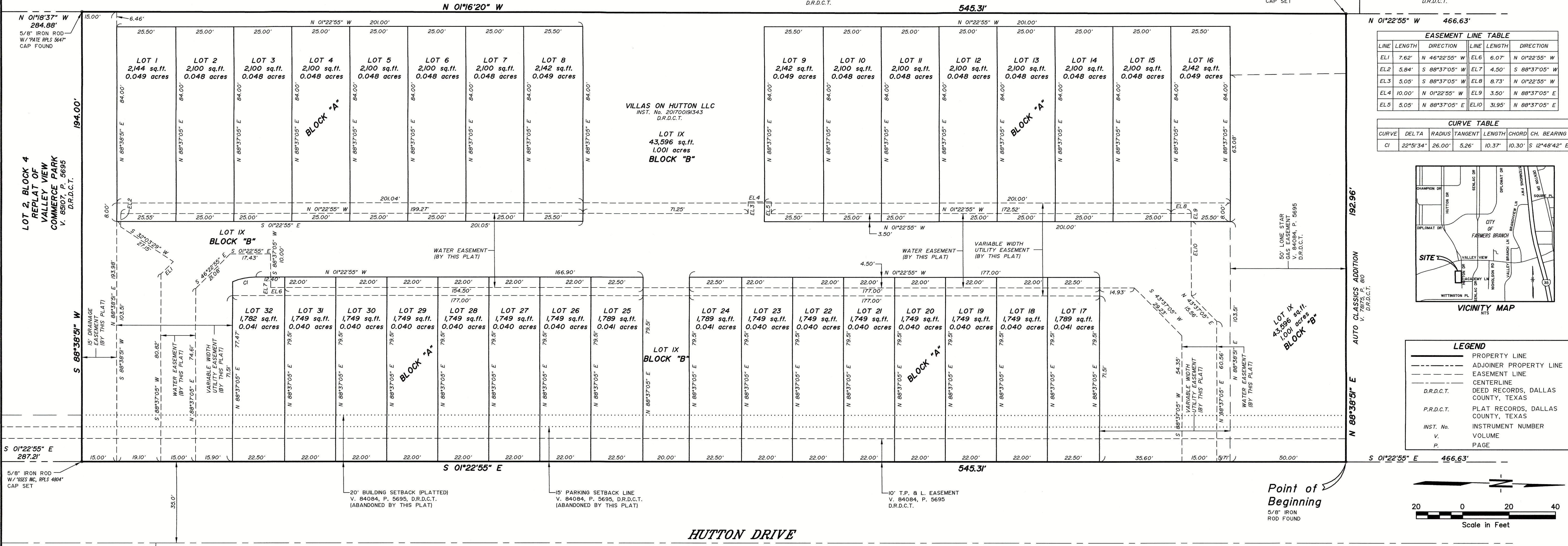


MM MERCER KENSINGTON LLC
INST. No. 201800020421
D.R.D.C.T.

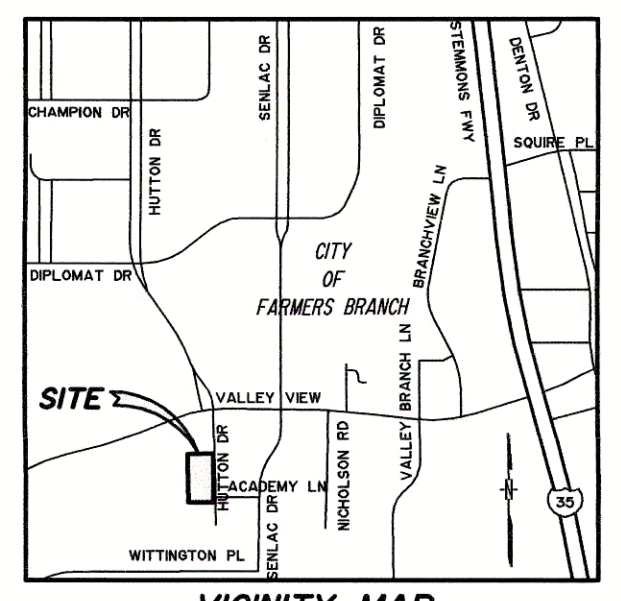
5/8" IRON ROD
W/ "6555 INC. RPLS 4804"
CAP SET

V.H. PRINTING, L.P.
V. 2009555
7153
D.R.D.C.T.

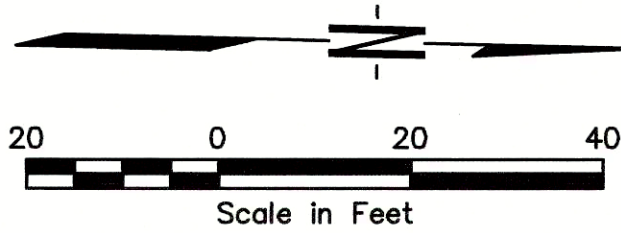


EASEMENT LINE TABLE					
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
EL1	7.62'	N 46°22'55" W	EL6	6.07'	N 01°22'55" W
EL2	5.84'	S 88°37'05" W	EL7	4.50'	S 88°37'05" W
EL3	5.05'	S 88°37'05" W	EL8	8.73'	N 01°22'55" W
EL4	10.00'	N 01°22'55" W	EL9	3.50'	N 88°37'05" E
EL5	5.05'	N 88°37'05" E	EL10	31.95'	N 88°37'05" E

