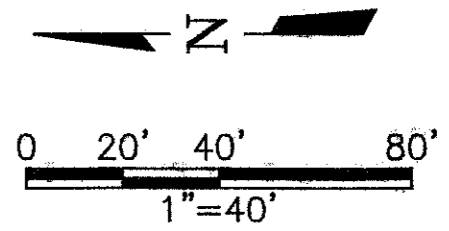


LOT 1, BLOCK A  
SOJOURN PLAZA ADDITION  
7.72 ACRES

CALLED 13.8607 ACRES  
PALMETTO CORNERS, LTD.  
VOL. 97248, PG. 523,  
D.R.D.C.T.

REMAINDER OF  
CALLED 18.258 ACRES  
VOL. 69216, PG. 1560,  
D.R.D.C.T.

DALLAS GYMNASIICS  
CENTER  
LOT 1, BLOCK A  
VOL. 98073, PG. 25,  
D.R.D.C.T.



RECORD DRAWING  
BASED ON THE INFORMATION  
SUPPLIED BY THE CONTRACTOR  
DATE: 3-3-00 THH

THIS DRAWING IS THE PROPERTY OF  
FREES & NICHOLS AND SHALL BE  
RETURNED TO THE ENGINEER  
ENGINEER: TRICIA H. HATLEY  
TEXAS REGISTRATION NO: 63282  
DATE: OCT. 6, 1998



**BENCHMARK:**

SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN  
DR. AND ADDISON RD. ELEV. 641.95

**LEGEND**

- EXISTING**
- PROPERTY LINE
  - SANITARY SEWER
  - WATER
  - STORM DRAIN
  - FIRE HYDRANT
  - WATER METER
  - WATER VALVE
  - POWER POLE
  - SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - SIGN POST
  - TRAFFIC SIGN
  - ELEC. JUNCTION BOX
  - ELEC. GUY WIRE
  - GAS
  - BOUNDARY POINT
  - CURB INLET
  - TREES

**NOTES**

1. UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION PROVIDED BY THE TOWN OF ADDISON AND GARCIA & ASSOCIATES.
2. COORDINATES ARE BASED ON THE SURVEY PROVIDED BY GARCIA & ASSOCIATES, 6850 MANHATTAN BLVD., SUITE 300, FORT WORTH, TX. (817) 446-1800



OMNIPLAN ARCHITECTS  
**SOJOURN OFFICE CENTER**  
ADDISON, TEXAS

SITWORK PLANS  
**EXISTING TOPOGRAPHIC & UTILITY MAP**

NO. REVISION	BY	DATE	FRN JOB NO.	CONTRACTOR
1	MDW	4/30/99	206EX-Topo	206EX-Topo
			DESIGNED	MDW
			DRAWN	MDW
			CHECKED	THH

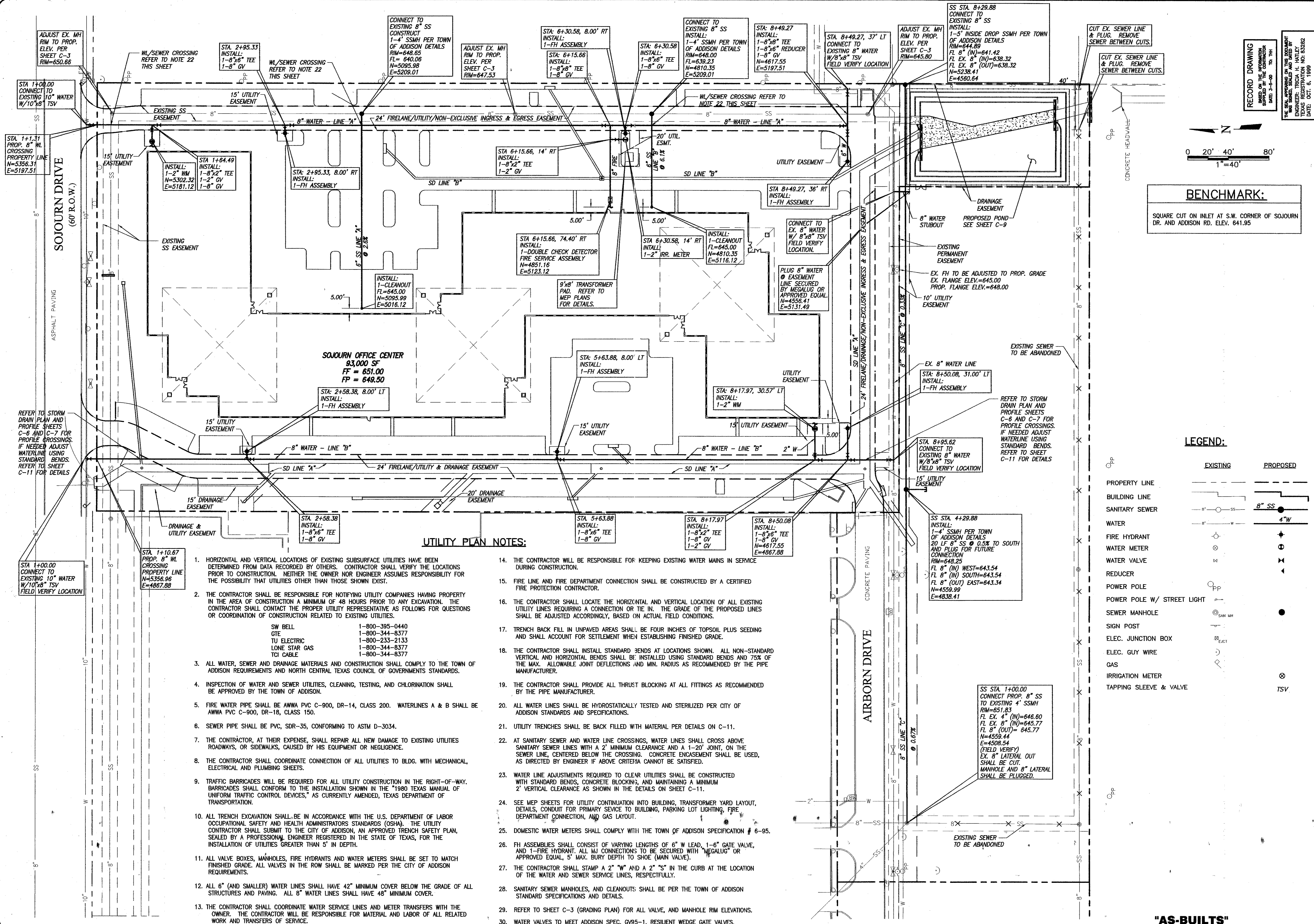
1. Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE

SHEET **C-1**

SEQ. 4 OF 16

**"AS-BUILTS"**



**BENCHMARK:**  
 SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN DR. AND ADDISON RD. ELEV. 641.95

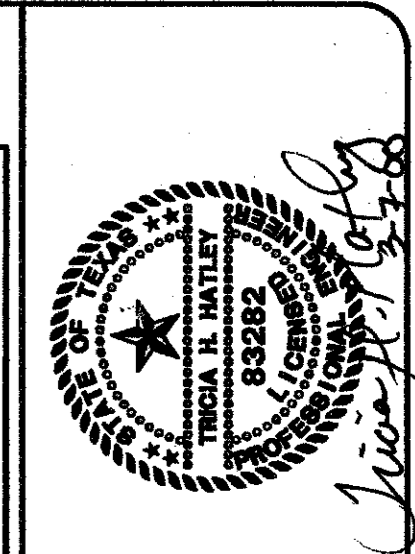
**LEGEND:**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING LINE	---	---
SANITARY SEWER	8" SS	4" W
WATER	8" W	4" W
FIRE HYDRANT	⊙	⊙
WATER METER	⊙	⊙
WATER VALVE	⊙	⊙
REDUCER	⊙	⊙
POWER POLE	⊙	⊙
POWER POLE W/ STREET LIGHT	⊙	⊙
SEWER MANHOLE	⊙	⊙
SIGN POST	⊙	⊙
ELEC. JUNCTION BOX	⊙	⊙
ELEC. GUY WIRE	⊙	⊙
GAS	⊙	⊙
IRRIGATION METER	⊙	⊙
TAPPING SLEEVE & VALVE	⊙	⊙
TSV	⊙	⊙

**UTILITY PLAN NOTES:**

- HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THE LOCATIONS PRIOR TO CONSTRUCTION. NEITHER THE OWNER NOR ENGINEER ASSUMES RESPONSIBILITY FOR THE POSSIBILITY THAT UTILITIES OTHER THAN THOSE SHOWN EXIST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES HAVING PROPERTY IN THE AREA OF CONSTRUCTION A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL CONTACT THE PROPER UTILITY REPRESENTATIVE AS FOLLOWS FOR QUESTIONS OR COORDINATION OF CONSTRUCTION RELATED TO EXISTING UTILITIES.
 

SW BELL	1-800-395-0440
GTE	1-800-344-8377
TU ELECTRIC	1-800-233-2133
LONE STAR GAS	1-800-344-8377
TCI CABLE	1-800-344-8377
- ALL WATER, SEWER AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL COMPLY TO THE TOWN OF ADDISON REQUIREMENTS AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARDS.
- INSPECTION OF WATER AND SEWER UTILITIES, CLEANING, TESTING, AND CHLORINATION SHALL BE APPROVED BY THE TOWN OF ADDISON.
- FIRE WATER PIPE SHALL BE AWWA PVC C-900, DR-14, CLASS 200. WATERLINES A & B SHALL BE AWWA PVC C-900, DR-18, CLASS 150.
- SEWER PIPE SHALL BE PVC, SDR-35, CONFORMING TO ASTM D-3034.
- THE CONTRACTOR, AT THEIR EXPENSE, SHALL REPAIR ALL NEW DAMAGE TO EXISTING UTILITIES ROADWAYS, OR SIDEWALKS, CAUSED BY HIS EQUIPMENT OR NEGLIGENCE.
- THE CONTRACTOR SHALL COORDINATE CONNECTION OF ALL UTILITIES TO BLDG. WITH MECHANICAL, ELECTRICAL AND PLUMBING SHEETS.
- TRAFFIC BARRICADES WILL BE REQUIRED FOR ALL UTILITY CONSTRUCTION IN THE RIGHT-OF-WAY. BARRICADES SHALL CONFORM TO THE INSTALLATION SHOWN IN THE "1980 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF TRANSPORTATION.
- ALL TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATORS STANDARDS (OSHA). THE UTILITY CONTRACTOR SHALL SUBMIT TO THE CITY OF ADDISON, AN APPROVED TRENCH SAFETY PLAN, SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR THE INSTALLATION OF UTILITIES GREATER THAN 5' IN DEPTH.
- ALL VALVE BOXES, MANHOLES, FIRE HYDRANTS AND WATER METERS SHALL BE SET TO MATCH FINISHED GRADE. ALL VALVES IN THE ROW SHALL BE MARKED PER THE CITY OF ADDISON REQUIREMENTS.
- ALL 6" (AND SMALLER) WATER LINES SHALL HAVE 42" MINIMUM COVER BELOW THE GRADE OF ALL STRUCTURES AND PAVING. ALL 8" WATER LINES SHALL HAVE 48" MINIMUM COVER.
- THE CONTRACTOR SHALL COORDINATE WATER SERVICE LINES AND METER TRANSFERS WITH THE OWNER. THE CONTRACTOR WILL BE RESPONSIBLE FOR MATERIAL AND LABOR OF ALL RELATED WORK AND TRANSFERS OF SERVICE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING EXISTING WATER MAINS IN SERVICE DURING CONSTRUCTION.
- FIRE LINE AND FIRE DEPARTMENT CONNECTION SHALL BE CONSTRUCTED BY A CERTIFIED FIRE PROTECTION CONTRACTOR.
- THE CONTRACTOR SHALL LOCATE THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITY LINES REQUIRING A CONNECTION OR TIE IN. THE GRADE OF THE PROPOSED LINES SHALL BE ADJUSTED ACCORDINGLY, BASED ON ACTUAL FIELD CONDITIONS.
- TRENCH BACK FILL IN UNPAVED AREAS SHALL BE FOUR INCHES OF TOPSOIL PLUS SEEDING AND SHALL ACCOUNT FOR SETTLEMENT WHEN ESTABLISHING FINISHED GRADE.
- THE CONTRACTOR SHALL INSTALL STANDARD BENDS AT LOCATIONS SHOWN. ALL NON-STANDARD VERTICAL AND HORIZONTAL BENDS SHALL BE INSTALLED USING STANDARD BENDS AND 75% OF THE MAX. ALLOWABLE JOINT DEFLECTIONS AND MIN. RADIUS AS RECOMMENDED BY THE PIPE MANUFACTURER.
- THE CONTRACTOR SHALL PROVIDE ALL THRUST BLOCKING AT ALL FITTINGS AS RECOMMENDED BY THE PIPE MANUFACTURER.
- ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND STERILIZED PER CITY OF ADDISON STANDARDS AND SPECIFICATIONS.
- UTILITY TRENCHES SHALL BE BACK FILLED WITH MATERIAL PER DETAILS ON C-11.
- AT SANITARY SEWER AND WATER LINE CROSSINGS, WATER LINES SHALL CROSS ABOVE SANITARY SEWER LINES WITH A 2' MINIMUM CLEARANCE AND A 1-20" JOINT, ON THE SEWER LINE, CENTERED BELOW THE CROSSING. CONCRETE ENCASUREMENT SHALL BE USED, AS DIRECTED BY ENGINEER IF ABOVE CRITERIA CANNOT BE SATISFIED.
- WATER LINE ADJUSTMENTS REQUIRED TO CLEAR UTILITIES SHALL BE CONSTRUCTED WITH STANDARD BENDS, CONCRETE BLOCKING, AND MAINTAINING A MINIMUM 2' VERTICAL CLEARANCE AS SHOWN IN THE DETAILS ON SHEET C-11.
- SEE MEP SHEETS FOR UTILITY CONTINUATION INTO BUILDING, TRANSFORMER YARD LAYOUT, DETAILS, CONDUIT FOR PRIMARY SERVICE TO BUILDING, PARKING LOT LIGHTING, FIRE DEPARTMENT CONNECTION, AND GAS LAYOUT.
- DOMESTIC WATER METERS SHALL COMPLY WITH THE TOWN OF ADDISON SPECIFICATION # 6-95.
- FH ASSEMBLIES SHALL CONSIST OF VARYING LENGTHS OF 6" W LEAD, 1-6" GATE VALVE, AND 1-FIRE HYDRANT. ALL MJ CONNECTIONS TO BE SECURED WITH "MEGALUG" OR APPROVED EQUAL, 5" MAX. BURY DEPTH TO SHOE (MAIN VALVE).
- THE CONTRACTOR SHALL STAMP A 2" W AND A 2" S IN THE CURB AT THE LOCATION OF THE WATER AND SEWER SERVICE LINES, RESPECTIVELY.
- SANITARY SEWER MANHOLES, AND CLEANOUTS SHALL BE PER THE TOWN OF ADDISON STANDARD SPECIFICATIONS AND DETAILS.
- REFER TO SHEET C-3 (GRADING PLAN) FOR ALL VALVE, AND MANHOLE RIM ELEVATIONS.
- WATER VALVES TO MEET ADDISON SPEC. GV95-1, RESILIENT WEDGE GATE VALVES.



**RECORD DRAWING**  
 BASED ON THE INFORMATION SUPPLIED BY THE CONTRACTOR  
 DATE: 5-5-09  
 TEL: THH

THIS SEAL IS VALID ONLY FOR THE STATE OF TEXAS  
 ENGINEER: TRICIA H. HATLEY  
 TEXAS REGISTRATION NO: 83282  
 DATE: OCT. 6, 1989

OMNIPLAN ARCHITECTS  
**SOJOURN OFFICE CENTER**  
 ADDISON, TEXAS  
 SITWORK PLANS  
**UTILITY PLAN**

NO.	REVISION	DATE	BY	DATE	FILE
1	PER CONTRACTOR SET 1" AND 2" W	4/30/09	MW	6/3/09	206/UTIL
2	REVISED PER RAISING FF 1 FOOT	6/3/09	MW	7/26/09	
3	REVISIONS PER CITY COMMENTS	7/26/09	OG	7-26-09	
4	PER NORTH PL. MOVING 3' SOUTH	8/23/09	MW		

DESIGNED: MW  
 DRAWN: GAH  
 CHECKED: THH

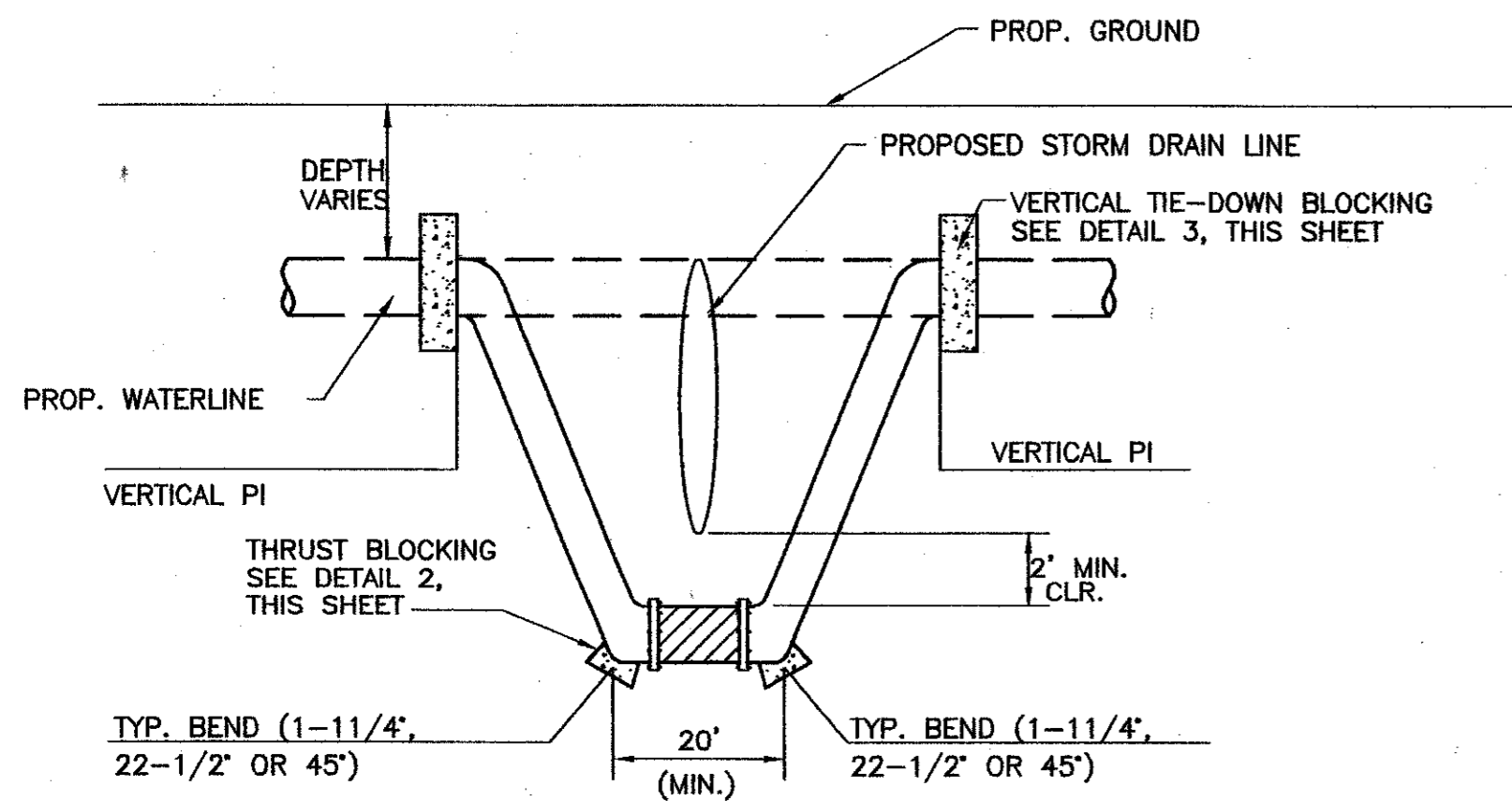
Bar is one inch on original drawing if not one inch on this sheet, adjust scale.

VERIFY SCALE

SHEET **C-10**

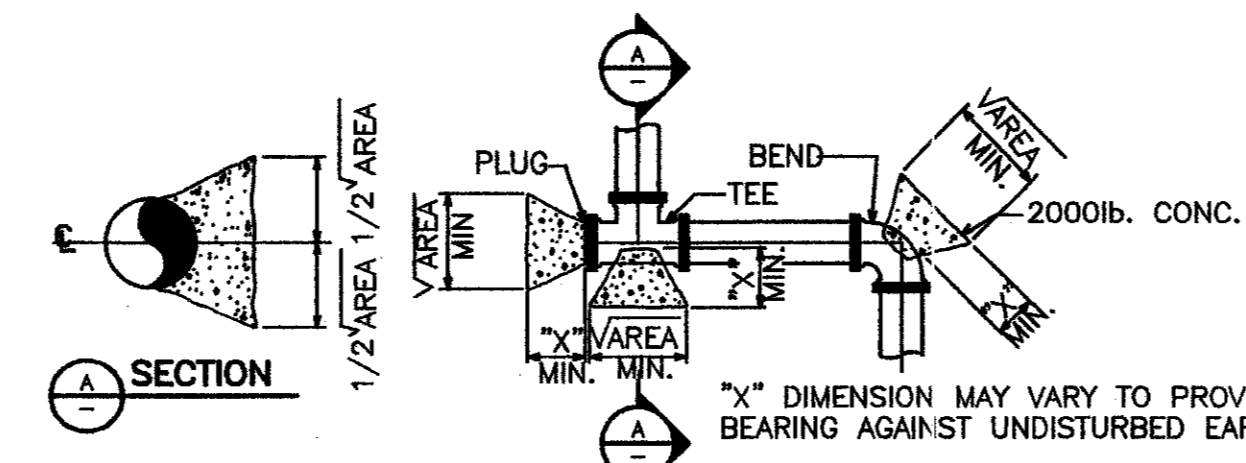
SEQ. 13 OF 16

**"AS-BUILTS"**



- NOTES:
- CONTRACTOR SHALL FIELD VERIFY HORIZ. AND VERT. LOCATION OF EXISTING UTILITY LINE.
  - NOTIFY ENGINEER TO ALLOW FOR ANY ADJUSTMENTS TO PROPOSED DESIGN, BASED ON FIELD VERIFICATION.
  - DO NOT CONSTRUCT ADJUSTMENT UNTIL APPROVAL IS GIVEN BY ENGINEER.
  - VERTICAL PI'S SHALL BE CONSTRUCTED USING STANDARD BENDS AND OR BY PROVIDING JOINT DEFLECTIONS NOT TO EXCEED 75% OF PIPE MANUFACTURER'S MAXIMUM RECOMMENDATIONS.

1 TYPICAL VERTICAL WATERLINE ADJUSTMENT  
NOT TO SCALE



**HORIZONTAL BLOCKING TABLE**

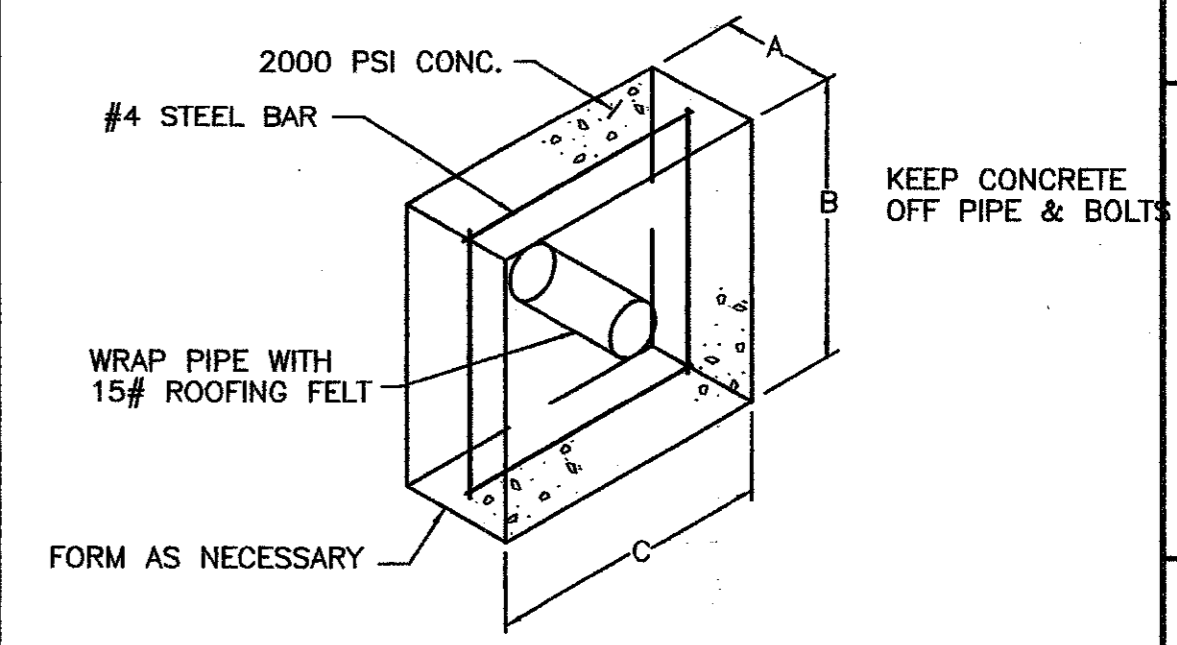
PIPE SIZE (IN)	DEPTH OF COVER TO CL PIPE (FT)	TEST PRESSURE (LBS)	DEAD END AND TEE	90 BEND	45 BEND	22.5 BEND	11.25 BEND	5 DEFLECT.	*X"-DIM. FT.
8	3.8	150	7,87	11,13	6,02	3,07	1,54	0,69	1,00
			7,540	10,663	5,771	2,942	1,478	0,58	
12	4.0	150	16,96	23,99	12,98	6,62	3,33	1,48	1,25
			16,965	23,992	12,984	6,619	3,326	1,480	
16	4.2	150	28,95	40,95	22,16	11,30	5,68	2,53	1,50
			30,159	42,652	23,083	11,768	5,912	2,631	

- NOTES:
- THRUST BLOCK AREAS SHOWN ARE BASED ON TEST PRESSURES OF 150 P.S.I. AND 250 P.S.F. PER VERTICAL FOOT OF SOIL COVER MEASURED TO CENTERLINE OF PIPE.
  - MINIMUM AREAS SHOWN ARE IN SQUARE FEET AND ARE BASED UPON MIN 3.5 FEET OF COVER TO TOP OF
  - BEARING MUST BE ON UNDISTURBED EARTH.
  - ADJUST THRUST BLOCK AREAS ACCORDINGLY IF PRESSURES, DEPTH OF COVER AND/OR SOIL BEARING VALUE VARIES.

