





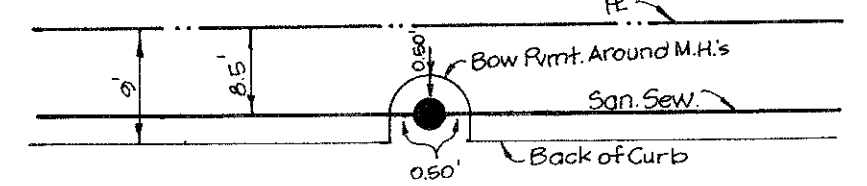
- GENERAL NOTES**
- Sanitary Sewer to be P.V.C. 60R 35 Sewer Pipe.
  - Water Mains to be P.V.C. 5.0R 18 Water Pipe.
  - Fire Hydrants to be Mueller Centurion Only.
  - Air Test Acceptable Per City of Dallas Standard.
  - All Valves to be Mueller.

NOTE: Verify Elevations In Field Prior to Construction

NOTE: All Sanitary Sewer Manholes to be Poured in Place

• ~ Indicates Test Borings Location

- Boring Legend**
- A = Reddish Brown sand
  - B = Dark Brown Clay
  - C = Tan Clay
  - D = Tan Weathered Limestone
  - E = Gray Limestone
  - F = Brown Clay



**DETAIL FOR PLACEMENT OF PAVEMENT @ MANHOLES (NO SCALE)**

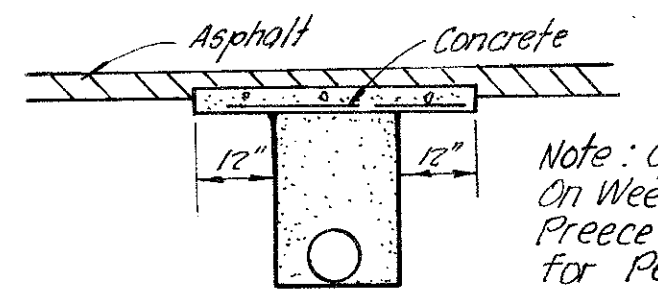
0+00 "A" = Ex. 8" San Sew. Const. 4.0' Dia. M.H. Over Ex. 8" San Sew.

3+50 "A" Const. 4.0' Dia. M.H.

7+20 "A" Const. 4.0' Dia. M.H.

Prop. Bldg. F.F. 649.70

9+90 "A" Const. 4.0' Dia. M.H. Over Ex. 8" San Sew.

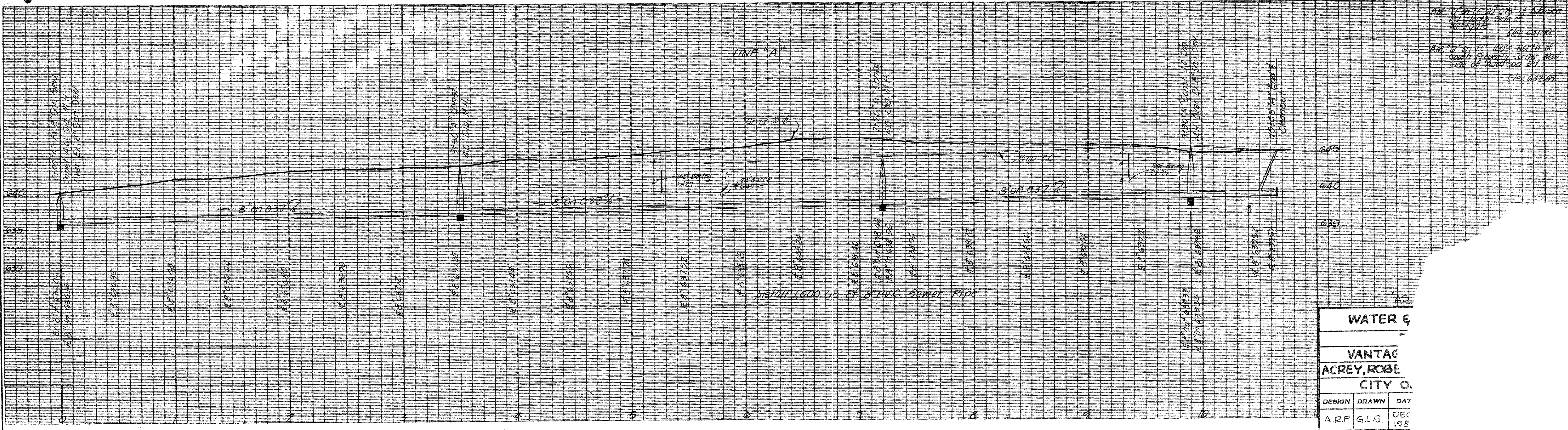
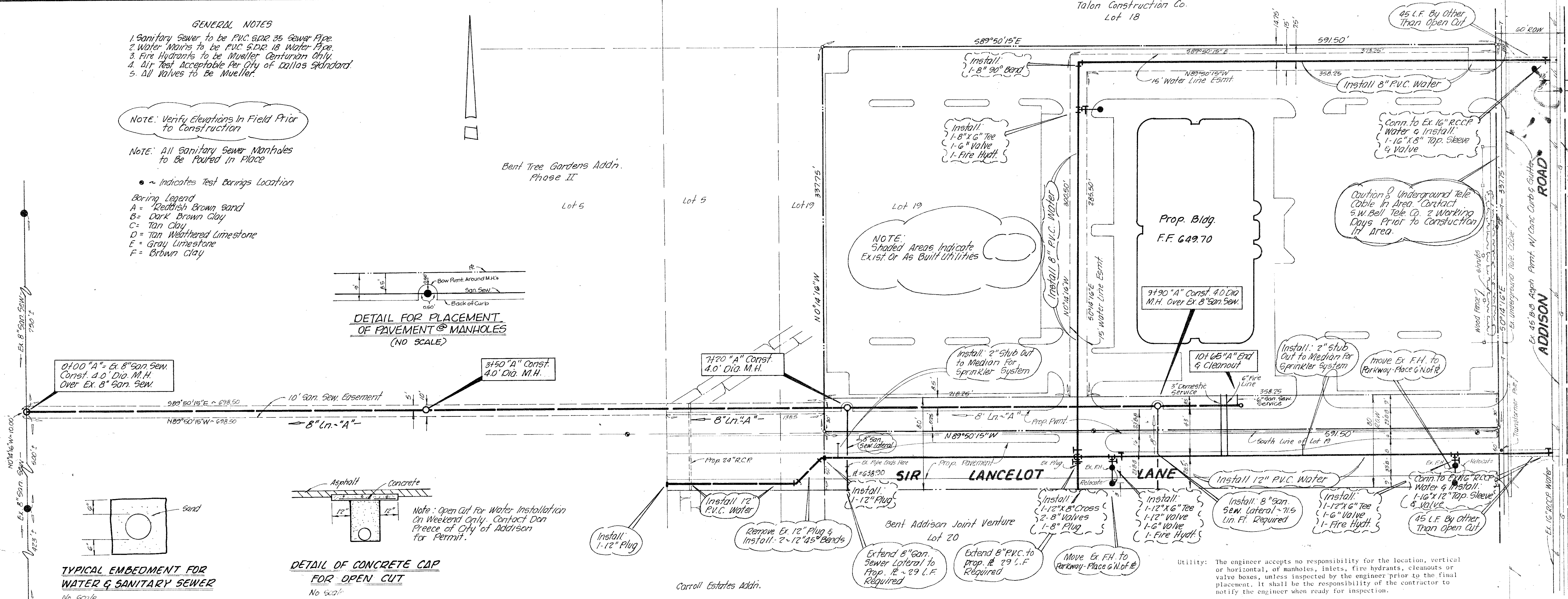


