

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 1983, by the City Council of Addison, Texas.

Mayor _____

* Chairman of Planning and Zoning Commission _____

City Secretary _____

KNOW ALL MEN BY THESE PRESENTS: THAT I, John R. Piburn, Jr., do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon 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.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared John R. Piburn, Jr., 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, A.D. 1983.

Notary in and for the State of Texas

OWNER'S CERTIFICATE

WHEREAS, SUBURBAN AMERICAN COMPANY, INC. is the Owner of a tract of land situated in part of the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set for corner, said point being the intersection of the Southerly line of Belt Line Road (a 100' R.O.W.) with the Westerly line of Surveyor Boulevard (a 60' R.O.W.);

THENCE S 24°07'30" E, along the Westerly line of Surveyor Boulevard, a distance of 49.76 feet to an iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 14°19'26", a radius of 630.00 feet;

THENCE Southeasterly, along the Westerly line of Surveyor Boulevard and along said curve to the left, an arc distance of 157.50 feet to an iron rod set for the point of tangency;

THENCE S 38°26'55" E, along the Westerly line of Surveyor Boulevard, a distance of 60.86 feet to an iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 38°28'30", a radius of 570.00 feet;

THENCE Southeasterly along the Westerly line of Surveyor Boulevard and along said curve to the right, an arc distance of 384.42 feet to an iron rod set for the point of tangency;

THENCE S 00°11'34" W, along the Westerly line of Surveyor Boulevard, a distance of 321.34 feet to an iron rod set for corner, said point being on the Northerly line of Beltway Drive (a 60' R.O.W.);

THENCE S 89°52'50" W, along the Northerly line of Beltway Drive, a distance of 470.00 feet to an iron rod set for corner;

THENCE N 00°11'34" E, leaving the Northerly line of Beltway Drive, a distance of 805.90 feet to an iron rod set for corner, said point being on the Southerly line of Belt Line Road and on a curve to the left having a central angle of 01°30'27", a radius of 1960.08 feet, a chord bearing of N 63°51'24" E, a distance of 51.57 feet;

THENCE Northeasterly, along the Southerly line of Belt Line Road and along said curve to the left, an arc distance of 51.57 feet to an iron rod set for the point of tangency;

THENCE N 63°06'10" E, along the Southerly line of Belt Line Road, a distance of 117.50 feet to an iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 01°50'54", a radius of 1860.00 feet, a chord bearing of N 64°00'59" E, a distance of 60.00 feet;

THENCE Northeasterly, along the Southerly line of Belt Line Road and along said curve to the right, an arc distance of 60.00 feet to the POINT OF BEGINNING and containing 354,747 square feet or 8.14 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SUBURBAN AMERICAN COMPANY, INC. being the Owner, does hereby adopt this plat designating the hereinabove described property as SAC/BELTLINE ADDITION, an addition to the City of Addison, Dallas County, Texas and does hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, or trees shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use 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 in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and 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, par-rolling, maintaining and adding to or removing all or parts of its respective system without the necessity at 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 ordinarily performed by that utility.

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

WITNESS MY HAND this the _____ day of _____, 1983.

SUBURBAN AMERICAN COMPANY, INC.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Suburban American Company, Inc., 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 and in the capacity therein stated.

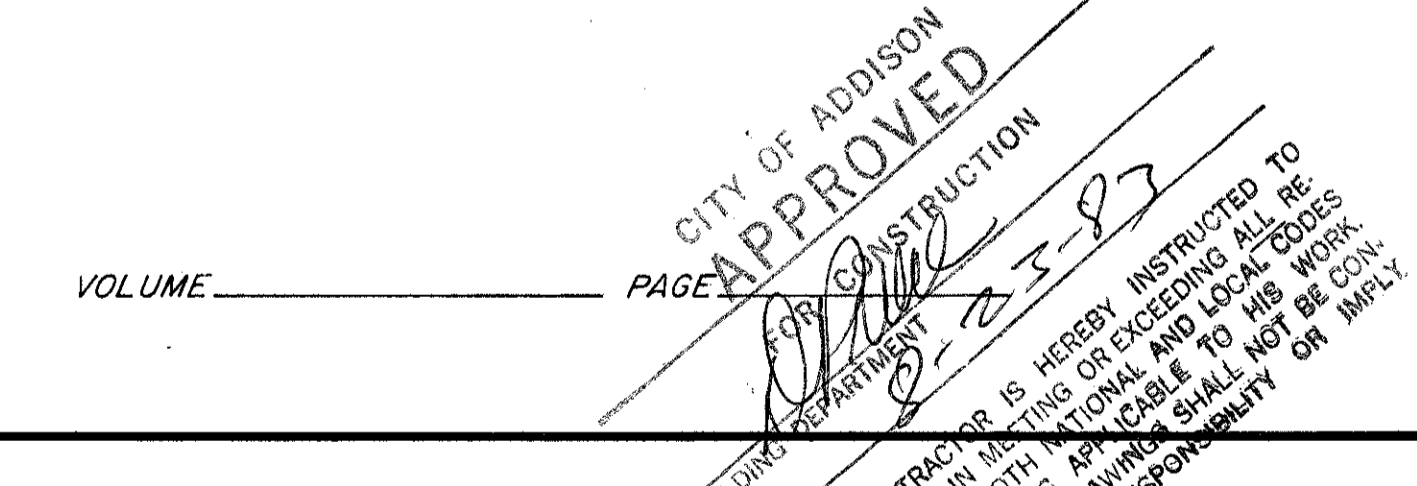
GIVEN under my hand and seal of office, this the _____ day of _____, 1983.