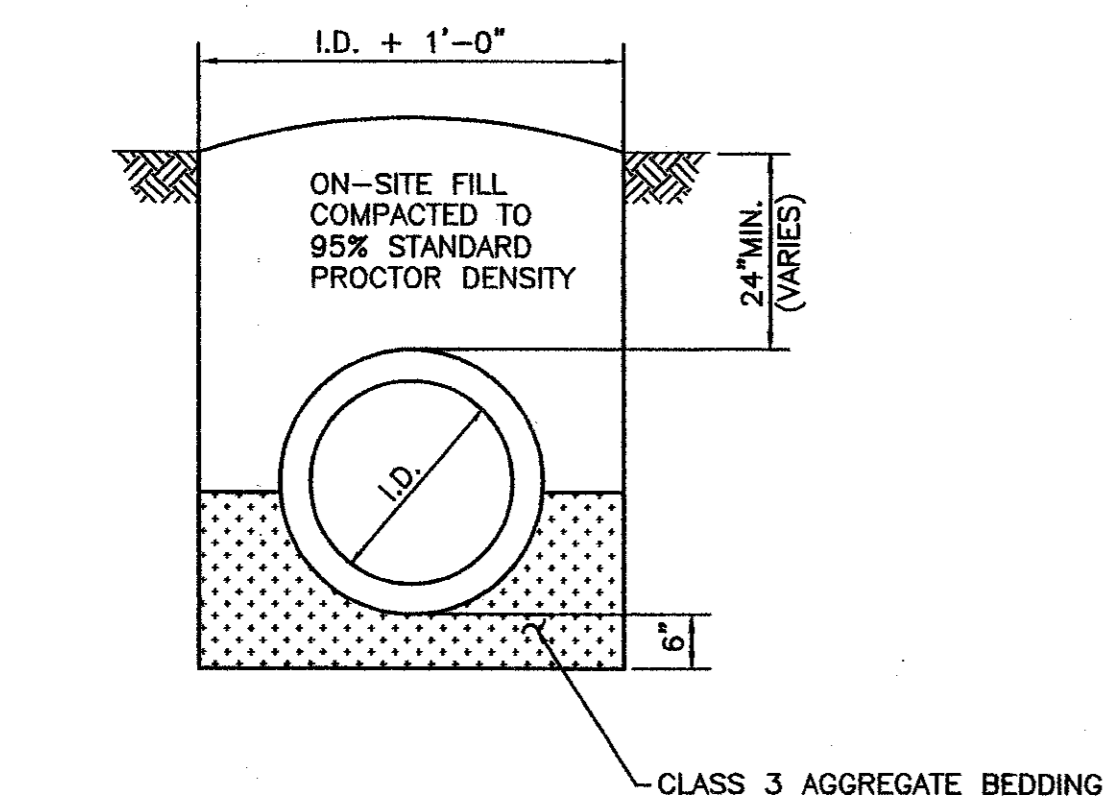
2 TYPICAL BLOCKING DETAIL  
NOT TO SCALE

BENDS	90°	45°	22 1/2°	11 1/4°
* VOL. REQ'D. C.F.	28.27	22.61	11.33	5.65
6 A FT.	1.75	1.5	1.0	0.75
B FT.	4.0	3.88	3.36	2.75
C FT.	4.0	3.88	3.36	2.75
* VOL. REQ'D. C.F.	50.27	40.21	20.11	10.05
8 A FT.	2.0	1.75	1.5	1.0
B FT.	5.0	4.8	3.66	3.2
C FT.	5.0	4.8	3.66	3.2
* VOL. REQ'D. C.F.	78.54	62.83	31.41	15.71
10 A FT.	2.25	2.0	1.75	1.5
B FT.	5.9	5.6	4.25	3.25
C FT.	5.9	5.6	4.25	3.25
* VOL. REQ'D. C.F.	153.94	123.15	61.57	30.79
12 A FT.	4.0	3.5	2.0	1.75
B FT.	6.2	6.0	5.54	4.2
C FT.	6.2	6.0	5.54	4.2

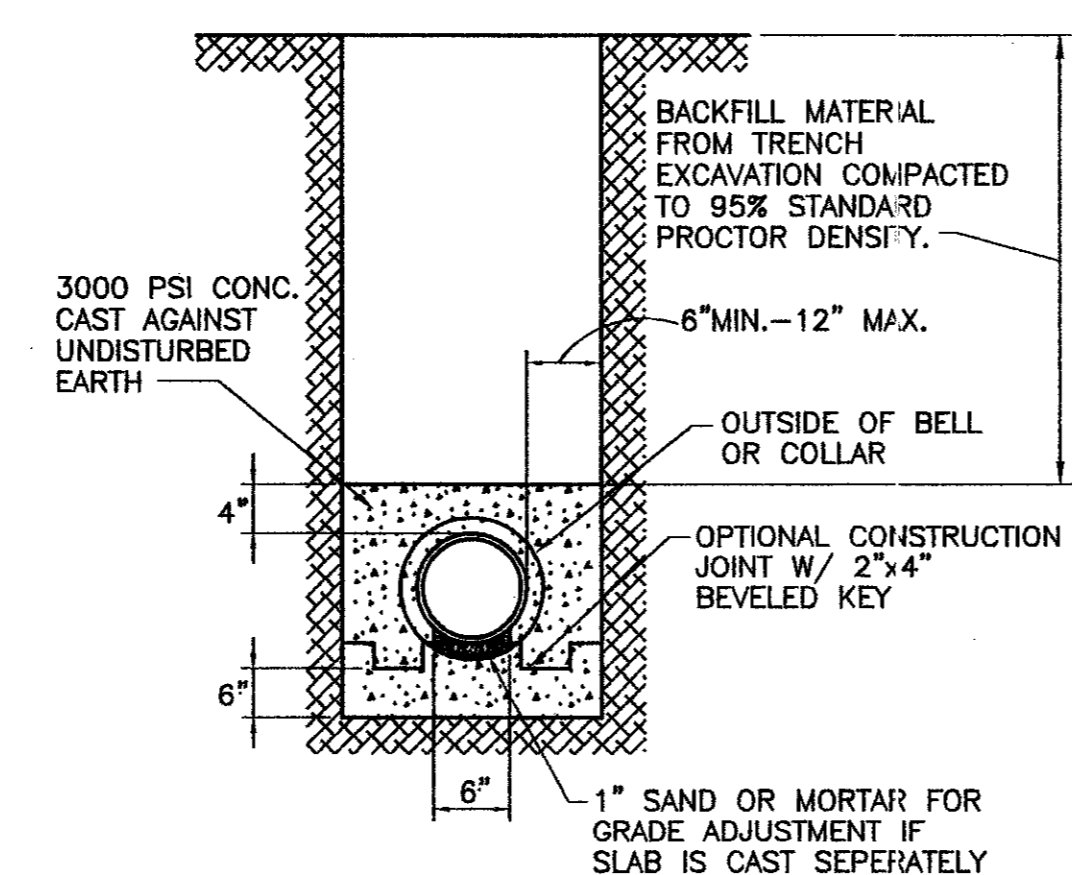
\* VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSIG AT THE RATE OF 150 LB. WT. PER CU.FT. OF CONCRETE.



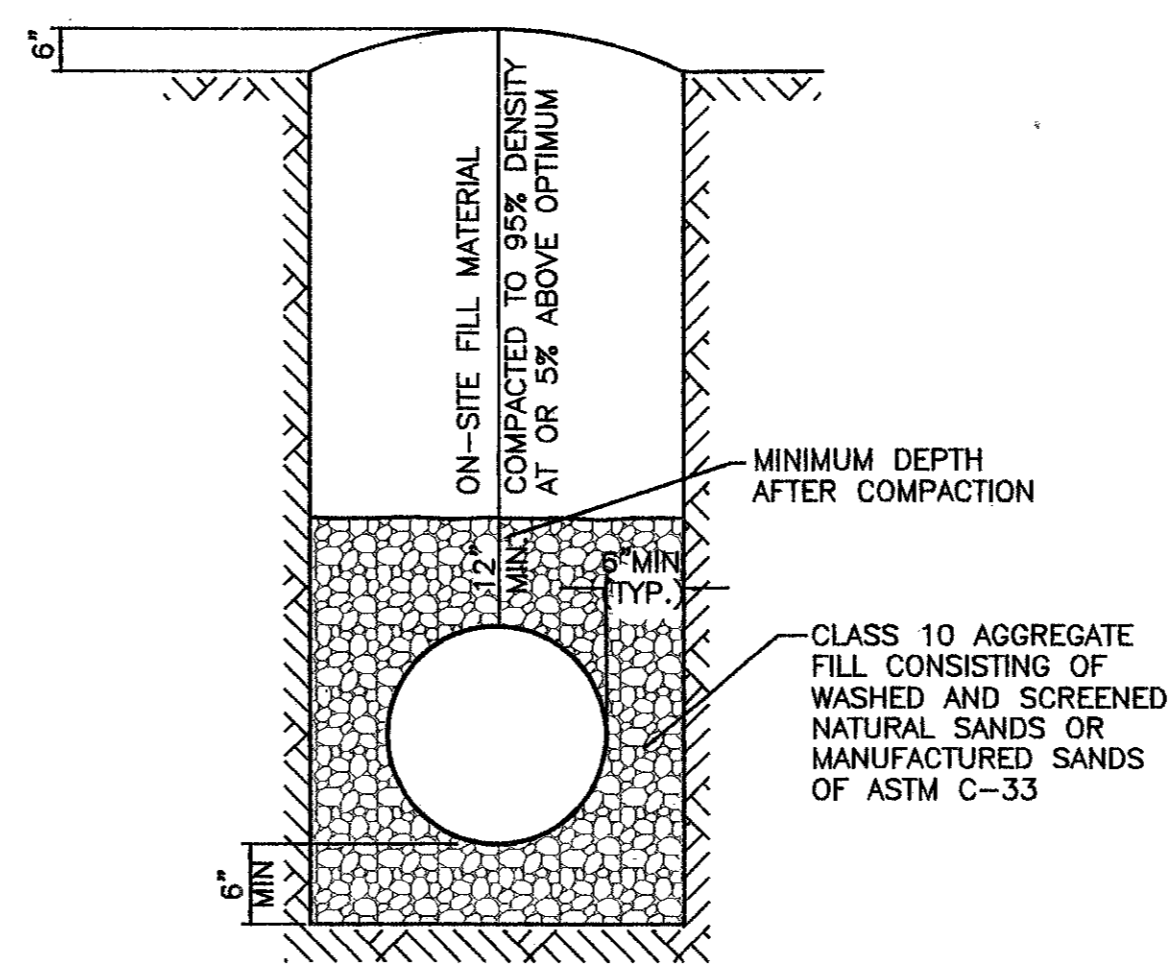
3 VERTICAL TIE-DOWN BLOCK DETAIL  
NOT TO SCALE



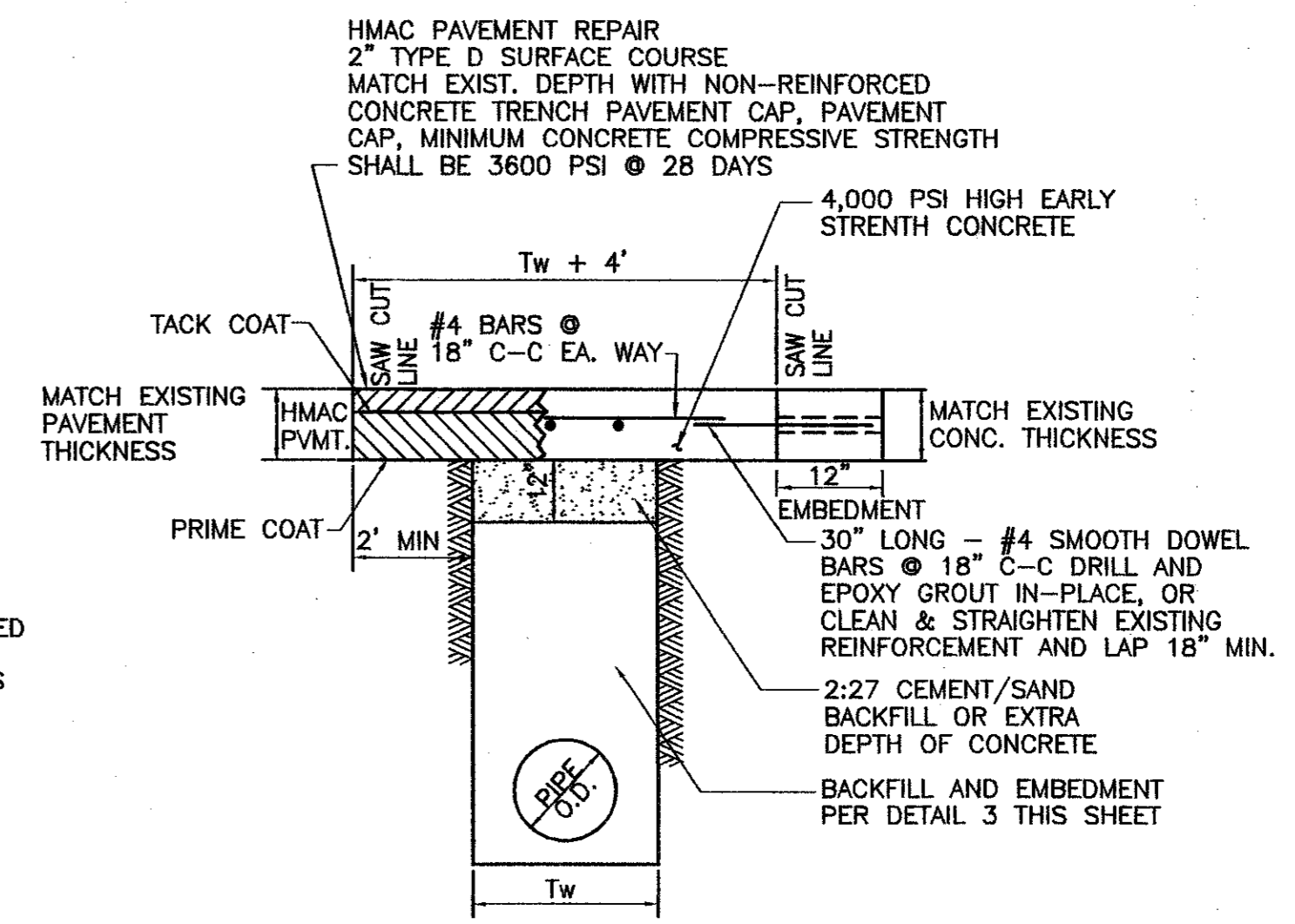
4 STORM DRAIN TRENCH  
NOT TO SCALE



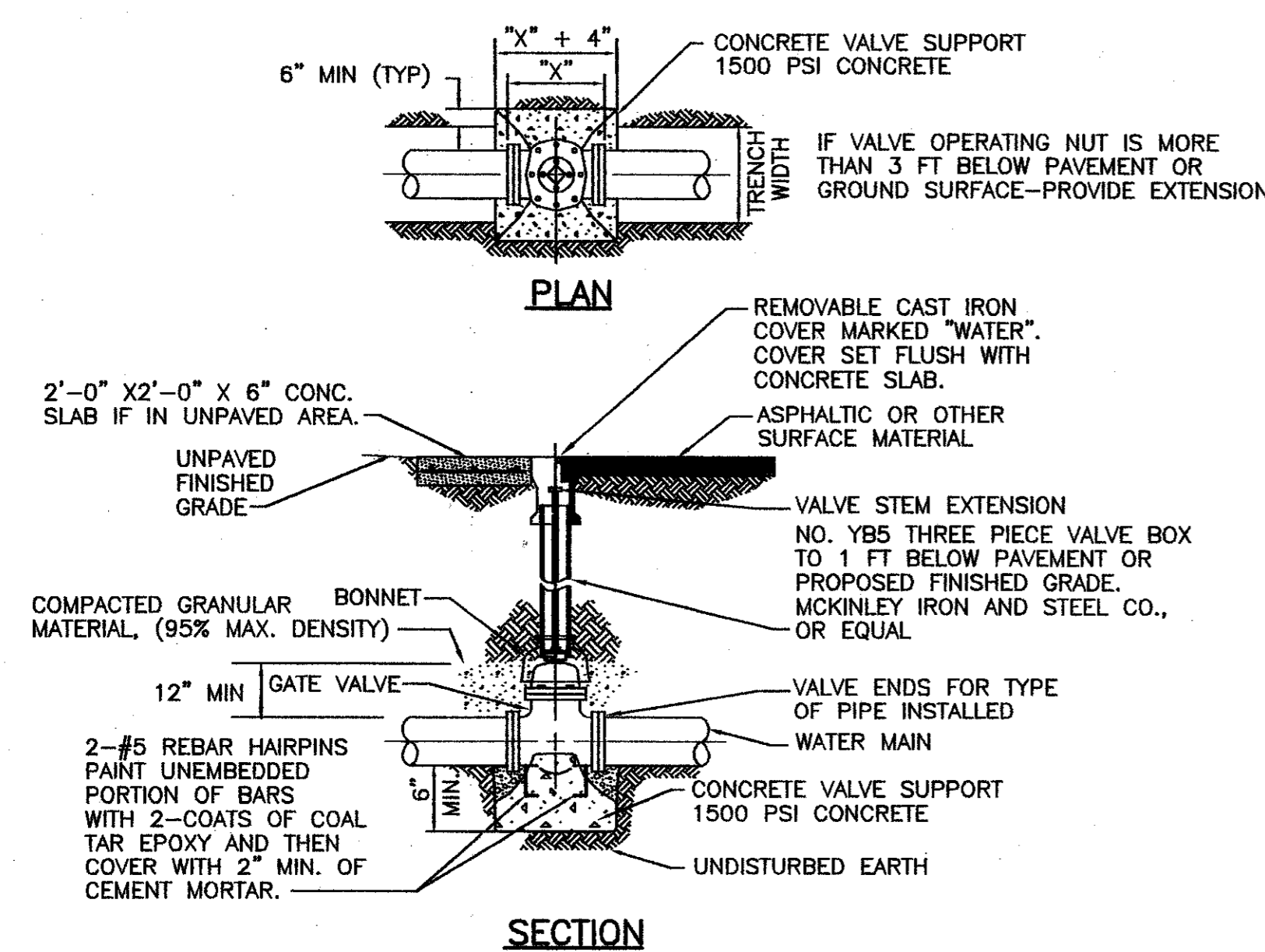
5 TYPICAL CONCRETE ENCASEMENT FOR PIPE  
NOT TO SCALE



6 TYPICAL PVC LINE TRENCH DETAIL  
NOT TO SCALE

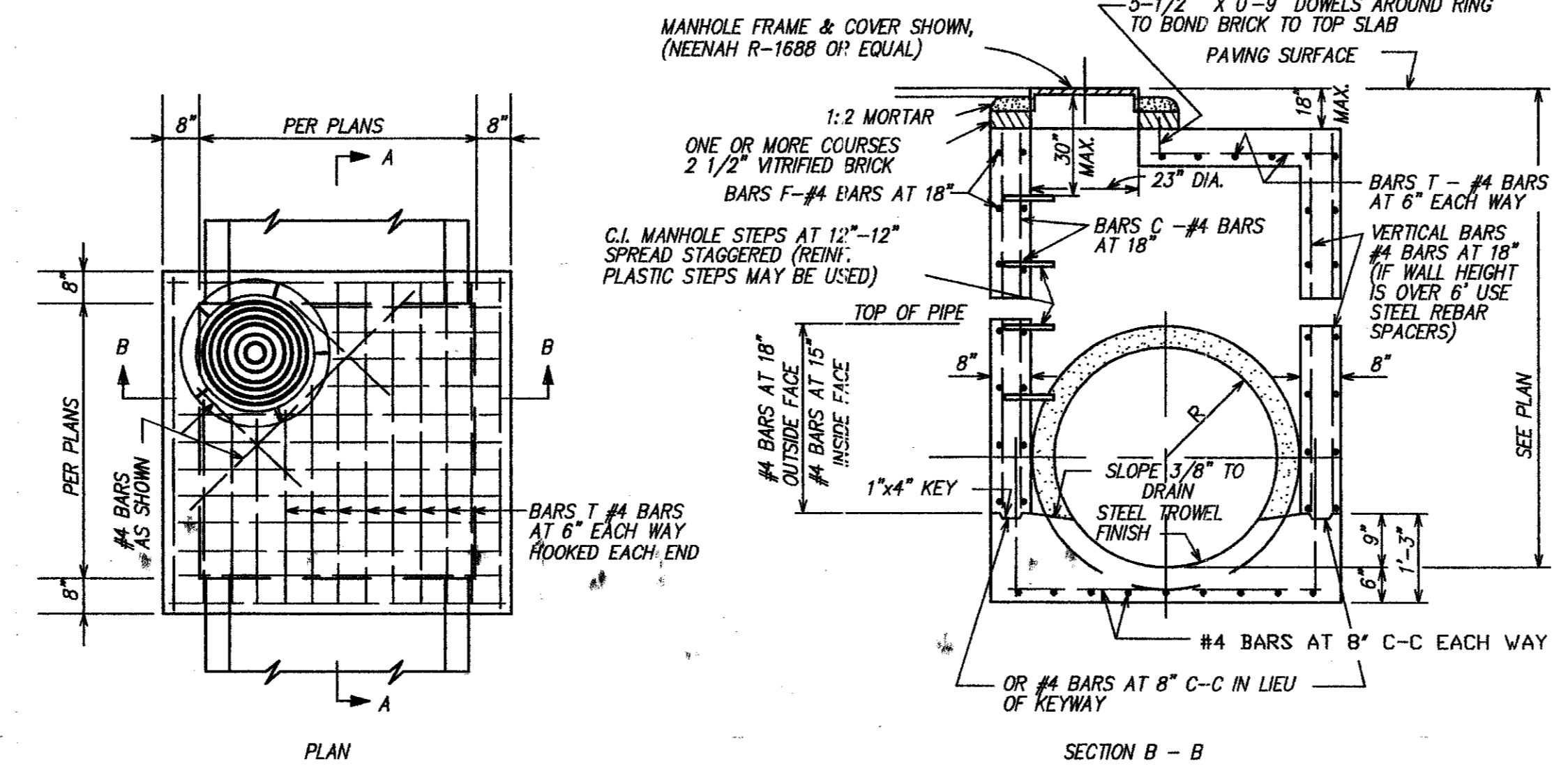


7 TYPICAL PAVEMENT REPAIR TRENCH DETAIL  
NOT TO SCALE

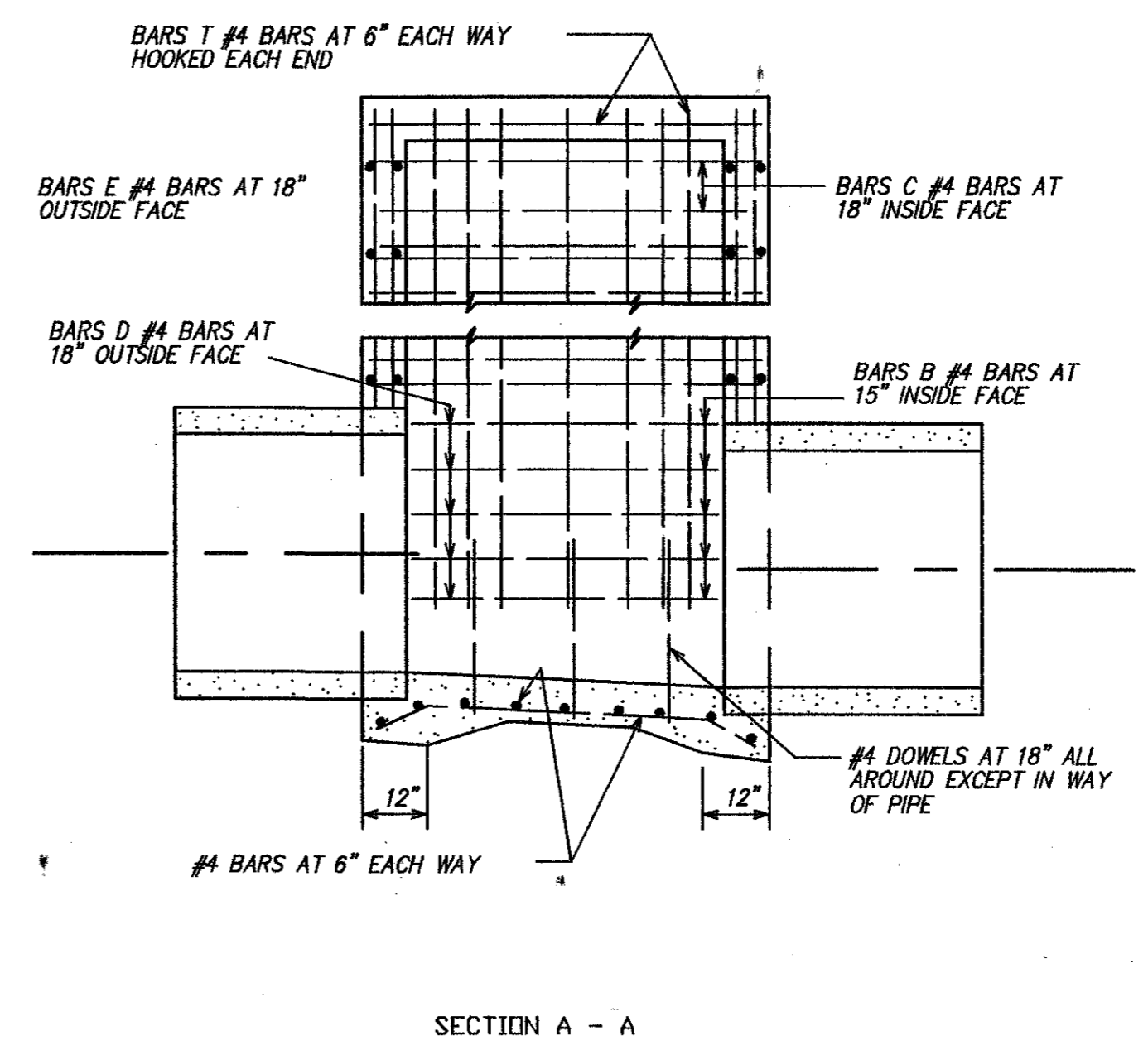


- NOTES:
- ALL BURIED VALVES SHALL BE PROVIDED W/EXTENSION STEM OPERATOR W/ 2" SQ. ANWA NUT WITHIN 1' BELOW FINISHED GRADE. NUT IS TO INDICATE DIRECTION OF ROTATION TO OPEN VALVE.
  - COAT BURIED PIPE & VALVE BOX PER SPECIFICATIONS. WRAP WITH 8 MIL POLYETHYLENE.
  - CLEAN VALVE BOX OF ALL DEBRIS AND SOIL.
  - VALVE SIZE & TYPE AS SHOWN ON PLANS.