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD	CH. BEARING
CI	22°51'34"	26.00'	5.26'	10.37'	S 12°48'42" E



LEGEND	
—	PROPERTY LINE
- - -	ADJOINER PROPERTY LINE
- - -	EASEMENT LINE
- - -	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF FARMERS BRANCH §

WHEREAS, Villas On Hutton LLC, is the owner of a 2.422 acre tract of land situated in the Francis Miller Survey, Abstract No. 926, City of Farmers Branch, Dallas County, Texas; said tract being all of Lot 1, Block 4, Valley View Commerce Park, an addition to the City of Farmers Branch, according to the plat thereof recorded in Volume 8507, Page 5695, Plat Records, Dallas County, Texas; said Lot 1 having been conveyed to Villas On Hutton LLC by deed recorded in Instrument No. 201700191343, Deed Records, Dallas County, Texas; said 2.422 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found for northeast corner of said Lot 1, Block 4, Valley View Commerce Park and the southeast corner of Auto Classic Addition, an addition to the City of Farmers Branch, recorded in Volume 78175, Page 810, Deed Records, Dallas County, Texas; said point being also on the west right-of-way line of Hutton Drive (70-foot wide public right-of-way);

THENCE, South 01 degree 22 minutes 55 seconds East, with said west right-of-way line, a distance of 545.31 feet to a 5/8-inch iron rod with yellow plastic cap stamped "6555, INC., RPLS 4804" set for the southeast corner of the herein described tract and the northeast corner of Lot 2, Block 4, Replat of Valley View Commerce Park, an addition to the City of Farmers Branch, recorded in Volume 8507, Page 5695, Deed Records, Dallas County, Texas;

THENCE, South 88 degrees 38 minutes 51 seconds West, with the north line of said Lot 2, a distance of 194.00 feet to a 5/8-inch iron rod with plastic cap stamped "PATE RPLS 5647" found for the southwest corner of the herein described tract and the northwest corner of said Lot 2; said point being also on the east line of a tract of land conveyed to MM Mercer Kensington LLC, by deed recorded in Instrument No. 201800020421, Deed Records, Dallas County, Texas;

THENCE, North 01 degree 16 minutes 20 seconds West, with an east line of said MM Mercer Kensington LLC tract, a distance of 545.31 feet to a 5/8-inch iron rod with yellow plastic cap stamped "6555, INC., RPLS 4804" set for the northwest corner of said Lot 1 and the southwest corner of said Auto Classic Addition;

THENCE, North 88 degrees 38 minutes 51 seconds East, with the south line of said Auto Classic Addition, a distance of 192.96 feet to the POINT OF BEGINNING;

CONTAINING, 105,508 square feet or 2.422 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That, VILLAS ON HUTTON, LLC acting by and through WARREN PACKER, duly authorized so to act, does hereby adopt this plat designating the herein above described property as VILLAS ON HUTTON, 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 August, 2019.

By: _____
Warren Packer, Member

NOTES:

1. BUILDING LINES AND SETBACKS ARE SET IN ACCORDANCE WITH THE CURRENT ZONING.

2. HOA LOTS SHALL BE CONSIDERED ACCESS, UTILITY, DRAINAGE AND PEDESTRIAN EASEMENTS FOR THESE PURPOSES GRANTED BY THIS PLAT.

3. 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.

4. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS WITHIN THE BOUNDARIES OF THIS DEVELOPMENT. THIS INCLUDES BUT IS NOT LIMITED TO "PRIVATE" IMPROVEMENTS WITHIN THOSE COMMON AREAS SUCH AS PARKING SPACES, ALLEY PAVING, STRIPING AND MARKERS, DRIVEWAYS, SIDEWALKS, MONUMENTS, WALLS, GATES, SIGNS, MEDIANS, LANDSCAPING AND PRIVATE DRAINAGE SYSTEMS. THIS EXCLUDES PUBLIC UTILITIES AND PUBLIC STREET RIGHTS-OF-WAY.

5. ALL LOTS ALONG FRONTAGE OF HUTTON DRIVE (INCLUDING LOT IX) ARE RESPONSIBLE FOR MAINTAINING LANDSCAPED AREAS TO THE BACK OF STREET CURB LINE.

6. BASIS OF BEARING DERIVED FROM THE TEXAS WDS RTK NETWORK-TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202), AS FOUND MONUMENTED ON THE GROUND.

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
OF
VILLAS ON HUTTON
(105,508 sq.ft or 2.422 acres)
BEING A REPLAT OF
LOT 1, BLOCK 4, VALLEY VIEW COMMERCE PARK
V. 85107, P. 5695, D.R.D.C.T.
OUT OF THE
FRANCIS MILLER SURVEY, ABSTRACT NO. 926
AN ADDITION TO THE
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

Gonzalez & Schneeberg
engineers - surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, TX 75082
Phone: (972) 516-8855
Attn: Robert Schneeberg, PE, RPLS
TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00
SCALE 1" = 20' DATE MAY, 2019 PROJ. NO. 6599-17-01-18 DWG. NO. 6599plat.dwg

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either FOUND (CM) (CM) or placed in compliance with the City of Dallas Development Code, Sec. 51A-6.61 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the 22nd day of August, 2019.

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of August, 2019.

Notary Public in and for the State of Texas