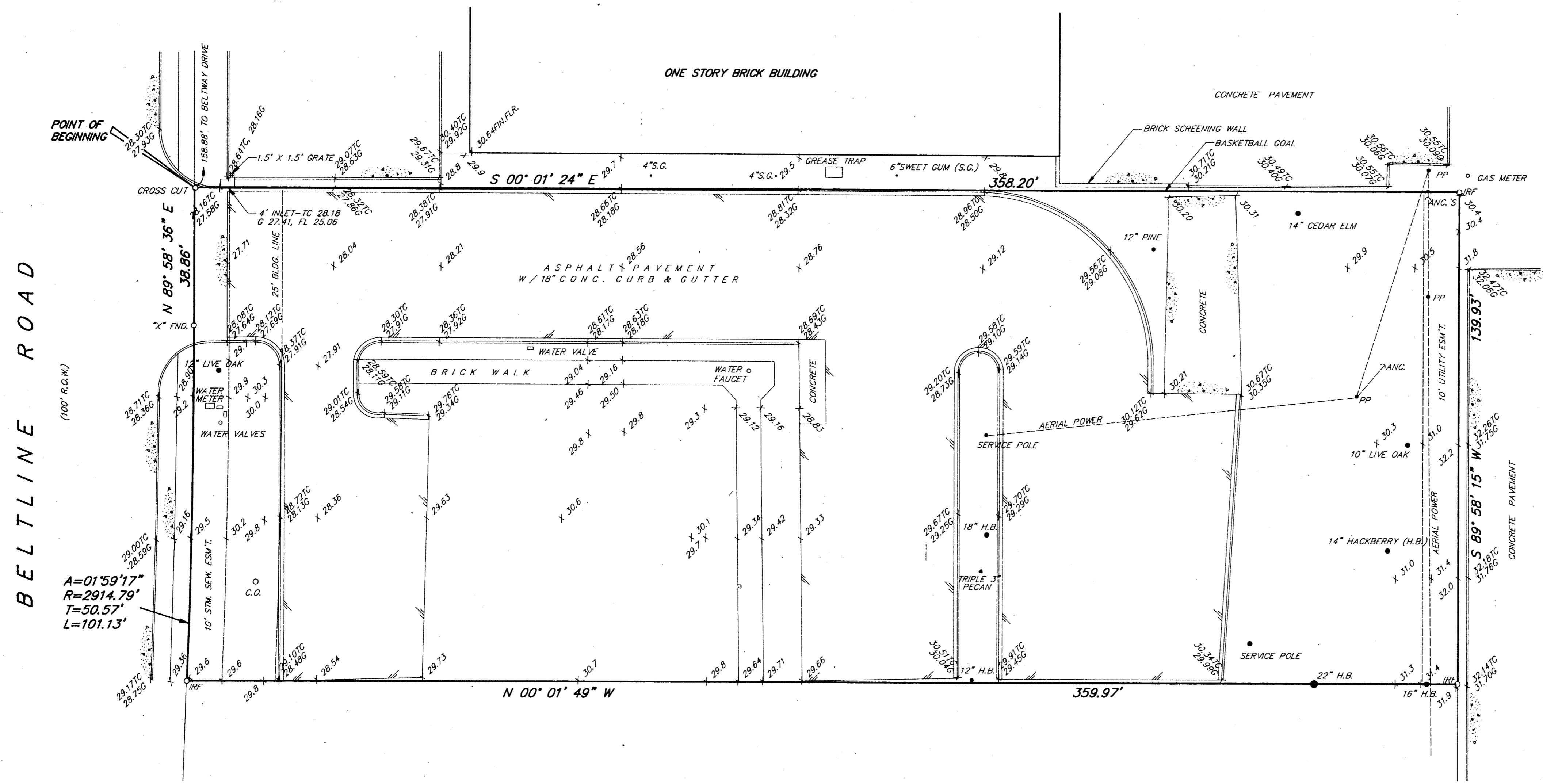




BELTWAY OFFICE PARK TRACT III
VOL. 77086, PG. 0026



$A=01^{\circ}59'17''$
 $R=2914.79'$
 $T=50.57'$
 $L=101.13'$

BLACK EYED PEA
(UNDER CONSTRUCTION)
TOP OF FORM 631.40

PROPERTY DESCRIPTION

BEING a tract of land situated in the Elisha Fike Survey, Abstract No. 478, Dallas County, Texas, and being that certain tract of land conveyed to the City of Addison by deed dated October 4, 1971, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a cross cut found for corner situated in the south line of Belt Line Road (100' R.O.W.), said cross being $S 89^{\circ}58'36'' W$ a distance of 158.88 feet from the west line of Beltway Drive;

THENCE $S 00^{\circ}01'24'' E$ departing the south line of said Belt line Road and along the west line of Beltway Office Park Tract III, an addition to the City of Addison as recorded in Volume 77086, Page 0026, Map Records, Dallas County, Texas, a distance of 358.20 feet to an iron rod found for corner;

THENCE $S 89^{\circ}58'15'' W$ along the north line of said Beltway Office Park Tract III a distance of 139.93 feet to an iron rod found for corner;

THENCE $N 00^{\circ}01'49'' W$ a distance of 359.97 feet to an iron rod found for corner situated in the curving south line of said Belt Line Road;

THENCE along the curving south line of said Belt Line Road the following:

Along said curve to the left having a central angle of $01^{\circ}59'17''$, a radius of 2914.79 feet, an arc length of 101.13, and a chord bearing of $S 89^{\circ}01'46'' E$ to an 'x' cut found for corner;

$N 89^{\circ}58'36'' E$ a distance of 38.86 feet to the POINT OF BEGINNING and containing 50,190 square feet or 1.1522 acres of land, more or less.

