

FARMERS BRANCH

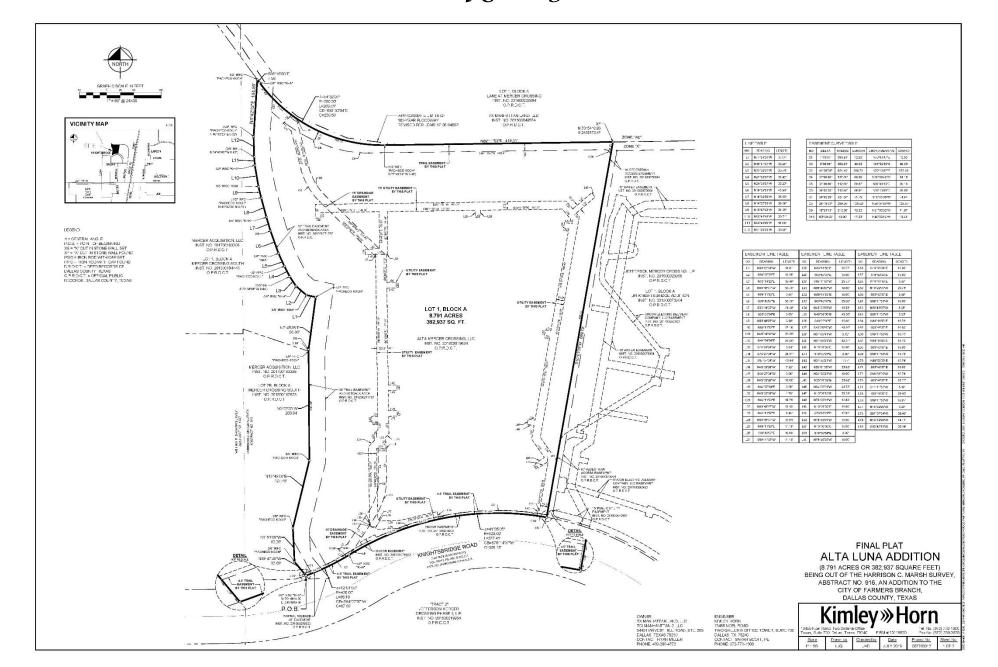
City Council Meeting

August 12, 2019

Subject Property – Alta Luna Addition Zoned: PD-88



Final Plat – Alta Luna Addition pg. 1 of 2



Final Plat – Alta Luna Addition pg. 2 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS

INVESTIGNANT, AND ADMINISTRATIONAL LLC, a least lines contrary, and 170 MANNANTHAIR 2, LLC, a Needs lines along compression the lines and a fine of load label and less in the lines and Sealth Steven Mannato in 5°C digit of lines from a foliage Courty, hone long get of a road of land document in Special Heaviers Controll Date to TX Mannaton Land. LLC recorded in Journal Man, 2000/2005 of the Child and Reconsist of Land Launy, Frome, you call a four of and the least and in Child Warrant Date to Child Environment LLC document in Launy County, and and a four and and least and in Child preference in the Stockholm of the Child Reconsist of Launy Frome, you can be of load in least of and least and in Child Particular Mannatory and the Child Reconsist of Launy Frome, you can be of the land of a fine of the child preference in the Stockholm of the Child Reconsist of Launy Frome, and control as finished.

BEGINNING at a drift inch non roc with plastic cap stamped "KIDA" set in the north right of way line of Anightsordige Road (100 fact wide high-ol-way), and being the southeast comer of Let 2. Block A. Morear Crossing South, an excition to the City of Farmers Branch, Texas according to the pit recorded in notine met No. 2010/10/4469 or set of Chrossin-Vibility Records.

THENCE departing said north right-of-vey line of Knightsbridge Road and with the east line of said Lot 2, and the east line of Lot 1, Block A, of said block? Crossing South, the following counces and distances:

Notin 3914745. Visst la distance of 32.89 feet to a 550 inch normal with obsetic cap stamped "PACHEGO KOCH" found for corner

word a consider of user ear.

North 27, 3237: West a distance of 21,45 feet to a 1/2-indr, ron rod with plastic cap stamped "PAC-IECO KOCH" found for comer.

North 24,3457: West a distance of 28,23 feet to a 5% indr, ron rod with plastic cap stamped "PAC-IECO KOCH" found for comer.

