

ORDINANCE NO. 097- 029

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE OF ZONING FROM C-1, COMMERCIAL TO UC, URBAN CENTER, APPROVING A CONCEPT PLAN FOR THE COMMERCIAL SUB-DISTRICT OF THE URBAN CENTER DISTRICT, AND APPROVING DEVELOPMENT PLANS IN BOTH THE RESIDENTIAL AND COMMERCIAL SUB-DISTRICTS OF THE URBAN CENTER DISTRICT; ON APPLICATION FROM COLUMBUS REALTY TRUST, LOCATED ON 22.01 ACRES ON THE NORTH SIDE OF THE ST. LOUIS AND SOUTHWESTERN RAILROAD TRACK, AND BOUNDED ON THE EAST SIDE BY THE DALLAS NORTH TOLLWAY AND ON THE WEST DSIDE BY QUORUM DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas, as required by State Statutes and the zoning ordinance of the Town of Addison, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, Texas, and helps promote the general welfare and safety of this community, now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, be, and the same is hereby amended by amending the zoning map of the Town of Addison, Texas, so as to give the hereinafter described property the zoning district classification, to-wit: UC - Urban Center. Said property being in the Town of Addison, Texas, and being described as follows:

Tract 1

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, in Town of Addison, Dallas County, Texas, and being a portion of two tracts of land deeded to OPUBCO Properties, Inc. as evidenced by two instruments recorded in Volume 82020, Page 0864 and Volume 84151, Page 3619 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found with "Huitt-Zollars" cap at the intersection of the north right-of-way line of the Dallas Area Rapid Transit Property Acquisition Corporation, (formerly St. Louis Southwestern Railroad) a 100 foot wide right-of-way, as evidenced by instrument recorded in Volume 91008, page 1390 of the Deed Records of Dallas County, Texas, with east right-of-way line of Quorum Drive as established by instrument to the Town of Addison, Texas as recorded in Volume 82093, page 1077 of the Deed Records of Dallas County, Texas;

THENCE, North 00 degrees 08 minutes 00 seconds East along the east right-of-way line of Quorum Drive a distance of 96.69 feet to a one-half inch iron rod found with "Huitt-Zollars" cap at the beginning of a curve to the right having a radius of 1,392.39 feet;

THENCE, continuing along said east right-of-way line of Quorum Drive and along said curve to the right through a central angle of 06 degrees 52 minutes 23 seconds, an arc distance of 167.03 feet, being subtended by a chord which bears North 03 degrees 34 minutes 12 seconds East, and is 166.93 feet in length to a one-half inch iron rod found with "Huitt-Zollars" cap;

THENCE, North 07 degrees 00 minutes 23 seconds East continuing along the east right-of-way line of Quorum Drive a distance of 143.16 feet to a one-half inch iron rod found with "Huitt-Zollars" cap at the beginning of a non-tangent curve to the left having a radius of 130.00 feet;

THENCE, departing said east right-of-way line of Quorum Drive and along said curve to the left through a central angle of 144 degrees 58 minutes 13 seconds,

an arc distance of 328.93 feet, being subtended by a chord which bears North 06 degrees 36 minutes 04 seconds East, and is 247.95 feet in length to a one-half inch iron rod found with "Huitt-Zollars" cap on said east right-of-way line of Quorum Drive, said point being the beginning of a non-tangent curve to the left having a radius of 1,472.39 feet;

THENCE, continuing along said east right-of-way line of Quorum Drive and along said curve to the left through a central angle of 03 degrees 17 minutes 22 seconds, an arc distance of 84.53 feet, being subtended by a chord which bears North 02 degrees 33 minutes 54 seconds East and is 84.52 feet in length to a one-half inch iron rod found with "Huitt-Zollars" cap for the point of tangency of said curve;

THENCE, North 00 degrees 55 minutes 13 seconds East continuing along the east right-of-way line of Quorum Drive a distance of 339.66 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East departing said east right-of-way line of Quorum Drive a distance of 13.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 34.50 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East a distance of 496.03 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, North 00 degrees 55 minutes 13 seconds East a distance of 21.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East a distance of 69.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 218.98 feet to a one-half inch rod set for the beginning of a curve to the right having a radius of 101.50 feet;

THENCE, along said curve to the right through a central angle of 57 degrees 31 minutes 26 seconds, an arc distance of 101.90 feet, being subtended by a chord which bears South 78 degrees 15 minutes 18 seconds East and is 97.68 feet in length to a one-half inch iron rod set with "Huitt-Zollars" cap;

THENCE, North 72 degrees 58 minutes 59 seconds East a distance of 400.69 feet to a one-half inch iron rod set with "Huitt-Zollars" cap on the east line of said OPUBCO recorded in Volume 82020, Page 0684 and the west right-of-way line of Dallas North Tollway;

THENCE, South 00 degrees 29 minutes 00 seconds East continuing along the east line of said OPUBCO tract and the west right-of-way line of Dallas North Tollway a distance of 187.22 feet to a one-half inch iron rod found at the southeast corner of the OPUBCO tract as recorded in Volume 82020, page 0684, said corner also being the northeast corner of the OPUBCO tract as recorded in Volume 84151, page 3619;

THENCE, South 89 degrees 59 minutes 39 seconds East continuing along the west right-of-way line of Dallas North Tollway and along the north line of the last mentioned OPUBCO tract a distance of 48.08 feet to a one-half inch iron rod set with "Huitt-Zollars" cap at the northeast corner of said OPUBCO tract, said corner being the beginning of a non-tan-tangent curve to the left having a radius of 2,964.79 feet;

THENCE, continuing along the east line of said OPUBCO tract and the west right-of-way line of Dallas North Tollway and along said curve to the left through a central angle of 01 degrees 54 minutes 29 seconds, an arc distance of 98.74 feet and being subtended by a chord bearing South 12 degrees 05 minutes 47 seconds East a distance of 98.73 feet to a one-half inch iron rod found with "Huitt-Zollars" cap;

THENCE, South 13 degrees 03 minutes 02 seconds East continuing along the east line of the OPUBCO tract and along the west right-of-way line of Dallas North Tollway a distance of 118.29 feet to the northwesterly right-of-way line of said Dallas Area Rapid Transit Tract;

THENCE, South 66 degrees 45 minutes 01 seconds West along the northwesterly right-of-way line of Dallas Area Rapid Transit tract a distance of 1,411.55 feet to the POINT OF BEGINNING and CONTAINING 18.694 acres of land, more or less.

Tract 2

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas, and being all of Lots 11, 12, and 13 of Block B and all of Lot 5 of Block D, in Julian's Addition, an addition to the Town of Addison, as recorded in Volume 91118, Page 1571 of the Deed Records of Dallas County, Texas, and being a portion of a tract deeded to OPUBCO, Inc. as evidenced by instrument recorded in Volume 84151, page 3619 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the intersection of the north right-of-way line of a tract of land to Dallas Area Rapid Transit Property

Acquisition Corporation (formerly St. Louis Southwestern Railroad), a 100 foot wide right-of-way, as evidenced by instrument recorded in Volume 91008, page 1390 of the Deed Records of Dallas County, Texas, with the east line of a 20 foot wide alley in Block B of said Julian's Addition;

THENCE, North 00 degrees 01 minutes 39 seconds East along the east line of said 20 foot alley a distance of 440.92 feet to a one-half iron rod set with "Huitt-Zollars" cap;

THENCE, South 89 degrees 58 minutes 21 seconds East departing the east line of said 20 foot alley a distance of 412.81 feet to a one half inch iron rod found with "Huitt-Zollars" cap on the platted west right-of-way line of Quorum Drive as established by Addison Circle Phase I, and addition to the Tow of Addison as recorded in Volume ?????, Page ????? of the Deed Records of Dallas County, Texas, and being the beginning of a non-tangent curve to the left having a radius of 1,485.39 feet;

THENCE in a southerly direction along said curve to the left through a central angle of 4 degrees 59 minutes 05 seconds, an arc distance of 129.23 feet and being subtended by a chord bearing South 02 degrees 37 minutes 32 seconds West a distance of 129.19 feet to a one-half inch iron rod found with "Huitt-Zollars" cap;

THENCE, South 00 degrees 08 minutes 00 seconds West continuing along the west right-of-way line of Quorum Drive a distance of 136.90 feet to a one-half inch iron rod found at the north right-of-way line of Dallas Area Rapid Transit tract;

THENCE, South 66degrees 45 minutes 01 seconds West along the north right-of-way line of Dallas Area Rapid Transit tract a distance of 442.74 feet to the POINT OF BEGINNING and Containing 3.307 acres of land, more or less.

SECTION 2. That the concept plan for the Commercial sub-district, submitted for the applicant for the above-described tracts is hereby approved.

SECTION 3. That the development plans, which have been submitted by Columbus Realty Trust in accordance with the requirements of Ordinance No. 095-019, Section 9, FINAL DEVELOPMENT PLAN APPROVAL, are hereby approved subject to the following conditions:

-Approval of the development plans for both the Residential sub-district and the Commercial sub-district, with the following waivers from the design standards:

The Mews section shall be approved to match the section used for Phase I.

Signage and lighting plans shall be submitted in the Building Permit set.

Specific design and location of security gates and control arms shall be submitted with the Building Permit set.

Landscape Architectural contract documents for both public and private improvements will be provided for city review and comment at a later date.

All tree grates and wells shall match those approved for Phase I.

No street trees shall be required in the eastern throat into the round-about.

A five-foot setback shall be allowed from the residential street.

Revised street sections for M-3 and Special Events Parkway shall be approved as shown on the development plans.

Building P and Q shall be allowed to be build six-stories with the setback from Addison Circle as shown on the development plans.

The Office tower shall be allowed to be built ten stories in height with the setback from Addison Circle as shown on the development plans.

The 60-foot lot depth shown on the plans for the Townhome lots shall be approved as shown on the development plans.

And subject to the following conditions:

-Parking shall be provided in accordance with the recommendations of the Town's traffic consultant, Parson's Transportation Group.

-Deceleration lanes shall be provided along the Tollway frontage road prior to Addison Circle and the driveway entrance to the office building.

-The northern office building driveway does not conform to the standards established in the Addison Transportation Plan and shall be eliminated.

-A five-foot sidewalk shall be provided along the frontage road adjacent to the office building.

-Arm gates shall be provided at the exits from the parking garages where visibility is limited.

-A portion of building "O" falls within the 65-70 noise contours for Addison Airport. This building shall have a minimum sound attenuation of 25 dBs.

-A carriage way shall be added on the south side of Building O to provide adequate emergency vehicle access.

-The applicant shall provide the Planning and Zoning Commission and City Council with drawings of the elevations for the south side of the parking garages for buildings "O" and "Q". The elevations shall not include tension cable as a facade element.

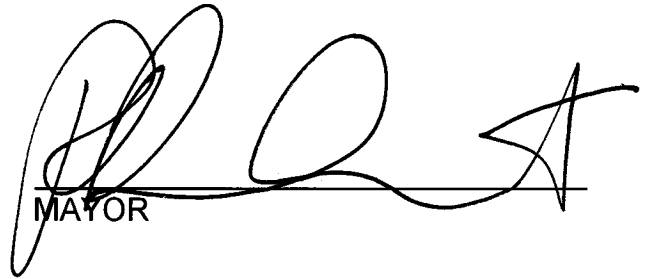
SECTION 4. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 6. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

SECTION 7. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 24th day of June, 1997.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1301-Z

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 6/12/98

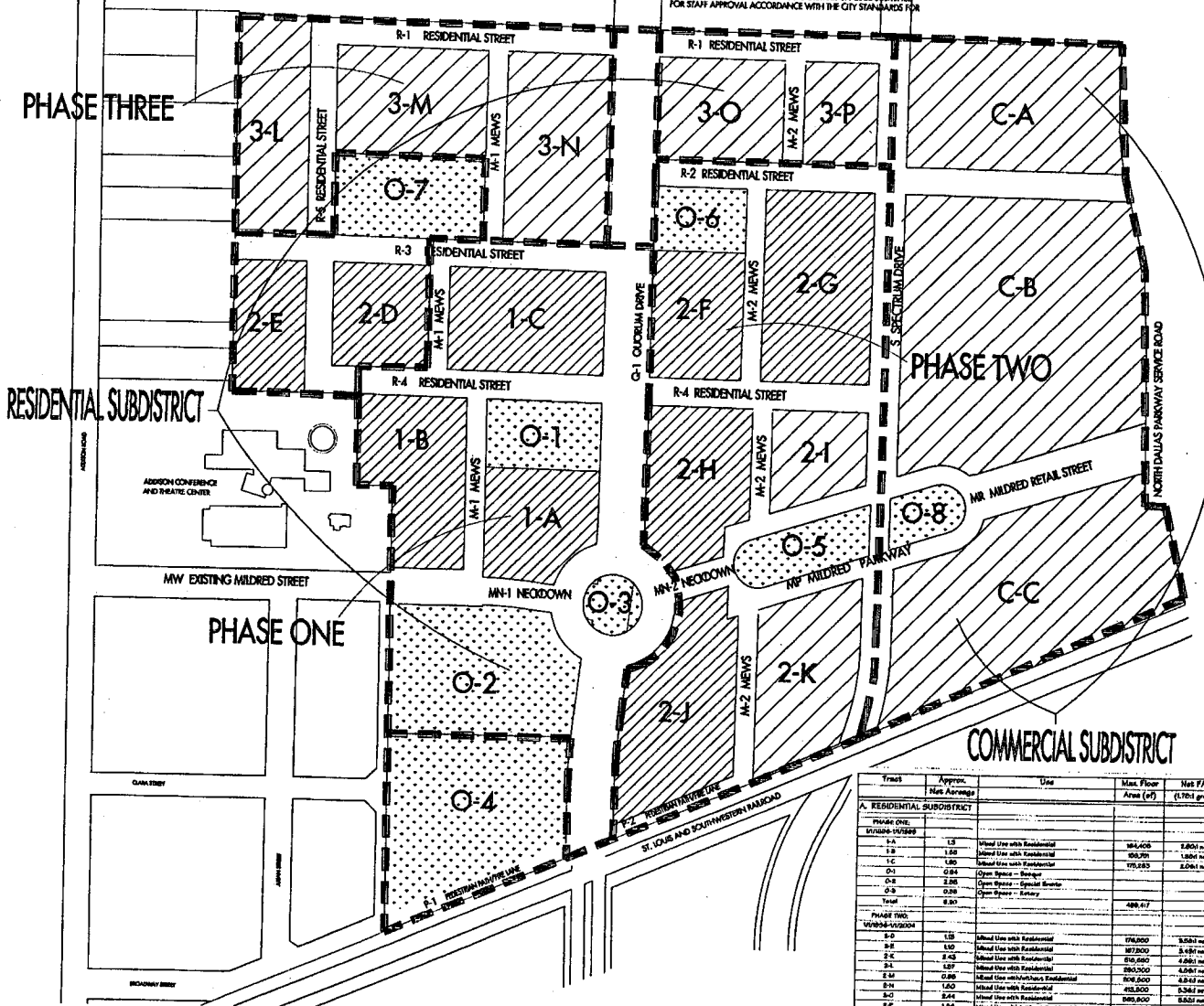
Published
6/12/98

VARIATIONS/ALTERATIONS:

- PURSUANT TO SECTION 7.8(A) OF THE URBAN CENTER DISTRICT REGULATIONS, THE APPLICATION FOR CONCEPT PLAN APPROVAL INCLUDES THE FOLLOWING VARIATIONS AND ALTERATIONS FROM THE PROPOSED CONCEPT PLAN SUBMITTAL REGULATIONS:
1. MIX OF USES FOR SEPARATE PHASES.
 2. FLOOR AREAS BY CATEGORY OF USE.
 3. LOCATIONS OF PRIVATE RECREATION AREAS.
 4. A DETAILED TIME SCHEDULE FOR PHASES AND ALTERNATIVE USES. THIS CONCEPT PLAN INCLUDES A GENERAL TIME SCHEDULE AND PHASING SEQUENCE FOR THE RESIDENTIAL SUBDISTRICT.
 5. STREET ADDRESS, NAMES OF STREETS, STREET NUMBERING, FINAL LOCATION OF NEWS STREETS (SHOWING LOCATION FOR NEWS STREETS ARE PRELIMINARY ONLY), AND DETAILS REGARDING RIGHTS-OF-WAYS AND EASEMENTS TO BE ABANDONED.

GENERAL NOTES:

1. ANY STREET DESIGNATIONS THAT ARE NOT WITHIN THE BOUNDARIES OF THE DISTRICT HAVE NO EFFECT, AND DO NOT COMMIT THE CITY OR DISTRICT TO PROVIDE OR MAINTAIN ANY SUCH STREETS OR TO CONSTRUCT OR MAINTAIN SUCH STREETS.
2. A PHASE STREET DESIGN PLAN FOR THE DISTRICT, ADDRESSING FINAL STREET LOCATIONS, INTERSECTION RADIUS, ROTARY DESIGN, SPECTRUM ROAD CROSSING OF RAILROAD LINE, DEAD-END STREETS, AND SIMILAR CONSIDERATIONS SHOWN ON THE STREET DESIGN AND LAY-OUT FOR THE CONCEPT PLAN, SHALL BE SUBMITTED FOR STAFF APPROVAL IN ACCORDANCE WITH STANDARDS IN THE CITY'S SUBDIVISION ORDINANCE AND THE CODE PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN FOR THE DISTRICT.
3. A FINAL UTILITY AND DRAINAGE PLAN FOR THE DISTRICT, ADDRESSING UTILITIES AND DRAINAGE FOR BOTH THE DISTRICT AND THE PHASES NORTH AND WEST OF THE PROPOSED DISTRICT SHALL BE SUBMITTED FOR STAFF APPROVAL ACCORDANCE WITH THE CITY STANDARDS FOR UTILITY AND DRAINAGE FACILITY CONSTRUCTION, PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN FOR THE DISTRICT.
4. ALL OPEN SPACE IN PHASE ONE, WHICH INCLUDES TRACTS O-1, O-2, AND O-3, SHALL BE DEDICATED THROUGH A SUBDIVISION PLAN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE FIRST DEVELOPMENT IN PHASE ONE.
5. ALL OPEN SPACE IN PHASE TWO, WHICH INCLUDES O-4, O-5, O-6, AND O-7, SHALL BE DEDICATED THROUGH A SUBDIVISION PLAN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AS REQUIRED BY THE ORDINANCE AND AS FOLLOWS: TRACT O-4 AND O-5 SHALL BE DEDICATED BY PLAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON THE FIRST DEVELOPMENT IN PHASE II. TRACT O-7 SHALL BE DEDICATED WITH THE SUBMISSION OF A PLAN FOR TRACT O-8, AND O-6 SHALL BE DEDICATED WITH THE SUBMISSION OF A PLAN FOR TRACT 2-1.



Tract	Approx. Net Area (sq ft)	Use	Max. Floor Area (sq ft)	Net FAR (0.761 gross)
A. RESIDENTIAL SUBDISTRICT				
PHASE ONE				
TRACTS 1A-1P				
1-A	1.5	Mixed Use with Residential	161,400	2,801 net
1-B	1.5	Mixed Use with Residential	160,700	2,801 net
1-C	1.80	Mixed Use with Residential	179,550	3,261 net
O-1	0.84	Open Space - Recreational	0	0
O-2	2.02	Open Space - Recreational	0	0
O-3	0.30	Open Space - Recreational	0	0
Total	8.96		489,610	
PHASE TWO				
TRACTS 0-5-0-8				
O-5	1.0	Mixed Use with Residential	176,000	3,254 net
O-6	1.50	Mixed Use with Residential	167,800	3,181 net
O-7	2.43	Mixed Use with Residential	250,200	4,481 net
O-8	1.07	Mixed Use with Residential	200,500	3,691 net
2-H	0.86	Mixed Use with Residential	104,800	1,921 net
2-I	1.20	Mixed Use with Residential	135,300	2,541 net
2-J	0.44	Mixed Use with Residential	56,900	1,031 net
2-K	1.24	Mixed Use with Residential	138,600	2,591 net
O-5	0.31	Open Space - Recreational	0	0
O-6	0.14	Open Space - Recreational	0	0
O-7	0.80	Open Space - Recreational	0	0
O-8	1.45	Open Space - Recreational	0	0
Total	12.23		1,176,300	
PHASE THREE				
TRACTS 2-1-2-4				
2-1	1.58	Mixed Use with Residential	184,000	3,301 net
2-2	1.58	Mixed Use with Residential	184,000	3,301 net
2-3	2.31	Mixed Use with Residential	271,800	4,911 net
2-4	1.21	Mixed Use with Residential	138,200	2,561 net
Total	6.68		746,000	
TOTAL GROSS	28.88	Min. Gross FAR = 1.50 x 1	4,081,920	(3.64 net)
B. COMMERCIAL SUBDISTRICT				
TRACTS 0-9-0-12				
O-9	0.81	Mixed Use with Residential	94,200	1,711 net
O-10	7.38	Mixed Use with Residential	860,000	15,511 net
O-11	4.88	Mixed Use with Residential	558,400	10,111 net
O-12	0.40	Open Space - Recreational	0	0
Total	13.47		1,512,600	

RESIDENTIAL SUBDISTRICT

RESIDENTIAL UNITS REQUIRED TO MEET THE 1,500 UNIT MINIMUM SHALL BE DEVELOPED ON THOSE SITES DESIGNATED MIXED-USE RESIDENTIAL IN PHASES 1 AND 2.

- MIXED USE WITH RESIDENTIAL (RESIDENTIAL WITH NON-RESIDENTIAL GROUND FLOOR USES)
- MIXED USE WITH RESIDENTIAL ALTERNATIVE USE; MIXED USE WITHOUT RESIDENTIAL

COMMERCIAL SUBDISTRICT

- MIXED USE WITH RESIDENTIAL ALTERNATIVE USE; MIXED USE WITHOUT RESIDENTIAL

PUBLIC OPEN SPACE

- PUBLIC OPEN SPACE FOR EACH PHASE TO BE DEDICATED BY PLAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON THE FIRST DEVELOPMENT WITHIN THAT PHASE.

CONCEPT PLAN



PERMITTED SQUARE FOOTAGE NOTES:

1. The total allowable floor area for the Residential subdistrict shall not exceed a gross FAR of 1.5.
2. The development plan shall be prepared and no building permit shall be issued for any use exceeding the maximum square footage allowances for the designated sub-phases.
3. The development plan shall be prepared and no building permit shall be issued for any building permit if that permit would cause the total gross FAR of 1.5 for the residential subdistrict to be exceeded.
4. Total building square footage to be determined at building permit stage.
5. The development plan for all phases and sub-phases designated on the concept plan shall be submitted by January 1, 2008.