8 TYP. VALVE, VALVE BOX, AND EXTENSION INSTALLATION DETAIL  
NOT TO SCALE



9 STORM DRAIN MANHOLE  
NOT TO SCALE



TYPICAL CORNER DETAIL  
PLAN VIEW

RECORD DRAWING  
BASED ON THE INFORMATION SUPPLIED BY THE CONTRACTOR  
DATE: 3-3-00  
BY: THH

THE SEAL, APPROVED BY THIS BOARD, IS VALID ONLY IF THE SEAL IS SIGNED, SEALED AND DATED BY THE REGISTERED PROFESSIONAL ENGINEER: TRICIA H. HATLEY  
TEXAS REGISTRATION NO. 83282  
DATE: OCT. 6, 1999

FREESE-NICHOLS  
341 W. McWhorter Lane  
Dallas, TX 75247  
214-920-9200

OMNIPLAN ARCHITECTS  
SOJOURN OFFICE CENTER  
ADDISON, TEXAS  
SITEWORK PLANS  
UTILITY DETAILS

NO.	REVISION	DATE	BY	DATE	FILE	DESIGNED	DRAWN	REVIEWED	CHECKED	THH
1	PER CONTRACTOR REF 1" AND 8"	4/30/99	MDW	7-26-99	206DET-UTIL	MDW	MDW	MDW	MDW	THH

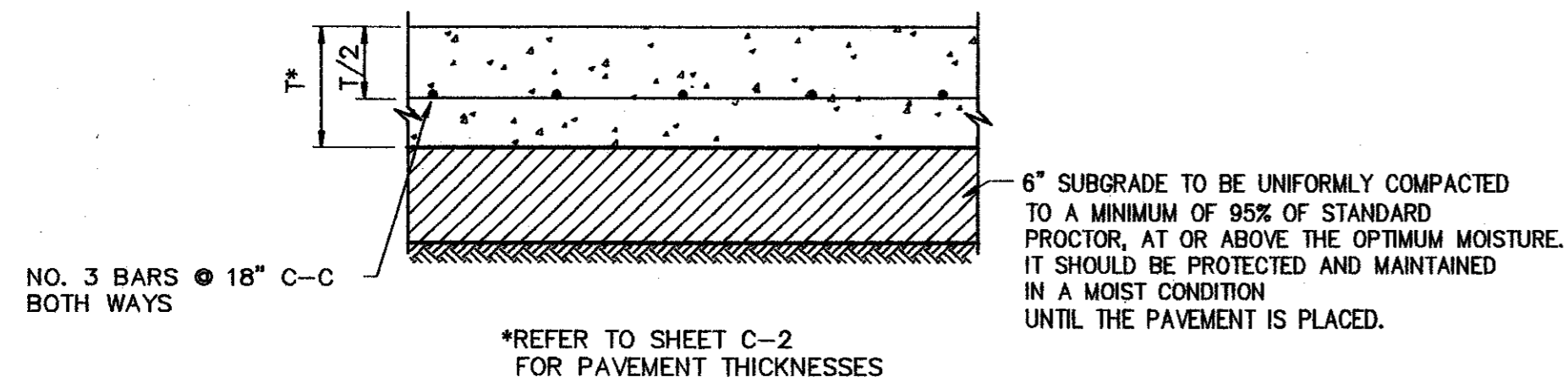
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE

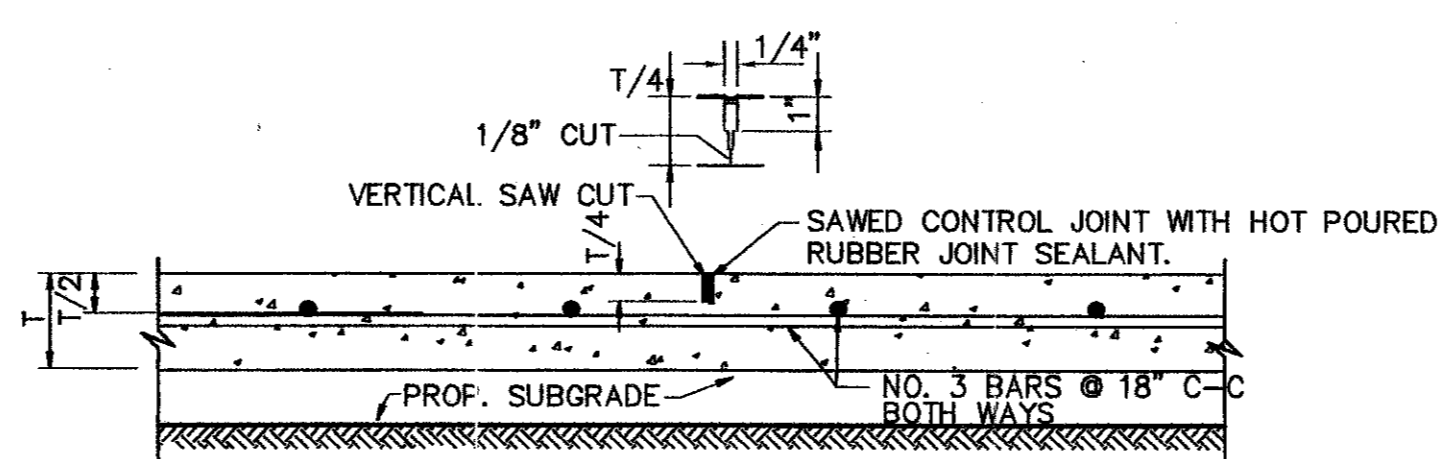
SHEET C-11

SEQ. 14 OF 16

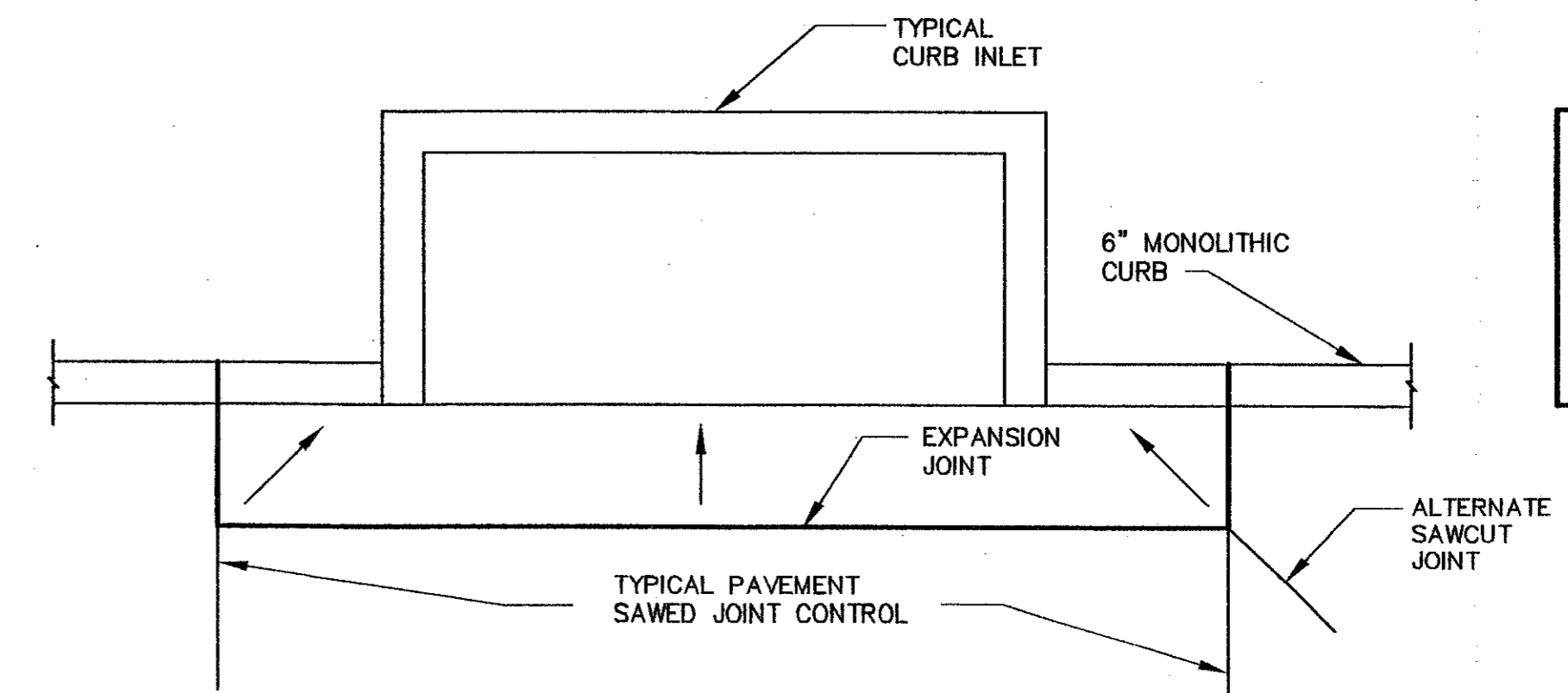
"AS-BUILTS"



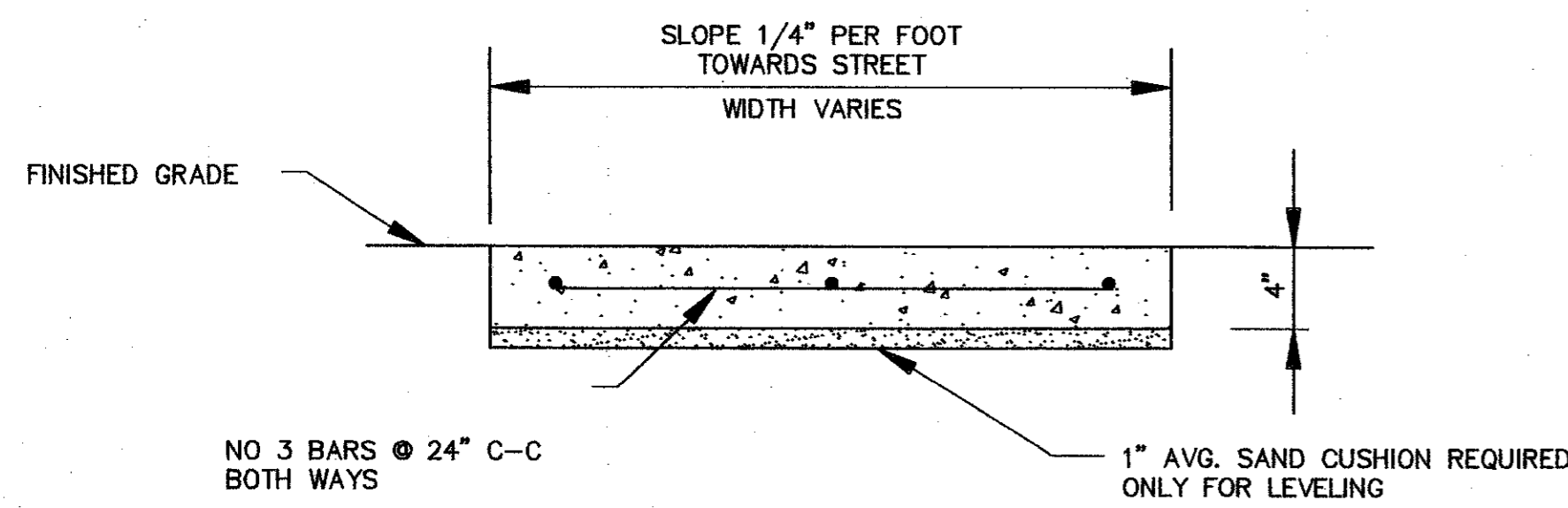
1 TYPICAL PAVING SECTION  
NOT TO SCALE



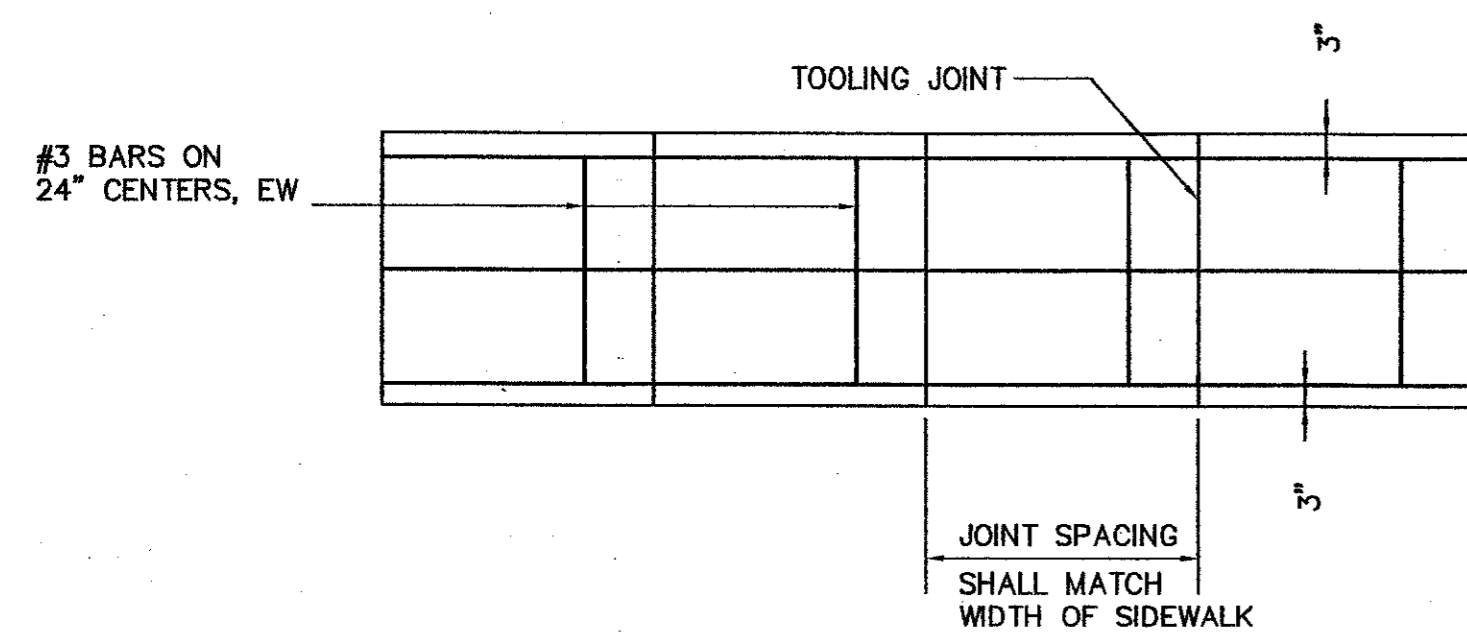
2 SAWED CONTROL JOINT  
NOT TO SCALE



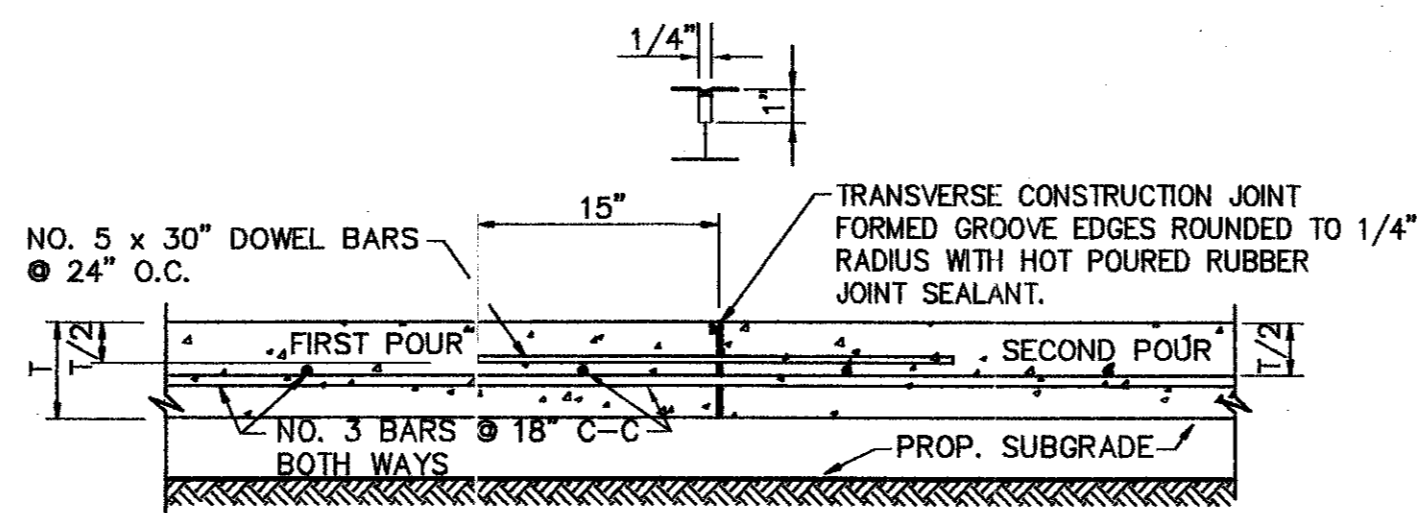
3 SAWCUT JOINTS AT CURB INLETS  
NOT TO SCALE



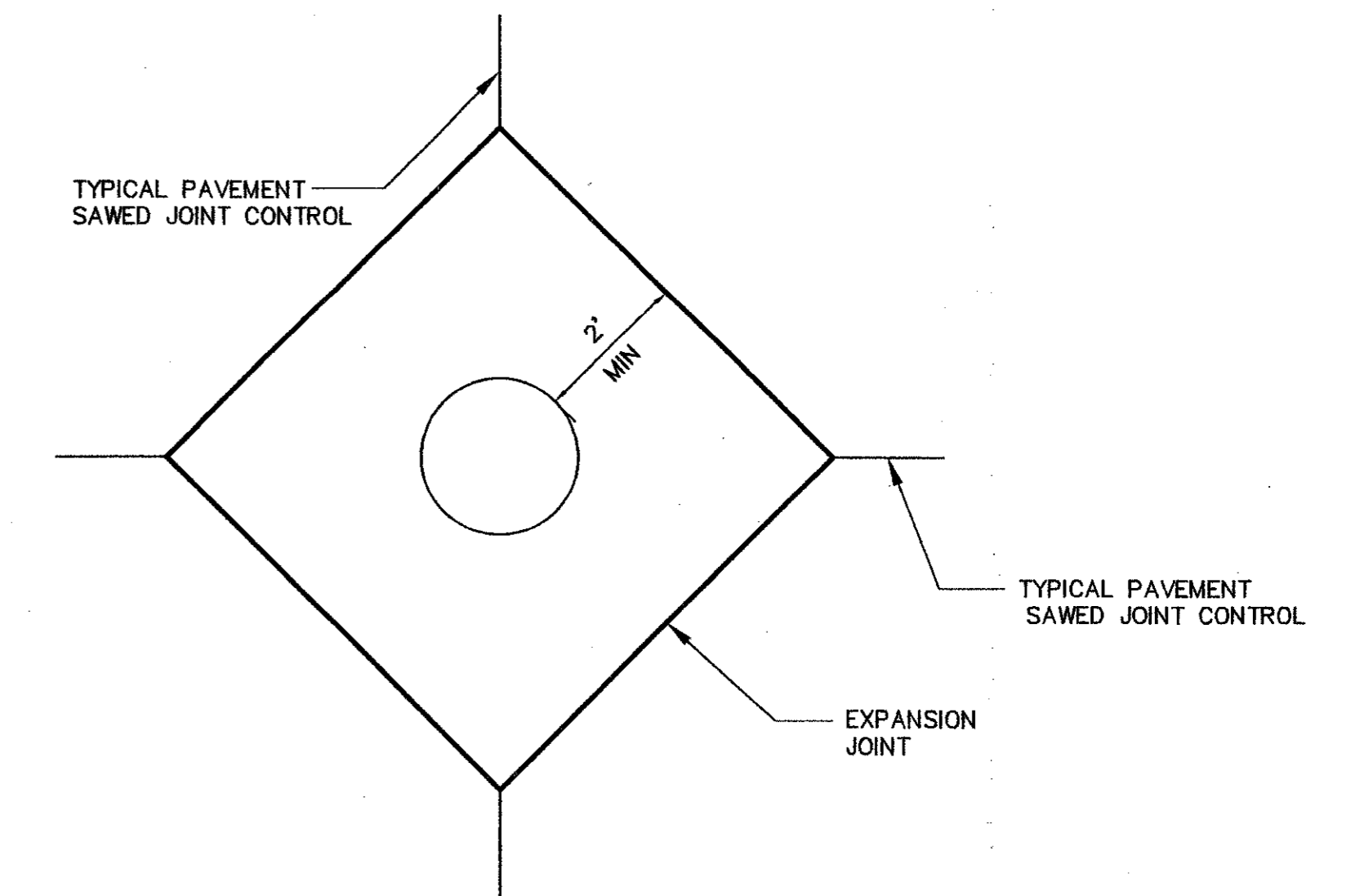
- NOTES:
1. CONCRETE STRENGTH SHALL BE A MINIMUM OF 3000 PSI AT 28 DAYS.
  2. EXPANSION JOINTS SHALL BE 1/2" THICK REDWOOD FOR FULL DEPTH OF SIDEWALK AND SHALL INCLUDE GREASED 24" SMOOTH 1/2" DIA. DOWEL STEEL BARS WITH CAPS.



5 TRANSVERSE CONSTRUCTION JOINT  
NOT TO SCALE

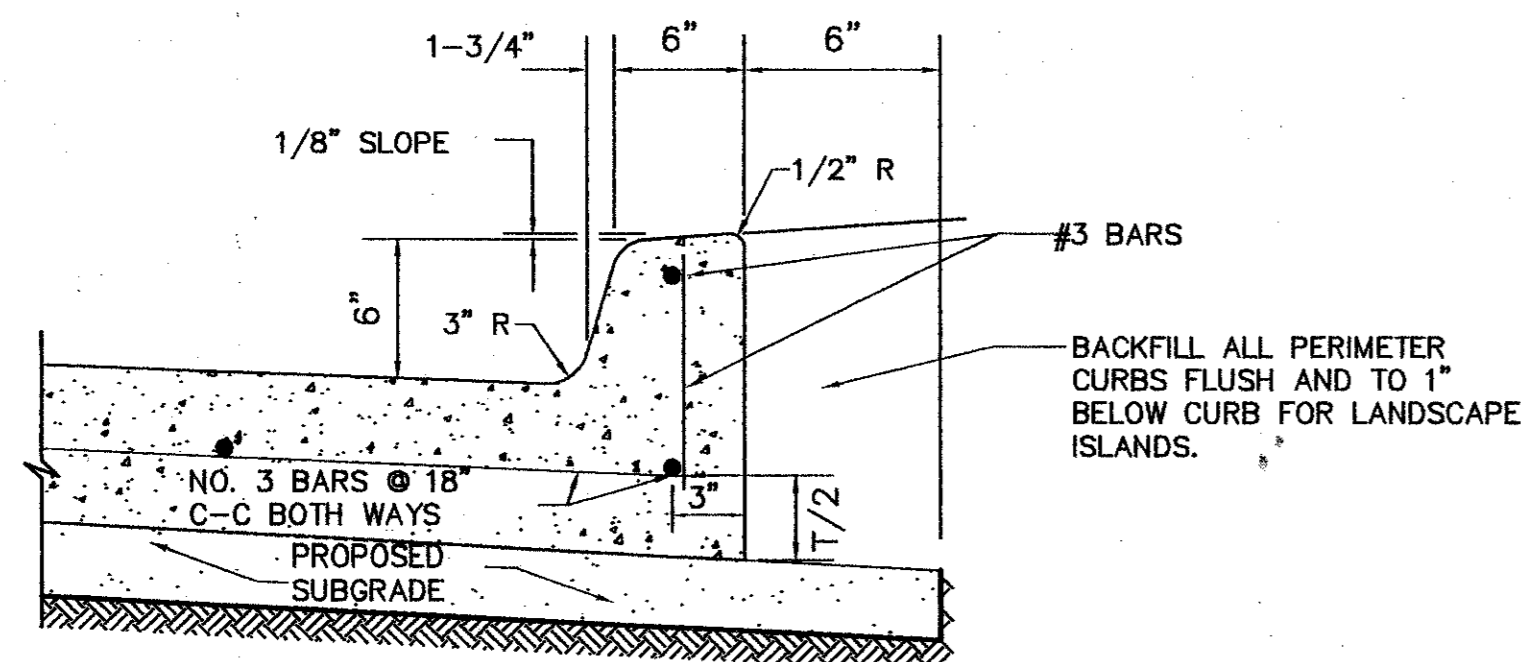


6 LONGITUDINAL CONSTRUCTION JOINT  
NOT TO SCALE

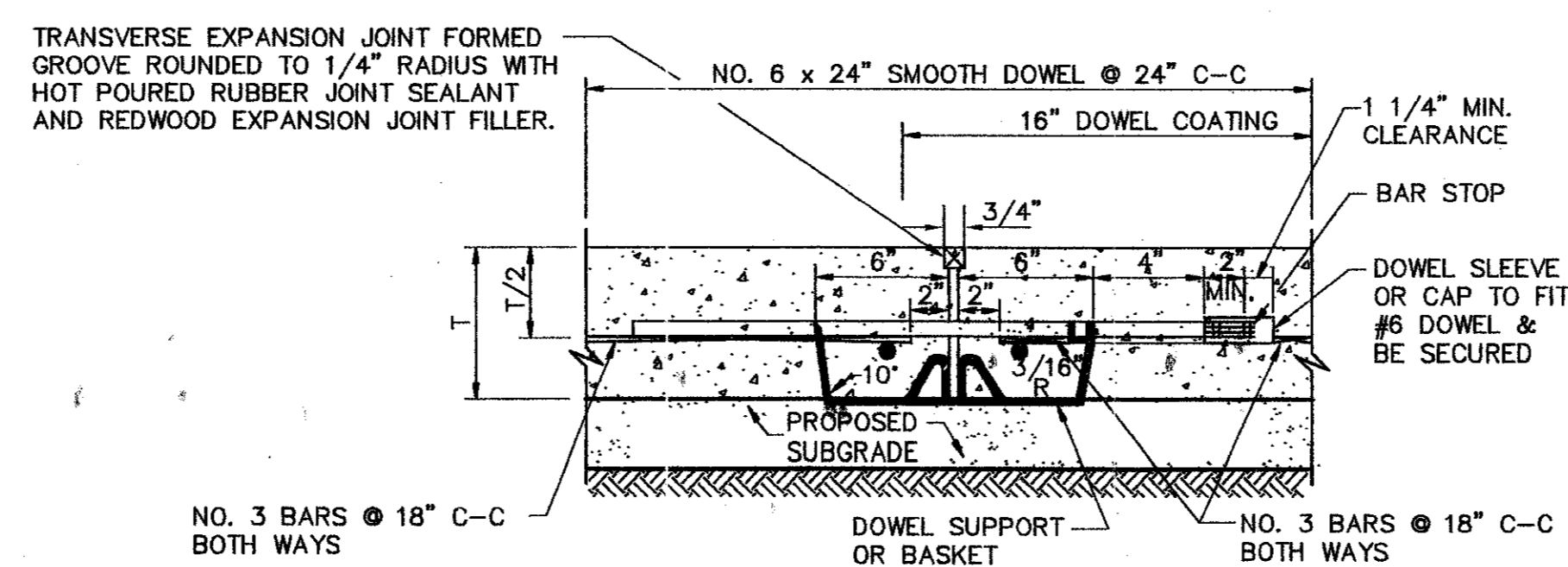


7 SAWCUT JOINTS AT MANHOLES  
NOT TO SCALE

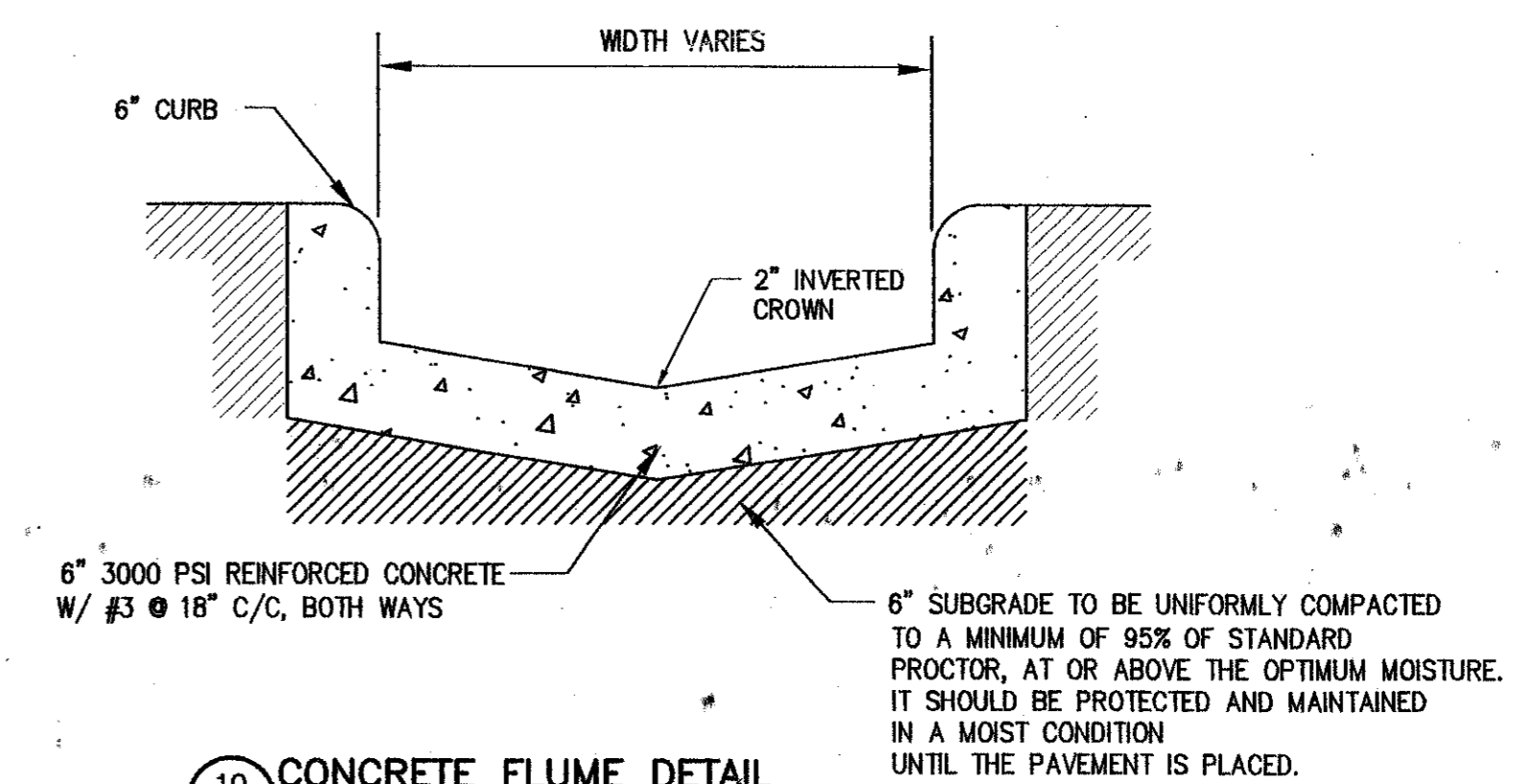
4 SIDEWALK DETAIL  
NOT TO SCALE



8 MONOLITHIC CURB DETAIL  
NOT TO SCALE



9 TRANSVERSE EXPANSION JOINT  
NOT TO SCALE



10 CONCRETE FLUME DETAIL  
NOT TO SCALE

RECORD DRAWING  
BASED ON THE INFORMATION  
SUPPLIED BY THE CONTRACTOR  
DATE: 3-9-99 T.H.H.

