

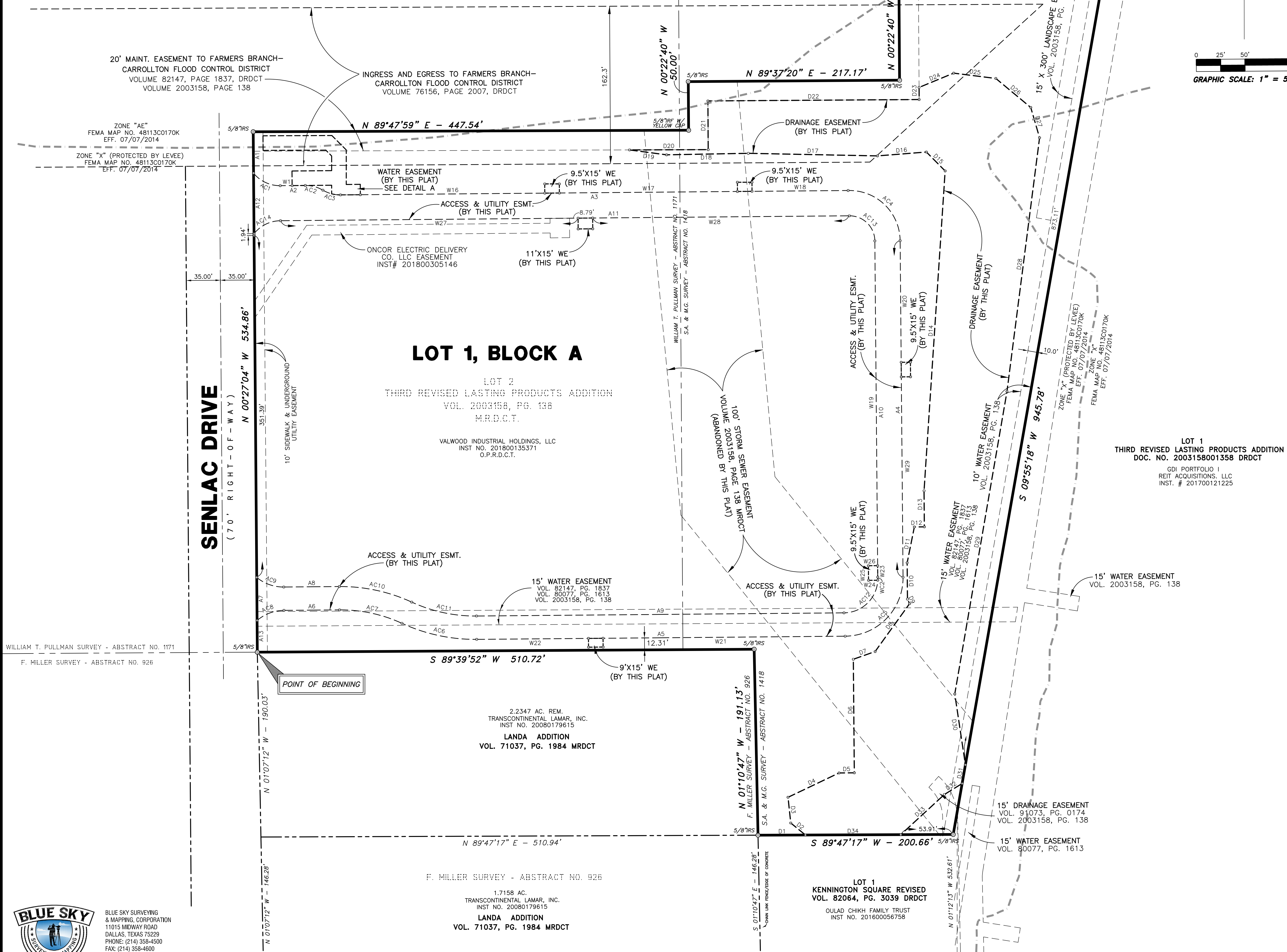
**LEGEND**

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
IRF	IRON ROD FOUND (SIZE AS NOTED)
IRS	IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890"
INST. NO.	INSTRUMENT NUMBER
CM	CONTROL MONUMENT
S.F.	SQUARE FEET
AC.	ACRES
VOL.	VOLUME
PG.	PAGE
WE	WATER EASEMENT