Notary Public in and for Dallas County, Texas

SAC/BELTLINE ADDITION
PART OF THE THOMAS L. CHENOWETH SURVEY,
ABSTRACT NO. 273
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:
SUBURBAN AMERICAN CO., INC.
200 NORTH PEARL
SUITE 340
NORTH TOWER-LOBBY BOX 384
DALLAS, TEXAS 75201
749-7300

ENGINEER:
JACK R. DAVIS AND ASSO.
2902 CARLISLE
DALLAS, TEXAS 75204
651-0801



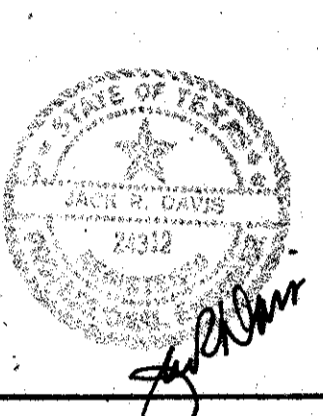
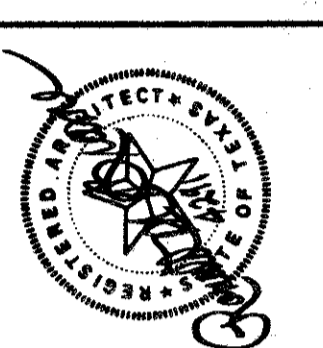
VOLUME _____

PAGE _____

JACK R. DAVIS & associates, inc.
consulting civil engineers & surveyors
2902 Carlisle Street
Dallas, Texas 75204

HARWOOD K SMITH & PARTNERS
Architects/Engineers/Planners
1111 Plaza of the Americas North, LB 307
Dallas, Texas 75201 214/748-5281

HKS



A COMMERCIAL AND OFFICE COMPLEX IN ADDISON TEXAS
SAC / BELTLINE
SUBURBAN AMERICAN COMPANY, INC.

Job No: **1573**

Revision:

ORIGINAL ISSUE 7/18/83

Sheet Title:

FINAL PLAT

Date: **7-18-83**

Drawn:

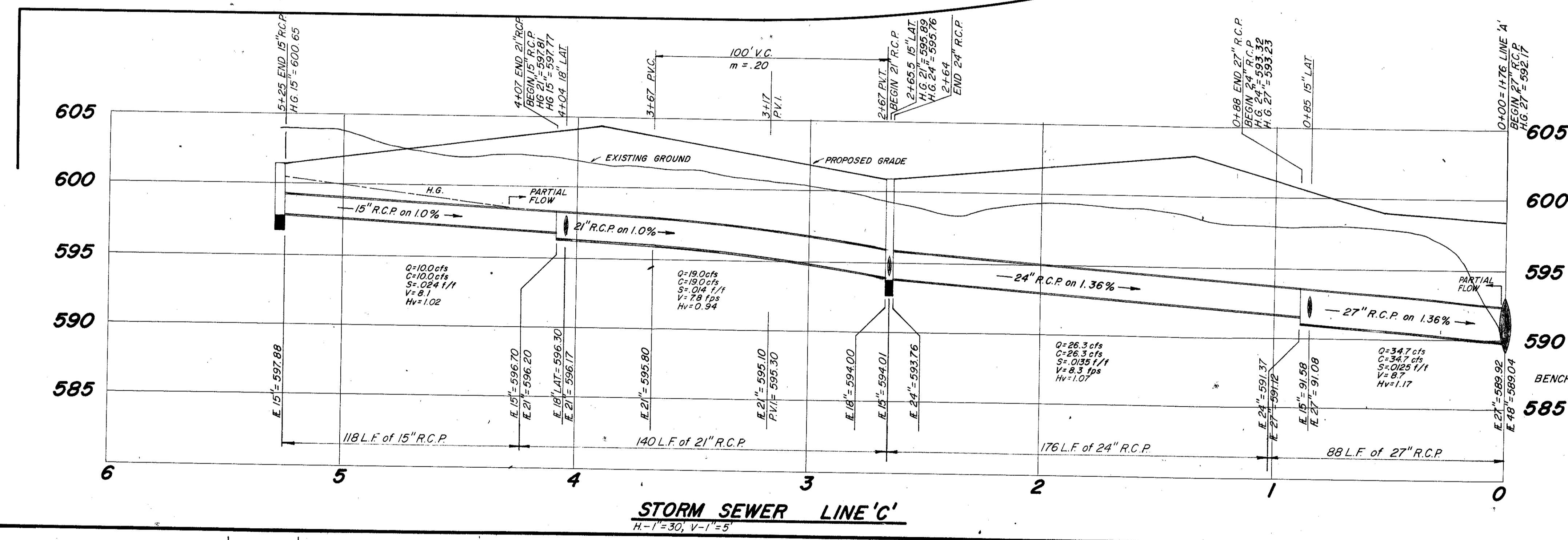
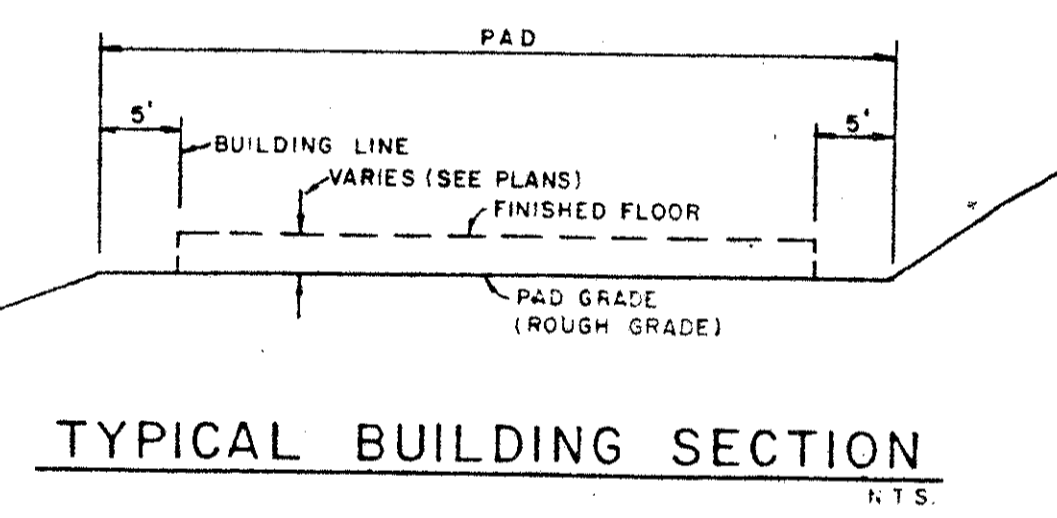