**DETAIL OF CONCRETE CAP FOR OPEN CUT (NO SCALE)**

Note: Open Cut for Water Installation on Weekend Only. Contact Don Preece of City of Addison for Permit.

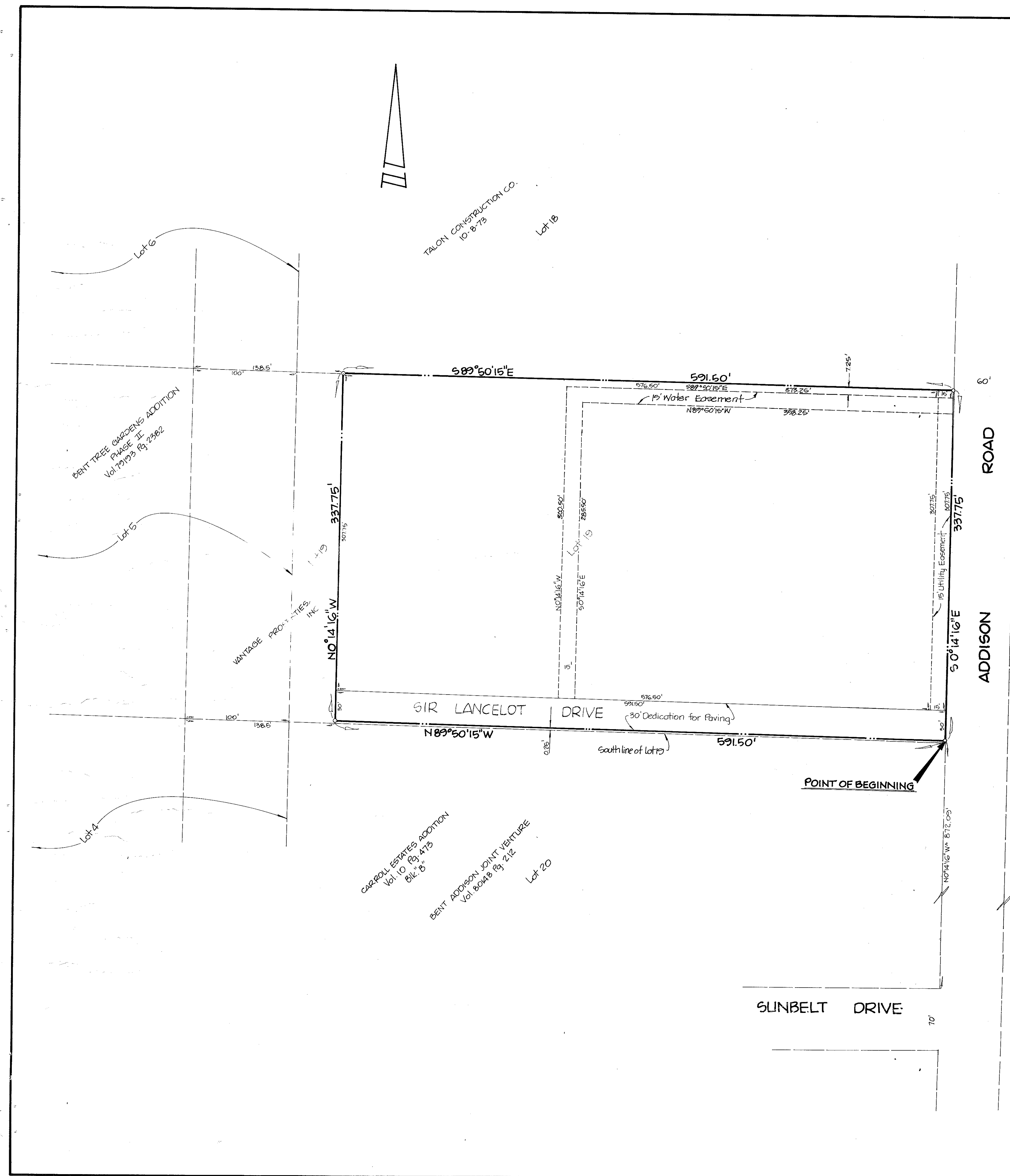
**TYPICAL EMBEDMENT FOR WATER & SANITARY SEWER (NO SCALE)**

Utility: The engineer accepts no responsibility for the location, vertical or horizontal, of manholes, inlets, fire hydrants, cleanouts or valve boxes, unless inspected by the engineer prior to the final placement. It shall be the responsibility of the contractor to notify the engineer when ready for inspection.



<b>WATER &amp; VANTAC ACREY, ROBE CITY O.</b>		
DESIGN	DRAWN	DAT
A.R.P.	G.L.G.	DEC 198





OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS, Vantage Properties, Inc. is the owner of a tract of land situated in the William Lomax Survey Abstract No. 792 and being part of Lot 19 of the Carroll Estates Addition to the City of Addison as recorded in Volume 10 Page 243 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point in the West line of Addison Road (60' R.O.W.), said point being North 0°14'16" West a distance of 872.09 ft. From the intersection of the North line of Sunbelt Drive (70' R.O.W.) with the West line of said Addison Road;  
THENCE North 89°50'15" West a distance of 591.50' to a point for corner;  
THENCE South 89°50'15" East a distance of 337.75' to a point for corner in the South line of Lot 18;  
THENCE South 0°14'16" East along said line of Lot 18 a distance of 591.50' to a fence post for corner in the West line of said Addison Road;  
THENCE South 0°14'16" East along the West line of said Addison Road a distance of 337.75' to the Point of Beginning and containing 4.5863 Acres (199,779 Sq. Ft.) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Vantage Properties, Inc., a Texas Corporation does hereby adopt this plat designating the hereinabove described property as The Atrium, a replat of part of Lot 19, Carroll Estates, an addition to the City of Addison, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon. The Utility Easements as shown are reserved for garbage collection and all public utilities desiring to use same. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the utility easement as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or 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 systems without the necessity at any time of procuring the permission of anyone.