THE SEAL, SIGNATURE AND TITLE OF THE REGISTERED PROFESSIONAL ENGINEER MUST BE SHOWN AND DATED BY  
ENGINEER: TRICIA H. HATLEY  
TEXAS REGISTRATION NO.: 83282  
DATE: OCT. 5, 1998



**FREESE-NICHOLS**  
341 W. Woodbridge Lane, Suite 200-E  
Dallas, TX 75247  
214-920-2500

OMNIPLAN ARCHITECTS  
**SOJOURN OFFICE CENTER**  
ADDISON, TEXAS  
SITEWORK PLANS  
PAVING DETAILS

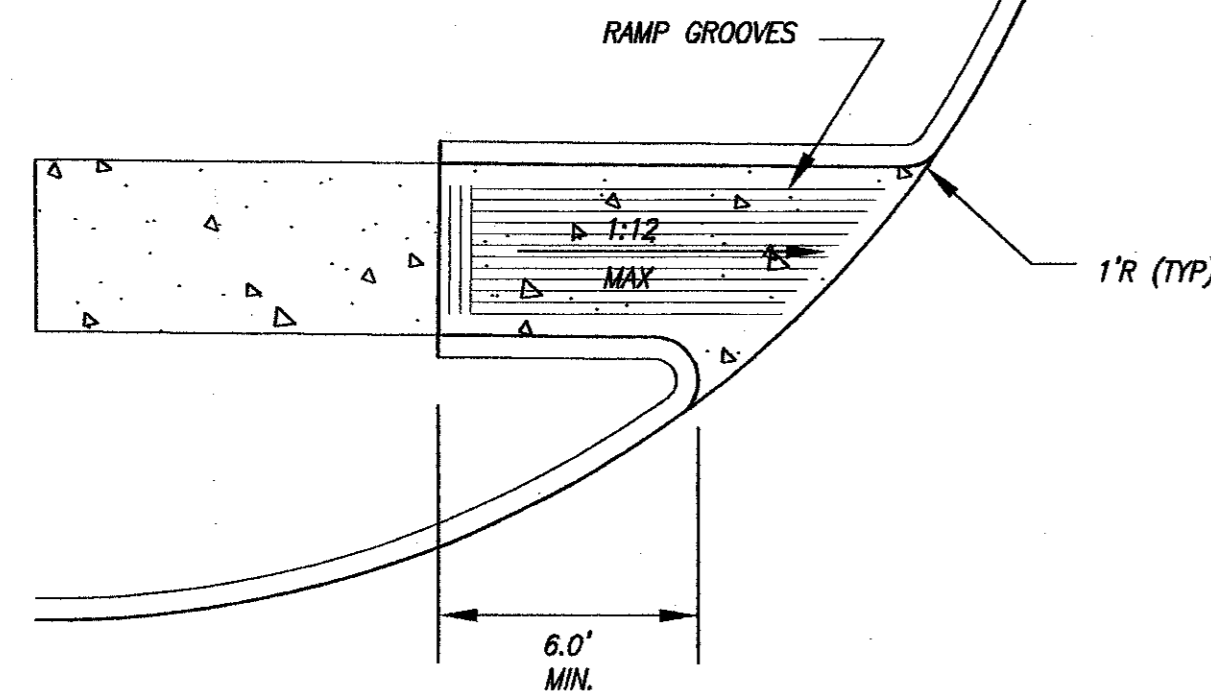
REV. NO.	DATE	BY	DESCRIPTION
1	4/20/99	MDW	PER CONTRACTOR 18" 1" AND 8"
2	7-26-99	MDW	DESIGNED
3		MDW	DRAWN
4		MDW	REVISED
5		THH	CHECKED

SHEET C-12  
SEQ. 15 OF 16

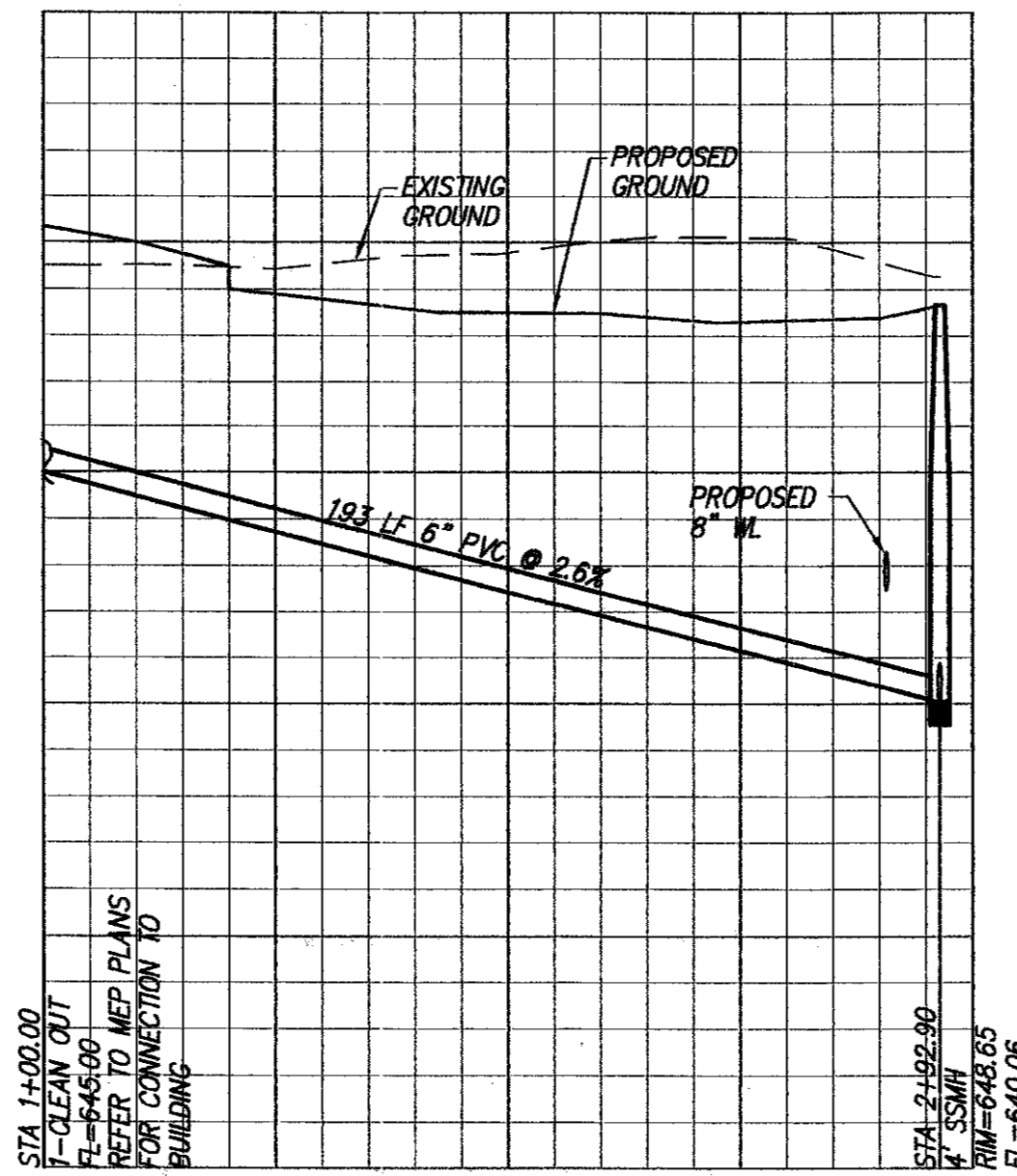
"AS-BUILTS"

NOTES:

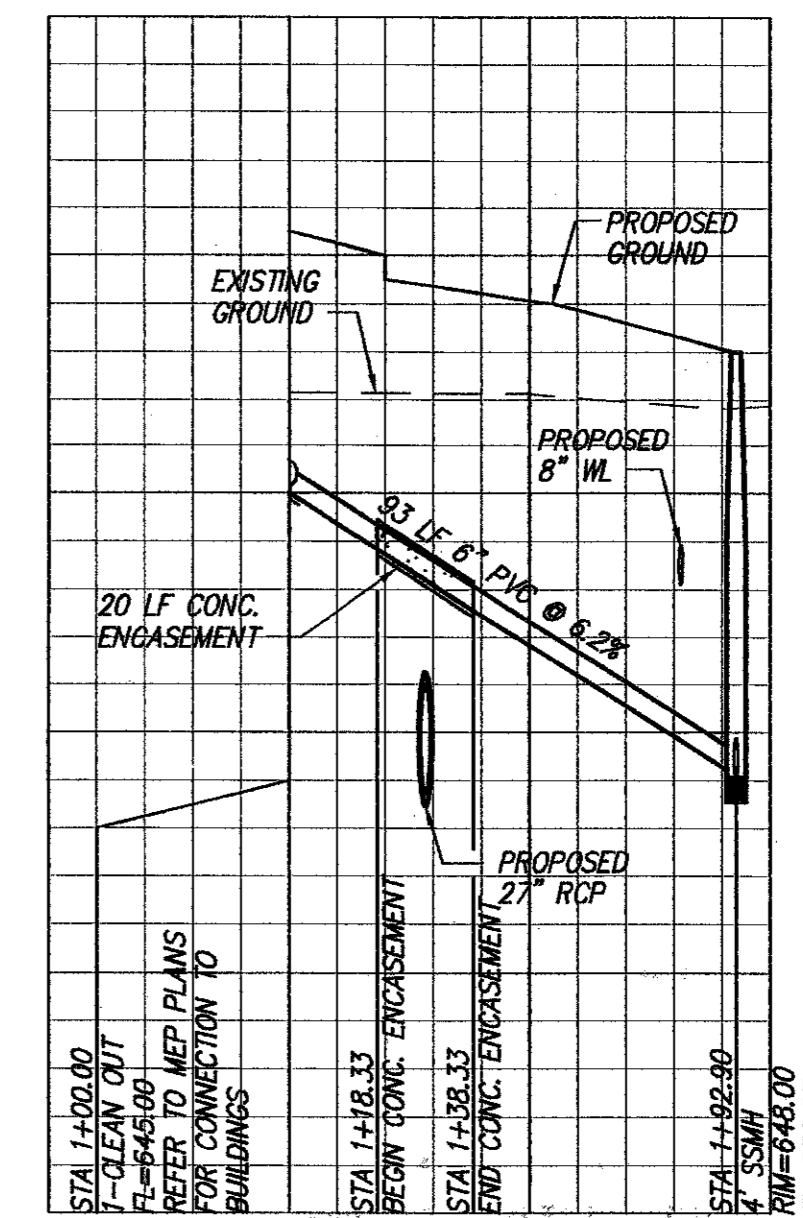
1. MAXIMUM SLOPE ON BARRIER FREE RAMPS MUST NOT EXCEED 1" PER 1' IN ANY DIRECTION.
2. GROOVES MUST BE CLEAN AND STRAIGHT FOR CLEAR DETECTION BY TOUCH WITH A CANE AND PARALLEL TO CROSSWALKS.
3. RAMP 6' LONG W/1:12 SLOPE AND GROOVES 1/8" x 1/4" @ 2" C-C



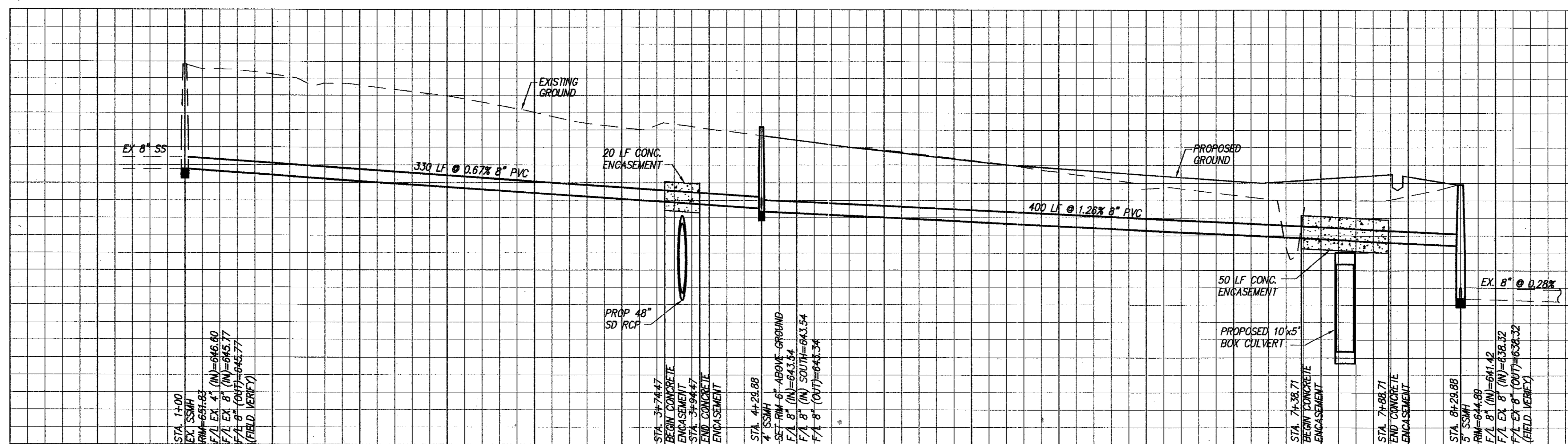
**CURB RAMP DETAIL**  
NOT TO SCALE



**SANITARY SEWER PROFILE - LINE A**  
SCALE: 1"=40' HORIZ.  
1"=4' VERT.



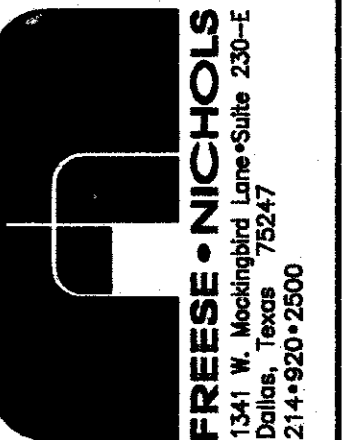
**SANITARY SEWER PROFILE - LINE B**  
SCALE: 1"=40' HORIZ.  
1"=4' VERT.



**SANITARY SEWER PROFILE - LINE C**  
SCALE: 1"=40' HORIZ.  
1"=4' VERT.

RECORD DRAWING  
BASED ON THE INFORMATION  
SUPPLIED BY THE CONTRACTOR  
DATE: 5-3-00 T.D. THH

THIS SEAL APPLICABLE TO THE CONTRACT  
THIS SEAL SHALL BE VALID AND DATED BY  
ENGINEER: TRICIA H. HATLEY  
TEXAS REGISTRATION NO: 83282  
DATE: OCT. 6, 1989



OMNIPLAN ARCHITECTS  
**SOJOURN OFFICE CENTER**  
ADDISON, TEXAS

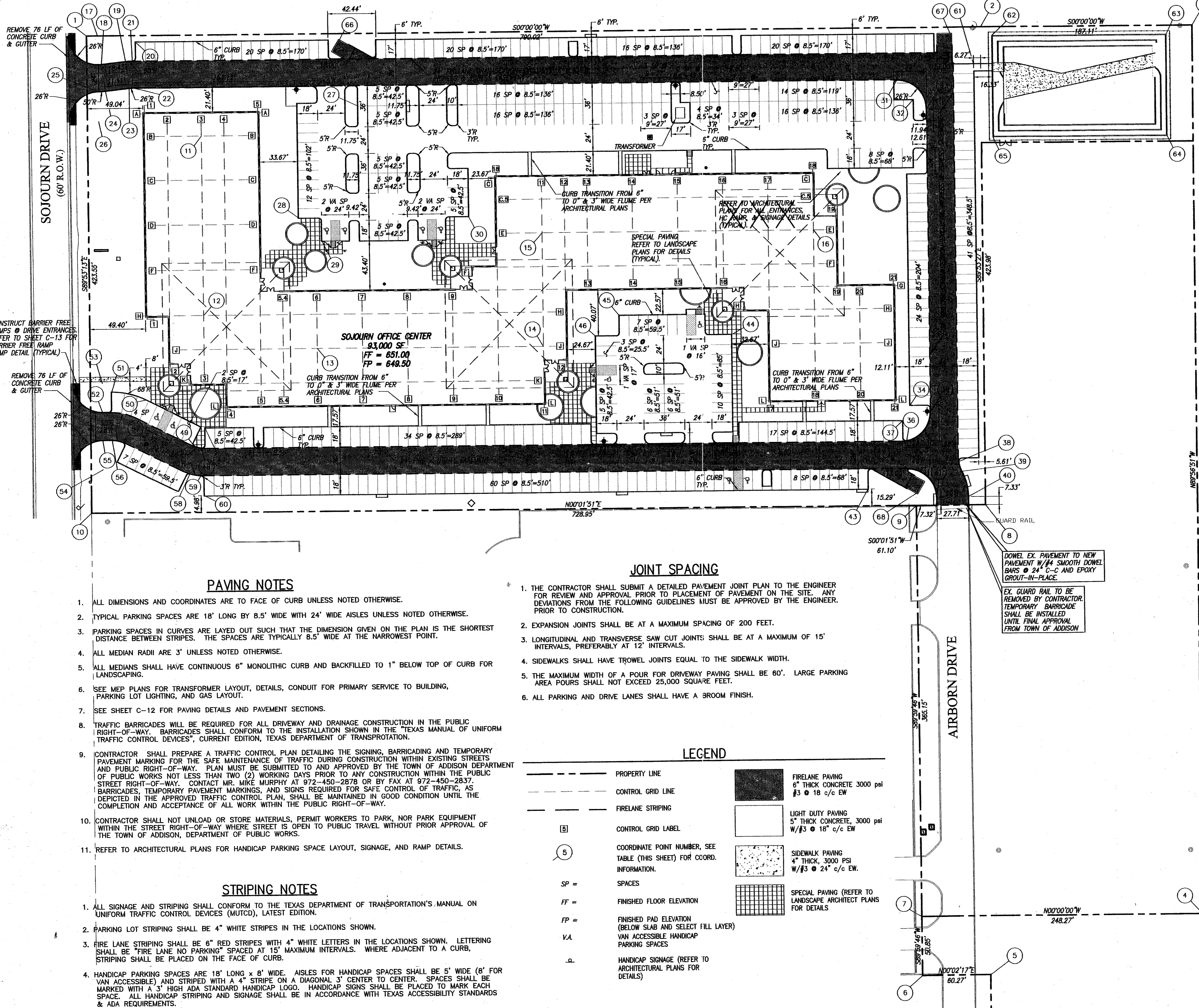
SITEWORK PLANS  
**MISCELLANEOUS DETAILS & SEWER PROFILES**

NO. / REVISION	BY	DATE	PLAN JOB NO.
1 / PER CONTRACTOR SET 1" AND 2"	MDW	4/20/99	OMP99206
2 / REVISED PER RAISING FF 1 FOOT	MDW	5/3/99	FILE 206DET-MISC
3 / REVISED PER CITY COMMENTS	GG	7/28/99	DATE 7-26-99
VERIFY SCALE	DESIGNED	MDW	DRAWN
0	REVISOR	GAH	CHECKED
	THH		

SHEET **C-13**

SEQ. 16 OF 16

"AS-BUILTS"



RECORD DRAWING  
 BASED ON THE INFORMATION  
 SUPPLIED BY THE CONTRACTOR  
 DATE: 5-1-00  
 10: 7:01

THE SEAL, SIGNATURE ON THE DRAWING  
 ENGINEER: TRICIA H. HATLEY  
 TEXAS REGISTRATION NO. 63282  
 DATE: OCT. 6, 1989

**BENCHMARK:**  
 SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN  
 DR. AND ADDISON RD. ELEV. 641.95

**PARKING TOTALS**

CAR SPACES	467
VAN ACCESSIBLE SPACES	9
TOTAL SPACES	476

**COORDINATE TABLE**

CRD. #	NORTHING	EASTING	DESCRIPTION
1	5356.23	5239.51	PL CORNER
2	4566.21	5239.51	PL CORNER
3	4379.09	5239.51	PL CORNER
4	4379.09	4450.42	PL CORNER
5	4567.81	4399.53	PL CORNER
6	4628.08	4399.57	PL CORNER
7	4628.08	4450.42	PL CORNER
8	4567.01	4815.54	PL CORNER
9	4628.11	4815.57	PL CORNER
10	5357.06	4815.96	PL CORNER
11	5255.99	5149.78	COLUMN B3
12	5255.99	4959.78	COLUMN H3
13	5155.99	4959.78	COLUMN J6
14	4955.99	4959.77	COLUMN J11
15	4955.99	5059.77	COLUMN E11
16	4715.99	5059.77	COLUMN E18
17	5346.46	5239.46	26'R CENTER
18	5343.40	5213.64	26'R PT
19	5331.99	5216.17	50'R PT
20	5316.00	5216.51	50'R PC
21	5312.99	5233.51	PAVING CORNER
22	5316.12	5192.51	26'R PC
23	5319.17	5192.33	26'R PT
24	5340.14	5189.86	50'R PT
25	5346.29	5189.51	26'R PT AND 50'R PC
26	5346.44	5183.51	26'R CENTER
27	5117.24	5174.51	MIDPOINT OF MEDIAN
28	5170.99	5075.12	PAVING CORNER
29	5150.66	5054.51	PAVING CORNER
30	5020.99	5075.12	PAVING CORNER
31	4640.48	5192.51	26'R PT
32	4626.49	5174.51	PAVING CORNER
33	4814.55	5165.51	26'R PC
34	4832.55	4904.51	PAVING CORNER
35	4814.55	4898.88	26'R PT
36	4635.96	4873.29	26'R PC
37	4639.49	4890.88	PAVING CORNER
38	4590.32	4854.12	26'R PC
39	4587.69	4845.66	26'R PT AND 50'R PC
40	4562.20	4822.88	50'R PT
41	4609.60	4822.88	26'R PT
42	4635.90	4848.88	26'R PC
43	4670.77	4830.88	PAVING CORNER
44	4789.82	4967.88	PAVING CORNER
45	4888.66	4985.88	PAVING CORNER
46	4909.82	4967.88	PAVING CORNER
47	5255.99	4890.88	PAVING CORNER
48	5259.37	4873.09	26'R PT
49	5265.04	4874.48	26'R PC
50	5307.75	4915.78	68'R PT
51	5338.16	4922.96	68'R PC AND PAVING CORNER
52	5346.25	4904.96	26'R PT
53	5346.25	4930.96	26'R CENTER
54	5346.44	4854.96	26'R CENTER
55	5346.44	4880.96	26'R PT
56	5338.16	4880.96	26'R PT
57	5328.65	4879.16	26'R PC
58	5269.89	4850.83	50'R PT
59	5260.03	4849.04	50'R PC
60	5257.27	4830.89	PAVING CORNER
61	4572.55	5206.01	PAVING CORNER
62	4556.22	5231.51	POND CORNER
63	4401.93	5231.51	POND CORNER
64	4402.01	5141.42	POND CORNER
65	4556.22	5141.42	POND CORNER
66	5133.29	5233.15	PAVING CORNER
67	4592.64	5233.01	PAVING CORNER
68	4627.23	4827.18	PAVING CORNER

**PAVING NOTES**

- ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- TYPICAL PARKING SPACES ARE 18' LONG BY 8.5' WIDE WITH 24' WIDE AISLES UNLESS NOTED OTHERWISE.
- PARKING SPACES IN CURVES ARE LAYED OUT SUCH THAT THE DIMENSION GIVEN ON THE PLAN IS THE SHORTEST DISTANCE BETWEEN STRIPES. THE SPACES ARE TYPICALLY 8.5' WIDE AT THE NARROWEST POINT.
- ALL MEDIAN RADII ARE 3' UNLESS NOTED OTHERWISE.
- ALL MEDIANS SHALL HAVE CONTINUOUS 6" MONOLITHIC CURB AND BACKFILLED TO 1" BELOW TOP OF CURB FOR LANDSCAPING.
- SEE MEP PLANS FOR TRANSFORMER LAYOUT, DETAILS, CONDUIT FOR PRIMARY SERVICE TO BUILDING, PARKING LOT LIGHTING, AND GAS LAYOUT.
- SEE SHEET C-12 FOR PAVING DETAILS AND PAVEMENT SECTIONS.
- TRAFFIC BARRICADES WILL BE REQUIRED FOR ALL DRIVEWAY AND DRAINAGE CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY. BARRICADES SHALL CONFORM TO THE INSTALLATION SHOWN IN THE "TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", CURRENT EDITION, TEXAS DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN DETAILING THE SIGNING, BARRICADING AND TEMPORARY PAVEMENT MARKING FOR THE SAFE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION WITHIN EXISTING STREETS AND PUBLIC RIGHT-OF-WAY. PLAN MUST BE SUBMITTED TO AND APPROVED BY THE TOWN OF ADDISON DEPARTMENT OF PUBLIC WORKS NOT LESS THAN TWO (2) WORKING DAYS PRIOR TO ANY CONSTRUCTION WITHIN THE PUBLIC STREET RIGHT-OF-WAY. CONTACT MR. MIKE MURPHY AT 972-450-2878 OR BY FAX AT 972-450-2837. BARRICADES, TEMPORARY PAVEMENT MARKINGS, AND SIGNS REQUIRED FOR SAFE CONTROL OF TRAFFIC, AS DEPICTED IN THE APPROVED TRAFFIC CONTROL PLAN, SHALL BE MAINTAINED IN GOOD CONDITION UNTIL THE COMPLETION AND ACCEPTANCE OF ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL NOT UNLOAD OR STORE MATERIALS, PERMIT WORKERS TO PARK, NOR PARK EQUIPMENT WITHIN THE STREET RIGHT-OF-WAY WHERE STREET IS OPEN TO PUBLIC TRAVEL WITHOUT PRIOR APPROVAL OF THE TOWN OF ADDISON, DEPARTMENT OF PUBLIC WORKS.
- REFER TO ARCHITECTURAL PLANS FOR HANDICAP PARKING SPACE LAYOUT, SIGNAGE, AND RAMP DETAILS.