This information is part of a City of Addison preliminary plan submitted for approval of a concept plan, originally submitted October 1995. This plan replaces the plan submitted previously for June 11, 1995, and 11/17/95. It is a part of the City of Addison, Texas, and is not to be construed as a contract. It is the property of the City of Addison, Texas. This plan is being submitted by Robert Hill of Columbus Realty Trust, 1507 North Dallas Parkway, Suite 203, Dallas, Texas 75244 telephone: 972-382-1090.



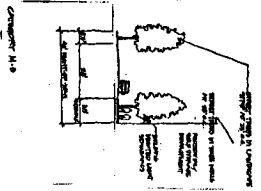
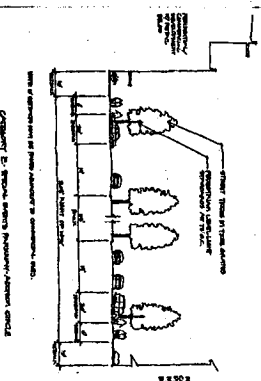
Addison Urban Center
Special District Planning • Addison, Texas



Minimum/Maximum Requirements

- Access to each lot shall be approved for public use.
- Signage and lighting shall be installed in building front yard.
- Specific design and location of security gates and control areas for parking shall be the responsibility of the applicant.
- Landscaping shall include exterior landscaping for both public and private improvements and shall be provided for the entire site and perimeter. The landscaping and exterior improvements shall be provided for the entire site and perimeter. The landscaping and exterior improvements shall be provided for the entire site and perimeter.
- No fence shall be installed in the front yard.
- 1 foot setback from residential street.
- Minimum front setback for 1st and 2nd street frontage shall be 10 feet.
- Minimum side setback for 1st and 2nd street frontage shall be 10 feet.
- Minimum rear setback for 1st and 2nd street frontage shall be 10 feet.
- Minimum lot area shall be 10,000 sq. ft. for 1st and 2nd street frontage.
- Minimum lot width shall be 100 feet for 1st and 2nd street frontage.
- Minimum lot depth shall be 100 feet for 1st and 2nd street frontage.
- Minimum lot area shall be 10,000 sq. ft. for 1st and 2nd street frontage.
- Minimum lot width shall be 100 feet for 1st and 2nd street frontage.
- Minimum lot depth shall be 100 feet for 1st and 2nd street frontage.

PHASE	AREA	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF TOTAL
PHASE I
PHASE II
PHASE III
PHASE IV
PHASE V
PHASE VI
PHASE VII
PHASE VIII
PHASE IX
PHASE X
PHASE XI
PHASE XII
PHASE XIII
PHASE XIV
PHASE XV
PHASE XVI
PHASE XVII
PHASE XVIII
PHASE XIX
PHASE XX
PHASE XXI
PHASE XXII
PHASE XXIII
PHASE XXIV
PHASE XXV
PHASE XXVI
PHASE XXVII
PHASE XXVIII
PHASE XXIX
PHASE XXX



PHASE	AREA	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF TOTAL
PHASE I
PHASE II
PHASE III
PHASE IV
PHASE V
PHASE VI
PHASE VII
PHASE VIII
PHASE IX
PHASE X
PHASE XI
PHASE XII
PHASE XIII
PHASE XIV
PHASE XV
PHASE XVI
PHASE XVII
PHASE XVIII
PHASE XIX
PHASE XX
PHASE XXI
PHASE XXII
PHASE XXIII
PHASE XXIV
PHASE XXV
PHASE XXVI
PHASE XXVII
PHASE XXVIII
PHASE XXIX
PHASE XXX

PHASE	AREA	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF TOTAL
PHASE I
PHASE II
PHASE III
PHASE IV
PHASE V
PHASE VI
PHASE VII
PHASE VIII
PHASE IX
PHASE X
PHASE XI
PHASE XII
PHASE XIII
PHASE XIV
PHASE XV
PHASE XVI
PHASE XVII
PHASE XVIII
PHASE XIX
PHASE XX
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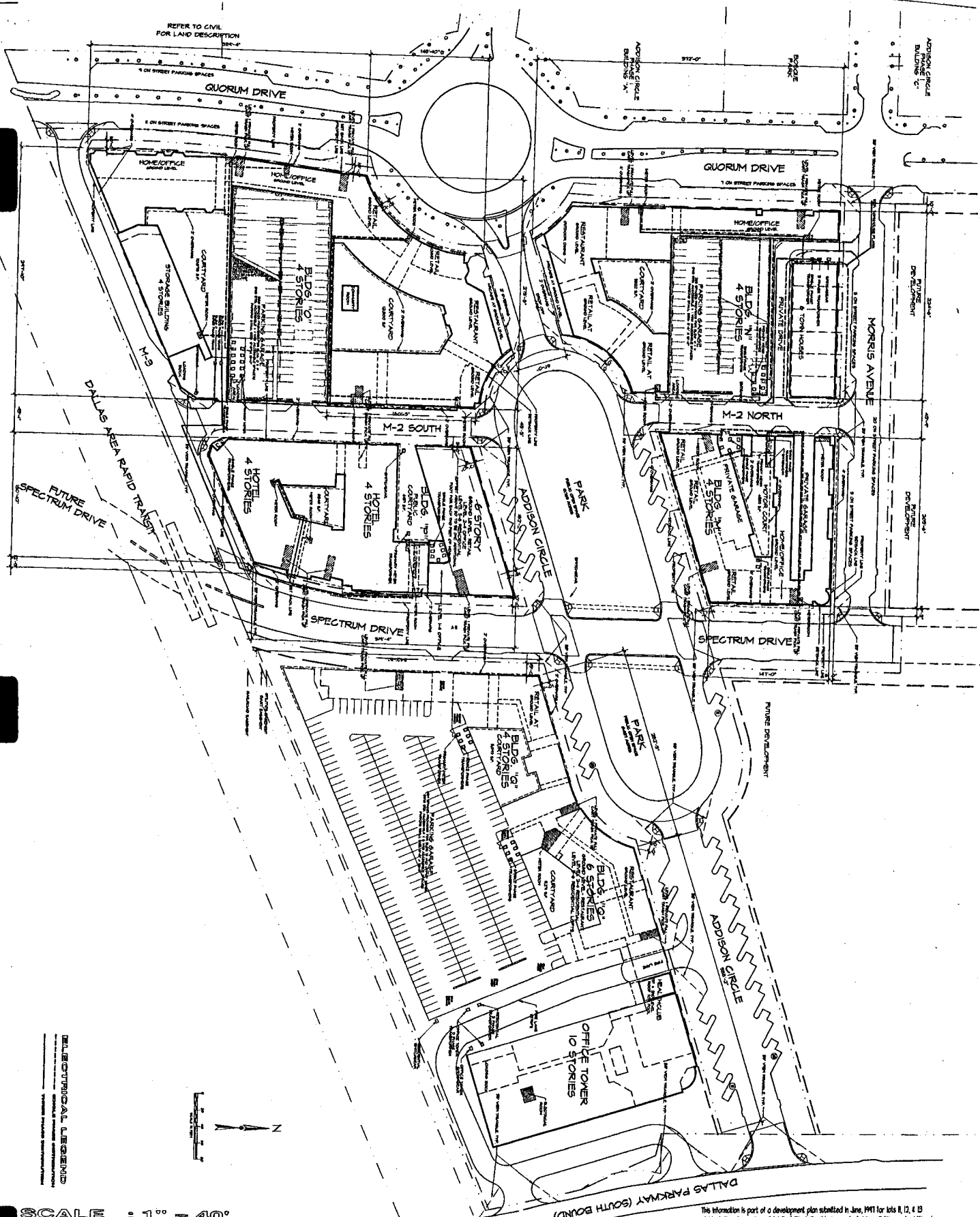
SCALE : 1" = 40'
PHASE II COVER SHEET

This information is part of a development plan submitted in June, 1991 for lots 11, 12, 13 of block B and a portion of lot 5 of Block D, all being part of Johns Edition and additional unutilized acreage all in the 6th Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Hall of Columbus Realty Trust, 15811 North Dallas Parkway, Suite 555, Dallas, Texas 75246 telephone: 301-1442

ADDISON CIRCLE
 FINAL OFFICE OF THE CITY SECRETARY

Owner / Developer: COLUMBUS REALTY TRUST
 Architect: RTKL ASSOCIATES, INC.
 CIVIL ENGINEERS/LANDSCAPE: HUNT-ZOLLARS, INC.
 OFFICE TOWER ARCHITECT: HKS INC.
 Townhouse Designer: GRAPHIC DESIGN GROUP

ORDINANCE NO. 097-029



SCALE : 1" = 40'
PHASE II DEVELOPMENT PLAN

This information is part of a development plan submitted in June, 1971 for lots 1, 12, & 13 of block B and a portion of lot 5 of Block D, all being part of Adams Edition and additional replatted acreage all in the 67th Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Hall of Columbus Realty Trust, 15811 North Dallas Parkway, Suite 655, Dallas, Texas 75248 telephone: 361-1442

ADDISON CIRCLE
 PHASE II
 OFFICE OF THE CITY SECRETARY
 FINAL DEVELOPMENT PLAN

Owner / Developer
COLUMBUS REALTY TRUST
 5581 Dallas Parkway
 Suite 655
 Dallas, Texas 75248
 (972) 367-1482

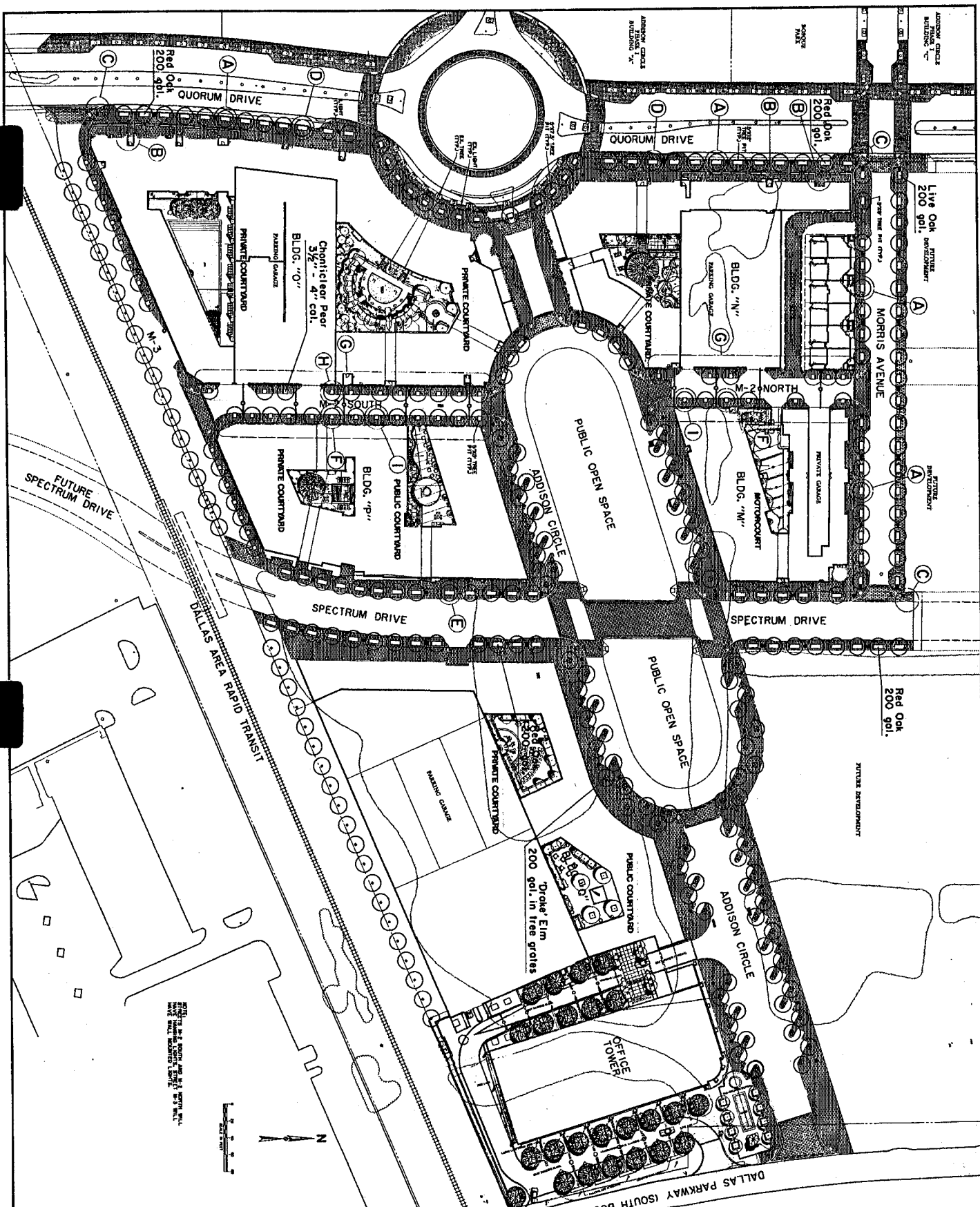
Architect
RTKL ASSOCIATES, INC.
 2828 South St.
 Suite 200
 Dallas, Texas 75201
 (214) 871-5877

CIVIL ENGINEERS/LANDSCAPE
HUTT-ZOLLARS, INC.
 3151 McKinney Avenue
 Suite 610
 Dallas, Texas 75204
 (214) 871-3311

OFFICE TOWER ARCHITECT
HOB INC
 700 N. PEARL
 SUITE 1100, LB 307
 Dallas, Texas 75204-2485
 (214) 871-3311

Townhouse Designer
GRAPHIC DESIGN GROUP
 3615 NORTH HALL STREET
 Dallas, Texas 75248
 (214) 820-9900

ORDINANCE NO. 097-029



SCALE : 1" = 40'
PHASE II STREETSCAPE SITE PLAN

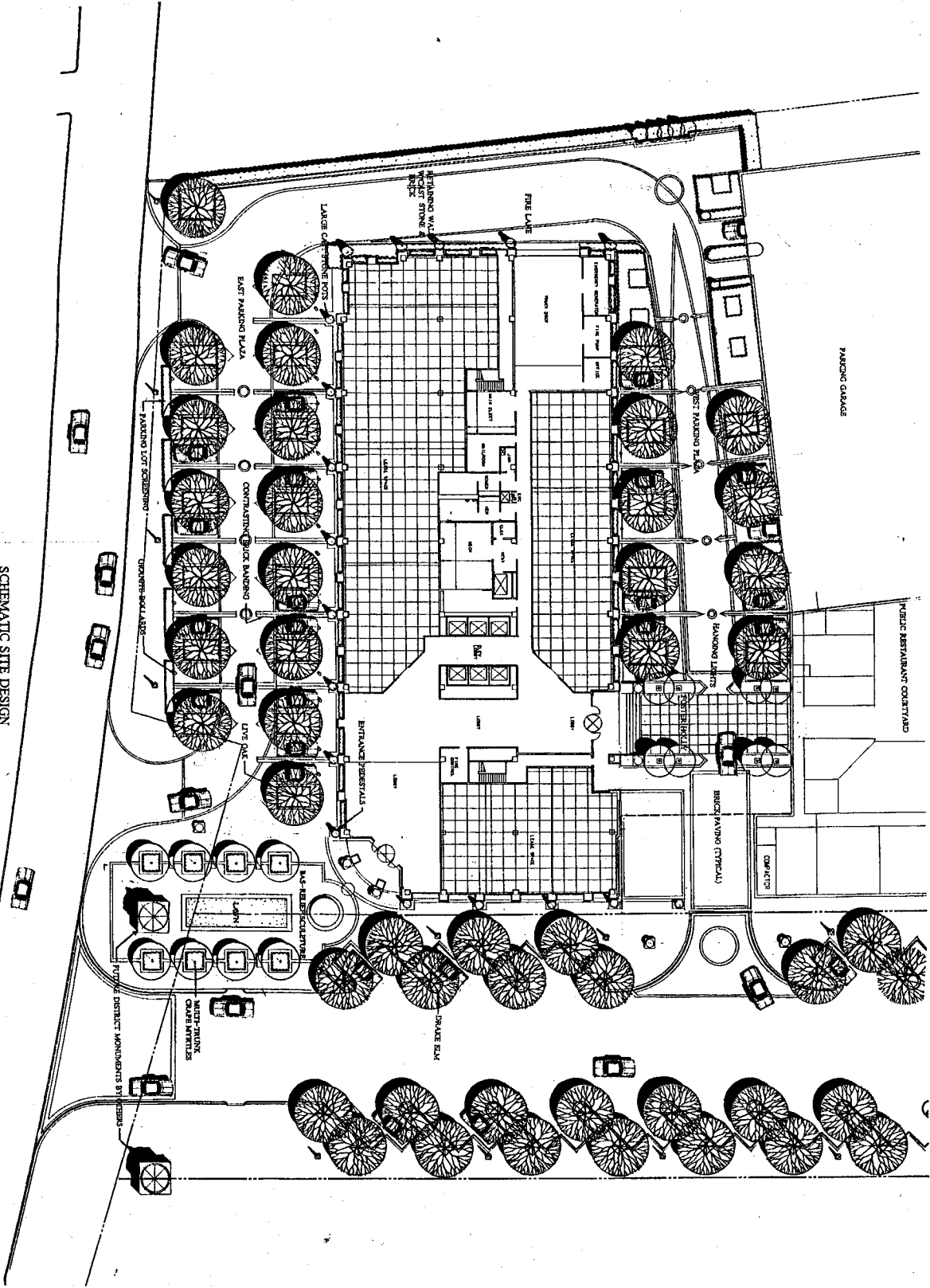
This information is part of a development plan submitted on March 5, 1997 for Lots 11, 12, and 13 of Block B and a portion of Lot 5 of Block 14, all being a part of Johnson's Addition, and additional unimproved acreage all in the S.W. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Hill of Columbia Realty Trust, 15677 North Dallas Parkway Suite 255, Dallas, Texas 75248. Telephone: (972) 387-1492.

ADDISON CIRCLE
 FINAL OFFICE OF THE CITY SECRETARY - 07

Owner/Developer COLUMBUS REALTY TRUST 18801 Dallas Parkway Suite 200 Dallas, Texas 75248 (972) 387-1492	Architect RTKL ASSOCIATES INC. 3208 South St. Suite 200 Dallas, Texas 75201 (214) 871-8377	Civil Engineers/Landscape HURTY-ZOLLARS, INC. 9121 Mockney Avenue Suite 300 Dallas, Texas 75204 (214) 871-5211	Office Tower Architect HKS INC. 730 N. PEARL Suite 1100, L.S. 207 Dallas, Texas 75201-7488 (214) 508-8888	Townhome Architect GRAPHIC DESIGN GROUP 2410 N. Hall Street Dallas, Texas 75218 (214) 528-8888
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ORDINANCE NO. 097-029

SCHEMATIC SITE DESIGN
SCALE 1/8" = 1'-0"



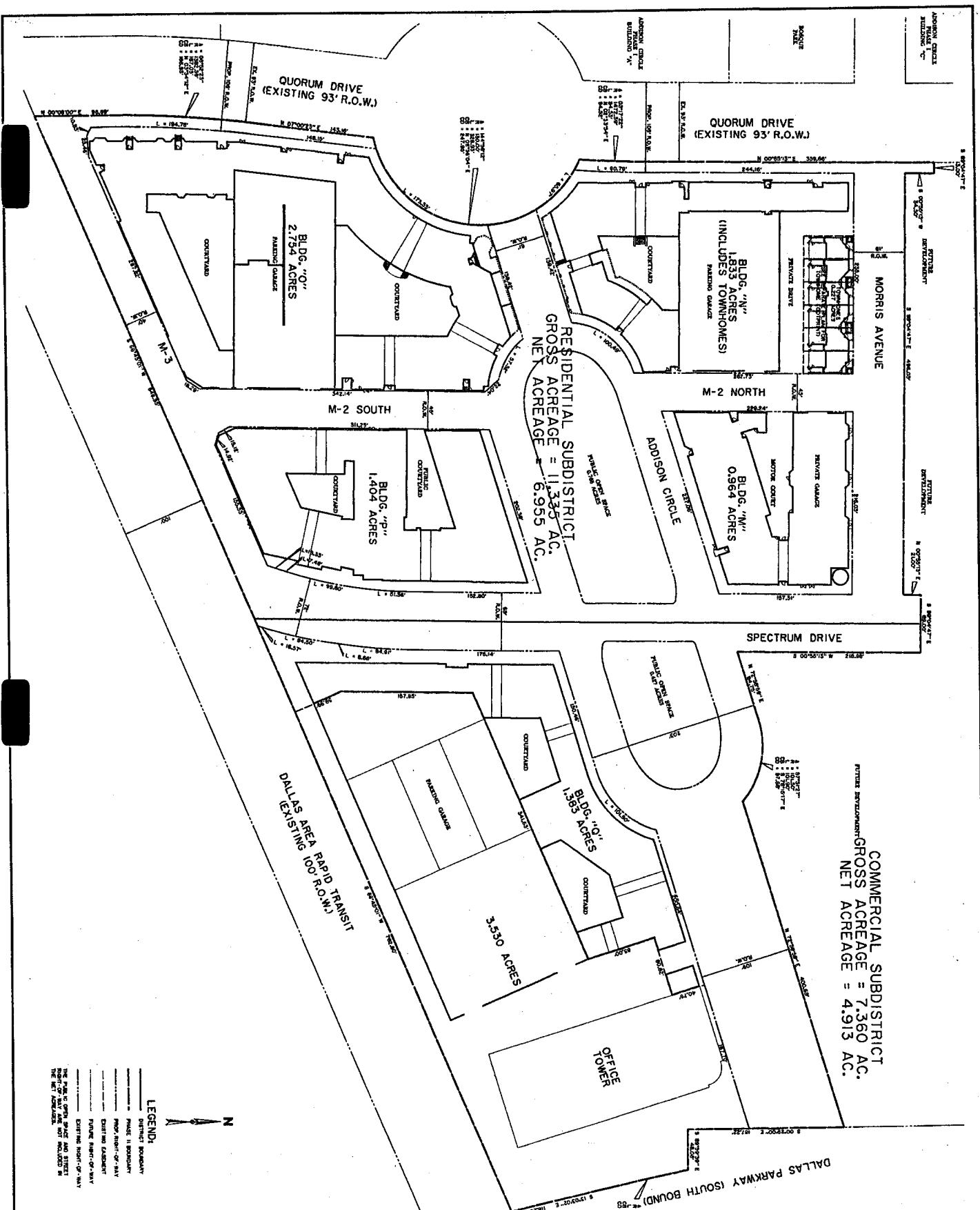
SCALE : 1/16" = 1'-0"
OFFICE TOWER SITE PLAN

This information is part of a development plan submitted on March 5, 1997 for Lots B, C, and D of Block B and a section of Lot 3 of Block D which being a part of Dallas' Addition and subdivision map filed with the C.R. Fisher Survey, Aerial No. 492 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Royal Hill of Columbus Realty Trust, 15071 North Dallas Parkway Suite 655, Dallas, Texas 75248 Telephone: (972) 387-1492

ADDISON CIRCLE
FINAL DEVELOPMENT PLAN 05-16-97
OFFICE OF THE CITY SECRETARY

<p>Owner/Developer COLUMBUS REALTY TRUST 15071 Dallas Parkway Suite 655 Dallas, Texas 75248 (972) 387-1492</p>	<p>Architect RTKL ASSOCIATES INC. 2828 Fourth St. Suite 200 Dallas, Texas 75201 (214) 871-8877</p>	<p>Civil Engineers/Landscape HUTT-ZOLLARS, INC. 2121 Mockingbird Avenue Suite 400 Dallas, Texas 75204 (214) 871-3371</p>	<p>Office Tower Architect 1483, INC. 709 N. Pearl Suite 1150, L.B. 207 Dallas, Texas 75201-7408 (214) 950-8389</p>	<p>Townhouse Architect GRAPHIC DESIGN GROUP 2815 N. Hall Street Dallas, Texas 75218 (214) 830-8800</p>
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ORDINANCE NO. 097-029



RESIDENTIAL SUBDISTRICT
 GROSS ACREAGE = 11,325 AC.
 NET ACREAGE = 6,955 AC.

