

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Freshpoint Dallas, Inc., and American Produce and Vegetable Company are the owners of a tract of land situated in the Elisha Fike Survey, Abstract No. 478 and the Mary Brown Survey, Abstract No. 159, City of Farmers Branch, Dallas County, Texas and being part of a tract of land described Deed Without Warranty to Freshpoint Dallas, Inc., recorded in Instrument No. 201600172798, Official Public Records, Dallas County, Texas, and being all of a 5.495 acre tract of land described in Warranty Deed to American Produce and Vegetable Company, recorded in Volume 95233, Page 3145, Deed Records, Dallas County, Texas and being all of Lot D, Block 2, of White Swan Addition, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 77180, Page 3075, Deed Records, Dallas County, Texas., and being part of Lot B, Block 2, of Metropolitan Industrial Park, Section No. 1, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 363, Page 1216, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found in the north right-of-way line of Simonton Road (a 60-foot right-of-way) and being the southwest corner of Lot 1, Block A of Alpha West Addition, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Instrument No. 201800047246, Official Public Records, Dallas County, Texas;

THENCE with said north right-of-way line, South 89°06'04" West, a distance of 1138.41 feet to a 3/4-inch iron rod found for the southwest corner of said White Swan Addition and being the southeast corner of a 2.90 acre tract of land described in Special Warranty Deed, to WPI Welch Road II, LLC, recorded in Instrument No. 201200334046, Official Public Records, Dallas County, Texas;

THENCE departing said north right-of-way line and with the east line of said 2.90 acre tract, North 0°54'05" West, a distance of 374.45 feet to a 1/2-inch iron rod found for the northwest corner of said White Swan Addition;

THENCE departing said east line of the 2.90 acre tract, and with the north line of said White Swan Addition, North 89°06'04" East, a distance of 638.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said White Swan Addition and being in the west line of said Freshpoint Dallas, Inc tract from which a 5/8-inch iron rod with plastic cap stamped "COTTON" bears North 81°03' East, a distance of 0.8 feet;

THENCE with said west line, North 0°54'05" West, a distance of 20.20 feet to a point for the northwest corner of said Freshpoint Dallas, Inc, tract, and being in the south line of Lot C1R, Block 2, of Lots C1R and C2R, Block 2, Metropolitan Industrial Park, Section 1, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 93034, Page 3346, Deed Records, Dallas County, Texas, from which a 1/2-inch iron rod bears North 61°58' East, a distance of 0.28 feet;

THENCE with the south lines of said Lot C1R, Block 2 and Lots 1 & 2, of Block 2, of Alpha Addition, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 97182, Page 4444, Deed Records, Dallas County, Texas, the following courses and distances to wit:

North 89°06'04" East, a distance of 234.47 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the left having a central angle of 35°19'33", a radius of 459.28 feet, a chord bearing and distance of North 71°24'37" East, 278.71 feet; In a northeasterly direction, with said curve to the left, an arc distance of 283.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the westerly most northwest corner of a called 0.4831 acre tract of land described in Special Warranty Deed to BV Eagle Alpha, LLC, recorded in Instrument No. 201900098246, Official Public Records, Dallas County, Texas;

THENCE departing said south line of Lot 2, Block 2, and with the west line of said 0.4831 acre tract, South 0°54'05" East, passing at a distance of 99.37 feet a 1/2-inch iron rod with plastic cap stamped "SUMMIT" found for the south corner of said 0.4831 acre tract, continuing with the west line of said Lot 1, Block A, in all a total distance of 479.34 feet to the POINT OF BEGINNING and containing 10.183 acres or 443,577 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, WHEREAS, Freshpoint Dallas, Inc., and American Produce and Vegetable Company, acting by and through their, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **FRESHPOINT 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.