SURVEY CERTIFICATE

The undersigned hereby certifies to Cabbage Patch Construction, Inc., a Texas Corporation, Chili's, Inc., a Delaware Corporation and Commonwealth Land Title Company, as of the following date, that: (1) this survey (a) was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon, (b) correctly shows the location of all buildings, structures, and other improvements and visible items on the subject property, and (c) correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument, book, and page number indicated); (2) except as shown, there are no visible (a) easements, rights-of-way, party walls, or conflicts, (b) encroachments on adjoining premises, streets, or alleys by any of said buildings, structures or other improvements, and (c) encroachments on the subject property by buildings, structures, or other improvements situated in adjoining premises (3) the distance from the nearest intersection, street, and road is as shown hereon; (4) the subject property does not serve any adjoining property for drainage, ingress and egress, or any other purpose; (5) all required building set-back lines on the subject property are located as shown hereon; (6) the subject property has access to and from a public roadway; (7) the subject property is not located in a 100 Year Flood Plain or in an identified flood or mudslide hazard area as defined by the U.S. Department of Housing and Urban Development under the Flood Disaster Protection Act of 1973, as amended; and (8) the subject property contains 1.1522 acres, 50,190 square feet of land.

EXECUTED on the 5th day of August, 1991.

John R. Fiburn, Jr.
John R. Fiburn, Jr.
R.P.L.S. No 3689

BELTWAY OFFICE PARK TRACT III
VOL. 77086, PG. 0026

FOR REFERENCE ONLY

BENCH MARK:
"x" CUT ON CONC. BASE OF LIGHT POLE
5'± WEST OF BLACK EYED PEA'S WEST
PROPERTY LINE & 50'± SOUTH OF
BELT LINE ROAD.
ELEVATION 631.28

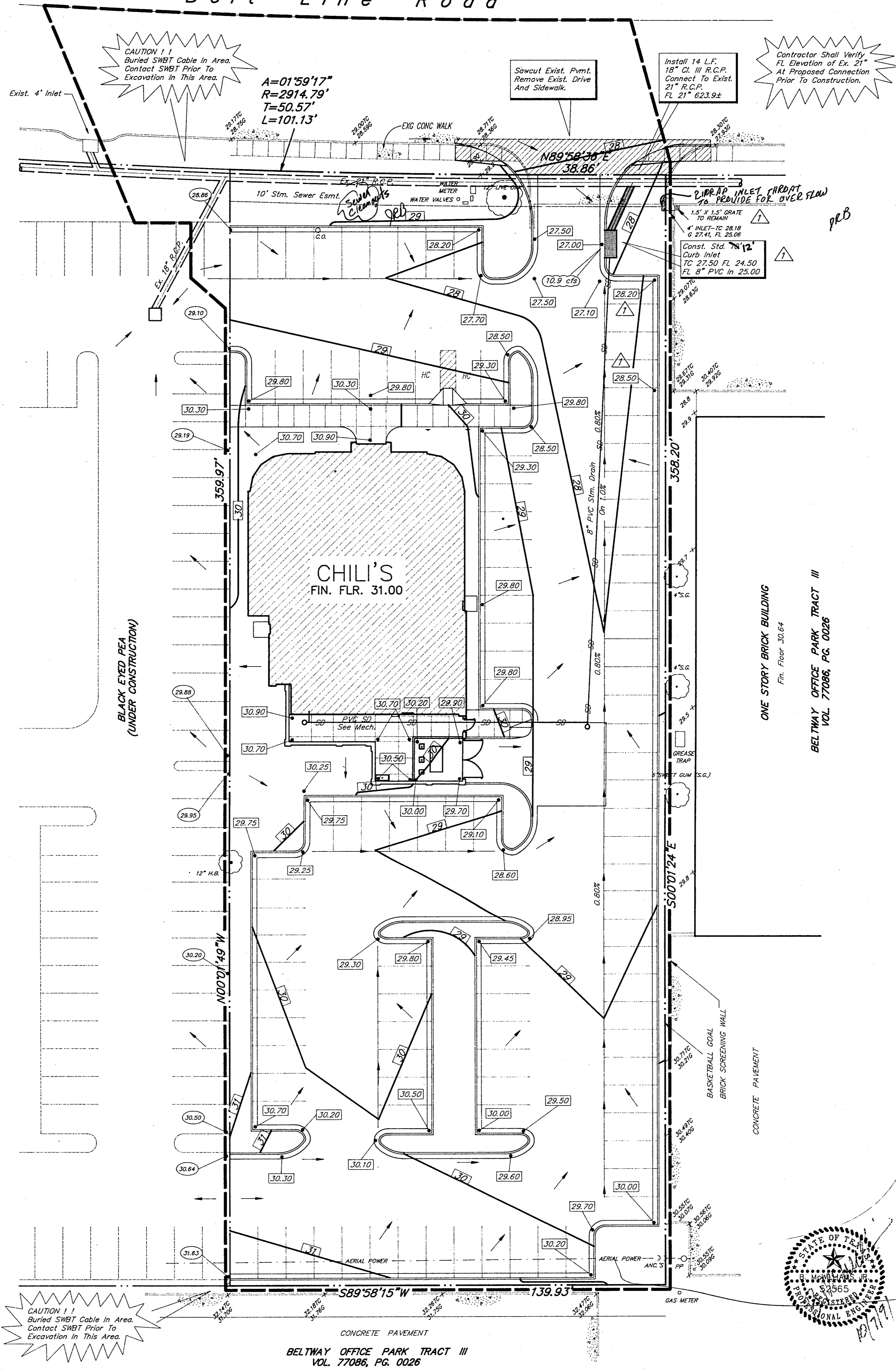
CHILI'S GRILL & BAR
BOUNDARY & TOPOGRAPHIC SURVEY
CITY OF ADDISON

BROCKETTE · DAVIS · DRAKE, inc.
consulting engineers

Civil & Structural Engineering · Surveying
3535 Travis, Suite 100 · Dallas, Texas 75204 · (214) 522-9540

