEY, ABSTRACT NO. 733, DALLAS COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND CONVEYED TO MUSTANG STATION II, LTD., BY DEED RECORDED IN DOCUMENT NUMBER 201700129728 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; AND ALSO BEING ALL OF LOT 2, BLOCK A OF MUSTANG STATION, LOT 1 AND LOT 2, BLOCK A, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NUMBER 201200048093, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

BEGINNING, AT A 1/2 INCH IRON ROD WITH "PACHECO KOCH" CAP FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BILL MOSES PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY; 50-FEET WIDE AT THIS POINT) AND THE WEST RIGHT-OF-WAY LINE OF CHARLIE BIRD PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY, 48-FEET WIDE AT THIS POINT); SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LOT 2R;

THENCE SOUTH 76° 37' 53" WEST, DEPARTING THE SAID WEST LINE OF CHARLIE BIRD PARKWAY AND FOLLOWING ALONG THE NORTH LINE OF SAID BILL MOSES PARKWAY, AND ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED LOT 2R FOR A DISTANCE OF 240.63 FEET TO A POINT FOR CORNER IN THE FORMER EAST RIGHT-OF-WAY LINE OF BEE STREET (A VARIABLE WIDTH RIGHT-OF-WAY; 40-FEET WIDE AT THIS POINT);

THENCE SOUTH 73° 50' 23" WEST ALONG THE NORTH LINE OF SAID BILL MOSES PARKWAY, A DISTANCE OF 40.05 FEET TO A POINT FOR CORNER IN THE FORMER WEST RIGHT-OF-WAY LINE OF SAID BEE STREET:

THENCE SOUTH 74° 28' 37" WEST, DEPARTING THE SAID FORMER WEST LINE OF BEE STREET AND CONTINUING ALONG THE SAID NORTH LINE OF BILL MOSES PARKWAY, A DISTANCE OF 181.01 FEET TO A 1/2-INCH IRON ROD WITH "PACHECO KOCH" CAP FOUND FOR CORNER; SAID POINT BEING THE SOUTHEAST CORNER OF FARMERS BRANCH STATION, AN ADDITION TO THE CITY OF FARMERS BRANCH ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 20080347470 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING TE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT 2R;

THENCE NORTH 15° 32' 12" WEST, DEPARTING THE SAID NORTH LINE OF BILL MOSES PARKWAY AND ALONG THE EAST LINE OF SAID FARMERS BRANCH STATION, AND ALONG THE WEST LINE OF THE HEREIN DESCRIBED LOT 2R A DISTANCE OF 248.37 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED SAID LOT 2R, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID MUSTANG STATION, LOT 1 AND LOT 2. BLOCK A:

THENCE NORTH 74° 27' 48" EAST AND ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 462.06 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 1, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LOT 2R, AND ALSO BEING ON THE WEST LINE OF SAID CHARLIE BIRD PARKWAY;

THENCE SOUTH 15° 24' 53" EAST AND ALONG THE COMMON LINE OF SAID CHARLIE BIRD PARKWAY AND THE EAST LINE OF THE HEREIN DESCIRBED LOT 2R FOR A DISTANCE OF 257.08 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.6560 ACRES (115.693 SQUARE FEET) OF LAND, MORE OR LESS.

CHAIRMAN, PLANNING AND ZONING COMMISSION	
ATE:	
APPROVED BY THE CITY OF FARMERS BRANCH, TEXAS ON THIS THE DAY OF ,, 2019.	
MAYOR, CITY OF FARMERS BRANCH, TEXAS	
ATTEST:	

OWNER:

MUSTANG STATION II, LTD.
2626 HOWELL ST STE 850
DALLAS, TEXAS 75204-4064
PHONE: 469-210-0463
CONTACT: JOSHUA HENDON
JOSHH@WESTERNSECURITIES.COM



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT, MUSTANG STATION II, LTD. A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH MICHAEL SALCHER, DULY AUTHORIZED SO TO ACT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS MUSTANG STATION, LOT 2R, 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.

MUSTANG STATION II, LTD.

BY: ______ MICHAEL SALCHER, TREASURER

ACKNOWLEDGEMENT STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED **MICHAEL SALCHER**, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _______, 2019.

NOTARY	PUBLIC	IN	AND	FOR	THE	STATE	OF	

MY COMMISSION EXPIRES _____

REPLAT MUSTANG STATION LOT 2R, BLOCK A

(2.6560 ACRES OR 115,693 S.F.)
BEING A REPLAT OF LOT 2, BLOCK A
MUSTANG STATION, RECORD IN INST. NO
201200048093 OPRDCT
AN ADDITION TO THE CITY OF
FARMERS BRANCH, DALLAS COUNTY, TEXAS

SCALE: 1"=40'

APRIL 18, 2019

NOTES

BAS

 BASIS OF BEARING IS NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.

SETBACKS ARE AS PRESCRIBED BY CURRENT ZONING.