By: Freshpoint Dallas, Inc., By: American Produce and Vegetable Company,

By: _____

Name: David Hartman
Title: President

By: _____

Name: David Hartman
Title: President

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 _____, known to me to be the person whose name is subscribed to the forgoing 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 TEXAS

LEGEND

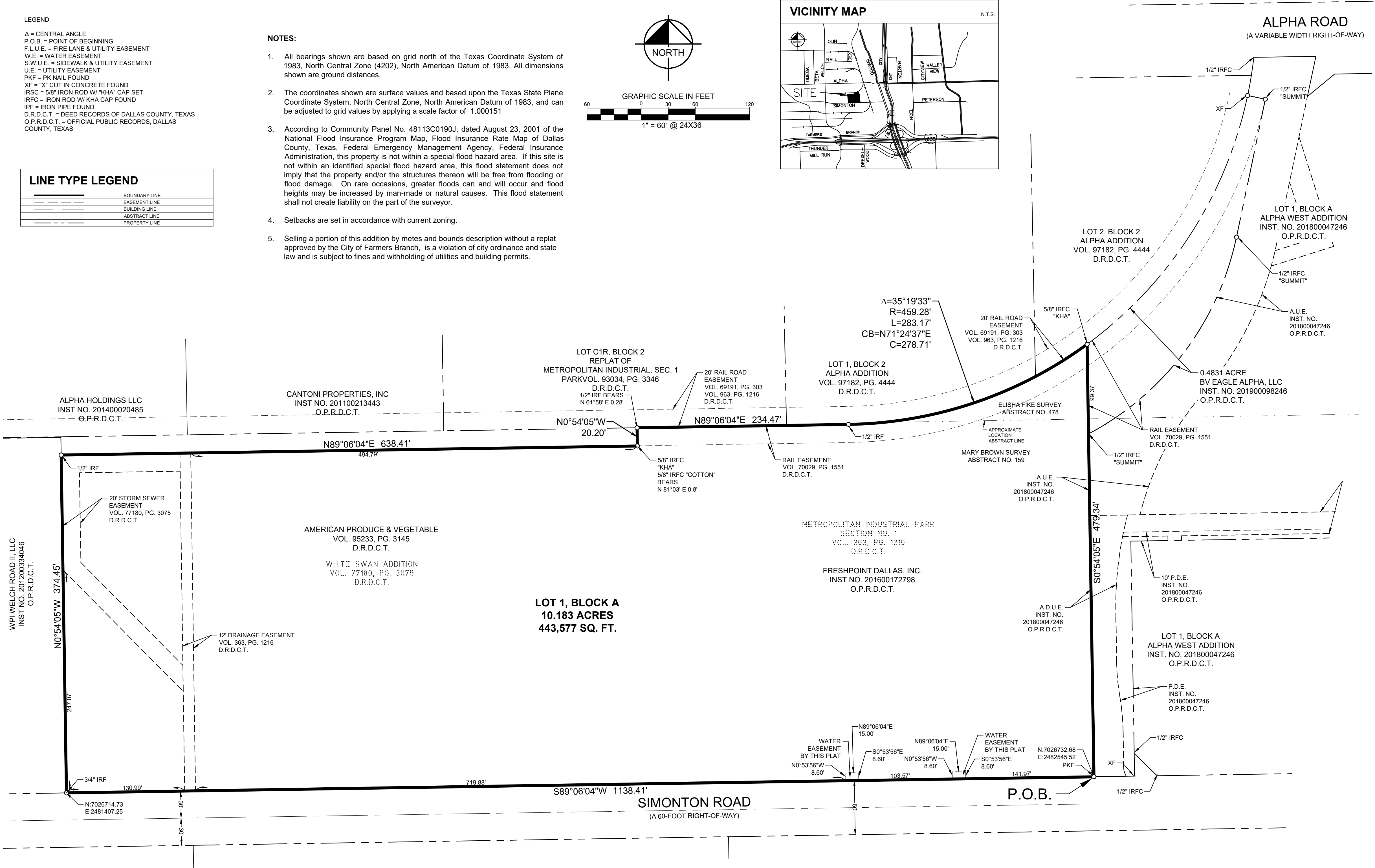
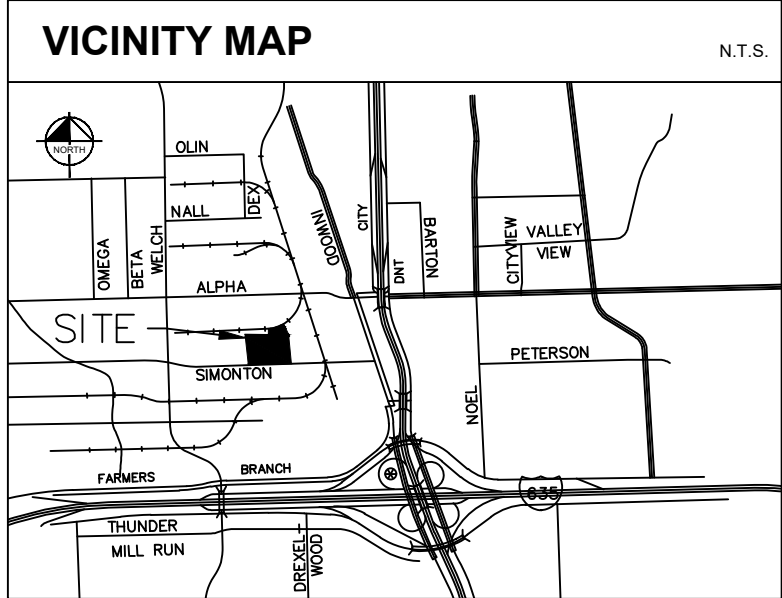
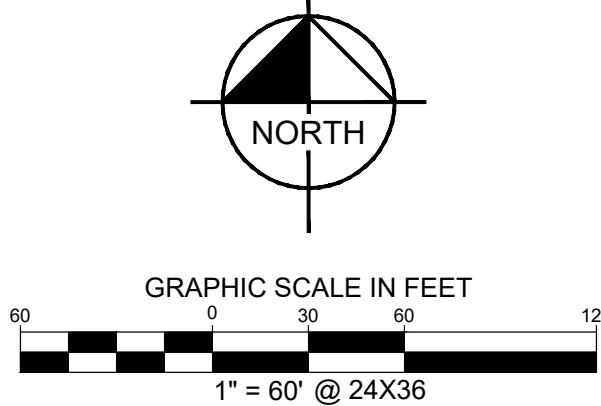
Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
F.L.U.E. = FIRE LANE & UTILITY EASEMENT
W.E. = WATER EASEMENT
S.W.U.E. = SIDEWALK & UTILITY EASEMENT
U.E. = UTILITY EASEMENT
PKF = PK NAIL FOUND
XF = "X" CUT IN CONCRETE FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/ KHA CAP FOUND
IPF = IRON PIPE FOUND
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LINE TYPE LEGEND