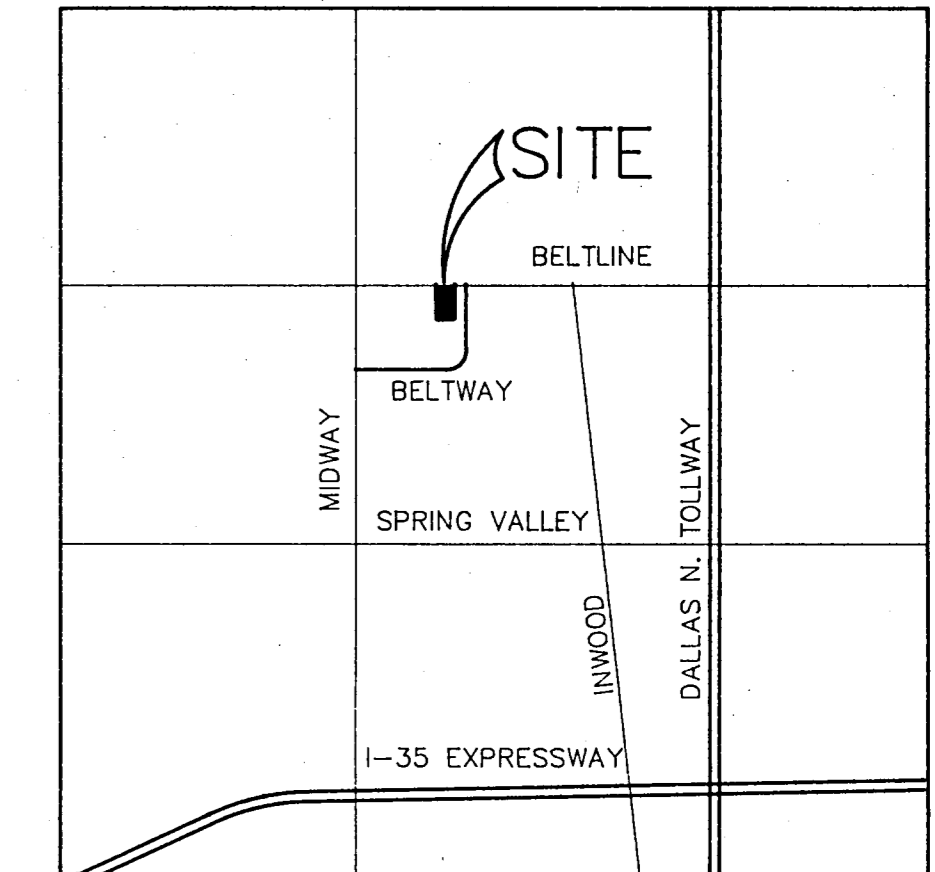
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
	B.T.S.	7-31-91	1"=20'	F.G.	C-91193	01

Belt Line Road



GENERAL NOTES

1. PRIOR TO PLACING ANY FILL MATERIAL, ALL EXISTING SURFACES, VEGETATION, LOOSE FILL, AND DEBRIS SHOULD BE REMOVED TO A MINIMUM DEPTH OF 6 INCHES. ALL EXPOSED SURFACES SHOULD THEN BE SCARIFIED, WATERED AS REQUIRED, AND RECOMPACTED TO A MINIMUM DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AS DEFINED BY ASTM D 698 (STANDARD PROCTOR DENSITY) AT A MOISTURE CONTENT BETWEEN THE OPTIMUM MOISTURE VALUE AND 2% ABOVE OPTIMUM.
2. FILL MATERIALS SHOULD BE PLACED IN 6" TO 8" LOOSE LIFTS AT A MOISTURE CONTENT BETWEEN OPTIMUM AND 2% ABOVE OPTIMUM. MINIMUM COMPACTION SHOULD BE 90% FOR FILLS OF 3 FEET OR LESS AND 95% FOR FILLS GREATER THAN 3 FEET. EACH LIFT SHOULD BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER.
3. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.
4. BACKFILL FOR UTILITY LINES SHOULD BE CAREFULLY PLACED SO THAT THEY WILL BE STABLE. WHERE UTILITY LINES PASS THROUGH THE PAVEMENT AREAS, THE TOP 6" SHOULD BE COMPACTED SIMILARLY TO THE REMAINDER OF THE PAVEMENT. UTILITY DITCHES SHOULD BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO INSURE THAT UNDESIRABLE FILL THAT WAS NOT DETECTED BY THE TEST BORINGS IS NOT USED.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. CONTRACTOR SHALL REMOVE ANY ABANDONED SEWER CLEANOUTS TO A MINIMUM DEPTH OF 24" BELOW PROPOSED GRADE. Cleanouts shall be properly plugged to prevent infiltration. *PBB*



LOCATION MAP
NO SCALE

Runoff Calculations

$C = 0.9$
 $I_{100} = 8.74 \text{ in./hr.}$
 $\text{AREA} = 1.38 \text{ Acres}$
 $\text{RUNOFF} = (0.9)(8.74)(1.38) = 10.9 \text{ CFS}$

Legend

- 34 — Proposed Contour
- 30.70 ○ Exist. Spot Elev.
- 30.00 ○ Prop. Spot Elev. Per Black Eyed Pea Plans
- 30.8 ○ Proposed Spot Elev.
- Flow Arrow
- - - Drainage Divide