COMMERCIAL SUBDISTRICT
 GROSS ACREAGE = 7,360 AC.
 NET ACREAGE = 4,913 AC.

LEGEND:
 DISTRICT BOUNDARY
 PHASE II BOUNDARY
 PROP. RIGHT-OF-WAY
 EXISTING EASEMENT
 FUTURE RIGHT-OF-WAY
 EXISTING RIGHT-OF-WAY
 THE PLAN IS OPEN SPACE AND STREETS
 THE SET AREAS NOT INCLUDED IN

SCALE : 1" = 40'
PHASE II BOUNDARY EXHIBIT

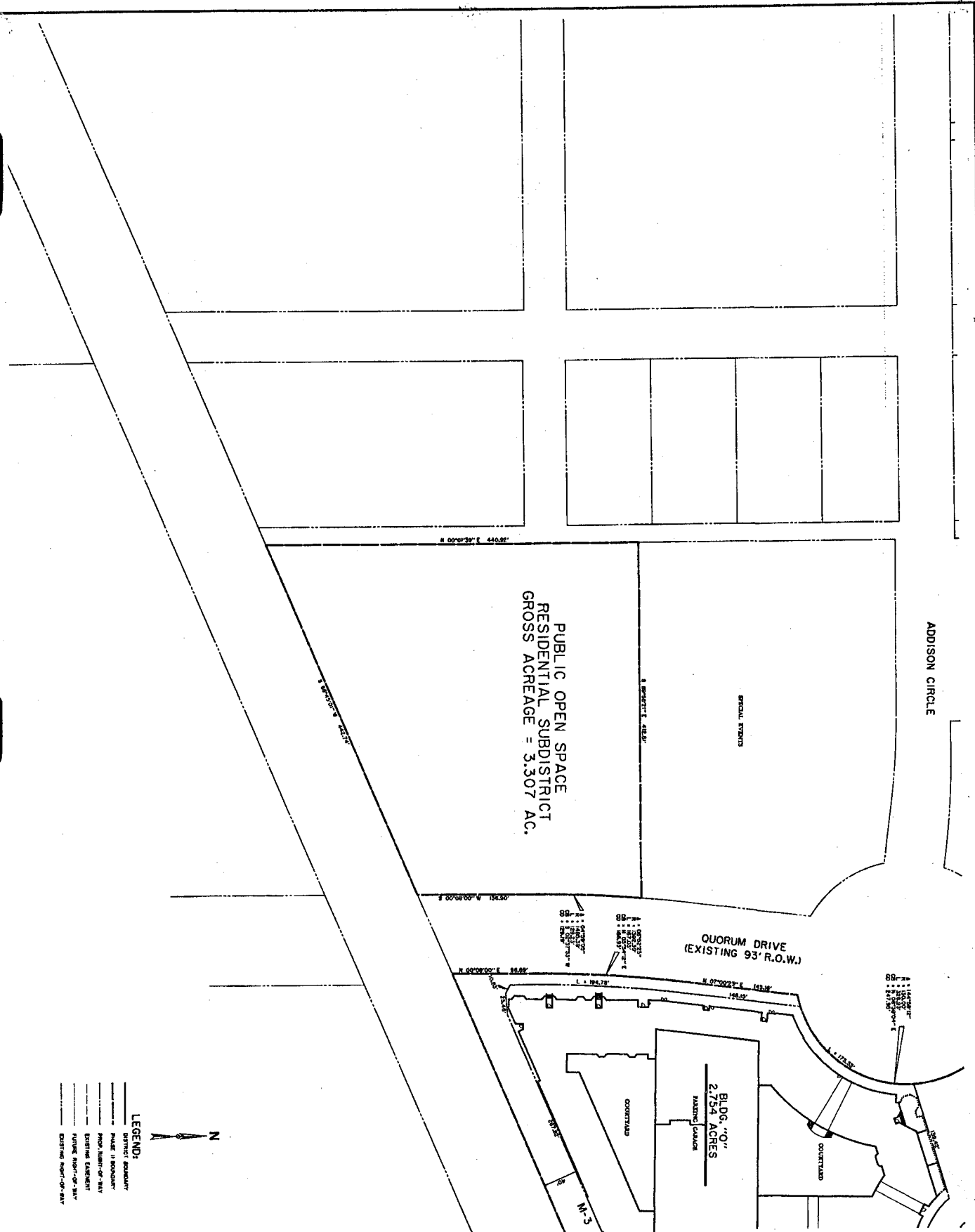
This information is part of a development plan submitted on March 5, 1997 for Lots 11, 12, and 13 of Block 8 and a portion of Lot 5 of Block 9 all being a part of certain Addison Circle and additional adjacent acreage all in the City of Dallas, Texas, Abstract No. 492 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Hill of Columbia Realty Trust, 15611 North Dallas Parkway Suite 655, Dallas, Texas 75240 Telephone: 673-347-4492

ADDISON CIRCLE

FINAL DEVELOPMENT PLAN FOR THE CITY SECRETARY. 07

Owner/Developer COLUMBIUS REALTY TRUST 15611 Dallas Parkway Suite 655 Dallas, Texas 75240 (214) 357-1623	Architect NTKL ASSOCIATES INC. 2828 Royal St. Suite 500 Dallas, Texas 75201 (214) 871-8777	Civil Engineers/Landscape MUTT-ZOLLARS, INC. 3121 McDermott Avenue Suite 600 Dallas, Texas 75204 (214) 871-3371	Office Tower Architect MCA, INC. 700 N. Pearl Suite 1100, LR 907 Dallas, Texas 75204 (214) 759-9999	Townhouse Architect GRAPHIC DESIGN GROUP 2816 N. Hall Street Dallas, Texas 75216 (214) 357-9999
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ORDINANCE NO. 097-029



LEGEND:

- DISTRICT BOUNDARY
- PLAZA II BOUNDARY
- PLAZA NORTH-OF-TWY
- EXISTING EASEMENT
- FUTURE RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY

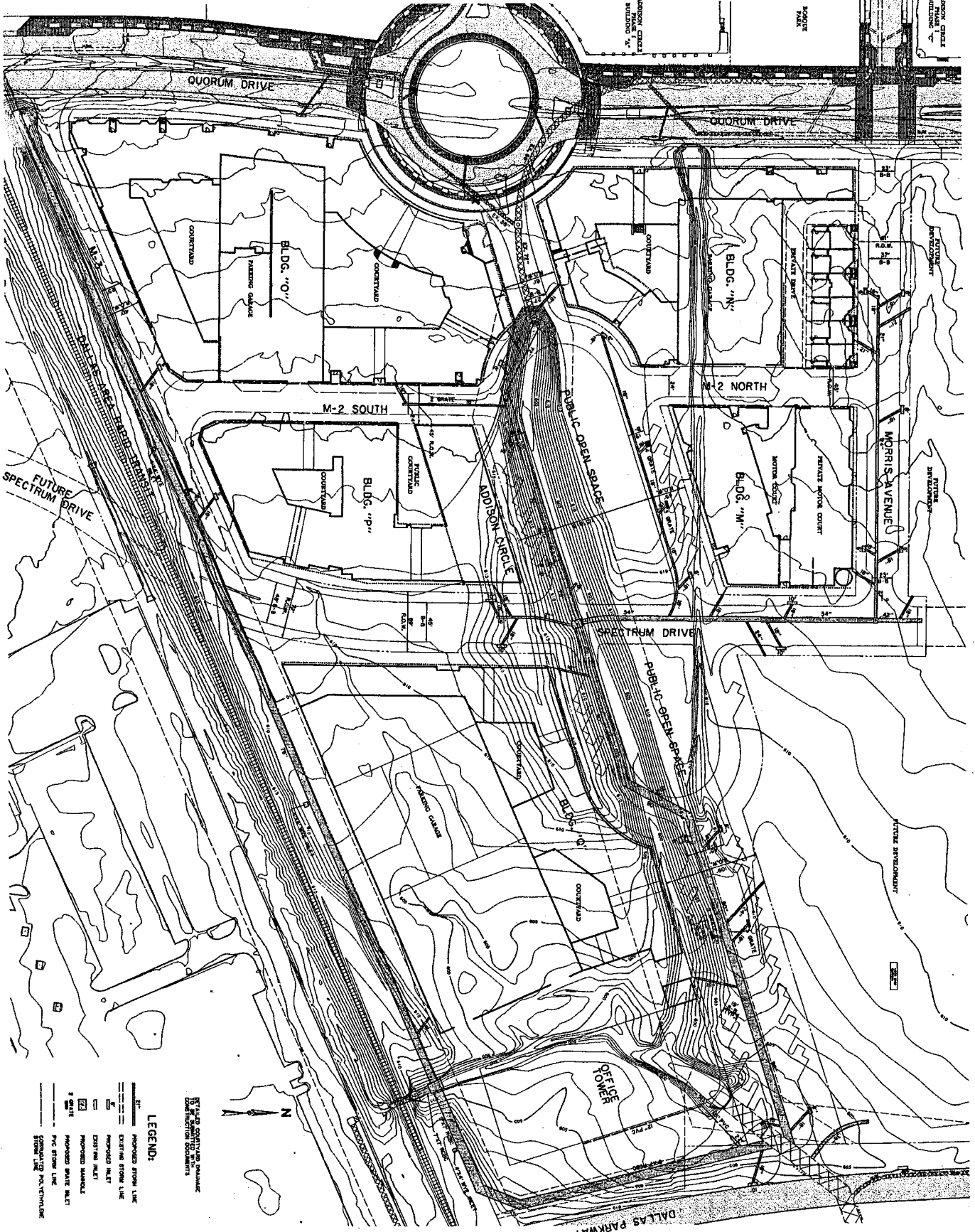
SCALE : 1" = 40'
PHASE II BOUNDARY EXHIBIT

This information is part of a development plan submitted on March 5, 1997 for Lots B, C, and D of Block B and a portion of Lot 5 of Block A all being a part of Additon, Dallas, and additional registered survey 99' in the C.M. Fisher Survey, Matched No. 412 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Royal Hill of Columbus Realty, Inc. 12071 South Dallas Parkway Suite 855, Dallas, Texas 75248 Telephone: 817-387-1492

ADDISON CIRCLE
 FINAL DEVELOPMENT PLAN OF 10-97
 OFFICE OF THE CITY SECRETARY

Owner/Developer COLUMBUS REALTY TRUST 19201 Dallas Parkway Suite 650 Dallas, Texas 75248 (972) 387-1492	Architect RTKL ASSOCIATES INC. 2929 Routh St. Suite 200 Dallas, Texas 75201 (214) 871-8877	Civil Engineers/Landscape HUNT-ZOLLARS, INC. 2121 McGlinery Avenue Suite 608 Dallas, Texas 75204 (214) 871-3311	Office Tower Architect HCB, INC. 700 N. Pearl Suite 1100, L3 307 Dallas, Texas 75201-7488 (214) 968-5599	Townhouse Architect GRAPHIC DESIGN GROUP 2816 N. Hall Street Dallas, Texas 75219 (214) 829-8800
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ORDINANCE NO. 097-029



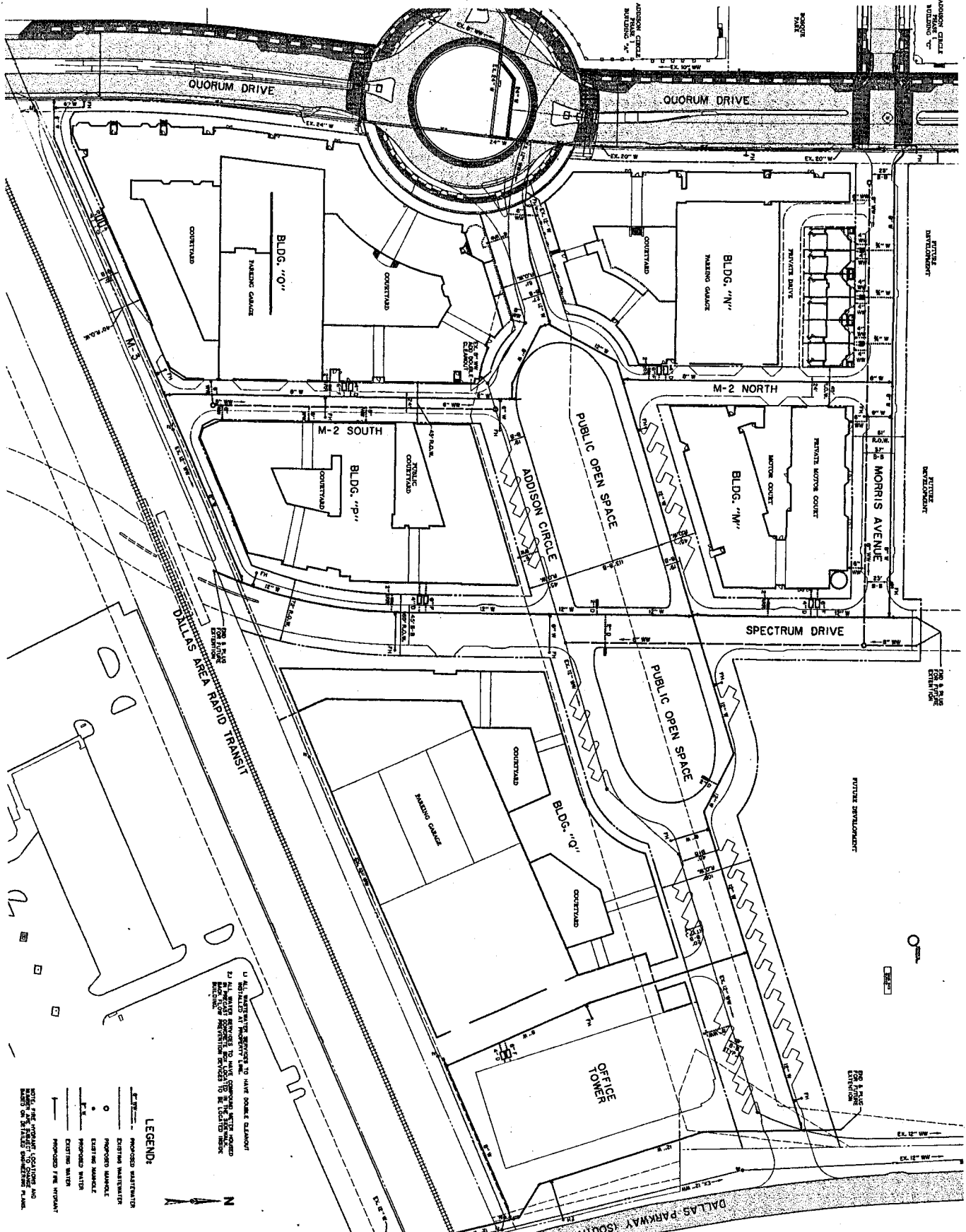
SCALE = 1" = 40'
PHASE II DRAINAGE PLAN

This information is part of a development plan submitted on March 5, 1997 for Lots A, B, C, and D of Block B and a portion of Lot 5 of Block B, all being a part of Addison's Addition, and additional unsplit acreage all in the G.M. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Hill of Colver's Realty Trust: 15871 North Dallas Parkway Suite 855, Dallas, Texas 75248 Telephone: (972) 387-1492

ADDISON CIRCLE
 FINAL OFFICE OF THE CITY SECRETARY . 97

Owner/Developer COLLINS REALTY TRUST 10881 Dallas Parkway Suite 855 Dallas, Texas 75248 (972) 387-1492	Architect RTKL ASSOCIATES INC. 2828 South St. Suite 200 Dallas, Texas 75201 (214) 671-8877	Civil Engineers/Landscape HUITT-ZOLLARS, INC. 8201 MacArthur Avenue Suite 400 Dallas, Texas 75204 (214) 671-3200	Office Tower Architect INCC, INC. 740 N. Pearl Suite 1120, L.P. 307 Dallas, Texas 75201-7006 (214) 752-1120	Townhouse Architect GRAPHIC DESIGN GROUP 2816 N. Hall Street Dallas, Texas 75219
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ORDINANCE NO. 097-029



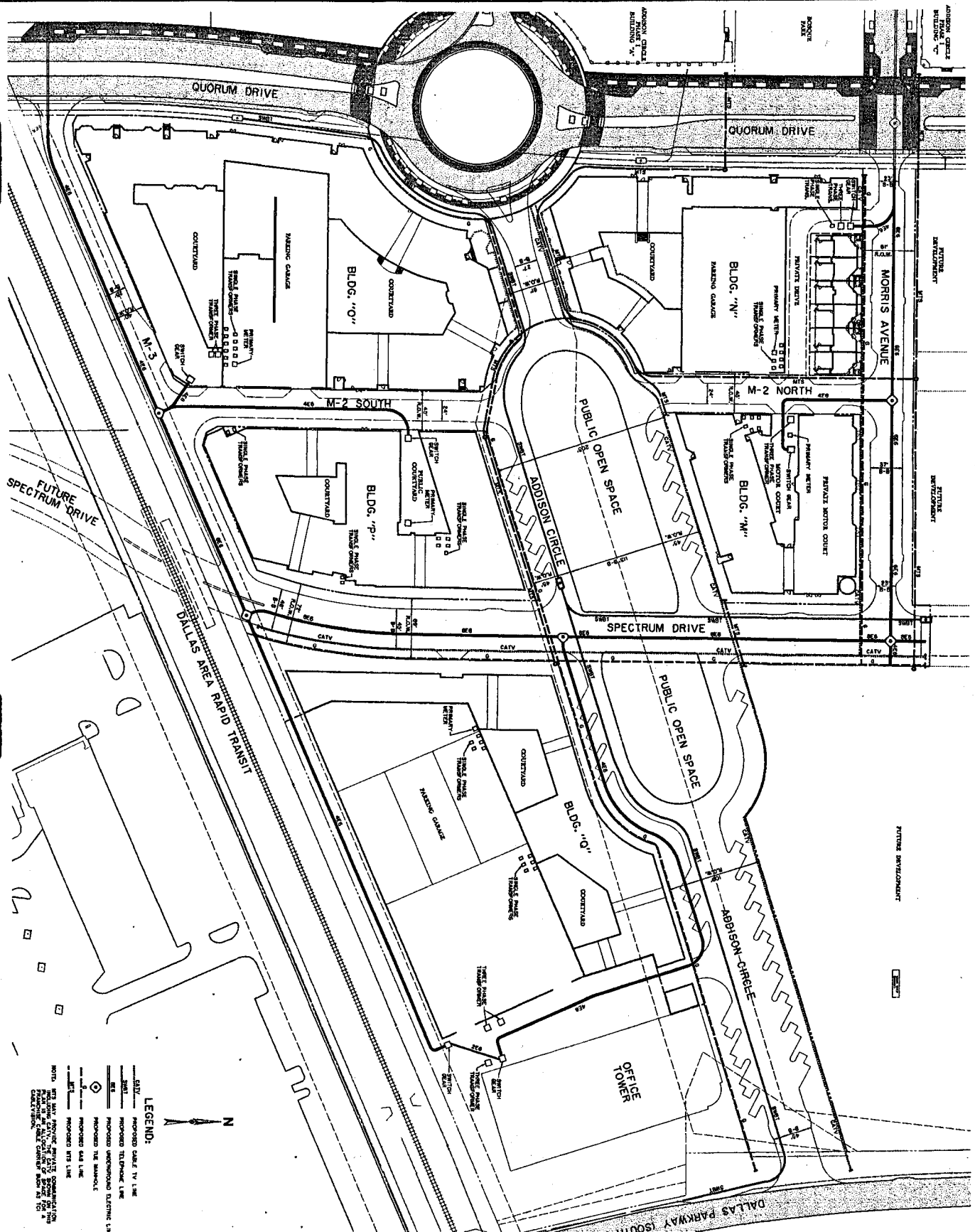
SCALE : 1" = 40'
PHASE II WATER & WASTEWATER PLAN

This information is part of a development plan established on Block 5, 6, 7, 8, 9, 10, 11, 12, and 13 of Block B and a portion of Lot 5 of Block B will be a part of Addison, Dallas, Texas, and additional applicable coverage set by the City of Dallas. Abstract No. 682 is in the name of Addison, Dallas County, Texas. This plan is being submitted by Ernest Ball of Columbus Realty, Inc. 1507 North Dallas Parkway Suite 855, Dallas, Texas 75240. Telephone: (972) 387-1452

ADDISON CIRCLE
PHASE II
 FINAL DEVELOPMENT PLAN OF 10-87
 OFFICE OF THE CITY SECRETARY

Owner/Developer COLUMBIA REALTY TRUST 1881 Dallas Parkway Suite 600 Dallas, Texas 75240 (972) 387-1452	Architect RTKL ASSOCIATES INC. 2828 South St. Suite 200 Dallas, Texas 75210 (214) 871-8377	Civil Engineers/Landscape HURFF-ZOLLARS, INC. 3724 McKinney Avenue Suite 600 Dallas, Texas 75204 (214) 871-3311	Office Tower Architect HKS, INC. 700 N. Pearl Suite 1400, L.B. 307 Dallas, Texas 75201-7486 (214) 800-5000	Townhouse Architect GRAPHIC DESIGN GROUP 3315 N. Hall Street Dallas, Texas 75210 (214) 800-8800
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ORDINANCE NO. 097-029



SCALE : 1" = 40'
PHASE II FRANCHISE UTILITIES PLAN

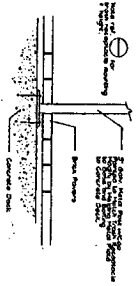
This information is part of a development plan submitted on March 5, 1997 for Lots 11, 12, and 13 of Block D and a portion of Lot 5 of Block A and being a part of John's 1861st, and additional unapplied acreage on the C.A. Fisher Street, Block 16, 452 in the Town of Addison, Dallas County, Texas. This plan is being submitted by the City of Addison, Texas. Block 16, 452 in the Town of Addison, Dallas County, Texas. This plan is being submitted by the City of Addison, Texas. Block 16, 452 in the Town of Addison, Dallas County, Texas. This plan is being submitted by the City of Addison, Texas.

