



**FARMERS  
BRANCH**

# City Council

June 18, 2019

Subject Property  
Senlac Industrial Addition



LOCATION MAP





Proposed Plat

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.O. RAILROAD COMPANY SURVEY ABSTRACT NO. 1414, 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 AND 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 1584 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 20080719615 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 00° 27' 44" 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 SET 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. 200315800158 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CCI PORTFOLIO I REIT ACQUISITIONS, LLC AND RECORDED IN INSTRUMENT NUMBER 201700121225 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 08° 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 KENNEDY SQUARE REVISED ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80054, PAGE 5035 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO OULAD CHIKH FAMILY TRUST AND RECORDED IN INSTRUMENT NO. 201800069758 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 KENNEDY SQUARE REVISED ADDITION FOR A DISTANCE OF 200.86 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 1584 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 121.13 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 DECLARATION

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 PROPERTY DESCRIBED HEREIN 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 UTILITY 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 PART 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 OWNER.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS, OF THE CITY OF FARMERS BRANCH.

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

VALWOOD INDUSTRIAL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: PANATTON 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.

EXECUTED 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 PRINCIPLE BANK, BEING THE LEGAL 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 \_\_\_\_\_ 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.

EXECUTED 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.

EXECUTED UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_

APPROVED BY THE CITY OF FARMERS BRANCH, TEXAS ON THIS \_\_\_\_\_ 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 ANGELO COUNTY, TEXAS AND INCORPORATED HEREIN, MAP NO. 48150C020E, 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 (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. (BASE FLOOD ELEVATIONS DETERMINED)

FLOOD ZONE X (PROTECTED BY LEVEE)

AREAS OF 1:25 ANNUAL CHANCE FLOODS AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 17FEET TO 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

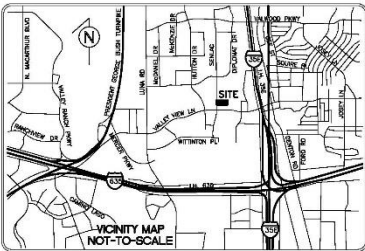
THIS PLAT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH AND ACCEPTED BY THE OWNER, SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNER, HIS HEIRS, GRANTEES, SUCCESSORS, AND ASSIGNS: THE EXISTING WATER COURSES, CREEK WITH ITS FLOOD PLAIN TRAVELING WITHIN THE LIMITS 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 TRAVELING 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 TRAVELING 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 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 COINCIDENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE 100 YEAR FLOOD PLAIN ADJACENT TO THE FLOOD PLAIN WITHIN THE SUBDIVISION SHALL BE BUILT TO MINIMUM FLOOR ELEVATIONS AS REQUIRED BY FLOOD PLAIN ADMINISTRATOR.

MARC BENLEY, P.E. CFM  
DIRECTOR OF PUBLIC WORKS

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

SURVEYOR:  
BLUE SKY SURVEYING & MAPPING CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS, 75228  
PHONE: (214) 358-4500  
CONTACT: DAVID PETREE  
EMAIL: DPTREE@BLUESKYSURVEYING.COM  
TBP'S REGISTRATION NO. 10105700

ENGINEER:  
HALFT ASSOCIATES, INC.  
3803 PARKWOOD BLVD., SUITE 800  
FRIEDRICH, TX 75054-8641  
PHONE: (214) 217-6483  
CONTACT: BRIAN SATAGAI, PE  
EMAIL: BSATAGAI@HALFT.COM



+ ACCESS EASEMENT CURVE TABLE -					+ ACCESS EASEMENT CURVE TABLE -				
NO.	BEARING	DISTANCE	NO.	BEARING	NO.	RADIUS	DELTA	ARC	CHORD
A1	S00°27'50"E	44.87	A01	S50.00°	S11°44'47"	31.30	184°52'20"	30.27	
A2	N89°37'17"E	68.81	A02	S50.00°	S11°00'10"	18.84	174°59'28"	18.71	
A3	N89°37'17"E	68.81	A03	S50.00°	S11°00'10"	18.84	174°59'28"	18.71	
A4	S00°27'50"E	44.87	A04	S50.00°	S11°00'10"	18.84	174°59'28"	18.71	
A5	N89°37'17"E	378.78	A05	S00°00'00"	S44.50°	N44°30'17"	84.80		
A6	S89°37'17"E	37.14	A06	S89°00'00"	S44.50°	N44°30'17"	84.80		
A7	N00°27'50"E	155.00	A07	S89°00'00"	S44.50°	N44°30'17"	84.80		
A8	N89°37'17"E	57.14	A08	S89°00'00"	S44.50°	N44°30'17"	84.80		
A9	N89°37'17"E	37.14	A09	S89°00'00"	S44.50°	N44°30'17"	84.80		
A10	N00°27'50"E	155.00	A10	S89°00'00"	S44.50°	N44°30'17"	84.80		
A11	N89°37'17"E	57.14	A11	S89°00'00"	S44.50°	N44°30'17"	84.80		
A12	N89°37'17"E	37.14	A12	S89°00'00"	S44.50°	N44°30'17"	84.80		
A13	S00°27'50"E	44.87	A13	S89°00'00"	S44.50°	N44°30'17"	84.80		