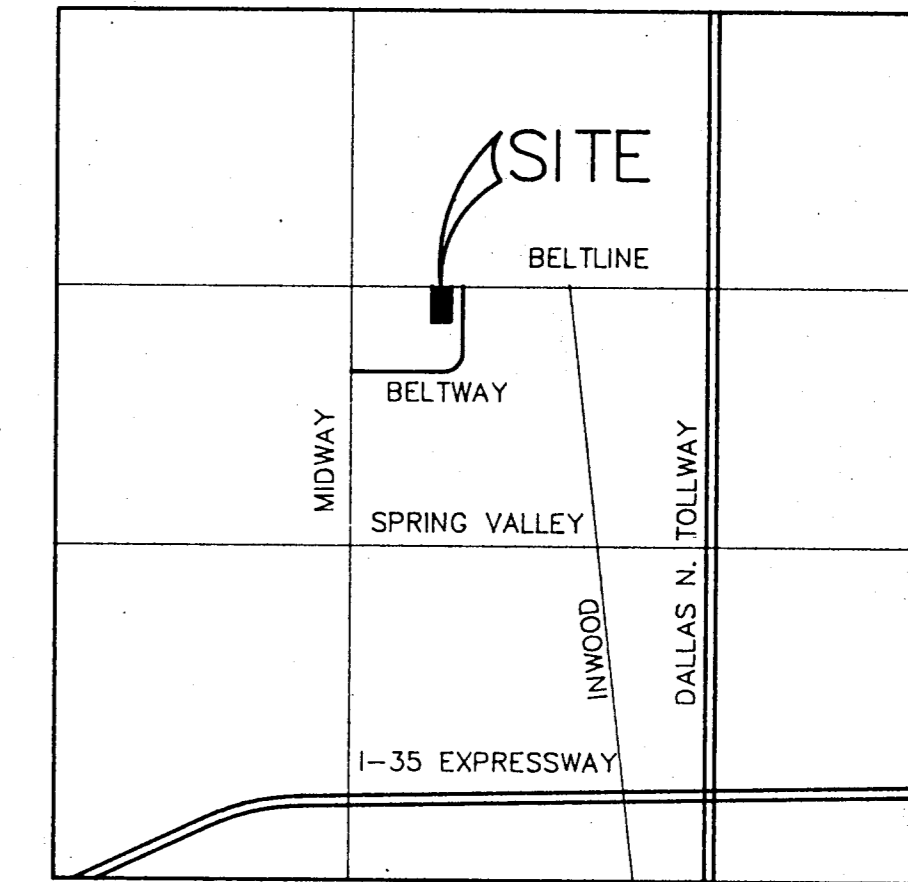
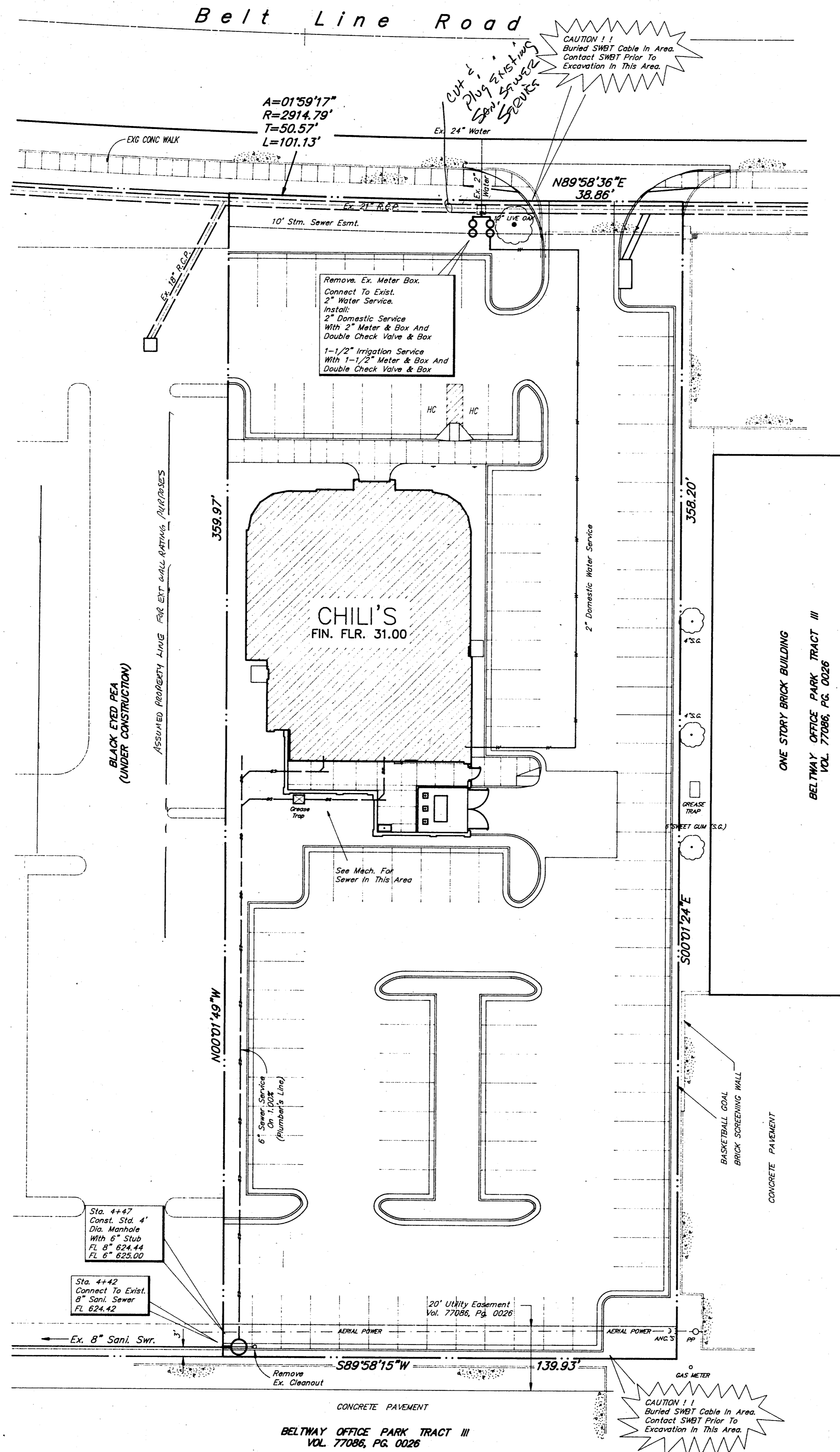
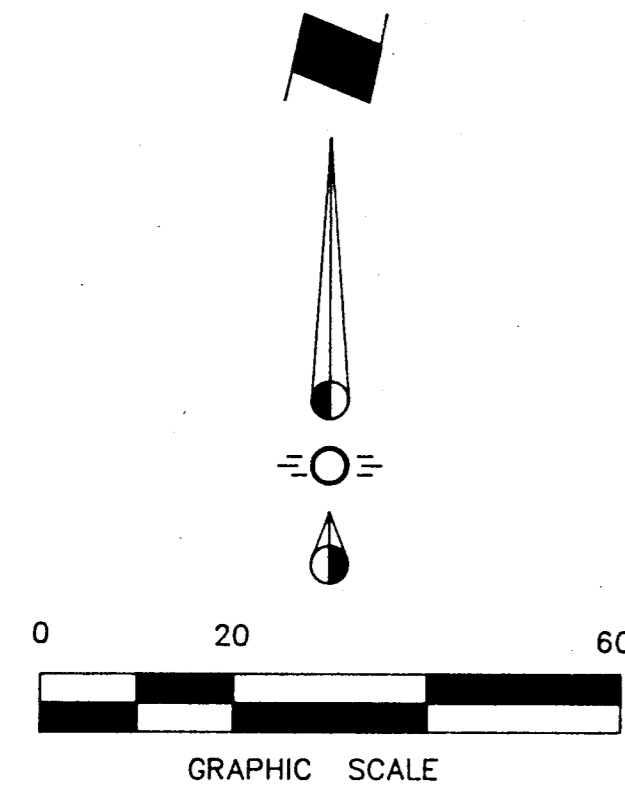
BENCH MARK:
Square Cut on Conc. Base of Light Pole 5'± West of Black-Eyed Pea West Property Line, And 50'± South of Belt Line Road.

