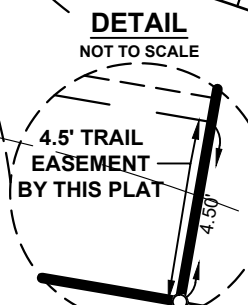


Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
XS = "X" CUT IN STONE WALL SET
XF = "X" CUT IN STONE WALL FOUND
IRSC = IRON ROD WITH CAP SET
IRFC = IRON ROD WITH CAP FOUND
D.R.D.C.T. = DEED RECORDS OF
DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC
RECORDS, DALLAS COUNTY, TEXAS



| LINE TABLE | | |
|------------|-------------|--------|
| NO. | BEARING | LENGTH |
| L1 | N77°51'34"W | 17.54' |
| L2 | N49°17'24"W | 25.26' |
| L3 | N33°02'34"W | 20.74' |
| L4 | N27°32'37"W | 21.45' |
| L5 | N24°34'57"W | 26.23' |
| L6 | N19°36'51"W | 43.90' |
| L7 | N16°34'56"W | 26.03' |
| L8 | N14°57'31"W | 36.56' |
| L9 | N13°47'42"W | 21.39' |
| L10 | N09°40'46"W | 39.71' |
| L11 | N04°49'05"W | 16.08' |
| L12 | N01°23'36"W | 36.86' |

| EASEMENT CURVE TABLE | | | | | |
|----------------------|-----------|---------|---------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 1°48'34" | 396.91' | 12.53' | N07°01'47"E | 12.53' |
| C2 | 6°38'38" | 396.91' | 46.02' | N61°26'35"E | 46.00' |
| C3 | 41°35'28" | 524.49' | 380.73' | N79°13'57"E | 372.43' |
| C4 | 31°00'00" | 127.50' | 68.98' | N30°00'43"W | 68.15' |
| C5 | 31°00'00" | 112.50' | 60.87' | S30°00'43"E | 60.13' |
| C6 | 34°02'29" | 112.50' | 66.84' | N61°13'08"E | 65.86' |
| C7 | 34°02'29" | 112.50' | 75.75' | S16°13'08"W | 74.64' |
| C8 | 24°19'03" | 299.00' | 126.82' | N59°07'56"W | 125.87' |
| C9 | 19°13'10" | 212.00' | 72.22' | N60°23'12"W | 71.87' |
| C10 | 10°00'46" | 100.00' | 17.60' | N40°02'34"W | 15.41' |

| EASEMENT LINE TABLE | | | EASEMENT LINE TABLE | | | EASEMENT LINE TABLE | | |
|---------------------|-------------|--------|---------------------|-------------|--------|---------------------|-------------|--------|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH |
| L1 | N30°52'34"W | 18.81' | L28 | N89°11'53"E | 18.27' | L56 | N10°03'24"E | 10.00' |
| L2 | N59°07'26"E | 19.36' | L29 | S00°48'07"E | 10.00' | L57 | S79°56'36"E | 10.00' |
| L3 | N33°14'22"E | 69.49' | L30 | S89°11'53"W | 25.77' | L58 | N10°01'19"E | 8.30' |
| L4 | N00°48'07"W | 53.70' | L31 | N00°48'07"W | 10.00' | L59 | N40°22'00"W | 23.74' |
| L5 | N89°11'53"E | 0.50' | L32 | N89°11'53"E | 10.00' | L60 | S00°48'07"E | 8.56' |
| L6 | S00°48'07"E | 53.70' | L33 | S00°48'07"E | 25.00' | L61 | S89°11'51"W | 10.00' |
| L7 | S33°14'22"W | 74.58' | L34 | N40°22'00"W | 19.33' | L62 | N00°48'07"W | 8.56' |
| L8 | S30°52'34"E | 3.09' | L35 | N49°38'00"E | 45.50' | L63 | S89°11'53"W | 2.50' |
| L9 | N00°48'07"W | 3.98' | L36 | S40°22'00"E | 10.00' | L64 | N89°11'53"E | 16.73' |
| L10 | N89°11'53"E | 17.16' | L37 | S49°38'00"W | 45.50' | L65 | S00°48'07"E | 10.00' |
| L11 | N45°41'49"W | 20.35' | L38 | N34°58'41"W | 5.12' | L66 | S89°11'53"W | 16.73' |
| L12 | N44°54'54"E | 21.60' | L39 | N34°58'21"W | 52.31' | L67 | N89°11'53"E | 15.79' |
| L13 | S44°54'54"W | 3.54' | L40 | N10°01'13"E | 10.56' | L68 | S00°48'07"E | 10.00' |
| L14 | S76°27'34"W | 24.31' | L41 | S79°58'21"E | 2.50' | L69 | S89°11'53"W | 15.79' |
| L15 | S87°57'34"W | 46.44' | L42 | N34°58'21"W | 1.57' | L70 | N88°58'29"E | 15.79' |
| L16 | N45°32'26"W | 7.22' | L43 | S55°01'39"W | 20.62' | L71 | S00°48'07"E | 10.00' |
| L17 | S44°27'34"W | 3.06' | L44 | N34°58'21"W | 10.00' | L72 | S88°58'29"W | 15.74' |
| L18 | N45°32'26"W | 10.00' | L45 | N55°01'39"E | 20.62' | L73 | S00°48'07"E | 32.22' |
| L19 | N44°27'34"E | 3.06' | L46 | N34°58'21"W | 40.73' | L74 | S44°11'57"W | 8.49' |
| L20 | N45°32'26"W | 1.79' | L47 | N10°01'19"E | 25.28' | L75 | S00°48'07"E | 20.43' |
| L21 | N44°11'53"E | 16.79' | L48 | N79°58'21"W | 12.82' | L76 | S89°11'53"W | 16.73' |
| L22 | N00°48'07"W | 13.43' | L49 | N10°01'39"E | 10.00' | L77 | N45°32'26"W | 6.39' |
| L23 | N44°11'57"E | 8.49' | L50 | S79°58'21"E | 12.82' | L78 | S87°57'34"W | 38.48' |
| L24 | N00°48'07"W | 13.84' | L52 | N79°56'54"W | 10.00' | L79 | N13°32'26"W | 14.17' |
| L25 | N89°11'53"E | 11.16' | L53 | N10°03'06"E | 10.00' | L80 | S43°42'18"W | 25.14' |
| L26 | S00°48'07"E | 10.00' | L54 | S79°56'54"E | 9.99' | | | |
| L27 | S89°11'53"W | 11.16' | L55 | N79°56'36"W | 10.00' | | | |

