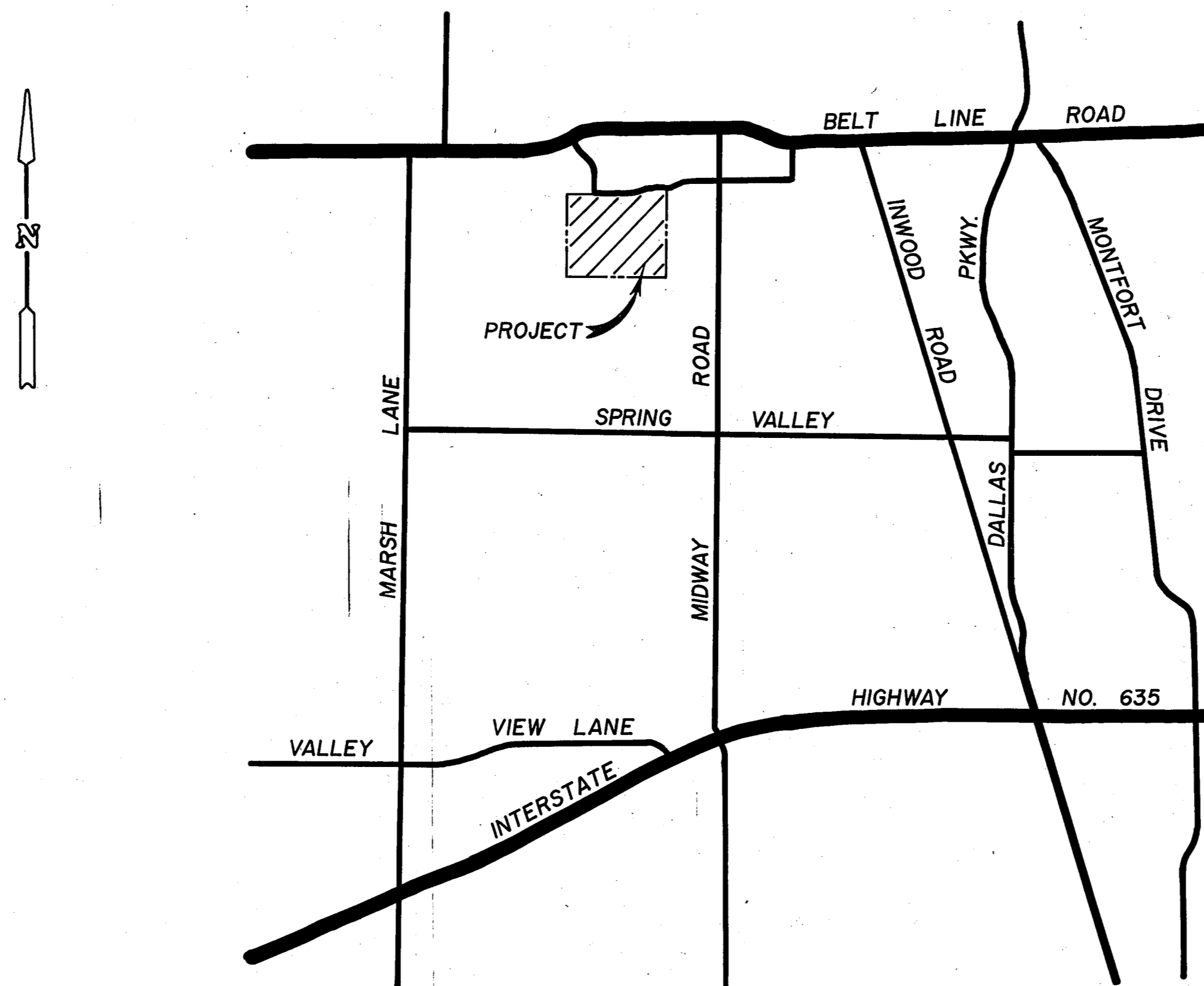


DEVELOPMENT PLANS
FOR
MIDWAY MEADOWS
CITY OF ADDISON, TEXAS

GENERAL NOTES

1. All street and alley intersections and connections shall be built by the developer.
2. Excavation from streets to be deposited in low areas to allow proper drainage.
3. All existing ditches, except as noted on drainage plans, are to be filled to conform to surrounding terrain.
4. It will be the responsibility of the developer and / or the contractor to protect and maintain to proper line and grade all public utilities, manholes, cleanouts, valve boxes, fire hydrants, etc. during the construction of this project, prior to and after placing permanent pavement.
5. All materials and workmanship shall conform to the City Standards and Specifications.



INDEX

SHEET NO.	DESCRIPTION
2	Final Plat
3	Drainage Map
4-12	Paving Plans and Profiles
13-14	Alley Profiles
15-16	Storm Sewer
17	Water & Sewer Plan
18-19	Sani. Sewer Profiles

PREPARED FOR

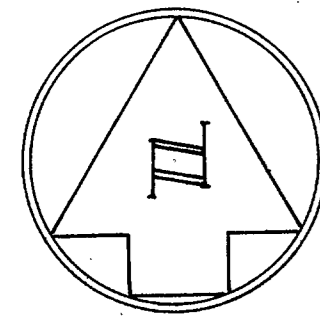
BENCHMARK PROPERTIES, INC.

DON A. TIPTON, INC.

13600 L.B.J. FREEWAY

CONSULTING ENGINEERS

GARLAND, TEXAS 75041



CURVE DATA									
No.	f	Inner	Outer	f	Inner	Outer	f	Inner	Outer
1	25°06'10"	31°27'50"	31°27'50"	41°17'20"	41°17'20"	41°17'20"	500.0	507.50	515.0
2	31°27'50"	31°27'50"	16°50'19"	131°17'20"	131°17'20"	131°17'20"	145.0	152.50	160.0
3	28°43'20"	28°43'20"	28°43'20"	90°00'	90°00'	90°00'	40.0	47.50	55.0
4	28°43'20"	28°43'20"	28°43'20"	90°19'14"	90°19'14"	90°19'14"	40.0	47.50	55.0
5	18°44'56"	18°44'56"	18°44'56"	89°40'46"	89°40'46"	89°40'46"	40.0	47.50	55.0
6	15°02'16"	15°02'16"	15°02'16"	41°17'20"	41°17'20"	41°17'20"	200.0	207.50	215.0
7	15°02'16"	15°02'16"	15°02'16"	41°17'20"	41°17'20"	41°17'20"	200.0	207.50	215.0
8	41°17'20"	41°17'20"	41°17'20"	89°40'46"	89°40'46"	89°40'46"	40.0	47.50	55.0
9	11°35'	11°35'	11°35'	64°10'	64°10'	64°10'	44.0	52.50	60.0
10	60°33'37"	60°33'37"	25°24'27"	64°10'	64°10'	64°10'	40.0	47.50	55.0
11	24°07'23"	24°07'23"	24°07'23"	48°58'13"	48°58'13"	48°58'13"	40.0	47.50	55.0
12	100°24'57"	100°24'57"	100°24'57"	14°59'23"	14°59'23"	14°59'23"	40.0	47.50	55.0
13	45°56'20"	45°56'20"	45°56'20"	34°52'24"	34°52'24"	34°52'24"	40.0	47.50	55.0
14	26°02'44"	26°02'44"	35°32'20"	11°48'25"	11°48'25"	11°48'25"	517.50	525.0	532.50
15	31°27'50"	31°27'50"	31°27'50"	101°47'28"	101°47'28"	101°47'28"	40.0	47.50	55.0
16	31°27'50"	31°27'50"	31°27'50"	84°32'55"	84°32'55"	84°32'55"	40.0	47.50	55.0



Replat Addison Plaza

Place of Beginning

60°08'37"E ~ 688.25'

50°26'23"W ~ 715.22'

STATE OF TEXAS
COUNTY OF DALLAS
OWNER'S CERTIFICATE

WHEREAS, BENCHMARK PROPERTIES, INC. is the owner of a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being more particularly described as follows: BEGINNING at the Southwest corner of a replat of Addison Plaza, an addition to the City of Addison, Texas as recorded in Volume 78187 at Page 1307 of the Map Records of Dallas County, Texas, an iron stake for corner; THENCE, S. 0°08'37"E, a distance of 888.25 feet to an iron stake for corner; THENCE, S. 0°26'23"W, a distance of 715.22 feet to a point along the North line of a 100' Dallas Power & Light Co. R.O.W., an iron stake for corner; THENCE, Westerly, along said North line of a 100' Dallas Power & Light Co. R.O.W. the following:
S. 89°30'25"W, a distance of 397.15 feet to an iron stake for corner;
S. 89°52'20"W, a distance of 1328.60 feet to a point along the East line of a 100' Texas Power & Light Co. R.O.W., an iron stake for corner;
THENCE, N. 0°11'34"E, along said East line of a 100' Texas Power & Light Co. R.O.W., a distance of 1440.02 feet to an iron stake for corner;
THENCE, N. 89°52'20"E, leaving said East line of a 100' Texas Power & Light Co. R.O.W., a distance of 978.89 feet to a point along the Southerly line of Beltway Drive, an iron stake for corner;
Around a curve to the left, having a central angle of 26°56'39", and a radius of 510.0 feet, a distance of 239.83 feet to the beginning of a curve to the right, having a central angle of 27°04'19", and a radius of 1020.0 feet, an iron stake for corner;
Around said curve, a distance of 481.94 feet to an iron stake for corner; East, a distance of 50.0 feet to the PLACE OF BEGINNING and containing 58.751 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BENCHMARK PROPERTIES, INC. does hereby adopt this plat designating the hereinabove described property as MIDWAY MEADOWS, 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, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips; and any public utility shall at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity, at any time, or procuring the permission of anyone.

WITNESS MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 1979.

BENCHMARK PROPERTIES, INC.

Ray Williamson, President

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 RAY WILLIAMSON, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 1979.

Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, DON A. TIPTON, 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 of Addison, Texas.

DON A. TIPTON, Registered Professional Engineer

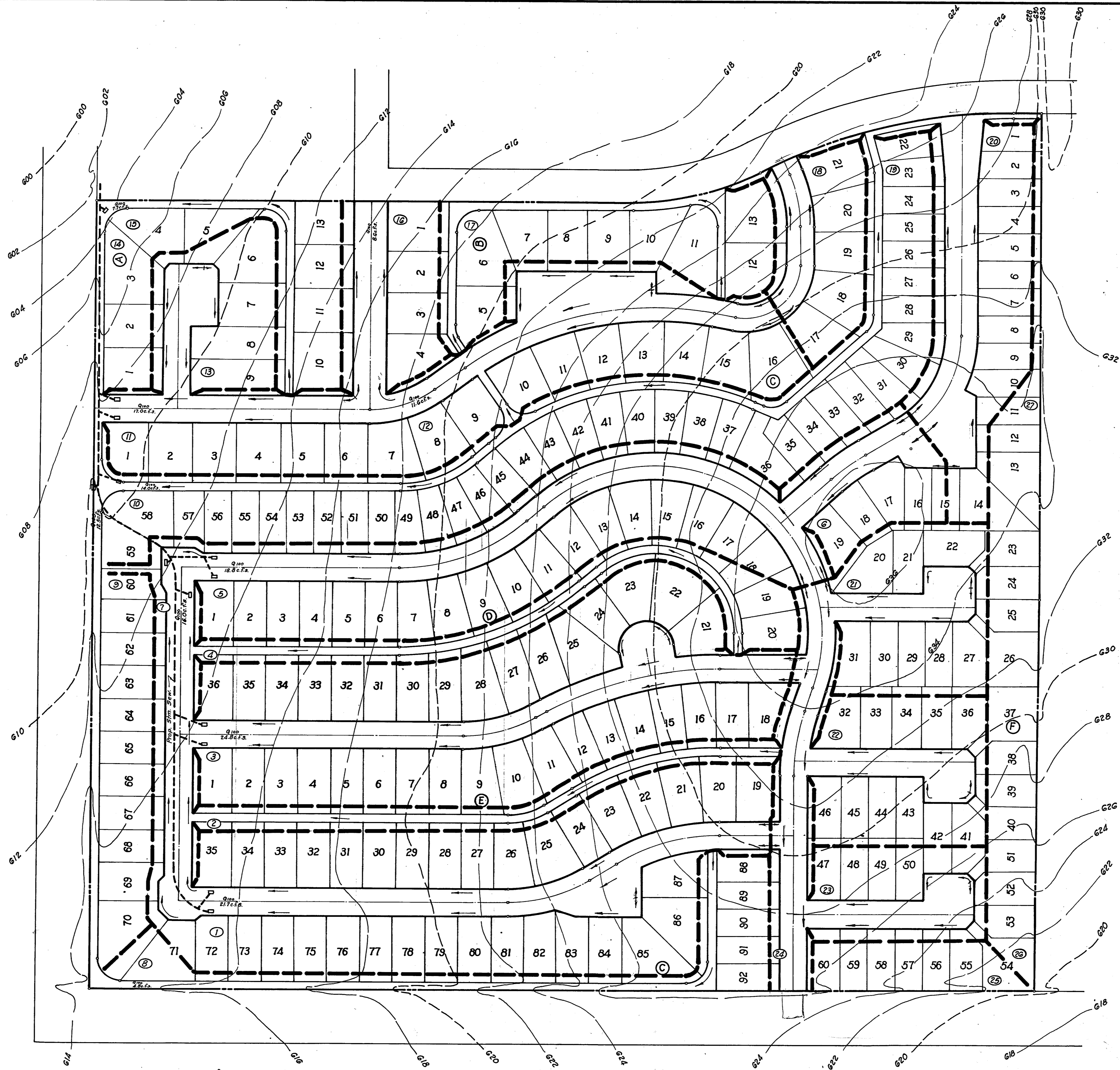
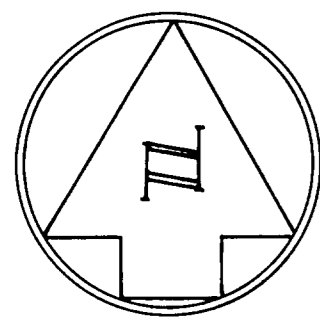
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DON A. TIPTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 1979.