ADDISON CIRCLE
 FINAL OFFICE OF THE CITY SECRETARY - 07

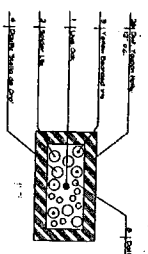
Owner/Developer COLUMBUS REALTY TRUST 1801 Dallas Parkway Suite 500 Dallas, Texas 75248 (972) 587-4492	Architect RTKL ASSOCIATES INC. 8228 South St. Suite 209 Dallas, Texas 75201 (214) 971-8077	Civil Engineers/Landscape HERTZ-COLLINS, INC. 3121 McKinney Avenue Suite 500 Dallas, Texas 75204 (214) 971-2211	Office Tower Architect HCB, INC. 703 N. Pearl Suite 1900, L.D. 387 Dallas, Texas 75201-7486 (214) 759-2933	Townhouse Architect GRAPHIC DESIGN GROUP 3015 N. Hall Street Dallas, Texas 75219 (214) 629-8899
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ORDINANCE NO. 097-029

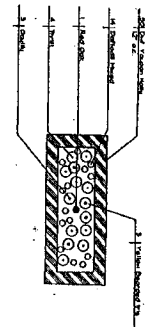
10 Trash Receptacle Mounting



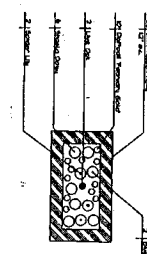
5 Morris Street Tree Well Planting



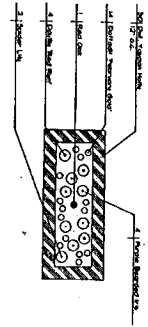
9 Quorum Drive / Spectrum Drive Tree Well Planting



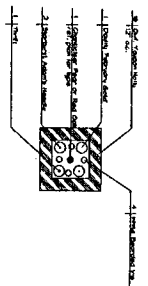
4 Morris Street Tree Well Planting



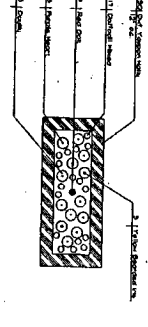
8 Quorum Drive / Spectrum Drive Tree Well Planting



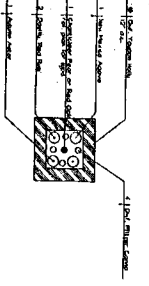
3 Mews Tree Well Planting



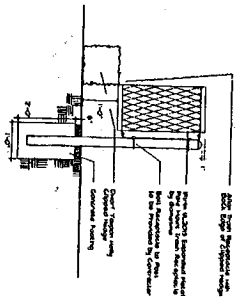
7 Quorum Drive / Spectrum Drive Tree Well Planting



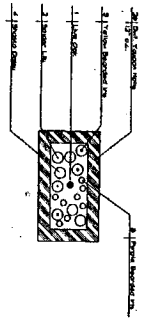
2 Mews Tree Well Planting



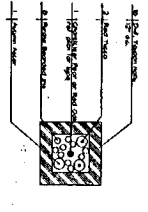
11 Trash Receptacle Mounting



6 Morris Street Tree Well Planting



1 Mews Tree Well Planting



PHASE II STREETSCAPE DETAILS

This information is part of a development plan submitted on March 5, 1997 for Lots 10, 12, and 13 of Block 9 and a portion of Lot 5 of Block 10 all being a part of Jettison's Addition, and additional unplatted acreage all in the G.M. Fisher Survey. Abstract No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Hall of Columbus Realty, Inc. 1507 North Dallas Parkway Suite 655, Dallas, Texas 75249 Telephone: (972) 387-1452

ADDISON CIRCLE

FINAL DEVELOPMENT PLAN 05.16.97

OFFICE OF THE CITY SECRETARY

Owner/Developer
COLUMBUS REALTY TRUST
5881 Dallas Parkway
Suite 605
Dallas, Texas 75249
(972) 347-1462

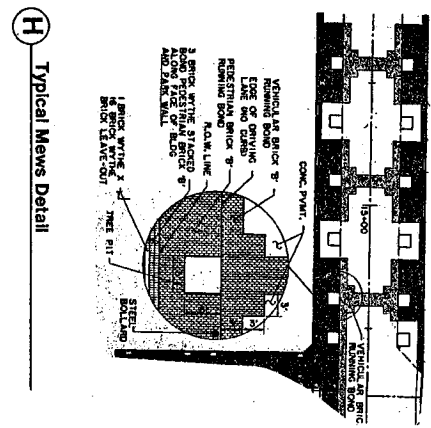
Architect
RTKL ASSOCIATES, INC.
2828 South St.
Suite 500
Dallas, Texas 75201
(214) 871-8877

Civil Engineers/Landscape
HARTT-COLLARS, INC.
2000 Westway Avenue
Suite 600
Dallas, Texas 75204
(214) 871-3311

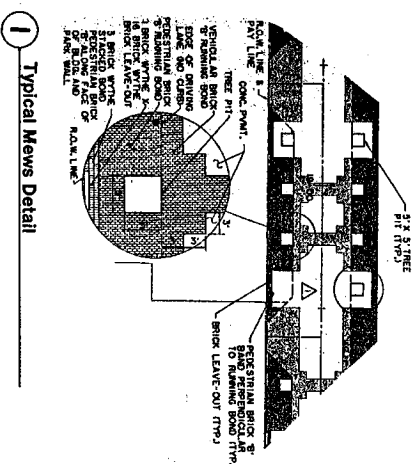
Office Tower Architect
MCS, INC.
702 M. Park
Building 1000, Ltr. 207
Dallas, Texas 75201-7088
(214) 898-6555

Townhouse Architect
GRAPHIC DESIGN GROUP
5635 W. Hall Street
Dallas, Texas 75208
(214) 898-8888

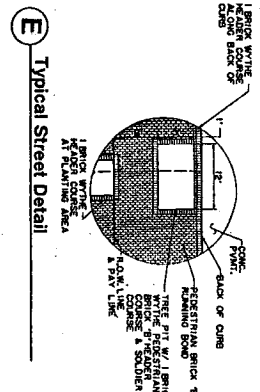
ORDINANCE NO. 097-029



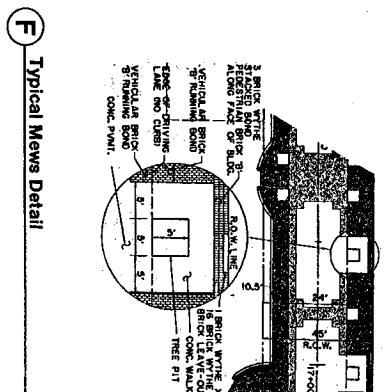
H Typical Mews Detail



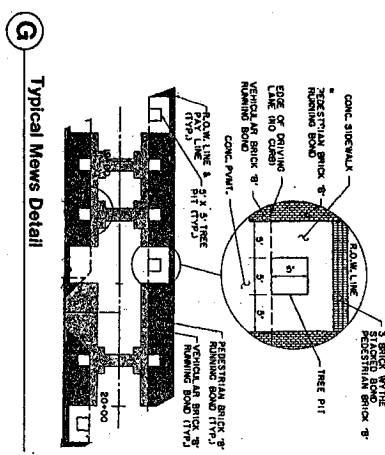
I Typical Mews Detail



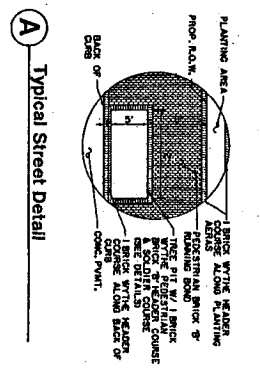
E Typical Street Detail



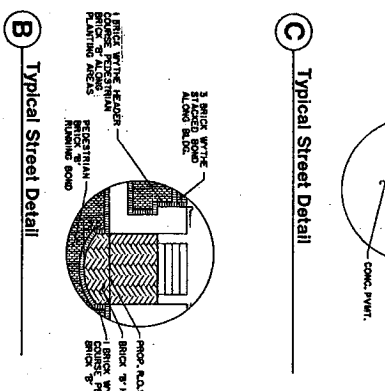
F Typical Mews Detail



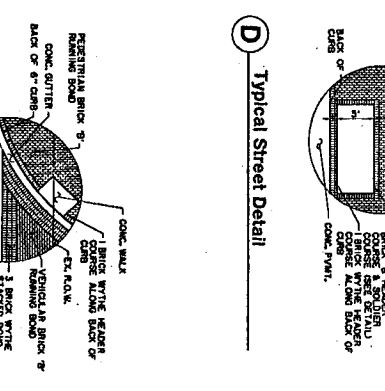
G Typical Mews Detail



A Typical Street Detail



B Typical Street Detail

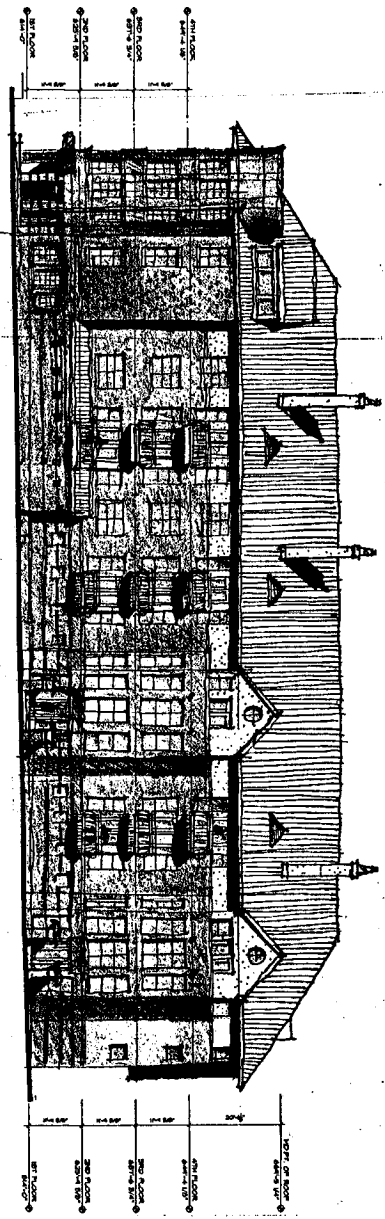


D Typical Street Detail

PHASE II STREETSCAPE DETAILS

This information is part of a development plan submitted on March 5, 1997 for Lots 11, 12, and 13 of Block B and a portion of Lot 3 of Block D, all being a portion of Addison Addition, and additional unapportioned acreage off in the C.M. Fisher Survey, situated in the 402nd Block of Addison, Dallas, Texas. This plan is being submitted by Brown Real Estate Company, Inc., 8201 North Dallas Parkway Suite 822, Dallas, Texas 75248 Telephone: (972) 367-1492.

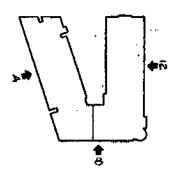
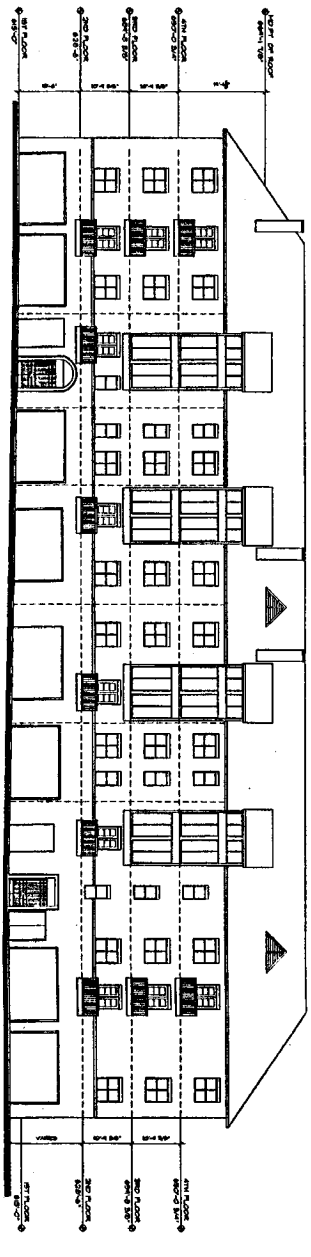
12 BUILDING 'M' - NORTH ELEVATION



08 BUILDING 'M' - WEST ELEVATION



04 BUILDING 'M' - SOUTH ELEVATION



- GENERAL MATERIAL NOTES**
- 40% BRICK ON ALL EXTERIOR FACADES
 - PLASTER, FINISH AND FENIL CARPENTRY FOR ALL CHIMNEYS
 - ROOF CLAD CEMENT-BITUMEN
 - PAINTED WOOD ASSEMBLY FOR ALL BAY WINDOWS
 - CAST STONE FINISH FOR ALL WINDOW HEADS AND SILLINGS
 - PAINTED METAL BRACKETTES, METAL CORNER TREATMENTS AND VENTS
 - METAL SITTERS AND DOWNSPOUTS

SCALE 3/32" = 1'-0"
BUILDING 'M' ELEVATIONS

ADDISON CIRCLE

PHASE I
 FINAL OFFICE OF THE CITY SECRETARY

This information is part of a development plan submitted in June, 1971 for lots 1, 2, 4 B of block B and a portion of lot 5 of Block D; all being part of J. J. Jones Edition and additional unplatted acreage all in the 6th Fisher Survey Abstract No. 462 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Nat'l of Columbus Realty Trust, 2508 North Dallas Parkway Suite 205, Dallas, Texas 75240 Telephone: 301-4492

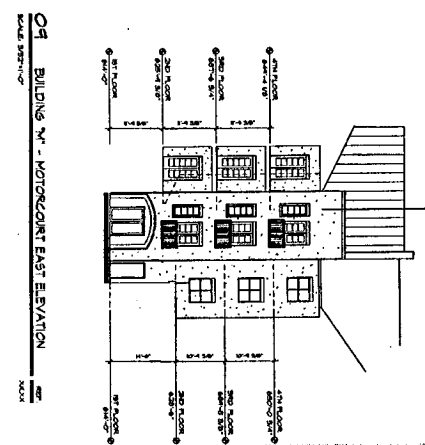
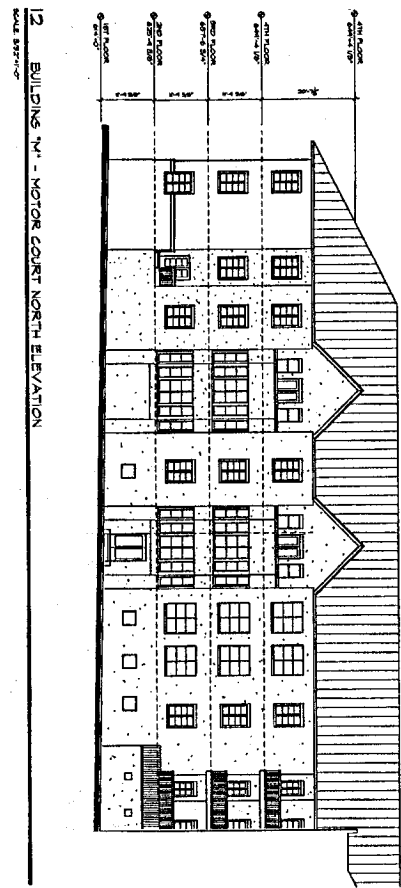
Owner / Developer
COLUMBUS REALTY TRUST
 2505 Dallas Parkway
 Suite 205, Dallas
 Dallas, Texas 75248
 (972) 387-1452

Architect
RTIC ASSOCIATES, INC.
 2626 South St.
 Suite 200
 Dallas, Texas 75201
 (214) 871-8877

CIVIL ENGINEERS/LANDSCAPE
HUTT-ZOLLARS, INC.
 3151 McKinney Avenue
 Suite 900
 Dallas, Texas 75204
 (214) 871-3311

Townhouse Designer
GRAPHIC DESIGN GROUP
 2615 NORTH MALL STREET
 Dallas, Texas 75206
 (214) 820-8600

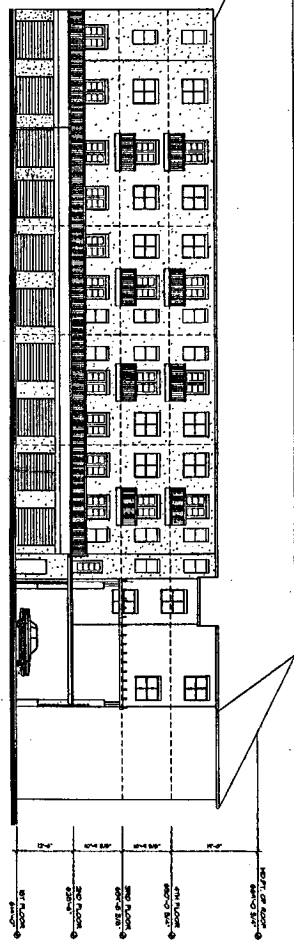
ORDINANCE NO. 097-029



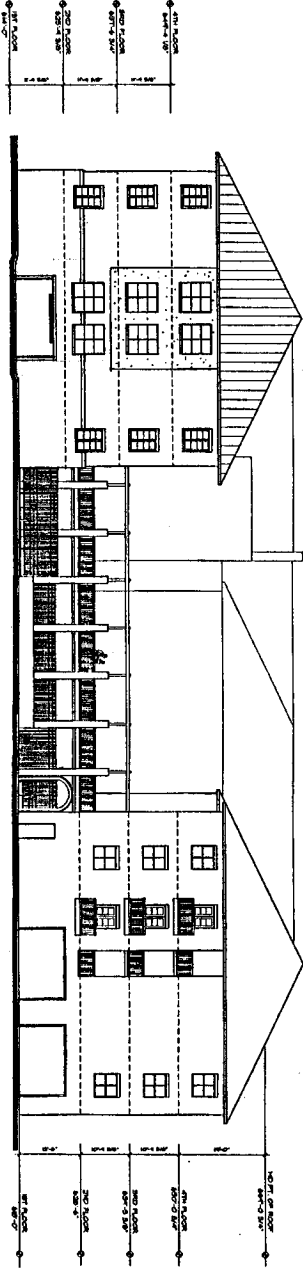
- GENERAL MATERIAL NOTES**
- 2" X 4" STUDS ON ALL BRICK WALLS
 - CONCRETE ROOF TILES AND SHINGLES SEAM METAL ROOF
 - FLASHER METAL AND METAL CLAYS FOR ALL CORNERS
 - PAINTED MASONRY FINISH INTERIOR
 - PAINTED MASONRY FINISH INTERIOR
 - CARVED BRICKWORK
 - PAINTED ROOF ASSEMBLY FOR ALL BAY WINDOWS
 - PAINTED METAL BRACKETING METAL CORNICE TRIMMINGS AND VENTS
 - METAL BRACKETS AND DOWNSPOUTS

04 BUILDING 'M' - MOTOR COURT EAST ELEVATION

02 BUILDING 'M' - MOTOR COURT NORTH ELEVATION



03 BUILDING 'M' - MOTOR COURT SOUTH ELEVATION



04 BUILDING 'M' - WEST ELEVATION VIEWS

SCALE 3/32" = 1'-0"

BUILDING 'M' ELEVATIONS

This information is part of a development plan submitted in June, 1971 for lots E, L, Q, R, S of block B and a portion of lot 5 of block D, all being part of James Edition and additional unplatted acreage all in the 6th Fisher Survey Abstract No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Kral of Columbia Realty Trust, 650 North Dallas Parkway, suite 655, Dallas, Texas 75248 Telephone: 301-1412

ADDISON CIRCLE PHASE II

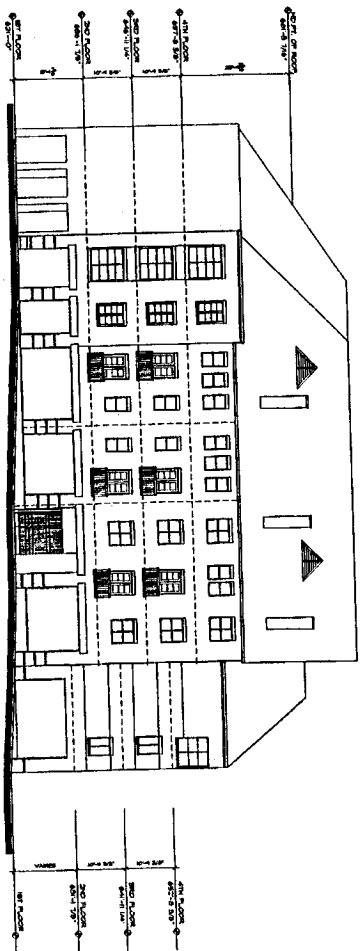
OFFICE OF THE CITY SECRETARY

FINAL DEVELOPMENT PLAN

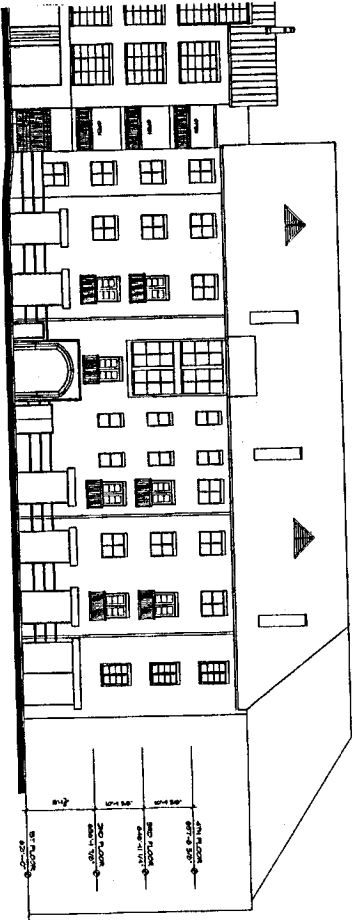
<p>Owner / Developer COLUMBIUS REALTY TRUST 5501 Dallas Parkway Suite 805 LEB Dallas, Texas 75248 (972) 387-1482</p>	<p>Architect RTKL ASSOCIATES INC. 2828 South St. Suite 200 Dallas, Texas 75201 (214) 871-8077</p>	<p>CIVIL ENGINEERS/LANDSCAPE HULTZ-DOLLARS, INC. 2101 McKinney Avenue Suite 600 Dallas, Texas 75204 (214) 771-2611</p>	<p>Townhouse Designer GRAPHIC DESIGN GROUP 3818 NORTH HALL STREET Dallas, Texas 75219 (214) 820-8500</p>
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ORDINANCE NO. 097-029