FINAL PLAT
ALTA LUNA ADDITION
(8.791 ACRES OR 382,937 SQUARE FEET)
BEING OUT OF THE HARRISON C. MARSH SURVEY,
ABSTRACT NO. 916, AN ADDITION TO THE
CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS

Kimley»»Horn

13455 Noel Road, Two Galleria Office
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
 Tel. No. (972) 770-1300
 Fax No. (972) 239-3820

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|-----------|-------------|-----------|
| 1" = 50' | LJG | JAD | JULY 2019 | 067780317 | 1 OF 2 |

OWNER:
TX MANHATTAN LAND, LLC
TCI MANHANTTAN 2, LLC
5440 HARVEST HILL ROAD, STE. 206
DALLAS, TEXAS 75230
CONTACT: RYAN MILLER
PHONE: 469-206-4572

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, TX MANHATTAN LAND, LLC, a Texas limited company, and TCI MANHANTTAN 2, LLC, a Nevada limited liability company are the owners of a tract of land situated in the Harrison C. Marsh Survey, Abstract No. 916, City of Farmers Branch, Dallas County, Texas, being part of a tract of land described in Special Warranty Correction Deed to TX Manhattan Land, LLC recorded in Instrument No. 201600064501 of the Official Public Records of Dallas County, Texas, and part of a tract of land described in General Warranty Deed to TCI Manhattan 2, LLC recorded in Instrument No. 200900073145 of the said Official Public Records, corrected by Instrument No. 201200271768 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north right-of-way line of Knightsbridge Road (100-foot wide right-of-way), and being the southeast corner of Lot 2, Block A, Mercer Crossing South, an addition to the City of Farmers Branch, Texas according to the plat recorded in Instrument No. 201300194446 of said Official Public Records;

THENCE departing said north right-of-way line of Knightsbridge Road, and with the east line of said Lot 2, and the east line of Lot 1, Block A, of said Mercer Crossing South, the following courses and distances:

North 39°47'45" West, a distance of 32.69 feet to a 5/8-inch iron rod with plastic cap stamped "PACHECO KOCH" found for corner;
North 2°51'59" West, a distance of 62.29 feet to a 5/8-inch iron rod with plastic cap stamped "PACHECO KOCH" found for corner;
North 13°43'06" East, a distance of 127.48 feet to a 5/8-inch iron rod with plastic cap stamped "PACHECO KOCH" found for corner;
North 0°22'33" West, passing a 5/8-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the northeast corner of said Lot 2 and the southeast corner of said Lot 1 at a distance of 200.38, continuing in all a total distance of 203.94 feet to an "X" cut in concrete set for corner;
North 7°45'36" East, a distance of 96.86 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for corner;
North 77°51'34" West, a distance of 17.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 49°17'24" West, a distance of 25.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 33°02'34" West, a distance of 20.74 feet to a point for corner; from said point a 3/8-inch iron rod found bears South 72°38'08" West, a distance of 0.84 feet;
North 27°32'37" West, a distance of 21.45 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for corner;
North 24°34'57" West, a distance of 26.23 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 19°36'51" West, a distance of 43.90 feet to an "X" cut in concrete set for corner;
North 16°34'56" West, a distance of 26.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 14°57'31" West, a distance of 36.56 feet to a point for corner; from said point a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found bears North 41°58'05" East, a distance of 0.75 feet;
North 13°47'42" West, a distance of 21.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 9°40'46" West, a distance of 39.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 4°49'05" West, a distance of 16.08 feet to a point for corner; from said point a 3/8-inch iron rod found bears South 24°42'49" West, a distance of 0.62 feet;
North 1°23'36" West, a distance of 36.86 feet to a point for corner; from said point a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found bears North 40°03'23" East, a distance of 0.32 feet;
North 3°42'12" East, a distance of 104.86 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found in the south line of Lot 1, Block A, Lake at Mercer Crossing, an addition to the City of Farmers Branch, Texas according to the plat recorded in Instrument No. 201600228894 of said Official Public Records, and being a northeast corner of said Lot 1, Block A, Mercer Crossing South;