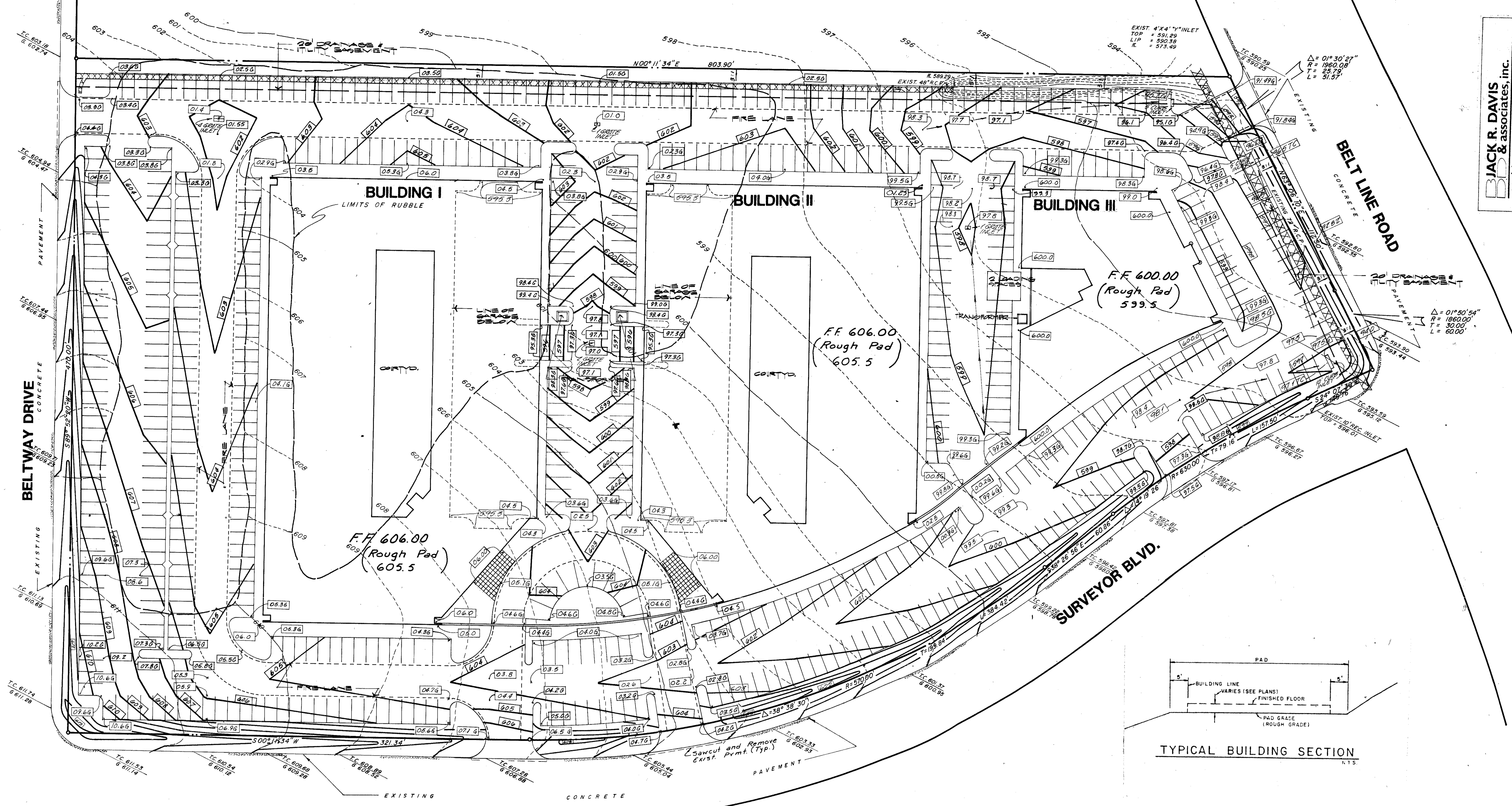
Sheet No:

C-1

of sheets



TEXAS POWER & LIGHT 100' R.O.W.



LEGEND: Prop. Contour, Exist Contour, Prop. Spot Elev., Exist Spot Elev., Concentration of Flow.

BENCH MARK: Square on top of curb on east side of SURVEYOR BLVD. at 220' south of BELT LINE ROAD. ELEVATION = 601.81

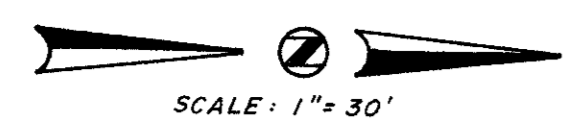
JACK R. DAVIS & Associates, Inc. Consulting civil engineers & surveyors 2902 Carlisle Street Dallas, Texas 75204

HARWOOD K SMITH & PARTNERS Architects/Engineers/Planners 1111 Plaza of the Americas North, LB 307 Dallas, Texas 75201 214/749-5261

HKS

A COMMERCIAL AND OFFICE COMPLEX IN ADDISON TEXAS SAC / BELTLINE SUBURBAN AMERICAN COMPANY, INC.

Job No: 1573 ORIGINAL ISSUE 7/18/83 Date: 7-18-83 Sheet No: C-3 of 3 sheets

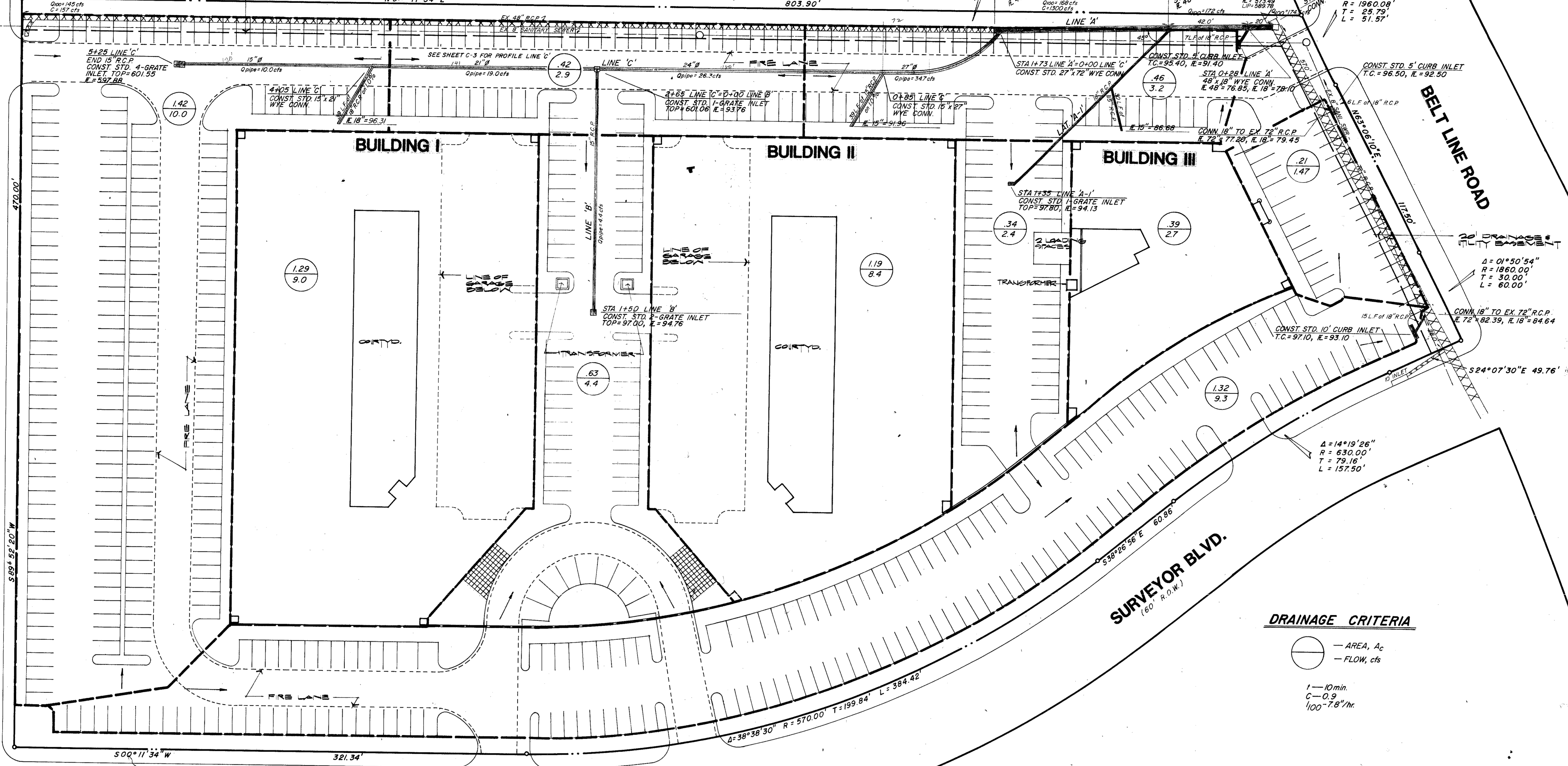


TEXAS POWER & LIGHT 100' R.O.W.