WITNESS my hand at Dallas, Texas this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ A.D.

VANTAGE PROPERTIES, INC.

STATE OF TEXAS:  
COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared \_\_\_\_\_ of Vantage Properties, Inc., a Texas Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, as the Act and Deed of said Vantage Properties, Inc. and in the capacity therein expressed.

Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DALLAS:

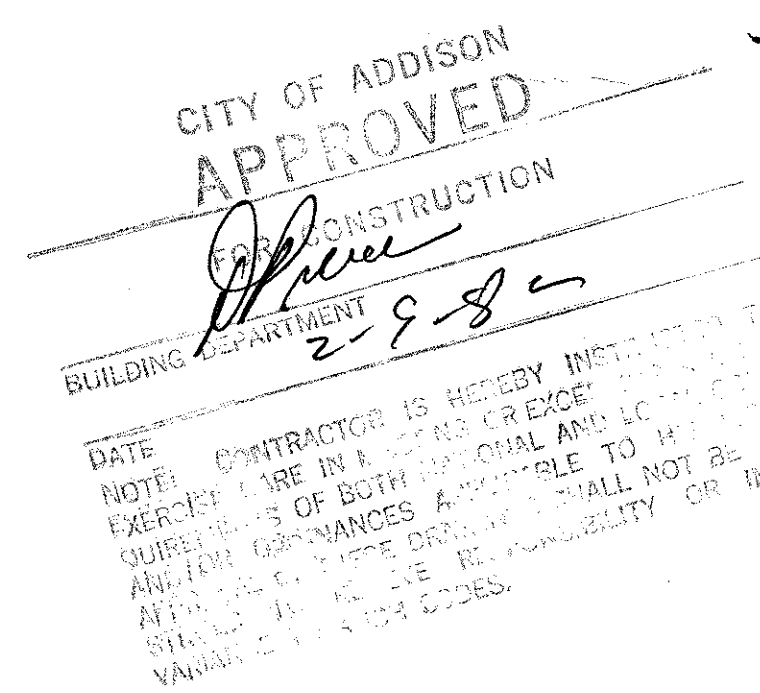
That I, Buddy J. Roberts, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Addison, Texas.

Buddy J. Roberts  
Registered Public Surveyor

STATE OF TEXAS:  
COUNTY OF DALLAS:

Before me, the undersigned, a Notary Public in and for Dallas County, Texas, on this date personally appeared Buddy J. Roberts, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

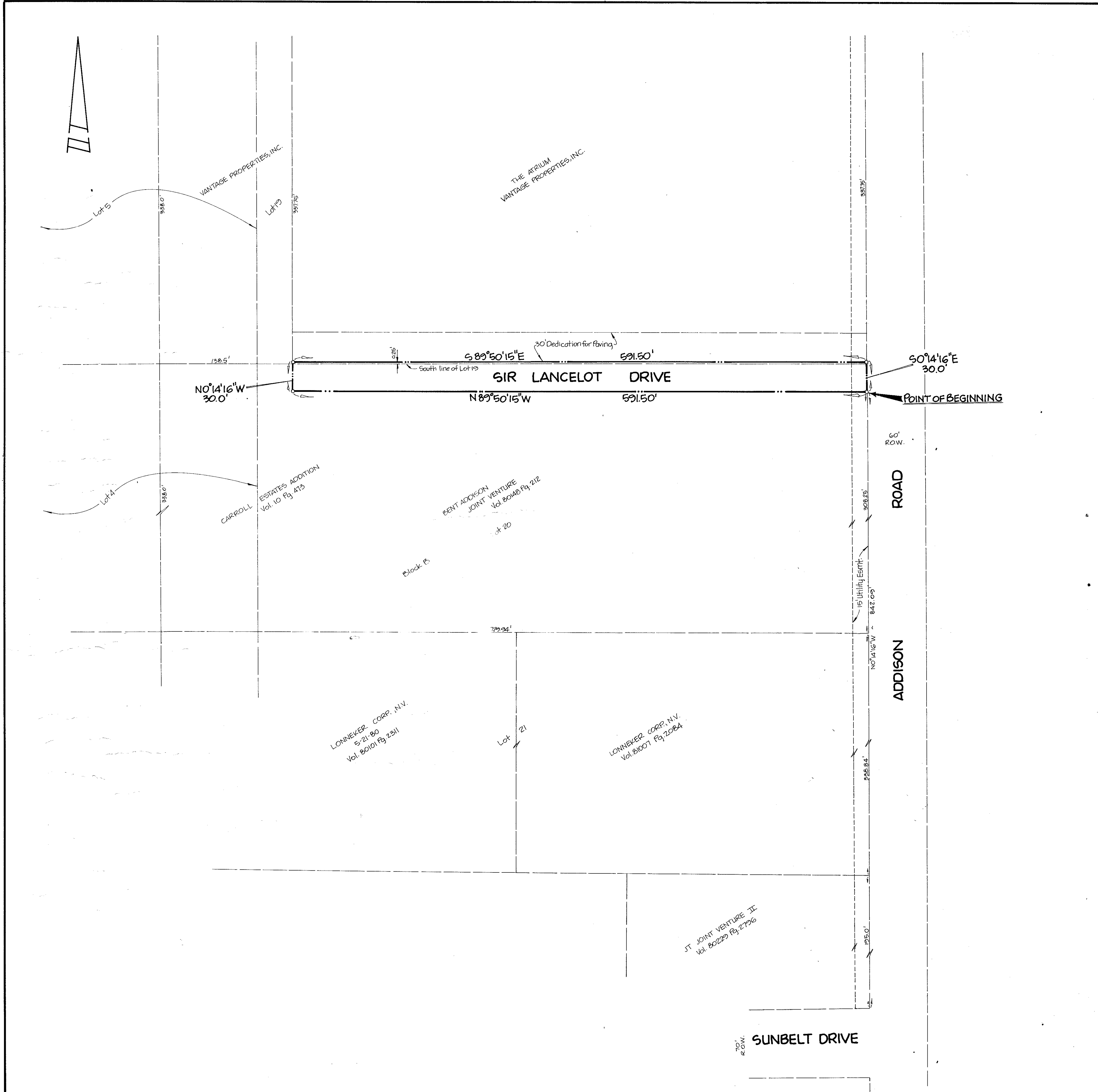
Notary Public in and for Dallas County, Texas