Revised 10/7/1991

GRADING PLAN
CHILI'S RESTAURANT
CITY OF ADDISON, TEXAS
 BROCKETTE · DAVIS · DRAKE, inc.
 consulting engineers
 Civil & Structural Engineering-Surveying
 3535 Travis, Suite 100 · Dallas, Texas 75204 · (214) 522-9540

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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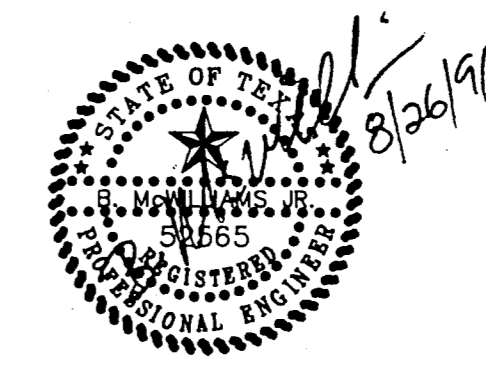




LOCATION MAP
NO SCALE

Note:
It Shall Be The Responsibility Of The Contractor To Verify The Exact Location And Elevation Of Existing Utilities And Notify The Engineer Of Any Discrepancies.

BENCH MARK:
Square Cut on Conc. Base of Light Pole 5'± West Of Black-Eyed Pea West Property Line, And 50'± South Of Belt Line Road.