16-175
18-16-3
22-17-9
C-157-5
0-0112-8 cfs

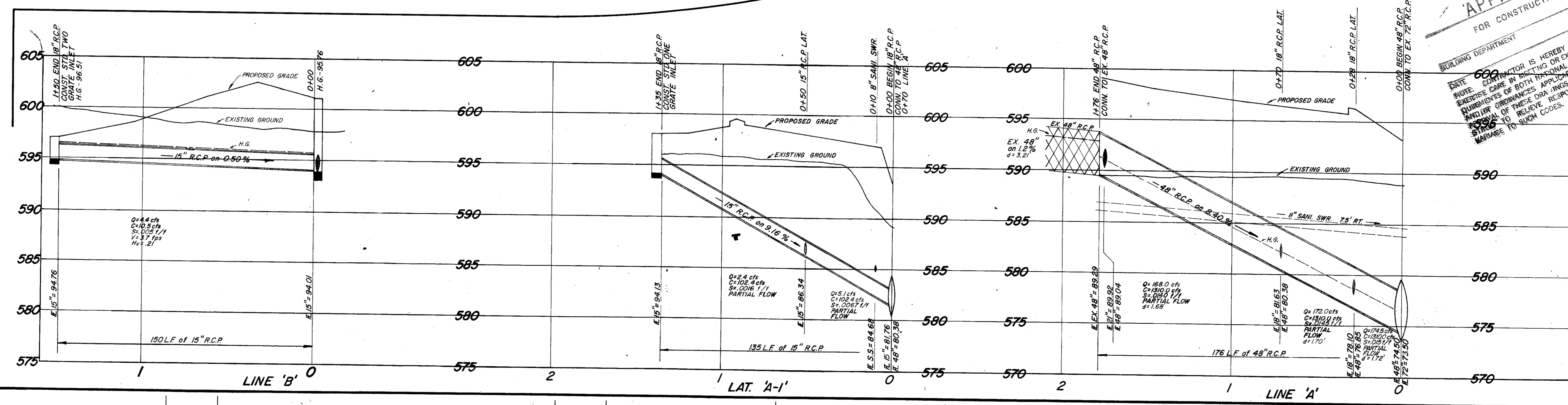
DATA OBTAINED FROM DRAINAGE AREA
MAP OF MIDWAY MEADOWS SHEET 3 OF 8

6 CURVE DATA
Δ=53° 52' 29"
R=67.00'
T=34.00'
L=53.00'
PC STA 0+63



DRAINAGE CRITERIA

- AREA, A_c
- FLOW, cfs
- 1 — 10 min
- C — 0.9
- 100 — 7.8"/hr



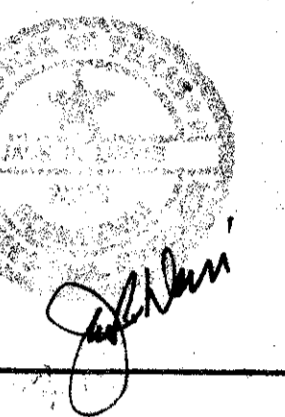
CITY OF ADDISON
APPROVED
FOR CONSTRUCTION

BUILDING DEPARTMENT
600
NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO
DATE: 7-18-83
RE: EXISTING CONDITIONS OR EXCEEDING ALL RE-
QUIREMENTS OF BOTH NATIONAL AND LOCAL CODES
AND/OR ORDINANCES APPLICABLE TO THIS WORK.
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS AND TO RELIEVE RESPONSIBILITY OF IMPLY
MANAGE TO SUCH CODES.

JACK R. DAVIS & ASSOCIATES, INC.
consulting civil engineers & surveyors
Dallas, Texas 75204
2902 Carlisle Street

HARWOOD K. SMITH & PARTNERS
Architects/Engineers/Planners
1111 Plaza of the Americas North, LB 307
Dallas, Texas 75201 214/748-5261

HKS



A COMMERCIAL AND OFFICE COMPLEX IN ADDISON TEXAS
SAC / BELTLINE
SUBURBAN AMERICAN COMPANY, INC.

Job No: 1573

Revision:

ORIGINAL ISSUE 7/18/83

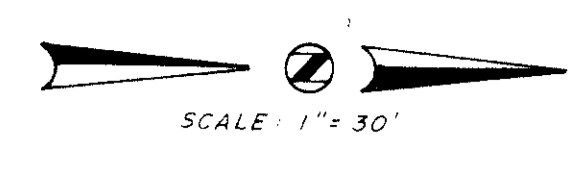
Sheet Title: STORM SEWER PLAN

Date: 7-18-83

Drawn:

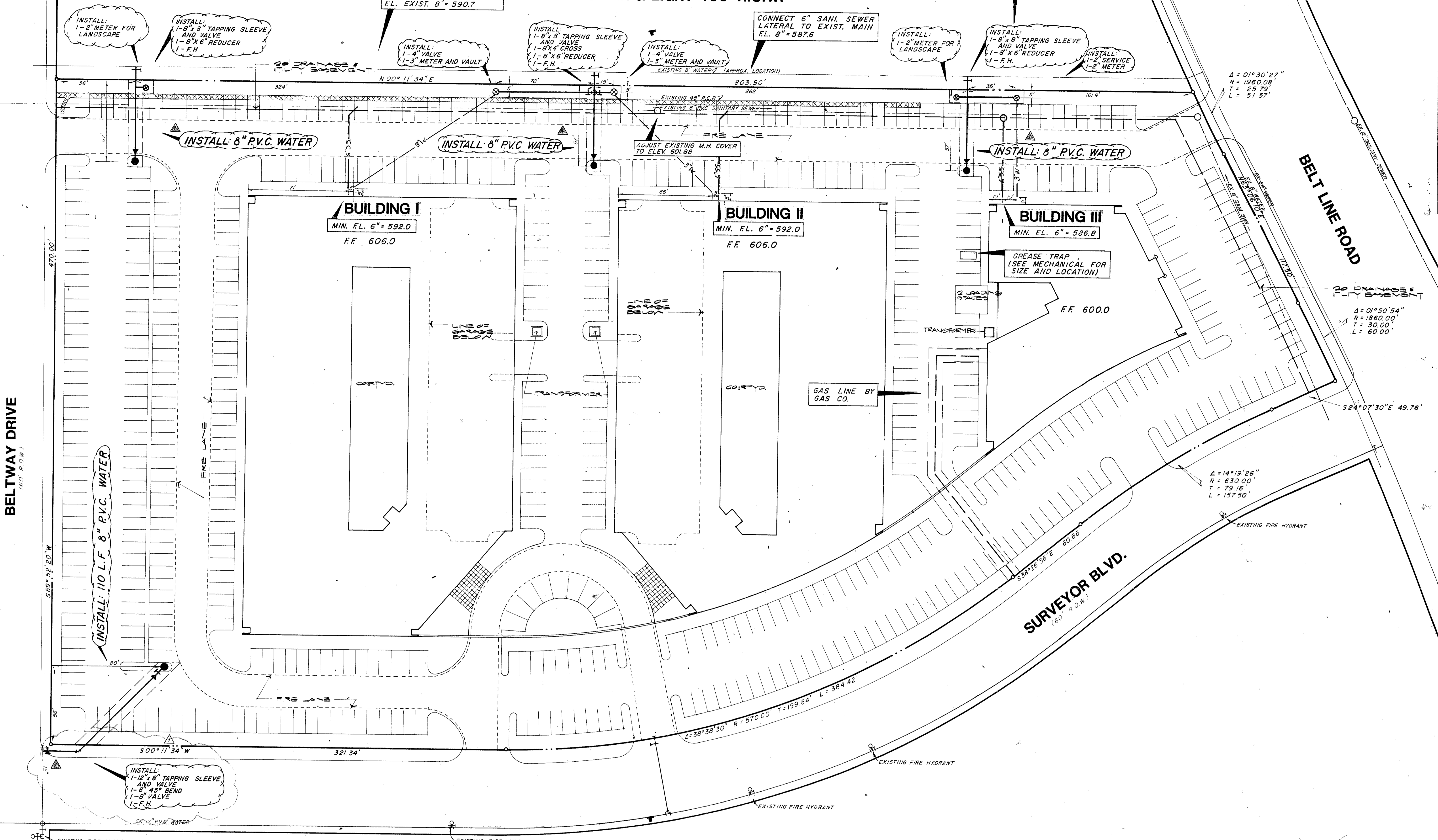
Sheet No: C-4

of sheets



NOTE: SEE MECHANICAL (M 2.13) FOR WATER METER VAULT DETAIL

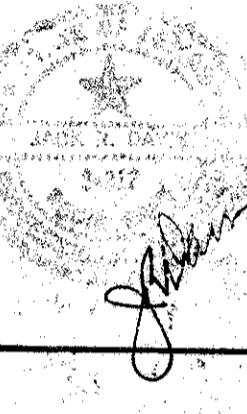
TEXAS POWER & LIGHT 100' R.O.W.



JACK R. DAVIS & associates, inc.
 consulting civil engineers & surveyors
 2902 Carlisle Street
 Dallas, Texas 75204