**STRIPING NOTES**

- ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- PARKING LOT STRIPING SHALL BE 4" WHITE STRIPES IN THE LOCATIONS SHOWN.
- FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" WHITE LETTERS IN THE LOCATIONS SHOWN. LETTERING SHALL BE "FIRE LANE NO PARKING" SPACED AT 15' MAXIMUM INTERVALS. WHERE ADJACENT TO A CURB, STRIPING SHALL BE PLACED ON THE FACE OF CURB.
- HANDICAP PARKING SPACES ARE 18' LONG x 8' WIDE. AISLES FOR HANDICAP SPACES SHALL BE 5' WIDE (6' FOR VAN ACCESSIBLE) AND STRIPED WITH A 4" STRIPE ON A DIAGONAL 3" CENTER TO CENTER. SPACES SHALL BE MARKED WITH A 3" HIGH ADA STANDARD HANDICAP LOGO. HANDICAP SIGNS SHALL BE PLACED TO MARK EACH SPACE. ALL HANDICAP STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS & ADA REQUIREMENTS.

**JOINT SPACING**

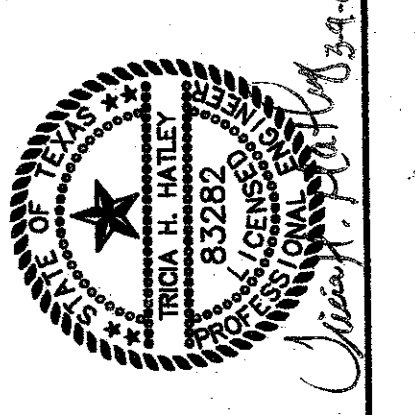
- THE CONTRACTOR SHALL SUBMIT A DETAILED PAVEMENT JOINT PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT ON THE SITE. ANY DEVIATIONS FROM THE FOLLOWING GUIDELINES MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- EXPANSION JOINTS SHALL BE AT A MAXIMUM SPACING OF 200 FEET.
- LONGITUDINAL AND TRANSVERSE SAW CUT JOINTS: SHALL BE AT A MAXIMUM OF 15' INTERVALS, PREFERABLY AT 12' INTERVALS.
- SIDEWALKS SHALL HAVE TROWEL JOINTS EQUAL TO THE SIDEWALK WIDTH.
- THE MAXIMUM WIDTH OF A POUR FOR DRIVEWAY PAVING SHALL BE 60'. LARGE PARKING AREA POURS SHALL NOT EXCEED 25,000 SQUARE FEET.
- ALL PARKING AND DRIVE LANES SHALL HAVE A BROOM FINISH.

**LEGEND**

---	PROPERTY LINE		FIRELANE PAVING 6" THICK CONCRETE 3000 psi #3 @ 18" c/c EW
---	CONTROL GRID LINE		LIGHT DUTY PAVING 5" THICK CONCRETE, 3000 psi W/#3 @ 18" c/c EW
---	FIRELANE STRIPING		SIDEWALK PAVING 4" THICK, 3000 PSI W/#3 @ 24" c/c EW.
[ ]	CONTROL GRID LABEL		SPECIAL PAVING (REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS)
( )	COORDINATE POINT NUMBER, SEE TABLE (THIS SHEET) FOR COORD. INFORMATION.		
SP =	SPACES		
FF =	FINISHED FLOOR ELEVATION		
FP =	FINISHED PAD ELEVATION (BELOW SLAB AND SELECT FILL LAYER)		
V.A.	VAN ACCESSIBLE HANDICAP PARKING SPACES		
⊙	HANDICAP SIGNAGE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)		

DOWEL EX. PAVEMENT TO NEW  
 PAVEMENT W/4" SMOOTH DOWEL  
 BARS @ 24" C-C AND EPOXY  
 GROUT-IN-PLACE.

EX. GUARD RAIL TO BE  
 REMOVED BY CONTRACTOR.  
 TEMPORARY BARRICADE  
 SHALL BE INSTALLED  
 UNTIL FINAL APPROVAL  
 FROM TOWN OF ADDISON



OMNIPLAN ARCHITECTS  
**SOJOURN OFFICE CENTER**  
 ADDISON, TEXAS

SITework PLANS  
**DIMENSIONAL CONTROL & PAVING PLAN**

1341 W. Worland Blvd. Suite 200-E  
 Addicks, TX 75001  
 214-480-2500

NO. REVISION	DATE	BY	DESCRIPTION
1	4/20/99	MDW	PER CONTRACTOR RT 1" AND 3" REVISIONS
2	8/23/99	MDW	PER NORTH PL. MOVING 4' SOUTH REVISIONS & WRONG DIMENSIONS

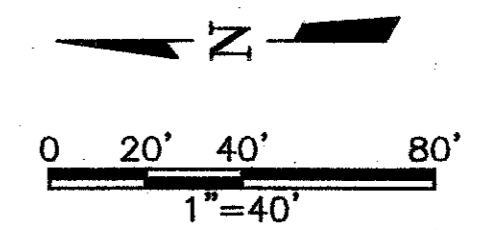
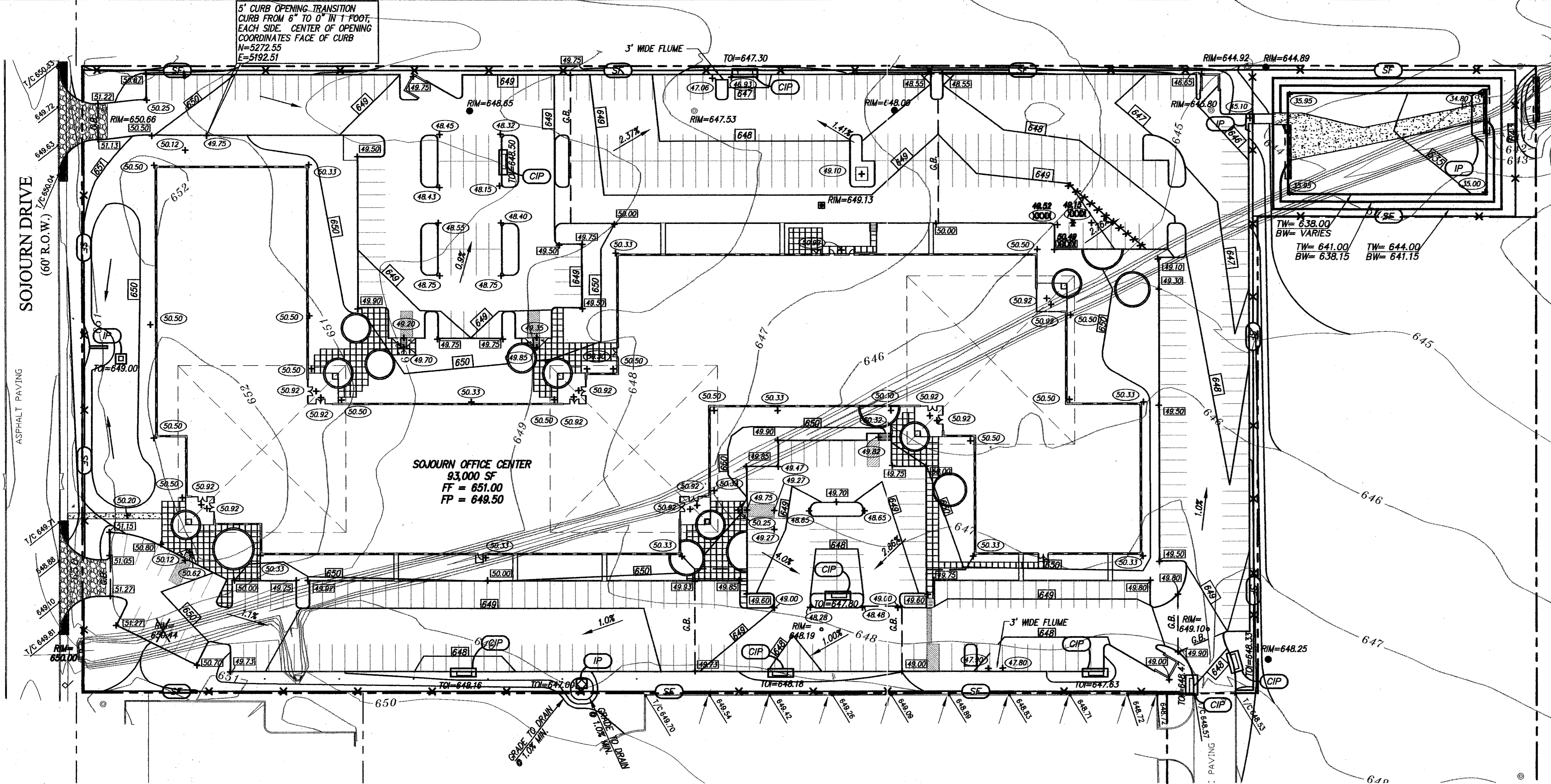
DESIGNED: MDW  
 DRAWN: GAH  
 REVISIONS: THH  
 CHECKED: THH

Bar is one inch on original drawing, not one inch on this sheet, adjust scale.

SHEET **C-2**

SEQ. 5 of 16

**"AS-BUILTS"**



RECORD DRAWING  
 MADE BY THE CONTRACTOR  
 DATE: 3-5-00 TO: THH

THE SEAL APPEARING ON THIS DOCUMENT  
 IS THE PROPERTY OF THE ENGINEER  
 ENGINEERS: TRICIA H. HATLEY  
 TEXAS REGISTRATION NO. 83282  
 DATE: OCT. 6, 1989

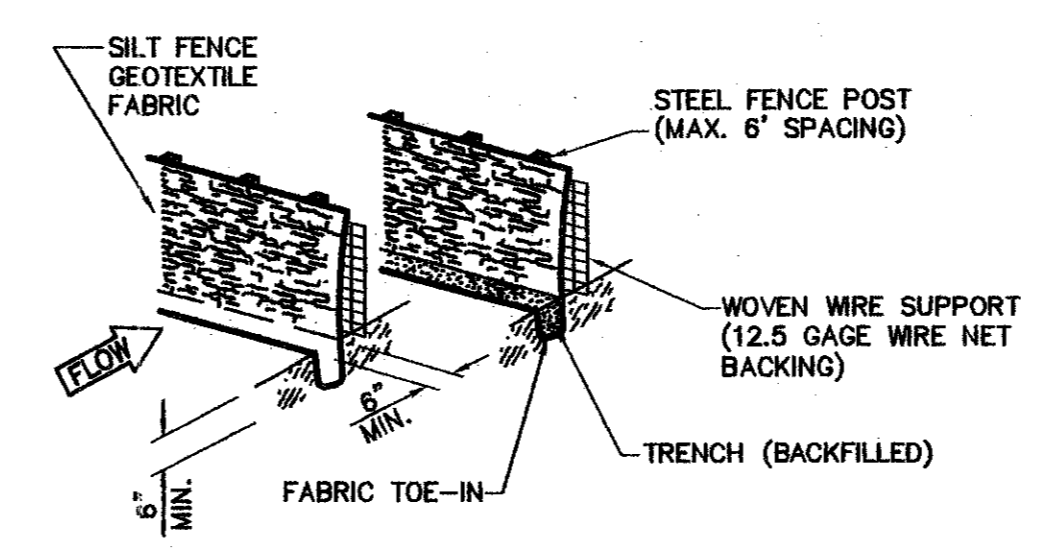


**BENCHMARK:**  
 SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN  
 DR. AND ADDISON RD. ELEV. 641.95

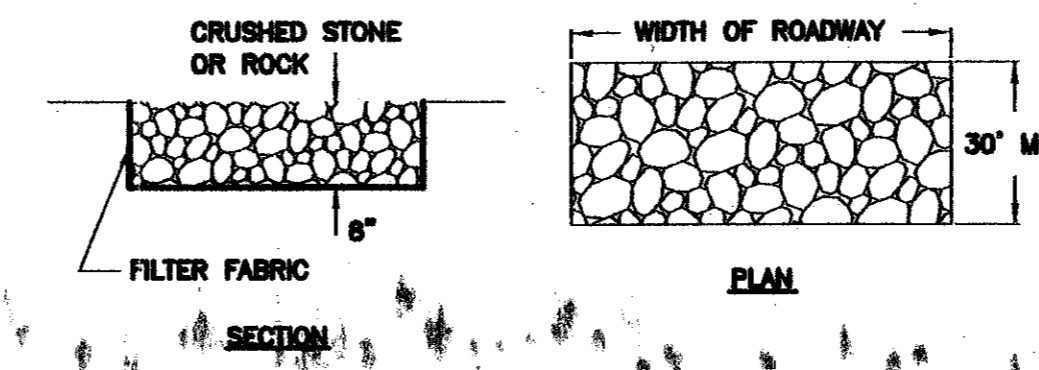
**FREESE & NICHOLS**  
 1341 W. McWhorter Lane, Suite 230-E  
 Dallas, Texas 75247  
 214-920-2800

**GRADING & EROSION CONTROL NOTES:**

- THE GRADES AROUND THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING AS SHOWN ON THE GRADING PLAN.
- THE TOP 6" OF THE SUBGRADE PAVEMENT SHOULD BE UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR, AT OR ABOVE OPTIMUM MOISTURE. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.
- AREAS OF THE SITE WHICH WILL UNDERLIE FILL OR WITHIN THE BUILDINGS SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES AND RECOMPACTED TO A MINIMUM OF 92 PERCENT AND A MAXIMUM OF 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-698, "STANDARD PROCTOR." THE MOISTURE CONTENT SHOULD RANGE FROM +1 TO +4 PERCENTAGE POINTS ABOVE OPTIMUM.
- ON-SITE SOILS, FREE OF ROCK OR CONCRETE GREATER THAN 4 INCHES IN ANY DIMENSION AND ANY UNSUITABLE MATERIAL, MAY BE USED AS GENERAL SITE FILL.
- FILL MATERIALS SHALL BE SPREAD IN LOOSE LIFTS, LESS THAN 9 INCHES THICK, AND UNIFORMLY COMPACTED AS NOTED ABOVE.
- EXISTING SITE TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND SALVAGED FOR USE AS TOPSOIL FOR FINAL GRADING. THE TOP 4 INCHES OF ALL LANDSCAPE AREAS, PARKWAYS AND ISLANDS SHALL RECEIVE TOPSOIL SALVAGED FROM ON-SITE COMPACTED TO 80 PERCENT OF ASTM D 698.
- ALL SODDING, GRASSING AND LANDSCAPING IN NON-PAVED AREAS SHALL BE AS SHOWN ON THE LANDSCAPE PLAN PROVIDED BY THE ARCHITECT.
- INTERIOR BUILDING FLOOR SLABS PLACED ON GRADE WITH A 1 FOOT CAP OF SELECT FILL, AND A 2 INCH SAND CUSHION. REFER TO STRUCTURAL PLANS AND SPECS FOR DETAILS.
- REFER TO SPECIFICATION SECTION 01568 FOR DETAILS OF EROSION CONTROL MEASURES REQUIRED BY THE CONTRACTOR.
- MUD & SILT FROM TIRES SHOULD NOT BE TRACKED ONTO ROADWAYS. A TEMPORARY WHEEL WASH STATION WILL BE REQUIRED IF NECESSARY TO MITIGATE SILT FROM GETTING ONTO THE ROADWAY.
- CONTRACTOR WILL BE RESPONSIBLE FOR COMPLYING WITH EPA'S NPDES PROGRAM FOR CONTROL OF SILT AND EROSION. CONTRACTOR SHALL FILE A NOTICE OF INTENT (NOI) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH EPA'S NPDES REGULATIONS 40-CFR-122, 123 AND 124 CONCERNING EROSION AND SEDIMENT CONTROL.
- FREESE & NICHOLS WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN AND STORM WATER MANAGEMENT PLAN AS REQUIRED BY THE EPA. THE INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION MEASURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY THROUGHOUT ALL PHASES OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF TERMINATION [NOT] TO EPA AND THE OWNER UPON COMPLETION OF THE PROJECT.
- LOCATION SHOWN FOR SILT FENCES IS ONLY SCHEMATIC. LENGTH OF SILT FENCES AND LOCATIONS SHALL BE PER FINAL LOCATIONS ESTABLISHED IN THE FIELD.
- AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED. CURB INLET PROTECTION SHALL CONSIST OF PRE-MANUFACTURED SILT FENCE WITH STEEL BACKING FABRICATED TO FIT THROAT OPENING OF INLET.
- THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED ON THE LANDSCAPE PLANS. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
- PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATION(S) SHOWN.
- AT THE COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE REVEGETATED IN ACCORDANCE WITH THE LANDSCAPE PLANS.
- SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.
- DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESODDED, IF NECESSARY.
- DURING CONSTRUCTION ANY PIPE OPENINGS SHALL BE TEMPORARILY PROTECTED WITH SILT FENCES, OR OTHER EROSION CONTROL DEVICES.



**SILT FENCE DETAIL**  
 NOT TO SCALE



**STABILIZED CONSTRUCTION ACCESS DETAIL**  
 NOT TO SCALE

**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING LINE	---	---
CONTOUR ELEV.	50.2	50.3
TOP OF CURB ELEV.	1/2 61.30	53.50
PAVEMENT OR GROUND ELEV.	61.30	64.35
TOP OF WALL ELEV.		TW=
BOTTOM OF WALL ELEV.		BW=
TOP OF INLET ELEV.		+TOI=
FLOW LINE ELEV.		F/L=
FLOW DIRECTION		→
GRADE BREAK (G.B.)		---
SILT FENCE		X X SF X X
INLET PROTECTION		IP
STABILIZED CONSTRUCTION ACCESS		[Pattern]

OMNIPLAN ARCHITECTS  
**SOJOURN OFFICE CENTER**  
 ADDISON, TEXAS

SITEWORK PLANS  
**GRADING AND EROSION CONTROL PLAN**

NO. REVISION	DATE	BY	DESIGNED	DRAWN	REVIEWED	CHECKED
1	4/20/99	MDW	7-26-99	MDW		
2	8/5/99	MDW		MDW		
3	8/23/99	MDW		MDW		

VERIFY SCALE  
 Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

NO. CONTRACTOR PER 1" AND 3" PER FINISH PER NORTH PL. MOVING SOUTH

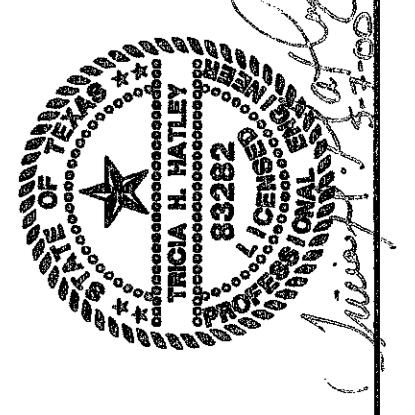
**"AS-BUILTS"**



0 50' 100' 200'  
1"=100'

**RECORD DRAWING**  
BASED ON THE INFORMATION  
SUPPLIED BY THE CONTRACTOR  
DATE: 3-4-99 TO: THH

THIS DRAWING IS THE PROPERTY OF  
TRACIA H. HATLEY  
ENGINEER: TRACIA H. HATLEY  
TEXAS REGISTRATION NO. 83282  
DATE: OCT. 6, 1998



**BENCHMARK:**  
SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN  
DR. AND ADDISON RD. ELEV. 641.95

**LEGEND**

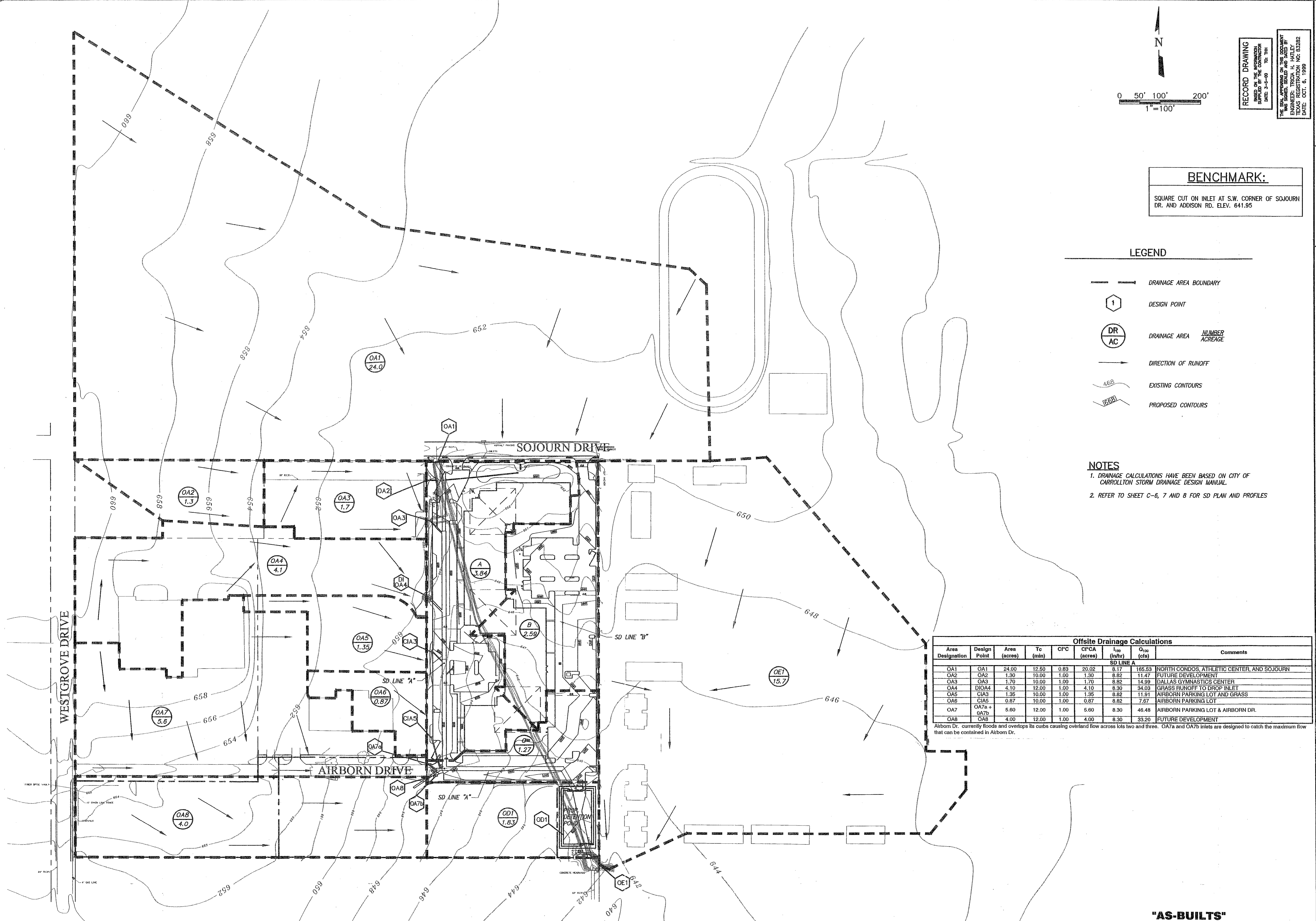
- DRAINAGE AREA BOUNDARY
- DESIGN POINT
- DRAINAGE AREA NUMBER  
ACREAGE
- DIRECTION OF RUNOFF
- EXISTING CONTOURS
- PROPOSED CONTOURS

**NOTES**

1. DRAINAGE CALCULATIONS HAVE BEEN BASED ON CITY OF CARROLLTON STORM DRAINAGE DESIGN MANUAL.
2. REFER TO SHEET C-6, 7 AND 8 FOR SD PLAN AND PROFILES

Offsite Drainage Calculations								Comments
Area Designation	Design Point	Area (acres)	Tc (min)	CFC	CFC/A (acres)	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	
SD LINE A								
OA1	OA1	24.00	12.50	0.83	20.02	8.17	165.53	NORTH CONDOS, ATHLETIC CENTER, AND SOJOURN
OA2	OA2	1.30	10.00	1.00	1.30	8.82	11.47	FUTURE DEVELOPMENT
OA3	OA3	1.70	10.00	1.00	1.70	8.82	14.39	DALLAS GYMNASIUMS CENTER
OA4	DIOA4	4.10	12.00	1.00	4.10	8.30	34.03	GRASS RUNOFF TO DROP INLET
OA5	CIA5	1.35	10.00	1.00	1.35	8.82	11.91	AIRBORN PARKING LOT AND GRASS
OA6	CIA5	0.87	10.00	1.00	0.87	8.82	7.67	AIRBORN PARKING LOT
OA7	OA7a + OA7b	5.60	12.00	1.00	5.60	8.30	46.48	AIRBORN PARKING LOT & AIRBORN DR.
OA8	OA8	4.00	12.00	1.00	4.00	8.30	33.20	FUTURE DEVELOPMENT

Airborn Dr. currently floods and overtops its curbs causing overland flow across lots two and three. OA7a and OA7b inlets are designed to catch the maximum flow that can be contained in Airborn Dr.