**THE ATRIUM**  
A REPLAT OF PART OF LOT 19 OF THE  
CARROLL ESTATES ADDITION  
AN ADDITION TO THE CITY OF ADDISON  
OUT OF THE  
WILLIAM LOMAX SURVEY ABST. NO. 792  
DALLAS COUNTY, TEXAS

SCALE: 1"=50'  
OWNER:  
VANTAGE PROPERTIES, INC.  
2525 STEMMONS FRWY.  
DALLAS, TEXAS

DATE: SEPT. 22, 1981  
ENGINEERS:  
ACREY, ROBERTS, & PIERSON, INC.  
9250 AMBERTON PARKWAY  
SUITE 112  
DALLAS, TEXAS 75243



OWNER'S CERTIFICATE  
 STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 WHEREAS, Bent Addison Joint Venture is the owner of a tract of land situated in the William Lomax Survey Abstract No. 792 and being part of Lots 19 & 20 of the Carroll Estates Addition to the City of Addison as recorded in Volume 10 Page 243 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point in the West line of Addison Road (60' R.O.W.) said point being North 0°14'16" West a distance of 842.09' From the intersection of the West line of said Addison Road with the North line of Sunbelt Drive (70' R.O.W.); THENCE North 89°50'15" West a distance of 591.50' to a point for corner; THENCE North 0°14'16" West a distance of 30.0' to a point for corner; THENCE South 89°50'15" East a distance of 591.50' to a point for corner in the West line of said Addison Road; THENCE South 0°14'16" East along the West line of said Addison Road a distance of 30.0' to the Point of Beginning and containing 0.4074 Acres (17,745 Sq. Ft.) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That Bent Addison Joint Venture does hereby adopt this plat designating the hereinabove described property as an addition to the City of Addison, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon. The Utility Easements as shown are reserved for garbage collection and all public utilities desiring to use same. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the utility easement as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or 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 systems without the necessity at any time of procuring the permission of anyone.

WITNESS my hand at Dallas, Texas this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ A.D.

BENT ADDISON JOINT VENTURE

STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas on this \_\_\_\_\_ day personally appeared \_\_\_\_\_ of Bent Addison Joint Venture, a Texas Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, as the Act and Deed of said Bent Addison Joint Venture and in the capacity therein expressed.

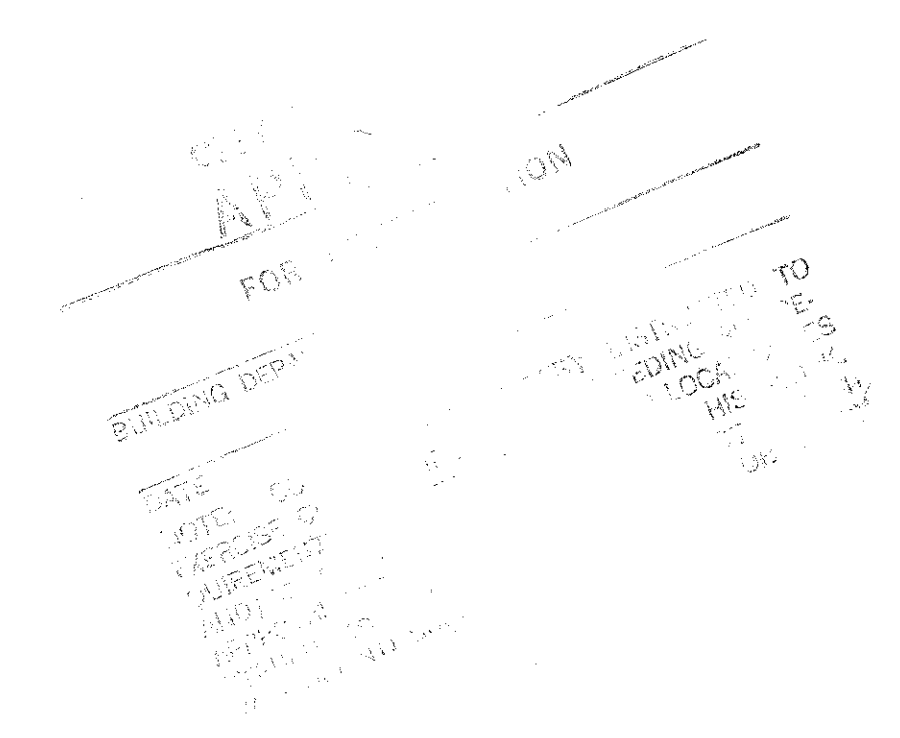
Notary Public in and for Dallas County, Texas  
 SURVEYOR'S CERTIFICATE

STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 That I, Buddy J. Roberts, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Addison, Texas.

Buddy J. Roberts  
 Registered Public Surveyor

STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 Before me, the undersigned, a Notary Public in and for Dallas County, Texas, on this date personally appeared Buddy J. Roberts known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ A.D.