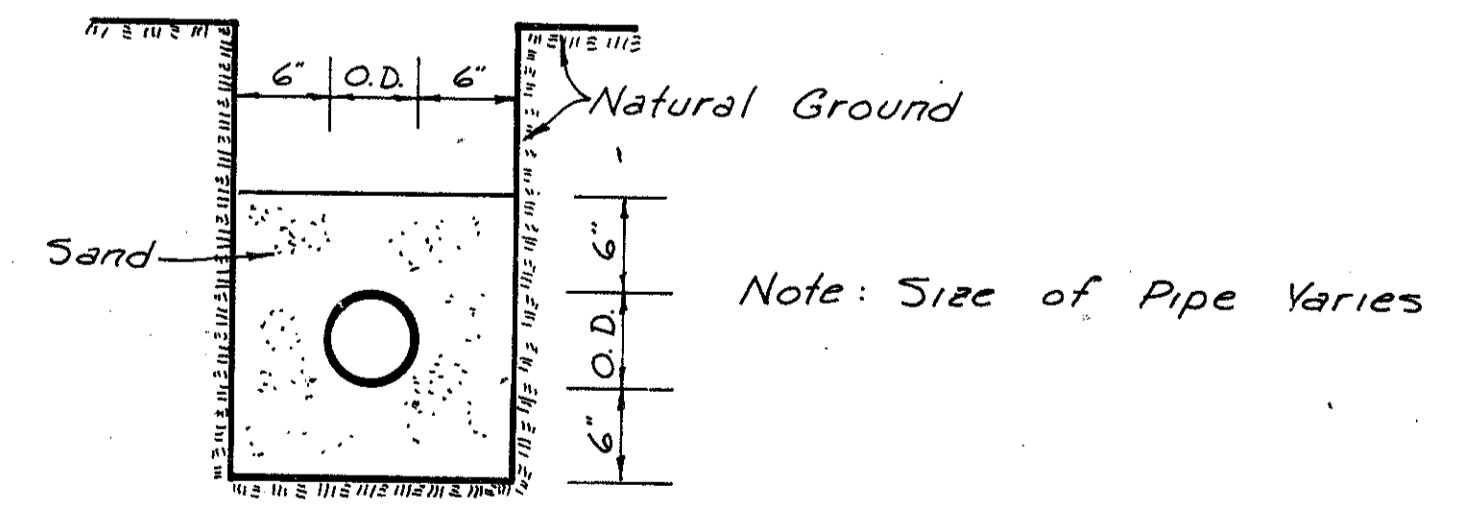
HARWOOD K SMITH & PARTNERS
 Architects/Engineers/Planners
 1111 Plaza of the Americas North, LB 307
 Dallas, Texas 75201 214/748-5661

HKS



A COMMERCIAL AND OFFICE COMPLEX IN ADDISON TEXAS
SAC / BELT LINE
 SUBURBAN AMERICAN COMPANY, INC.

- GENERAL NOTES**
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ADDISON STANDARDS AND SPECIFICATIONS.
 2. ALL WATER MAINS SHALL BE PVC SDR-18 WATER PIPE (BLUE BRUTE WITH WIRE TRACERS). TRACER TO BE #12 INSULATED COPPER.
 3. ALL WATER MAINS SHALL HAVE MINIMUM COVER BELOW FINISHED GRADES AS FOLLOWS: 6" & 8" - 48" OR AS REQUIRED TO CLEAR OTHER UTILITIES.
 4. ALL TRENCH BACKFILL FOR UTILITIES SHALL BE COMPACTED AS REQUIRED BY CITY, BUT IN NO CASE SHALL THE TOP 12" BE COMPACTED TO LESS THAN 90% AASHO DENSITY WITH THE REMAINDER OF THE DITCH BEING COMPACTED TO THAT OF ADJOINING SOIL CONDITIONS.
 5. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL PROTECT EXISTING IMPROVEMENTS DURING CONSTRUCTION.
 6. ALL PIPE EMBEDMENT SHALL BE AS DETAILED ON THIS SHEET.



CITY OF ADDISON APPROVED
 FOR CONSTRUCTION

BUILDING DEPARTMENT

DATE: CONTRACTOR IS HEREBY INSTRUCTED TO VERIFY ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL PROTECT EXISTING IMPROVEMENTS DURING CONSTRUCTION. THE REMAINDER OF THE DITCH BEING COMPACTED TO THAT OF ADJOINING SOIL CONDITIONS. THE TOP 12" SHALL BE COMPACTED TO LESS THAN 90% AASHO DENSITY WITH THE REMAINDER OF THE DITCH BEING COMPACTED TO THAT OF ADJOINING SOIL CONDITIONS.

BENCH MARK: Square cut on top of curb on east side of SURVEYOR BLVD. at 220' south of BELT LINE ROAD. ELEVATION = 601.81

7-26-83 REVISED WATER METERS & P.N. LINES

Job No: **1573**

Revision:

ORIGINAL ISSUE 7/18/83

7-26-83 REVISED WATER METERS & P.N. LINES

ADD. VALVE

Sheet Title: **WATER AND SANITARY SEWER PLAN**

Date: 7-18-83

Drawn:

Sheet No: **C-5**

of sheets