	SUBJECT PROPERTY LINE
	NON SUBJECT PROPERTY LINE
	EASEMENT LINE
	FLOOD ZONE LINE

SEE SHEET 2 FOR EASEMENT LINE AND CURVE DATA TABLES



**OWNER:**  
 VALWOOD INDUSTRIAL HOLDINGS, LLC  
 10000 N CENTRAL EXPRESWAY  
 SUITE 1450  
 DALLAS, TEXAS 75231  
 PHONE: (214) 367-3026  
 CONTACT: WILLIAM BULLEN

**SURVEYOR:**  
 BLUE SKY SURVEYING & MAPPING CORPORATION  
 11015 MIDWAY ROAD  
 DALLAS, TEXAS, 75229  
 PHONE: (214) 358-4500  
 CONTACT: DAVID PETREE  
 EMAIL: DRPETREE@BLUESKYSURVEYING.COM  
 TBPLS REGISTRATION NO. 10105700

**ENGINEER:**  
 HALFF ASSOCIATES, INC.  
 3803 PARKWOOD BLVD, SUITE 800  
 FRISCO, TX 75034-8641  
 PHONE: (214) 217-6463  
 CONTACT: BRIAN SATAGAJ, PE  
 EMAIL: BSATAGAJ@HALFF.COM

**FINAL PLAT**  
**SENLAC INDUSTRIAL ADDITION**  
**LOT 1, BLOCK A**  
 (520,054 SQ FT OR 11.9388 ACRES)  
 BEING A REPLAT OF LOT 2  
 THIRD REVISED LASTING PRODUCTS ADDITION  
 RECORD INSTRUMENT NO. 200315800138 DRDCT  
 AN ADDITION TO THE CITY OF FARMERS BRANCH  
 DALLAS COUNTY, TEXAS SITUATED IN THE  
 WILLIAM H. PULLMAN SURVEY, ABSTRACT NO.1171  
 AND S.A. & M.G SURVEY ABSTRACT NO.1418

**BLUE SKY**  
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VALLEYVIEWSENLACNEC\PLAT2018\

MAY 9, 2019

SHEET 1 OF 2

STATE OF TEXAS }  
COUNTY OF DALLAS }

OWNER'S CERTIFICATE:

WHEREAS VALWOOD INDUSTRIAL HOLDINGS, LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND OUT OF THE WILLIAM H. PULLMAN SURVEY, ABSTRACT NO. 1171, AND S.A. AND M.G. RAILROAD COMPANY SURVEY ABSTRACT NO. 1418, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 2 OF THIRD REVISED LASTING PRODUCTS ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003158, PAGE 138 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO VALWOOD INDUSTRIAL HOLDINGS, LLC, AND RECORDED IN INSTRUMENT NUMBER 201800135371 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SENLAC DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF LANDA ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71037, PAGE 1984 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TRANSCONTINENTAL LAMAR, INC. AND RECORDED IN INSTRUMENT NUMBER 20080179615 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 00° 27' 04" WEST AND FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SENLAC DRIVE AND THE WEST LINE OF AFORESAID LOT 2 FOR A DISTANCE OF 534.86 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF AFORESAID LOT 2;

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID SENLAC DRIVE AND ALONG THE NORTH LINE OF AFORESAID LOT 2, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (5);

(1) NORTH 89° 47' 59" EAST FOR A DISTANCE OF 447.54 FEET TO A 5/8" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

(2) NORTH 00° 22' 40" WEST FOR A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(3) NORTH 89° 37' 20" EAST FOR A DISTANCE OF 217.17 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(4) NORTH 00° 22' 40" WEST FOR A DISTANCE OF 155.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(5) NORTH 89° 37' 20" EAST FOR A DISTANCE OF 219.14 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF AFORESAID LOT 2, SAID POINT BEING A COMMON CORNER AND IN THE WEST LINE OF LOT 1 OF THIRD REVISED LASTING PRODUCTS ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 200315800138 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO GDI PORTFOLIO I REIT ACQUISITIONS, LLC AND RECORDED IN INSTRUMENT NUMBER 201700121225 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 09° 55' 18" WEST ALONG THE EAST LINE OF AFORESAID LOT 2 AND THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 945.78 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF AFORESAID LOT 2 AND THE NORTHEAST CORNER OF LOT 1 OF KENNINGTON SQUARE REVISED, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82064, PAGE 3039 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO OULAD CHIKH FAMILY TRUST AND RECORDED IN INSTRUMENT NO. 201600056758 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 89° 47' 17" WEST ALONG A SOUTH LINE OF AFORESAID LOT 2 AND THE NORTH LINE OF LOT 1 OF KENNINGTON SQUARE REVISED ADDITION FOR A DISTANCE OF 200.66 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST LINE OF AFORESAID LANDA ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71037, PAGE 1984 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 01° 10' 47" WEST ALONG THE COMMON LINE OF AFORESAID LOT 2 AND LANDA ADDITION FOR A DISTANCE OF 191.13 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID LANDA ADDITION;