Notary Public in and for Dallas County, Texas



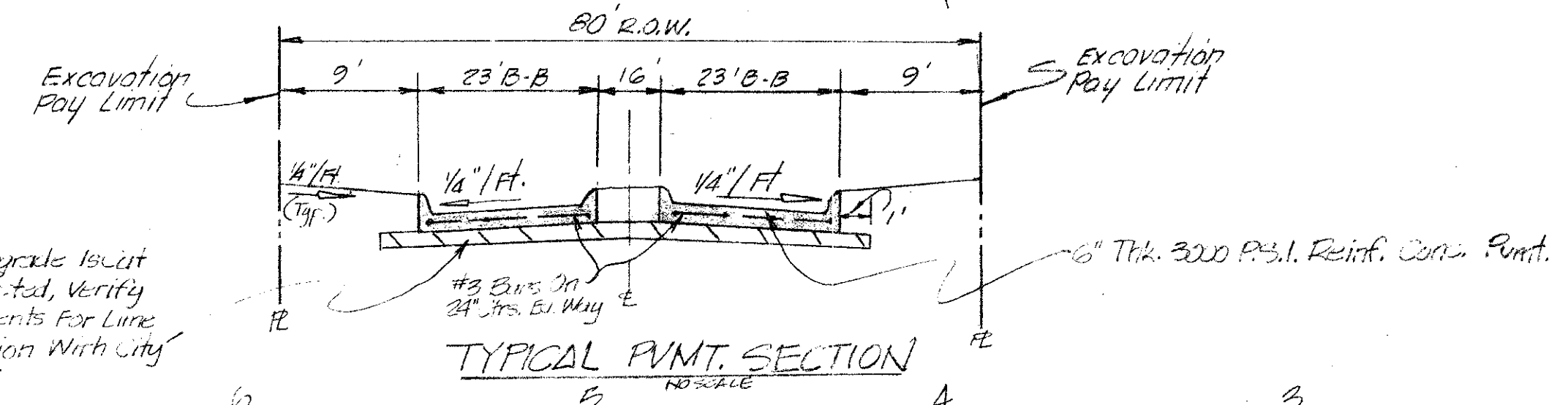
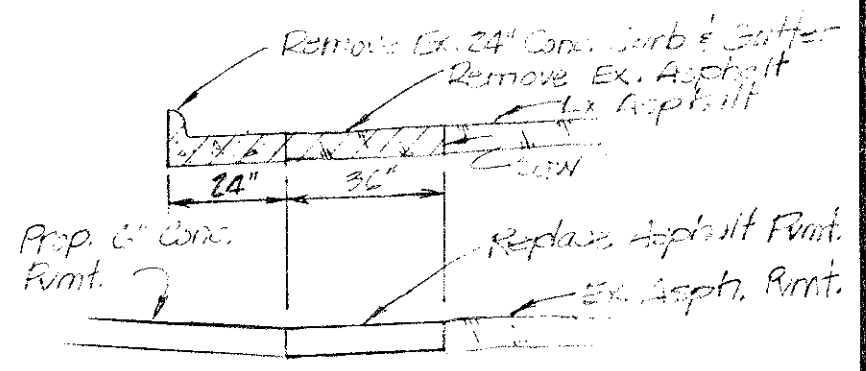
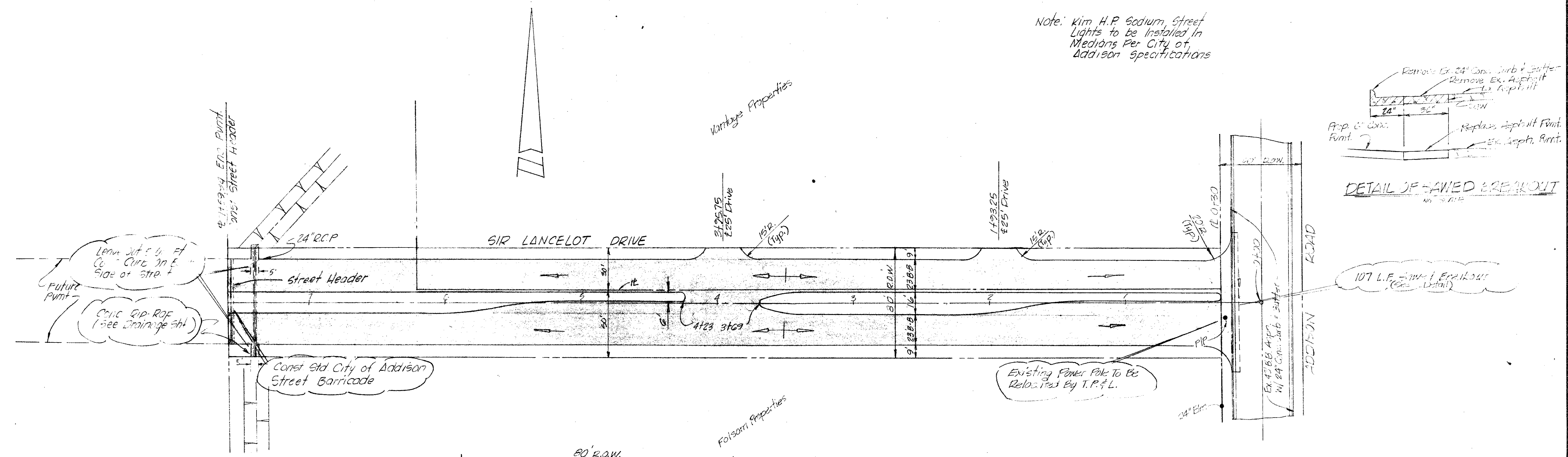
A REPLAT OF PART OF LOTS 19 & 20 BLOCK B  
 OF CARROLL ESTATES  
 AN ADDITION TO THE CITY OF ADDISON  
 OUT OF THE  
 WILLIAM LOMAX SURVEY-ABST. NO.792  
 DALLAS COUNTY, TEXAS

SCALE: 1"=50'  
 OWNER:  
 BENT ADDISON JOINT VENTURE

DATE: OCT. 1, 1981  
 ENGINEER:  
 ACREY, ROBERTS, & PIERSON, INC.  
 9250 AMBERTON PKWY.  
 SUITE 112  
 DALLAS, TEXAS 75243

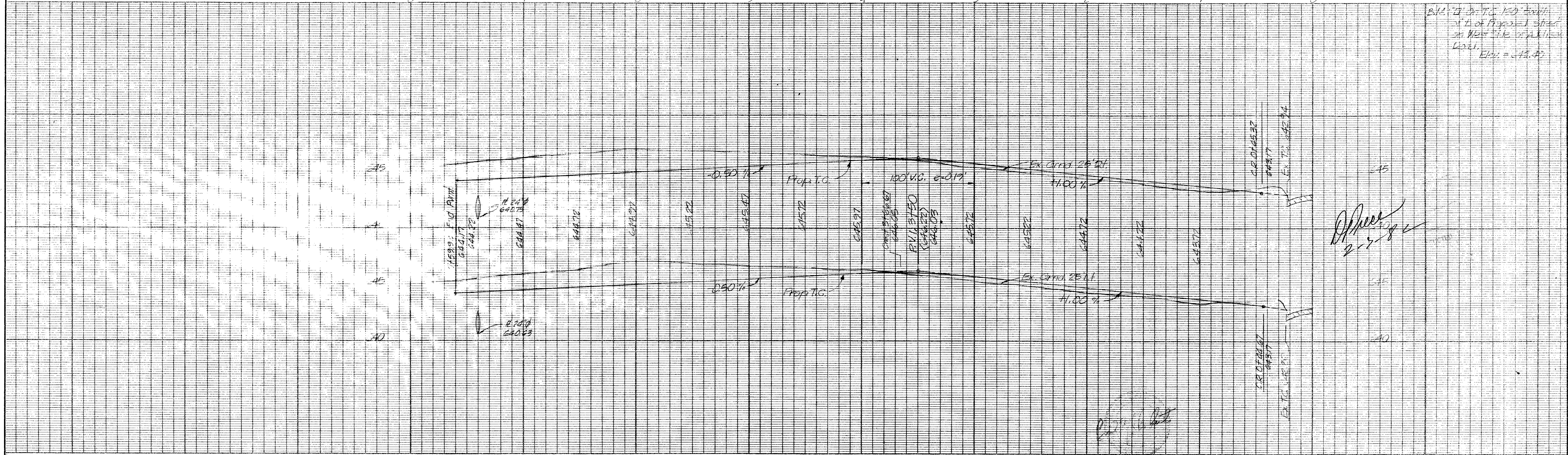


Note: Kim H.P. Sodium Street Lights to be Installed in Medians Per City of Addison Specifications