Notary Public in and for Dallas County, Texas

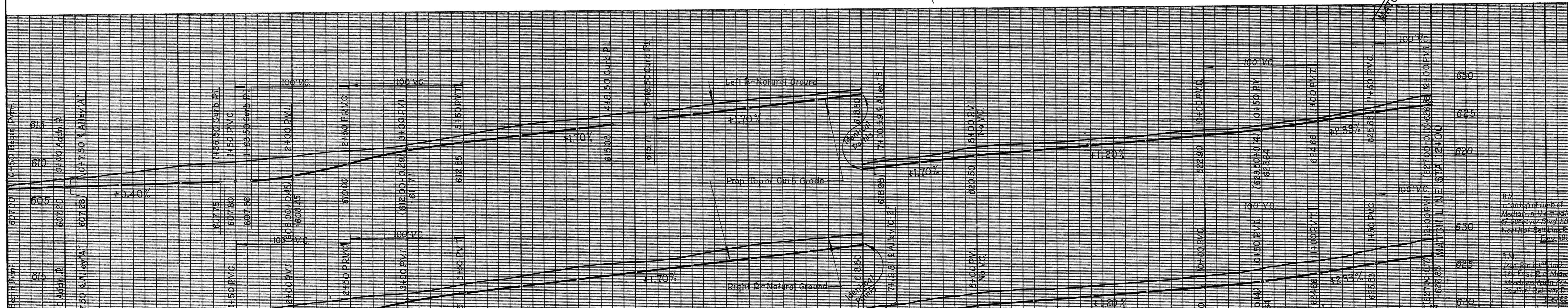
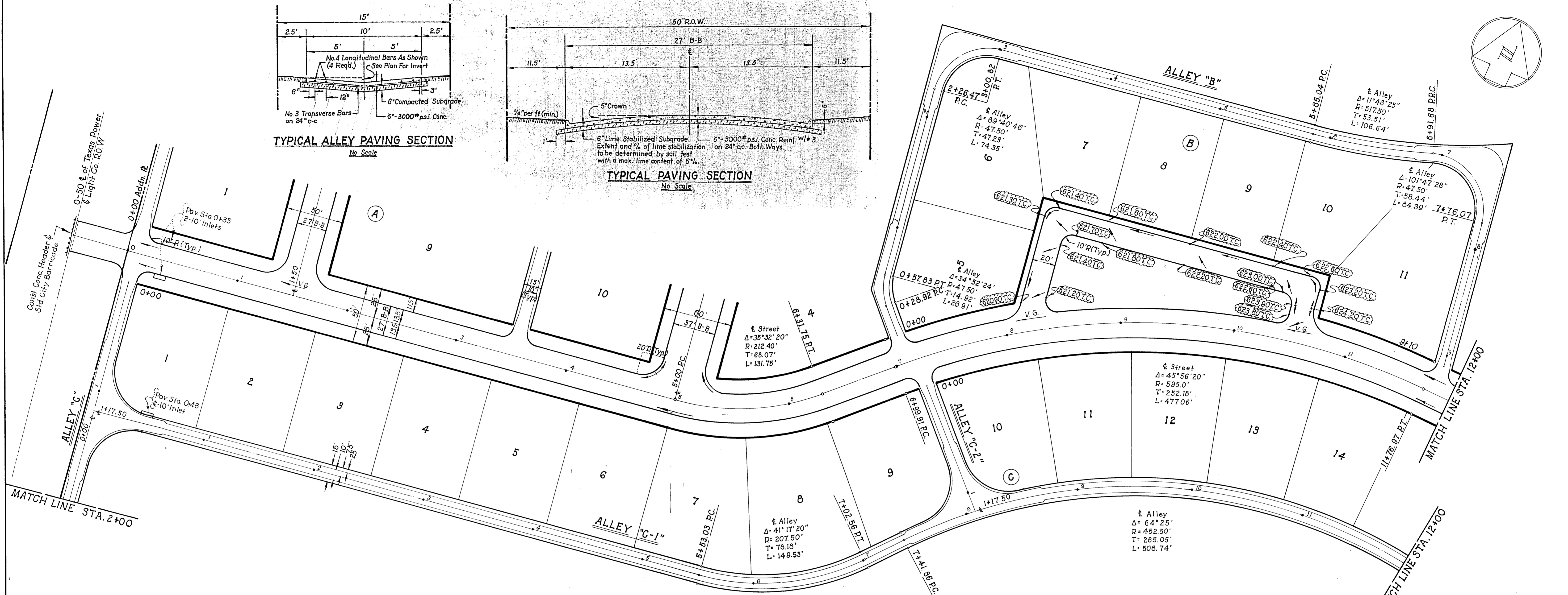
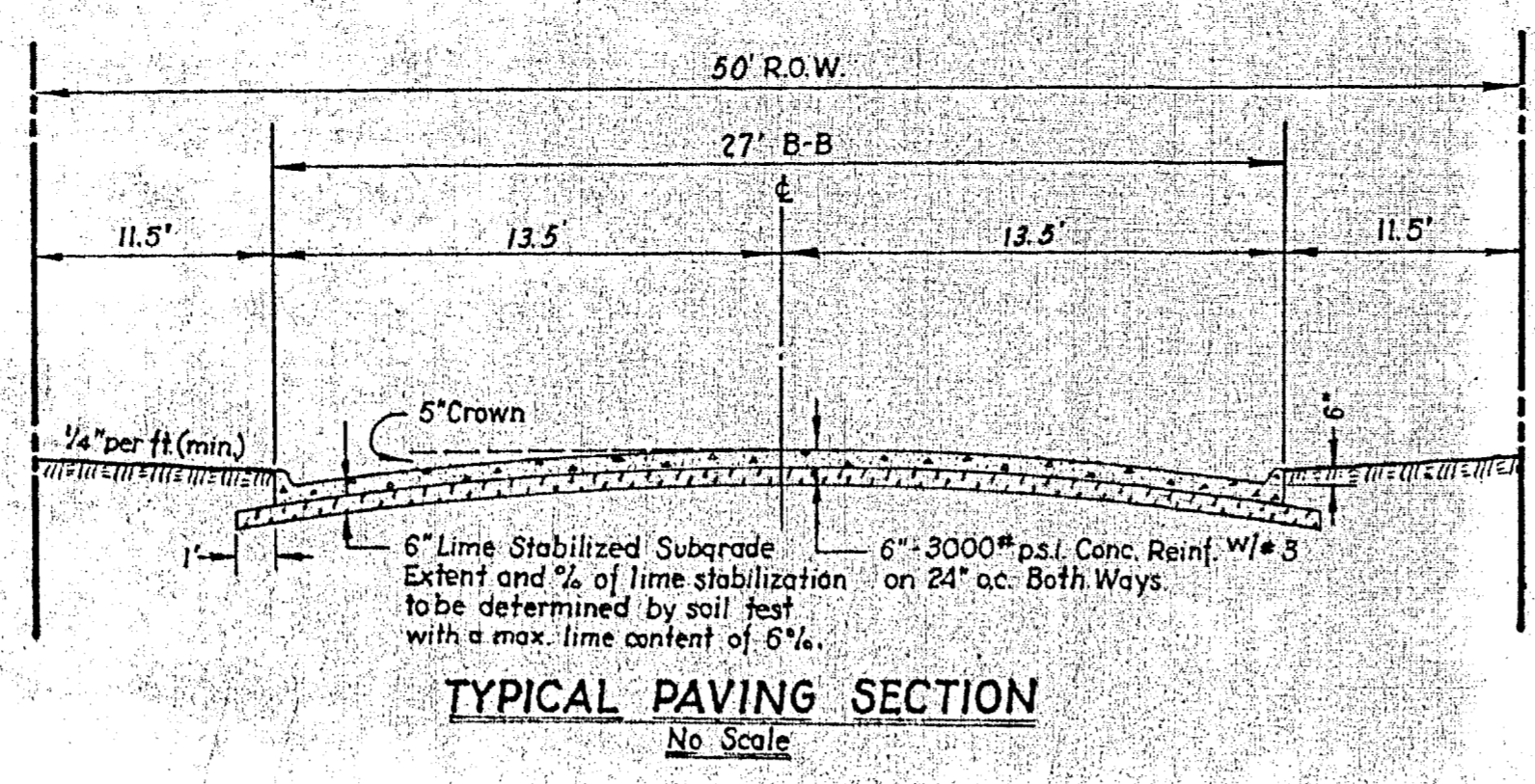
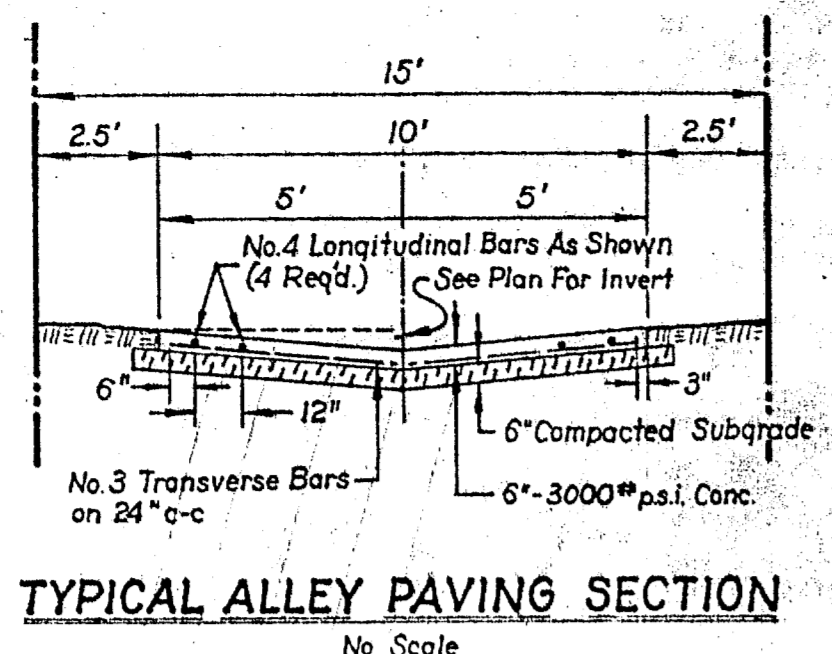
MIDWAY MEADOWS
ADDISON, TEXAS
THOMAS L. CHENOWETH SURVEY ~ ABST. NO. 273
DALLAS COUNTY, TEXAS
BENCHMARK PROPERTIES, INC. ~ OWNER
3362 Wiley Post Road Carrollton, Texas 75006
DON A. TIPTON, INC. ~ CONSULTING ENGINEERS
13600 L.B.J. Freeway Garland, Texas 75041
Scale: 1"=100'
June 1, 1979



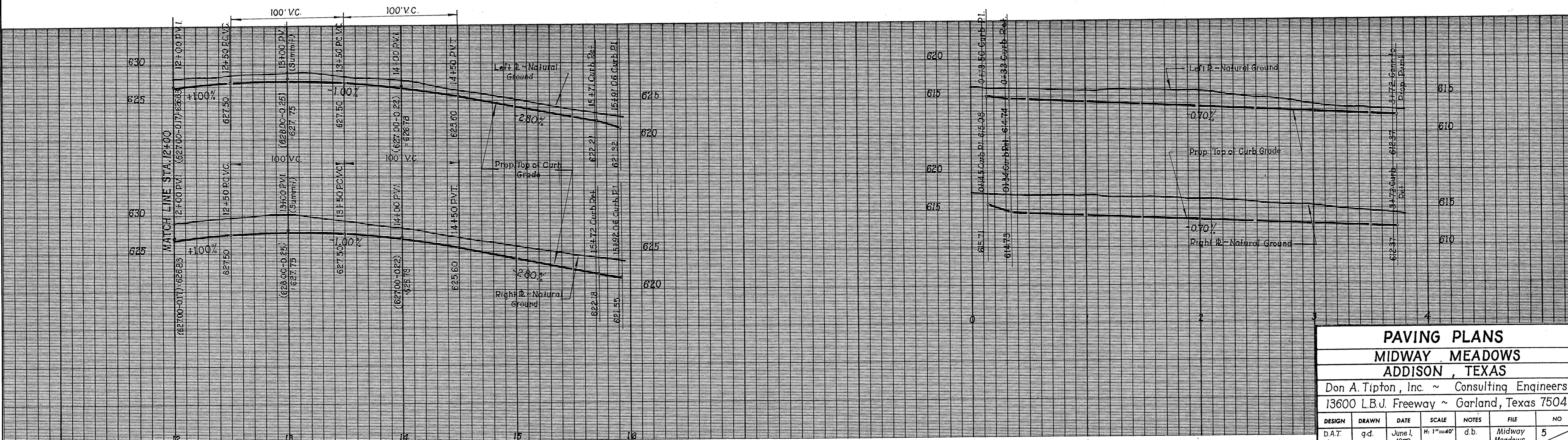
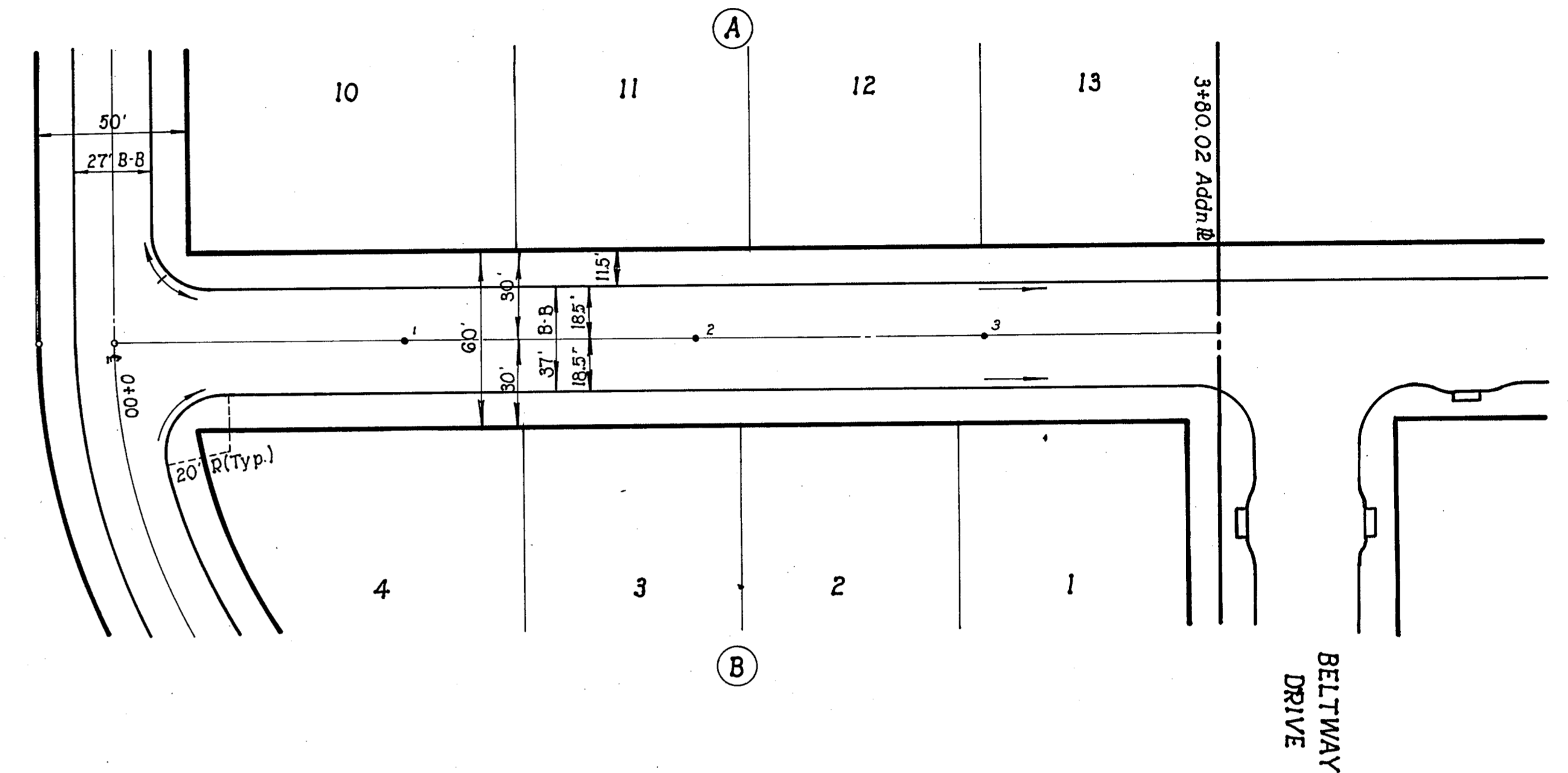
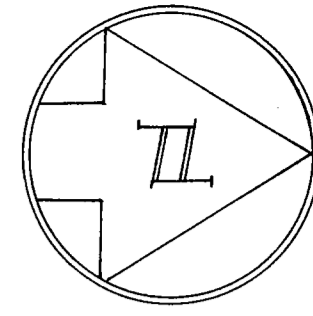
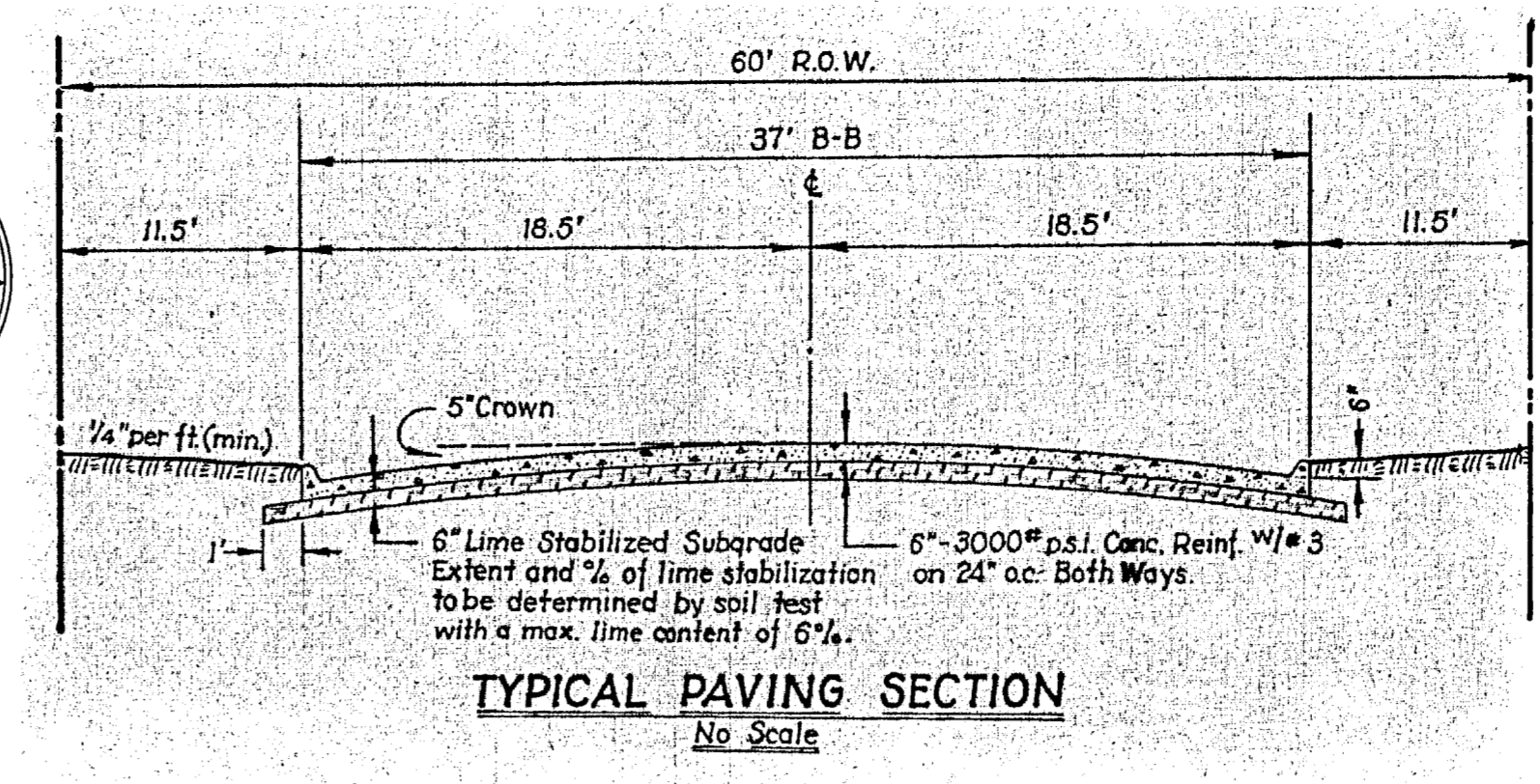
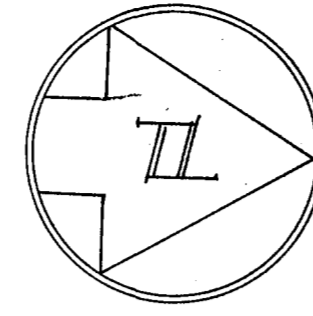
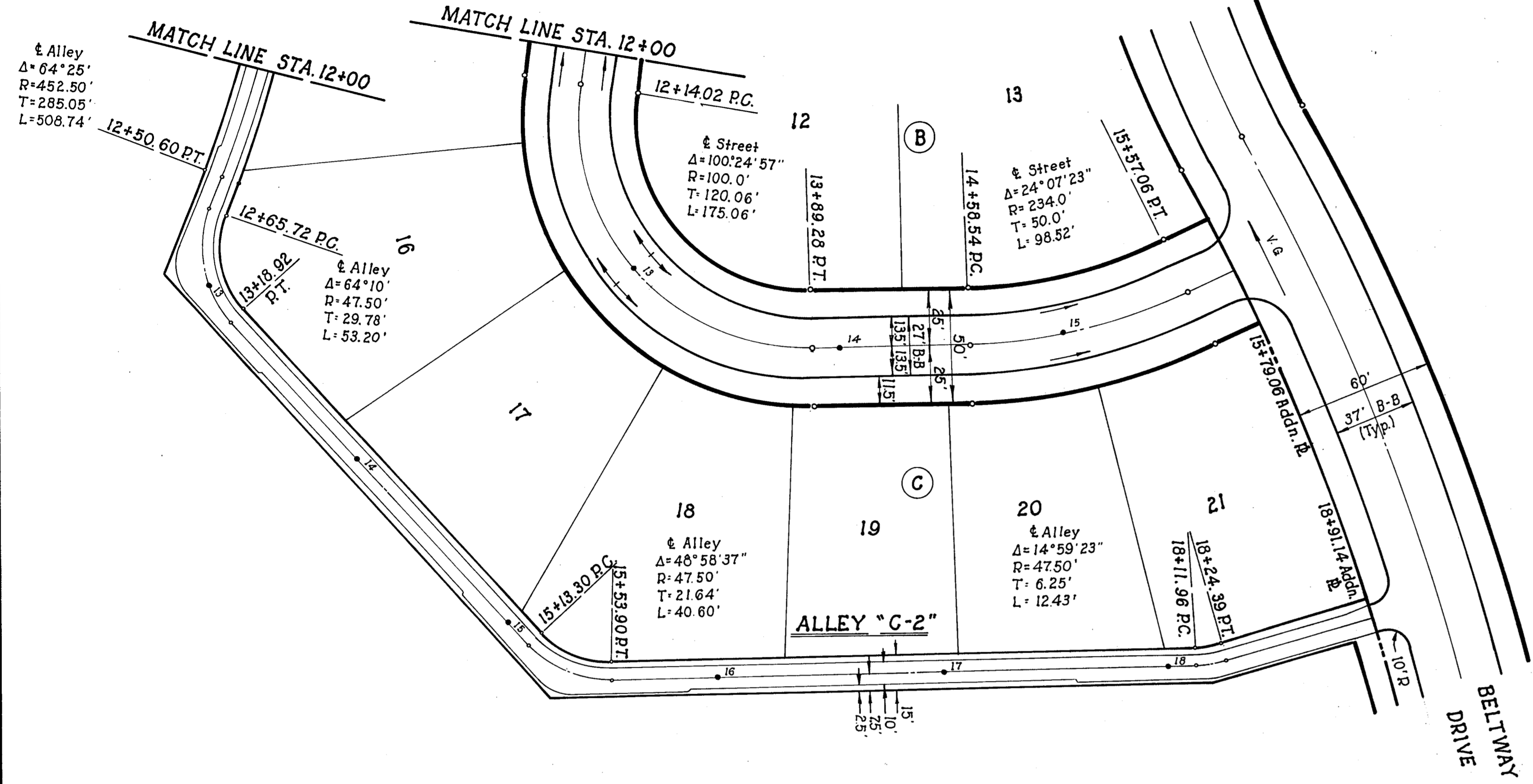
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 I100yr. = 7.0 ; R.F. = 3.5