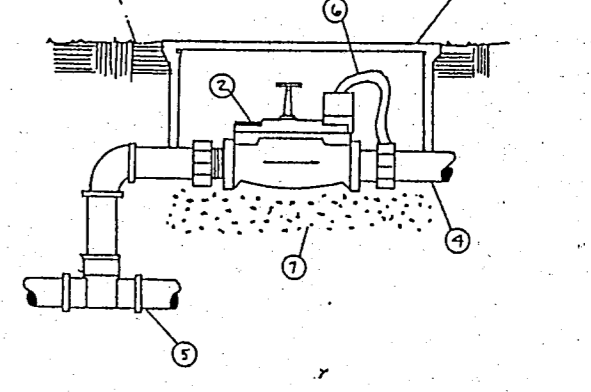
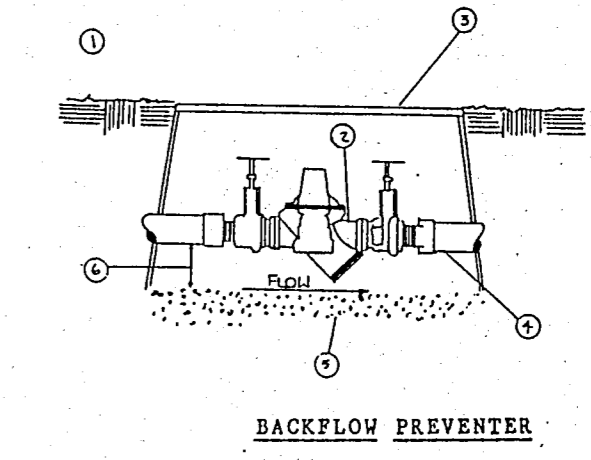
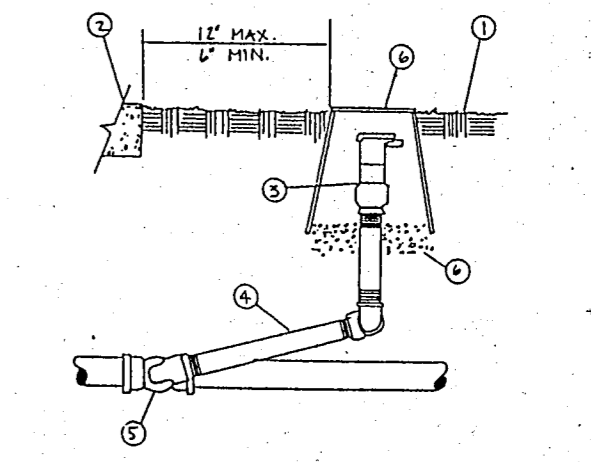
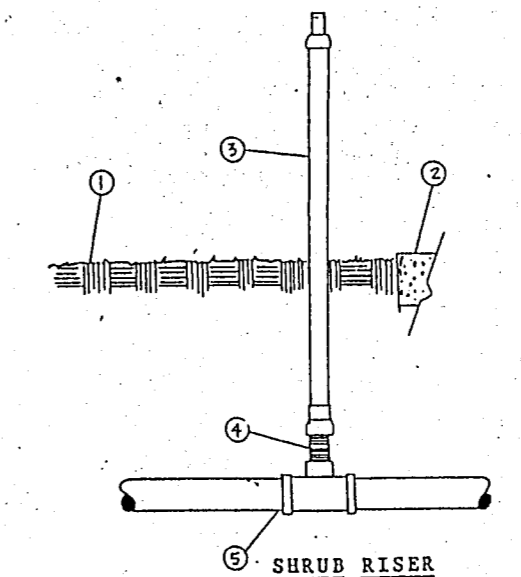
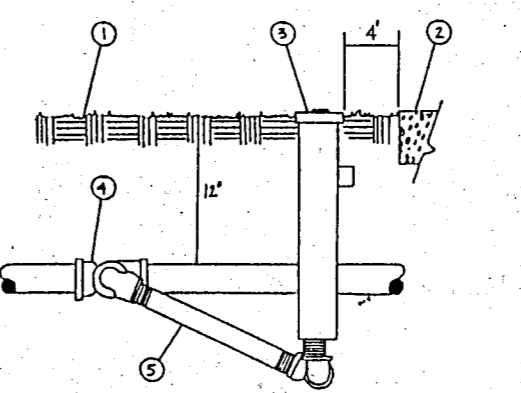
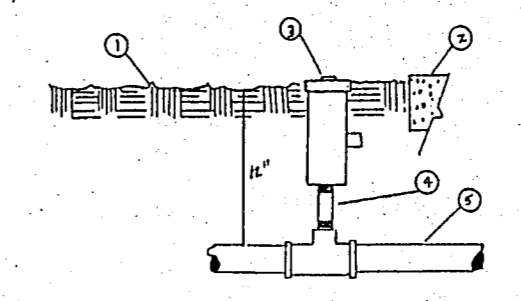
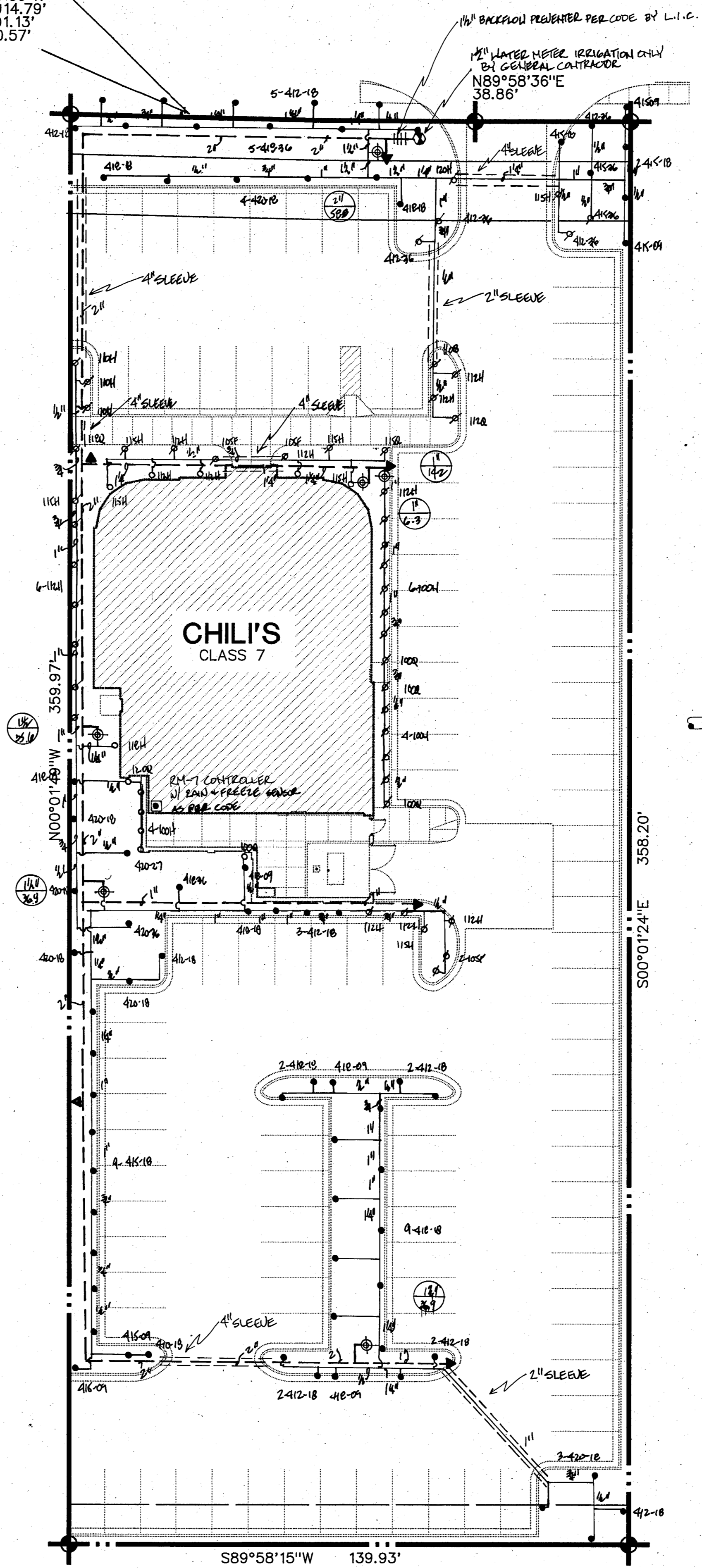