When Subgrade Iscut And Inspected, Verify Requirements For Lime Stabilization With City Inspector.

The contractor is responsible to preserve the final alignment and grade stakes as set by the engineer until the completed pavement is accepted by the City. In the event stakes are lost the engineer accepts no responsibility for pavement alignment or grade.



Approved  
2-7-82

revision	date
ADD SLOPED BREAKOUT DETAIL & 20' ENTRANCE RADIUS	12-20-81
Extend Pmt.	12-18-81
Revised Entrance Drive	1-16-82
Changed ROW & street Width	1-27-82

**arp** consulting engineers  
 ACREY ROBERTS PIERSON INC.  
 DALLAS (214) 699-7916

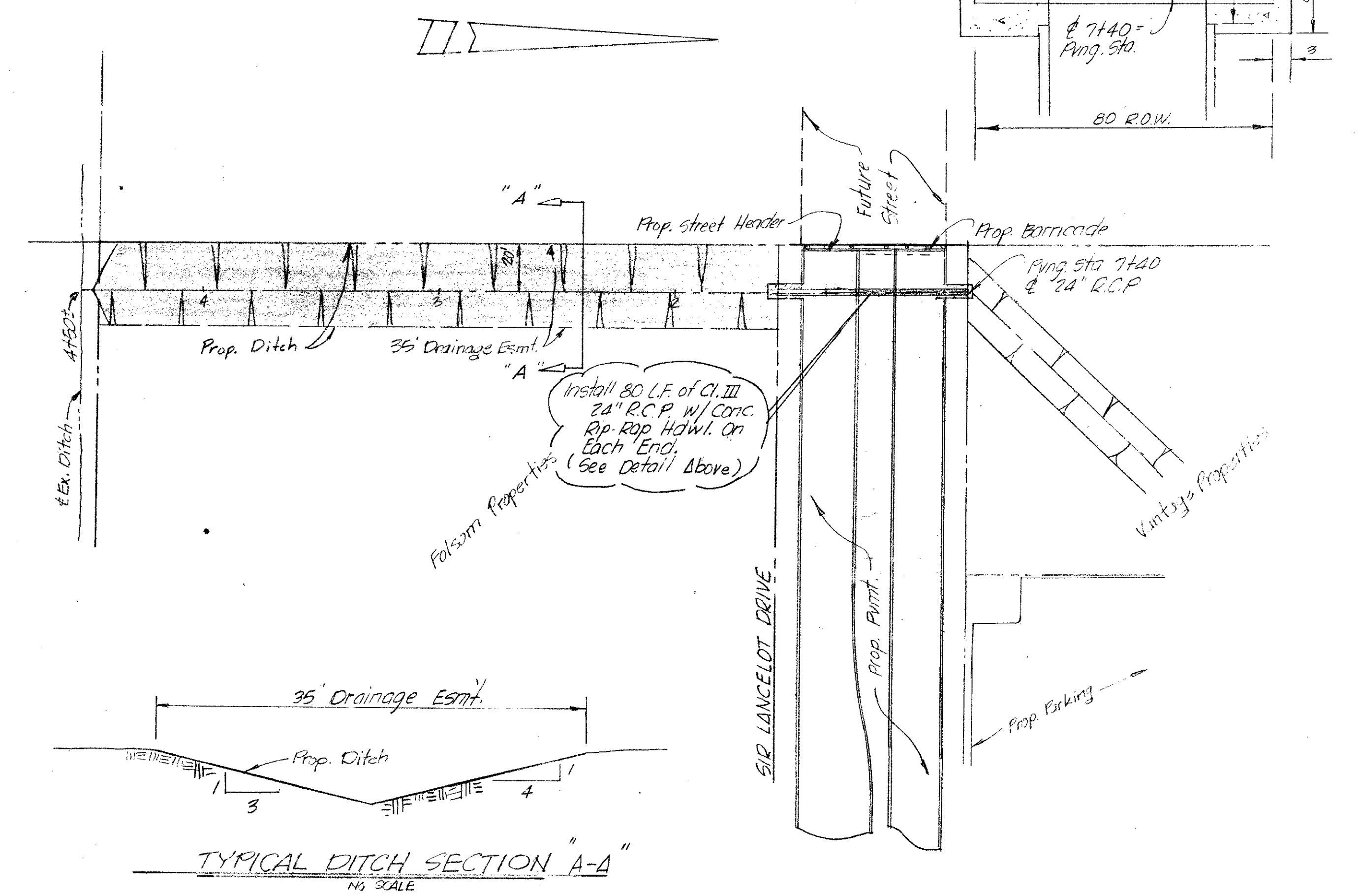
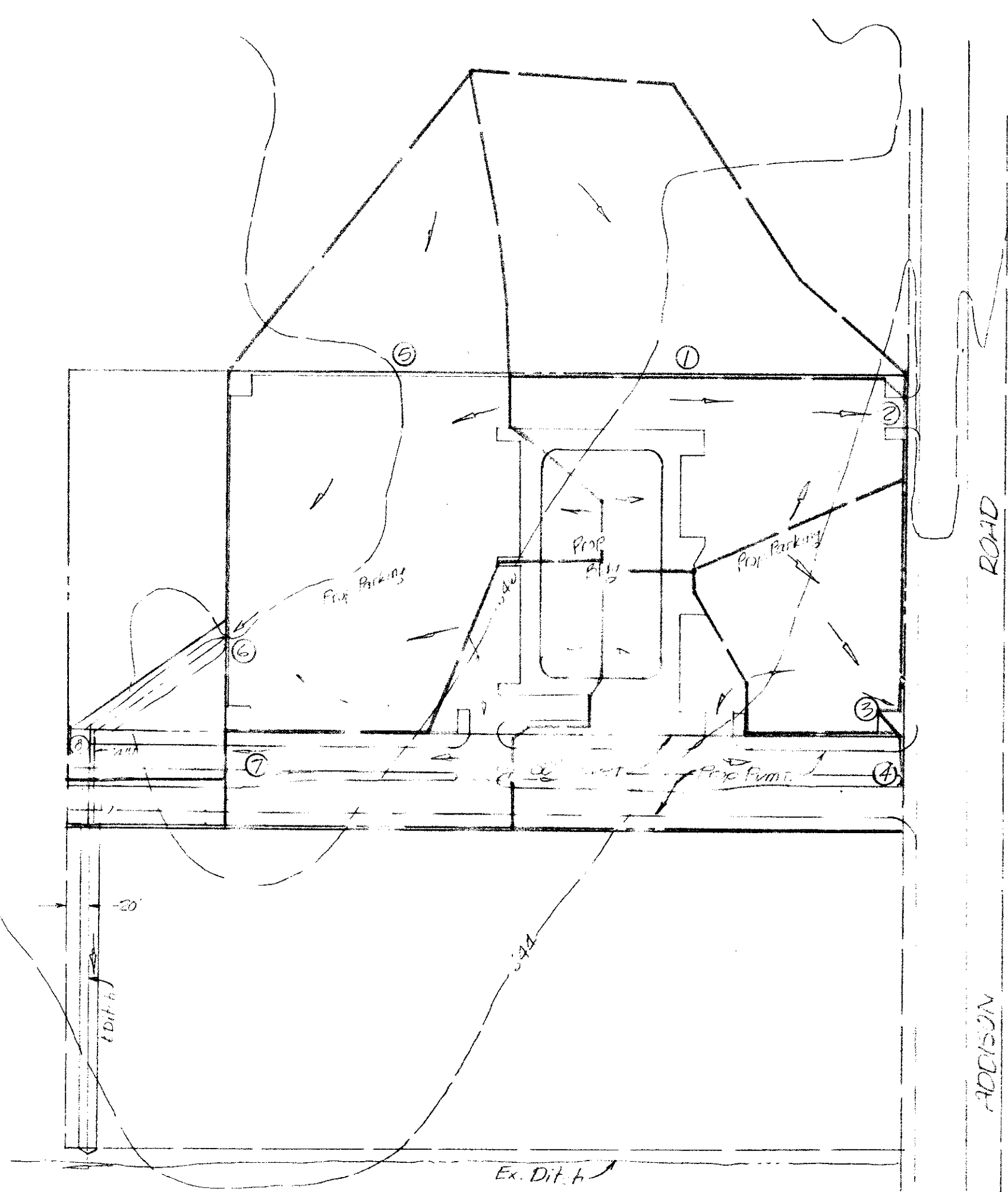
design	drawn	date	scale	notes	sheet
AZF	TLC	2-7-82	AS SHOWN	SEE	1



