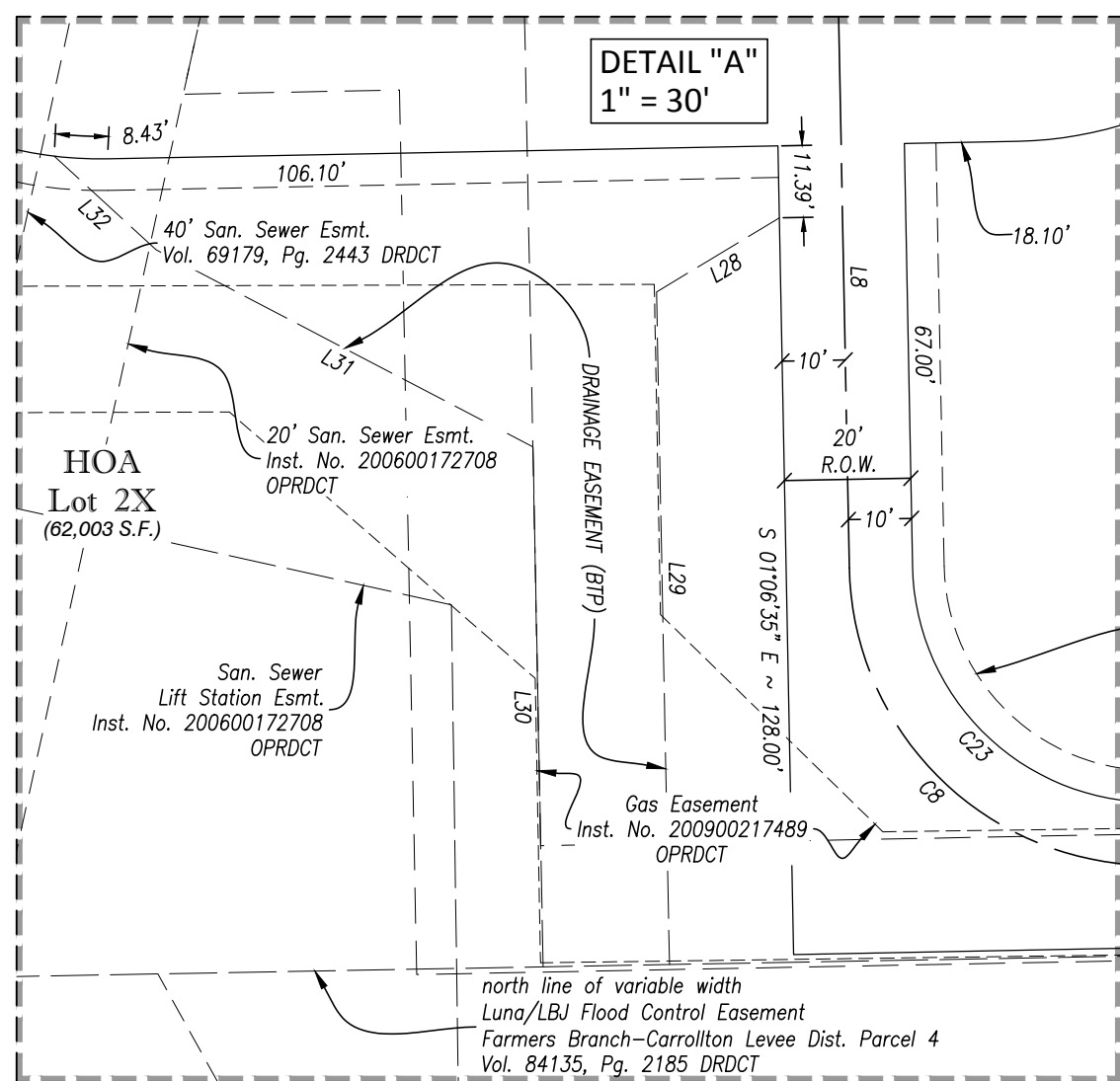
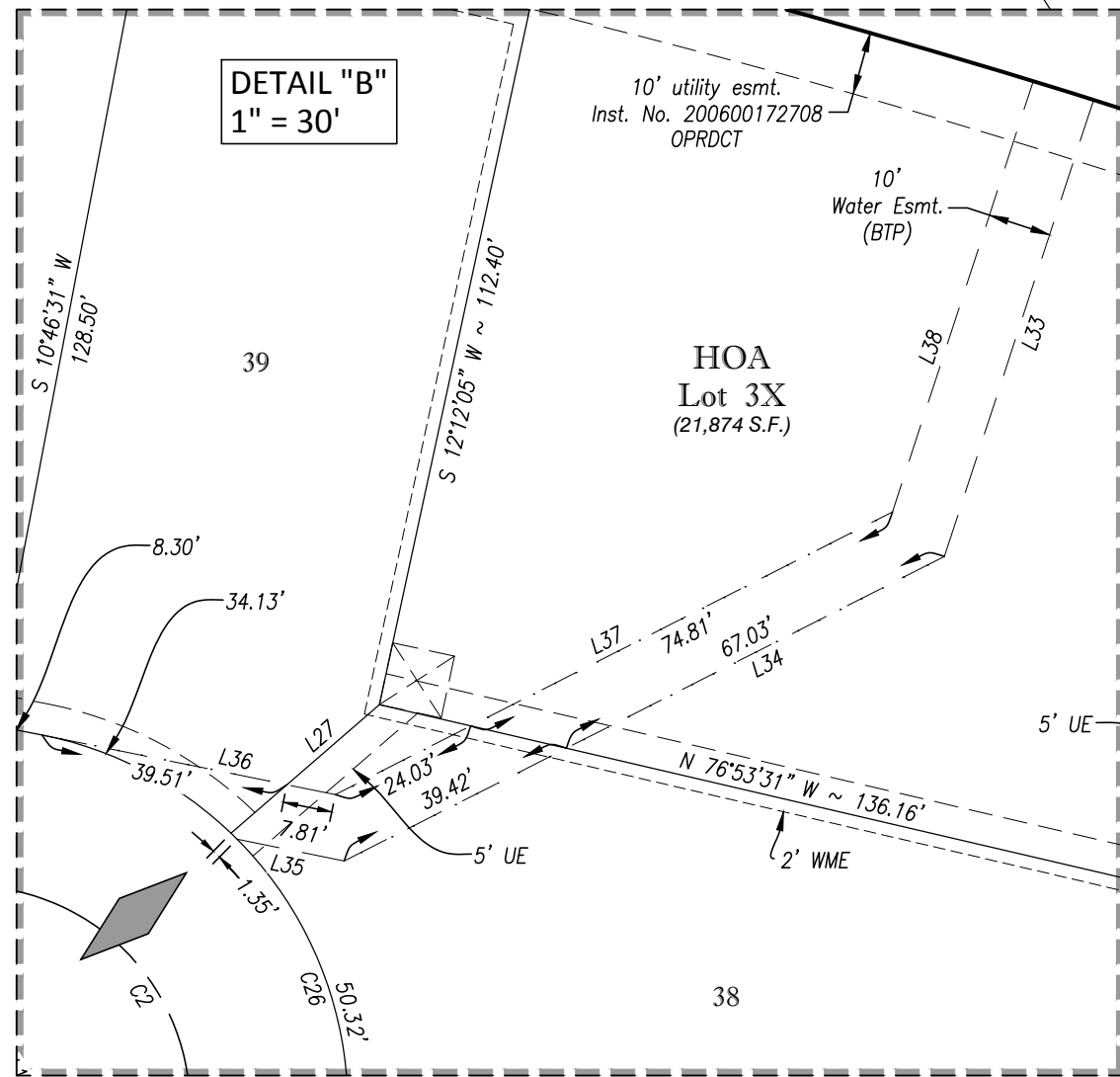