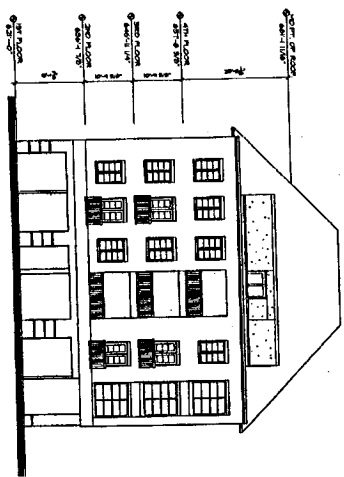
04 BUILDING 'N' - WEST ELEVATION



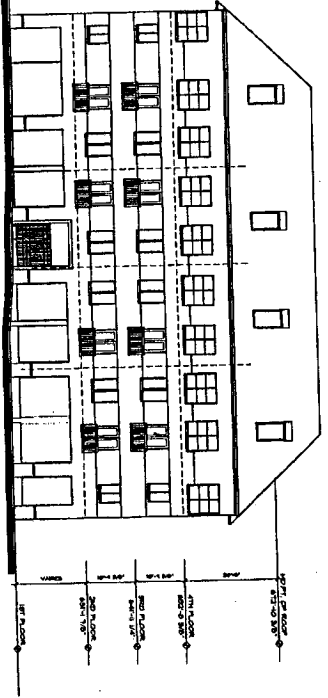
05 BUILDING 'N' - WEST ELEVATION



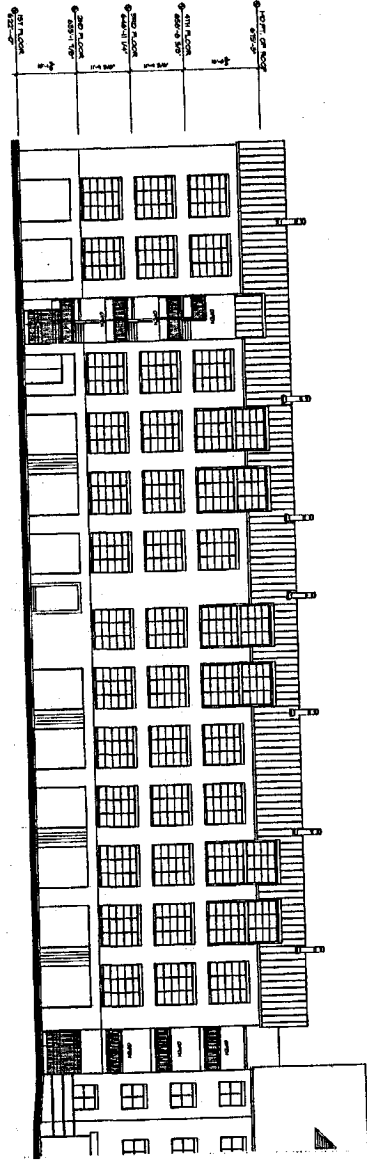
06 BUILDING 'N' - SOUTHWEST ELEVATION



07 BUILDING 'N' - SOUTHEAST ELEVATION



12 BUILDING 'N' - WEST ELEVATION



- GENERAL MATERIAL NOTES**
- 10% BRICK ON ALL BRICK FACADES
 - CONCRETE ROOF TILES AND STRONG GRANULAR SOFT
 - CONCRETE ROOF TILES AND STRONG GRANULAR SOFT
 - FINISH ALUMINUM FRAME RECORD
 - WOOD CLAD CASSETT WINDOWS
 - LAMBS FINISH NECESSARY FOR ALL DAY ROOMS
 - LAMBS FINISH NECESSARY FOR ALL DAY ROOMS
 - CAST STONE FINISHING SILL, WINDOW HEADS, AND SASHING
 - FINISH ALUMINUM FRAME RECORD
 - FINISH ALUMINUM FRAME RECORD
 - FINISH ALUMINUM FRAME RECORD

SCALE 3/32" = 1'-0"
BUILDING 'N' ELEVATIONS

This information is part of a development plan submitted in June, 1971 for lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ADDISON CIRCLE
PHASE II
OFFICE OF THE CITY SECRETARY
FINAL DEVELOPMENT PLAN

Owner / Developer
COLUMBUS REALTY TRUST
2451 Dallas Parkway
Suite 600
Dallas, Texas 75248
(972) 367-1492

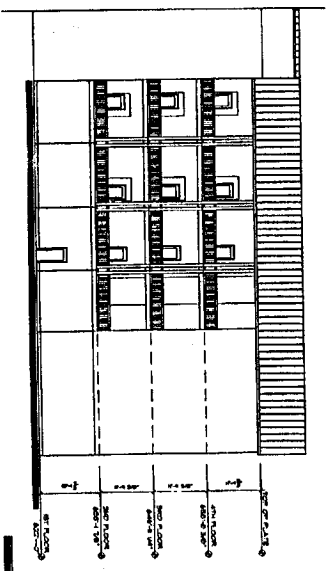
Architect
RTKL ASSOCIATES INC.
2828 South St.
Suite 209
Dallas, Texas 75228
(214) 571-5577

CIVIL ENGINEERS/LANDSCAPE
HUTT-ZOLLARS, INC.
3151 McKinney Avenue
Suite 600
Dallas, Texas 75205
(214) 343-7333

Townhouse Designer
GRAPHIC DESIGN GROUP
811 NORTH HALL STREET
Dallas, Texas 75208
(214) 442-5941

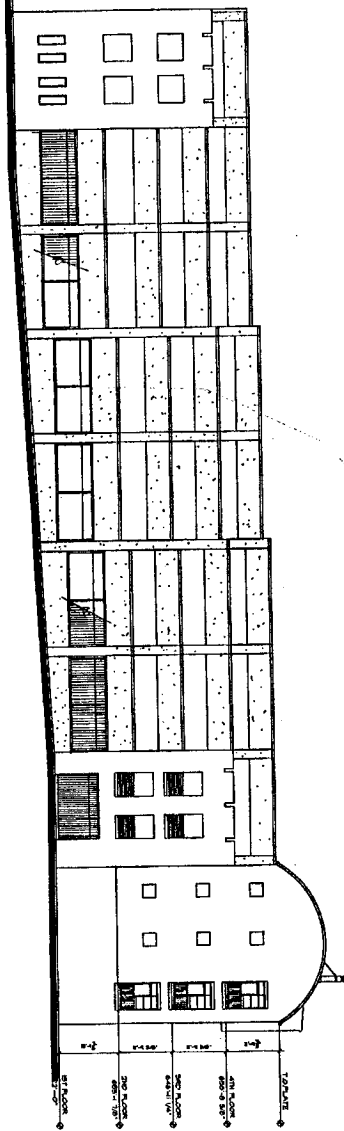
ORDINANCE NO. 097-029

03 BUILDING 'N' - [REDACTED]



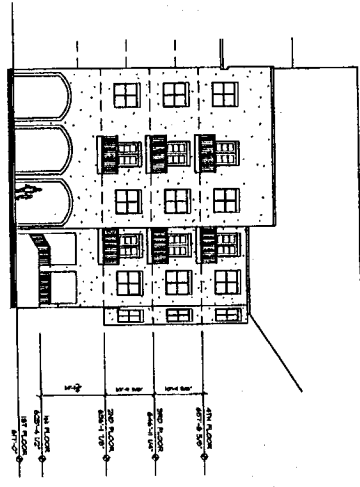
03 BUILDING 'N' - [REDACTED] SOUTH ELEVATION

01 BUILDING 'N' - NORTH ELEVATION

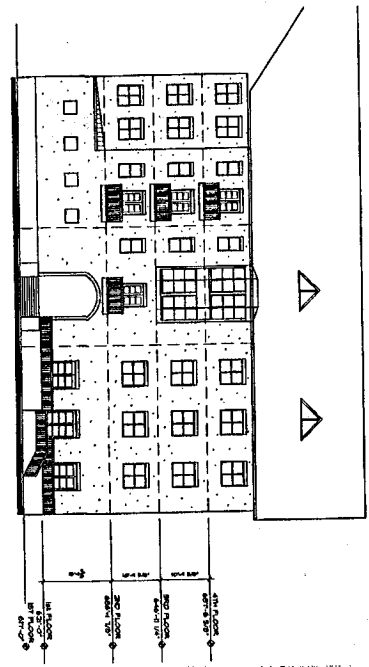
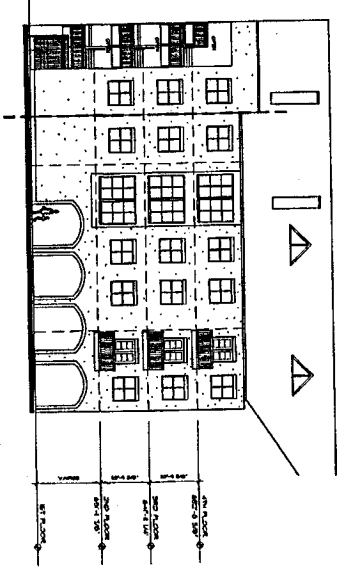
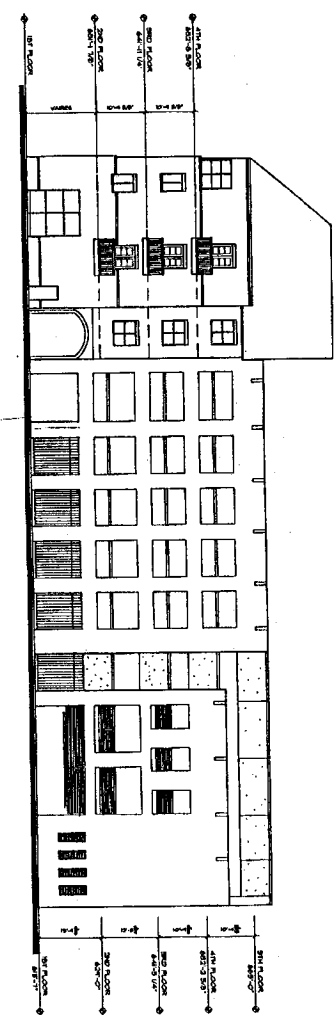


01 BUILDING 'N' - NORTH ELEVATION

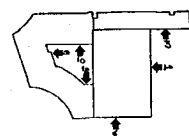
12 BUILDING 'N' - COURTYARD EAST ELEVATION



10 BUILDING 'N' - COURTYARD WEST ELEVATION



- GENERAL MATERIAL NOTES**
- CONCRETE ON ALL BUILDING PACKAGES
 - PLASTER FINISH AND METAL CASING FOR ALL CORNERS
 - PAINTED ALUMINUM FINISH WINDOWS
 - PAINTED ALUMINUM FINISH DOORS
 - PAINTED METAL BUILDING MATERIALS, METAL CORNER TREATMENTS AND VENTS
 - METAL BRACKETS AND DOWNSPOUTS
 - PAINTED METAL BUILDING MATERIALS, METAL CORNER TREATMENTS AND VENTS
 - METAL BRACKETS AND DOWNSPOUTS
 - PAINTED METAL BUILDING MATERIALS, METAL CORNER TREATMENTS AND VENTS
 - METAL BRACKETS AND DOWNSPOUTS



SCALE 3/32" = 1'-0"
BLOCK 'N' ELEVATIONS

This information is part of a development plan submitted in June, 1971 for lots 11, 12, 13 of Block B and a portion of lot 5 of Block D all being part of Jacone Edition and additional undivided acreage all in the 6th Fisher Survey, Abstract No. 492 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Dryden Hall of Columbus Realty Trust, 15871 North Dallas Parkway, Suite 205, Dallas, Texas 75240, Telephone: 391-1412

ADDISON CIRCLE PHASE II
 OFFICE OF THE CITY SECRETARY
 FINAL DEVELOPMENT PLAN

Owner / Developer
COLUMBUS REALTY TRUST
 5501 Dallas Parkway
 Suite 403 L33
 Dallas, Texas 75248
 (972) 387-4462

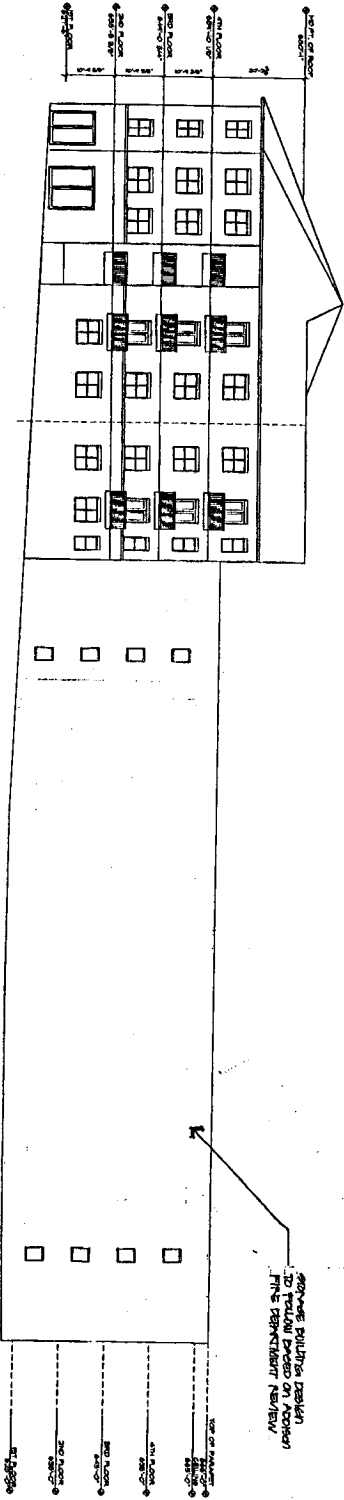
Architect
RTKL ASSOCIATES INC.
 2626 Ross St.
 Suite 200
 Dallas, Texas 75201
 (214) 671-6977

CIVIL ENGINEERS/LANDSCAPE
HUITZ-ZOLLARS, INC.
 1501 McKinney Avenue
 Suite 600
 Dallas, Texas 75204
 (214) 871-3311

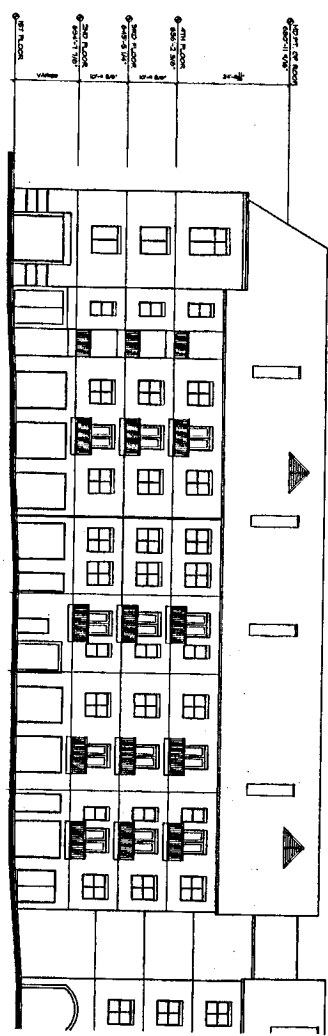
Townhouse Designer
GRAPHIC DESIGN GROUP
 385 NORTH HALL STREET
 Dallas, Texas 75228
 (214) 520-8800

ORDINANCE NO. 097-029

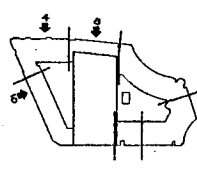
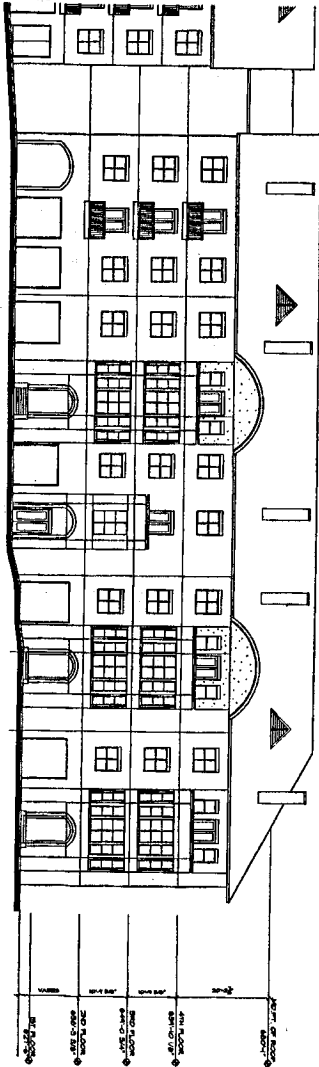
BUILDING 'O' - SOUTH ELEVATION



BUILDING 'O' - WEST ELEVATION



BUILDING 'O' - WEST ELEVATION



GENERAL MATERIAL NOTES

- 100% BRUSH ON ALL EXTERIOR WALLS
- CONCRETE CORE IN ALL BAY WINDOWS
- PAINTED ALUMINUM FINISH ON ALL WINDOWS
- PAINTED ALUMINUM FINISH ON ALL DOORS
- PAINTED ALUMINUM FINISH ON ALL BALCONIES
- PAINTED ALUMINUM FINISH ON ALL BALCONIES
- PAINTED ALUMINUM FINISH ON ALL BALCONIES
- PAINTED ALUMINUM FINISH ON ALL BALCONIES
- PAINTED ALUMINUM FINISH ON ALL BALCONIES
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- PAINTED ALUMINUM FINISH ON ALL BALCONIES
- PAINTED ALUMINUM FINISH ON ALL BALCONIES

SCALE 3/32" = 1'-0"

BUILDING 'O' ELEVATIONS

This information is part of a development plan submitted in June, 1981 for lots 11, 12, 13, 14 B of block B and a portion of lot 5 of block D, all being part of Juliane Edition and additional unplatted acreage all in the 6th Fisher Survey Abstract No. 482 in the Town of Addison, Dallas County, Texas. The plan is being submitted by Bryant Noll of Columbus Realty Trust, 5507 North Dallas Parkway, Suite 205, Dallas, Texas 75248 telephone: 381-4442

ADDISON CIRCLE
PHASE II
 OFFICE OF THE CITY SECRETARY
 FINAL DEVELOPMENT PLAN

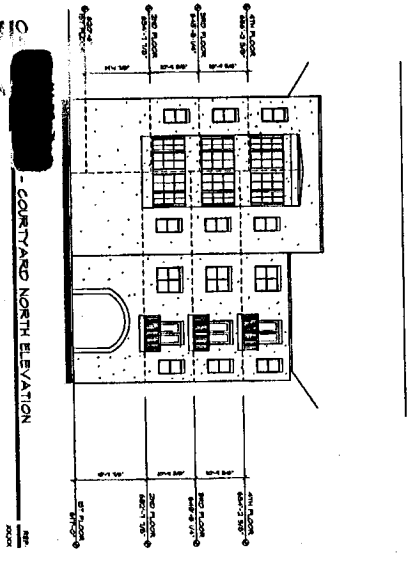
Owner / Developer
 COLUMBUS REALTY TRUST
 5581 Dallas Parkway
 Suite 605 LB
 Dallas, Texas 75248
 (972) 387-1482

Architect
 RTKL ASSOCIATES INC.
 2228 Elm St.
 Suite 200
 Dallas, Texas 75201
 (214) 871-2877

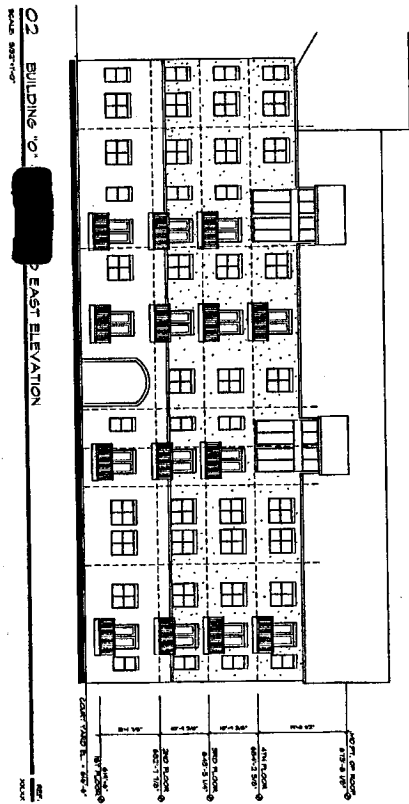
CIVIL ENGINEERS/LANDSCAPE
 TOWNHOUSE DESIGNER
 HUNT-ZOLLARS, INC.
 3151 McKinney Avenue
 Suite 600
 Dallas, Texas 75204
 (214) 731-2411