North 24,3457: West a distance of 28,23 feet to a 5% indr, ron rod with plastic cap stamped "PAC-IECO KOCH" found for comer.

Notin 1998-257 Weel a consense of 37.0 Med to 450 km minuted bit debt to delivered 1997 and to come Notin 1998-257 Week a consense of 38.0 Med to 57.0 km minuted bit debt to delivered 1997 and to come Notin 1998-257 Week a consense of 36.0 Med to 55.0 km minuted bit debt to delivered 1997 and to 1997 an

South 35/1800" Dest, a distance of 7.55 feet to 5.5 inch from rod with pisatio assistance of Kill Aliset at the beginning of a tangent curve to the field having a control angle of \$455707", a nation of 250 Of feet, a chiral busing and distance of South 65/19204° East,

see read; southeastany direction, with said curve to the left, an are distance of 296.51 feet to a poin; for comer, from said poin; a 1/2-neh ron rod om pieto e opistamos "MCH-CO-KCM" four o ware feetin 2/1929 Wee, a destroy of C-R let.

Net 30" 1135" Eds., a destroy of A011 feet o an 270-col is sero well derrot feet from criticate comer of Let. J. Block Act J. P.

King instruige Addition, an accition to the City of Flamers Dranon according to the plat recorded in instrument No. 2019/00/1824
of rotal Official Addition Broads.

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

In a southwestery direction with sack outwit to the lieft isner or decome of \$77.0° feet to a 598-och inching of sweeps care to the high faving a certail angle of 120° CCC, a radius of 40000 feet, a conditional conditional

Bearing system based on the Texas Coordinate System of 1980, North Certical Zone (4002). North American Datum of 1969 (2011).

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS

That WHEREAS, ALTA LUNA CROSSING, LLC duy authorized so to act, ones hereby adopt this old coverating the horizin above They WHEREAS, ALTA LUNA CROSSING, LLC dive valenteed so biad, ones made valid the pile designating to form indice controlled powers, and a ATA LUNA ADDRESS of a section of the pile of th and any maintenance are service required or oldinarily sentenmed by that utility.) There will be no permanent structures workings, feaces, uses, shaues, priving or other improvements or provided or described with placed or partied within the 100 year fixed pitch. The maintenance of all elegenment, shown hereon shall be the responsibly of the proving youngs.

This risk approved subject to all risk from poline rows unless and nembriting of the City of Fournes Report. Texas

By: Alta Mercer Crossing, LLC

By: Rvan Miler - Director, North Texas

ACKNOWLEDGEMENT

BEFORE ME, the undersigned authority, a Notsky Public for the State of Terras, on this day personally appeared Ryan Hiller, known to

purposes and consideral filters in expressed.
GIVEN UNDER MY HAVID AND SEAL OF OFFICE this the ______ day of _____

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYORS CERTIFICATION

1, J. Andy Dobbe, a Registered Professional Land Surveyor in the State of Texas, do hereby certains that I have prepared this plat from an actual or this ground survey of the lattil and that for come inhall arise shall be been observed by placed under my personal supervision in accordance with actual sea on Equal planes or the Copy of Parriess Sanch, Texas

Landy Lates
Hageland inflorescene Land Surveyor 26105
Kintlev-orn and Association, life Color of Surveyor 26105
Kintlev-orn and Association, life Color of Surveyor 26105
Kintlev-orn and Association, life Color of Surveyor 26105
Kintlev-orn and Association Color of Surveyor 26105
Kintlev-orn and Color of Surveyor 26105
Kintle PRELIMINARY SURVEY DOCUMENT

REFORM NE, the undersigned sufficiely is Notary Public, on this day personally appeared J. Array Doctas, around to set to be the person vetors mane is substitute to the longuing instruments and address/edged to me that the executed the same for the purpose and come denoting these expressed and in the capacity therein stitled.

CIVEN UNDER MY HAND AND SEAL OF OFFICE this I thiday or

NOTARY FUB. C in and for the STATE OF TEXAS

This plant 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 here, grantees, subsessors, and earigins:

The natural dat region channels and worker counses through ALF ALENKIN (2017-200-100), ADDITION, LOT ILLECKIN, as in the case of all instant channels are abbigate to been reserved where or or that channels cover on an adent which cannot be eithinkly defined. The City of Farmers Branch shall not be refet libre for any carriages of any nature must represent a goodwarder of Newscore instant principation, not residing from the factor of the valueous or structures, which is 100 Year Newscore in the City of the Vision or structures or which the City of the Vision or structures or the City of the City of the Vision of the City of the Vision or structures.