THENCE SOUTH 89° 39' 52" WEST ALONG THE SOUTH LINE OF AFORESAID LOT 2 AND THE NORTH LINE OF SAID LANDA ADDITION FOR A DISTANCE OF 510.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.9388 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VALWOOD INDUSTRIAL HOLDINGS, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, WILLIAM BULLEN DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK A OF SENLAC INDUSTRIAL 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.

EXECUTED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

VALWOOD INDUSTRIAL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: PANATTONI DEVELOPMENT COMPANY, INC.,  
A CALIFORNIA CORPORATION,  
ITS MANAGER

BY: \_\_\_\_\_  
WILLIAM BULLEN, PRESIDENT/CHIEF OPERATING OFFICER

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 WILLIAM BULLEN, 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

STATE OF TEXAS }  
COUNTY OF \_\_\_\_\_ }

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS: THAT, PINNACLE BANK, BEING THE LIEN HOLDER OF THE ABOVE DESCRIBED PROPERTY, ACTING BY AND THROUGH \_\_\_\_\_, DULY AUTHORIZED SO TO ACT, DO HEREBY CONCUR WITH THE PROVISIONS OF THE OWNER'S CERTIFICATE.

EXECUTED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_  
NAME / TITLE

STATE OF TEXAS }  
COUNTY OF \_\_\_\_\_ }

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 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

SURVEYOR'S STATEMENT

I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF FARMERS BRANCH, 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

CERTIFICATE OF APPROVAL

CHARMAN, 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

FLOOD NOTES:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR ANGELINA COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 4813C0170K, EFFECTIVE DATE, JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES PARTIALLY IN FLOOD ZONE "AE" AND FLOOD ZONE "X" (BY GRAPHIC SCALE).

FLOOD ZONE AE

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. (BASE FLOOD ELEVATIONS DETERMINED)

FLOOD ZONE X (PROTECTED BY LEVEE)

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.

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 SENLAC INDUSTRIAL 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 SENLAC INDUSTRIAL 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 ALLEVATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE CHANNELS AND WATER COURSES THROUGH SENLAC INDUSTRIAL 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

OWNER:

VALWOOD INDUSTRIAL HOLDINGS, LLC  
10000 N CENTRAL EXPRESWAY  
SUITE 1450  
DALLAS, TEXAS 75231  
PHONE: (214) 367-3026  
CONTACT: WILLIAM BULLEN

SURVEYOR:

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ENGINEER:

HALFF ASSOCIATES, INC.  
3803 PARKWOOD BLVD, SUITE 800  
FRISCO, TX 75034-8641  
PHONE: (214) 217-6463  
CONTACT: BRIAN SATAGAJ, PE  
EMAIL: BSATAGAJ@HALFF.COM

~ ACCESS EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
A1	S00°27'04"E	42.57'
A2	N89°30'17"E	25.81'
A3	N89°30'17"E	321.84'
A4	S00°29'43"E	346.00'
A5	S89°30'17"W	378.76'
A6	S89°30'17"W	57.14'
A7	N00°27'04"W	44.22'
A8	N89°30'17"E	57.14'
A9	N89°30'17"E	377.76'
A10	N00°29'43"W	345.63'
A11	S89°30'17"W	584.77'
A12	N00°27'04"W	62.15'
A13	S00°27'04"E	32.59'