GRAPHIC DESIGN GROUP
 3615 NORTH HALL STREET
 DALLAS, TEXAS 75246
 (214) 530-4500

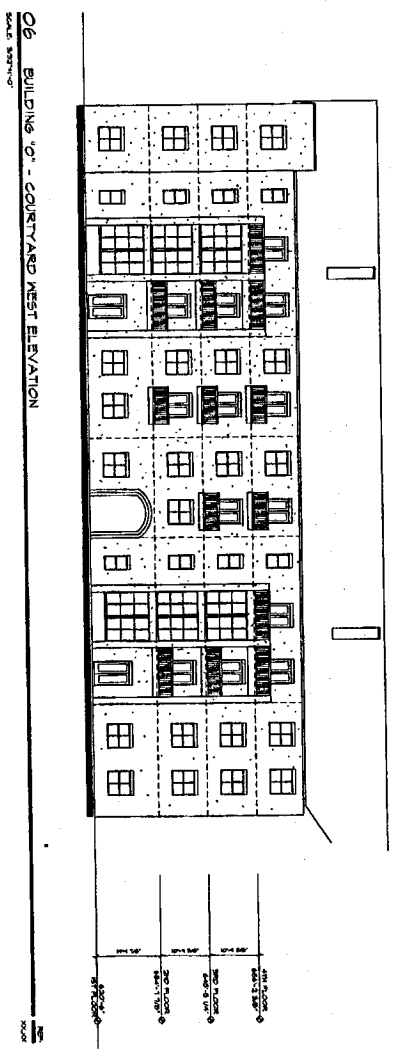
ORDINANCE NO. 097-029



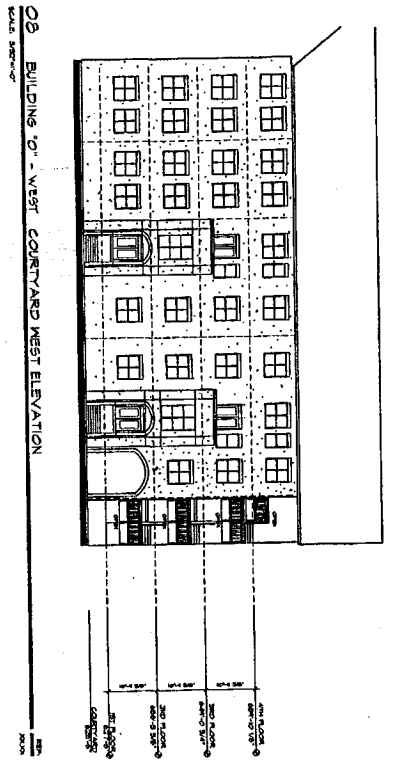
01 - COURTYARD NORTH ELEVATION



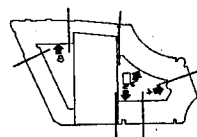
02 - BUILDING 'O' - EAST ELEVATION



06 - BUILDING 'O' - COURTYARD WEST ELEVATION



08 - BUILDING 'O' - WEST COURTYARD WEST ELEVATION



- GENERAL MATERIAL NOTES**
- 10% BRICK ON ALL PUBLIC PLACES
 - CONCRETE ROOF TILES AND STAIRS SLAIN METAL ROOF
 - PLASTER FINISH AND METAL CORNICE FOR ALL CORNICES
 - 1/2" GYP BOARD FINISH FOR ALL INTERIORS
 - HOOD CLAD CABINET INTERIOR
 - GRANITE FINISH
 - GRANITE FINISH COUNTER TOPS ALL BATH KITCHENS
 - CAST STONE INTERIOR SILLS, WINDOW HEADS, AND BANDS
 - CAST STONE ENTIREWAYS
 - PAINTED METAL AND CONCRETE
 - METAL FINISH AND CONCRETE

SCALE 3/32" = 1'-0"

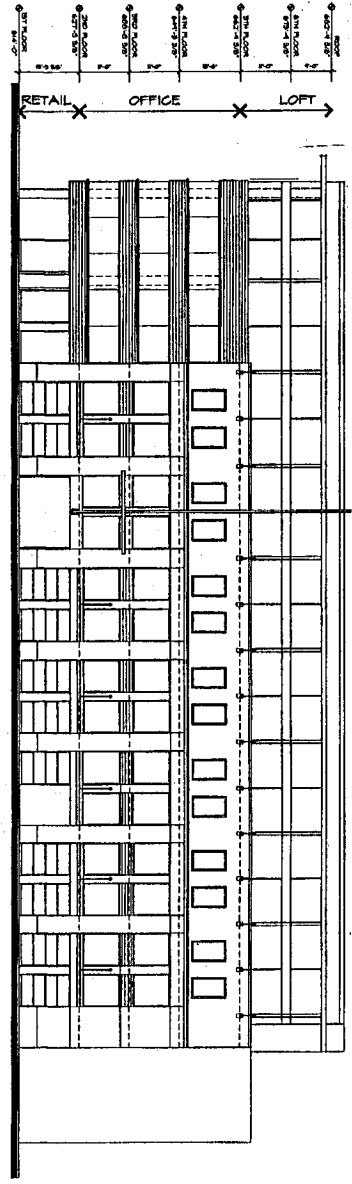
BUILDING 'O' ELEVATIONS

ADDISON CIRCLE PHASE II
 OFFICE OF THE CITY SECRETARY
 FINAL DEVELOPMENT PLAN

This information is part of a development plan submitted in June, 1991 for lots 8, 12, 14 B of Block B and a portion of lot 5 of Block D, all being part of Jitane Edition and additional unutilized acreage all in the 6th Floor Survey Abstract No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Hall of Columbus Realty Trust, 6511 North Dallas Parkway suite 855, Dallas, Texas 75248 telephone: 381-1492

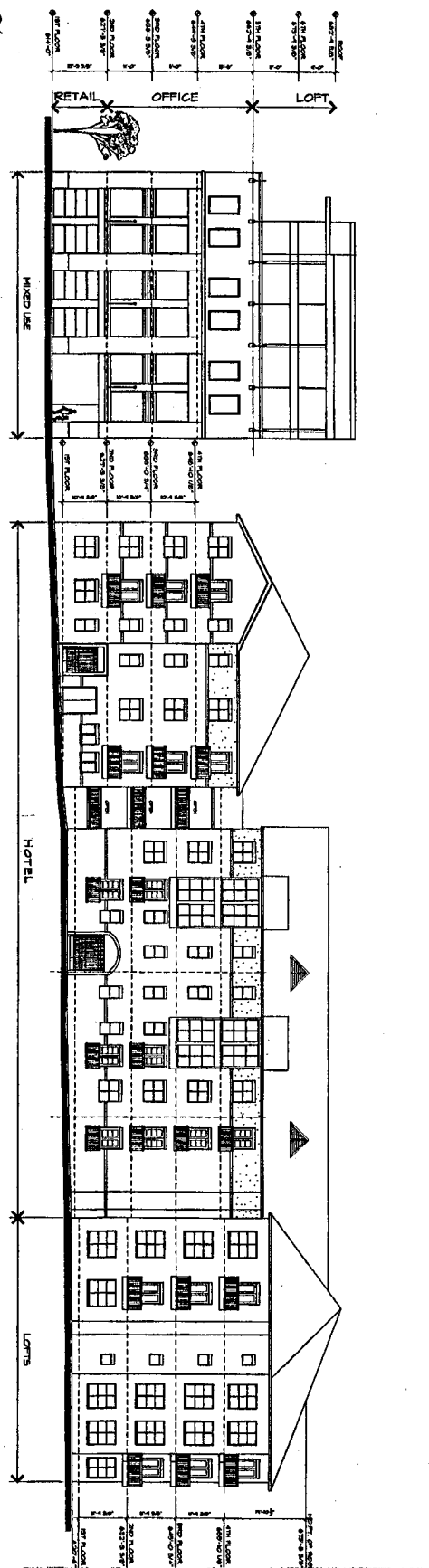
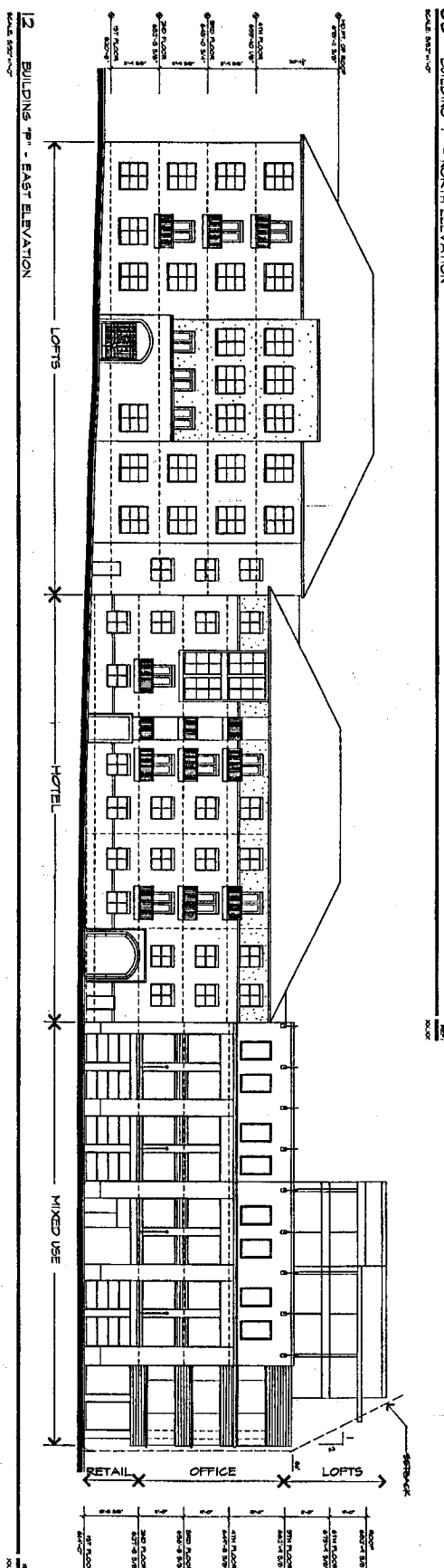
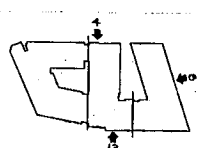
Owner / Developer COLUMBUS REALTY TRUST 1581 Dallas Parkway Suite 855 L85 Dallas, Texas 75248 (972) 387-1692	Architect RTKL ASSOCIATES INC. 2808 South St. Suite 200 Dallas, Texas 75201 (214) 871-6877	CIVIL ENGINEERS/LANDSCAPE HURTY-DOLLARS, INC. 2151 McKinney Avenue Suite 610 Dallas, Texas 75204 (214) 871-1111	Townhouse Designer GRAPHIC DESIGN GROUP 8616 NORTH HALL STREET Dallas, Texas 75228 (214) 520-8900
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ORDINANCE NO. 097-029



GENERAL MATERIAL NOTES

- SEE PLAN OF ALL PUBLIC PLACES
- CONCRETE ROOF TILES AND STAIRS, SLOPE METAL ROOF
- PLASTER FINISH AND METAL CASING FOR ALL CORNERS
- PAINTED ALUMINUM FINISH WINDOWS
- PAINTED ALUMINUM FINISH DOORS
- CASING FINISHES
- PAINTED ROOF ASSEMBLY FOR ALL BAY WINDOWS
- PAINTED METAL FINISH WINDOW SILL, AND SILLING
- CAST STONE FINISHES
- PAINTED METAL BALCONIES, METAL CORNER TREATMENTS AND VENTS
- METAL SHUTTERS AND DOWNSPUTS



SCALE 3/32" = 1'-0"

BUILDING 'P' ELEVATIONS

This information is part of a development plan submitted in June, 1991 for lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 of block B and a portion of lot 5 of Block D, all being part of Johns Edition and additional unplatted acreage all in the 6th Fisher Survey, Abstract No. 462 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Hall of Columbus Realty Trust, 15011 North Dallas Parkway, Suite 255, Dallas, Texas, 75248 telephone, 301-1412

ADDISON CIRCLE PHASE II
 OFFICE OF THE CITY SECRETARY
 FINAL DEVELOPMENT PLAN

Owner / Developer
COLUMBUS REALTY TRUST
 3301 Dallas Parkway
 Suite 400
 Dallas, Texas 75248
 (972) 347-1412

Architect
RTKL ASSOCIATES INC.
 2820 South St.
 Suite 400
 Dallas, Texas 75201
 (214) 871-8077

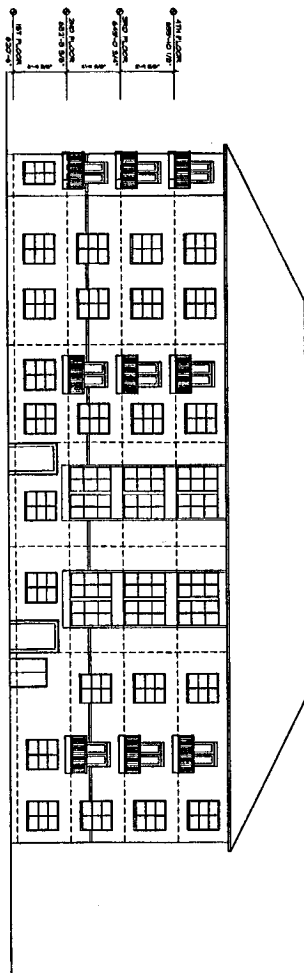
CIVIL ENGINEERS/LANDSCAPE
HUNT-ZOLLARS, INC.
 3121 McKinney Avenue
 Suite 600
 Dallas, Texas 75204
 (214) 371-5277

Township Designer
GRAPHIC DESIGN GROUP
 3615 NORTH HALL STREET
 Dallas, Texas 75219
 (214) 820-8600

ORDINANCE NO. 097-029

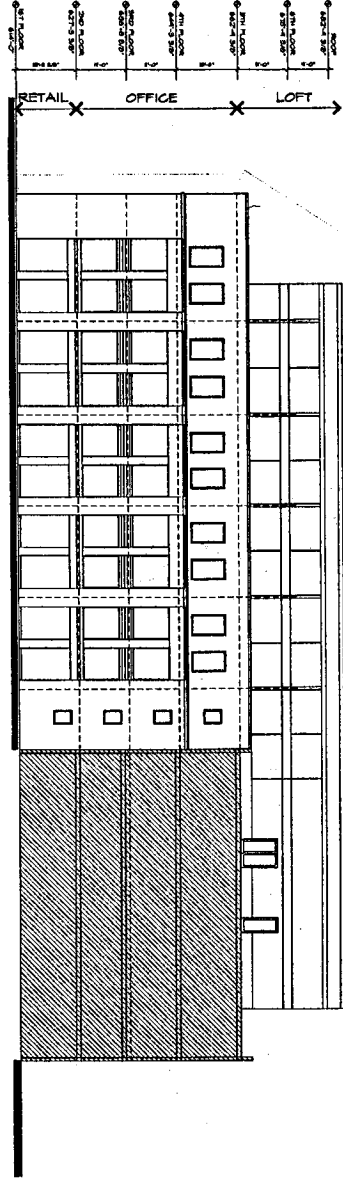
04 BUILDING 'P' - SOUTH ELEVATION

SCALE 3/32" = 1'-0"
FOOT



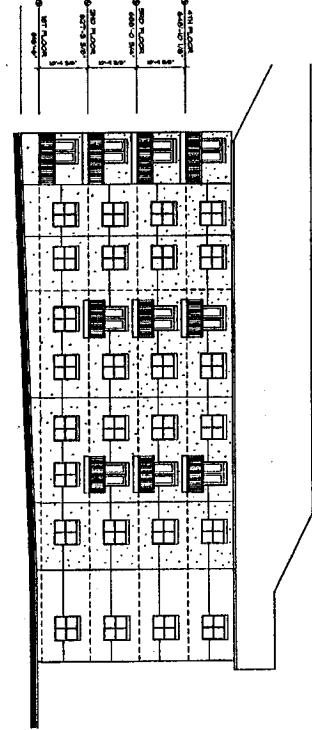
05 BUILDING 'P' - OFFICE COURT NORTH ELEVATION

SCALE 3/32" = 1'-0"
FOOT



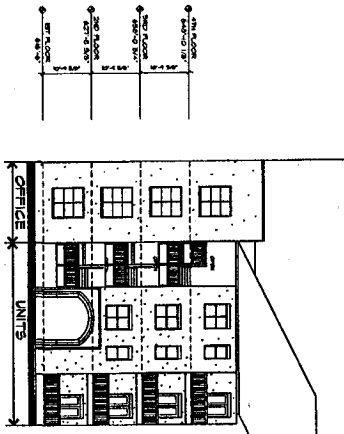
02 BUILDING 'P' - OFFICE COURT SOUTH ELEVATION

SCALE 3/32" = 1'-0"
FOOT



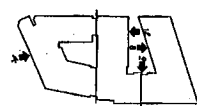
03 BUILDING 'P' - OFFICE COURT EAST ELEVATION

SCALE 3/32" = 1'-0"
FOOT



GENERAL MATERIAL NOTES

- CONCRETE ON ALL EXTERIOR WALLS
- EXTERIOR WALLS TO BE FINISHED WITH 1/2\"/>
- PLASTER FINISH AND METAL CASINGS FOR ALL WINDOWS
- PAINTED ALUMINUM FINISH WINDOWS
- PAINTED ALUMINUM FINISH DOORS
- CONCRETE ON ALL INTERIORS
- PAINTED WOOD ASSEMBLY FOR ALL BAY WINDOWS
- PAINTED WOOD FINISH FOR ALL BAY WINDOWS AND BALCONIES
- PAINTED METAL BALCONIES, METAL CORNER TREATMENTS AND VENTS
- METAL ENTRIES AND DOWNSPUTS



SCALE 3/32" = 1'-0"

BUILDING 'P' ELEVATIONS

ADDISON CIRCLE PHASE II

FINAL SET OF THE CITY SECRETARY

This information is part of a development plan submitted in June, 1971 for lots 12, 14 B of Block B and a portion of lot 5 of Block D, all being part of Johnson Estate and additional updated acreage all in the G.N. Fisher Survey, Abstract No. 462 in the Town of Addison, Dallas County, Texas. The plan is being submitted by Bryant Kail of Columbus Realty Trust, 1507 North Dallas Parkway, Suite 255, Dallas, Texas 75246 Telephone: 357-4442

Owner / Developer
COLUMBUS REALTY TRUST
 5201 Dallas Parkway
 Suite 600, LDC
 Dallas, Texas 75246
 (972) 367-4452

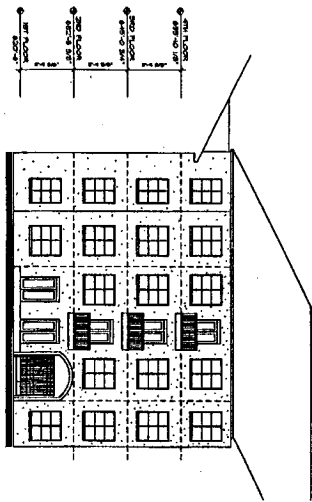
Architect
RTKL ASSOCIATES INC.
 3828 South St.
 Suite 500
 Dallas, Texas 75201
 (214) 877-5371

CIVIL ENGINEERS/LANDSCAPE
MUTT-ZOLLARS, INC.
 3131 McKinney Avenue
 Suite 600
 Dallas, Texas 75204
 (214) 877-5371

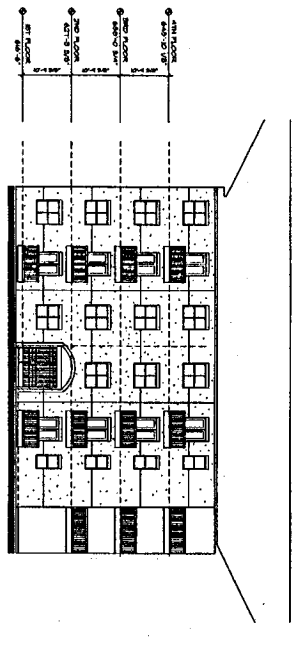
Townhouse Designer
GRAPHIC DESIGN GROUP
 3615 NORTH HALL STREET
 DALLAS, TEXAS 75218
 (214) 820-8800

ORDINANCE NO. 097-029

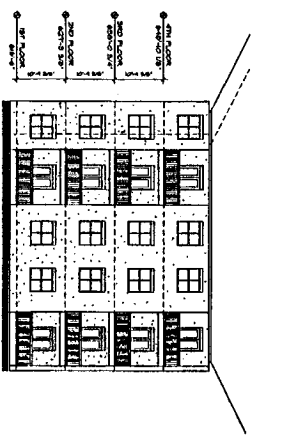
04 BUILDING 'P' - COURTYARD EAST ELEVATION
SCALE 3/32"=1'-0"



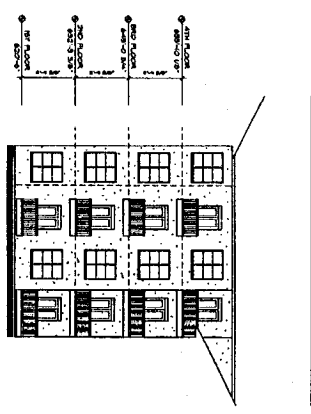
08 BUILDING 'P' - COURTYARD WEST ELEVATION
SCALE 3/32"=1'-0"



02 BUILDING 'P' - COURTYARD NORTH ELEVATION
SCALE 3/32"=1'-0"



06 BUILDING 'P' - COURTYARD SOUTH ELEVATION
SCALE 3/32"=1'-0"



- GENERAL MATERIAL NOTES**
- 100% BRICK ON ALL BUILD FACADES
 - ROOF SHALL BE 12/12 AND SHINGLES SHALL BE METAL ROOF
 - PLASTER FINISH AND METAL CLIPS FOR ALL CORNERS
 - PAINTED ALUMINUM FINISH WINDOWS
 - PAINTED ALUMINUM FINISH DOORS
 - PAINTED WOOD CASSETTES FOR ALL BAY WINDOWS
 - PAINTED WOOD CASSETTES FOR ALL BAY WINDOWS
 - CAST STONE FINISH ON ARCHWAYS, PORCHES, AND SIGNAGE
 - PAINTED METAL SUBCORNICES, METAL CORNICE TREATMENTS AND VENIS
 - METAL GRATES AND DOWNSPUTS

SCALE 3/32"=1'-0"
BUILDING 'P' ELEVATIONS

This information is part of a development plan submitted in Dallas, TX for Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ADDISON CIRCLE
PHASE II
FINAL DEVELOPMENT PLAN

Owner / Developer
COLUMBUS REALTY TRUST
5951 Dallas Parkway
Suite 600
Dallas, Texas 75248
(972) 387-4622

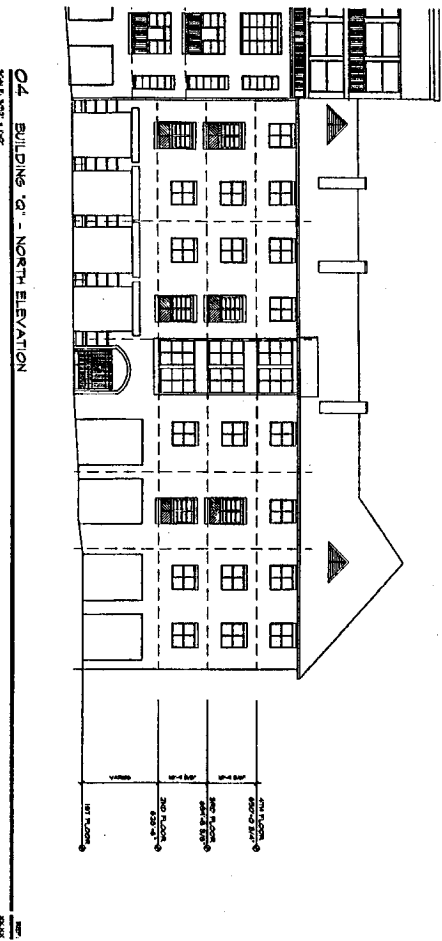
Architect
RTKL ASSOCIATES INC.
2628 South St.
Suite 200
Dallas, Texas 75201
(214) 871-8877

CIVIL ENGINEERS/LANDSCAPE
HUTT-ZOLLARS, INC.
3731 McKinney Avenue
Suite 600
Dallas, Texas 75204
(214) 316-3311