Buildings acpoint to the flood pair within the autorivision shall be built to minimum floor elevations as required by Flood Pair

- 1. All bearings shown are based on grid north of the Toxas Coordinate System of 1949, North Central Zone (4262), North
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North Armidian Court of 1965 on girld conclusion values, must and as review for a secondary.
- 3. Subject property is smoot on the National Flood Insurance Program Flood Insurance Rate Map for Calles County. Texas and noncreate Alexes. Map No. An "SCO" ON, Facility II, As shooting Justice of the Public Salling, I, tests and noncreate Alexes in the An "SCO" ON, Facility II, As shooting Justice of the Public Salling, I, tests and noncreate Alexes of the An Salling III, As a shoot of the Salling III, As a shoot of the subject properly is shown to be costed in Zane "X-on salling III, Tests and III, As a shoot of the subject properly is shown to be costed in Zane "X-on salling III, Tests and III, As a shoot of the subject properly is shown to be costed in Zane "X-on salling III, Tests and III, As a shoot of the subject properly is shown to be subject properly in the salling III and III.
- 4. Building lines and setbacks are set to current zoning.
- Setting a portion of the addition by meter and counds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building resmits.

day of	, 2019
	day of

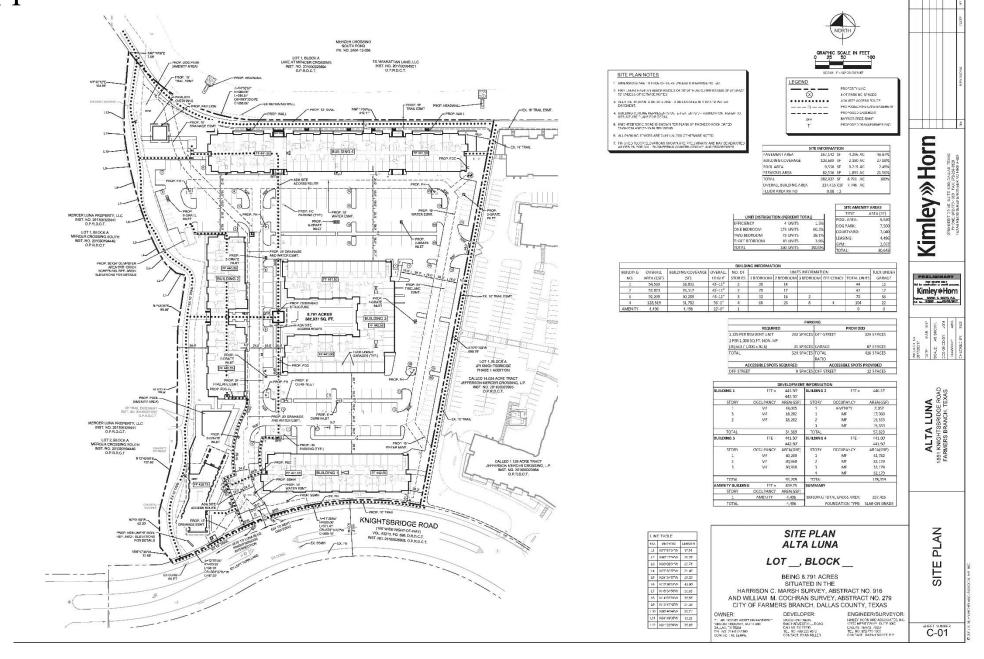
FINAL PLAT ALTA LUNA ADDITION

(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

CWINER: ALTA MERCER CROSSING L.C 5440 HARVEST HILL ROAD, STE. 208 DALLAS TEXAS 75230 CONTACT RYAN MILLER PHONE: 459-205-45/2

TWO GALLERIA OFFICE TOWER, SUITE 700 EALLAS TX 75240 CONTACT SARAH SCOTT, PE PHONE: 972-770-1300

Approved Detailed Site Plan – Alta Luna Addition



Resolution No. 2017-073 Exhibit "B" – Detailed Site Plan