

**BOUNDARY LINE TABLE**

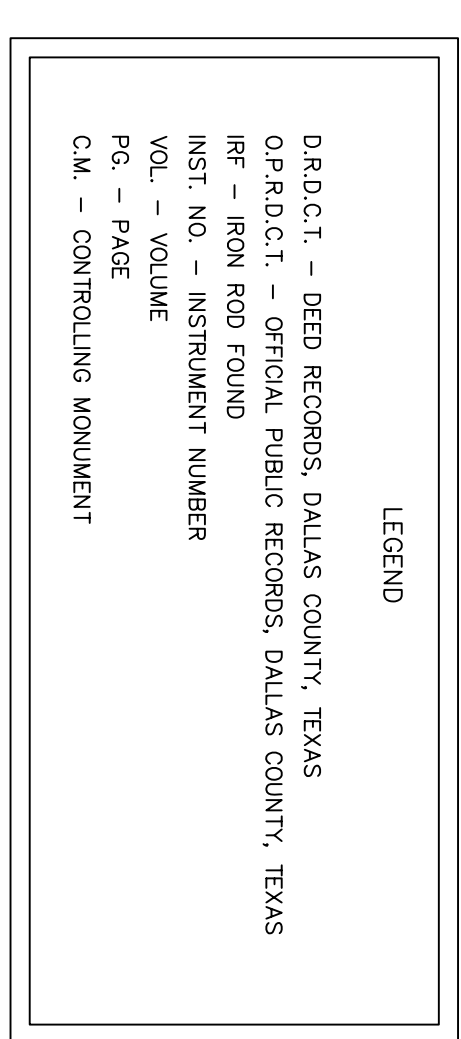
LINE	LENGTH	BEARING
L1	14.44'	S 55°11'17" E
L2	56.00'	S 54°31'20" E
L3	468.77'	S 55°15'19" W
L4	127.67'	S 01°51'05" E
L5	56.00'	S 88°18'55" W
L6	127.67'	N 01°51'05" W
L7	117.25'	N 35°15'19" E
L8	23.93'	N 88°23'41" W
L9	67.95'	S 88°55'19" W
L10	22.47'	N 80°27'20" E
L11	25.47'	N 80°27'20" E

**BOUNDARY CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	585.29'	2050.00'	16°21'30"	N 88°39'05" E	583.30'
C2	63.26'	60.00'	60°24'41"	N 82°40'32" E	60.37'
C3	9.77'	20.00'	27°59'08"	N 66°27'46" E	9.67'
C4	80.38'	3050.00'	01°30'36"	N 79°42'02" E	80.38'

**EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
L12	26.83'	S 35°12'38" W
L13	25.58'	S 35°12'38" W
L14	47.02'	S 86°37'57" W
L15	286.62'	S 40°18'19" W
L16	62.18'	S 51°31'41" E
L17	20.03'	S 35°15'19" W
L18	63.94'	N 51°31'41" W
L19	232.32'	S 40°18'19" W
L20	531.05'	S 85°18'19" W
L21	20.05'	N 00°50'45" W
L22	521.42'	N 85°18'19" E
L23	539.23'	N 40°18'19" E
L24	71.53'	N 86°37'57" E



- NOTES:**
1. IRF - Iron Rod Found
  2. THE BASIS OF BEARING IS THE BEARING (S86°37'57"W) OF THE SOUTH SIDE OF LOT 1A, BLOCK A/6576 OF MERCER BUSINESS PARK EAST NUMBER ONE, INST. NO. 2014003508785 O.P.R.D.C.T.
  3. MERCER BUSINESS PARK EAST NUMBER ONE, INST. NO. 2014003508785 IS A VIOLATION OF STATE LAW AND IS BEING ABANDONED BY SEPARATE INSTRUMENTS AND RECORDING OF ADJUSTED BEARING REPORTS.
  4. THE SITE IS TO BE CREATED FROM A PORTION OF A LOT AND A TRACT OF LAND.
  5. PURPOSE OF PLAT IS TO CREATE LOT 3 FROM A PORTION OF A LOT AND A TRACT OF LAND.
  6. PURPOSE OF PLAT IS TO CREATE LOT 3 FROM A PORTION OF A LOT AND A TRACT OF LAND.
  7. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  8. LOT 1-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
  9. PROPERTY CORNERS SET WITH 1/2 INCH IRON ROD WITH 3" ALUMINUM DISK STAMPED "MERCER BUSINESS PARK EAST NO. 3 RPLS 6122" UNLESS OTHERWISE NOTED HEREON.