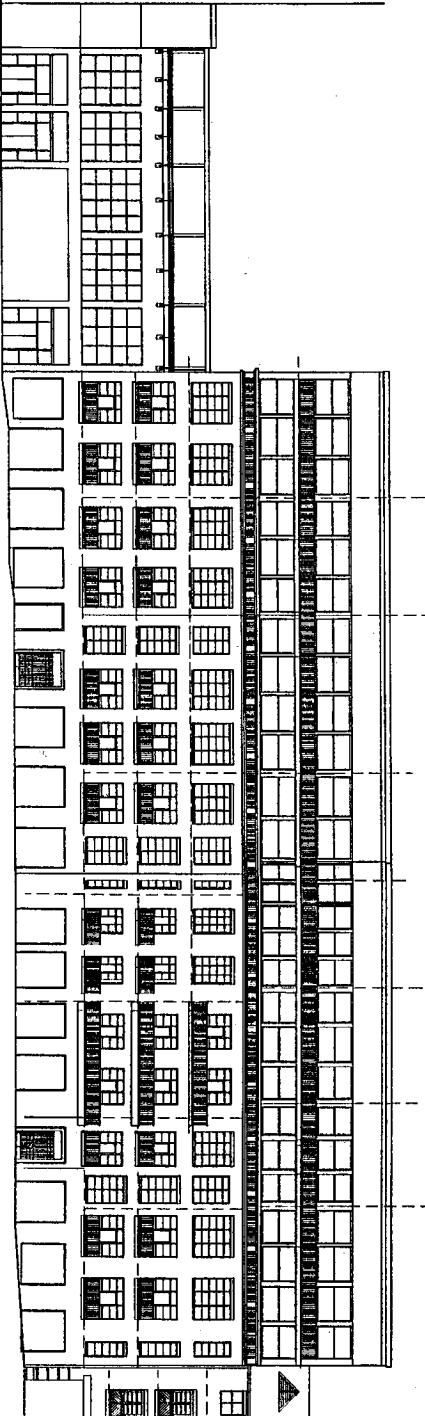
Townhouse Designer
GRAPHIC DESIGN GROUP
3036 NORTH HALL STREET
Dallas, Texas 75229
(214) 820-8800

ORDINANCE NO. 097-029

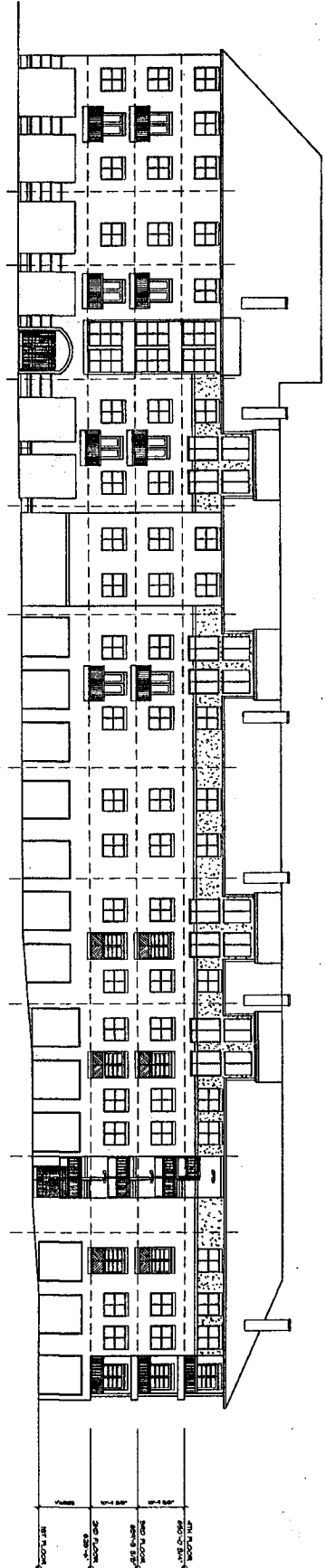
- GENERAL MATERIAL NOTES**
- 30# BRICK ON ALL EXTERIOR WALLS.
 - CONCRETE FLOOR TILES AND STANDING SEAM METAL ROOF.
 - PLASTER FINISH AND METAL CASLS FOR ALL WINDOWS.
 - PAINTED METAL CASINGS FOR ALL WINDOWS.
 - PAINTED METAL CASINGS FOR ALL DOORS.
 - PAINTED METAL CASINGS FOR ALL BALCONIES.
 - PAINTED METAL CASINGS FOR ALL VENTILATORS.
 - PAINTED METAL CASINGS FOR ALL CORNICE TREATMENTS AND VENTS.
 - METAL BRIMS AND DOWNSPUTS.



Q6 BUILDING 'Q' - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



Q8 BUILDING 'Q' - WEST ELEVATION
SCALE: 3/32" = 1'-0"



SCALE :3/32"=1'-0"
BUILDING 'Q' ELEVATIONS

This information is part of a development plan submitted to June, 1911 for lots 11, 12, 13 of block B and a portion of lot 5 of Block D, all being part of John E. Eddien and additional undivided acreage all in the 6th Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant, Ward & Colburn Realty Trust, 5501 North Dallas Parkway, Suite 805, Dallas, Texas 75248 telephone: 301-4412.

ADDISON CIRCLE
FINAL DEVELOPMENT PLAN 05.16.97
OFFICE OF THE CITY SECRETARY

Owner / Developer
COLUMBUS REALTY TRUST
5851 Dallas Parkway
Suite 805
Dallas, Texas 75248
(972) 307-1402

Architect
RTKL ASSOCIATES INC.
2828 South St.
Suite 200
Dallas, Texas 75201
(214) 871-0877

CIVIL ENGINEERS/LANDSCAPE
HUNT-ZOLLARS, INC.
3331 McKinney Avenue
Suite 600
Dallas, Texas 75204
(214) 871-3311

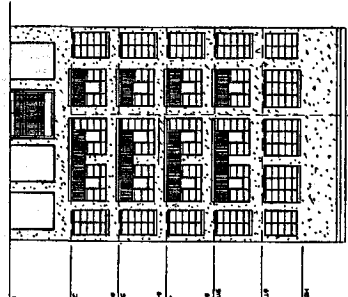
OFFICE TOWER ARCHITECT
HKS INC.
700 N. PEARL
SUITE 1100, L.B. 807
Dallas, Texas 75201-7486
(214) 969-5999

Townhouse Designer
GRAPHIC DESIGN GROUP
3615 NORTH HALL STREET
Dallas, Texas 75219
(214) 320-8800

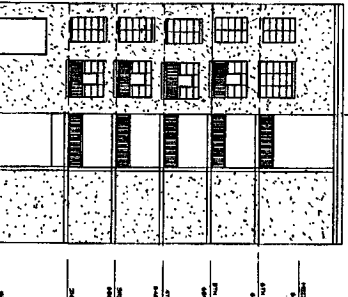
ORDINANCE NO. 097-029



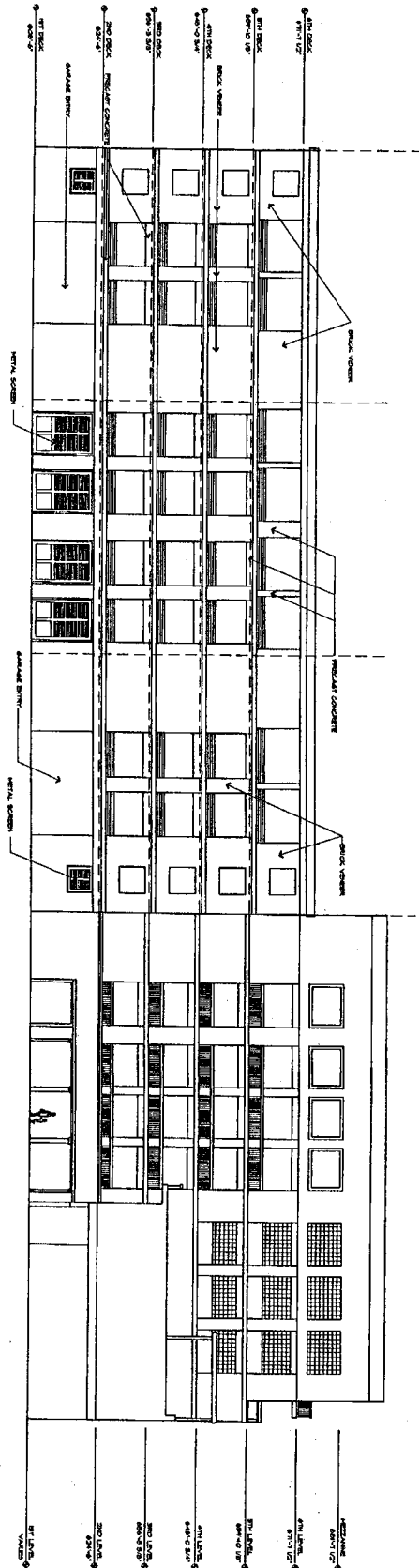
12 BUILDING 'Q' - SOUTHEAST ELEVATION COURTYARD
SCALE: 3/32" = 1'-0"
DATE: 05.16.97



10 BUILDING 'Q' - SOUTH ELEVATION COURTYARD
SCALE: 3/32" = 1'-0"
DATE: 05.16.97

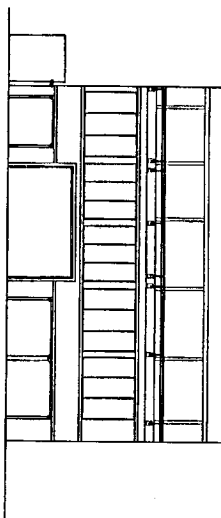


08 BUILDING 'Q' - WEST ELEVATION COURTYARD
SCALE: 3/32" = 1'-0"
DATE: 05.16.97



06 BUILDING 'Q' - EAST ELEVATION COURTYARD
SCALE: 3/32" = 1'-0"
DATE: 05.16.97

- GENERAL MATERIAL NOTES**
- NON BRICK ON ALL BRICK FACADES
 - ALL BRICK TO BE LAYED AT FINISH FACE
 - CONCRETE ROOF TILES AND FINISH SEMI-METAL ROOF
 - FLASTER FINISH AND METAL CLAYS FOR ALL CORNERS
 - ROOF CLAD CASHERIT WINDOWS
 - CASHERIT WINDOWS FOR ALL BAY WINDOWS
 - CASHERIT WINDOWS FOR ALL TOWER WINDOWS
 - PAINTED METAL BALCONIES, METAL CONCRETE TREATMENTS AND VENTS
 - METAL BRISSES AND CORNERS



04 BUILDING 'Q' - SOUTH ELEVATION COURTYARD
SCALE: 3/32" = 1'-0"
DATE: 05.16.97

SCALE :3/32"=1'-0"
BUILDING 'Q' ELEVATIONS

This information is part of a development plan submitted in June, 1997 for lots 11, 12, 14 B of block B and a portion of lot 5 of Block D, all being part of Jukens Edition and additional unplatted acreage all in the 6th Fisher Survey, Abstract No. 462 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Royal Hill at Colleton Realty Trust, 15071 North Dallas Parkway, Suite 605, Dallas, Texas 75246 telephone: 381-4492

ADDISON CIRCLE
FINAL DEVELOPMENT PLAN 05.16.97
OFFICE OF THE CITY SECRETARY

Owner / Developer
COLLINS REALTY TRUST
15261 Dallas Parkway
Suite 605, L55
Dallas, Texas 75248
(972) 387-4492

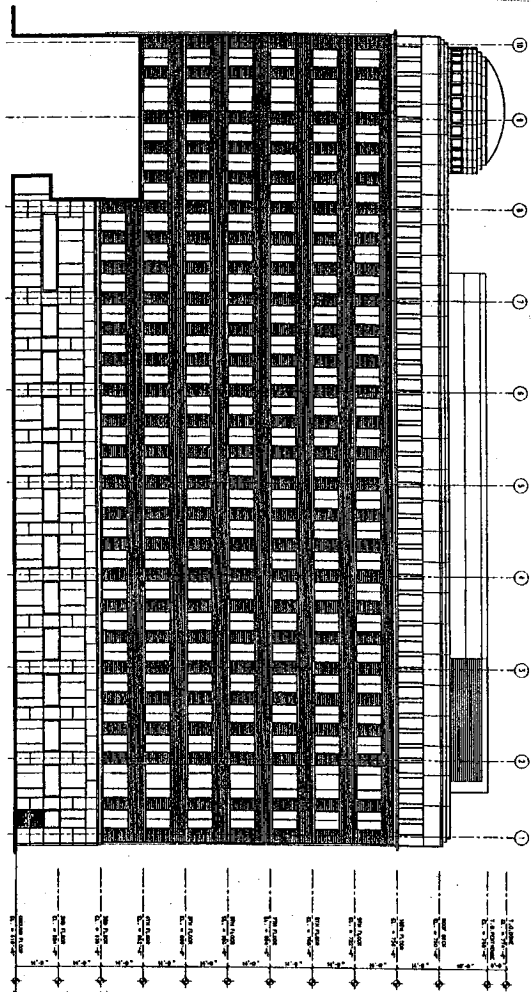
Architect
RTKL ASSOCIATES, INC.
2828 Royal St.
Suite 200
Dallas, Texas 75201
(214) 675-6677

CIVIL ENGINEERS/LANDSCAPE
HUNT-COLLARS, INC.
3831 McKinney Avenue
Suite 600
Dallas, Texas 75204
(214) 677-5311

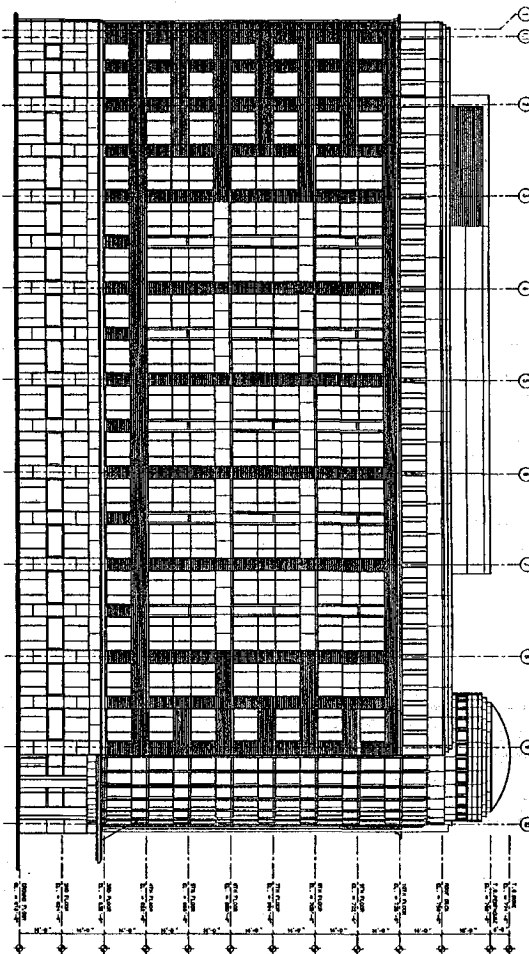
OFFICE TOWER ARCHITECT
HKS INC.
700 N. PEARL
SUITE 1900, LB 307
Dallas, Texas 75201-7485
(214) 969-8886

Townhouse Designer
GRAPHIC DESIGN GROUP
3615 NORTH HALL STREET
Dallas, Texas 75218
(214) 620-6800

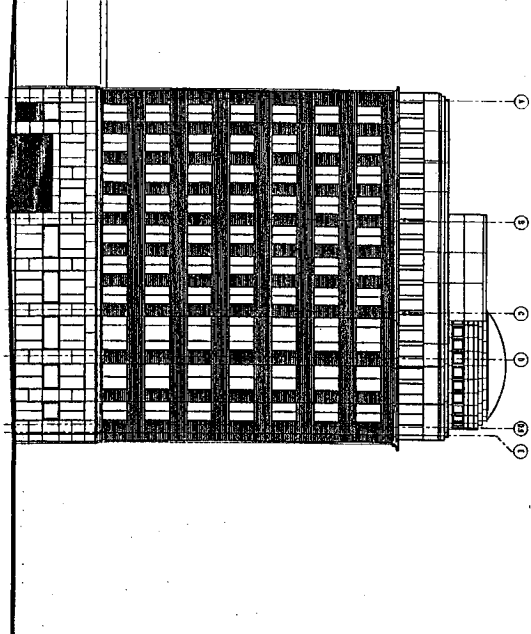
ORDINANCE NO. 097-029



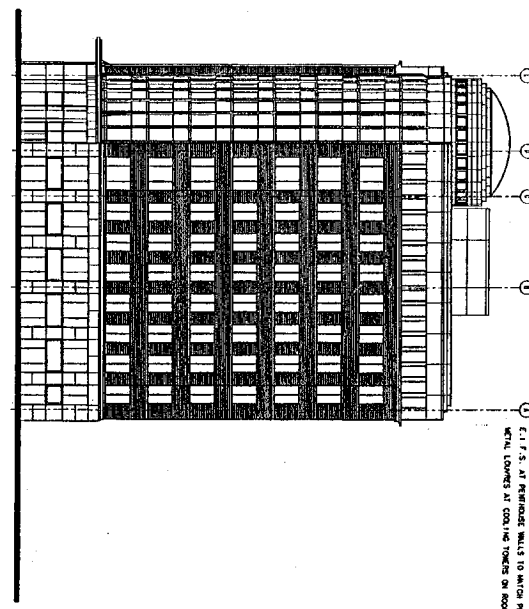
03 WEST ELEVATION



04 EAST ELEVATION



01 SOUTH ELEVATION



02 NORTH ELEVATION

GENERAL MATERIAL NOTES

CONCRETE: 4000 PSI COMPRESSIVE STRENGTH
 REINFORCING: #4 BARS
 CURING: 7 DAYS
 FINISH: 1/2" SAND AND GRAVEL
 FLOOR: 4" CONCRETE ON 1" INSULATED WOODEN JOISTS WITH ALUMINUM FRAMES
 CEILING: 5" INSULATED WOODEN JOISTS WITH ALUMINUM FRAMES
 ROOF: 6" C.I. F.S. AT PERIMETER WALLS TO MATCH EXISTING
 METAL DOWNES AT COILING TRENCH OR ROOF

SCALE :
OFFICE TOWER ELEVATIONS

This information is part of a development plan submitted in January, 1971 for lots 4, D, 4 B of Block D and a portion of lot 5 of Block D, all being part of Urban Edition and additional replatted acreage all in the 6th Fisher Survey, Worksheet No. 483 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Royal Hill of Columbus Realty Trust, 5511 North Dallas Parkway, Suite 225, Dallas, Texas 75248 Telephone: 397-4442

ADDISON CIRCLE
 OFFICE OF THE CITY SECRETARY
 FINAL DEVELOPMENT PLAN

Owner / Developer
COLUMBUS REALTY TRUST
 5501 Dallas Parkway
 Suite 225
 Dallas, Texas 75248
 (972) 397-4442

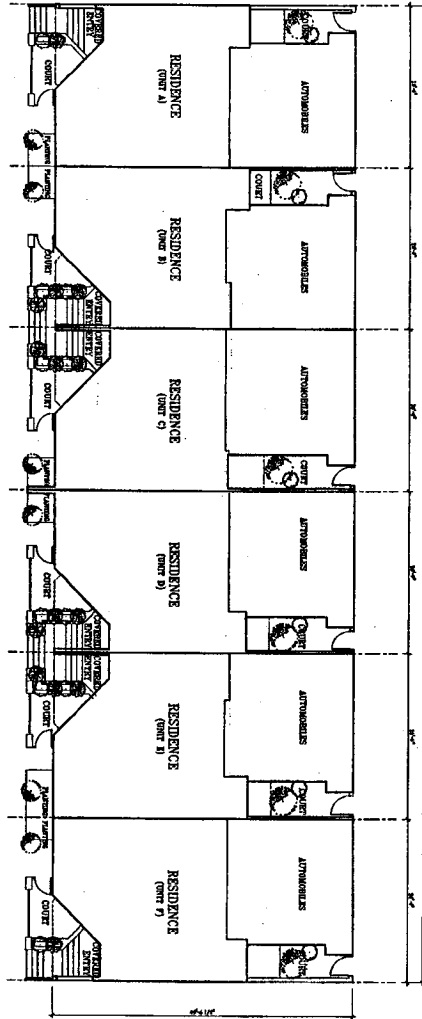
Architect
RTKL ASSOCIATES INC.
 2025 South St.
 Suite 200
 Dallas, Texas 75201
 (214) 971-9377

CIVIL ENGINEERS/LANDSCAPE ARCHITECT
HURTT-ZOLLARS, INC.
 3371 McGouhey Avenue
 Suite 600
 Dallas, Texas 75204
 (214) 971-3311

Townhouse Designer
GRAPHIC DESIGN GROUP
 3015 NORTH HALL STREET
 SUITE 200
 DALLAS, TEXAS 75205
 (214) 352-1977

ORIGINAL NO. 097-029

SCALE: 1/8"=1'-0"
SITE PLAN



SCALE : 1/8" = 1'-0"

SITE PLAN

This information is part of a development plan submitted 1997 for lots 11, 12, & 13 of Block 8 and a portion of lot 5 of Block 9 all being part of Adams Edition and additional unplatted acreage all in the G.M. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County. This plan is being submitted by Bryant Hal of Columbus Realty Trust 15871 North Dallas Parkway, Suite 655, Dallas, Texas 75248 Telephone: 387-1492

ADDISON CIRCLE

PHASE II

FINAL DEVELOPMENT PLAN

OFFICE OF THE CITY SECRETARY

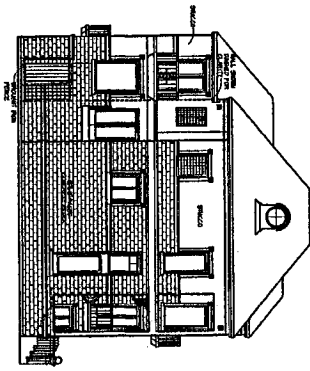
Owner / Developer
COLUMBIA REALTY TRUST
 15871 Dallas Parkway
 Suite 655 L28
 Dallas, Texas 75248
 (214) 387-1492

Architect
WHE ASSOCIATES INC.
 3202 Ross St.
 Suite 300
 Dallas, Texas 75201
 (214) 571-0877

City Engineer
KEET-SULLIVAN, INC.
 6911 Mockingbird Avenue
 Suite 600
 Dallas, Texas 75248
 (214) 471-0211