THENCE with said south line of Lot 1, the following courses and distances:

South 36°16'00" East, a distance of 7.56 feet to 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 54°32'07", a radius of 280.00 feet, a chord bearing and distance of South 63°32'04" East, 256.56 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 266.51 feet to a point for corner; from said point a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found bears North 27°46'29" West, a distance of 0.46 feet;
North 89°11'53" East, a distance of 419.11 feet to an "X" cut in stone wall found for the northwest corner of Lot 1, Block A of JPI Knightsbridge Addition, an addition to the City of Farmers Branch according to the plat recorded in Instrument No. 201900070904 of said Official Public Records;

THENCE departing said south line of Lot 1, and with the west line of said Lot 1, Block A, South 10°01'39" West, a distance of 699.79 feet to an "X" cut in concrete set in said north right-of-way line of Knightsbridge Road, being the southwest corner of said Lot 1, Block A, and being the beginning of a non-tangent curve to the left having a central angle of 41°35'05", a radius of 520.00 feet, a chord bearing and distance of South 79°14'07" West, 369.18 feet;

THENCE with said north right-of-way line of Knightsbridge Road, the following courses and distances:

In a southwesterly direction, with said curve to the left, an arc distance of 377.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 12°01'05", a radius of 420.00 feet, a chord bearing and distance of South 64°27'07" West, 87.93 feet;
In a southwesterly direction with said curve to the right, an arc distance of 88.10 feet to the POINT OF BEGINNING and containing 8.791 acres or 382,937 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, WHEREAS, ALTA LUNA CROSSING, LLC, duly authorized so to act, does hereby adopt this plat designating the herein above described property as ALTA LUNA 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 _____ day of _____, 2019.

By: Alta Mercer Crossing, LLC

By: _____
Ryan Miller - Director, North Texas

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 Ryan Miller, 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 TEXAS

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, J. Andy Dobbs, 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.

J. Andy Dobbs
Registered Professional Land Surveyor #6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@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 J. Andy Dobbs, 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 ____th day of _____, 2019.

NOTARY PUBLIC in and for the 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 ALTA LUNA KNIGHTSBRIDGE ADDITION, LOT 1, BLOCK A. 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 ALTA LUNA KNIGHTSBRIDGE ADDITION, LOT 1, BLOCK A, 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 alleviate any undesirable conditions which may occur.

The natural drainage channels and water courses through ALTA LUNA KNIGHTSBRIDGE ADDITION, LOT 1, BLOCK A, 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

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 grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0170K, dated July 7, 2014. As affected by Letter of Map Revision Base on Fill Determination Document (LOMR-F), Case No. 17-060488P, dated May 29, 2018. A portion of the subject property is shown to be located in Zone "X" on said map. The location of said flood zones are approximate and were not located on the ground.
- Building lines and setbacks are set to current zoning.
- 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.

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
ALTA LUNA ADDITION
(8.791 ACRES OR 382,937 SQUARE FEET)
BEING OUT OF THE HARRISON C. MARSH SURVEY,
ABSTRACT NO. 916, AN ADDITION TO THE
CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3829

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|-----------|-------------|-----------|
| 1" = ##' | LJG | JAD | JULY 2019 | 067780317 | 2 OF 2 |

OWNER:
ALTA MERCER CROSSING LLC
5440 HARVEST HILL ROAD, STE. 206
DALLAS, TEXAS 75230
CONTACT: RYAN MILLER
PHONE: 469-206-4572

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

DWG NAME: K:\DWG_SURVEY\60776817\WOOD PARTNERS CROSSING\DWG60776817\WOOD PARTNERS MERCER CROSSING_P.DWG PLOTTED BY: GROSE/CLOSE LINDSAY 7/26/2019 11:01 AM LAST SAVED: 7/26/2019 10:30 AM