DRAINAGE MAP					
MIDWAY MEADOWS					
ADDISON, TEXAS					
Don A. Tipton, Inc. ~ Consulting Engineers					
13600 L.B.J. Freeway ~ Garland, Texas 75041					
Design	Drawn	Date	Scale	Notes	File
D.A.T.	r.o.	June 1, 1979	1" = 100'	d. b.	Midway Meadows
					No.
					3

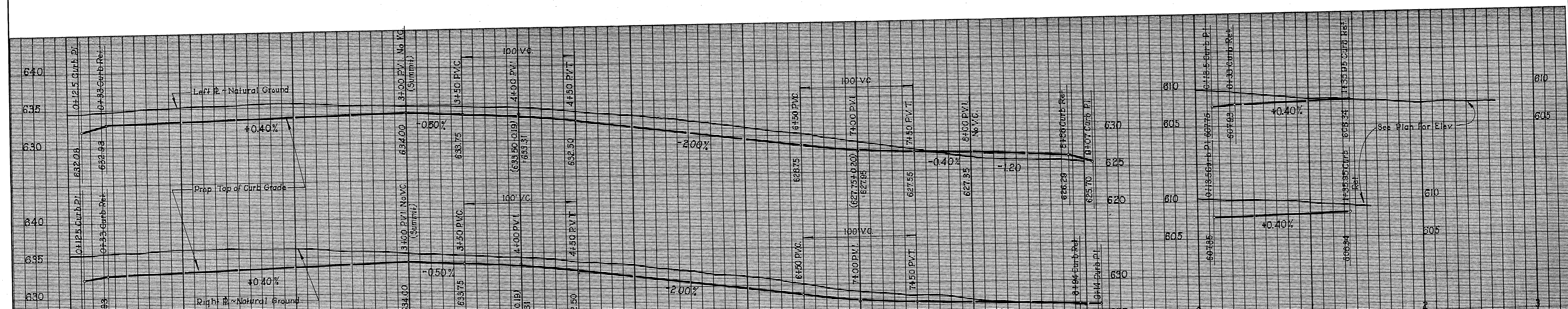
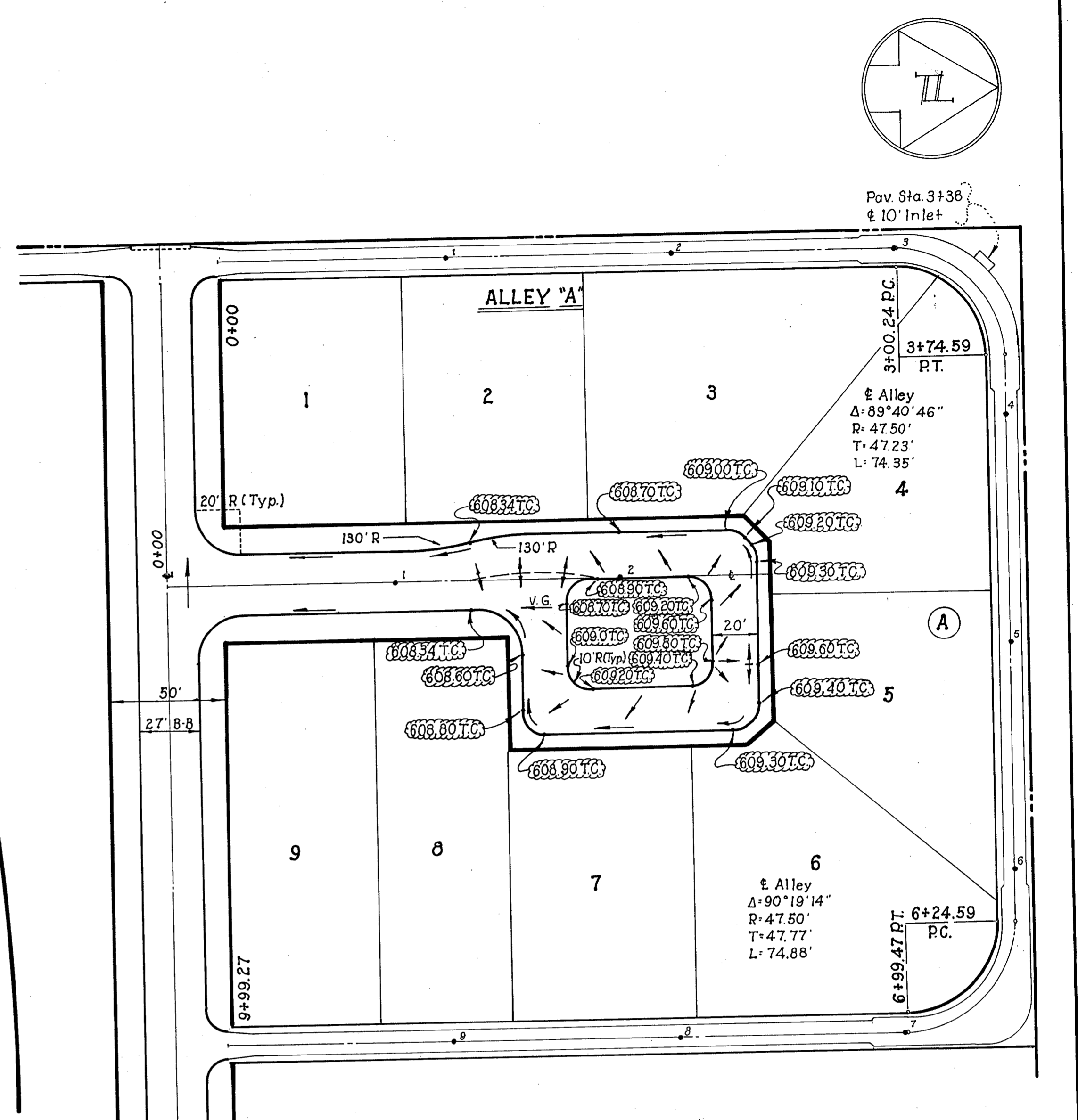
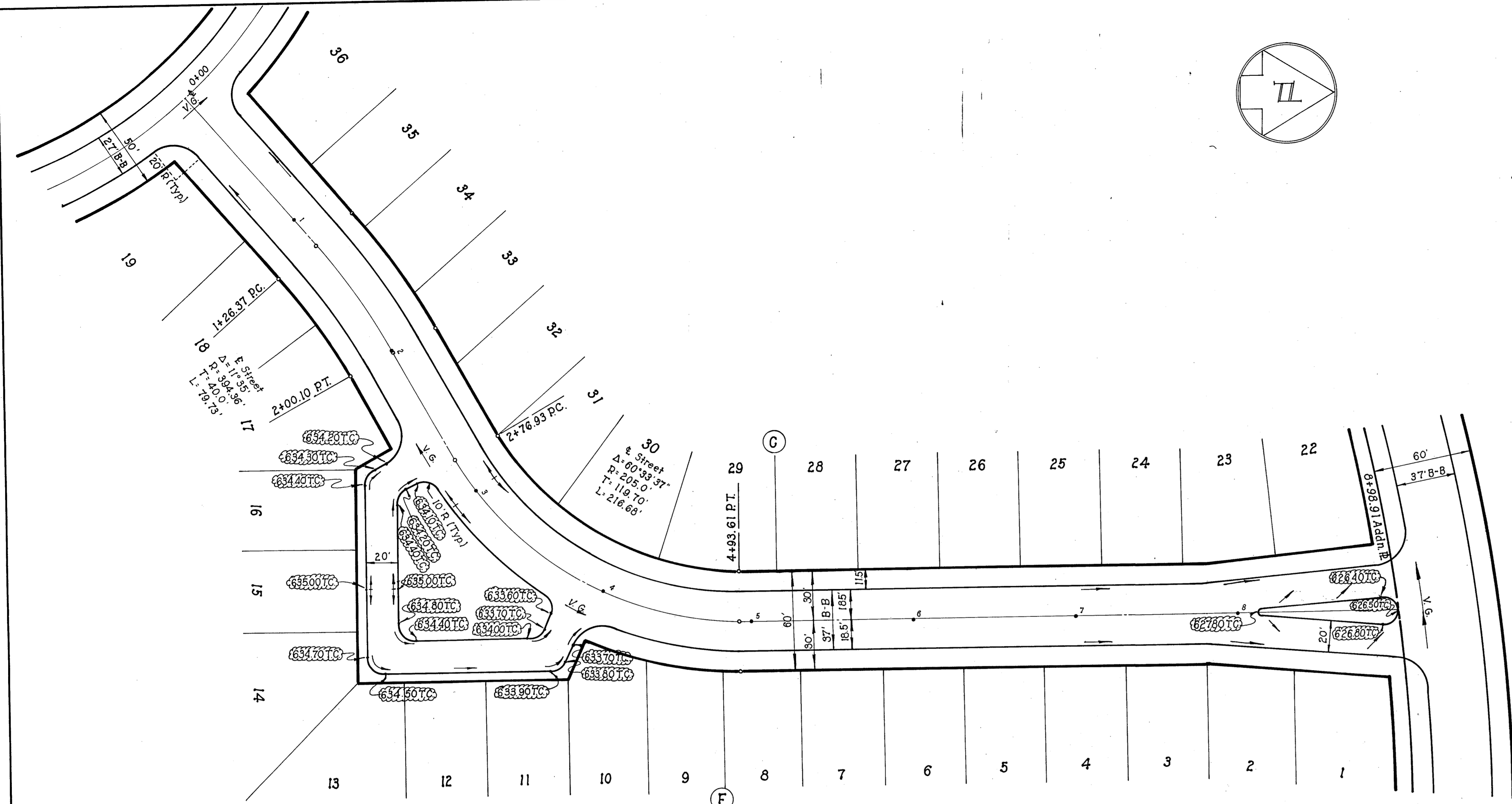


PAVING PLANS							
MIDWAY MEADOWS							
ADDISON, TEXAS							
Don A. Tipton, Inc. ~ Consulting Engineers							
13600 L.B.J. Freeway ~ Garland, Texas 75041							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO	
D.A.T.	qd	June 1, 1979	H. 1"=40' V. 1"=6'	db	Midway Meadows	4	19

