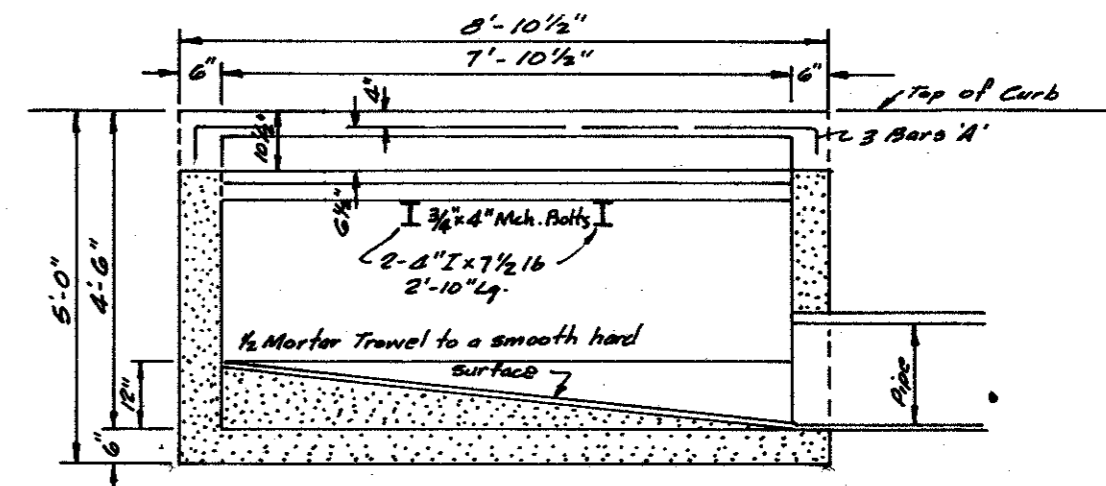
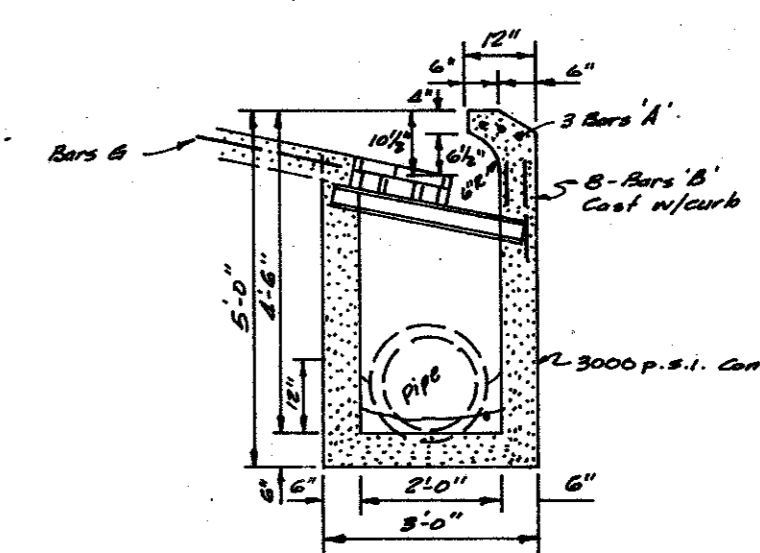


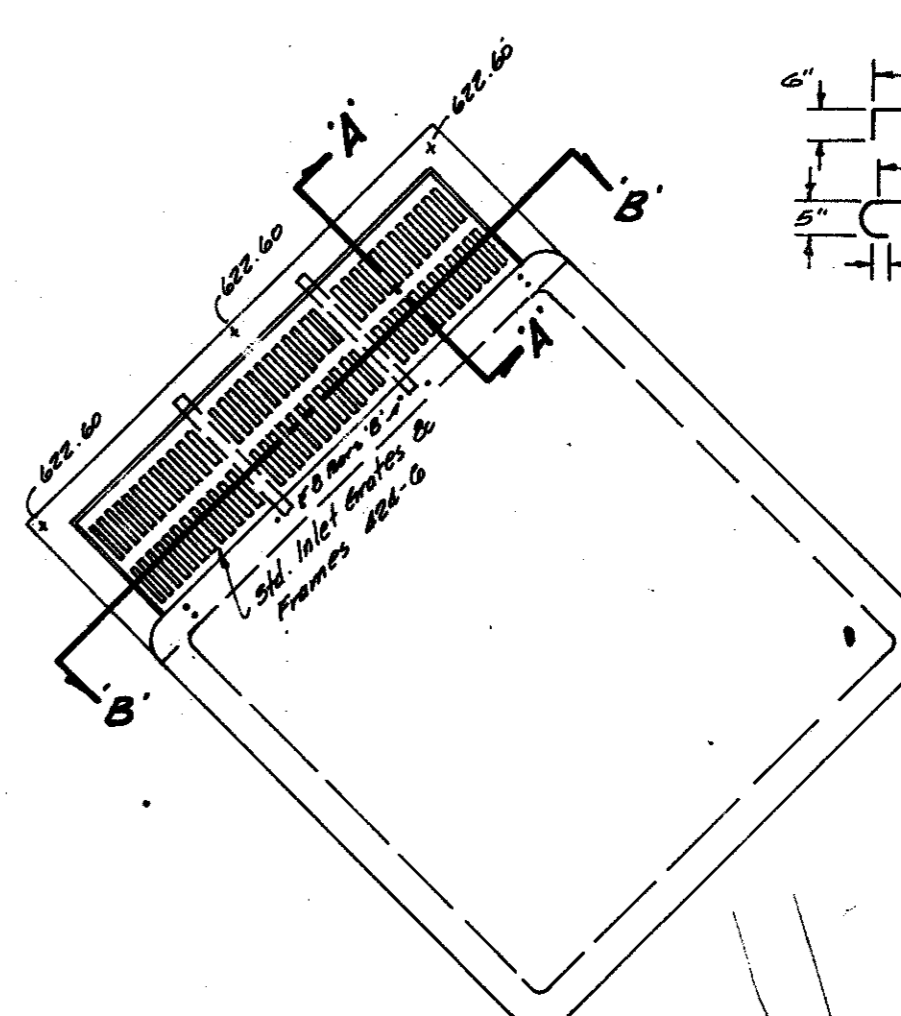
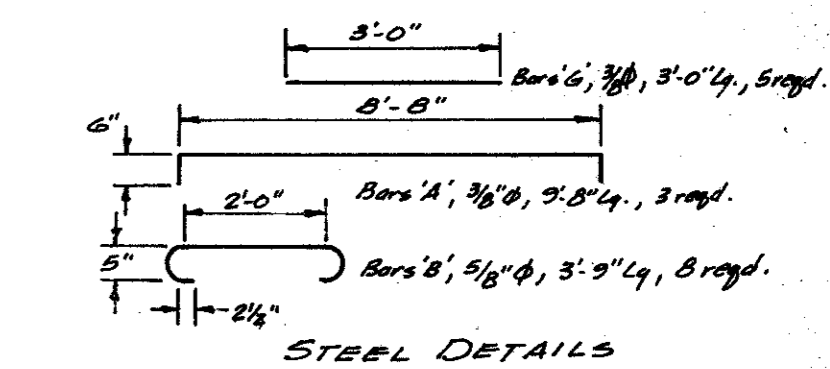
Note: Exist. Topo. from Drawing by Cook Consultants 5/30/79 & 6/13/79