**FREESE-NICHOLS**  
1341 W. Montclair Lane, Suite 230-E  
75247  
214-520-2500

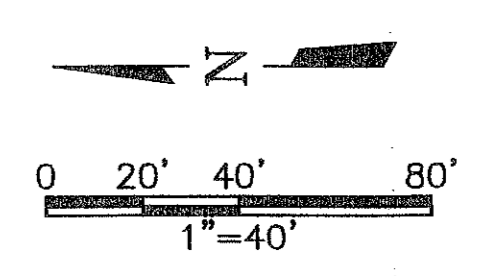
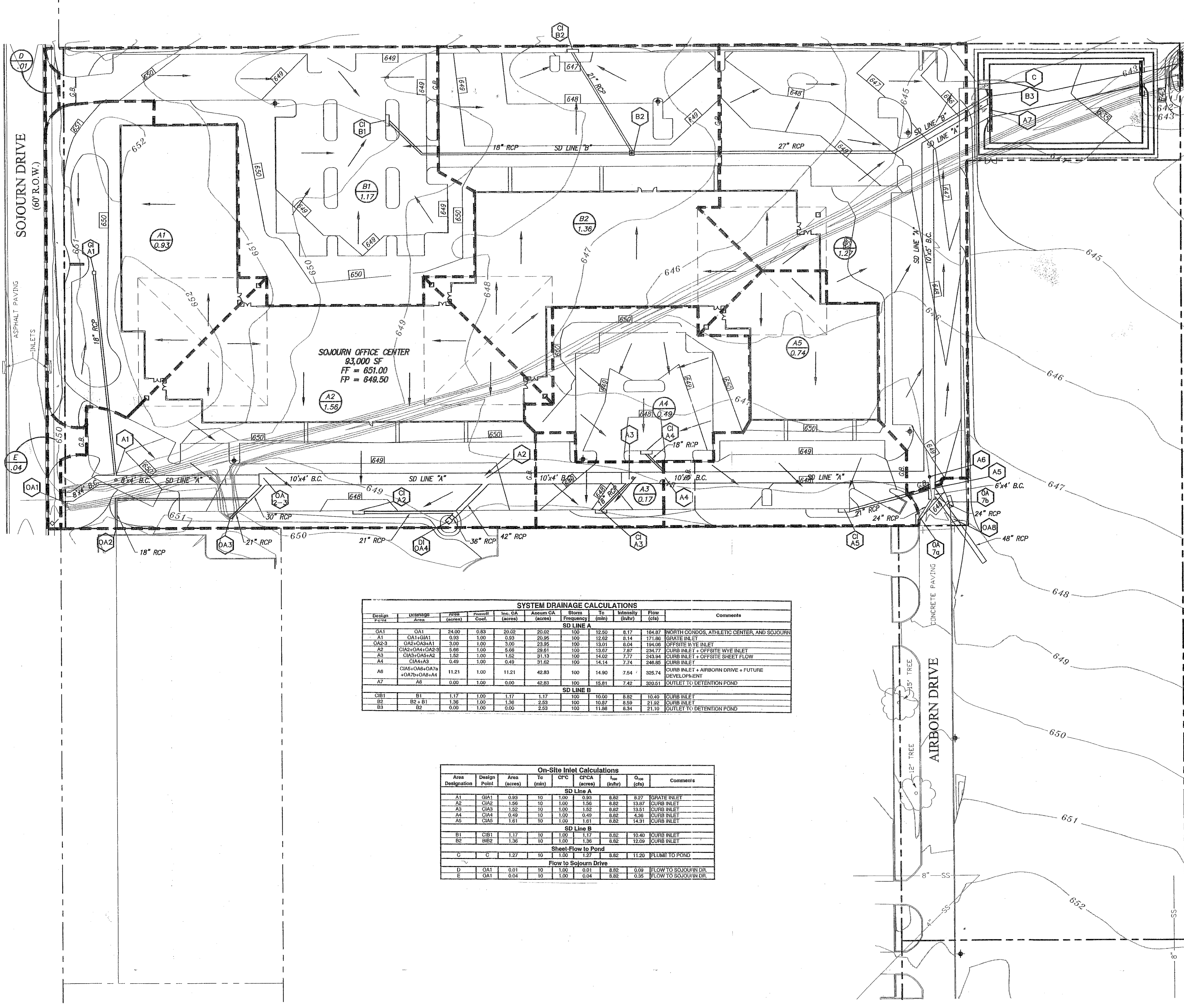
OMNIPLAN ARCHITECTS  
**SOJOURN OFFICE CENTER**  
ADDISON, TEXAS

SITWORK PLANS  
**OFFSITE DRAINAGE AREA MAP**

NO. REVISION	DATE	BY	DESIGNED	MDW	SAH	THH
1	4/30/98	MDW	MDW	MDW	SAH	THH
PER CONTRACTOR RT 1 AND 3						
FILE: C:\MS2006\206DampOff						
DATE: 7-28-99						
DRAWN: SAH						
REVISION: SAH						
CHECKED: THH						
VERIFY SCALE: Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.						
C-4						
SEQ. 7 of 16						

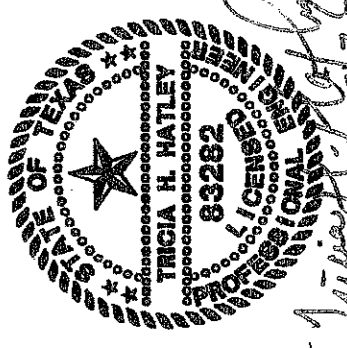
**"AS-BUILTS"**





**RECORD DRAWING**  
 BASED ON THE INFORMATION  
 CONTAINED HEREIN  
 DATE: 7-26-99  
 NO. THH

THE SEAL APPEARING ON THIS DOCUMENT  
 WAS SIGNED, SEALED AND DATED BY  
 ENGINEER: TRICHA H. HATLEY  
 LICENSE NO. 10352  
 DATE: OCT. 6, 1998



**LEGEND**

- DRAINAGE AREA BOUNDARY
- DESIGN POINT
- DRAINAGE AREA NUMBER ACREAGE
- DIRECTION OF RUNOFF
- EXISTING CONTOURS
- PROPOSED CONTOURS

**NOTES**

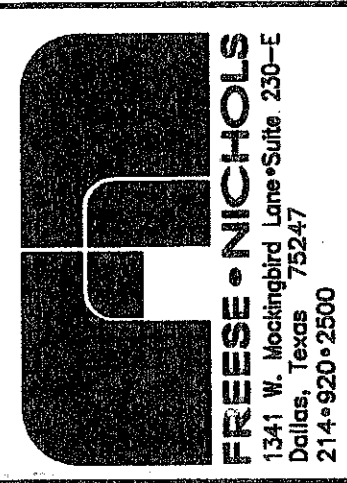
1. DRAINAGE CALCULATIONS HAVE BEEN BASED ON CITY OF CARROLLTON STORM DRAINAGE DESIGN MANUAL.
2. REFER TO SHEET C-6, C-7 AND C-8 FOR SD PLAN AND PROFILES.

**SYSTEM DRAINAGE CALCULATIONS**

Design Point	Drainage Area	Area (acres)	Runoff Coef.	Inc. CA (acres)	Accum. CA (acres)	Storm Frequency	Tc (min)	Intensity (in/hr)	Flow (cfs)	Comments
<b>SD LINE A</b>										
OA1	OA1	24.00	0.83	20.02	20.02	100	12.90	8.17	164.87	NORTH CONDOS, ATHLETIC CENTER, AND SOJOURN
A1	OA1+GIA1	0.93	1.00	0.93	20.95	100	12.82	8.14	171.86	GRATE INLET
OA2-3	OA2+OA3+OA1	3.00	1.00	3.00	23.95	100	13.01	8.04	194.06	OFFSITE W/VE INLET
A2	CIA2+OA1+OA2-3	4.89	1.00	4.89	28.81	100	13.87	7.87	234.77	CURB INLET + OFFSITE W/VE INLET
A3	CIA3+OA1+OA2	1.52	1.00	1.52	31.15	100	14.02	7.77	243.84	CURB INLET + OFFSITE SHEET FLOW
A4	CIA4+OA3	0.49	1.00	0.49	31.62	100	14.14	7.74	246.85	CURB INLET
A6	CIA5+OA6+OA7a+OA7b+OA8+AA	11.21	1.00	11.21	42.83	100	14.90	7.54	325.74	CURB INLET + AIRBORNE DRIVE + FUTURE DEVELOPMENT
A7	A6	0.00	1.00	0.00	42.83	100	15.81	7.42	320.51	OUTLET TO DETENTION POND
<b>SD LINE B</b>										
B1	B1	1.17	1.00	1.17	1.17	100	10.00	8.82	10.40	CURB INLET
B2	B2+B1	1.36	1.00	1.36	2.53	100	10.87	8.59	21.92	CURB INLET
B3	B2	0.00	1.00	0.00	2.53	100	11.89	8.94	21.19	OUTLET TO DETENTION POND

**On-Site Inlet Calculations**

Area Designation	Design Point	Area (acres)	Tc (min)	CFC	CFCa (acres)	I <sub>10</sub> (in/hr)	Q <sub>10</sub> (cfs)	Comments
<b>SD Line A</b>								
A1	GIA1	0.93	10	1.00	0.93	8.82	8.27	GRATE INLET
A2	GIA2	1.96	10	1.00	1.96	8.82	13.87	CURB INLET
A3	CIA3	1.52	10	1.00	1.52	8.82	13.51	CURB INLET
A4	CIA4	0.49	10	1.00	0.49	8.82	4.36	CURB INLET
A5	CIA5	1.61	10	1.00	1.61	8.82	14.31	CURB INLET
<b>SD Line B</b>								
B1	CIB1	1.17	10	1.00	1.17	8.82	10.40	CURB INLET
B2	BIB2	1.36	10	1.00	1.36	8.82	12.09	CURB INLET
<b>Sheet-Flow to Pond</b>								
C	C	1.27	10	1.00	1.27	8.82	11.20	FLOW TO POND
<b>Flow to Sojourn Drive</b>								
D	OA1	0.01	10	1.00	0.01	8.82	0.09	FLOW TO SOJOURN DR.
E	OA1	0.04	10	1.00	0.04	8.82	0.35	FLOW TO SOJOURN DR.



**OMNIPLAN ARCHITECTS**  
**SOJOURN OFFICE CENTER**  
 ADDISON, TEXAS  
 SITWORK PLANS  
**ONSITE DRAINAGE AREA MAP**

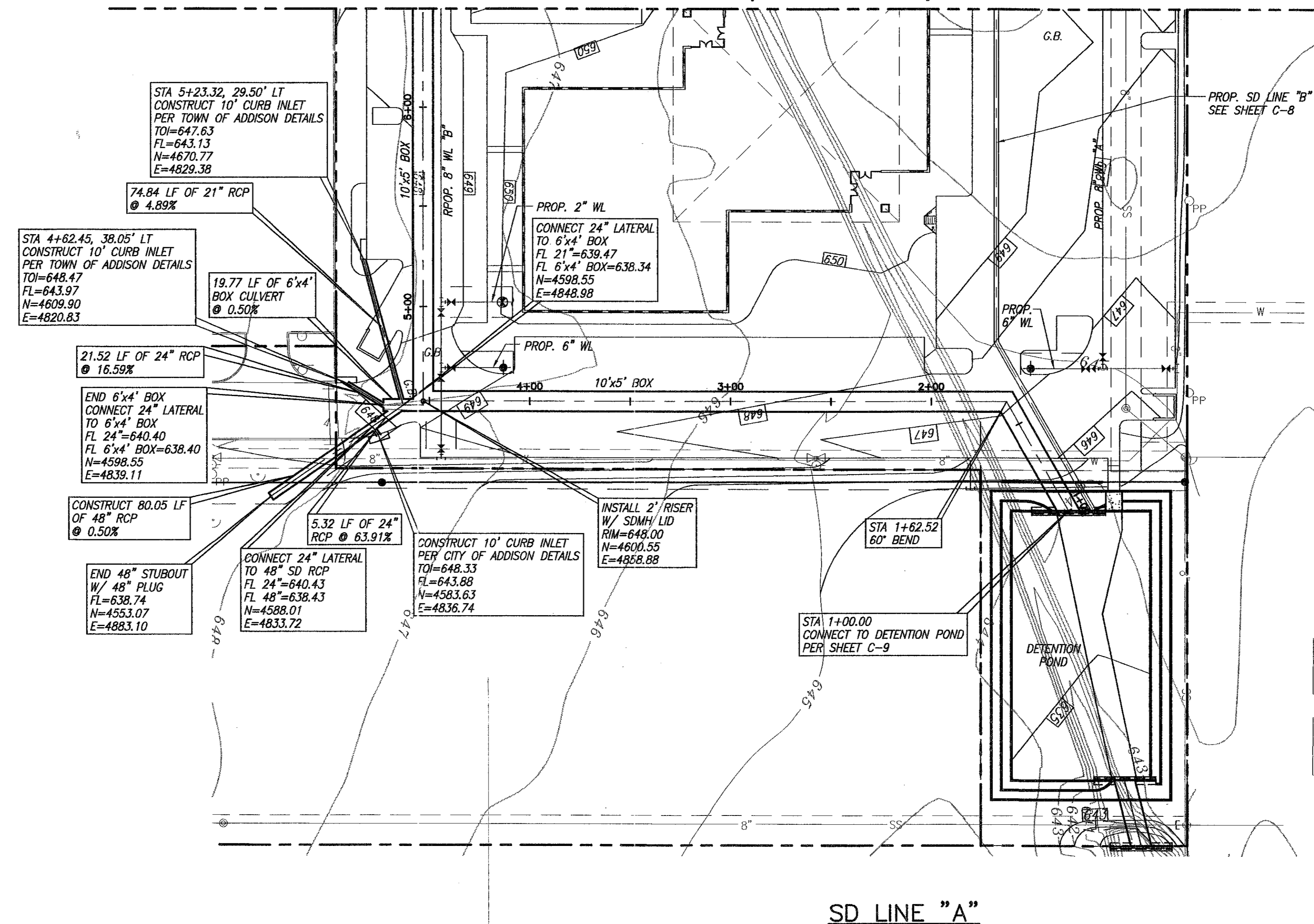
NO. REVISION	DATE	BY	FILE	DATE	DESIGNED	DRAWN	CHECKED	THH
1	4/30/99	MW	206Dannap	7-26-99				
2	6/2/99	MW						

PER CONTRACTOR REVISION 1" AND 3" REVISION PER FINISHING FF 1 FOOT

NO. REVISION: 0  
 SHEET: C-5  
 SEQ.: 8 OF 16

**"AS-BUILTS"**

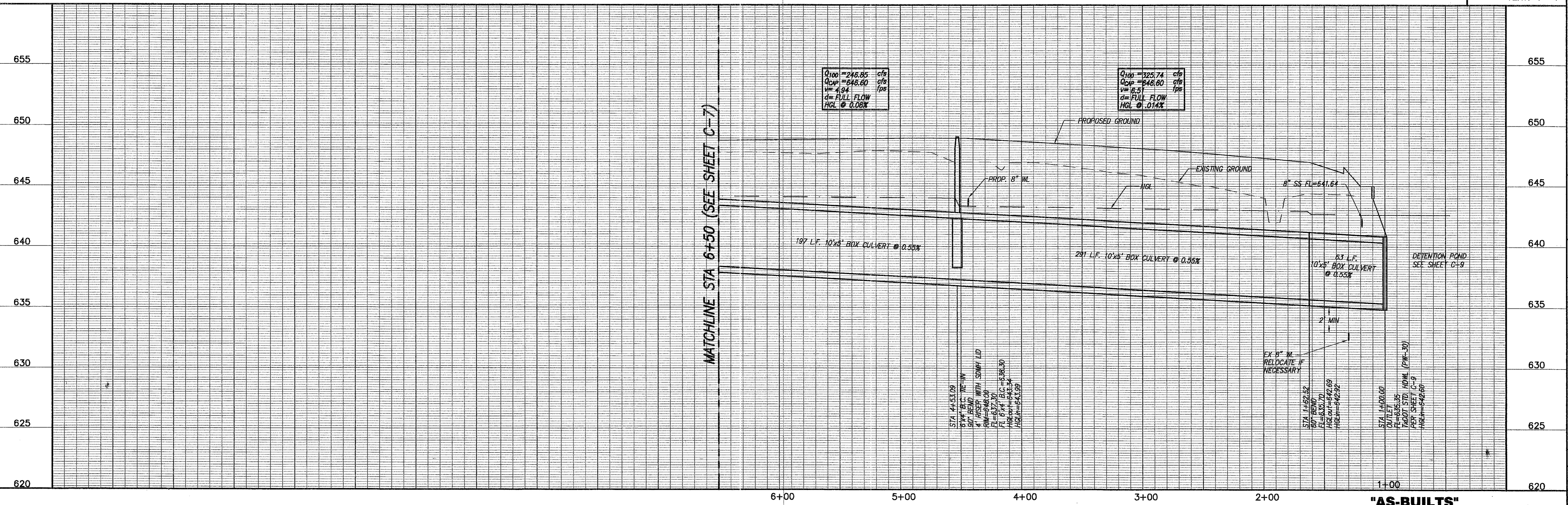
MATCHLINE STA 6+50 (SEE SHEET C-7)



**BENCHMARK:**  
SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN DR. AND ADDISON RD. ELEV. 641.95

- NOTES**
- BOX CULVERTS SHALL BE CONSTRUCTED PER TxDOT STANDARD SC-NA USING 3000 PSI CONCRETE.
  - STORM DRAIN PIPES SHALL BE CLASS III, C-76 RCP UNLESS OTHERWISE NOTED.
  - STORM DRAIN MANHOLE RISERS SHALL BE CONSTRUCTED USING C-47B PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
  - REFER TO UTILITY PLAN (SHEET C-10) FOR PROPOSED WATER & SEWER LAYOUT.
  - INLETS & CONCRETE COLLARS SHALL BE CONSTRUCTED PER TOWN OF ADDISON DETAILS.

SCALES: HOR. 1"=40'  
VERT. 1"=4'



"AS-BUILTS"

RECORD DRAWING  
BASED ON THE INFORMATION  
SUPPLIED BY THE CONTRACTOR  
DATE: 3-3-00 TO: THH

THE STATE OF TEXAS  
COUNTY OF DALLAS  
ENGINEER: TRICIA H. HATLEY  
TEXAS REGISTRATION NO. 83282  
DATE: OCT. 6, 1989

**FREEE • NICHOLS**  
1341 W. McLoughlin Lane-Suite 230-E  
75247  
214-920-2500

OMNIPLAN ARCHITECTS  
**SOJOURN OFFICE CENTER**  
ADDISON, TEXAS

SITWORK PLANS  
**STORM DRAIN P & P LINE "A"**  
STA. 1+00 TO STA. 6+50

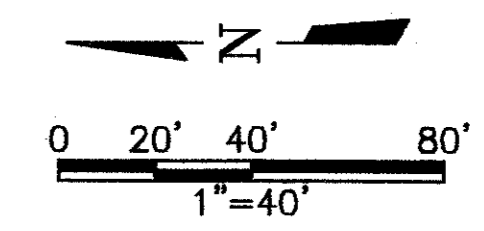
REV.	REVISION	BY	DATE	FEN OR NO.	FILE	DATE	DESIGNED	DRAWN	CHECKED	THH
1	PER CONTRACTOR RT "A" AND "B"	MW	4/30/99	OMP99206	206SDPPA-1	6/3/99				
2	REVISED PER RAISING FF 1 FOOT	MW	6/3/99				7-26-99			

SHEET **C-6**

SEQ. 9 OF 16

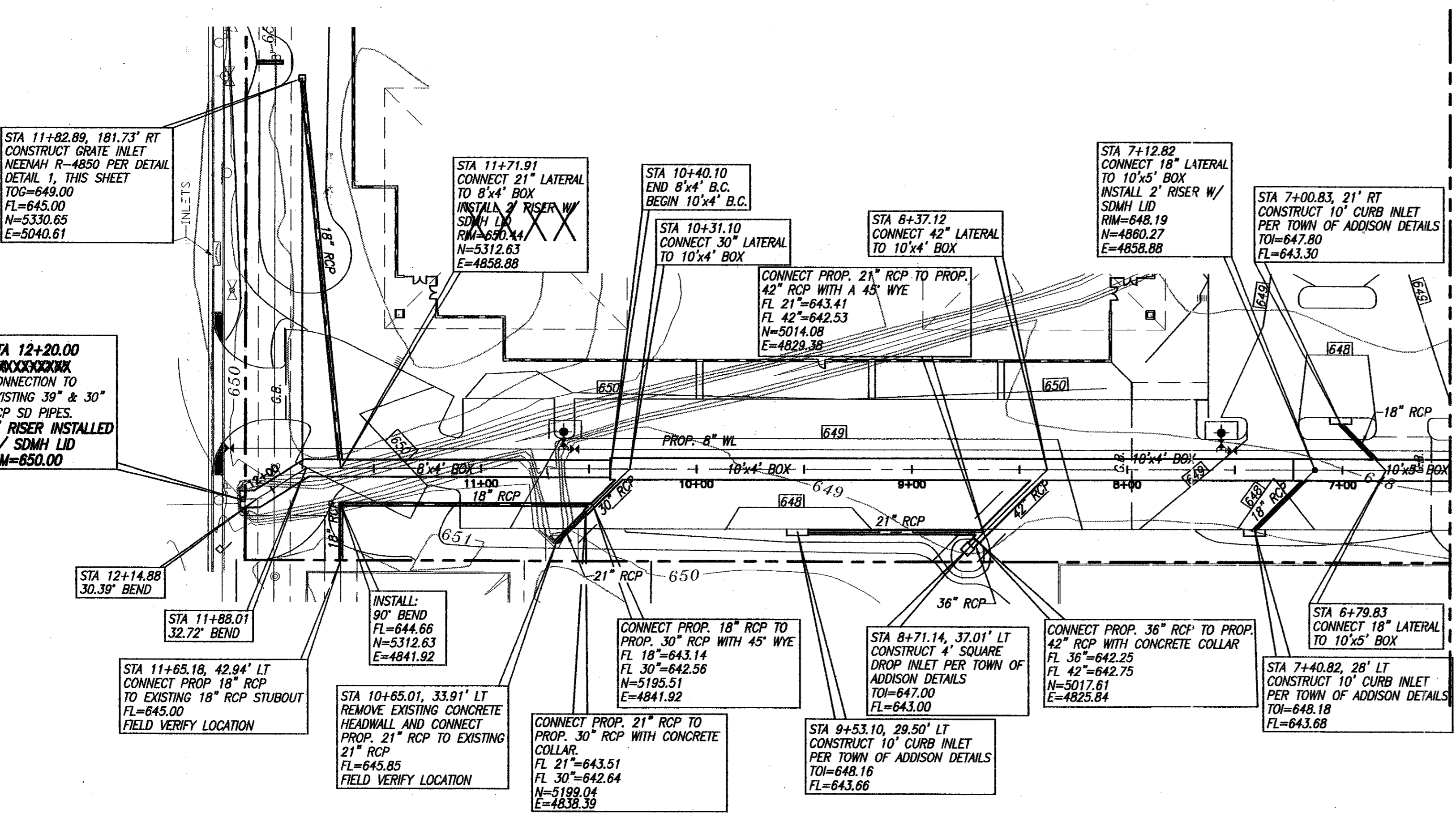
Bar is one inch on original drawing, if not one inch on this sheet, adjust scale.

VERIFY SCALE

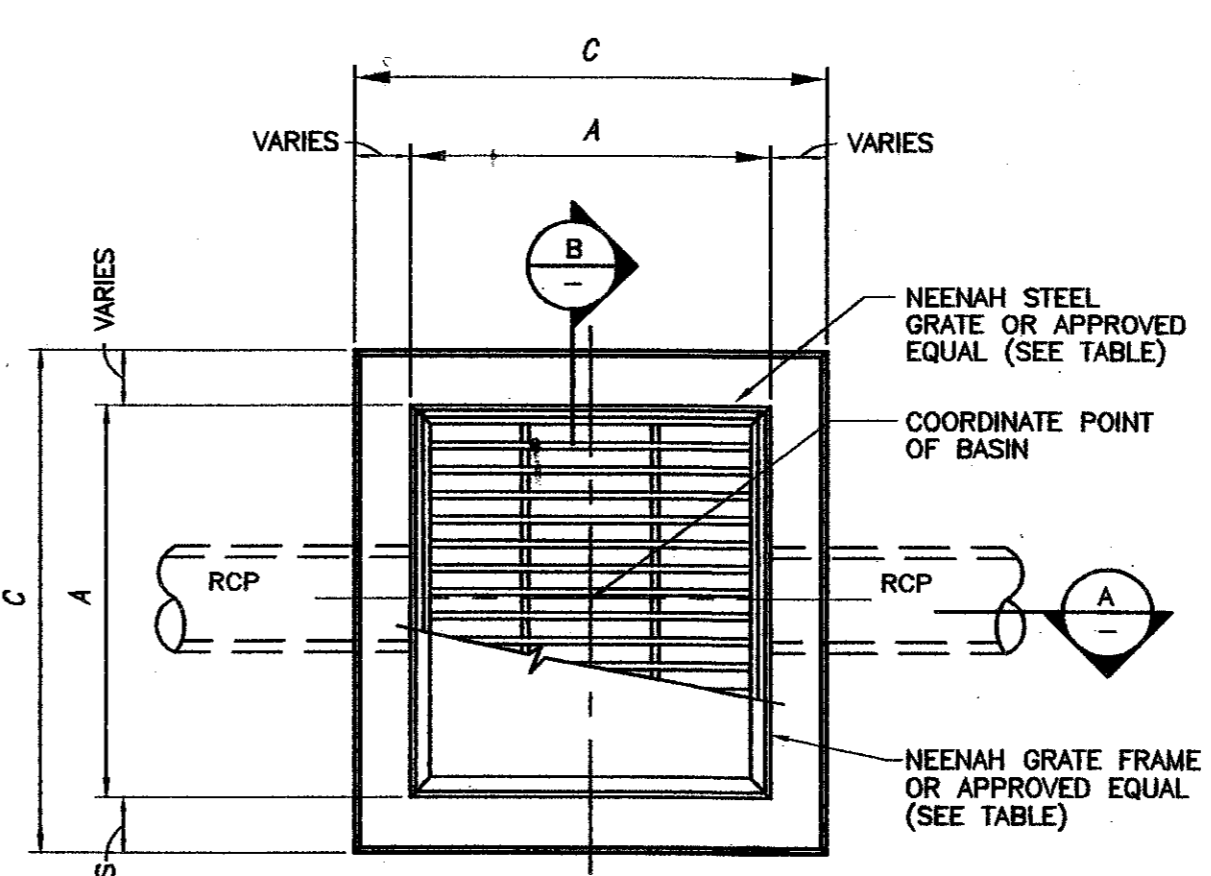


**BENCHMARK:**  
 SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN DR. AND ADDISON RD. ELEV. 641.95

**RECORD DRAWING**  
 DATE: 3-4-00 TO: THH  
 THE SEAL APPEARING ON THIS DOCUMENT IS VALID ONLY IF THE EXAMINER'S NAME AND DATE OF EXPIRATION ARE CORRECTLY RECORDED IN THE TEXAS REGISTER, N.C. 63282 DATE: OCT. 6, 1999



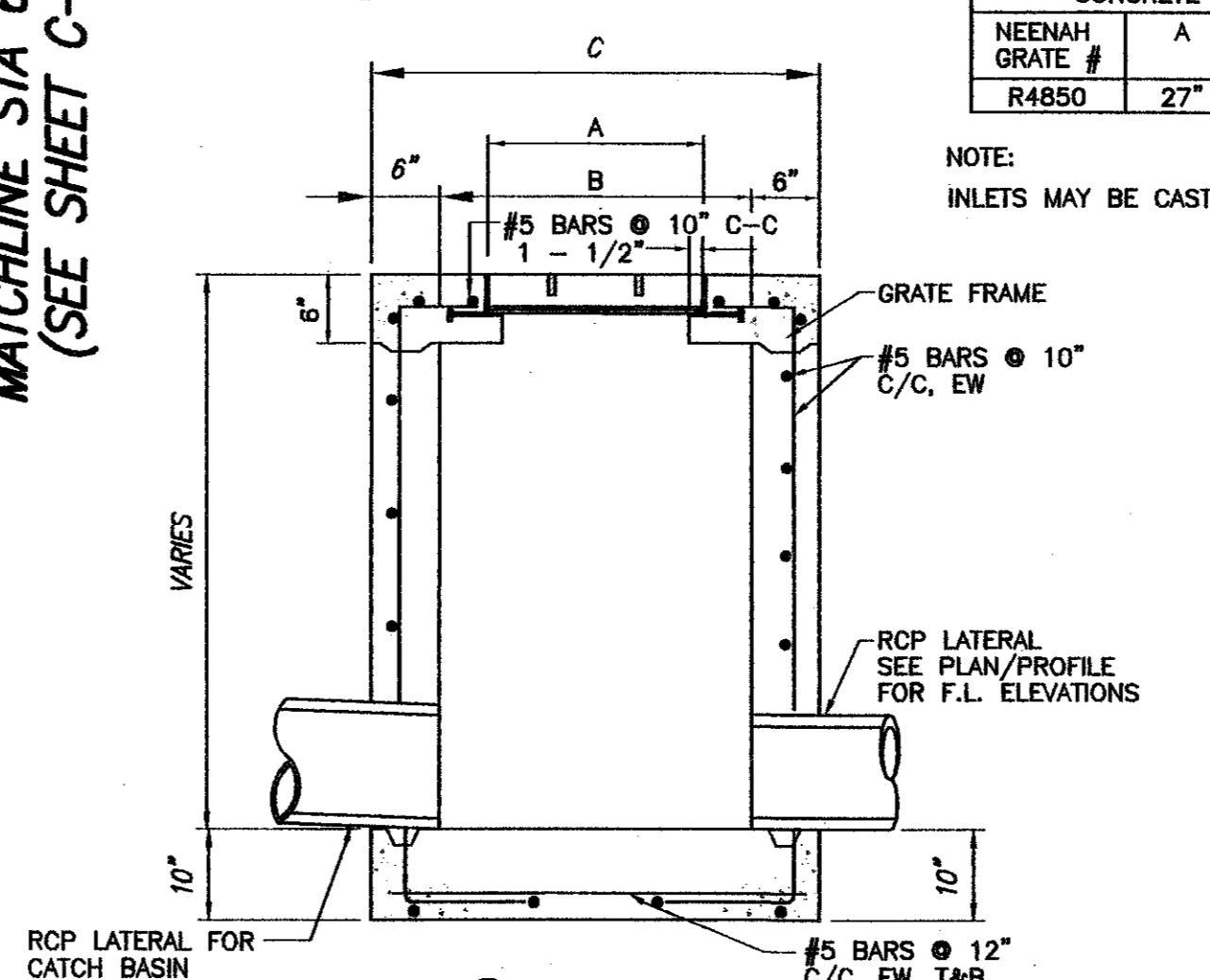
MATCHLINE STA 6+50  
 (SEE SHEET C-6)