+ DRAINAGE ESENT LINE TABLE -					+ WATER ESENT LINE TABLE -				
NO.	BEARING	DISTANCE	NO.	BEARING	NO.	RADIUS	DELTA	ARC	CHORD
D1	N89°37'17"E	68.81	W1	N89°37'17"E	W1	35.00	147°59'18"	5.16	5.16
D2	N89°37'17"E	18.84	W2	N89°37'17"E	W2	35.00	147°59'18"	5.16	5.16
D3	N89°37'17"E	28.54	W3	N89°37'17"E	W3	35.00	147°59'18"	5.16	5.16
D4	N89°37'17"E	58.10	W4	N89°37'17"E	W4	35.00	147°59'18"	5.16	5.16
D5	N89°37'17"E	18.84	W5	N89°37'17"E	W5	35.00	147°59'18"	5.16	5.16
D6	N89°37'17"E	118.73	W6	N89°37'17"E	W6	35.00	147°59'18"	5.16	5.16
D7	N00°27'50"E	28.54	W7	N89°37'17"E	W7	35.00	147°59'18"	5.16	5.16
D8	N89°37'17"E	68.81	W8	N89°37'17"E	W8	35.00	147°59'18"	5.16	5.16
D9	N89°37'17"E	5.19	W9	N89°37'17"E	W9	35.00	147°59'18"	5.16	5.16
D10	N89°37'17"E	37.14	W10	N89°37'17"E	W10	35.00	147°59'18"	5.16	5.16
D11	N11°00'00"E	37.14	W11	N89°37'17"E	W11	35.00	147°59'18"	5.16	5.16
D12	N89°37'17"E	18.84	W12	N89°37'17"E	W12	35.00	147°59'18"	5.16	5.16
D13	N89°37'17"E	37.14	W13	N89°37'17"E	W13	35.00	147°59'18"	5.16	5.16
D14	N89°37'17"E	37.14	W14	N89°37'17"E	W14	35.00	147°59'18"	5.16	5.16
D15	N89°37'17"E	22.36	W15	N89°37'17"E	W15	35.00	147°59'18"	5.16	5.16
D16	N89°37'17"E	50.99	W16	N89°37'17"E	W16	35.00	147°59'18"	5.16	5.16
D17	N89°37'17"E	68.81	W17	N89°37'17"E	W17	35.00	147°59'18"	5.16	5.16
D18	N89°37'17"E	68.81	W18	N89°37'17"E	W18	35.00	147°59'18"	5.16	5.16
D19	N89°37'17"E	68.81	W19	N89°37'17"E	W19	35.00	147°59'18"	5.16	5.16
D20	N89°37'17"E	68.81	W20	N89°37'17"E	W20	35.00	147°59'18"	5.16	5.16
D21	N89°37'17"E	68.81	W21	N89°37'17"E	W21	35.00	147°59'18"	5.16	5.16
D22	N89°37'17"E	217.17	W22	N89°37'17"E	W22	35.00	147°59'18"	5.16	5.16
D23	N89°37'17"E	12.40	W23	N89°37'17"E	W23	35.00	147°59'18"	5.16	5.16
D24	N89°37'17"E	12.40	W24	N89°37'17"E	W24	35.00	147°59'18"	5.16	5.16
D25	N89°37'17"E	43.70	W25	N89°37'17"E	W25	35.00	147°59'18"	5.16	5.16
D26	N89°37'17"E	68.81	W26	N89°37'17"E	W26	35.00	147°59'18"	5.16	5.16
D27	N89°37'17"E	37.14	W27	N89°37'17"E	W27	35.00	147°59'18"	5.16	5.16
D28	N89°37'17"E	37.14	W28	N89°37'17"E	W28	35.00	147°59'18"	5.16	5.16
D29	N89°37'17"E	310.26	W29	N89°37'17"E	W29	35.00	147°59'18"	5.16	5.16
D30	N89°37'17"E	22.36	W30	N89°37'17"E	W30	35.00	147°59'18"	5.16	5.16
D31	N89°37'17"E	19.22	W31	N89°37'17"E	W31	35.00	147°59'18"	5.16	5.16
D32	N89°37'17"E	21.46	W32	N89°37'17"E	W32	35.00	147°59'18"	5.16	5.16
D33	N89°37'17"E	68.81	W33	N89°37'17"E	W33	35.00	147°59'18"	5.16	5.16
D34	N89°37'17"E	68.81	W34	N89°37'17"E	W34	35.00	147°59'18"	5.16	5.16