SECTION B-B



SECTION A-A



PLAN-DETAIL

CITY OF ADDISON  
APPROVED  
FOR CONSTRUCTION

BUILDING DEPARTMENT  
DATE: \_\_\_\_\_  
CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN MEETING OR EXCEEDING ALL REQUIREMENTS OF BOTH NATIONAL AND LOCAL CODES AND ALL ORDINANCES APPLICABLE TO HIS WORK. APPROVAL OF THESE DRAWINGS SHALL NOT BE CONSTRUED TO RELIEVE RESPONSIBILITY OR IMPLY VARIANCE TO SUCH CODES.

date	revisions
12/31/79	1
7-4-79	1

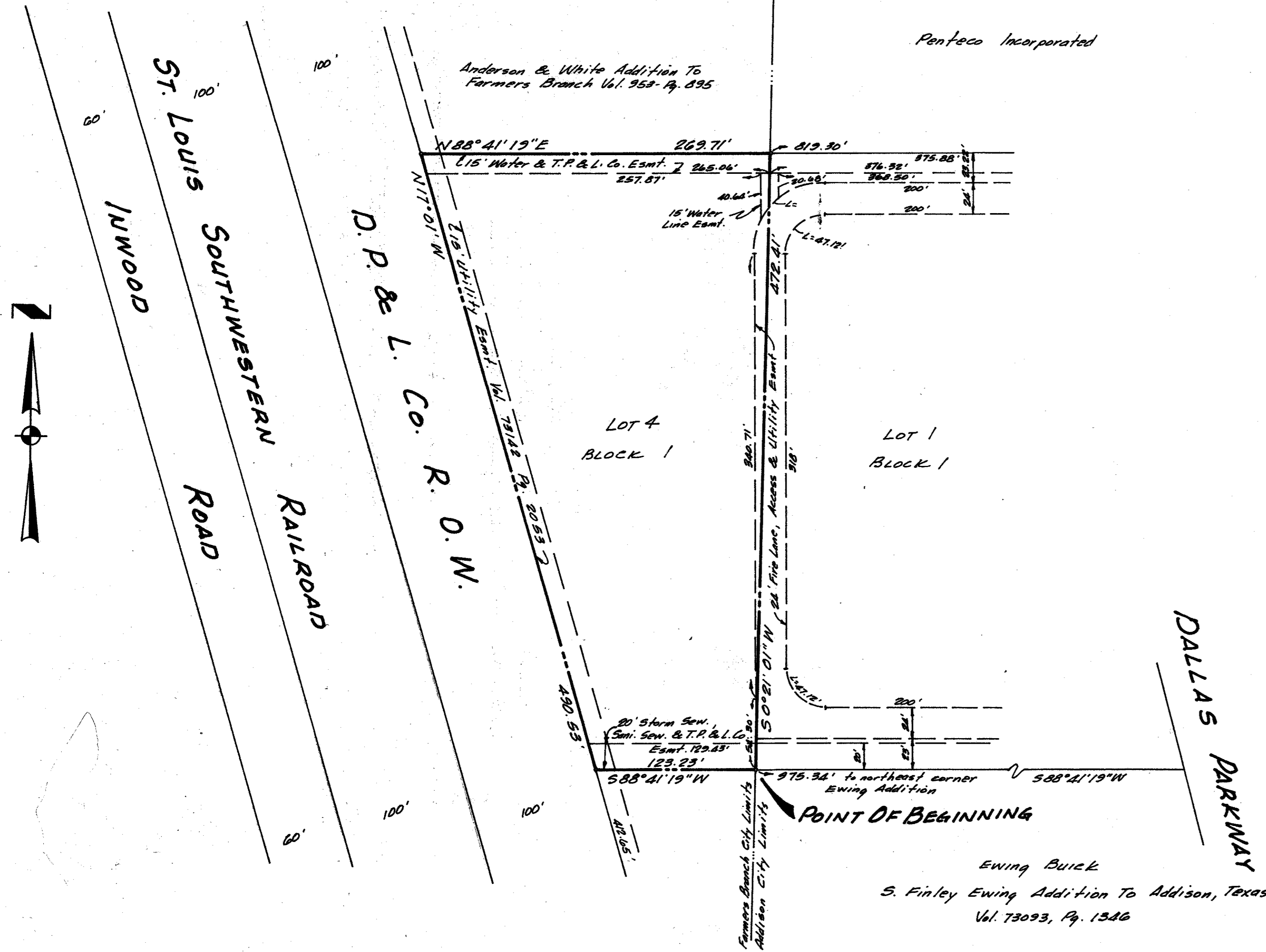
SELECAL REVISION

CREST VIEW SQUARE  
9 STORY OFFICE BUILDING  
ADDISON

Incorporated  
2525 Stemmons fwy. Suite 327  
Dallas, Texas 75207  
631-0800

Albert H. Halff Associates, Inc. - Engineers  
Scale: 1" = 30'  
Oct. 1979  
A.V.O. 6514

Revised: Feb. 1, 1980  
Revised: Dec. 6, 1979  
Revised: Nov. 1979



STATE OF TEXAS X  
 COUNTY OF DALLAS X

WHEREAS, Vantage Properties, Inc. acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Josiah Pancost Survey, Abstract No. 1146 of Dallas County, Texas, said tract being a part of the Anderson and White Addition to Farmers Branch as recorded in Volume 953, Page 895, Plat Records Dallas County, Texas, said tract conveyed by W. O. Bankston to Vantage Properties, Inc. as filed for records in Volume 7917, Page 487, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the north line of the S. Finley Ewing Addition and the City Limits line between The City of Farmers Branch, Texas, and the City of Addison, Texas, said point being S 88°41'19" W, along said north line a distance of 975.34 feet from the westerly line of Dallas Parkway (120 feet wide);

THENCE S 88°41'19" W, along said north line, a distance of 123.23 feet to a point for a corner in the easterly line of a D. P. & L. Company right-of-way (100 feet wide);

THENCE N 17°01' W, along said easterly line, a distance of 490.53 feet to a point for a corner;

THENCE N 88°41'19" E, a distance of 269.71 feet to a point for a corner;

THENCE S 0°21'01" W, a distance of 472.41 feet to the POINT OF BEGINNING AND CONTAINING 92,776 square feet or 2.130 acres of land more or less.

STATE OF TEXAS X  
 COUNTY OF DALLAS X

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT VANTAGE PROPERTIES, INC., does hereby adopt this plat designating the herein described property as "Wellington Square", an addition to the City of Farmers Branch, Dallas, County, Texas and does hereby dedicate to the public use forever the streets shown thereon. The utilities easement as shown are reserved for the public utilities designated on the map or plat. No buildings or fences shall be constructed or placed upon, over or across the utilities easements as shown. The utilities easements as shown are dedicated for mutual use and accommodations of the public utilities designated on the plat. All and any public utilities, so designated on the plat, shall have the right to remove and keep removed all or parts of any buildings, fences, trees, or shrubs which may in any way endanger or interfere with the maintenance or efficiency of the 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, controlling, 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.