_____	BOUNDARY LINE
_____	EASEMENT LINE
_____	BUILDING LINE
_____	ABSTRACT LINE
_____	PROPERTY LINE

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 coordinates shown are surface values and based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, and can be adjusted to grid values by applying a scale factor of 1.000151
- According to Community Panel No. 48113C0190J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Setbacks are set in accordance with current zoning.
- Selling a portion of this addition by metes and bounds description without a replat approved by the City of Farmers Branch, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.



SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Dana Brown, 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 City of Farmers Branch, Texas.

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
dana.brown@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Dana Brown, 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 ____ 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 the _____ day of _____, 20____.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

OWNER:
AMERICAN PRODUCE AND
VEGETABLE COMPANY
8390 LBJ FREEWAY, SUITE 565
DALLAS, TX 75243
CONTACT: DAVID HARTMAN
PHONE: 972-385-5800

OWNER:
FRESHPOINT DALLAS, INC
8390 LBJ FREEWAY, SUITE 565
DALLAS, TX 75243
CONTACT: DAVID HARTMAN
PHONE: 972-385-5800

ENGINEER:
KIMLEY-HORN
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240
CONTACT: DAN GALLAGHER, PE
PHONE: 972-770-1300

FINAL REPLAT
FRESHPOINT ADDITION
LOT 1, BLOCK A
(10.183 ACRES OR 443,577 SQ. FT.)
BEING A REPLAT OF ALL OF
LOT D, BLOCK 2
WHITE SWAN ADDITION
RECORDED IN VOL. 77180, PG. 3075, D.R.D.C.T.
AND PART OF BLOCK B
METROPOLITAN INDUSTRIAL PARK SECTION 1
RECORDED IN VOL. 363, PG. 1216, D.R.D.C.T.
AN ADDITION TO THE CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	DAB	JAN 2018	064429305	1 OF 1