DRAINAGE DATA							
DRAINAGE AREA	AREA (acres)	Cumm. Area (acres)	C	tc (min)	Isc (%/hr)	Q <sub>25</sub> (cfs)	Cumm. Q <sub>25</sub> (cfs)
1	1.43		0.90	10.0	9.25	12.3	
2	1.06		0.90	10.0	9.25	8.8	
		2.54	0.90	10.0	9.25		21.1
3	0.66		0.90	10.0	9.25	5.5	
4	0.72		0.90	10.0	9.25	6.0	
5	0.75		0.90	10.0	9.25	6.2	
6	1.21		0.90	10.0	9.25	15.1	
		2.56	0.90	10.0	9.25		21.3
7	0.83		0.90	10.0	9.25	6.9	
8	0.26	3.23	0.90	10.0	9.25	2.7	26.9
9	0.10	0.52	1.90	10.0	9.25	0.8	4.3

*Cumm. Areas 5, 6, 8 & 9 of 7  
Cumm. Areas 7 & 9 of 7*

NOTE: Drainage Area Map scale is 1"=100'



revision	date
DEEPEN DITCH	10-6-81
CHANGED AREAS & DATA	12-21-81
Add 24" Culvert	12-18-81
Changed Length of 24" RCP, Increased ROW	1-7-82

**arp** ACREY ROBERTS PIERSON INC.  
DALLAS (214) 699-7916  
consulting engineers

**DRAINAGE PLAN**  
THE ATRIUM  
ADDISON, TEXAS

design	drawn	date	scale	notes
ARP	WA	11-2-81	1/4"=1'	AS

sheet 1/1



**GENERAL NOTES**

- Sanitary Sewer to be PVC 30" 35 Sewer Pipe
- Water Mains to be PVC 5" 12 18 Water Pipe
- Fire Hydrants to be Mueller Centurian Only
- Air Test Acceptable Per City of Dallas Standard
- All Valves to be Mueller

NOTE: Verify Elevations in Field Prior to Construction

NOTE: All Sanitar. Sewer Manholes to be Poured in Place

• ~ Indicates Test Borings Location

**Boring Legend**

- A = Reddish Brown sand
- B = Dark Brown Clay
- C = Tan Clay
- D = Tan Weathered Limestone
- E = Gray Limestone
- F = Brown Clay

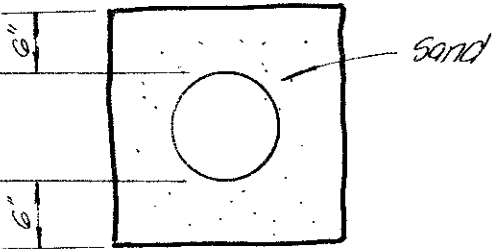
0100 "A" = Ex. 8" San Sew. Const. 4.0' Dia. M.H. Over Ex. 8" San Sew.

3150 "A" Const. 4.0' Dia. M.H.

7170 "A" Const. 4.0' Dia. M.H.

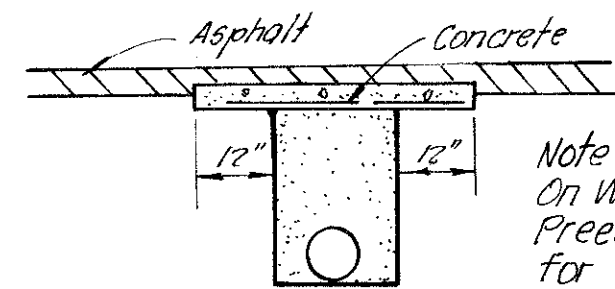
Prop. Bldg. F.F. 622.70

9190 "A" Const. 4.0' Dia. M.H. Over Ex. 8" San Sew.