- NOTES:
1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
 2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 3. According to the FEMA Flood Insurance Rate Map No. 46113C0170K, dated July 7, 2014, the subject tract is located Zone "X" shaded, being defined as "areas of 0.2% annual chance 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."
 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.



| LEGEND | |
|-----------------------------------|---|
| (Not all items may be applicable) | |
| 1/2" CIRS | 1/2" IRON ROD WITH PLASTIC CAP |
| IRF | STAMPED "SPARSENG" SET |
| CIRF | IRON ROD FOUND |
| CM | CAPPED IRON ROD FOUND |
| DE | CONTROL MONUMENT |
| UE | DRAINAGE EASEMENT |
| WME | UTILITY EASEMENT |
| BY THIS PLAT | WALL MAINTENANCE EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| BL | BUILDING LINE |
| STREET NAME CHANGE | STREET NAME CHANGE |
| BLOCK DESIGNATION | BLOCK DESIGNATION |
| TRACT LINE | TRACT LINE |
| BOUNDARY LINE | BOUNDARY LINE |
| EASEMENT LINE | EASEMENT LINE |
| LOT LINE | LOT LINE |
| 10' x 10' TRANSFORMER EASEMENT | 10' x 10' TRANSFORMER EASEMENT |
| DRDCT | DEED RECORDS, DALLAS COUNTY, TEXAS |
| OPRDCT | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |

| Line Table | | | Line Table | | | Line Table | | | Line Table | | |
|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|
| Line # | Bearing | Distance | Line # | Bearing | Distance | Line # | Bearing | Distance | Line # | Bearing | Distance |
| L1 | S 03°13'17" W | 164.39' | L13 | N 57°36'27" E | 60.42' | L25 | S 42°34'28" E | 34.86' | L37 | N 63°06'28" E | 98.83' |
| L2 | S 13°06'29" W | 607.94' | L14 | S 57°36'27" W | 140.00' | L26 | N 49°20'08" E | 34.66' | L38 | N 18°06'28" E | 71.67' |
| L3 | S 88°53'25" W | 144.20' | L15 | S 32°23'33" E | 310.54' | L27 | S 49°05'46" W | 31.06' | L39 | S 54°24'19" E | 62.69' |
| L4 | N 32°23'33" W | 643.71' | L16 | N 18°21'22" E | 12.65' | L28 | S 58°53'46" W | 22.69' | L40 | N 54°24'19" W | 69.86' |
| L5 | S 76°53'31" E | 91.04' | L17 | S 47°25'12" W | 14.34' | L29 | S 01°06'14" E | 106.46' | L41 | N 88°08'57" E | 58.67' |
| L6 | S 13°06'29" W | 635.87' | L18 | S 32°43'49" E | 13.93' | L30 | N 01°06'14" W | 82.29' | L42 | S 88°08'57" W | 50.90' |
| L7 | S 88°53'25" W | 53.00' | L19 | S 57°03'41" W | 14.40' | L31 | N 62°23'33" W | 67.29' | L43 | N 70°21'33" W | 20.00' |
| L8 | N 01°06'35" W | 92.00' | L20 | N 77°23'33" W | 14.14' | L32 | N 47°23'33" W | 21.90' | L44 | N 19°38'27" E | 20.00' |
| L9 | S 57°36'27" W | 92.00' | L21 | N 12°36'27" E | 14.14' | L33 | S 18°06'28" W | 75.96' | L45 | S 70°21'33" E | 20.00' |
| L10 | N 32°23'33" W | 646.56' | L22 | S 32°59'53" E | 13.87' | L34 | S 63°06'28" W | 106.46' | L46 | N 73°16'20" E | 44.79' |
| L11 | N 19°38'27" E | 40.76' | L23 | S 50°59'57" W | 15.78' | L35 | N 78°30'36" W | 17.30' | L47 | S 12°22'02" W | 61.17' |
| L12 | S 01°25'16" E | 91.60' | L24 | N 40°48'23" W | 14.38' | L36 | S 78°30'36" E | 47.33' | L48 | N 32°27'13" W | 55.53' |

| Curve Table | | | | | Curve Table | | | | |
|-------------|---------|----------|------------|---------------|-------------|---------|---------|----------|------------|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Dist. | Curve # | Length | Radius | Delta |
| C1 | 656.45' | 1186.50' | 31°42'00" | N 85°19'04" E | 648.11' | C23 | 59.69' | 38.00' | 90°00'00" |
| C2 | 56.16' | 35.00' | 91°56'25" | S 32°51'44" E | 50.33' | C24 | 11.27' | 11.00' | 58°43'02" |
| C3 | 46.29' | 35.00' | 75°46'56" | S 50°59'57" W | 42.99' | C25 | 59.69' | 38.00' | 90°00'00" |
| C4 | 35.87' | 35.00' | 58°43'02" | N 61°45'04" W | 34.32' | C26 | 84.46' | 60.00' | 80°39'02" |
| C5 | 62.22' | 35.00' | 101°51'37" | N 18°32'16" E | 54.35' | C27 | 106.67' | 60.00' | 101°51'37" |
| C6 | 75.40' | 48.00' | 90°00'00" | S 31°53'31" E | 67.88' | C28 | 55.19' | 60.00' | 52°42'16" |
| C7 | 105.81' | 80.00' | 75°46'56" | S 50°59'57" W | 98.27' | C29 | 79.36' | 60.00' | 75°46'56" |
| C8 | 75.40' | 48.00' | 90°00'00" | N 46°06'35" W | 67.88' | C30 | 92.59' | 70.00' | 75°46'56" |
| C9 | 75.40' | 48.00' | 90°00'00" | N 77°23'33" W | 67.88' | C31 | 172.31' | 1340.00' | 7°22'03" |
| C10 | 95.36' | 105.00' | 52°02'00" | N 62°22'33" W | 92.11' | C32 | 89.50' | 930.50' | 53°40'40" |
| C11 | 73.48' | 90.00' | 46°46'55" | N 43°01'55" E | 71.46' | C33 | 99.65' | 1036.00' | 53°40'40" |
| C12 | 463.33' | 1327.00' | 20°00'19" | N 76°25'32" E | 460.98' | C34 | 91.67' | 1056.00' | 4°58'26" |
| C13 | 77.20' | 48.00' | 92°09'03" | S 47°29'48" E | 69.14' | C35 | 53.98' | 1161.50' | 2°39'46" |
| C14 | 208.00' | 390.00' | 30°33'29" | N 72°53'12" E | 205.54' | C36 | 49.50' | 415.00' | 6°50'03" |
| C15 | 232.16' | 905.50' | 14°41'25" | S 84°29'22" E | 231.53' | C37 | 104.17' | 365.00' | 16°21'05" |
| C16 | 478.63' | 1046.00' | 26°13'02" | S 89°46'52" W | 474.46' | C38 | 69.91' | 415.00' | 9°39'06" |
| C17 | 61.12' | 38.00' | 92°09'03" | S 47°29'48" E | 54.74' | C39 | 49.59' | 1211.50' | 2°20'44" |
| C18 | 59.96' | 50.00' | 68°42'19" | S 66°44'42" E | 56.43' | C40 | 49.27' | 1211.50' | 2°19'49" |
| C19 | 59.69' | 38.00' | 90°00'00" | N 77°23'33" W | 53.74' | C41 | 49.56' | 1211.50' | 2°20'38" |
| C20 | 93.33' | 47.00' | 113°46'19" | N 24°29'37" E | 78.73' | C42 | 98.22' | 1161.50' | 4°50'42" |
| C21 | 59.69' | 38.00' | 90°00'00" | N 12°36'27" E | 53.74' | C43 | 190.64' | 880.50' | 12°24'19" |
| C22 | 59.69' | 38.00' | 90°00'00" | N 77°23'33" W | 53.74' | | | | |