**PRELIMINARY PLAT**  
**MERCER BUSINESS PARK EAST NO. 3**  
 A REPLAT OF  
 PART OF LOT 1, BLOCK A/6576  
 OF CITY POINT GOLF CENTER  
 AND PART OF BLOCK B, WESTSIDE ADDITION, SECTION 2  
 JOHN L. PULLIAM SURVEY, ABSTRACT NO. 1156  
 ROBERT J. WEST SURVEY, ABSTRACT NO. 1577  
 CITY OF DALLAS & FARMERS BRANCH, DALLAS COUNTY, TEXAS

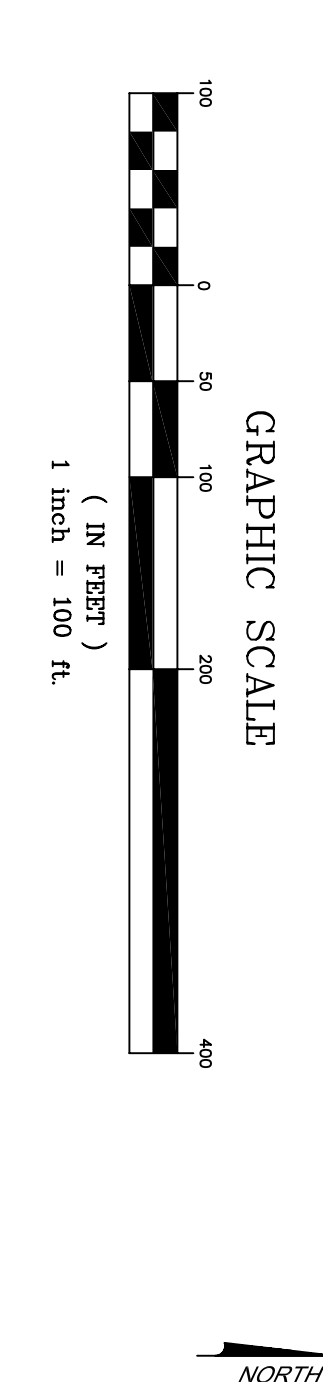
CITY PLAN FILE NO. S145-281

**Engineer:**  
**BINKLEY & BARFIELD C&P, INC.**  
 Contact: Kyle A. Binkley, P.E.  
 8001 Cooney Blvd, Suite 101  
 Richardson, Texas 75080  
 (972) 644-2800 Fax (972) 644-2817  
 Firm Registration #3185

**Owner:**  
**MC12 LAND, LTD.**  
 1722 Round Street, Suite 1313  
 Dallas, Texas 75201  
 (214) 270-1000  
 Contact: George Billingsley

**Owner:**  
**MERCER CROSSING INDUSTRIAL LAND, LTD.**  
 1722 Round Street, Suite 1313  
 Dallas, Texas 75201  
 (214) 270-1000  
 Contact: George Billingsley

JOB NO.:	15-0707	<b>PEISER &amp; MANKIN SURVEYING, LLC</b>	SHEET
DATE:	9/1/2015		
FIELD DATE:	7/24/2015	<a href="http://www.peisersurveying.com">www.peisersurveying.com</a>	
SCALE:	1" = 300'	623 E. DALLAS ROAD	COMMERCIAL
FIELD:	JLH	IRVING, TEXAS 76091	BOUNDARIES
DRAWN:	JLH	817-481-1899 (F)	TOPOGRAPHY
CHECKED:	T.R.M.	Member Since 1977	OF
			2



**PEISER & MANKIN SURVEYING, LLC**  
 623 E. DALLAS ROAD  
 IRVING, TEXAS 76091  
 817-481-1899 (F)  
 Member Since 1977