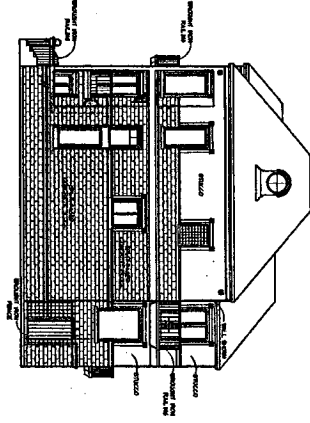
Township Engineer
GRUPNO-CORRIGAN-GROUP-INTERMUNICIPAL
 4800 NORTH HALL STREET
 Dallas, Texas 75248
 (214) 380-8800

ORDINANCE NO. 097-029



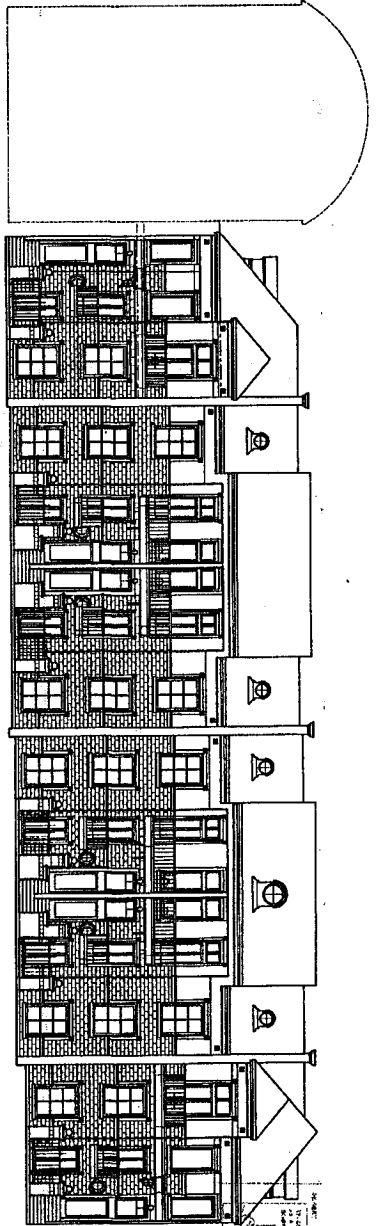
03 LEFT ELEVATION

SCALE: 1/8"=1'-0"



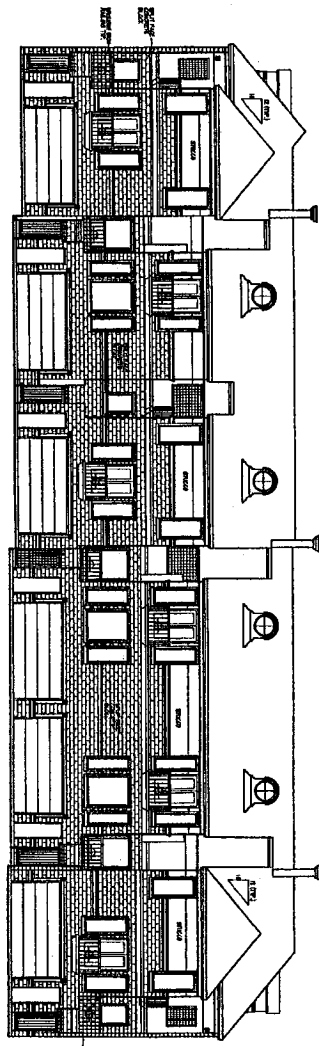
03 RIGHT ELEVATION

SCALE: 1/8"=1'-0"



01 FRONT ELEVATION

SCALE: 1/8"=1'-0"



02 REAR ELEVATION

SCALE: 1/8"=1'-0"

SCALE: 1/8" = 1'-0"

ELEVATIONS

This information is part of a development plan submitted in June, 1997 for lots 11, 12, & 13 of block II and a portion of lot 5 of Block III, all being part of Julius Cotton and additional unplatted acreage all in the G.W. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County. This plan is being submitted by Bryant Hal of Columbus Realty Trust, 15671 North Dallas Parkway suite 855, Dallas, Texas 75248 telephone 972/3192.

ADDISON CIRCLE
PHASE II

FINAL DEVELOPMENT PLAN
OFFICE OF THE CITY SECRETARY

Owner / Developer
COLUMBUS REALTY TRUST
15671 Dallas Parkway
Suite 855 L36
Dallas, Texas 75248
972-319-2000

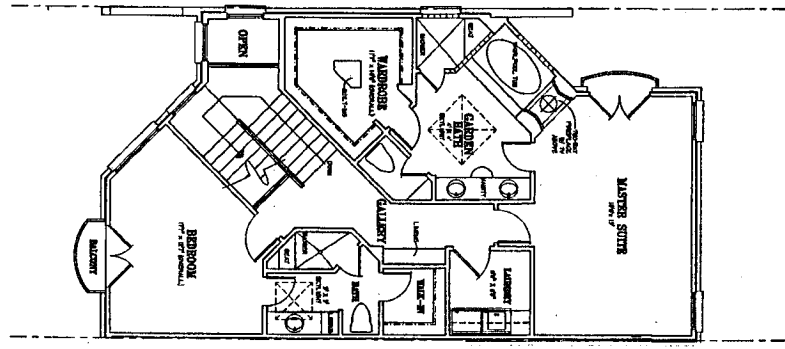
ARCHITECT
PTAL ASSOCIATES INC.
2002 South St.
Suite 200
Dallas, Texas 75201
(972) 471-8877

CIVIL ENGINEER/ARCHITECT
HEITZELMAN, INC.
2301 Midway Avenue
Suite 600
Dallas, Texas 75244
(972) 471-8811

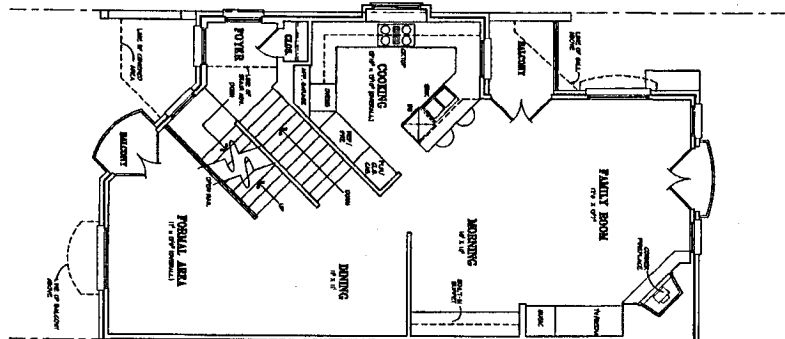
LANDSCAPE DESIGN
LANDSCAPE DESIGN GROUP-INTERNATIONAL, INC.
1206 WORTH HALL STREET
Dallas, Texas 75204
(972) 471-8800

ORDINANCE NO. 097-029

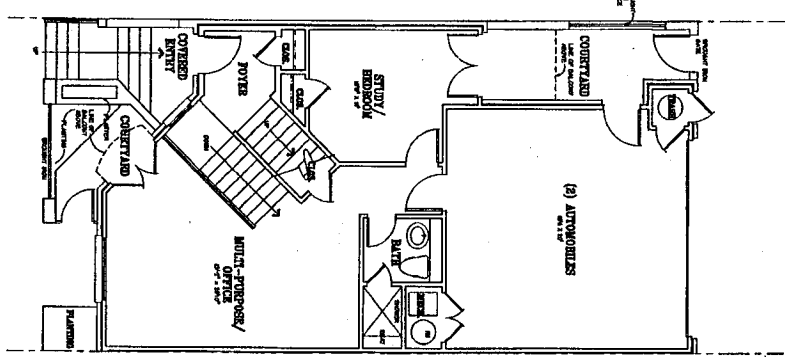
03 THIRD LEVEL PLAN
SCALE: 1/4"=1'-0"



02 SECOND LEVEL PLAN
SCALE: 1/4"=1'-0"



01 FIRST LEVEL PLAN
SCALE: 1/4"=1'-0"



SQUARE FOOTAGES			
1ST FLOOR	703	5.4'	5.4'
2ND FLOOR	1010	8.4'	8.4'
3RD FLOOR	1042	8.4'	8.4'
TOTAL	2755	8.4'	8.4'
COVERED	123	5.4'	5.4'
UNCOVERED	159	5.4'	5.4'
GRASS	318	5.4'	5.4'

SCALE : 1/4" = 1'-0"

PLANS -- UNIT A AND F
REVERSE

This information is part of a development plan submitted in June, 1997 for lots 11, 12, & 13 of Block B and a portion of lot 5 of Block D all being part of James Edton and additional unplatted acreage all in the GM Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Hall of Columbus Realty Trust (587) North Dallas Parkway suite 853, Dallas, Texas 75248 telephone: 387-1492

ADDISON CIRCLE
PHASE II

FINAL DEVELOPMENT PLAN
OFFICE OF THE CITY SECRETARY

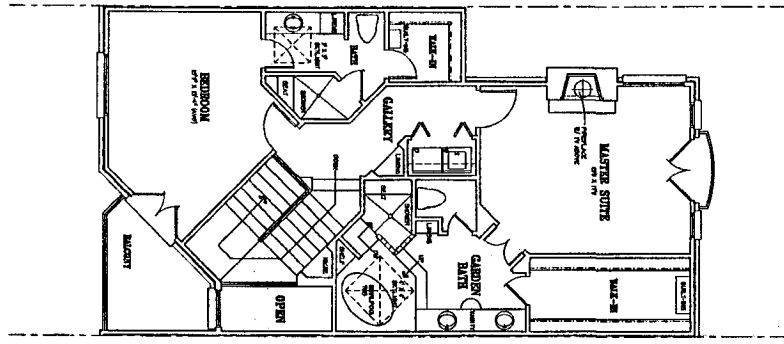
Owner / Developer
COLLINGS REALTY TRUST
2821 Dallas Parkway
Suite 250 L25
Dallas, Texas 75248
878 397-1154

Architect
HYL ASSOCIATES INC.
2416 South G.
Suite 402
Dallas, Texas 75221
974 37-2727

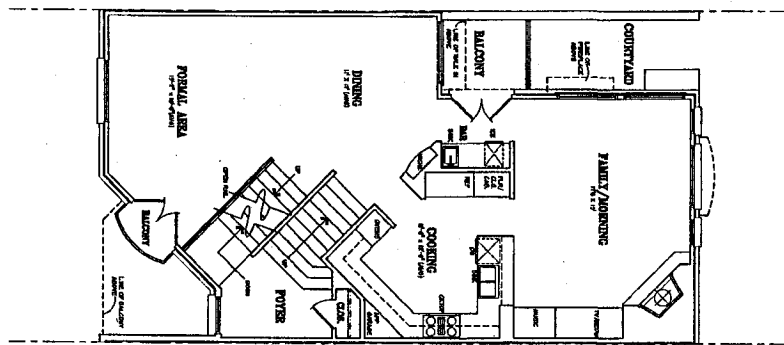
CIVIL ENGINEER/LANDSCAPE
HUNT-COLLINS, INC.
3921 Broadway Avenue
Suite 402
Dallas, Texas 75204
974 37-2461

TOWNHOUSE DESIGN
SIMPSON-CORRIGAN-GROUP-INTERNATIONAL, INC.
880 HOWELL HALL STREET
Dallas, Texas 75219
974 526-8200

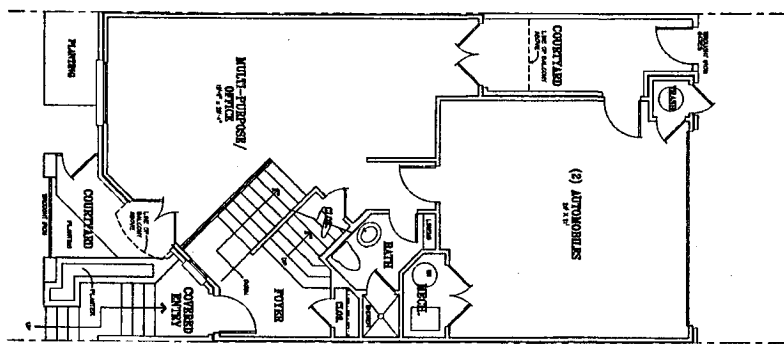
ORDINANCE NO. 097-029



03 THIRD LEVEL PLAN
SCALE: 1/4"=1'-0"



02 SECOND LEVEL PLAN
SCALE: 1/4"=1'-0"



01 FIRST LEVEL PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGES	
SIT. COR.	672 S.F.
2ND FLOOR	973 S.F.
3RD FLOOR	992 S.F.
TOTAL	2637 S.F.
COVERED	149 S.F.
UNCOVERED	471 S.F.
GRAND TOTAL	3111 S.F.

SCALE : 1/4" = 1'-0"

PLANS -- UNIT B AND E REVERSE

This information is part of a development plan submitted in June, 1997 for lots 11, 12, & 13 of Block B and a portion of lot 5 of Block B all being part of Julius Edition and additional unplatted acreage all in the E.V. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County. This plan is being submitted by Bryant Mt. of Columbus Realty Trust 15871 North Dallas Parkway suite 855, Dallas, Texas 75248 telephone 387-1492.

ADDISON CIRCLE PHASE II

FINAL DEVELOPMENT PLAN
OFFICE OF THE CITY SECRETARY

Owner / Developer
COLUMBIA REALTY TRUST
3881 Dallas Parkway
Suite 800 East
Dallas, Texas 75248
(972) 887-1482

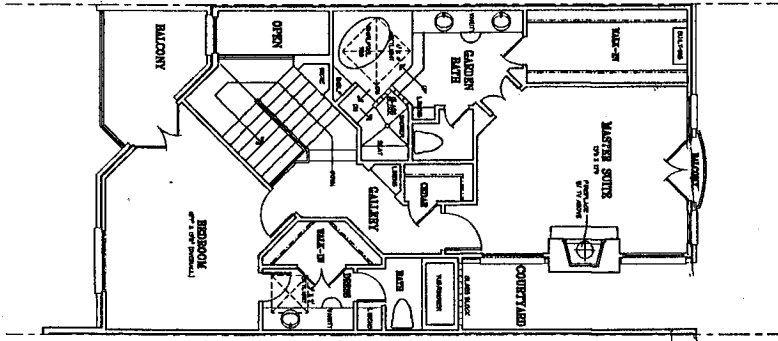
Architect
RTKL ASSOCIATES P.C.
8800 South St.
Suite 500
Dallas, Texas 75241
(214) 871-6877

CIVIL ENGINEER/LANDSCAPE
MURTY-COLLARS, INC.
6911 McDermott Avenue
Suite 400
Dallas, Texas 75244
(214) 871-8311

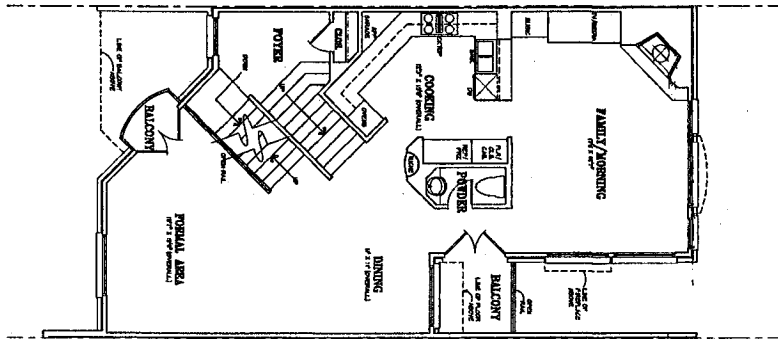
TOWNHOUSE DESIGN
GRAPHIC DESIGN GROUP/INTERACTIVE, INC.
808 NORTH HALL STREET
Dallas, Texas 75245
(214) 352-6666

ORDINANCE NO. 097-029

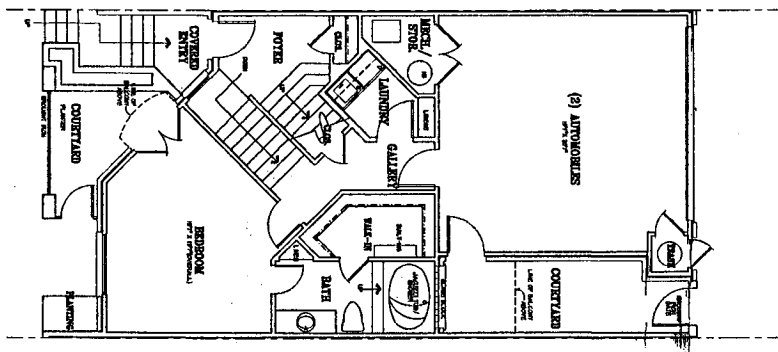
03 THIRD LEVEL PLAN
SCALE: 1/4"=1'-0"



02 SECOND LEVEL PLAN
SCALE: 1/4"=1'-0"



01 FIRST LEVEL PLAN
SCALE: 1/4"=1'-0"



SQUARE FOOTAGES			
1ST FLOOR	632	S.F.	
2ND FLOOR	938	S.F.	
3RD FLOOR	995	S.F.	
TOTAL	2565	S.F.	
COVERED	179	S.F.	
UNCOVERED	491	S.F.	
GRAND TOTAL	3079	S.F.	

SCALE : 1/4" = 1'-0"

PLANS -- UNIT C

This information is part of a development plan submitted in June, 1997 for lots 11, 12, & 13 of Block B and a portion of lot 5 of Block A all being part of Jubans Edson and additional unsplit acreage all in the E.V. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas Co. This plan is being submitted by Bryant Hall of Columbus Realty Trust 15871 North Dallas Parkway suite 853, Dallas, Texas 75246 telephone: 387-1192

ADDISON CIRCLE
PHASE II

FINAL DEVELOPMENT PLAN
OFFICE OF THE CITY SECRETARY

Owner / Developer
COLUMBUS REALTY TRUST
5801 Dallas Parkway
Suite 802 East
Dallas, Texas 75246
(214) 387-1192

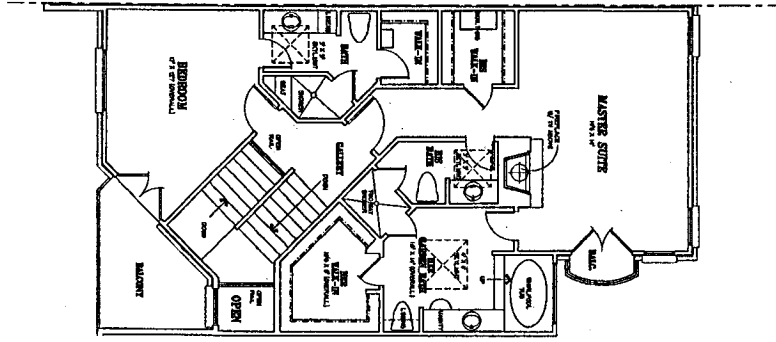
Architect
RTE ASSOCIATES INC.
3808 South St.
Suite 202
Dallas, Texas 75226
(214) 872-2877

CIVIL ENGINEER/LANDSCAPE
HURTZ-DOLLARS, INC.
3381 McKinney Avenue
Suite 402
Dallas, Texas 75204
(214) 871-8811

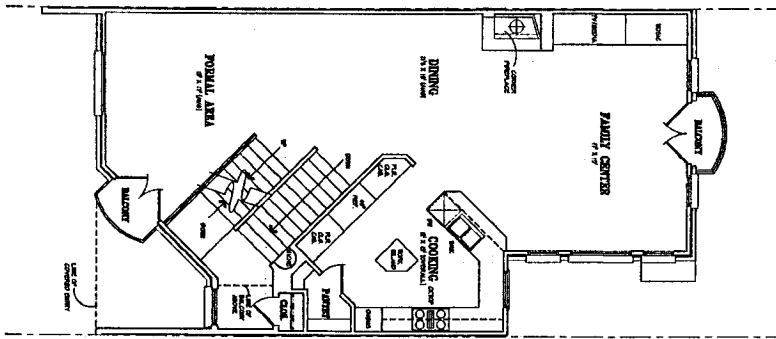
TOWNHOUSE DESIGN
GRAPHIC DESIGN GROUP-INTERNATIONAL INC.
815 NORTH HALL STREET
Dallas, Texas 75209
(214) 652-8900

ORDINANCE NO. 097-029

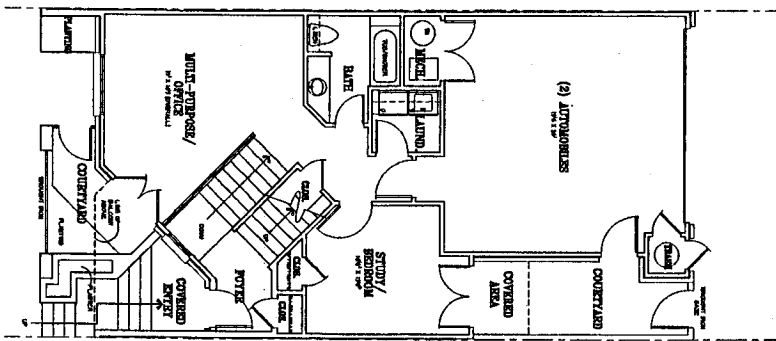
03 THIRD LEVEL PLAN
SCALE: 1/4"=1'-0"



02 SECOND LEVEL PLAN
SCALE: 1/4"=1'-0"



01 FIRST LEVEL PLAN
SCALE: 1/4"=1'-0"



SQUARE FOOTAGES			
1ST FLOOR	863	S.F.	
2ND FLOOR	1,020	S.F.	
3RD FLOOR	1,060	S.F.	
TOTAL	2,943	S.F.	
COVERED	73	S.F.	
UNCOVERED	413	S.F.	

60000 + 3218 S.F.

SCALE : 1/4" = 1'-0"

PLANS -- UNIT D

ADDISON CIRCLE PHASE II

FINAL DEVELOPMENT PLAN
OFFICE OF THE CITY SECRETARY

This information is part of a development plan submitted in June, 1997 for lots 11, 12 & 13 of Block B and a portion of lot 5 of Block B all being part of James E. O'Brien and additional unplatted acreage all in the G.V. Fisher Survey, Abstract No. 492 in the Town of Addison, Dallas County. This plan is being submitted by Bryant Noll of Columbus Realty Trust: 15871 North Dallas Parkway suite 855, Dallas, Texas 75248 telephone 387-1492

Owner / Developer
COLUMBUS REALTY TRUST
15871 Dallas Parkway
Suite 855 L28
Dallas, Texas 75248
(972) 967-1492

Architect
RTVL ASSOCIATES INC.
2828 South St.
Suite 200
Dallas, Texas 75201
(214) 871-8877

CIVIL ENGINEER/LANDSCAPE
MATT ZOLLARS, INC.
2821 Midway Avenue
Suite 400
Dallas, Texas 75204
(714) 871-6511

TOWNSHORE DESIGN
GRAPHIC-DESIGN-GROUP-INTERNATIONAL INC.
3016 NORTH HALL STREET
Dallas, Texas 75206
(214) 820-8800

ORDINANCE NO. 097-029