FINAL PLAT

COVENTRY ADDITION

18.664 ACRES (813,003 S.F.)
BEING A REPLAT OF A PORTION OF BLOCK E,
WESTSIDE ADDITION SECTION 1
RECORD IN INST. NO. 200600172708 OPRDCT
AN ADDITION TO THE
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER / APPLICANT
CADG Mercer Crossing Holdings, LLC
1800 Valley View Lane, Ste. 300
Farmers Branch, TX 75234
Telephone (469) 892-7271
Contact: Michael Beaty

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Matt Dorsett

Drawing: C:\2017_08\5\17-124 Coventry Construction Slab\17-124 Final Plat.dwg Saved By: Drown Save Time: 6/4/2019 3:34:18 PM Printed by: Drown Plot Date: 6/4/2019 3:35 PM

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS CADG MERCER CROSSING HOLDINGS, LLC,, are the owners of a tract of land situated in the F. Miller Survey, Abstract No. 926, City of Farmers Branch, Dallas County, Texas, the subject tract being a portion of Block E of Westside Addition Section 1, an addition to the City of Farmers Branch, recorded in Instrument Number 200600172708 of the Official Public Records, Dallas County, Texas (OPRDCT), as conveyed to CADG Mercer Crossing Holdings, LLC by special warranty deed with vendor's lien, recorded in Instrument Number 201500309379 OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the north end of a corner clip being the intersection of the south line of Mercer Parkway, a variable width public right-of-way, created by plat recorded in Instrument Number 200600172708 OPRDCT with the east line of Luna Road, a 130 foot right-of-way;

THENCE along the south line of Mercer Parkway, the following:

N 62°21'54" E, 22.82 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 75°30'25" E, 209.71 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 14°29'35" W, 5.50 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 75°30'25" E, 92.74 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And a tangent curve to the right having a central angle of 34°43'24", a radius of 1350.00 feet, a chord of S 87°07'53" E – 805.69 feet, an arc length of 818.15 feet;

THENCE S 63°54'13" W, 22.43 feet departing said right-of-way and along the west line of Lot 1, Block A of the WRIA Addition as recorded in Doc. No. 201800169496 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 13°06'28" W, 931.95 feet continuing along said west line to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 00°55'53" E, 71.20 feet continuing along said west line to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Lot 1, Block 1, Park West Phase I, an addition recorded in Volume 83193, Page 2251, Deed Records, Dallas County, Texas (DRDCT);

THENCE S 89°04'07" W, along the north line of Lot 1, passing at 345.81 feet the northwest corner thereof, and being an easterly corner of Luna Road, and continuing along the right-of-way line thereof a total distance of 366.16 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner;

THENCE along the east line of Luna Road, the following:

N 32°27'13" W, 842.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A tangent curve to the right having a central angle of 02°06'30", a radius of 1460.00 feet, a chord of N 31°23'58" W – 53.72 feet, an arc length of 53.72 feet to a 1/2" iron rod with plastic cap found;

And N 22°45'01" W, 156.87 feet to a 1/2" iron rod with plastic cap found for the south end of said corner clip;

THENCE N 26°29'49" E, 46.81 feet along said corner clip to the POINT OF BEGINNING with the subject tract containing 813,003 square feet or 18.664 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CADG MERCER CROSSING HOLDINGS, LLC acting by and through their duly authorized agents, do hereby adopt this plat designating the herein above described property as **COVENTRY ADDITION**, 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.