WATER & SEWER PLAN
CHILI'S RESTAURANT
CITY OF ADDISON, TEXAS

BROCKETTE · DAVIS · DRAKE · inc.
consulting engineers
Civil & Structural Engineering · Surveying
3535 Travis, Suite 100 · Dallas, Texas 75204 · (214) 522-9540

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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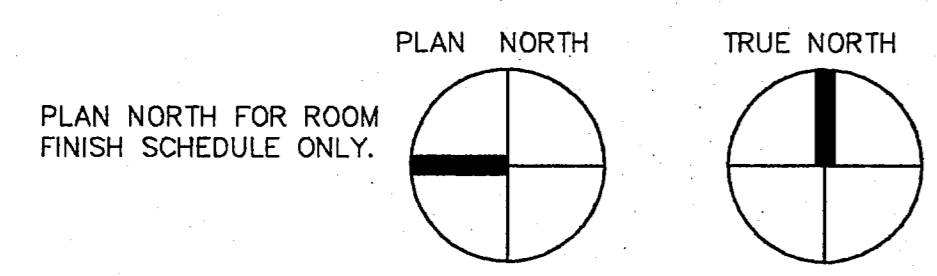
$\Delta = 01^{\circ}59'17''$
 $R = 2914.79'$
 $L = 101.13'$
 $T = 50.57'$



- NOTES:
- All sprinkler equipment numbers reference the Weathermatic equipment catalog unless otherwise indicated.
 - LAWN SPRAY HEADS are #33P installed as per detail shown. Nozzles as indicated on plans.
 - SHRUB SPRAY HEADS shall be installed per detail shown. Nozzles as indicated on plans.
 - ELECTRIC CONTROL VALVES shall be #11000R installed per detail shown. Size valves as shown on plans. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
 - QUICK COUPLING VALVES shall be #607R installed per detail shown. Swing joints shall be constructed using 3/4\"/>
 - AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five feet (5') of controller location by other trades.
 - All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
 - SLIPES shall be installed by General Contractor. Sleeve material shall be Class 200 PVC, sized as shown on plans.
 - Two days prior to start of construction, Contractor shall verify static water pressure. If static pressure is less than 30 PSI, do not start work until notified to do so by owner.
 - All main line and lateral piping shall have a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18 inches of cover.
 - The irrigation contractor shall coordinate installation of the system with the landscape contractor so that all plant material will be secured in accordance with the intent of the plans and specifications.

IRIGATION LEGEND

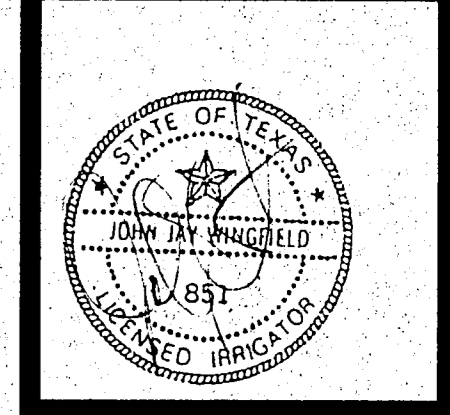
- Weathermatic #33P Lawn Pop-up Head
- Weathermatic #37P Pop-up Shrub Head
- ⊕ Weathermatic #11000 Electric Control Valve
- ⊙ Weathermatic #607R Quick Coupler
- ⊙ Hunter RCP Rotary Head
- Valve Size
- GTS



L2.01 IRRIGATION PLAN
1" = 20'-0"

MAIN THREE & ASSOC.
 PO BOX 741386
 DALLAS TEXAS 75374-1386
JOHN WINGFIELD
 (214) 324-9897

CONTRACTOR SHALL VERIFY ALL
 CONDITIONS AND DIMENSIONS
 AT THE JOB SITE AND NOTIFY
 THE ARCHITECTS OF ANY DIMEN-
 SIONAL ERRORS, OMISSIONS OR
 DISCREPANCIES BEFORE BEGIN-
 NING OR FABRICATING ANY WORK
 DO NOT SCALE DRAWINGS



THE VINCENT ASSOCIATION
ASSOCIATION OF ARCHITECTS
 THE TVA+A CORPORATION dba
 One Empire Place 1327 Empire Centre Salinas, CA 95075
 Dallas, Texas 75247
 (214) 639-2902