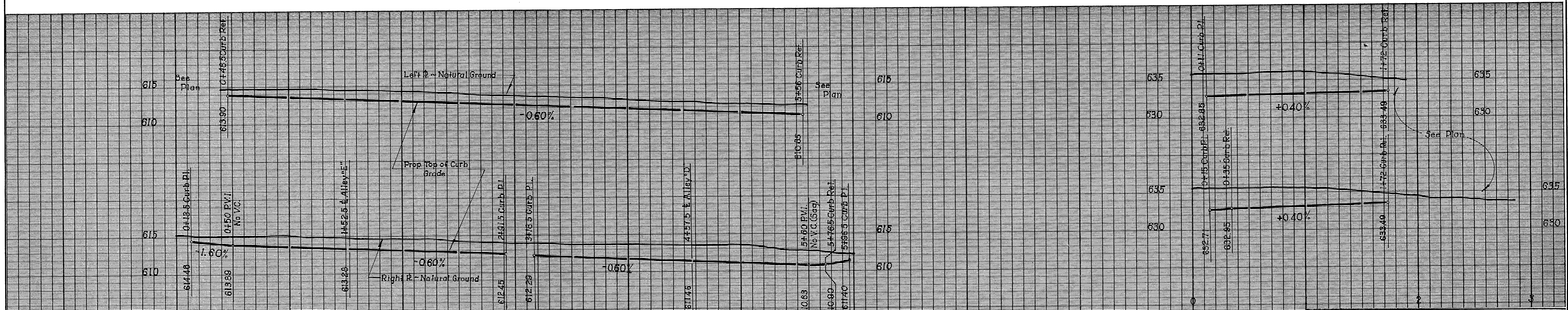
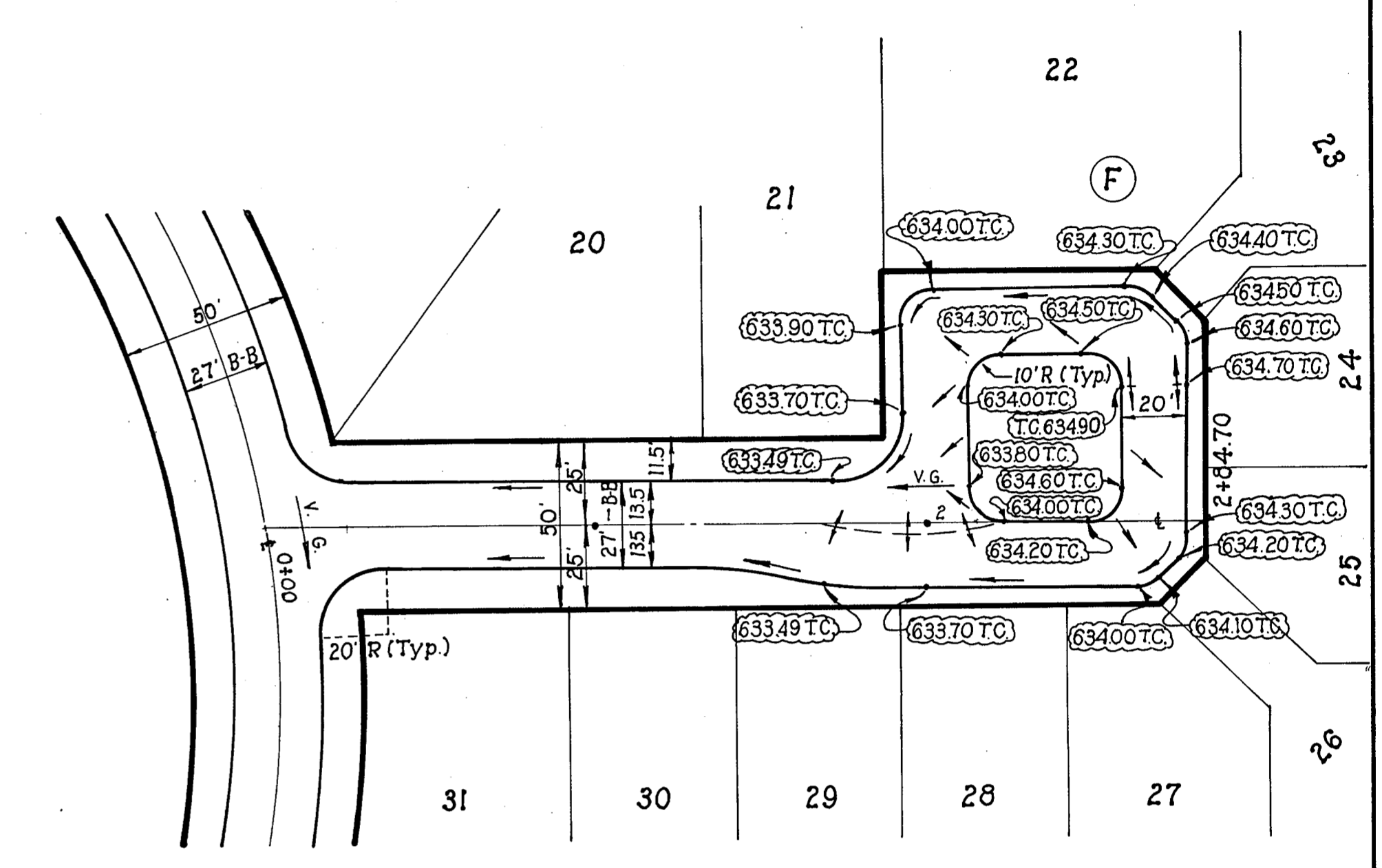
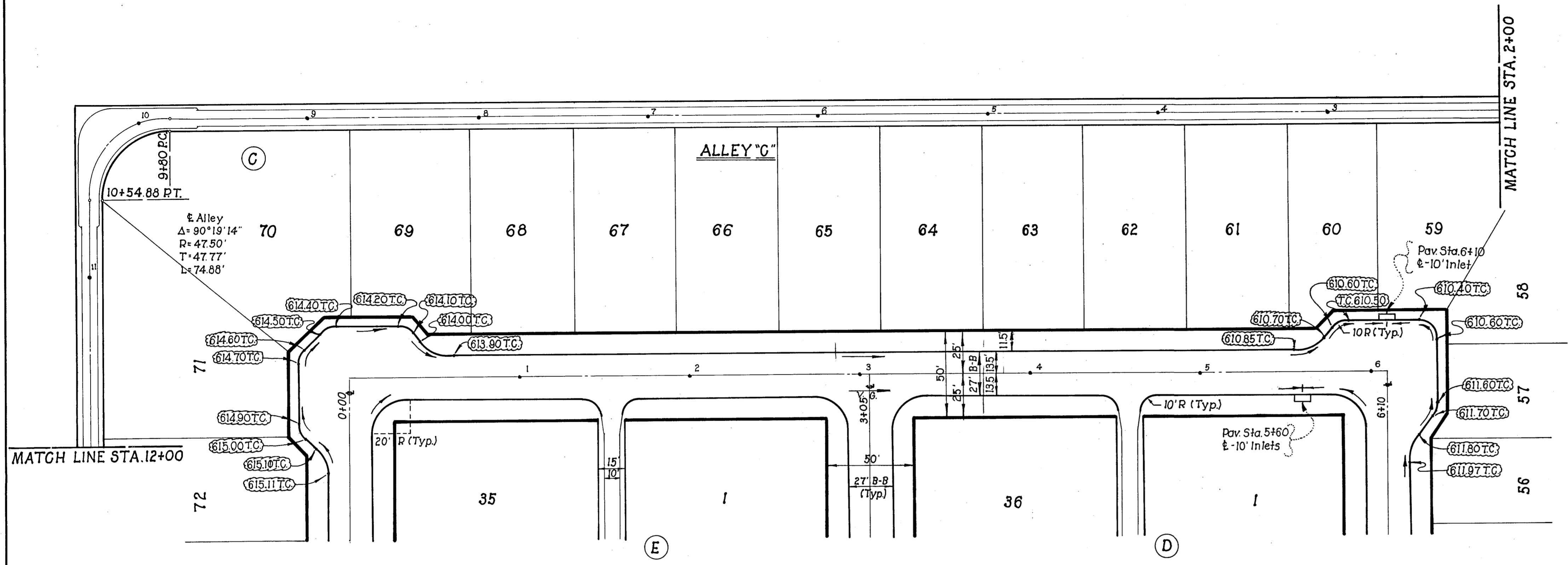
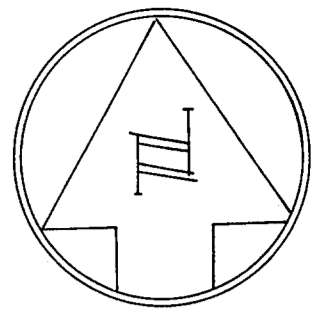
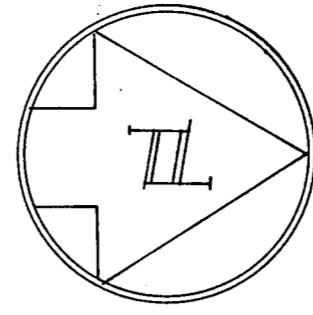


PAVING PLANS							
MIDWAY MEADOWS							
ADDISON, TEXAS							
Don A. Tipton, Inc. ~ Consulting Engineers							
13600 L.B.J. Freeway ~ Garland, Texas 75041							
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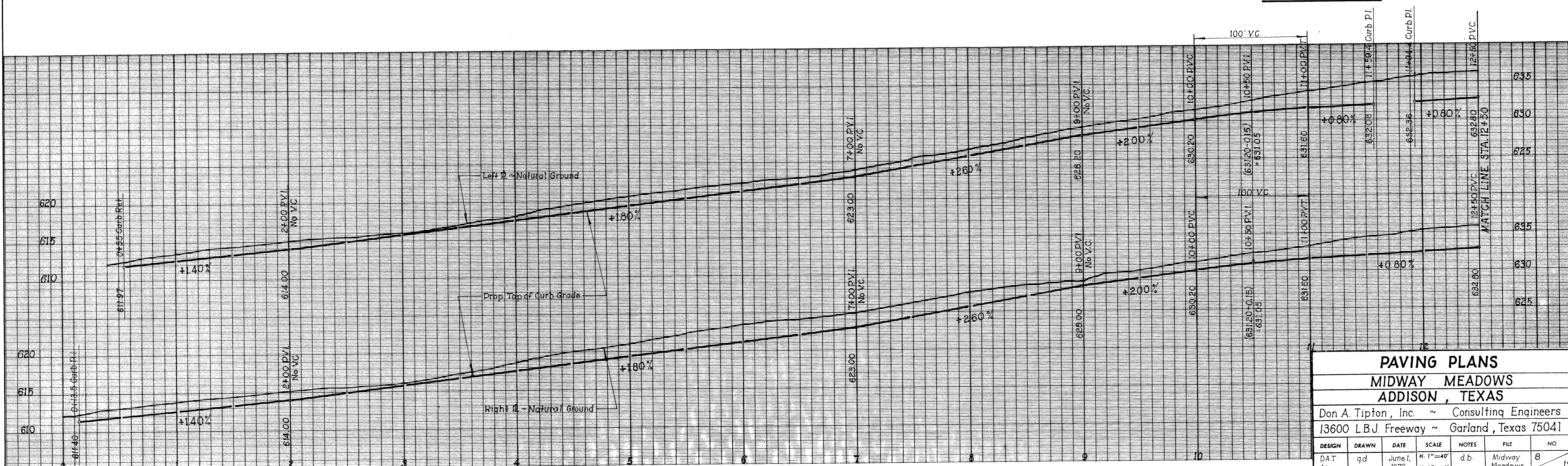
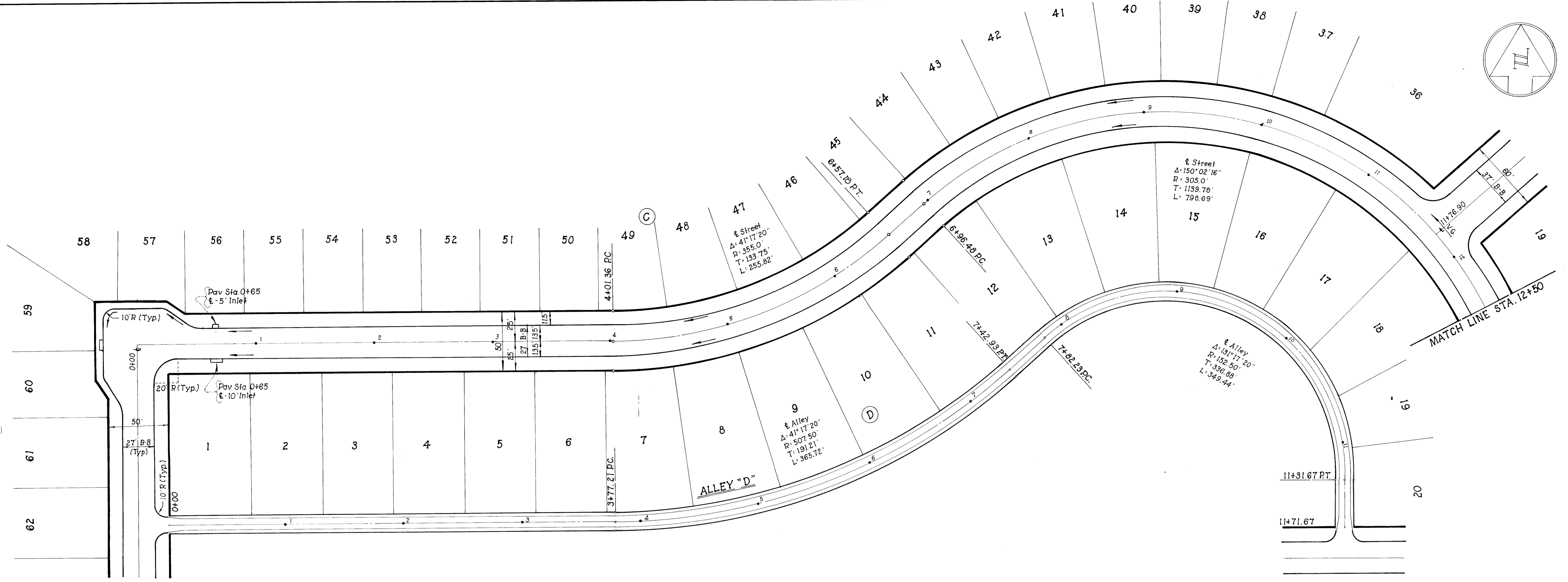
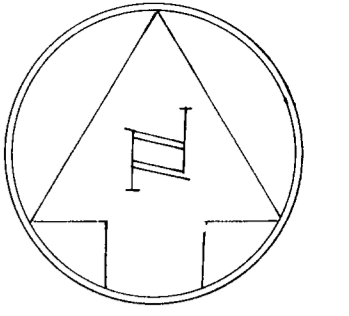
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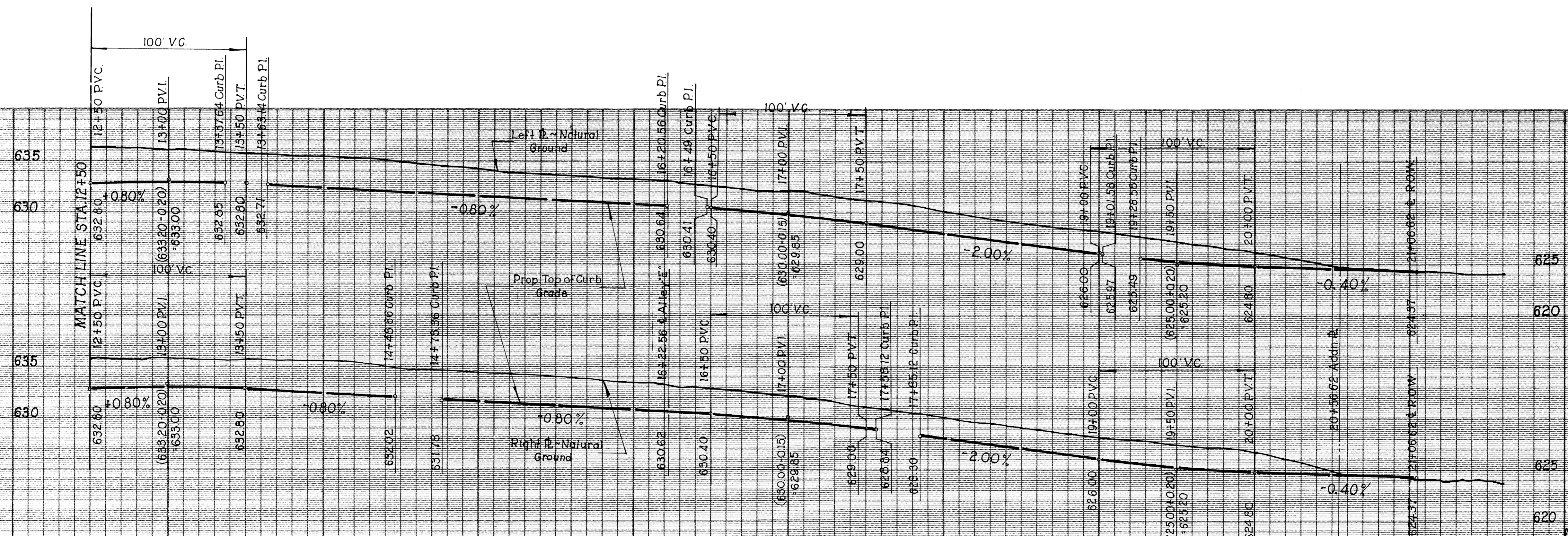
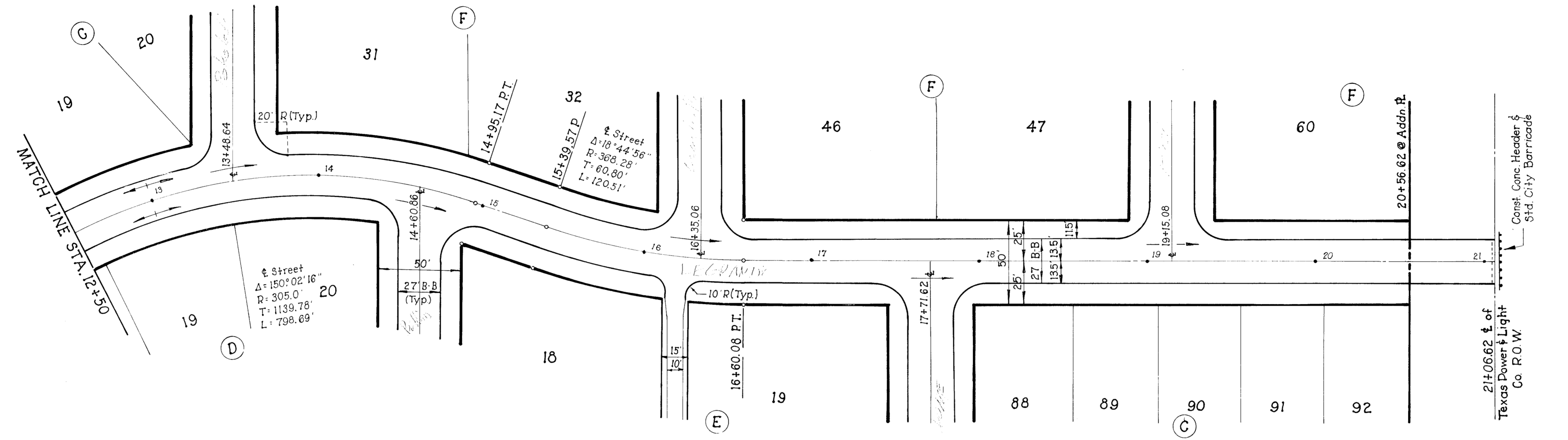
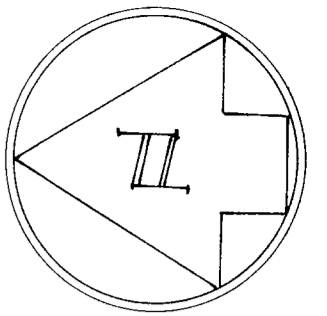
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MIDWAY MEADOWS						
ADDISON, TEXAS						
Don A. Tipton, Inc. ~ Consulting Engineers						
13600 L.B.J. Freeway ~ Garland, Texas 75041						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO
D.A.T., Inc.	q.d.	June 1, 1979	H: 1"=40' V: 1"=6'	db	Midway Meadows	6 19