WITNESS MY HAND at Dallas, Texas, this \_\_\_\_\_ Day of \_\_\_\_\_, 1979.

ATTEST : VANTAGE INVESTMENT PROPERTIES, INC.  
 Jerry Tahu, Assistant Secretary Arthur L. Ruff, Vice President

STATE OF TEXAS X  
 COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Arthur L. Ruff, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 1979.

Notary Public, Dallas, Texas

CITY OF ADDISON  
**APPROVED**  
 FOR CONSTRUCTION  
 BUILDING DEPARTMENT

DATE \_\_\_\_\_  
 NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN MEETING OR EXCEEDING ALL REQUIREMENTS OF BOTH NATIONAL AND LOCAL CODES AND/OR ORDINANCES APPLICABLE TO HIS WORK. APPROVAL OF THESE DRAWINGS SHALL NOT BE CONSTRUED TO RELIEVE RESPONSIBILITY OR IMPLY VARIANCE TO SUCH CODES.

**FINAL PLAT**  
**WELLINGTON SQUARE**  
 AN ADDITION TO THE CITY OF FARMERS BRANCH, TEXAS  
 JOSIAH PANCAST SURVEY-ABSTRACT 1146  
 DALLAS COUNTY, TEXAS  
 ~ OWNER ~  
**VANTAGE PROPERTIES, INC.**  
 2525 Stemmons Freeway ~ Dallas, Texas

Albert H. Halfff Associates, Inc. ~ Engineers ~ Dallas  
 8636 Lemmon Ave.  
 Scale: 1"=60' A.V.O. 6514 Aug. 1979

ENGINEER'S CERTIFICATE

This is to certify that ALBERT H. HALFF, a Registered Professional Engineer of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Albert H. Halfff  
 Engineer  
 Texas Registration No. 5698

STATE OF TEXAS X  
 COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Albert H. Halfff, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 1979.

Notary Public, Dallas, Texas

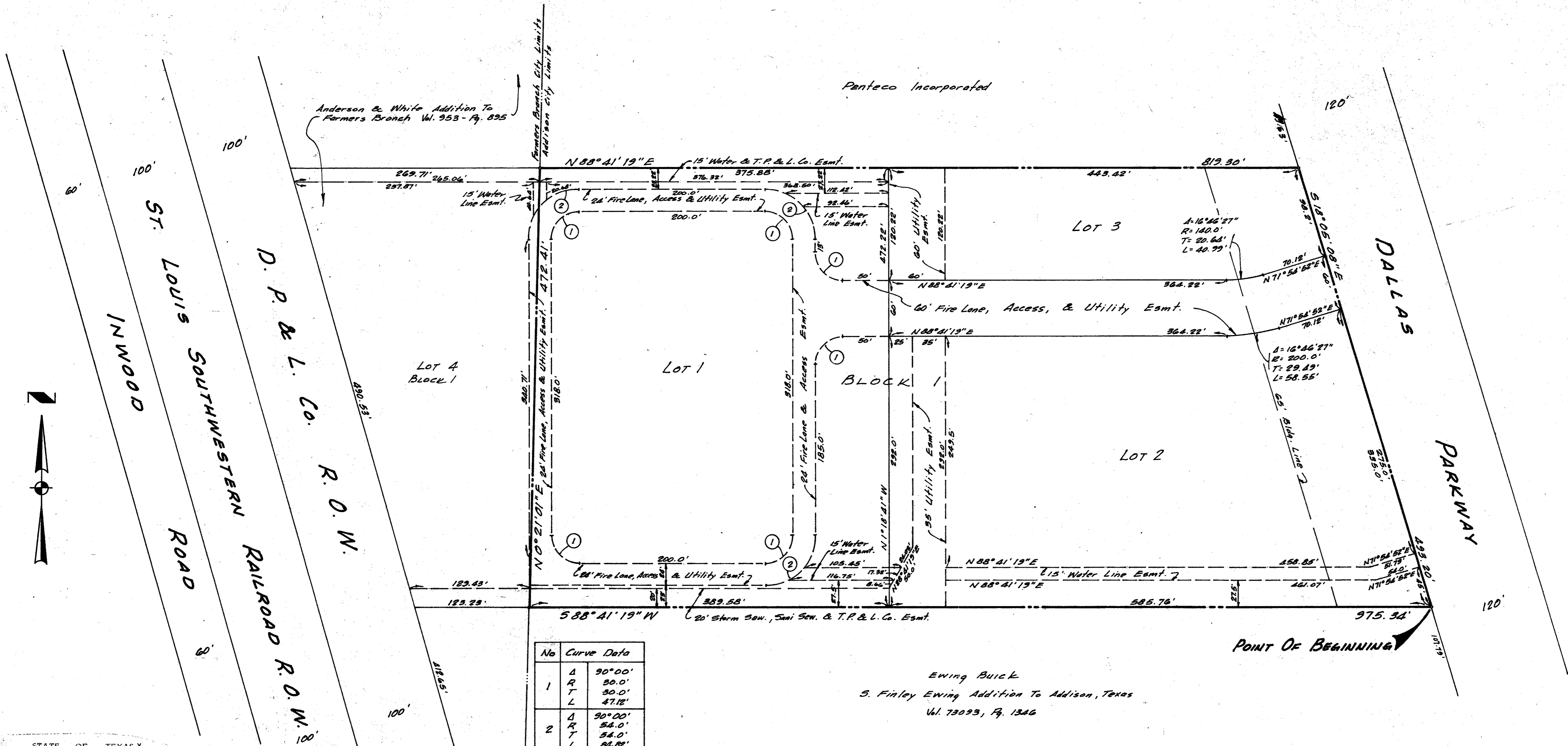
This plat has been approved by the Planning and Zoning Commission on this the \_\_\_\_\_ day of \_\_\_\_\_, 1979.

\_\_\_\_\_  
 Chairman, Planning and Zoning Commission

This plat has been approved by the City Council on this the \_\_\_\_\_ day of \_\_\_\_\_, 1979.

\_\_\_\_\_  
 Mayor

ATTES: \_\_\_\_\_  
 City Secretary



No	Curve Data
1	Δ 90°00'
	R 90.0'
	T 30.0'
	L 47.12'
2	Δ 90°00'
	R 54.0'
	T 54.0'
	L 84.82'

Ewing Buick  
 S. Finley Ewing Addition To Addison, Texas  
 Vol. 73093, P. 1346

STATE OF TEXAS X  
 COUNTY OF DALLAS X

WHEREAS, Vantage Properties, Inc., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146 of Dallas County, Texas, said tract conveyed by W. O. Bankston to Vantage Properties Inc., as filed for record in Volume \_\_\_\_\_ Page \_\_\_\_\_, Deed Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a point in the West line of Dallas Parkway (120 feet wide), said point being the northeast corner of the S. Finley Ewing, Jr. Addition, an addition to the City of Addison, Texas, recorded in Volume 73093, Page 1346, Map Records Dallas, County, Texas;

THENCE S 88°41'19" W, along the north line of said addition, a distance of 975.34 feet to a point for a corner, said point lying on the City Limits Line of Addison and Farmers Branch;

THENCE N 0°21'01" E, along said City Limits Line, a distance of 672.41 feet to a point for a corner;

THENCE N 88°41'19" E, a distance of 819.30 feet to a point for a corner in the said west line of Dallas Parkway;

THENCE S 18°05'08" E, along said west line, a distance of 493.20 feet to the POINT OF BEGINNING AND CONTAINING 423,728 square feet or 9.727 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT VANTAGE PROPERTIES, INC., does hereby adopt this plat as "WELLINGTON SQUARE," an addition to the City of Addison, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said 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 may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, 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. 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. Water main and sanitary sewer easements shall also include additional area of work space for construction and maintenance of the systems. Additional area is also conveyed for installing and maintaining cleanouts, manholes, fire hydrants, sewer laterals, meters and other appurtenances necessary for the proper operation of the systems. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Addison, Texas. Sidewalks shall be constructed by the homebuilder as required by the City Council and in accordance with the requirements of the Director of Public Works.