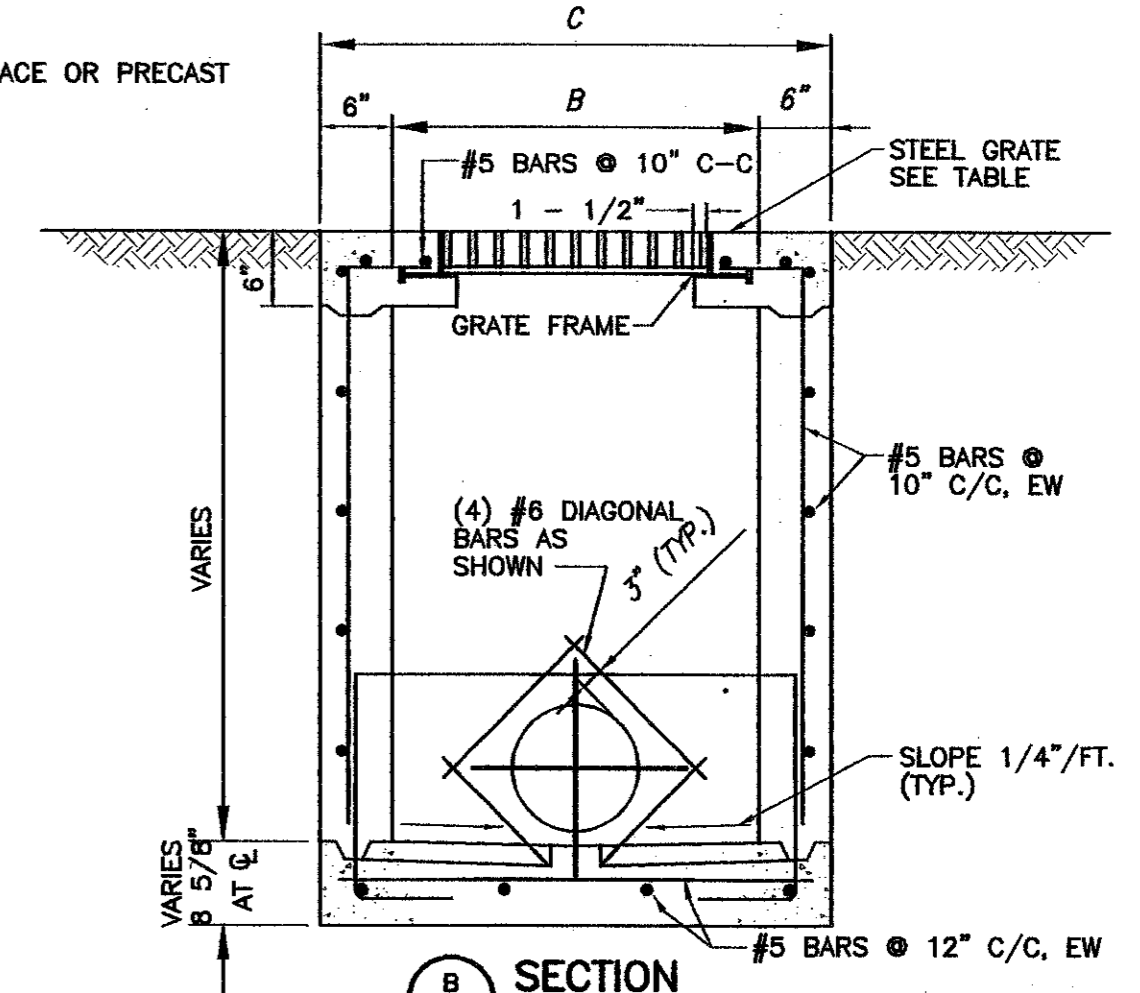
1 TYP. GRATE INLET PLAN  
 NOT TO SCALE

CONCRETE CATCH BASINS			
NEENAH GRATE #	A	B	C
R4850	27"	36"	48"

NOTE:  
 INLETS MAY BE CAST-IN-PLACE OR PRECAST



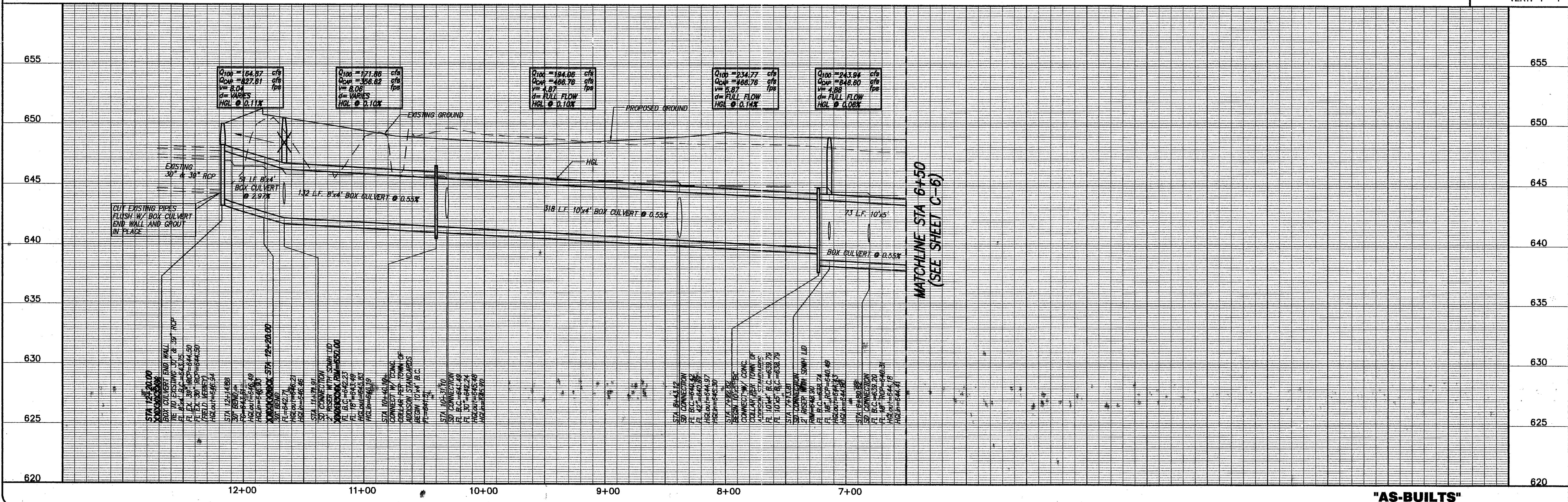
A SECTION  
 NOT TO SCALE



B SECTION  
 NOT TO SCALE

SCALES: HOR. 1"=40'  
 VERT. 1"=4'

SD LINE "A"



MATCHLINE STA 6+50  
 (SEE SHEET C-6)

"AS-BUILTS"

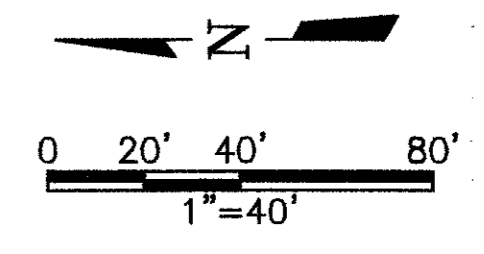
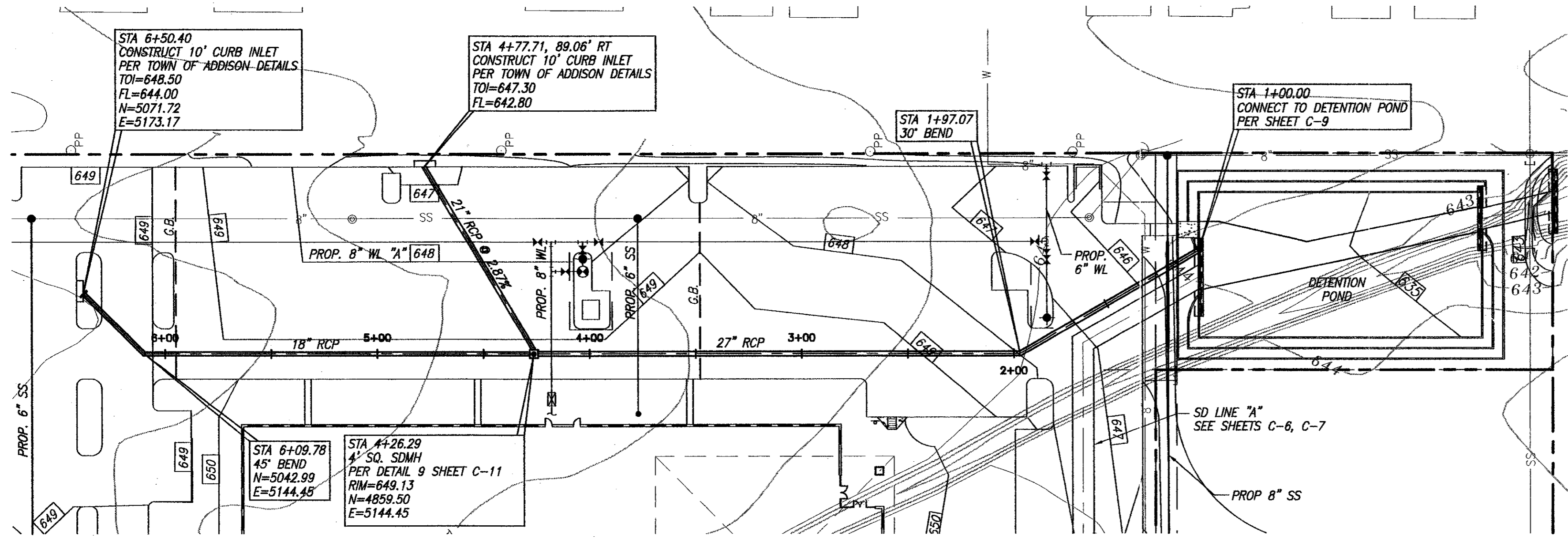
OMNIPLAN ARCHITECTS  
 SOJOURN OFFICE CENTER  
 ADDISON, TEXAS  
 SITEWORK PLANS  
 STORM DRAIN P & P LINE "A"  
 STA 6+50 TO STA 12+22.88

NO. REVISION	DATE	BY	FOR
1	4/30/98	MW	PER CONTRACTOR RT "1" AND "B"
2	5/3/98	MW	REVISED PER BASING FT 1 FOOT

DESIGNED: MW  
 DRAWN: ASM  
 REVISION: THH  
 CHECKED: THH

VERIFY SCALE: Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

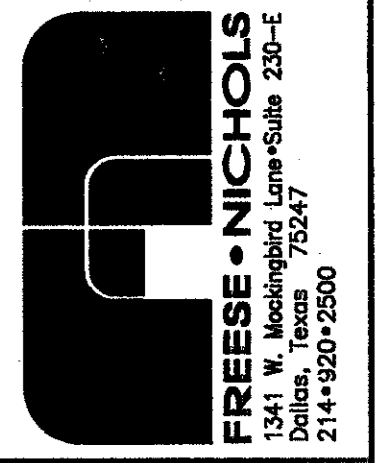
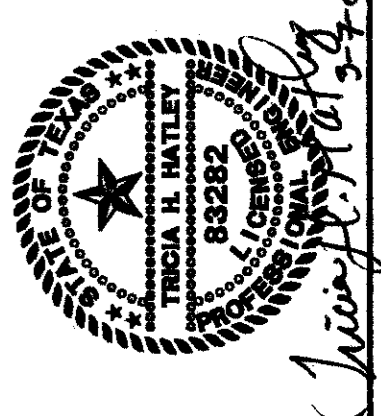
SHEET C-7  
 SEQ. 10 OF 16



- NOTES**
1. REFER TO DETAILED GRADING PLAN (SHEET C-3 FOR MH AND INLET RIM ELEVATIONS.)
  2. STORM DRAIN PIPES SHALL BE CLASS III C-76 RCP, UNLESS NOTED OTHERWISE.
  3. INLETS AND CONCRETE COLLARS SHALL BE CONSTRUCTED PER TOWN OF ADDISON DETAILS. STORM DRAIN MANHOLE SHALL BE CONSTRUCTED PER DETAIL 9 SHEET C-11.
  4. REFER TO UTILITY PLAN (SHEET C-10) FOR PROPOSED WATER AND SEWER LAYOUT.

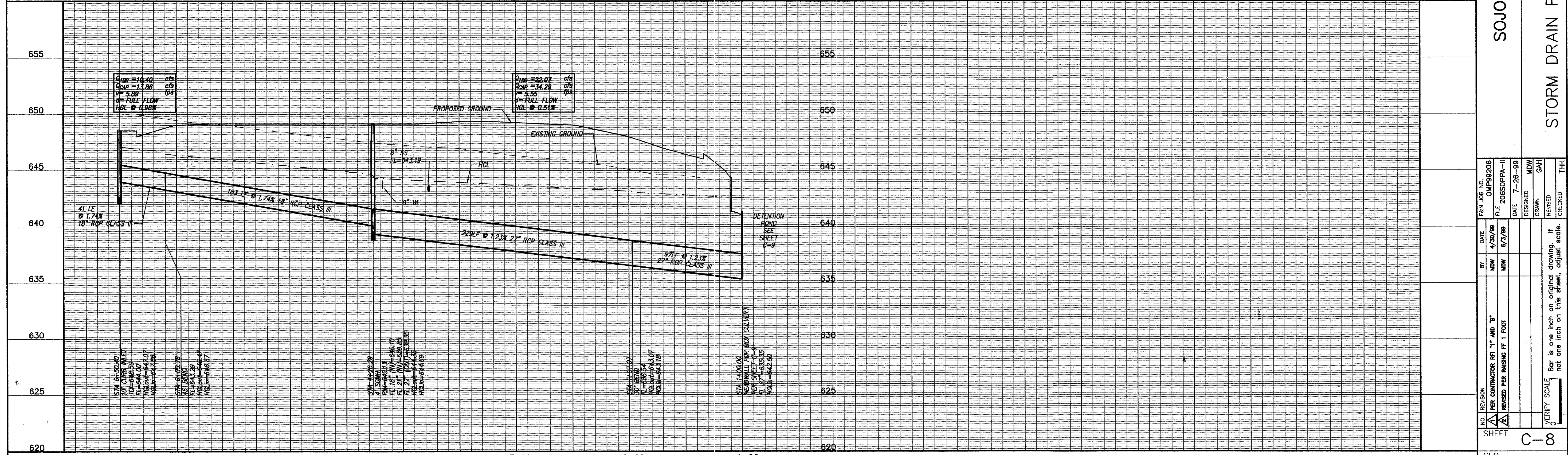
**BENCHMARK:**  
 SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN DR. AND ADDISON RD. ELEV. 641.95

**RECORD DRAWING**  
 BASED ON THE INFORMATION SUPPLIED BY THE CONTRACTOR  
 DATE: 5-22-99 10:11 AM  
 THE SEAL, EXPRESSION ON THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER. IT IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.  
 ENGINEER: TRICIA H. HATLEY  
 TEXAS REGISTRATION NO. 63282  
 DATE: OCT. 6, 1989



**SD LINE "B"**

SCALES: HOR. 1"=40'  
 VERT. 1"=4'



OMNIPLAN ARCHITECTS  
**SOJOURN OFFICE CENTER**  
 ADDISON, TEXAS  
 SITEMARK PLANS  
**STORM DRAIN PP LINE "B" STA 1+00 TO END**

NO. REVISION	BY	DATE	FOR
1	MDW	4/30/99	PER CONTRACTOR RFI "1" AND "3"
2	MDW	6/2/99	REVISED PER RAISING FF 1 FOOT
DESIGNED	MDW	DATE	7-26-99
DRAWN	GAH		
CHECKED	THH		

VERIFY SCALE: Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

SHEET **C-8**

**DETENTION BASIN SIZING FOR SOJOURN PLAZA  
FOR THE CITY OF CARROLLTON**

PROJECT: Addison - Sojourn Plaza  
 PARAMETER: Pond Allowable Outflow = 328.92 cfs  
 Pond Actual Outflow = 305.00 cfs  
 DATE: 04/29/99

MODIFIED RATIONAL METHOD FOR SIZING DETENTION BASINS

EXISTING CONDITIONS	Q <sub>100</sub> OFFSITE (NON-DETAINED FLOW)	Q <sub>100</sub> SITE (DETAINED FLOW)	Q <sub>100</sub> TOTAL OFFSITE AND ONSITE
Area*	38.60 Acres	13.86 Acres	52.46 Acres
Cumulative C/P CA	34.82	9.53	44.35
Time of Concentration*	15.50 Min	15.50 Min	15.50 Min
Rainfall Intensity	7.45 in/hr	7.45 in/hr	7.45 in/hr
Allowable Flow (Cfd)			328.92 cfs

DEVELOPED CONDITIONS	Q <sub>100</sub> OFFSITE (NON-DETAINED FLOW)	Q <sub>100</sub> SITE (DETAINED FLOW)	Q <sub>100</sub> TOTAL OFFSITE AND ONSITE
Area*	38.60 Acres	13.86 Acres	52.46 Acres
Cumulative CA	34.82	13.86	48.68
Time of Concentration (Tcd)*	15.50 Min	15.50 Min	15.50 Min
Rainfall Intensity	7.45 in/hr	7.45 in/hr	7.45 in/hr
Developed Flows			301.18 cfs

A	B	C	(A-C*60)	(Cfd)(Tcd+A)/2(60)	Storage
5.0	10.50	509.04	152,712	187,575	-34,863
10.0	8.82	427.59	256,556	233,325	23,231
15.0	7.52	364.57	328,113	279,075	49,038
20.0	6.80	329.66	395,997	324,825	70,772
25.0	6.25	300.59	450,864	370,575	80,289
30.0	5.74	278.28	500,895	416,325	84,570
35.0	5.20	252.10	529,402	462,075	67,327
40.0	5.00	242.40	581,760	507,825	73,935
45.0	4.80	232.70	628,901	553,575	74,738
50.0	4.40	213.31	638,936	599,325	40,611
55.0	4.10	198.77	655,934	645,075	10,859
60.0	3.90	189.07	680,059	690,825	-10,166
65.0	3.85	186.65	727,927	736,575	-8,648
70.0	3.65	176.95	743,198	782,325	-39,127
75.0	3.45	167.26	752,652	828,075	-75,423
80.0	3.30	159.98	767,923	873,825	-105,902
85.0	3.20	155.14	791,194	919,575	-128,381
90.0	3.10	150.29	811,555	965,325	-153,770

Volume = 84,570 CF  
 Volume Provided = 84,663 CF

**BOX CULVERT ANALYSIS  
COMPUTATION OF CULVERT PERFORMANCE CURVE**

April 30, 1999  
 SOJOURN PLAZA OFFICE CENTER - OMP99206  
 DETENTION POND  
 RELEASE BOX CULVERT

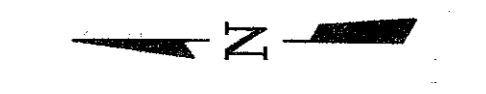
PROGRAM INPUT DATA:

DESCRIPTION	VALUE
Culvert Span (Width of Opening) (feet)	10.00
Culvert Rise (Height of Opening) (feet)	5.00
FWMA Chart Number (8, 9, 10, 11, 12 or 13)	10
Scale Number on Chart (Type of Culvert Entrance)	1
Manning's Roughness Coefficient (n-value)	0.0120
Entrance Loss Coefficient of Culvert Opening	0.50
Culvert Length (feet)	33.9
Culvert Slope (feet per foot)	0.0050

PROGRAM RESULTS:

Flow Rate (cfs)	Tailwater Depth (ft)	Headwater Depth (ft)	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Outlet Velocity (fps)
305.0	7.19	5.03	7.93	2.48	3.07	5.00

BOX CULVERT ANALYSIS COMPUTER PROGRAM Version 1.6 Copyright (c) 1986  
 Dodson & Associates, Inc., 7015 W. Tidwell, #107, Houston, TX 77092  
 (713) 895-8322. All Rights Reserved.



0 10' 20' 40'  
 1"=20'

**BENCHMARK:**

SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN  
 DR. AND ADDISON RD. ELEV. 641.95

**LEGEND**

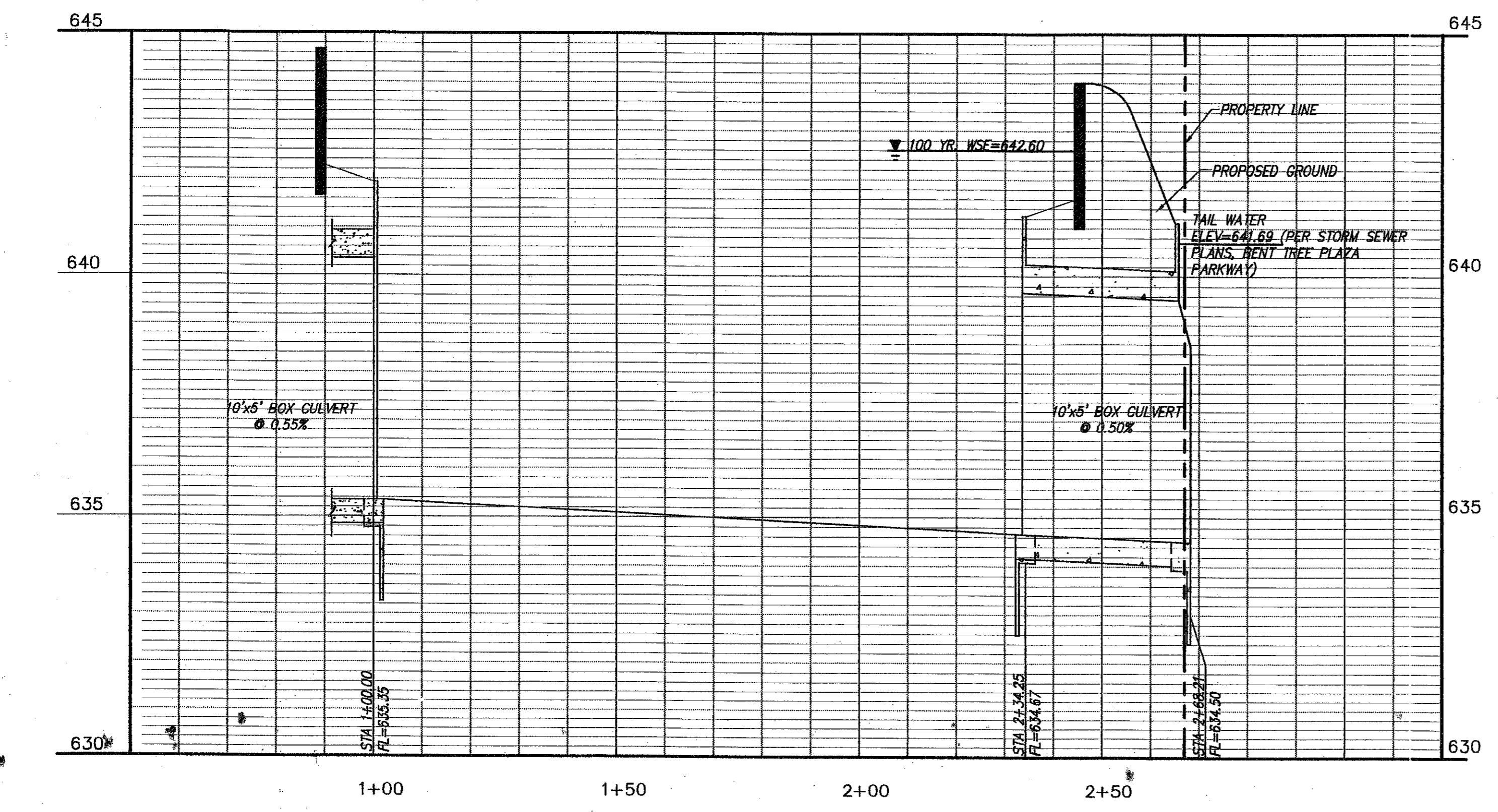
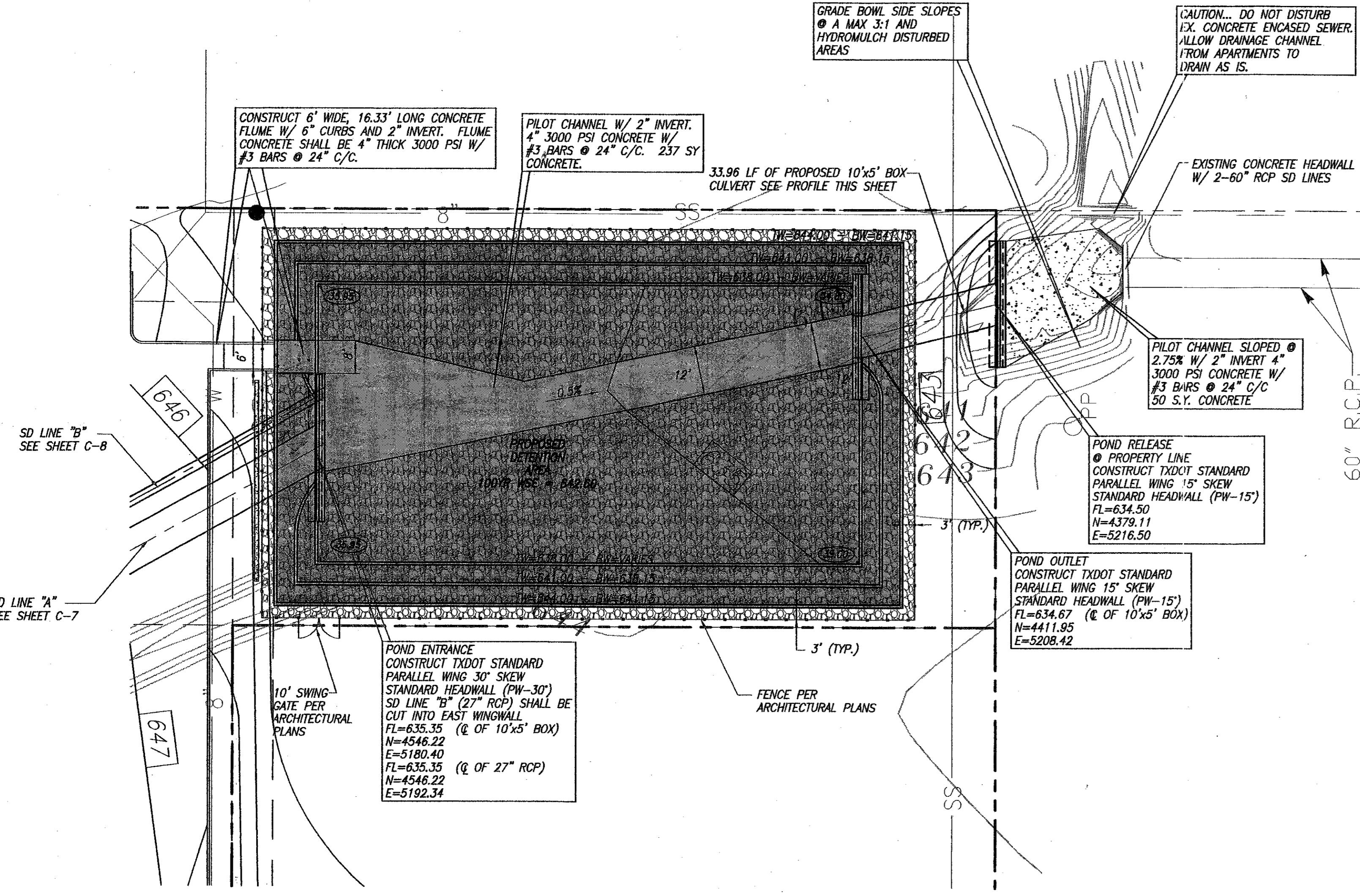
- EXISTING
- PROPOSED
- PROPERTY LINE
- BUILDING LINE
- CONTOUR ELEV.
- TOP OF CURB ELEV.
- PAVEMENT OR GROUND ELEV.
- GRAVEL CLASS 4 AGGREGATE FILL PER SPECIFICATION 02256
- 100 YR. WATER SURFACE ELEVATION IN DETENTION PONDS
- FLOW DIRECTION
- TOP OF WALL
- BOTTOM OF WALL