ADDISON, TX

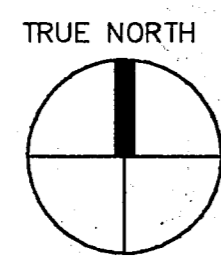
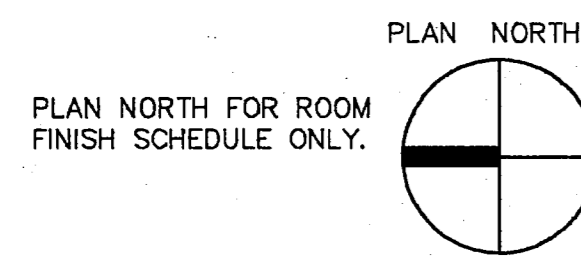
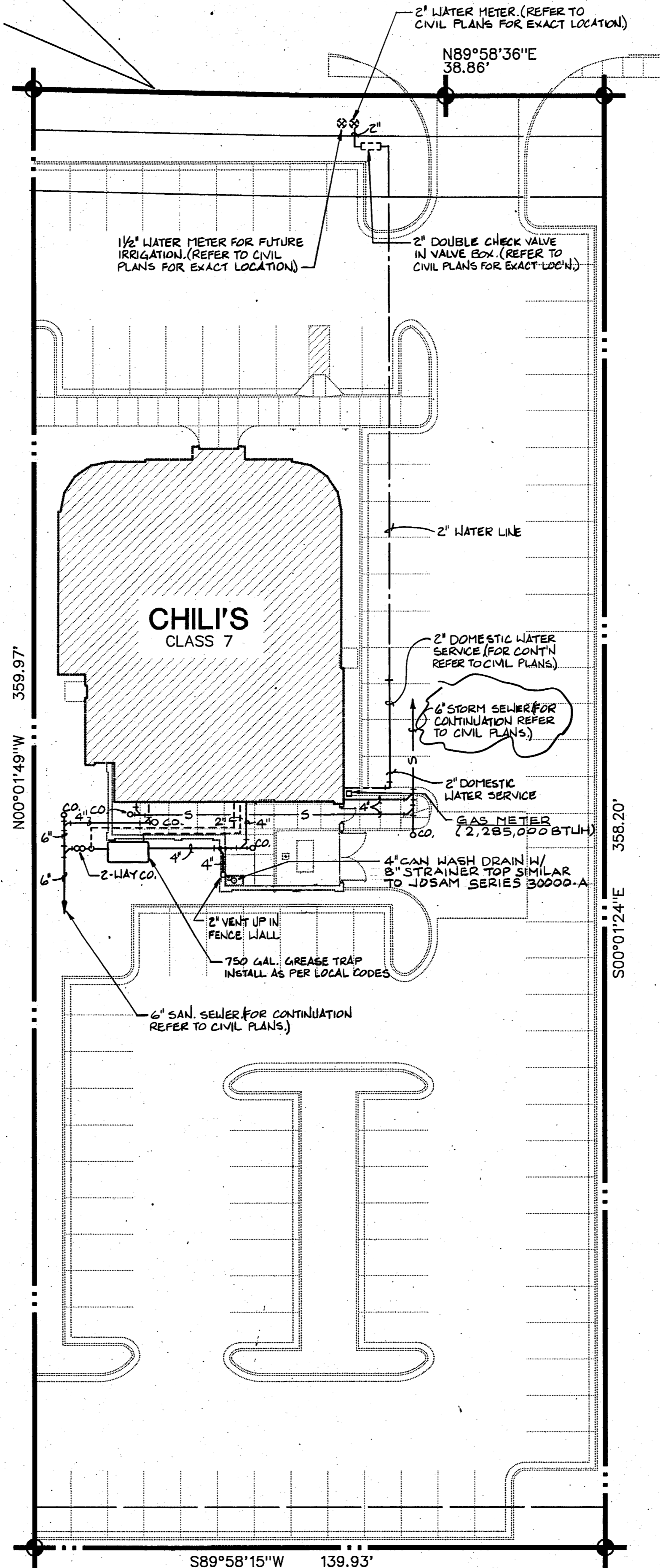
chili's 7
GRILL & BAR

JOB NUMBER
91097.00

SHEET NUMBER
L2
 OF SHEETS

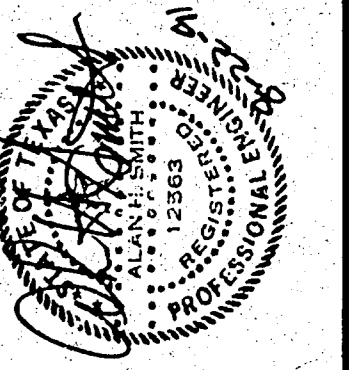
DATE OF ORIGINAL ISSUE
28 AUGUST 1991

Δ R = 01°59'17"
 L = 2914.79'
 T = 101.13'
 = 50.57'



ME1.01

SITE PLAN - PLUMBING
 1" = 20'-0"



SMITH, DUNCAN AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 8705 STEWARTS FREEWAY DALLAS, TEXAS 75247 (214) 630-2902

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK DO NOT SCALE DRAWINGS

THE VINCENT ASSOCIATION OF ARCHITECTS
 One Empire Place 1327 Empire Central Suite 104 Dallas, Texas 75247 (214) 630-2902

ADDISON, TX



JOB NUMBER
91097.00

SHEET NUMBER
ME1

OF SHEETS

DATE OF ORIGINAL ISSUE
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NO. DATE REVISIONS BY

DATE OF THIS PRINTING