WITNESS MY HAND at Dallas, Texas, this \_\_\_\_\_ Day of \_\_\_\_\_, 1979.

ATTEST : VANTAGE PROPERTIES, INC.

Jerry Tahu, Assistant Secretary Arthur L. Ruff, Vice President

STATE OF TEXAS X  
 COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Arthur L. Ruff, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1979.

Notary Public, Dallas County, Texas

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS That I, ALBERT H. HALFF, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Richardson, Texas.

ALBERT H. HALFF  
 REGISTERED PROFESSIONAL ENGINEER, TEXAS

STATE OF TEXAS X  
 COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared ALBERT H. HALFF, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 1979.

Notary Public, Dallas, Texas

CERTIFICATE OF APPROVAL

Approved by the City of Addison, Dallas County, Texas. This \_\_\_\_\_ day of \_\_\_\_\_, 1979.

Mayor Secretary

CITY OF ADDISON  
 APPROVED  
 FINAL PLAT FOR CONSTRUCTION  
 WELLINGTON SQUARE  
 AN ADDITION TO THE CITY OF ADDISON, TEXAS

INSTRUMENT INSTRUCTIONS TO CONTRACTOR IS NOT TO BE EXCEEDING 10% OF THE TOTAL CONTRACT VALUE AND LOCAL CODES REQUIREMENTS OF THE CITY OF ADDISON, TEXAS SHALL APPLY TO THIS WORK. DALLAS COUNTY ORDINANCES APPLICABLE TO THIS WORK. APPROVAL OF THIS INSTRUMENT SHALL NOT BE CONSTRUED TO RELIEVE RESPONSIBILITY OR IMPLY LIABILITY TO SUCH CODES.

OWNER  
 VANTAGE PROPERTIES, INC.

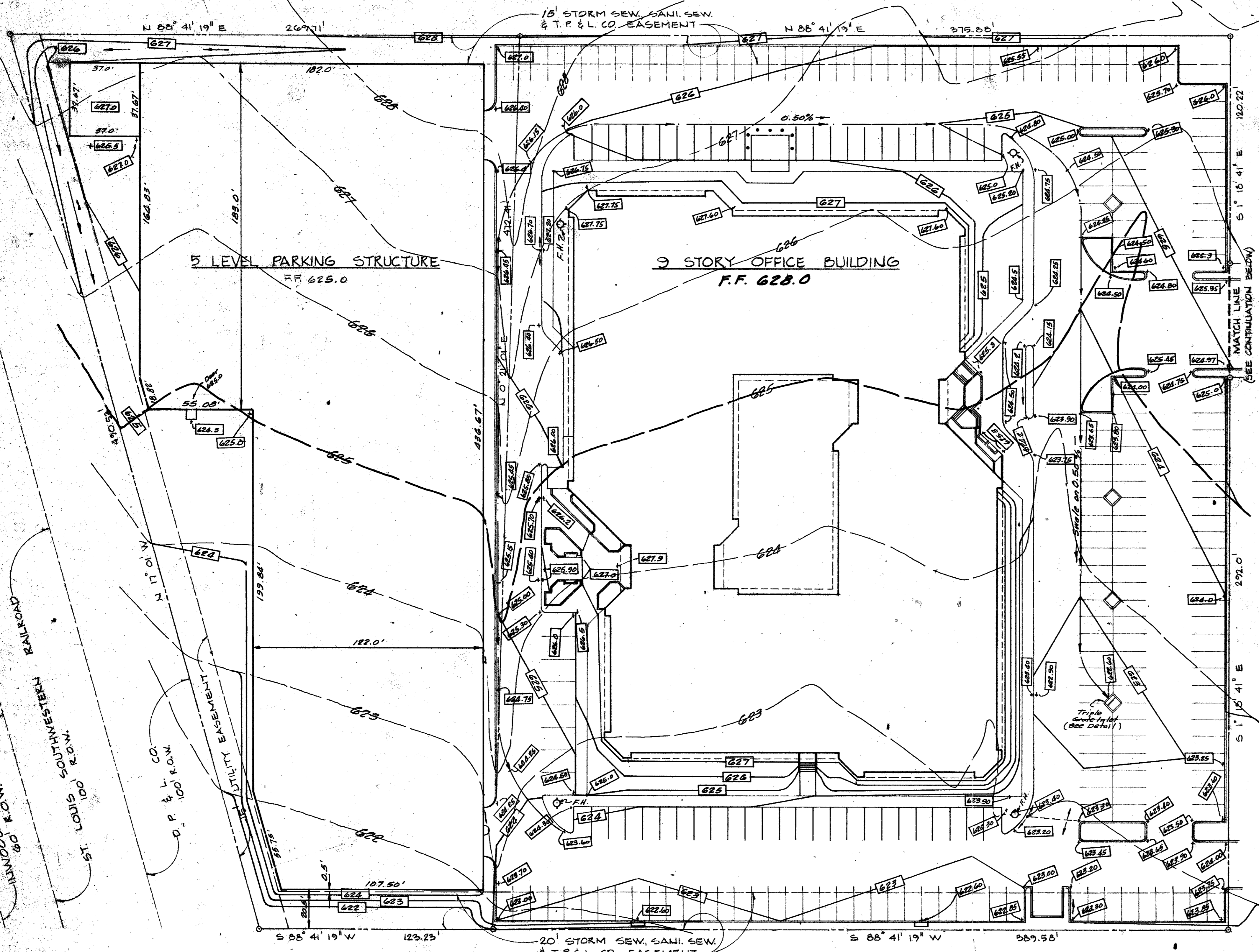
VANTAGE PROPERTIES, INC.