**TYPICAL EMBEDMENT FOR WATER & SANITARY SEWER**

No Scale



**DETAIL OF CONCRETE CAP FOR OPEN CUT**

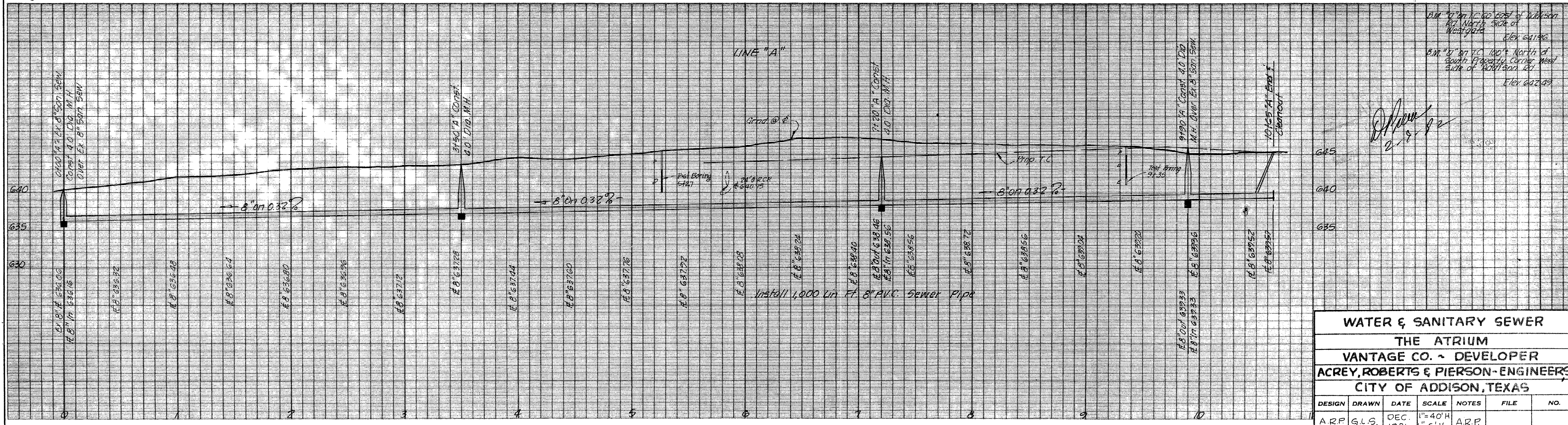
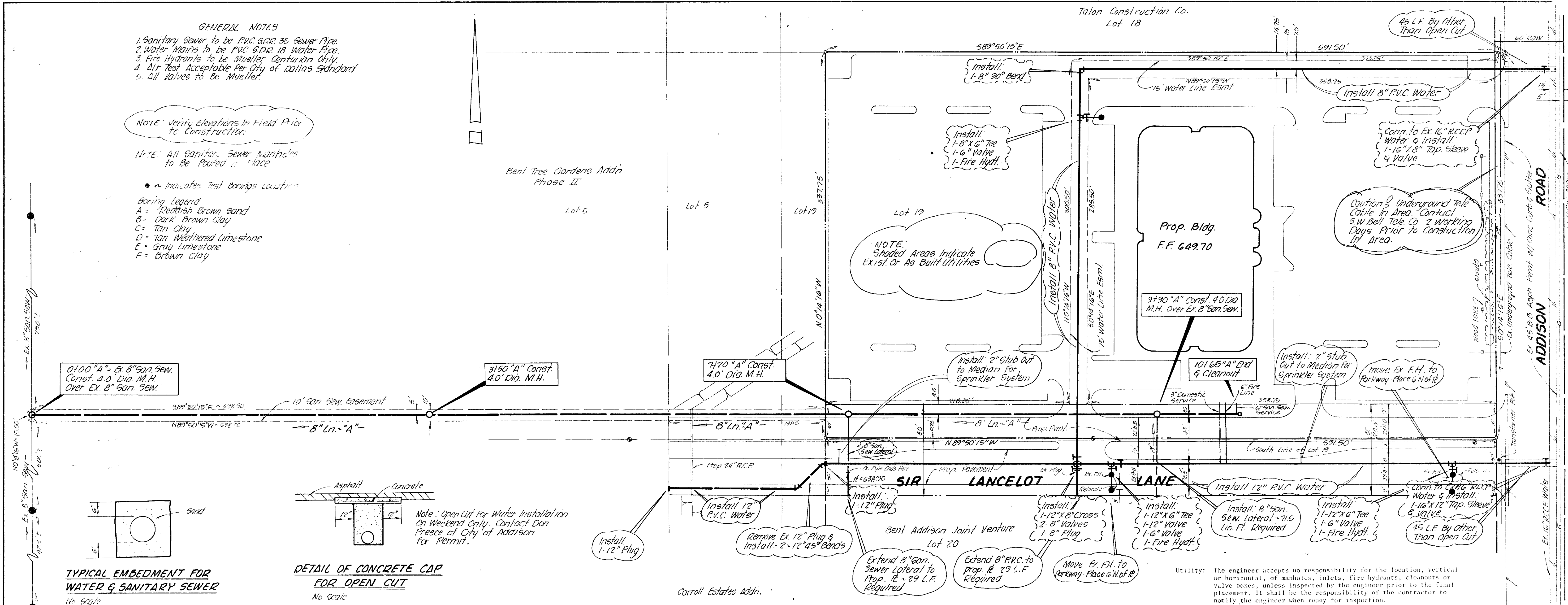
No Scale

Note: Open Cut for Water Installation on Weekend Only. Contact Dan Preece of City of Addison for Permit.

NOTE: Shaded Areas Indicate Exist Or As Built Utilities

Caution: Underground Tele Cable In Area. Contact S.W. Bell Tele. Co. 2 Working Days Prior to Construction in Area.

Utility: The engineer accepts no responsibility for the location, vertical or horizontal, of manholes, inlets, fire hydrants, cleanouts or valve boxes, unless inspected by the engineer prior to the final placement. It shall be the responsibility of the contractor to notify the engineer when ready for inspection.



<b>WATER &amp; SANITARY SEWER</b>						
<b>THE ATRIUM</b>						
<b>VANTAGE CO. - DEVELOPER</b>						
<b>ACREY, ROBERTS &amp; PIERSON - ENGINEERS</b>						
<b>CITY OF ADDISON, TEXAS</b>						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
ARP	GLS	DEC. 1981	1"=40'H 1"=6'V	ARP		