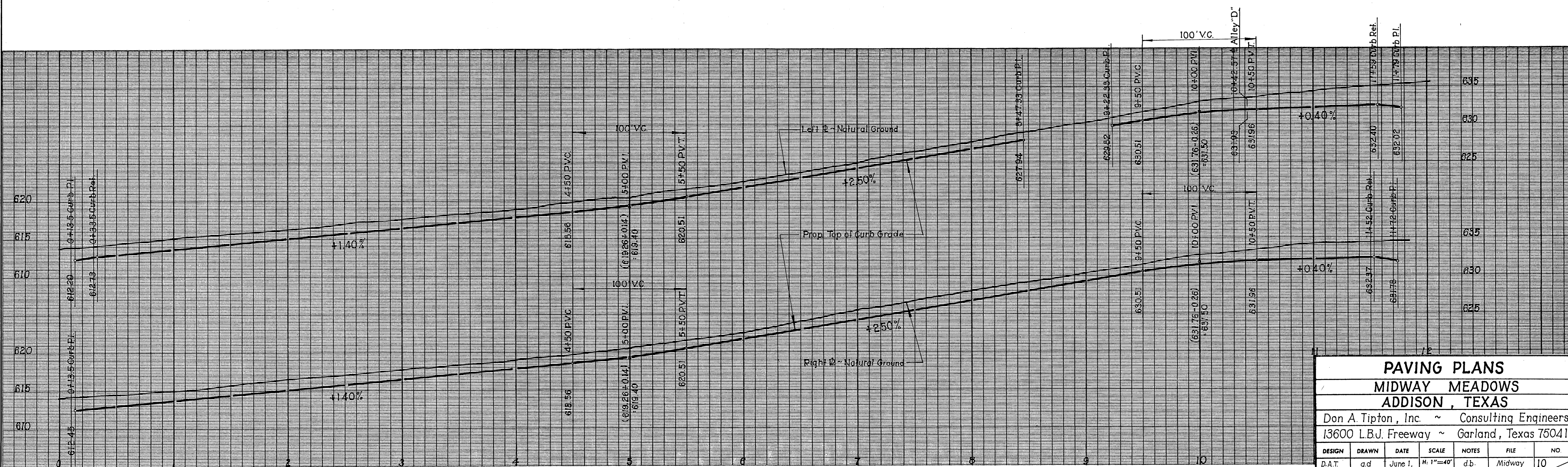
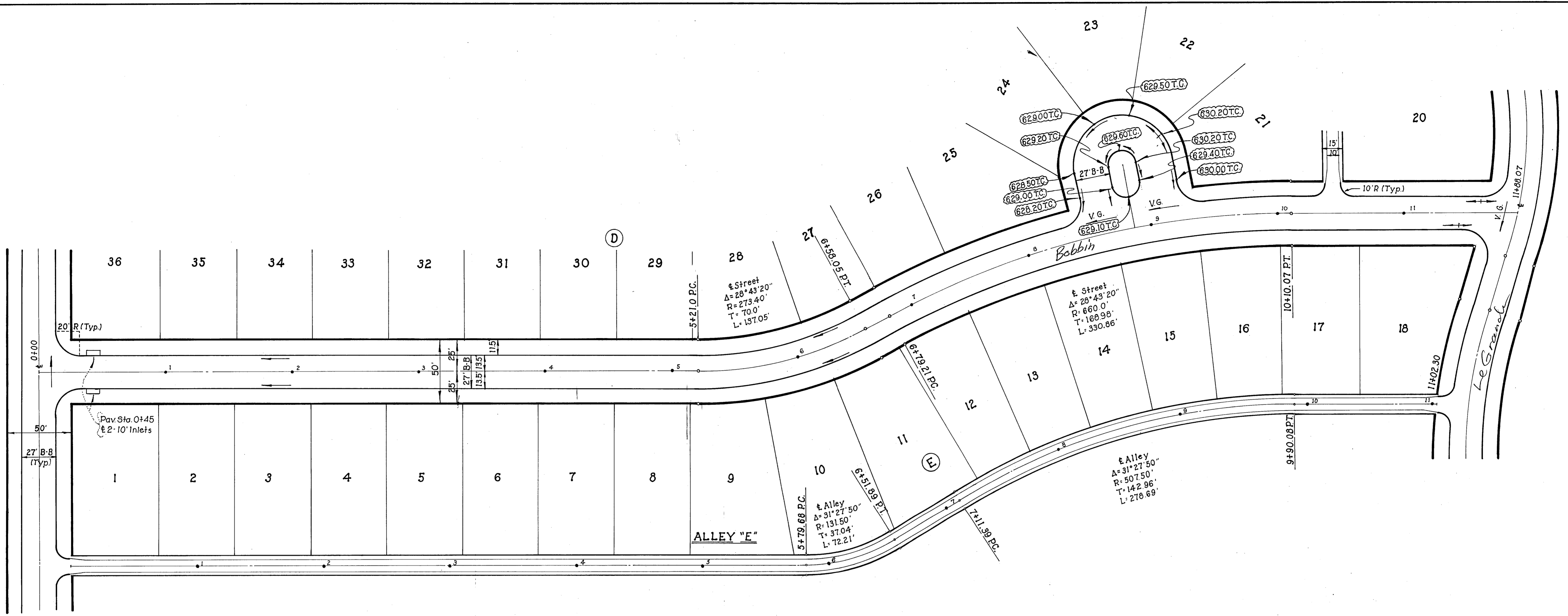
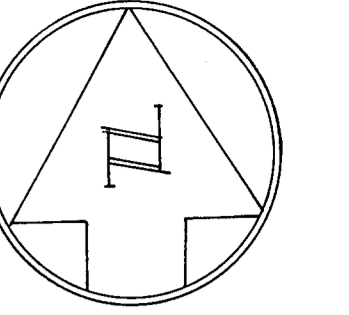
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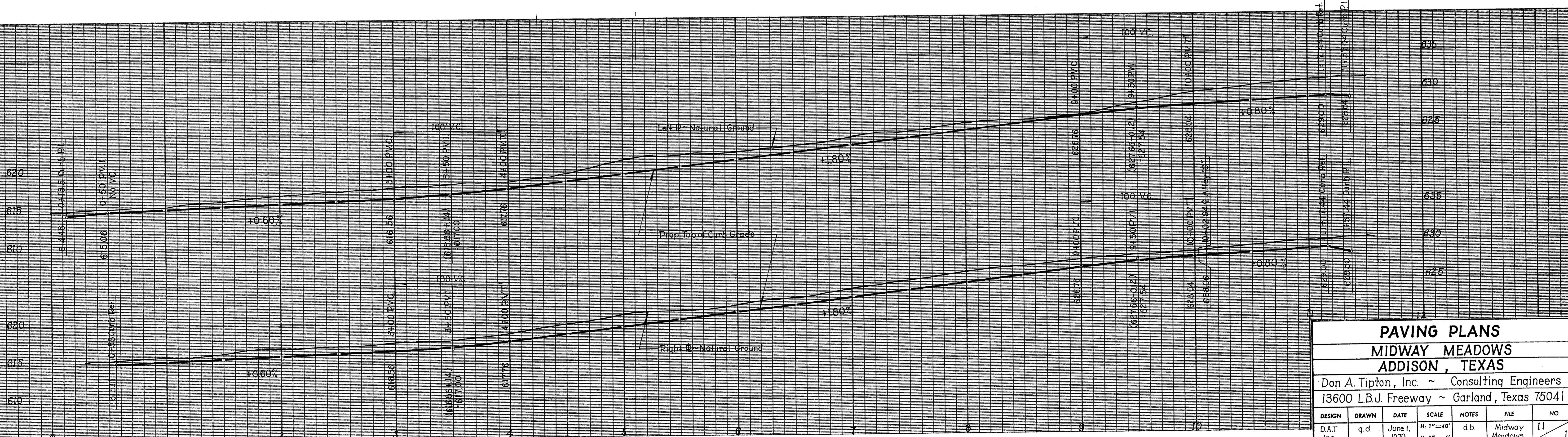
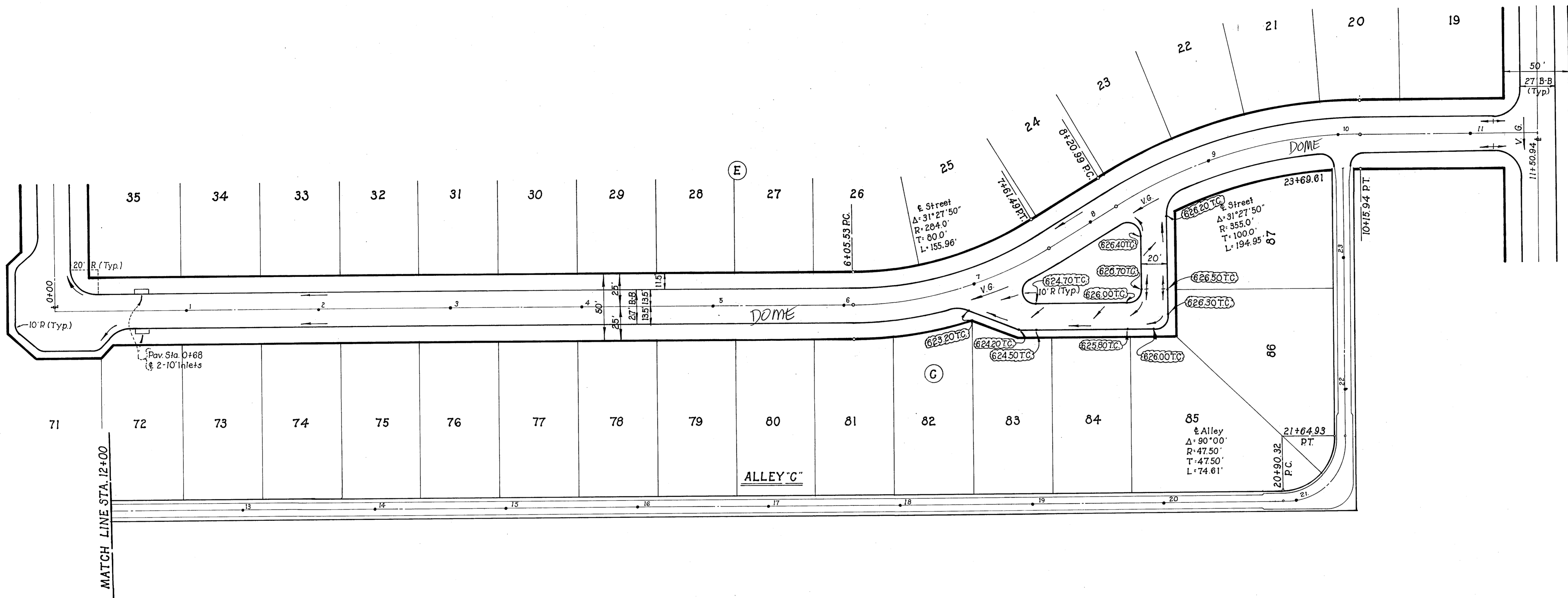
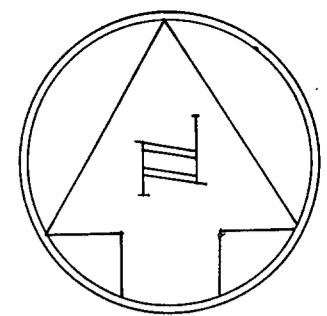
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ADDISON, TEXAS							
Don A. Tipton, Inc. ~ Consulting Engineers							
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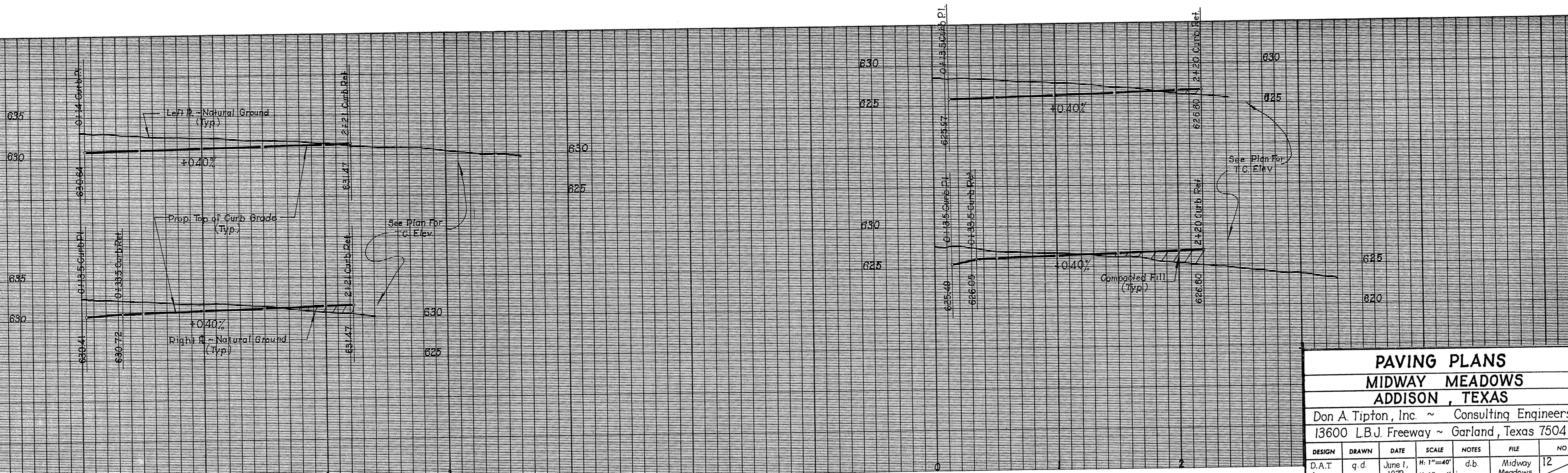
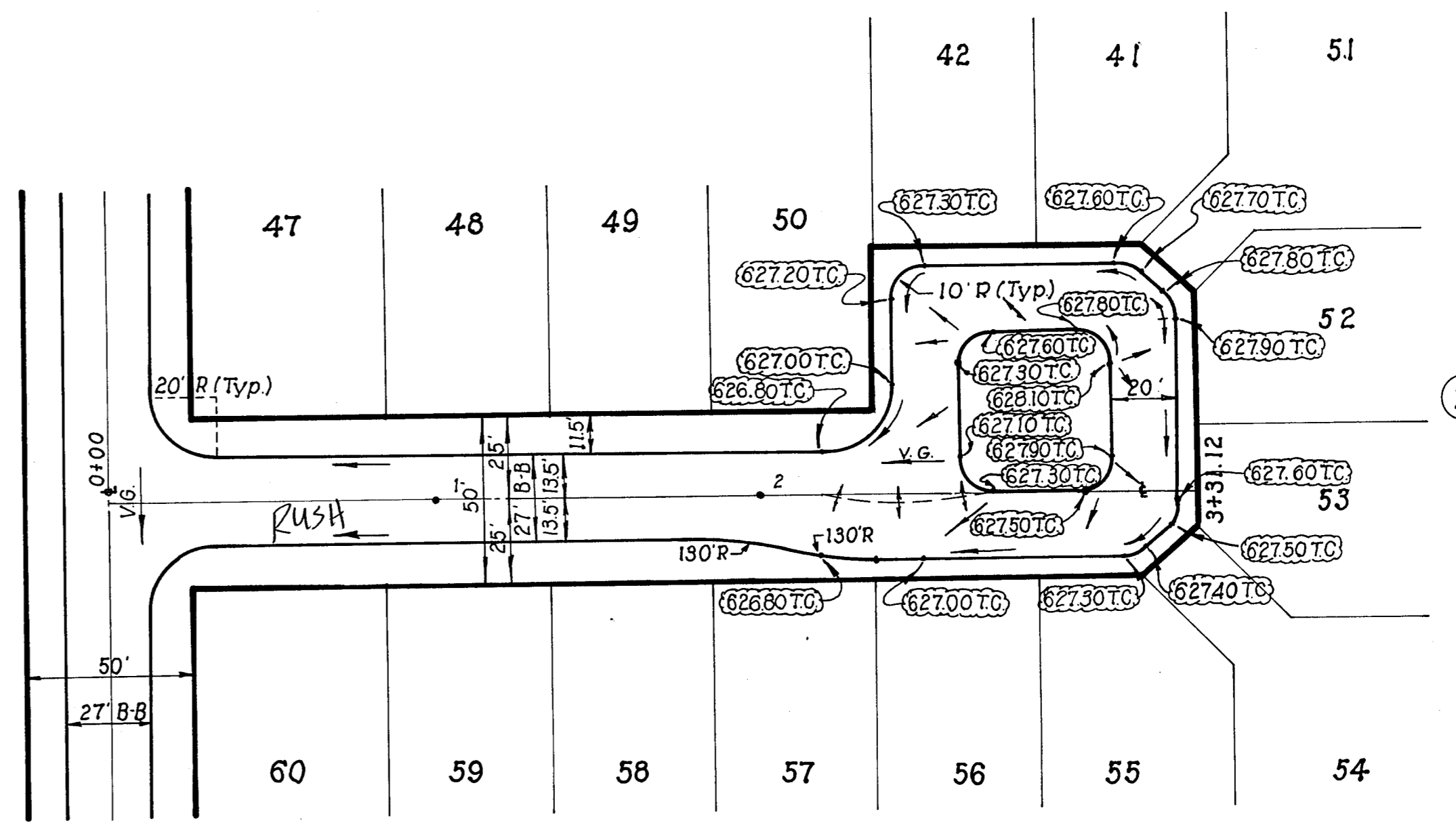
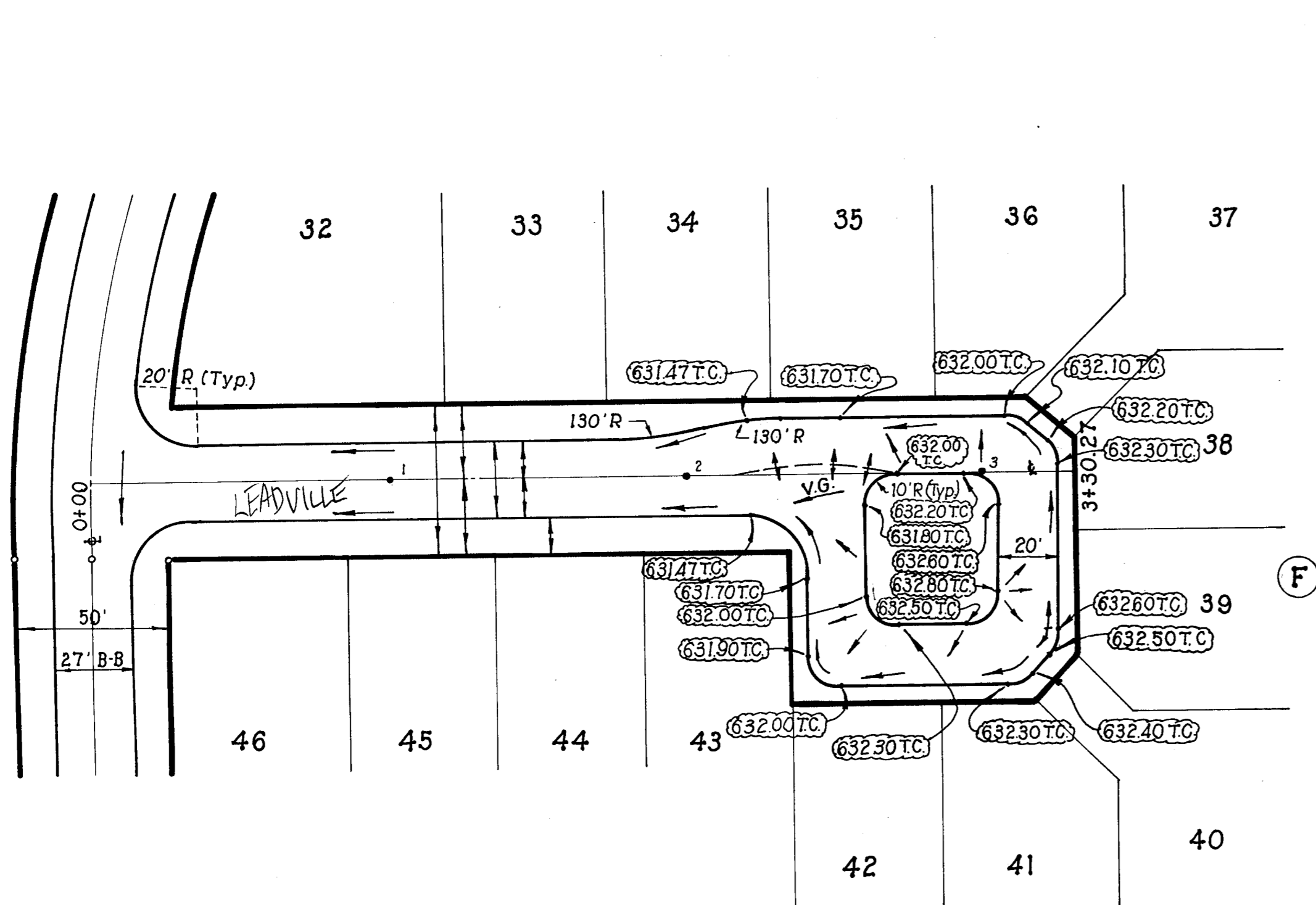
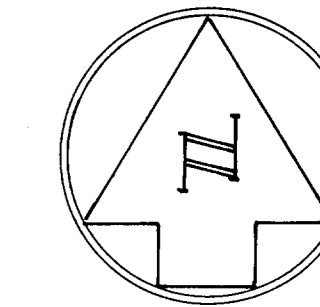
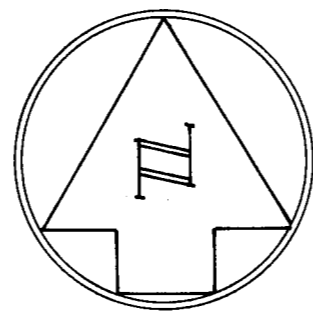
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MIDWAY MEADOWS						
ADDISON, TEXAS						
Don A. Tipton, Inc. ~ Consulting Engineers						
13600 L.B.J. Freeway ~ Garland, Texas 75041						
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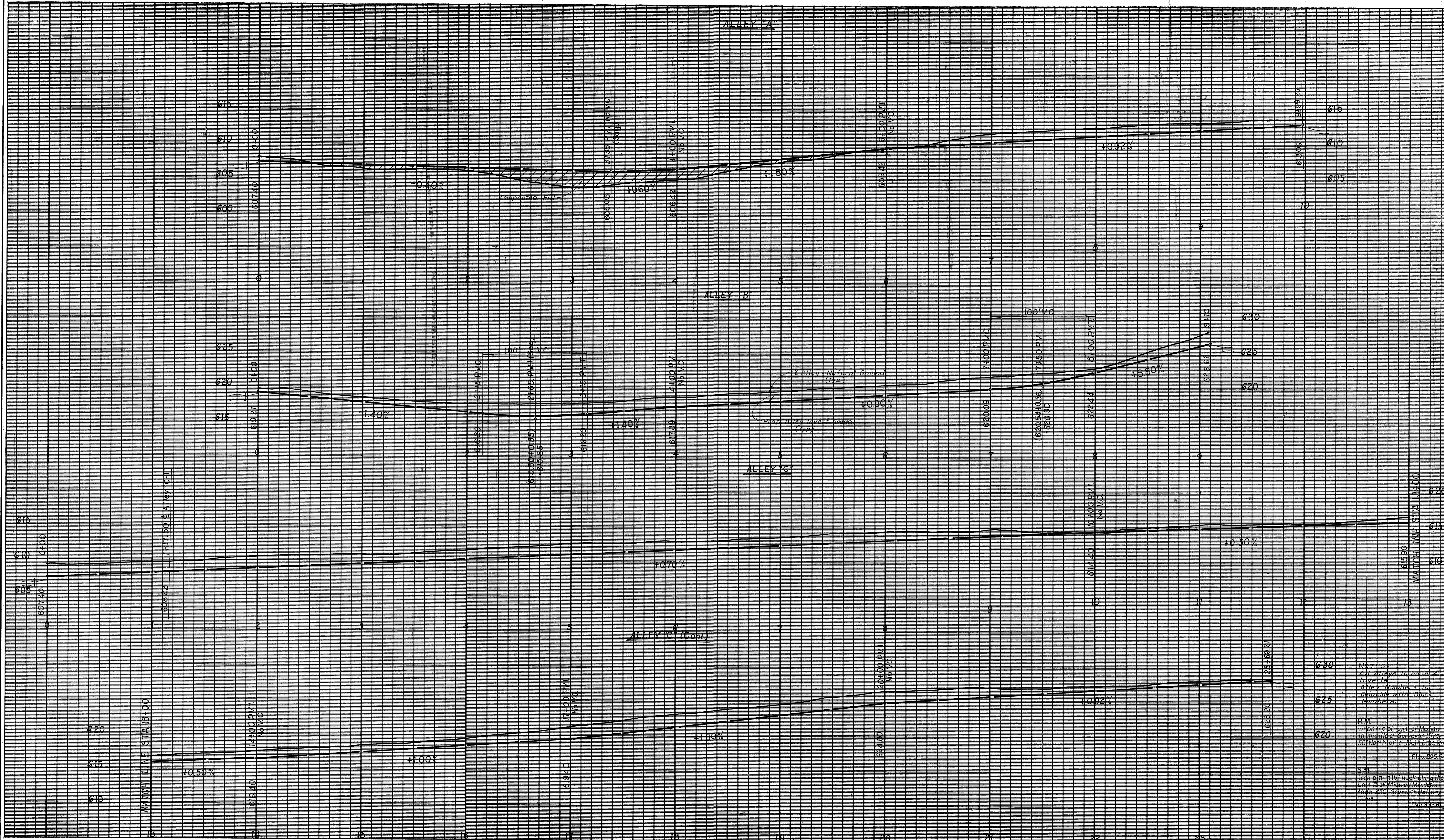
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Don A. Tipton, Inc. ~ Consulting Engineers						
13600 L.B.J. Freeway ~ Garland, Texas 75041						
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						19