2525 Stemmons Freeway ~ Dallas, Texas

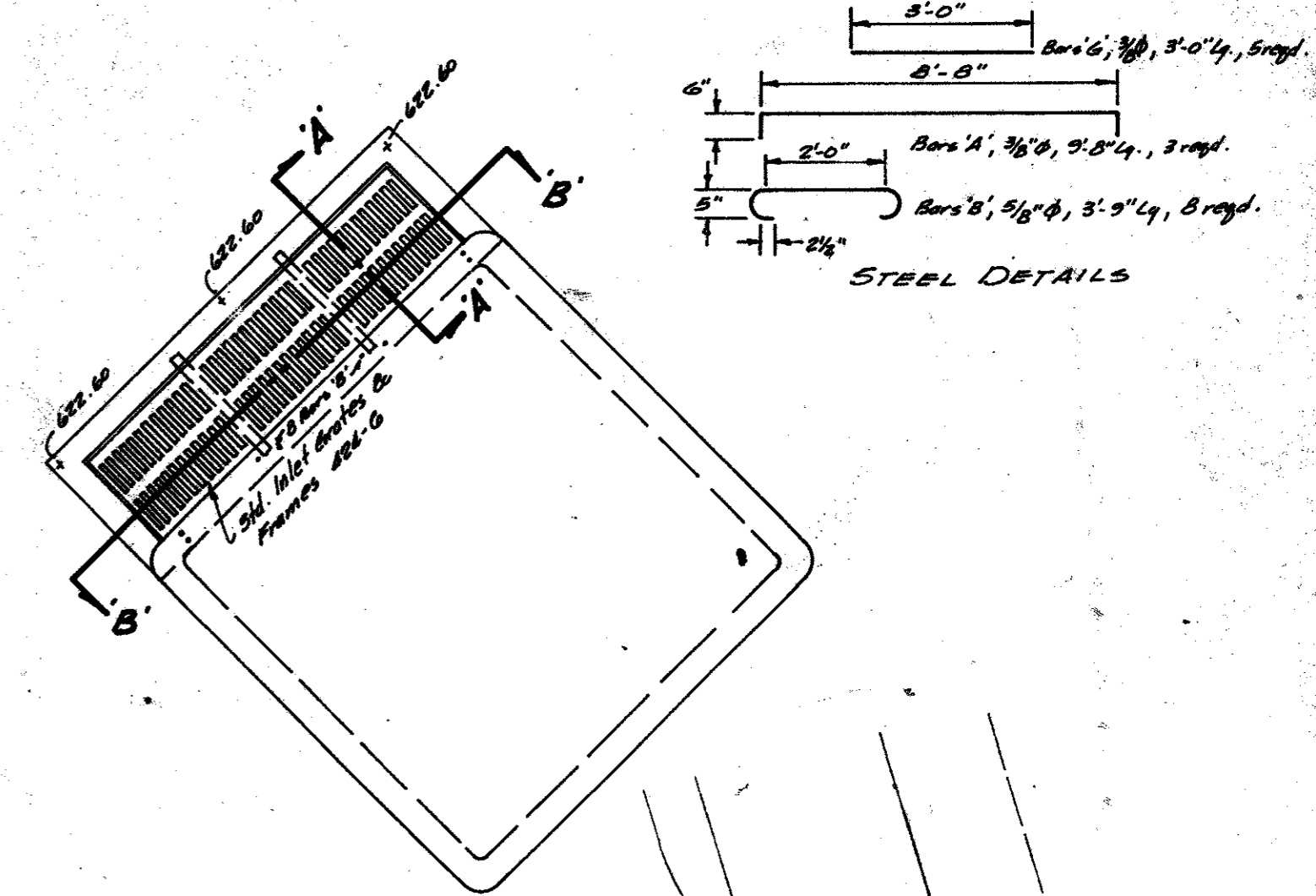
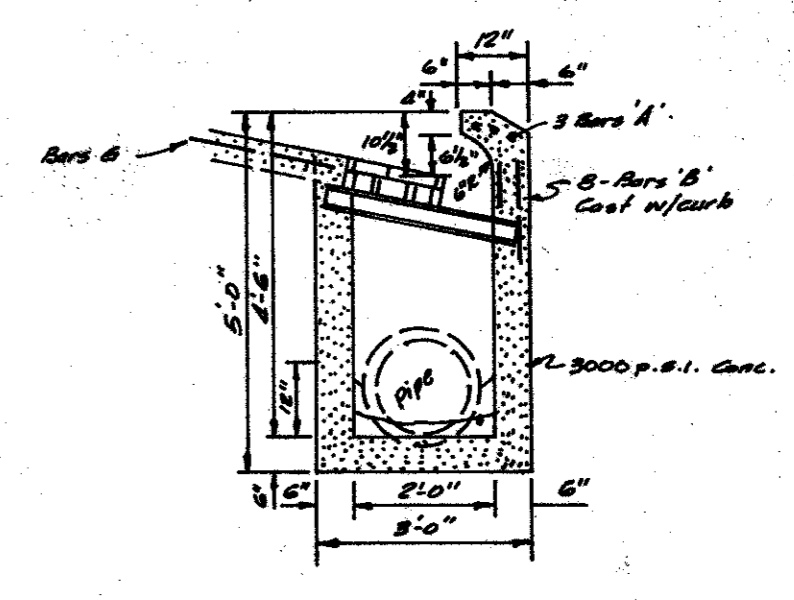
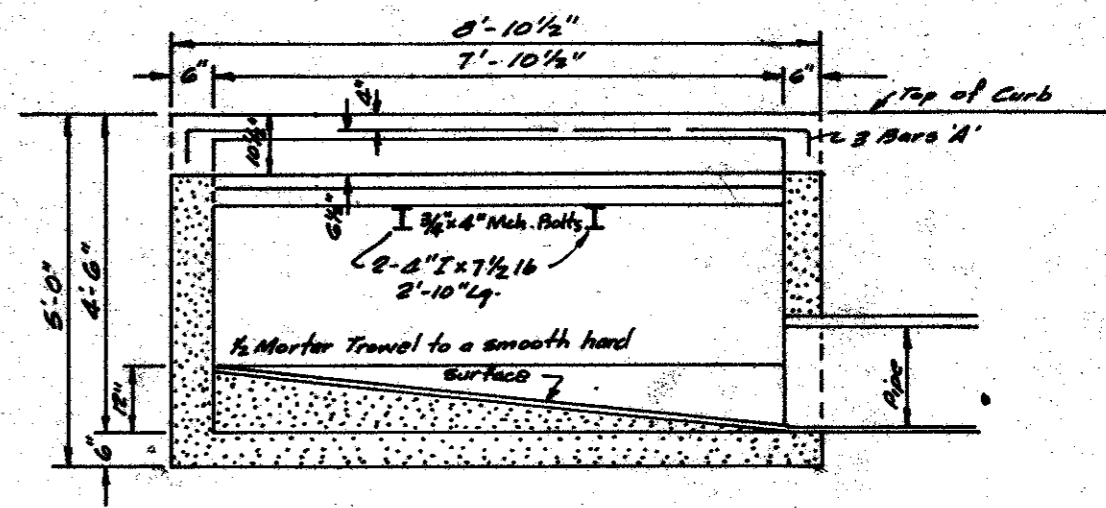
Albert H. Halff Associates, Inc. ~ Engineers ~ Dallas  
 3636 Lemmon Ave.

Scale: 1"=60' Aug. 1979  
 A.V.D. 6514

Recorded Nov 9/79  
 Vol 79220  
 Pg 220B-2210.



Note: Exist. Topo. from Drawing by Cook Consultants 5/30/79 & 6/13/79



SITE PLAN  
SCALE: 1" = 30'-0"

VANTAGE PROPERTIES, INC.