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



**SECTION A-A**

SCALE: 1" = 40' H  
1" = 4' V

**PROPOSED LEGEND:**

- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- EXISTING WATER METER
- PROPOSED GATE VALVE
- PROPOSED CURB INLET
- PROPOSED 11' LANE ACCESS AND UTILITY EASEMENT
- PROPOSED RETAINING WALL

**LEGEND:**

- EXISTING FIRE OPT'G
- EXISTING 15" DRAIN LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD F'CT'G
- EXISTING DRUCKENBROOK L.C. L.C.
- EXISTING WATER LINE
- EXISTING STORM SEWER
- PROPERTY LINE
- PASSENGER INF
- POWER POLE
- SANITARY SEWER MAN-OLE
- WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER

**SITE DATA SUMMARY TABLE**

ITEM	LOT 1
ZONING	PG 1004 671-07-2071
PROPOSED USE	OFFICE / WAREHOUSE
LOT AREA (SF/AC)	100,000 / 2.30
BUILDING AREA (SF)	153,200 (12,096 SF OFFICE / 139,104 SF WAREHOUSE)
CON AREA (AC)	0.35
TOTAL BUILDING COVERAGE	29.07%
FINISHED FLOOR ELEVATION	38'6" (1 - STORY)
TOTAL PARKING REQUIRED	441.50
BUILDING HEIGHT (FT)	10' (1 - STORY)
WALLS (SF)	12,096 SF
WALLS (SF)	12,096 SF
TOTAL PARKING PROVIDED	61 SPACES
TOTAL PARKING AREA (SF)	29,322
IMPROVISED AREA (SF/AC)	297,418 / 6.77

**NOTES:**

1. THE SANITARY SEWER CONNECTION SHALL BE MADE TO THE EXISTING 15" DRAIN LINE AT THE LOCATION SHOWN ON THE PLAN.
2. THE EXISTING 15" DRAIN LINE SHALL BE RELOCATED TO THE LOCATION SHOWN ON THE PLAN.
3. THE EXISTING 15" DRAIN LINE SHALL BE RELOCATED TO THE LOCATION SHOWN ON THE PLAN.
4. ALL DIMENSIONS ARE FROM "FACE OF CURB" UNLESS OTHERWISE SPECIFIED.

**OWNER:** VALWOOD LOGISTICS CENTER

**DESIGNER:** F. MIFER SURVEY - ABSTRACT NO. 926

**DATE:** FEBRUARY 2016

**PROJECT:** VALWOOD LOGISTICS CENTER  
THIRD REVISED LASTING PRODUCTS ADDITION  
11,938 ACRES OR 520,054 SQ. FT.  
OFFICE / WAREHOUSE  
WILLIAM H. PULLMAN SURVEY ABSTRACT NO. 1171  
S.A. & M.G. RAILROAD COMPANY SURVEY  
ABSTRACT NO. 1418  
FARMERS BRANCH, DALLAS COUNTY, TEXAS

**DATE:** FEBRUARY 2016

**SCALE:** 1" = 40' H  
1" = 4' V

**SECTION A-A**

**PROPOSED LEGEND:**

- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- EXISTING WATER METER
- PROPOSED GATE VALVE
- PROPOSED CURB INLET
- PROPOSED 11' LANE ACCESS AND UTILITY EASEMENT
- PROPOSED RETAINING WALL

**LEGEND:**

- EXISTING FIRE OPT'G
- EXISTING 15" DRAIN LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD F'CT'G
- EXISTING DRUCKENBROOK L.C. L.C.
- EXISTING WATER LINE
- EXISTING STORM SEWER
- PROPERTY LINE
- PASSENGER INF
- POWER POLE
- SANITARY SEWER MAN-OLE
- WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER

**SITE DATA SUMMARY TABLE**

ITEM	LOT 1
ZONING	PG 1004 671-07-2071
PROPOSED USE	OFFICE / WAREHOUSE
LOT AREA (SF/AC)	100,000 / 2.30
BUILDING AREA (SF)	153,200 (12,096 SF OFFICE / 139,104 SF WAREHOUSE)
CON AREA (AC)	0.35
TOTAL BUILDING COVERAGE	29.07%
FINISHED FLOOR ELEVATION	38'6" (1 - STORY)
TOTAL PARKING REQUIRED	441.50
BUILDING HEIGHT (FT)	10' (1 - STORY)
WALLS (SF)	12,096 SF
WALLS (SF)	12,096 SF
TOTAL PARKING PROVIDED	61 SPACES
TOTAL PARKING AREA (SF)	29,322
IMPROVISED AREA (SF/AC)	297,418 / 6.77