~ ACCESS EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH.	BEARING	CHORD
AC1	35.00'	51°14'47"	31.30'	S64°52'20"E	30.27'	
AC2	35.00'	31°00'10"	18.94'	N74°59'38"W	18.71'	
AC3	35.00'	31°00'10"	18.94'	S74°59'38"E	18.71'	
AC4	52.02'	91°04'37"	82.68'	N46°02'28"W	74.25'	
AC5	60.00'	90°00'00"	94.25'	N44°30'17"E	84.85'	
AC6	180.00'	25°14'38"	79.31'	S77°52'24"E	78.67'	
AC7	150.00'	25°14'38"	66.09'	N77°52'24"W	65.56'	
AC8	43.00'	40°08'00"	30.12'	S69°26'17"W	29.51'	
AC9	43.00'	40°04'28"	30.08'	S70°27'30"E	29.47'	
AC10	174.00'	25°14'38"	76.66'	N77°52'24"W	76.04'	
AC11	156.00'	25°14'38"	68.73'	S77°52'24"E	68.18'	
AC12	35.03'	92°12'14"	56.37'	N43°24'09"E	50.48'	
AC13	26.00'	90°00'00"	40.84'	N45°29'43"W	36.77'	
AC14	35.00'	51°11'18"	31.27'	S63°54'38"W	30.24'	

~ DRAINAGE ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
D1	N89°47'17"E	48.75'
D2	N50°40'55"W	19.54'
D3	N05°59'19"W	26.54'
D4	N64°31'00"E	58.10'
D5	N89°30'17"E	15.68'
D6	N00°29'43"W	116.73'
D7	N70°32'43"E	23.73'
D8	N35°44'51"E	60.66'
D9	N24°53'16"W	5.15'
D10	N00°29'43"W	37.39'
D11	N11°22'50"E	37.51'
D12	N89°30'17"E	10.28'
D13	N00°29'43"W	37.09'
D14	N03°46'36"E	329.44'
D15	N44°47'42"W	27.36'
D16	S85°29'14"W	50.49'
D17	N88°51'22"W	132.78'
D18	S88°56'37"W	84.00'
D19	N82°27'05"W	38.40'
D20	N89°48'05"E	80.87'
D21	N00°22'42"W	50.06'
D22	N89°30'17"E	217.17'
D23	N00°22'42"W	12.45'
D24	N67°32'15"E	38.43'
D25	S82°50'03"E	43.70'
D26	S50°16'57"E	46.71'
D27	S16°14'43"E	32.39'
D28	S07°19'17"W	262.84'
D29	S09°47'32"W	315.66'
D30	S08°31'23"E	73.83'
D31	S09°55'18"W	19.52'
D32	S58°18'56"W	21.48'
D33	S47°20'42"W	60.91'
D34	S89°47'17"W	98.00'

~ WATER ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
W1	N89°30'17"E	12.23'
W2	N00°29'43"W	15.00'
W3	N89°30'17"E	40.79'
W4	N00°00'00"E	15.07'
W5	N45°00'00"W	8.50'
W6	S89°46'13"W	64.46'
W7	N00°29'28"W	15.00'
W8	N89°46'13"E	70.77'
W9	S45°00'00"E	20.96'
W10	S00°00'00"E	35.49'
W11	N89°30'17"E	14.38'
W12	S00°29'43"E	10.66'
W13	S89°30'17"W	20.41'
W14	N00°00'00"E	8.81'
W15	S89°30'17"W	40.66'
W16	N89°30'17"E	189.59'
W17	N89°30'17"E	183.04'
W18	N89°30'17"E	98.80'
W19	S00°29'43"E	333.81'
W20	S00°29'43"E	125.00'
W21	N89°30'17"E	248.91'
W22	N89°30'17"E	114.86'
W23	S00°29'43"E	11.81'
W24	S89°30'41"W	9.48'
W25	N00°29'43"W	15.00'
W26	N89°30'17"E	9.50'
W27	S89°30'17"W	305.94'
W28	S89°30'17"W	263.84'
W29	S00°29'43"E	206.00'

~ WATER EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	35.00'	14°59'19"	9.16'	S83°00'04"E	9.13'
WC2	35.04'	5°12'46"	3.19'	N00°03'50"W	3.19'

FINAL PLAT  
SENLAC INDUSTRIAL ADDITION  
LOT 1, BLOCK A  
(520,054 SQ FT OR 11.9388 ACRES)

BEING A REPLAT OF LOT 2  
THIRD REVISED LASTING PRODUCTS ADDITION  
RECORD INSTRUMENT NO. 200315800138 DRDCT  
AN ADDITION TO THE CITY OF FARMERS BRANCH  
DALLAS COUNTY, TEXAS SITUATED IN THE  
WILLIAM H. PULLMAN SURVEY, ABSTRACT NO.1171  
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