ALBERT H. HALFF ASSOCIATES, INC. - ENGINEERS  
Scale: 1" = 30'

A.V.O. 6514

Revised: Feb 1, 1980  
Revised: Dec. 6, 1979  
Revised: Nov, 1979

CITY OF ADDISON  
APPROVED  
CONSTRUCTION

DATE: 12/31/79  
CONTRACTOR IS HEREBY INSTRUCTED TO NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN MEETING OR EXCEEDING ALL REQUIREMENTS OF BOTH NATIONAL AND LOCAL CODES AND/OR ORDINANCES APPLICABLE TO HIS WORK. APPROVAL OF THESE DRAWINGS SHALL NOT BE CONSTRUED TO BELIEVE RESPONSIBILITY OR IMPLY VARIANCE TO SUCH CODES.



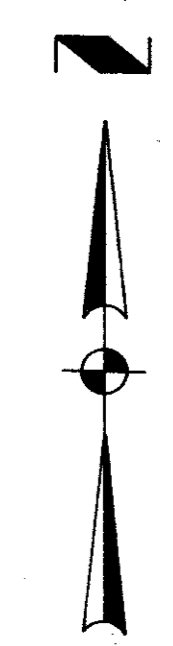
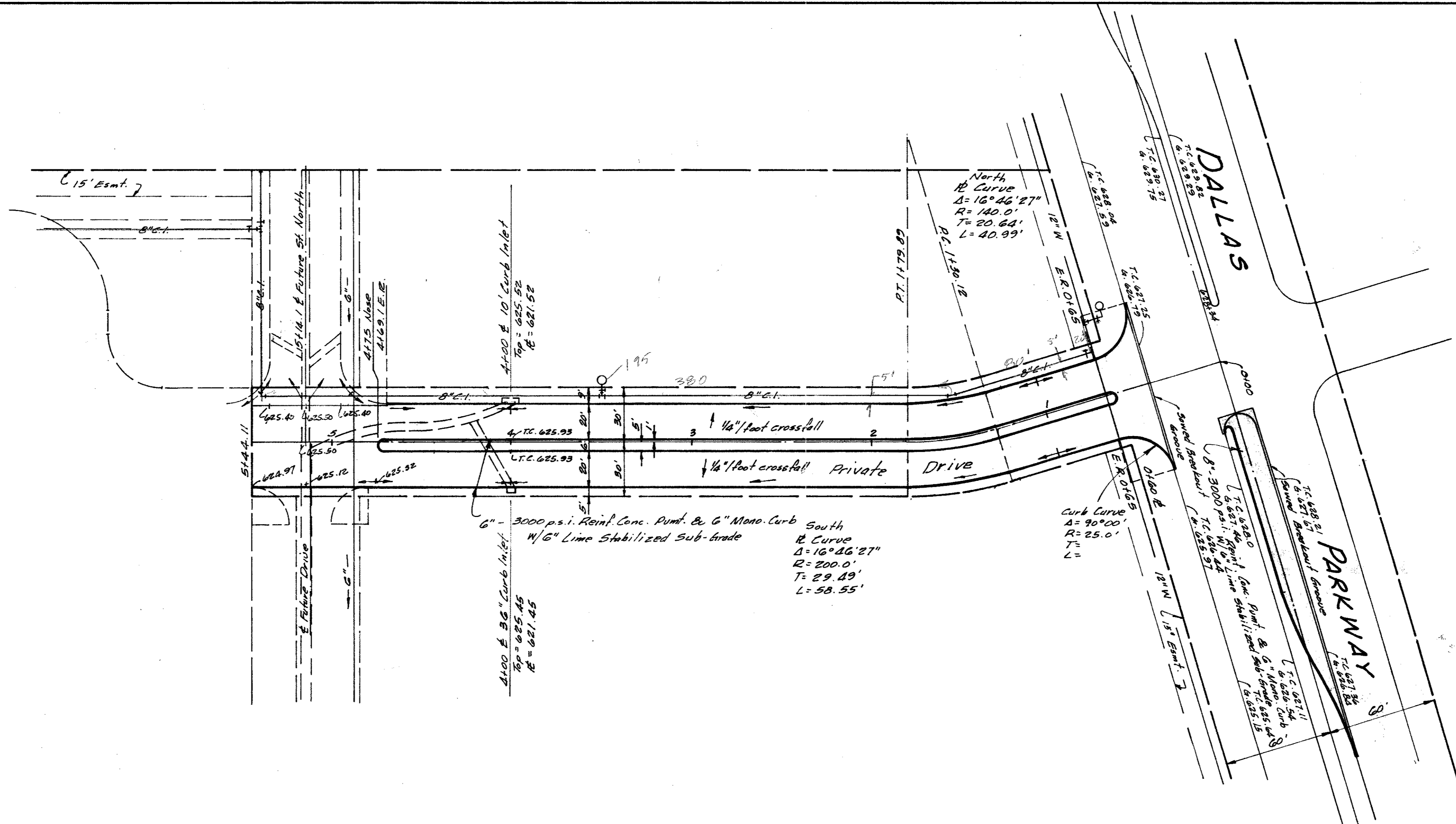
date	revisions
12/31/79	1
11/15/79	2
10/15/79	3
9/15/79	4
8/15/79	5
7/15/79	6
6/13/79	7
5/30/79	8