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: _____
Mehrdad Moayedi, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mehrdad Moayedi, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019.

Notary Public, 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 CONVENTRY 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 THE 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 RUNOOFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN 100 YEAR FLOOD PLAIN, AS HEREINAFTER DEFINED IN COVENTRY 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 HOME OWNERS ASSOCIATION AND/OR THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR.

THE NATURAL DRAINAGE CHANNELS AND WATER COURSES THROUGH COVENTRY 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 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

| Parcel Table | | |
|--------------|----------------|---------|
| Lot # | Area (Sq. Ft.) | Block # |
| 1 | 7,966 | A |
| 2 | 5,713 | A |
| 3 | 5,460 | A |
| 4 | 5,460 | A |
| 5 | 5,460 | A |
| 6 | 5,460 | A |
| 7 | 5,460 | A |
| 8 | 5,460 | A |
| 9 | 5,462 | A |
| 10 | 8,869 | A |
| 11 | 10,345 | A |
| 12 | 8,368 | A |
| 13 | 5,465 | A |
| 14 | 5,465 | A |
| 15 | 5,250 | A |
| 16 | 5,250 | A |
| 17 | 5,250 | A |
| 18 | 5,250 | A |
| 19 | 5,250 | A |
| 20 | 5,250 | A |
| 21 | 5,250 | A |

| Parcel Table | | |
|--------------|----------------|---------|
| Lot # | Area (Sq. Ft.) | Block # |
| 22 | 5,250 | A |
| 23 | 5,465 | A |
| 24 | 7,904 | A |
| 25 | 11,362 | A |
| 26 | 5,250 | A |
| 27 | 5,250 | A |
| 28 | 5,250 | A |
| 29 | 5,250 | A |
| 30 | 5,250 | A |
| 31 | 5,250 | A |
| 32 | 5,250 | A |
| 33 | 5,250 | A |
| 34 | 5,250 | A |
| 35 | 5,250 | A |
| 36 | 5,250 | A |
| 37 | 5,465 | A |
| 38 | 9,073 | A |
| 39 | 7,871 | A |
| 40 | 6,711 | A |
| 41 | 6,706 | A |

| Parcel Table | | |
|--------------|----------------|---------|
| Lot # | Area (Sq. Ft.) | Block # |
| 1 | 6,578 | B |
| 2 | 5,250 | B |
| 3 | 5,250 | B |
| 4 | 5,250 | B |
| 5 | 5,861 | B |
| 6 | 7,927 | B |
| 7 | 5,617 | B |
| 8 | 5,522 | B |
| 9 | 5,515 | B |
| 10 | 6,156 | B |
| 11 | 6,023 | B |
| 12 | 5,436 | B |
| 13 | 5,436 | B |
| 14 | 5,436 | B |
| 15 | 5,436 | B |
| 16 | 5,436 | B |
| 17 | 8,456 | B |

| Parcel Table | | |
|--------------|----------------|---------|
| Lot # | Area (Sq. Ft.) | Block # |
| 1 | 6,898 | C |
| 2 | 6,250 | C |
| 3 | 6,250 | C |
| 4 | 6,250 | C |
| 5 | 6,250 | C |
| 6 | 6,250 | C |
| 7 | 6,250 | C |
| 8 | 6,250 | C |
| 9 | 6,992 | C |

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Farmers Branch, Texas.

Dated this the _____ day of _____, 2019.



DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019.

Notary Public, State of Texas

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

FINAL PLAT

COVENTRY ADDITION

18.664 ACRES (813,003 S.F.)

BEING A REPLAT OF A PORTION OF BLOCK E,
WESTSIDE ADDITION SECTION 1

RECORD IN INST. NO. 200600172708 OPRDCT

AN ADDITION TO THE

CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER / APPLICANT
CADG Mercer Crossing Holdings, LLC
1800 Valley View Lane, Ste. 300
Farmers Branch, TX 75234
Telephone (469) 892-7271
Contact: Michael Beaty

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Matt Dorsett