PAVING PLANS						
MIDWAY MEADOWS						
ADDISON, TEXAS						
Don A. Tipton, Inc. ~ Consulting Engineers						
13600 L.B.J. Freeway ~ Garland, Texas 75041						
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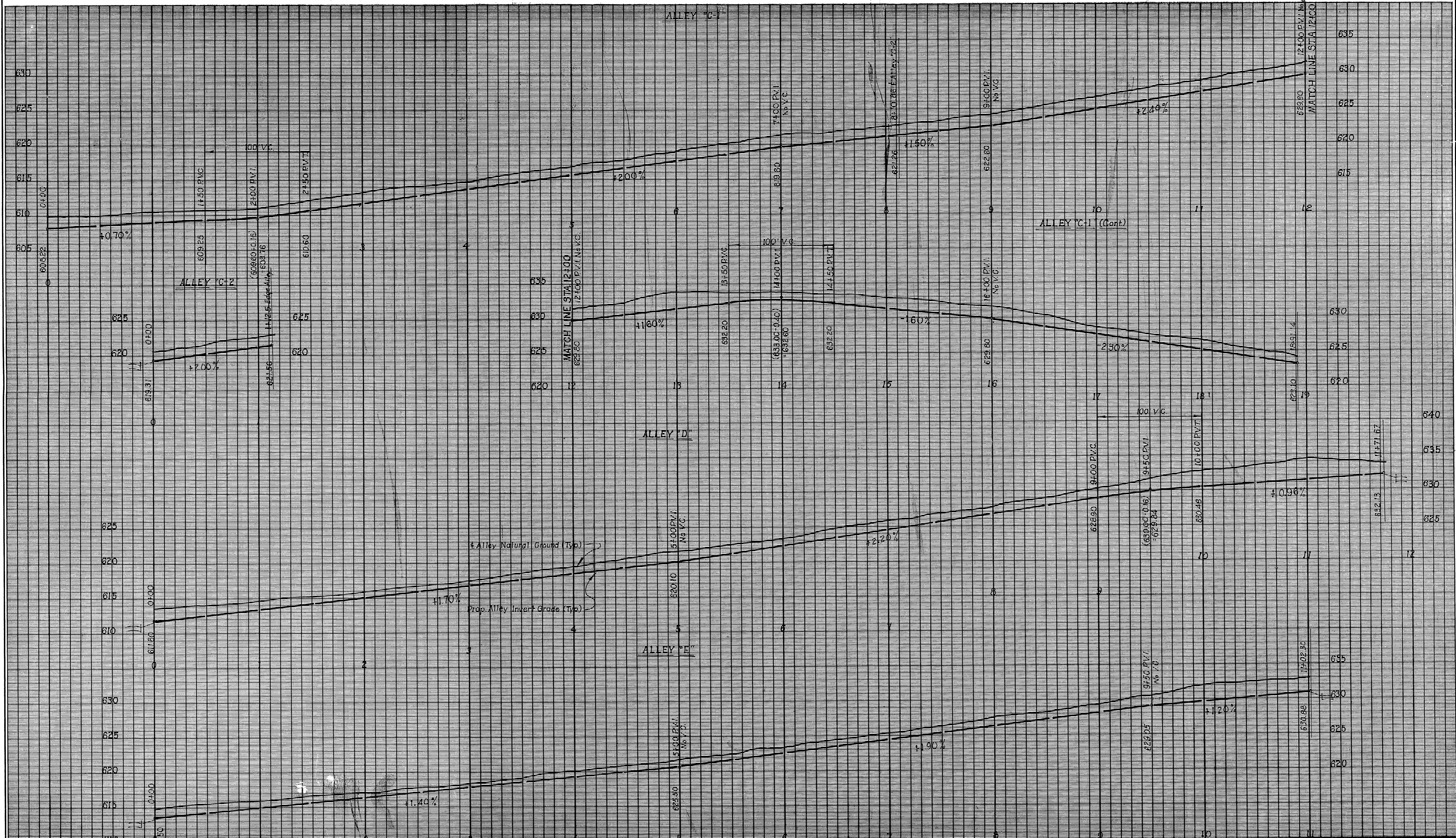


PAVING PLANS						
MIDWAY MEADOWS						
ADDISON, TEXAS						
Don A. Tipton, Inc. ~ Consulting Engineers						
13600 L.B.J. Freeway ~ Garland, Texas 75041						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO
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ALLEY PROFILES						
MIDWAY MEADOWS						
ADDISON, TEXAS						
Don A. Tipton, Inc. ~ Consulting Engineers						
13600 L.B.J. Freeway ~ Garland, Texas 75041						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
D.A.T., Inc.	g.d.	June 1, 1979	H: 1"=100' V: 1"=6'	d.b.	Midway Meadows	13

Note: All Alleys to have 4' travel lanes.
 Alley Numbers to coincide with Block Numbers.
 B.M. Iron pin in 18" rock blind, the City of Addison, Meadows, 50' North of A. Ball Line Rd. Elev. 625.74
 B.M. Iron pin in 18" rock blind, the City of Addison, Meadows, 50' North of A. Ball Line Rd. Elev. 625.74



ALLEY PROFILES							
MIDWAY MEADOWS							
ADDISON, TEXAS							
Don A. Tipton, Inc. ~ Consulting Engineers							
13600 L.B.J. Freeway ~ Garland, Texas 76041							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
D.A.T.	g.d.	June 1, 1979	1" = 100' 1/4" = 1'	d.b.	Midway Meadows	14	19