mk GENERAL REVISION

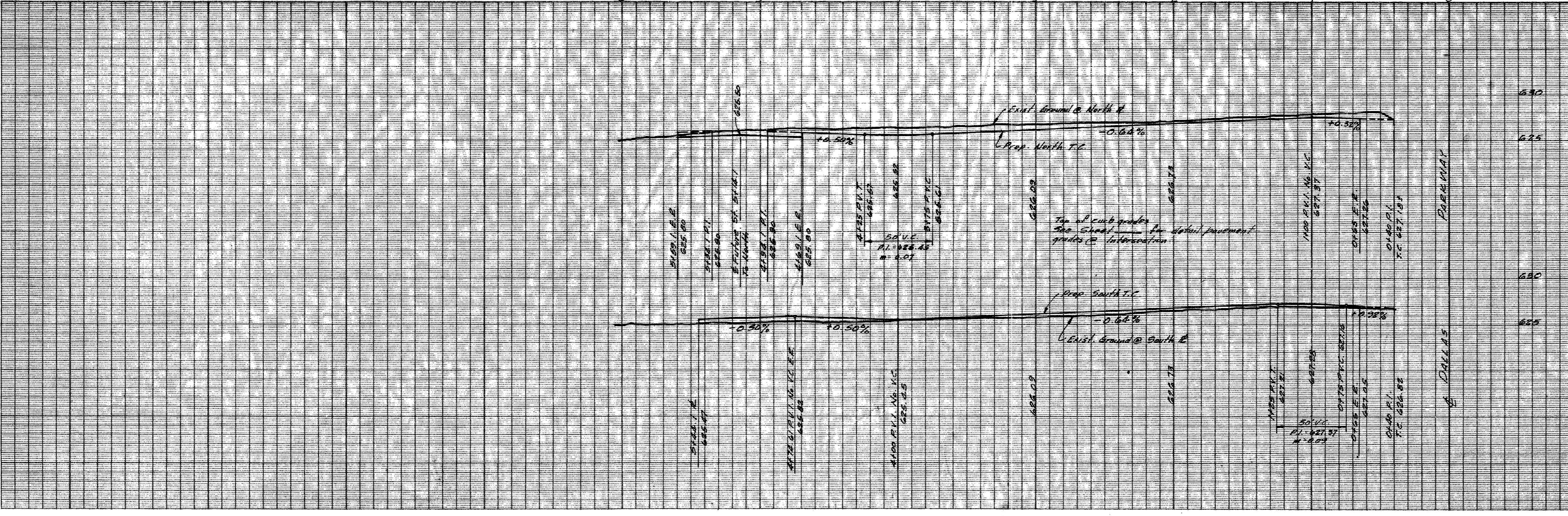
CRESTVIEW SQUARE  
A 9 STORY OFFICE BUILDING  
ADDISON TEXAS

Incorporated

2225 Stemmons fwy. Suite 327  
Dallas, Texas 75207 631-0600



mk	revisions	date
1	GENERAL REVISIONS	2.4.80



CITY OF ADDISON  
**APPROVED**  
 FOR CONSTRUCTION  
 PUBLIC WORKS DEPARTMENT

NOTE: CONTRACTOR IS HEREBY REQUESTED TO VERIFY ALL DIMENSIONS AND LOCAL CODES AND/OR ORDINANCES IN THIS WORK AND APPROVAL OF THESE DRAWINGS SHALL NOT BE CONSIDERED AN ASSUMPTION OF LIABILITY TO RELY ON THESE DRAWINGS.

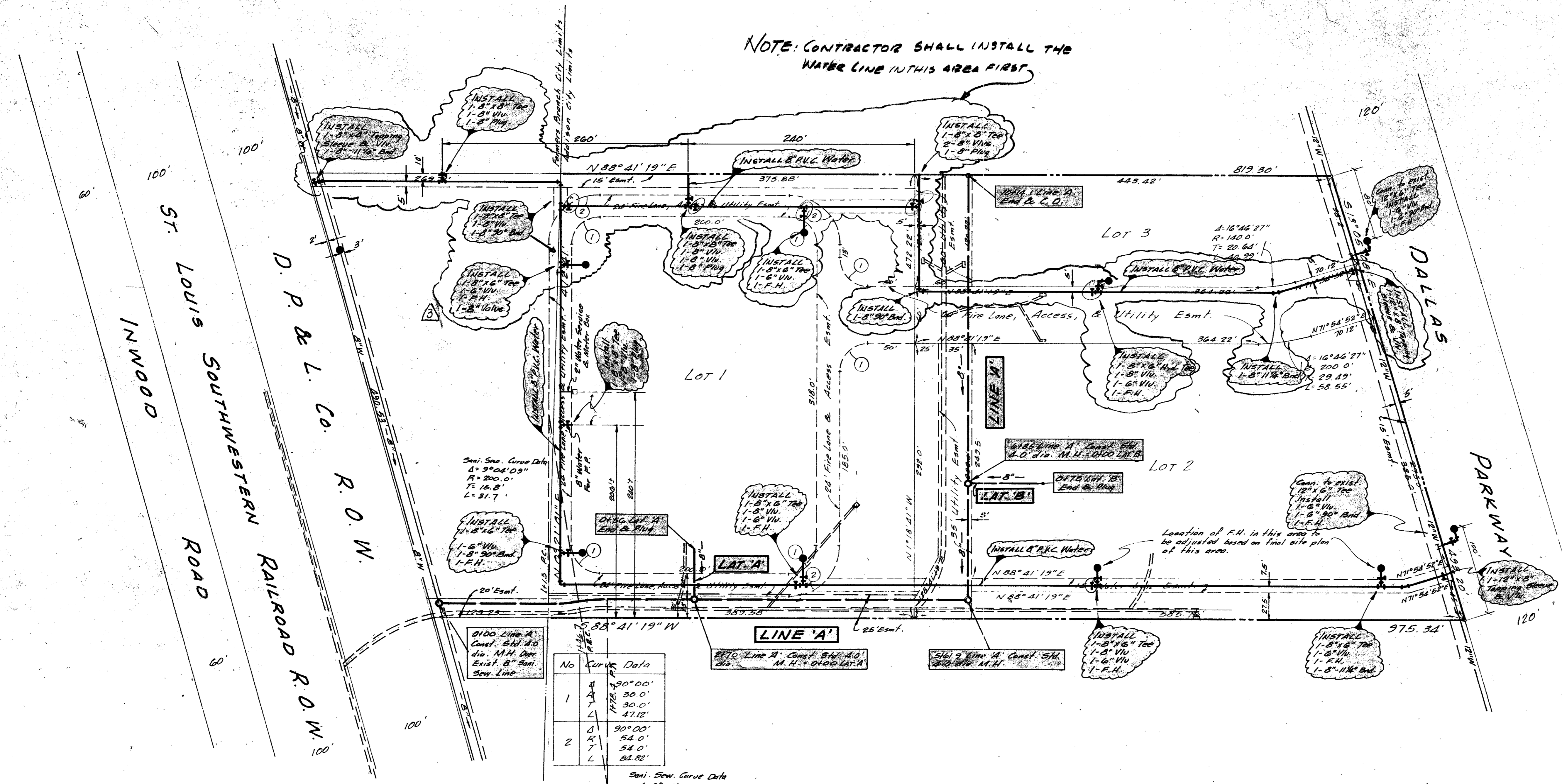
**RESTVIEW SQUARE**  
**VANTAGE COMPANIES**  
 ALBERT H. HALPE ASSOCIATES, INC. - ENGINEERS  
 CITY OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
Novoa	VERNON	Oct 79	1/8"=1'-0"	6514	VW-1	G-2





NOTE: CONTRACTOR SHALL INSTALL THE WATER LINE IN THIS AREA FIRST



Soil Sew. Curve Data  
 $\Delta = 9^{\circ}04'09''$   
 $R = 200.0'$   
 $T = 15.8'$   
 $L = 31.7'$

No	Curve Data
1	X 90°00'
	A 30.0'
	T 30.0'
2	X 90°00'
	R 54.0'
	T 54.0'

Soil Sew. Curve Data  
 $\Delta = 9^{\circ}04'09''$   
 $R = 200.0'$   
 $T = 15.8'$   
 $L = 31.7'$

**WATER & SEWER SPECIFICATIONS**

**PVC Pressure Pipe**

The PVC pipe shall be SDR-18. Dimensions Class 150. The pipe shall meet or exceed requirements of AWWA C-900-75. PVC pipe with cast iron outside dimensions and with rubber ring joints. PVC water pipe shall be listed by Underwriters Laboratories and approved for use in cities and towns of Texas by the State Board of Insurance. The rigid PVC pipe shall bear the seal of approval for "NSF" mark of the National Sanitation Foundation Testing Laboratory for potable water pipe. Provisions must be made for contraction and expansion at each joint with a rubber ring, and an integral thickened bell as part of each joint. Pipe and fittings must be assembled with a non-toxic lubricant. Pipe shall be made from NSF approved Class 12454-A or B PVC Pipe Compound conforming to ASTM resin specification D1784.