**NOTES**

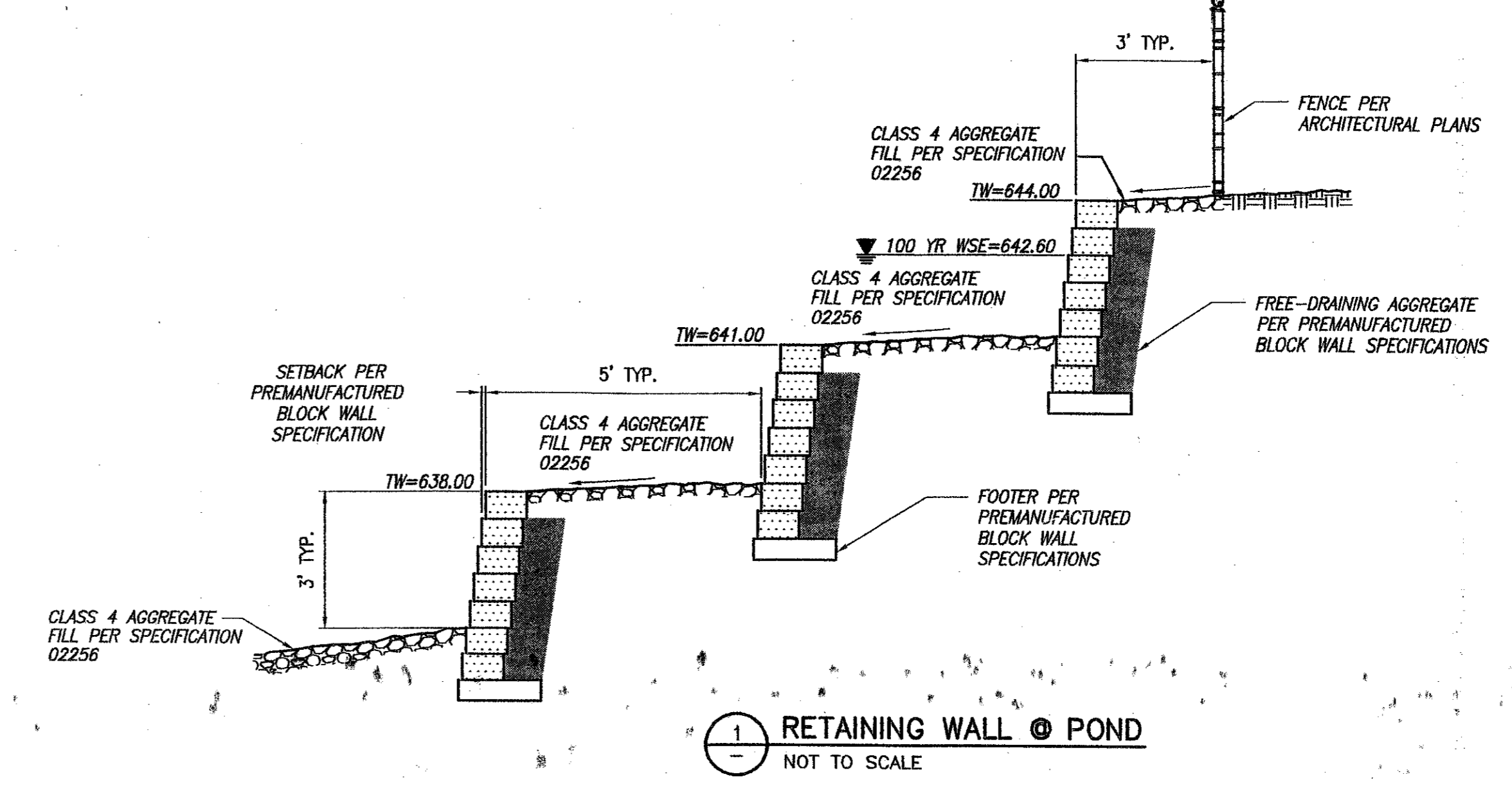
- BOTTOM OF POND SHALL SLOPE TO DRAIN AS NOTED ON PLANS.
- DETENTION POND DESIGN IS BASED ON THE CITY CARROLLTON DRAINAGE DESIGN STANDARDS.

**Detention Pond Capacities**

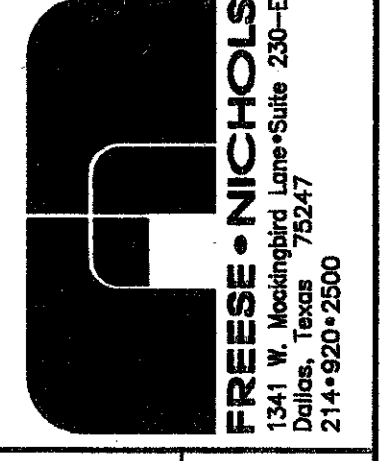
Stage	Area (sq)	Volume (cf)	Cumulative Vol. (cf)	Storage acre-ft
634.67	0	0	0	0.00
635	3003	495	495	0.01
636	9410	6207	6,702	0.15
637	9410	9410	16,112	0.37
638	11554	10482	26,594	0.61
639	11554	11554	38,148	0.88
640	11554	11554	49,702	1.14
641	13897	13897	62,427	1.43
642	13897	13897	76,324	1.75
642.6	8338	8338	84,663	1.94



**DETENTION POND RELEASE PIPE**  
 SCALE: HORIZ: 1"=20'  
 VERT: 1"=2'



**RETAINING WALL @ POND**  
 NOT TO SCALE



OMNIPLAN ARCHITECTS  
**SOJOURN OFFICE CENTER**  
 ADDISON, TEXAS  
 SITEWORK PLANS  
**DETENTION POND PLAN & CALCULATIONS**

NO.	REVISION	DATE	BY	DATE	FILE	DESIGNED	DRAWN	REVIEWED	CHECKED	THH
1	PER CONTRACTOR REF. 1" AND 2"	4/30/99	MDW	7-28-99	206POND	MDW	GAH			

**"AS-BUILTS"**

# SITework PLANS FOR

# SOJOURN OFFICE CENTER

**LOT 1, BLOCK A, SOJOURN PLAZA ADDITION  
ADDISON, TEXAS**

**OWNER/DEVELOPER:**

**WILCOX DEVELOPMENT SERVICES  
5420 LBJ FREEWAY, STE 740  
DALLAS, TEXAS 75240  
(972)770-2188**

**ARCHITECT:**

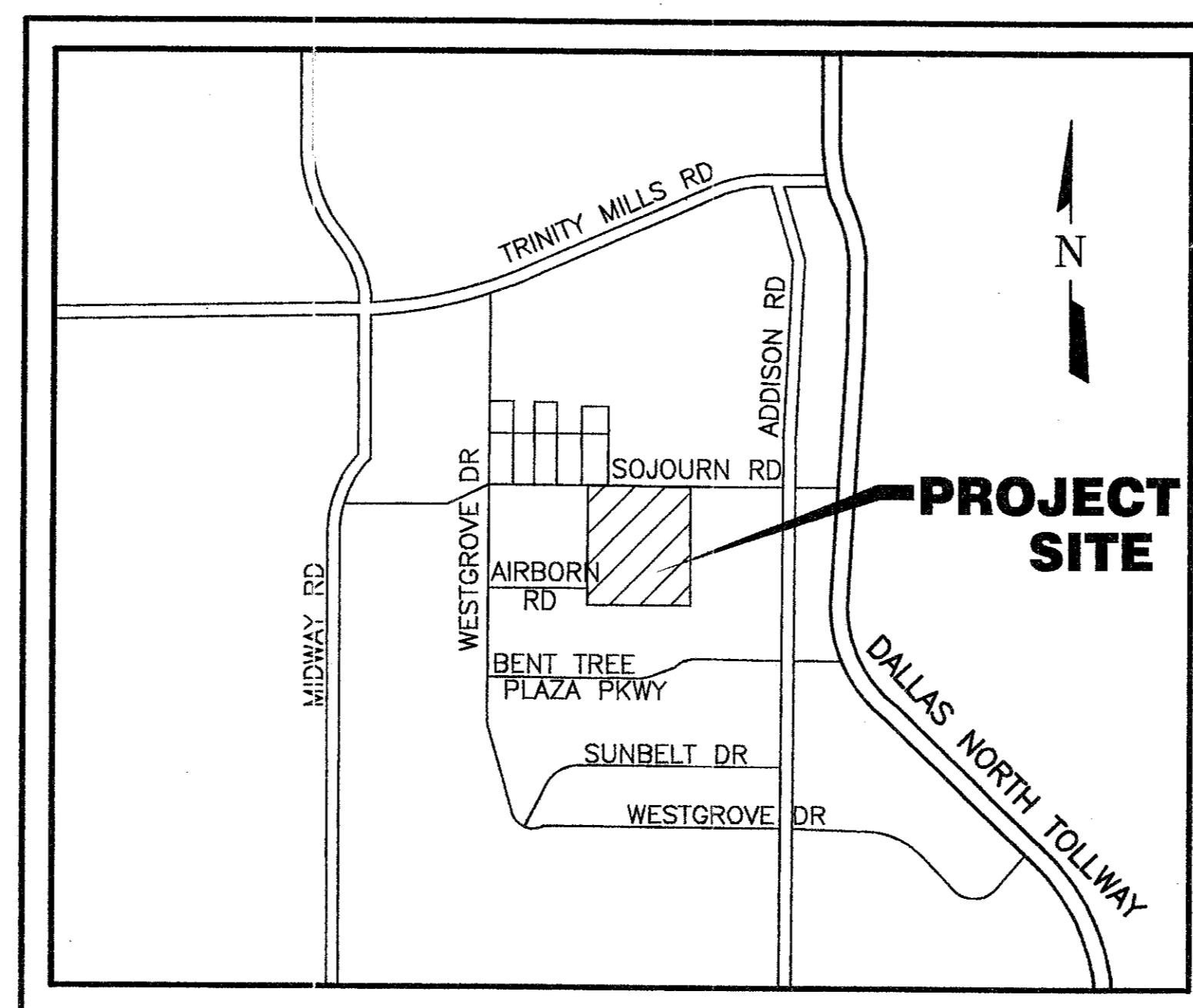
**OMNIPLAN  
2711 N. HASKELL, STE 1340  
DALLAS, TEXAS 75204  
(214)826-7080**

**CIVIL ENGINEER:**

**FREESE AND NICHOLS, INC.  
1341 W. MOCKINGBIRD, STE 230E  
DALLAS, TEXAS 75247  
(214)920-2500**

**SHEET INDEX**

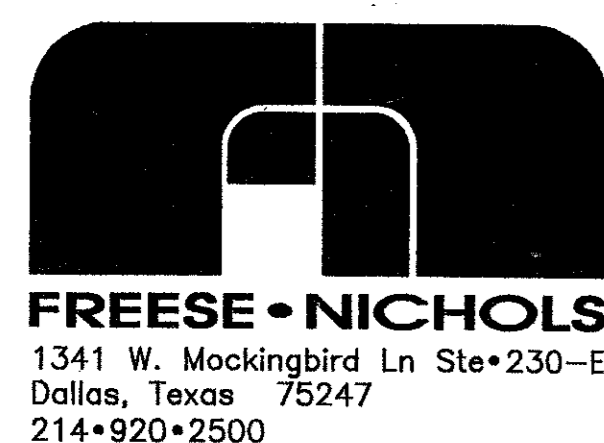
SEQ NO.	SHEET NO.	TITLE
1		COVER
2	C-0a	FINAL PLAT
3	C-0b	FINAL PLAT
4	C-1	EXISTING TOPOGRAPHIC & UTILITY MAP
5	C-2	DIMENSIONAL CONTROL & PAVING PLAN
6	C-3	GRADING & EROSION CONTROL PLAN
7	C-4	OFFSITE DRAINAGE AREA MAP
8	C-5	ONSITE DRAINAGE AREA MAP
9	C-6	STORM DRAINAGE PP LINE "A"
10	C-7	STORM DRAINAGE PP LINE "A"
11	C-8	STORM DRAINAGE PP LINE "B"
12	C-9	DETENTION POND PLAN & CALCULATIONS
13	C-10	UTILITY PLAN
14	C-11	UTILITY DETAILS
15	C-12	PAVING DETAILS
16	C-13	MISC. DETAILS & SEWER PROFILES



**VICINITY MAP**

N. T. S.

**JULY, 1999**

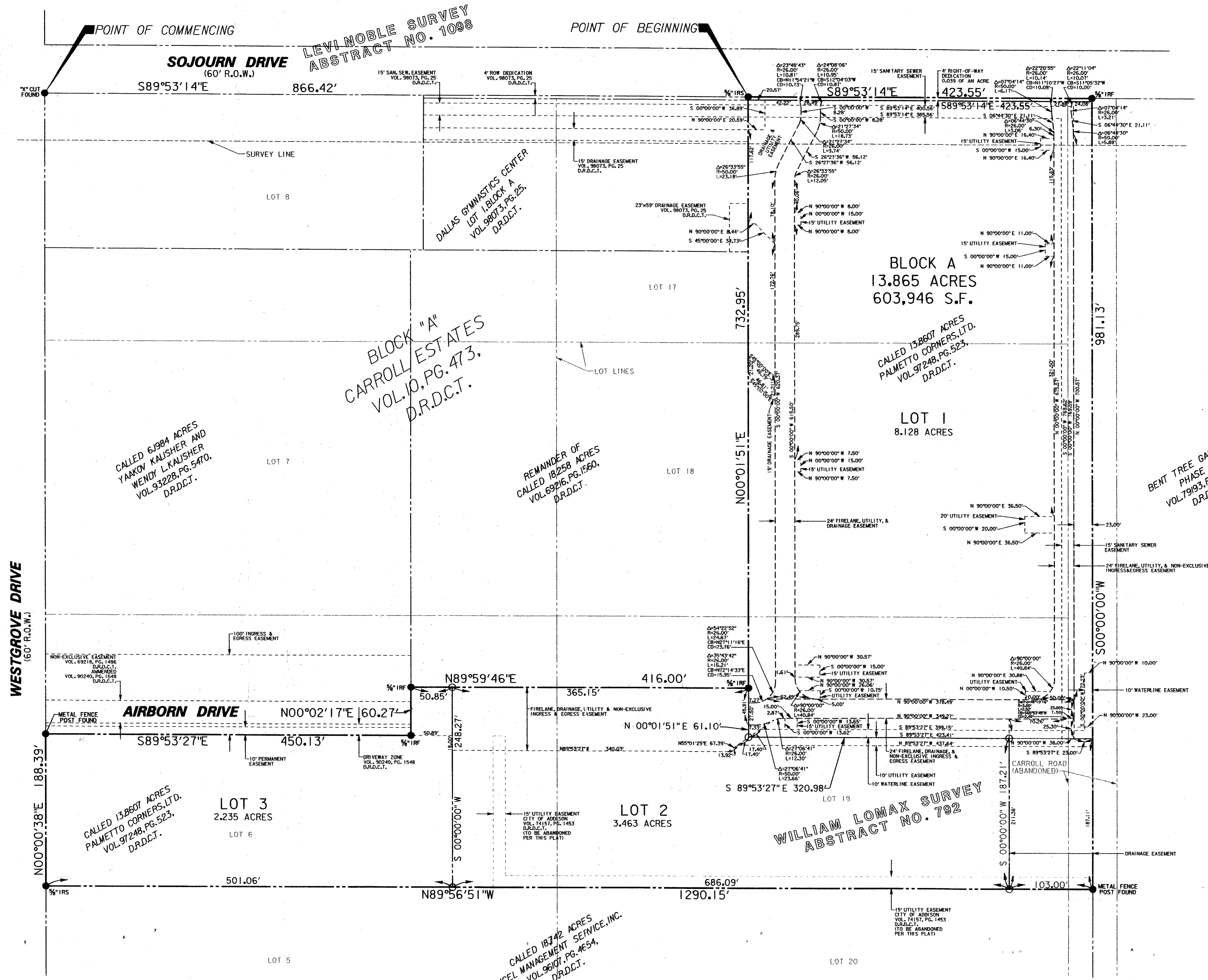


RECORD DRAWING  
BASED ON THE INFORMATION  
SUPPLIED BY THE CONTRACTOR  
DATE: 3-5-00 TO: THH  
THE SEAL APPEARING ON THIS DOCUMENT  
WAS SIGNED, SEALED AND DATED BY  
ENGINEER: TRICIA H. HATLEY  
TEXAS REGISTRATION NO: 83282  
DATE: OCT. 6, 1999



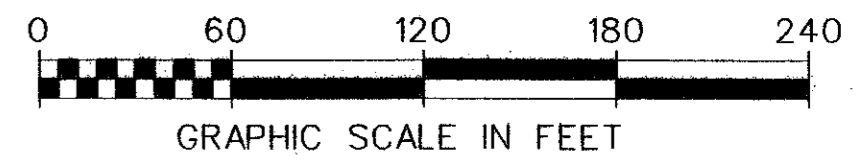
*Tricia H. Hatley*  
3-7-00

"AS-BUILTS"



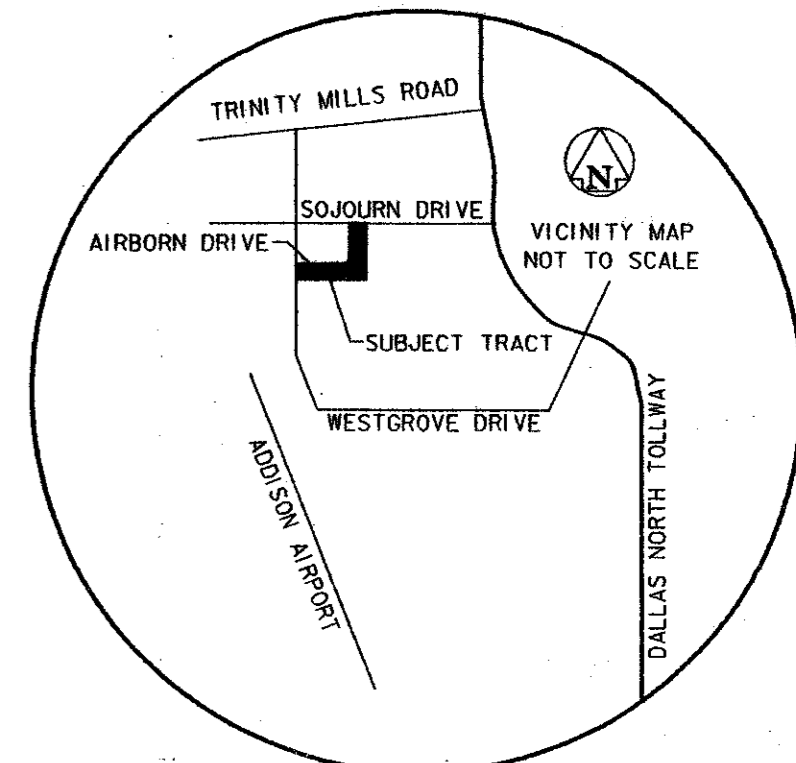
LEVINOBLE SURVEY  
ABSTRACT NO. 1098

WILLIAM LOMAX SURVEY  
ABSTRACT NO. 792



**ABBREVIATIONS**

- R.O.W. = RIGHT-OF-WAY
- W/CAP = WITH CAP
- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- DRDCT = DEED RECORDS DALLAS COUNTY, TEXAS
- S.F. = SQUARE FEET
- VOL. = VOLUME
- PG. = PAGE



FILED FOR RECORD IN  
VOLUME 99116, PAGE 00068

**FINAL PLAT**  
**LOTS 1, 2, & 3, BLOCK A**  
**SOJOURN PLAZA ADDITION**

AN ADDITION TO THE TOWN OF ADDISON, TEXAS  
AND BEING SITUATED IN THE  
LEVI NOBLES SURVEY, ABST. NO. 1098  
AND THE  
WILLIAM LOMAX SURVEY, ABST. NO. 792  
DALLAS COUNTY, TEXAS

**Garcia & Associates Engineering, Inc.**  
4809 HAWTHORN BLVD. SUITE 300  
FORT WORTH, TEXAS 76133  
(817) 484-1993

TRANSPORTATION • TRAFFIC • SURVEYING  
WATER/WASTEWATER • ENVIRONMENTAL

OWNER:  
WILCOX INTERESTS, INC.  
5420 LBJ FREEWAY, STE. 740  
DALLAS, TEXAS 75240  
(972) 770-2111

ENGINEER:  
FREESE AND NICHOLS, INC.  
1341 W. MOCKINGBIRD LANE, STE. 230-E  
DALLAS, TEXAS 75247  
(214) 920-2500

MAY 24, 1999

○ = 1/2" IRON RODS SET AT LOT CORNERS

FILED  
99 JUN 15 PM 2:41  
EARL BULLOCK  
COUNTY CLERK  
DALLAS COUNTY

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, WILCOX SOJOURN DEVELOPMENT, LTD., is the owner of a 13,865 acre tract of land situated in the Levi Nobles Survey, Abstract No. 1098 and the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being a portion of Lots 6, 17, 18, and 19, Block A of CARROLL ESTATES, an addition to the Town of Addison as described by plat recorded in Volume 473, Deed Records of Dallas County, Texas (DRDCT) and being a portion of Carroll Road (an abandoned right-of-way) and being all of that certain tract of land described as Tract I by deed recorded in Volume 97248, Page 523, DRDCT, said 13,865 acre tract of land being more particularly described as follows:

COMMENCING at an "X" cut found for the point of intersection of the southerly right-of-way line of Sojourn Drive (a 60-foot right-of-way) with the easterly right-of-way line of Westgrove Drive (a 60-foot right-of-way);

THENCE South 89°53'14" East along the southerly right-of-way line of said Sojourn Drive, a distance of 866.42 feet to 3/8 inch iron rod set for the POINT OF BEGINNING and being the northernmost northwest corner of said Tract I;

THENCE South 89°53'14" East continuing along said southerly right-of-way line, a distance of 423.55 feet to 3/8 inch iron rod found for the northeast corner of said Tract I, same being the northwest corner of BENT TREE GARDENS, PHASE II, an addition to the Town of Addison as described by plat recorded in Volume 79193, Page 2282, DRDCT;

THENCE South 00°00'00" West along the easterly line of said Tract I and the westerly line of said BENT TREE GARDENS, PHASE II, same being the centerline of Carroll Road (an abandoned right-of-way), a distance of 381.13 feet to a metal fence post found for the southeast corner of said Tract I, same being the northeast corner of a called 18,742 acre tract of land described to Excel Management Service, Inc. by deed recorded in Volume 96101, Page 4654, DRDCT;

THENCE North 89°56'51" West, along the southerly line of said Tract I and the northerly line of said called 18,742 acre tract of land, a distance of 1290.15 feet to 3/8 inch iron rod set for the southwest corner of said Tract I, and the northwest corner of said 18,742 acre tract of land and also being in the easterly right-of-way line of aforementioned Westgrove Drive;

THENCE North 00°00'39" East along said easterly right-of-way line and a westerly line of said Tract I, a distance of 188.39 feet to a metal fence post found for the westernmost northwest corner of said Tract I, same being the southwest corner of a called 6,1984 acre tract of land described to Yaakov and Wendy L. Kallisher by deed recorded in Volume 93228, Page 5470, DRDCT;

THENCE South 89°53'27" East, along a northerly line of said Tract I and the southerly line of said Kallisher tract of land, same being the southerly line of a Driveway Zone recorded in Volume 90240, Page 1548, DRDCT, a distance of 450.13 feet to 3/8 inch iron rod found for the southeast corner of said Kallisher tract of land;

THENCE North 00°02'17" East along the easterly line of said Kallisher tract of land and a westerly line of said Tract I, a distance of 60.27 feet to 3/8 inch iron rod found for the southwest corner of that certain remainder tract of land of a called 18,258 acre tract described by deed in Volume 95216, Page 1560, DRDCT;

THENCE North 89°59'46" East, along the southerly line of said remainder tract of land and a northerly line of said Tract I, a distance of 416.00 feet to 3/8 inch iron rod found for the southeast corner of said remainder tract of land;

THENCE North 00°01'51" East, along a westerly line of said Tract I, the easterly line of said remainder tract of land and the easterly line of DALLAS GYMNASTICS CENTER, Lot 1, Block A, an addition to the Town of Addison as described by plat recorded in Volume 98073, Page 25, DRDCT, a distance of 732.95 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 603,946 square feet or 13,865 acres of land

DEDICATION STATEMENT

That WILCOX DEVELOPMENT SERVICES, INC. ("Owner") does hereby adopt this plat designating the hereinafore property as SOJOURN PLAZA ADDITION, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever that streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The City will not be responsible for the maintenance and operation of the said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement of any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse matter and any substance which would result in unsanitary conditions or obstruct the flow of water and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels and creeks, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure of structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinary performed by the utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to mow and keep removed all parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endangers or interfere with the construction, maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

IN WITNESS THEREOF, I have hereunto set my hand this the 25th day of May, 1999.

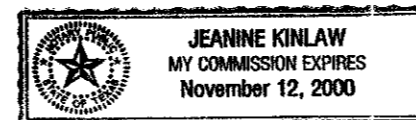
Wilcox Sojourn Development, Ltd.
a Texas limited partnership
By: Wilcox Interests, Inc.
a Texas corporation, General Partner

Signature of Steve Platt
By: Steve Platt
TITLE: Executive Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Steve Platt, known to be the person and office whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Wilcox Sojourn Development, Ltd. and that he executed the same as the act of said Wilcox Sojourn Development, Ltd. for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25th day of May, 1999.



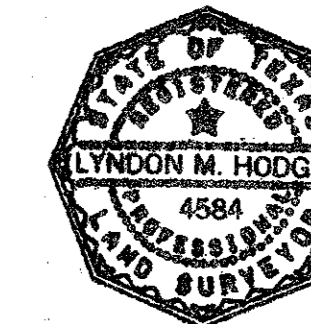
Signature of Jeanne Kirlaw
Notary Public in and for the State of Texas

My Commission Expires 11-12-00

SURVEYOR'S CERTIFICATE

I, Lyndon M. Hodgkin, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual ground survey of the property made under my supervision.

Signature of Lyndon M. Hodgkin
Lyndon M. Hodgkin
Registered Professional Land Surveyor
No. 254



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Lyndon M. Hodgkin, known to be the person and office whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Garcia & Associates Engineering, Inc. and that he executed the same as the act of said Garcia & Associates Engineering, Inc. for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of May, 1999.

Signature of Carmen Jamison
Carmen Jamison
Notary Public in and for the State of Texas



My Commission Expires Jan. 10, 2001

Approved by the Addison City Council on May 11th, 1999.

Signature of Master
Signature of City Secretary

FILED
99 JUN 15 PM 2:41
EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

FILED FOR RECORD IN
VOLUME 99116, PAGE 00068

FINAL PLAT
LOTS 1, 2, & 3, BLOCK A
SOJOURN PLAZA ADDITION
AN ADDITION TO THE TOWN OF ADDISON, TEXAS
AND BEING SITUATED IN THE
LEVI NOBLES SURVEY, ABST. NO. 1098
AND THE
WILLIAM LOMAX SURVEY, ABST. NO. 792
DALLAS COUNTY, TEXAS



OWNER:
WILCOX INTERESTS, INC.
5420 LBJ FREEWAY, STE. 740
DALLAS, TEXAS 75240
(972)770-2111

ENGINEER:
FRESE AND NICHOLS, INC.
1341 W. MOCKINGBIRD LANE, STE. 230-E
DALLAS, TEXAS 75247
(214)920-2500

MAY 24, 1999

PAGE 2 OF 2