**NOTES:**

1. THE SANITARY SEWER CONNECTION SHALL BE MADE TO THE EXISTING 15" DRAIN LINE AT THE LOCATION SHOWN ON THE PLAN.
2. THE EXISTING 15" DRAIN LINE SHALL BE RELOCATED TO THE LOCATION SHOWN ON THE PLAN.
3. THE EXISTING 15" DRAIN LINE SHALL BE RELOCATED TO THE LOCATION SHOWN ON THE PLAN.
4. ALL DIMENSIONS ARE FROM "FACE OF CURB" UNLESS OTHERWISE SPECIFIED.

**OWNER:** VALWOOD LOGISTICS CENTER

**DESIGNER:** F. MIFER SURVEY - ABSTRACT NO. 926

**DATE:** FEBRUARY 2016

**PROJECT:** VALWOOD LOGISTICS CENTER  
THIRD REVISED LASTING PRODUCTS ADDITION  
11,938 ACRES OR 520,054 SQ. FT.  
OFFICE / WAREHOUSE  
WILLIAM H. PULLMAN SURVEY ABSTRACT NO. 1171  
S.A. & M.G. RAILROAD COMPANY SURVEY  
ABSTRACT NO. 1418  
FARMERS BRANCH, DALLAS COUNTY, TEXAS

**DATE:** FEBRUARY 2016

**SCALE:** 1" = 40' H  
1" = 4' V

**SECTION A-A**

**PROPOSED LEGEND:**

- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- EXISTING WATER METER
- PROPOSED GATE VALVE
- PROPOSED CURB INLET
- PROPOSED 11' LANE ACCESS AND UTILITY EASEMENT
- PROPOSED RETAINING WALL

**LEGEND:**

- EXISTING FIRE OPT'G
- EXISTING 15" DRAIN LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD F'CT'G
- EXISTING DRUCKENBROOK L.C. L.C.
- EXISTING WATER LINE
- EXISTING STORM SEWER
- PROPERTY LINE
- PASSENGER INF
- POWER POLE
- SANITARY SEWER MAN-OLE
- WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER

**SITE DATA SUMMARY TABLE**

ITEM	LOT 1
ZONING	PG 1004 671-07-2071
PROPOSED USE	OFFICE / WAREHOUSE
LOT AREA (SF/AC)	100,000 / 2.30
BUILDING AREA (SF)	153,200 (12,096 SF OFFICE / 139,104 SF WAREHOUSE)
CON AREA (AC)	0.35
TOTAL BUILDING COVERAGE	29.07%
FINISHED FLOOR ELEVATION	38'6" (1 - STORY)
TOTAL PARKING REQUIRED	441.50
BUILDING HEIGHT (FT)	10' (1 - STORY)
WALLS (SF)	12,096 SF
WALLS (SF)	12,096 SF
TOTAL PARKING PROVIDED	61 SPACES
TOTAL PARKING AREA (SF)	29,322
IMPROVISED AREA (SF/AC)	297,418 / 6.77

**NOTES:**

1. THE SANITARY SEWER CONNECTION SHALL BE MADE TO THE EXISTING 15" DRAIN LINE AT THE LOCATION SHOWN ON THE PLAN.
2. THE EXISTING 15" DRAIN LINE SHALL BE RELOCATED TO THE LOCATION SHOWN ON THE PLAN.
3. THE EXISTING 15" DRAIN LINE SHALL BE RELOCATED TO THE LOCATION SHOWN ON THE PLAN.
4. ALL DIMENSIONS ARE FROM "FACE OF CURB" UNLESS OTHERWISE SPECIFIED.

**OWNER:** VALWOOD LOGISTICS CENTER

**DESIGNER:** F. MIFER SURVEY - ABSTRACT NO. 926

**DATE:** FEBRUARY 2016

**PROJECT:** VALWOOD LOGISTICS CENTER  
THIRD REVISED LASTING PRODUCTS ADDITION  
11,938 ACRES OR 520,054 SQ. FT.  
OFFICE / WAREHOUSE  
WILLIAM H. PULLMAN SURVEY ABSTRACT NO. 1171  
S.A. & M.G. RAILROAD COMPANY SURVEY  
ABSTRACT NO. 1418  
FARMERS BRANCH, DALLAS COUNTY, TEXAS

**DATE:** FEBRUARY 2016

**SCALE:** 1