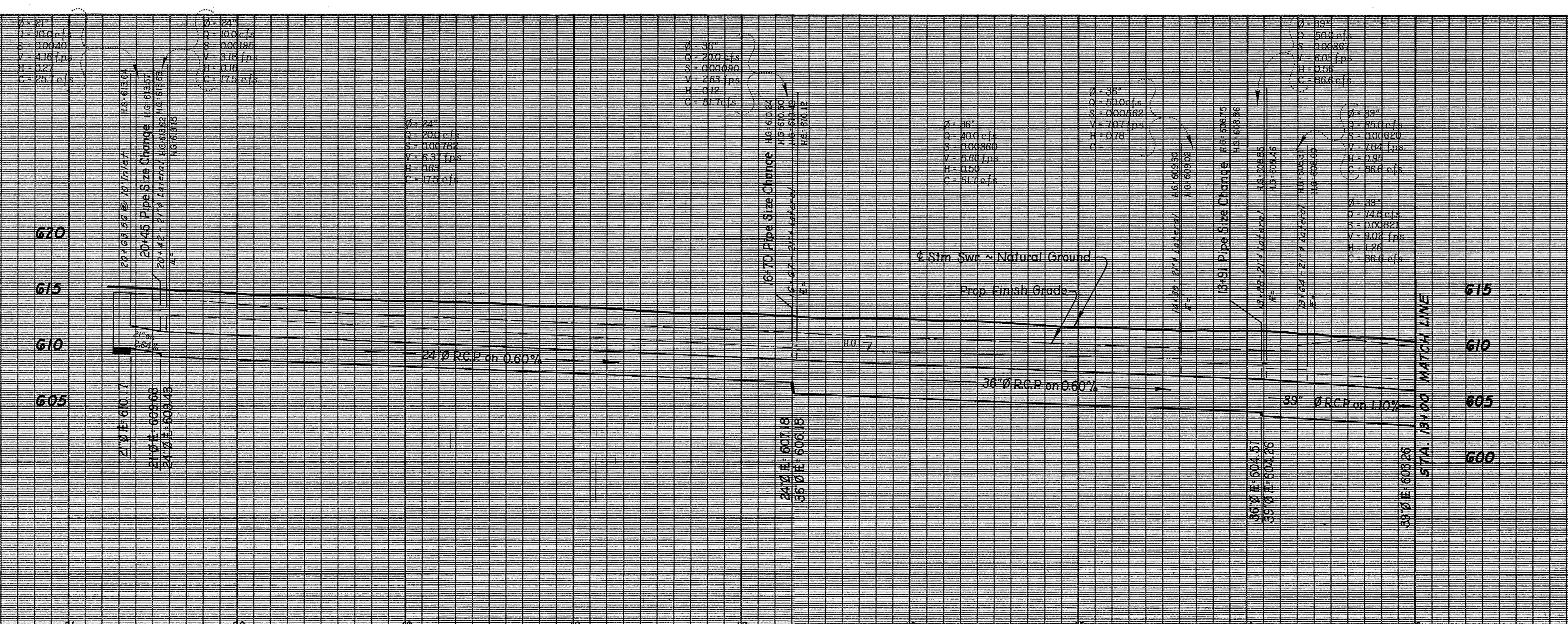
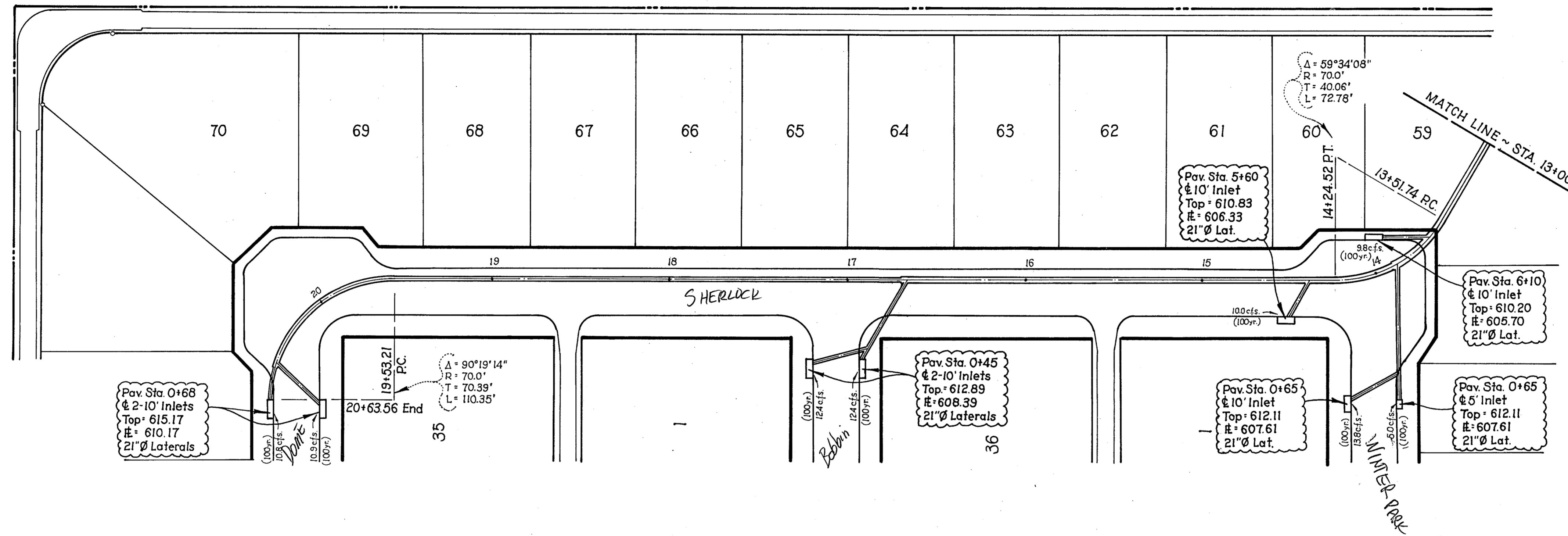
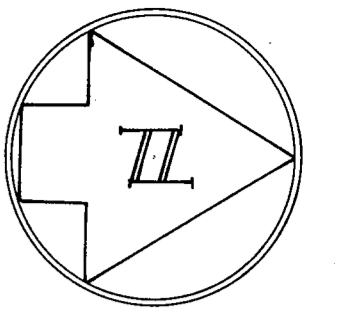
NOTES:

It is the responsibility of the Contractor to notify all utility companies and verify all existing utilities prior to the start of construction.

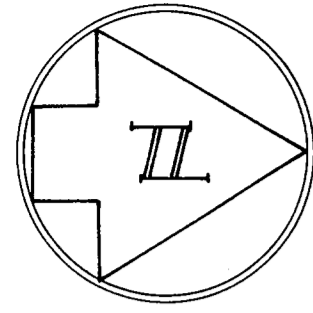
It will be the responsibility of the Contractor to avoid any conflicts between the water and sewer and the storm sewer inlets.

All storm sewer pipe shall be R.C.P. Class III and shall have a minimum of 6" sand bedding, or equivalent bedding material.

Utility Contractor shall be responsible for paving of variable height curb, inlet throat and paving leaveout.



STORM SEWER						
MIDWAY MEADOWS						
ADDISON, TEXAS						
Don A. Tipton, Inc. ~ Consulting Engineers						
13600 L.B.J. Freeway ~ Garland, Texas 75041						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO
D.A.T.	g.c.	June 1, 1979	H: 1"=40' V: 1"= 8'	d.b.	Midway Meadows	15

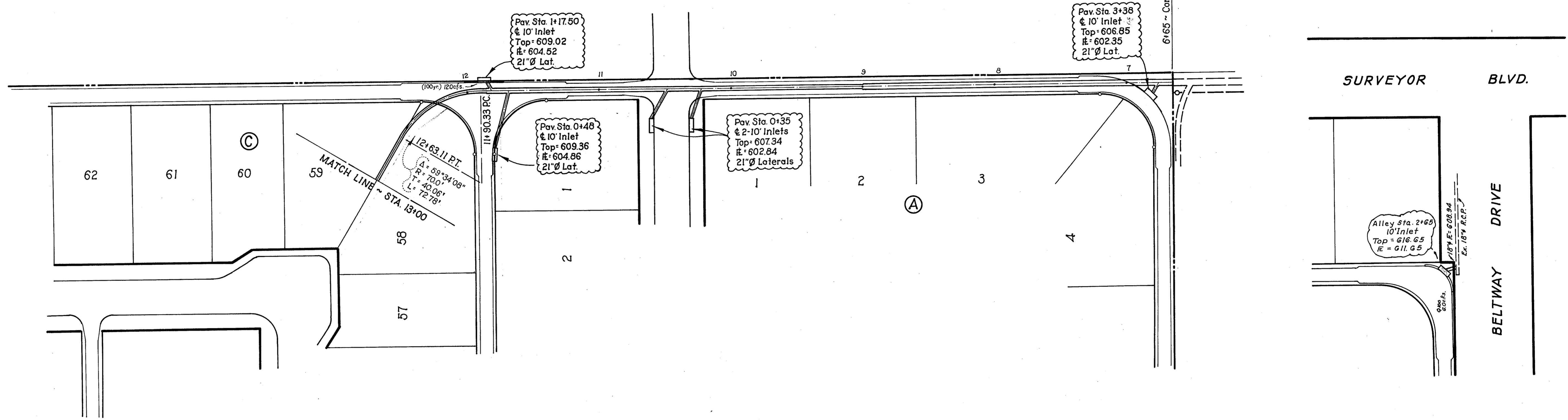
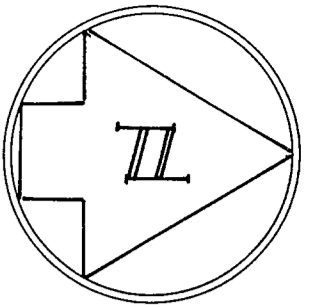


NOTES:
It is the responsibility of the Contractor to notify all utility companies and verify all existing utilities prior to the start of construction.

It will be the responsibility of the Contractor to avoid any conflicts between the water and sewer and the storm sewer inlets.

All storm sewer pipe shall be R.C.P. Class III and shall have a minimum of 6" sand bedding, or equivalent bedding material.

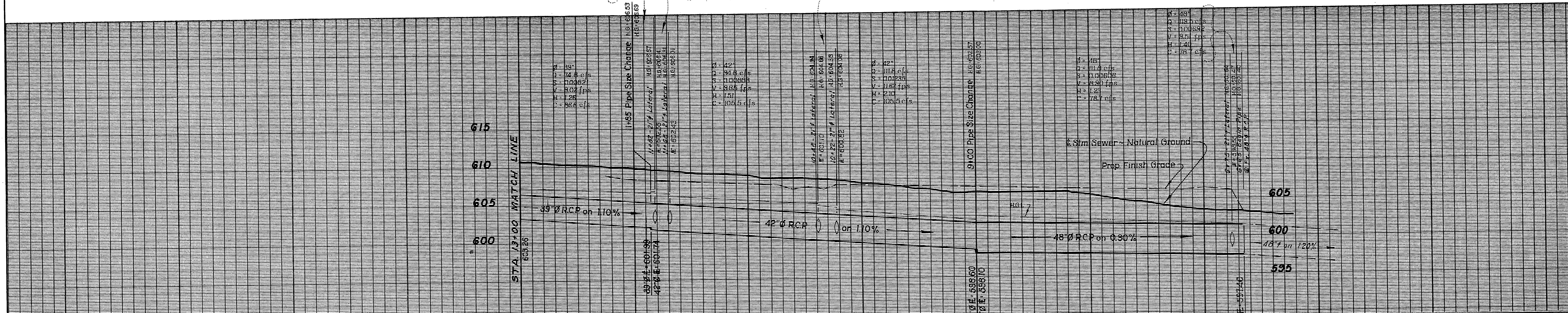
Utility Contractor shall be responsible for paving of variable height curb, inlet throat and paving leaveout.



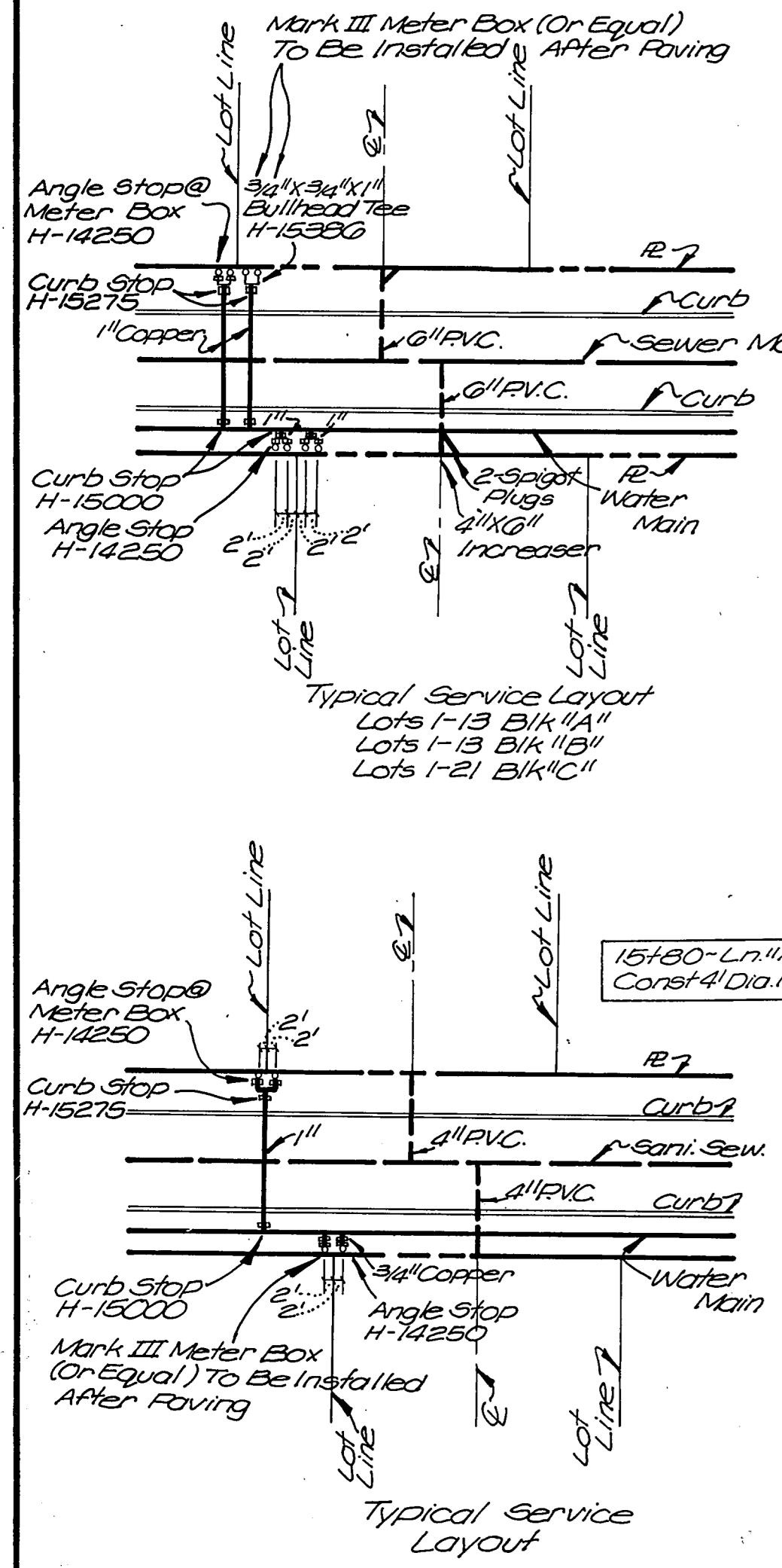
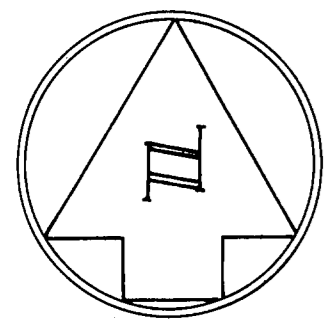
$\phi = 42"$
 $Q = 74.8 \text{ cfs}$
 $S = 0.00553$
 $V = 177 \text{ fps}$
 $H = 0.94$
 $C = 105.5 \text{ cfs}$

$\phi = 42"$
 $Q = 84.8 \text{ cfs}$
 $S = 0.00711$
 $V = 10.74 \text{ fps}$
 $H = 1.79$
 $C = 105.5 \text{ cfs}$

$\phi = 42"$
 $Q = 103.3 \text{ cfs}$
 $S = 0.01054$
 $V = 10.74 \text{ fps}$
 $H = 1.79$
 $C = 105.5 \text{ cfs}$



STORM SEWER						
MIDWAY MEADOWS						
ADDISON, TEXAS						
Don A. Tipton, Inc. ~ Consulting Engineers						
13600 L.B.J. Freeway ~ Garland, Texas 75041						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
D.A.T.	g.e.	June 1, 1979	H: 1"=40'	d.b.	Midway Meadows	16
	r.o.		V: 1"=6'			19
STORM SEWER						



1733-Ln. 1/2" 0100-Ln. 3/4" Const. 4" Dia. M.H.

0188-50-End LINE 14"

Install 1-1/2" x 1/2" Tee 1-1/2" x 1/2" Tee 1-1/2" Valve, F.H.

13178-Ln. 1/4" 0100-Ln. 1/2" Const. 4" Dia. M.H.

4158-Ln. 1/4" Const. 4" Dia. M.H.

Install 1-1/2" x 1/2" Tee 1-1/2" Valve, F.H.

15180-Ln. 1/4" Const. 4" Dia. M.H.

1742-Ln. 1/4" 0100-Ln. 1/2" Const. 4" Dia. M.H.