**Joints and Fittings** - Fittings shall be mechanical joint or rubber ring slip joint cast iron fittings.

**PVC Sewer Pipe**

PVC pipe and fittings shall meet the extra strength requirements of ASTM specification D3034, SDR 35. Pipe shall have integral wall bell and spigot joints.

**Joints** - Joints for the PVC pipe and fittings shall be compression rubber gasket joints. The bell shall consist of an integral wall section with factory installed ring securely locked in bell groove to provide positive seal under all installation conditions.

**Fittings** - Fittings and accessories shall be manufactured and furnished by the pipe supplier and have bell and/or spigot configuration identical to that of the pipe.

**Stiffness** - Minimum pipe stiffness at 5% deflection shall be 46 for all sizes when calculated in accordance with ASTM D-2412.

**Connections at Manholes** - Asbestos cement sleeves with rubber ring joint will be used at manhole walls to provide positive water tight connections.

**Pipe Bedding**

Bedding material for water and sewer pipe shall be sand. Sand shall be placed 6" below the pipe, around the pipe, and 6" above the pipe.

**Tracer**

A No. 12 coated copper wire or metallic tracer tape equivalent shall be placed in the trench over all water lines.

Note: Proposed fire hydrants to be a minimum of 3' and a maximum of 5' from exist. and proposed back of curb.

APPROVED  
 FOR CONSTRUCTION  
 BUILDING DEPARTMENT

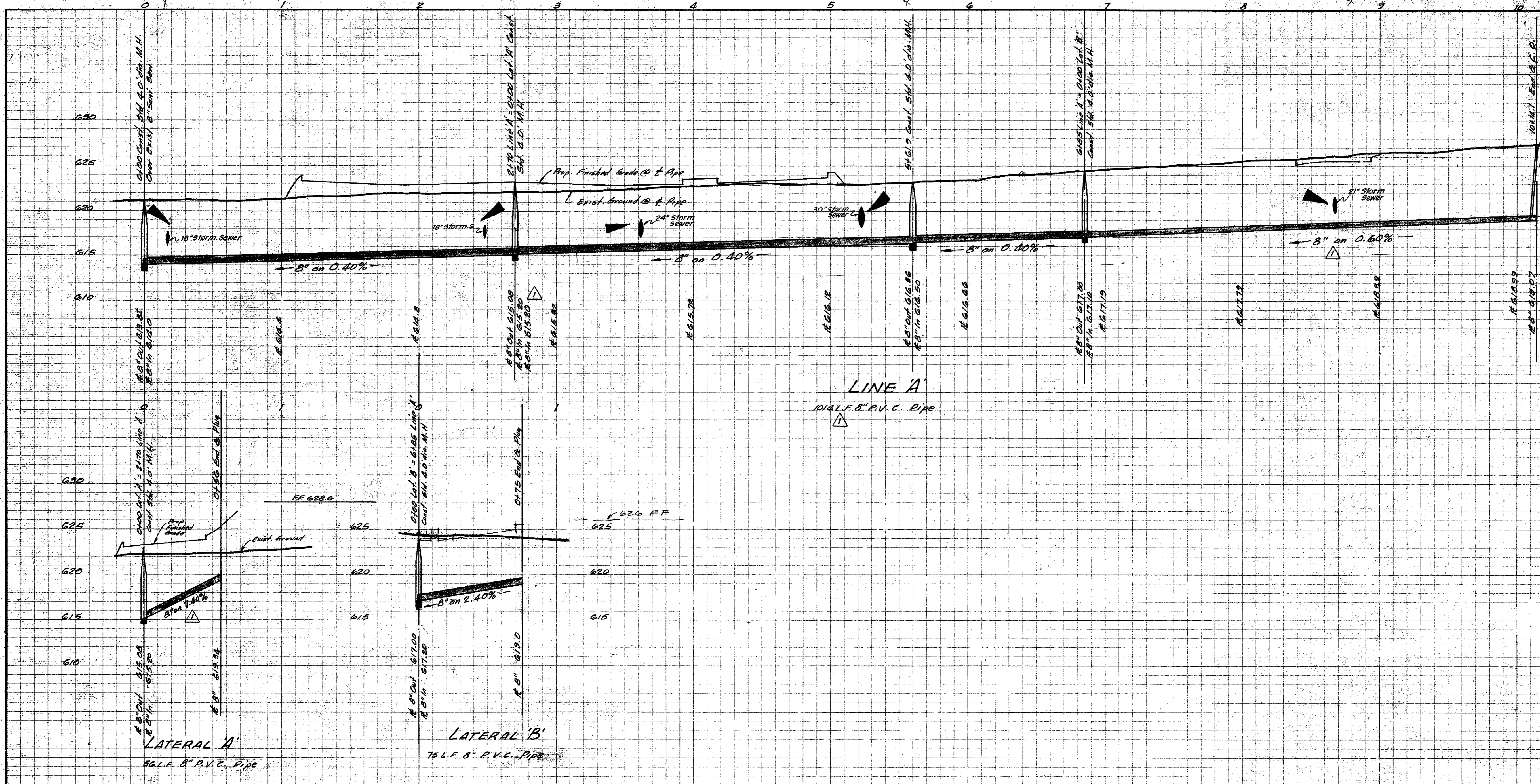
DATE: \_\_\_\_\_  
 NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN MEETING OR EXCEEDING ALL REQUIREMENTS OF BOTH NATIONAL AND LOCAL CODES AND FOR ORDINANCES APPLICABLE TO HIS WORK. APPROVAL OF THE ENGINEER SHALL NOT BE CONSTRUED TO RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO GUARANTEE HIS WORK.

mk	revisions	date
1	GENERAL REVISION	7-4-80
2	GENERAL REVISION	7-15-80
3	CHANGED LOCATION OF B VALVE	7-15-80

PLAN  
**WATER & SANITARY SEWER**  
**CRESTVIEW SQUARE**  
**VANTAGE COMPANIES**  
 Albert H. Holt Associates, Inc. - Engineers  
**CITY OF ADDISON, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	No
J.I.N.	VERUW	1979	1"=40'	6510	W-1	11-1





CITY OF ADDISON  
**APPROVED**  
 FOR CONSTRUCTION

DATE: \_\_\_\_\_  
 NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN MEETING OR EXCEEDING ALL REQUIREMENTS OF BOTH NATIONAL AND LOCAL CODES AND/OR ORDINANCES APPLICABLE TO HIS WORK. APPROVAL OF THESE DRAWINGS SHALL NOT BE CONSTRUED TO RELIEVE RESPONSIBILITY AND LIABILITY VARIANCE TO SUCH CODES.

mk	revisions	date
1	GENERAL REVISION	2-0-80
2	GENERAL REVISION	2-18-80
3	REVISED TO SHOW ST SEW. CROSSING	4-20-80

△ REVISED FEB. 14, 1980 (Lot. B)

PROFILE  
**WATER & SANITARY SEWER**  
**CRESTVIEW SQUARE**  
**VANTAGE COMPANIES**  
 Albert H. Wolff Associates, Inc. - Engineers  
 CITY OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
J.I.W.	VEENUN	1979	H:18.00 V:12.6'	6514	W-1	W-2