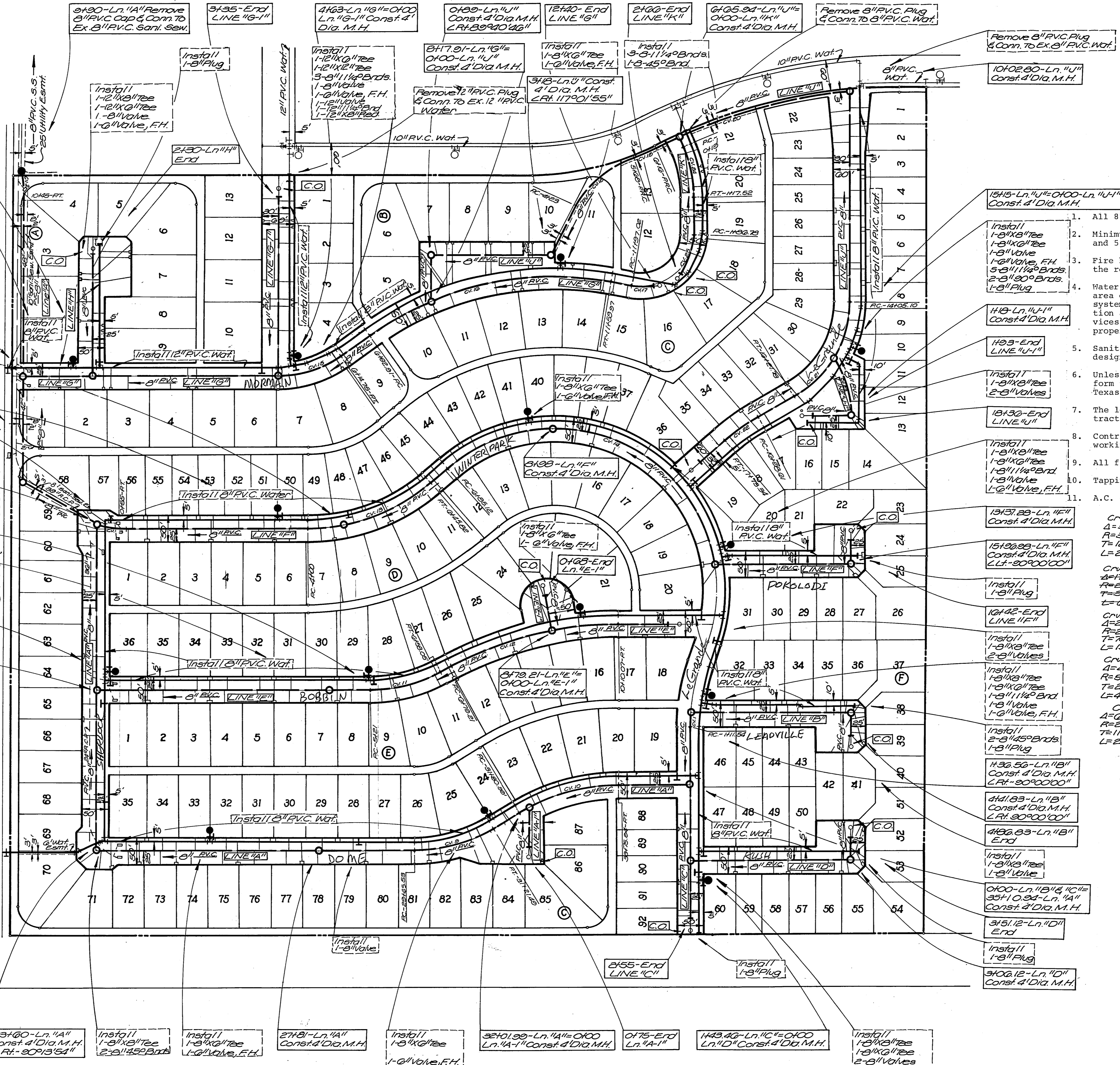
Install 1-1/2" x 1/2" Tee 1-1/2" Valve, F.H.

4140-Ln. 1/4" Const. 4" Dia. M.H.

Install 1-1/2" x 1/2" Tee 1-1/2" Valve, F.H.

20155-Ln. 1/4" 0100-Ln. 1/2" Const. 4" Dia. M.H.

Install 1-1/2" x 1/2" Tee 1-1/2" Valve, F.H.



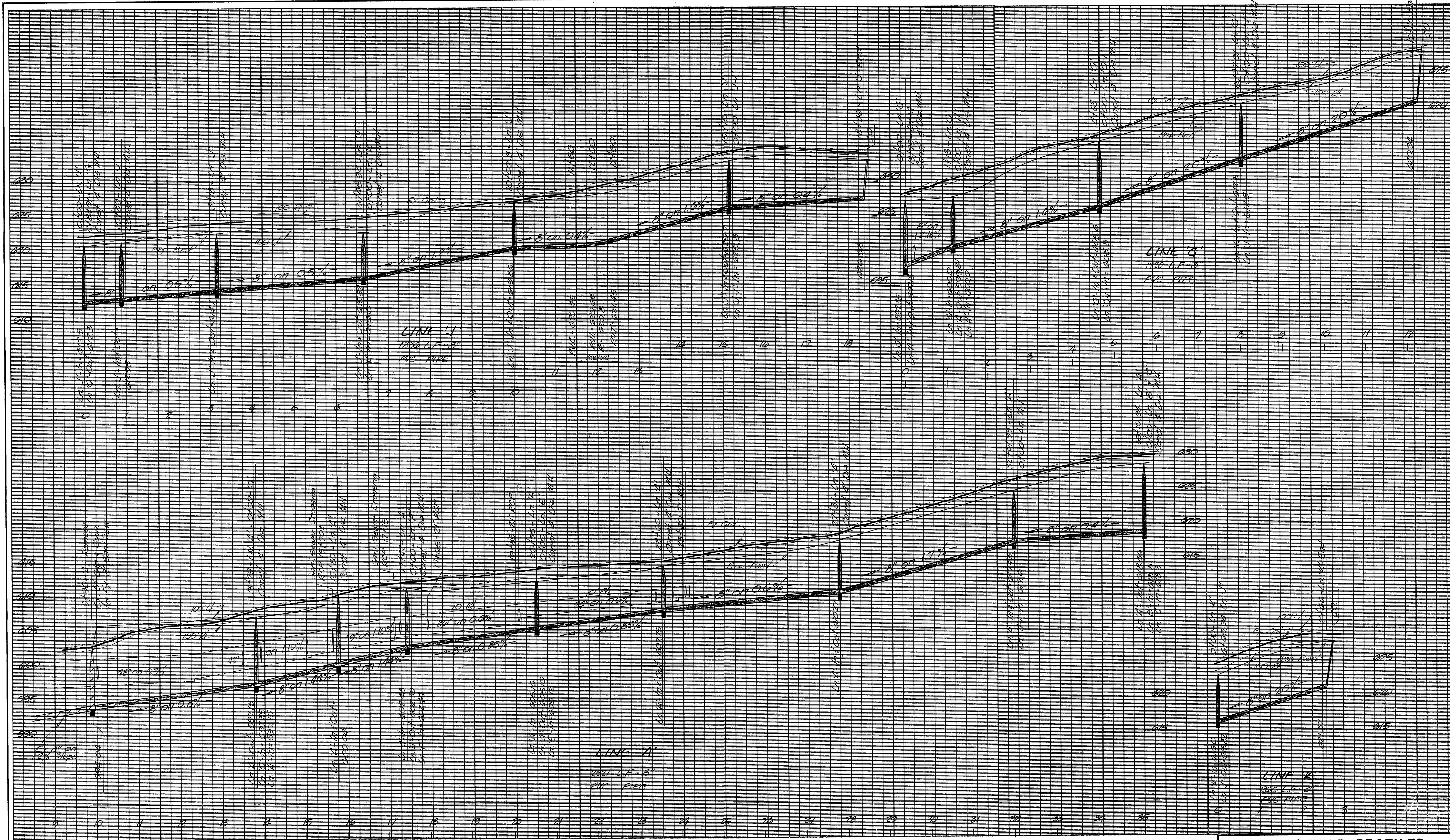
- GENERAL NOTES**
- All 8" and 12" water mains to be SDR-18 PVC with #12 tracer wire.
 - Minimum cover for water mains to be 4 feet for 6" and 8" pipe, and 5 to 6 feet for pipe 12" or larger.
 - Fire hydrant and valve grade adjustments (after paving) shall be the responsibility of the utility contractor.
 - Water and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the system. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, services, laterals, meters, and other appurtenances necessary for proper operation of the systems.
 - Sanitary sewer pipe shall conform to current A.S.T.M. designation C-245. SDR-35 PVC.
 - Unless otherwise noted, all material and construction shall conform to the standard specifications of the City of Addison, Texas.
 - The location of all existing utilities to be verified by contractor prior to start of construction.
 - Contractor to notify utility companies at least 48 hours (2 working days) prior to start of construction.
 - All fire hydrants shall be Mueller Centurion model.
 - Tapping sleeves to be Mueller or Clow.
 - A.C. collars to be provided in manholes.

296 Meter Boxes
 83 3/4" Services (short)
 3 3/4" Services (long)
 13 1" Services 1/4" Bullhead (short)
 90 1" Services 1/4" Bullhead (long)

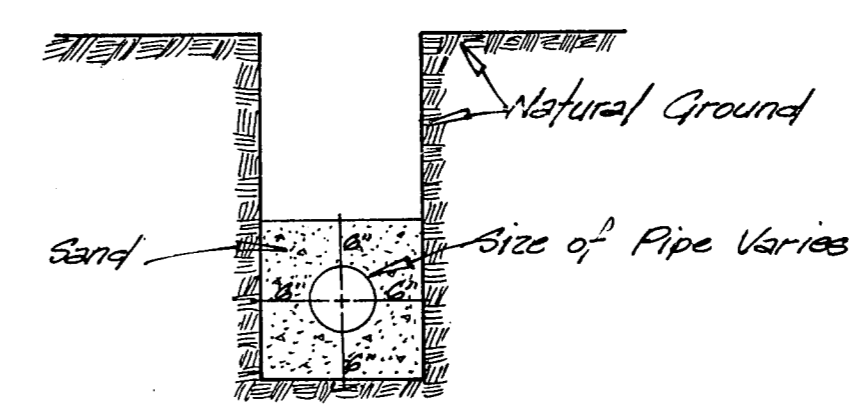
WATER & SEWER PLAN
MIDWAY MEADOWS
ADDISON, TEXAS
 Don A. Tipton, Inc. ~ Consulting Engineers
 13600 L.B.J. Freeway ~ Garland, Texas 75041

Design	Drawn	Date	Scale	Notes	File	No.
D.A.T.	D.A.T.	June 1, 1979	1" = 100'	d.b.	Midway Meadows	17

WATER & SEWER PLAN #1025



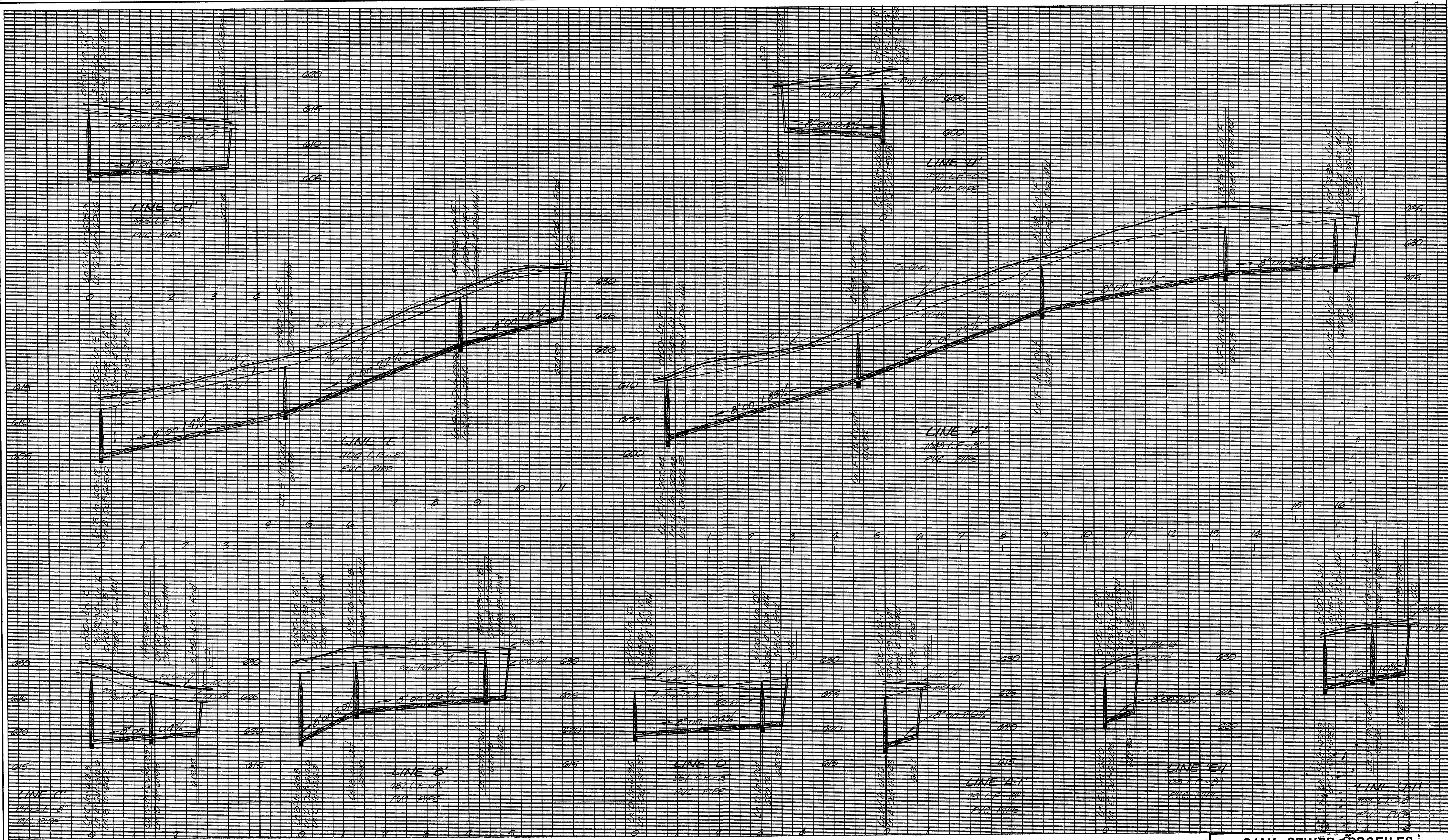
BENCH MARK:
 "a" On top of curb of median in middle of
 Surveyor Blvd. 60' north of & Belt Line
 Road
 Elev. = 505.64



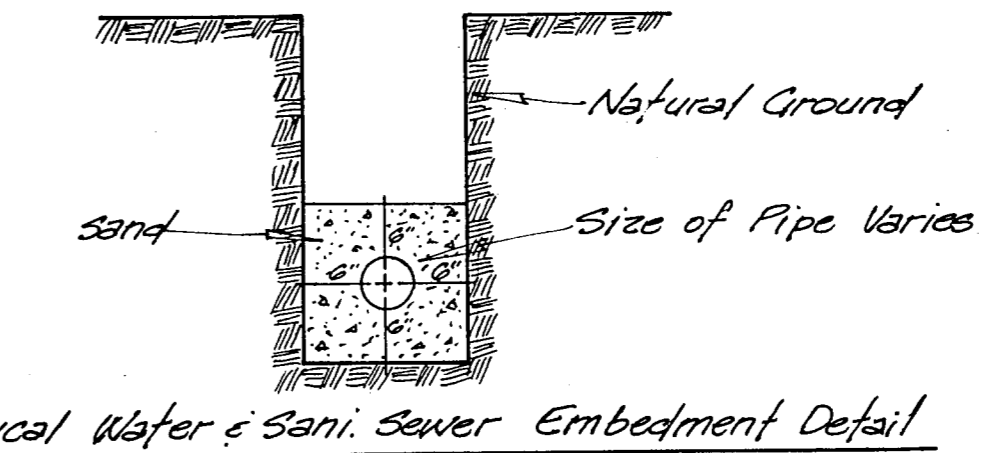
Typical Water & Sani. Sewer Embedment Detail

SANI. SEWER PROFILES						
MIDWAY MEADOWS						
ADDISON, TEXAS						
Don A. Tipton, Inc. ~ Consulting Engineers						
13600 L.B.J. Freeway ~ Garland, Texas 75041						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO
D.A.T., Inc.	D.A.T., Inc.	June 1, 1979	H: 1"=100' V: 1"=6'	d.b.	Midway Meadows	18/19

SANI. SEWER PROFILES #1025



BENCH MARK
 1" on top of curb of median in middle
 of surveyor Blvd. 50' North of 2
 Belt Line Rd.
 Elev. = 505.54



SANI. SEWER PROFILES						
MIDWAY MEADOWS						
ADDISON, TEXAS						
Don A. Tipton, Inc. ~ Consulting Engineers						
13600 L.B.J. Freeway ~ Garland, Texas 75041						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO
D.A.T., Inc.	D.A.T., Inc.	June 1, 1979	M: 1"=100' V: 1"=8'	19	Midway Meadows	19