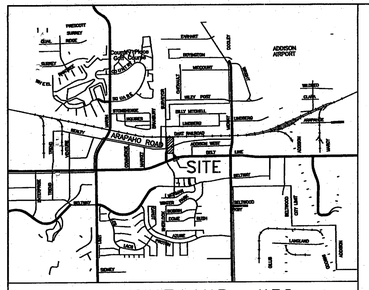


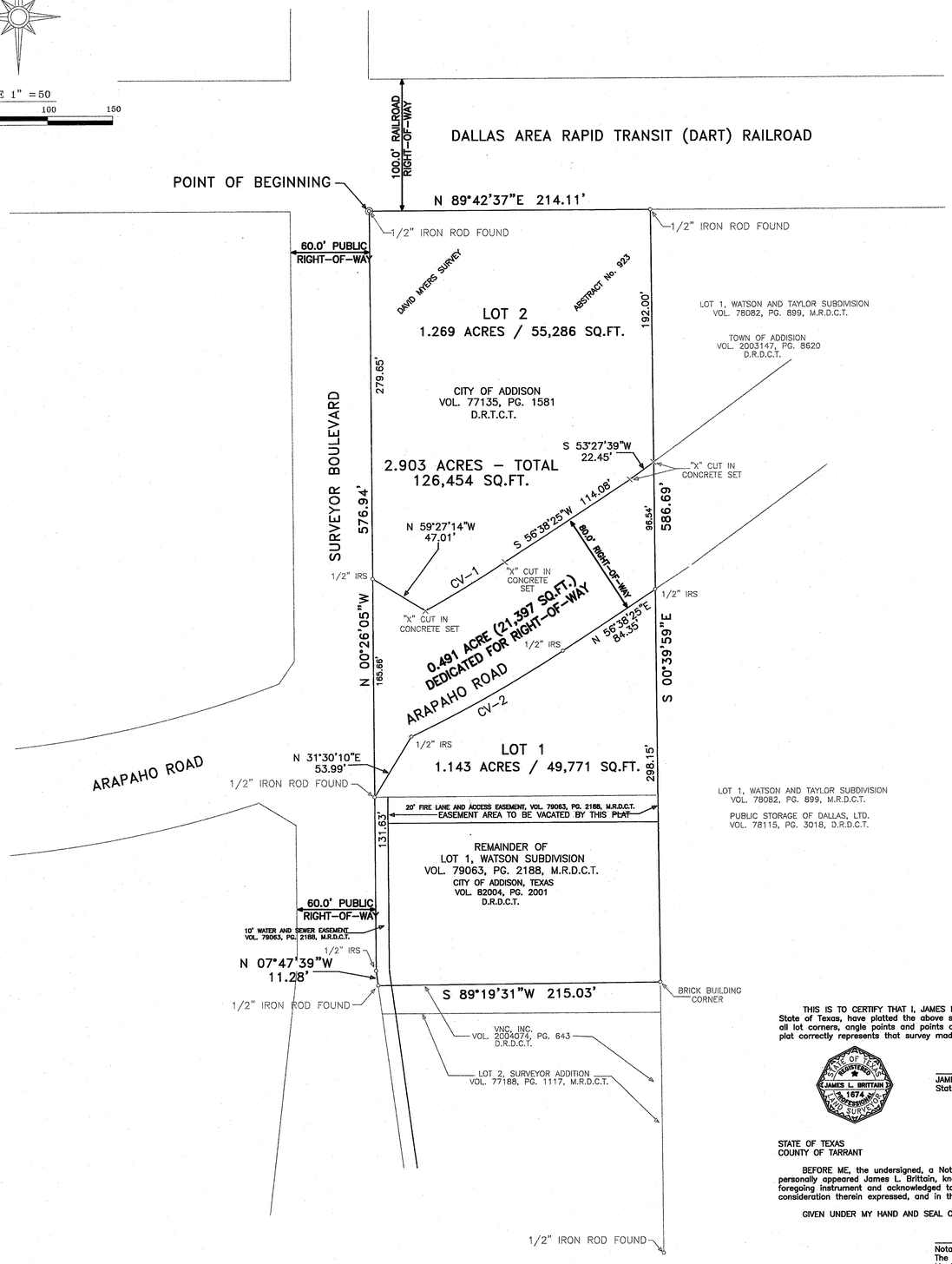
VICINITY MAP N.T.S.

AREA TABLE
LOT 1,= 1.143 ACRES / 49,771 SQ.FT.
LOT 2,= 1.269 ACRES / 55,286 SQ.FT.
R.O.W.= 0.491 ACRE / 21,397 SQ.FT.
TOTAL= 2.903 ACRES / 126,454 SQ.FT.

NORTH

SCALE 1" = 50

0 50 100 150



OWNER

TOWN OF ADDISON
5300 BELT LINE ROAD
DALLAS, TEXAS, 75254-7606
PFONE: 972-450-7001

ENGINEER

FREESE & NICHOLS, INC.
2220 SAN JACINTO BLVD. SUITE 330
DENTON, TEXAS, 76205
PHONE: 940-220-4352
FAX: 940-387-4677

SURVEY

BRITTAIN & CRAWFORD, LLC
3908 SOUTH FREEWAY
FORT WORTH, TEXAS, 76110
PHONE: 817-926-0211
FAX: 817-926-9347

CURVE DATA TABLE				
No.	DELTA	RADIUS	ARC	LONG CHORD
1	04°23'51"	920.00'	70.61'	S 58°50'21"W 70.60'
2	07°36'29"	1000.00'	132.78'	N 60°26'40"E 132.69

1/2" IRS= 1/2" IRON ROD SET, WITH CAP STAMPED "BRITTAIN & CRAWFORD"

OWNER'S DEDICATION CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, TOWN OF ADDISON, acting by and through the undersigned their duly authorized representative, is the sole owner of a tract of land situated in Lot 1, Watson Subdivision, to the Town of Addison, by the Plat recorded in Volume 79063, Page 2188, of the Map Records of Dallas County, Texas, and being in the DAVID MYERS SURVEY, Abstract No. 923, Dallas County, Texas, according to the deeds recorded in Volume 77135, Page 1581, and Volume 82004, Page 2001 of the Deed Records of Dallas County, Texas, and more particularly described as follows:

BEING 2.903 acres of land located in Lot 1, WATSON SUBDIVISION, to the Town of Addison, by the plat recorded in Volume 79063, Page 2188, of the Map Records of Dallas County, Texas, and being in the DAVID MYERS SURVEY, Abstract No. 923, Tarrant County, Texas, and being the Tracts of land conveyed to the City of Addison, by the deeds recorded in Volume 77135, Page 1581, and Volume 82004, Page 2001, of the Deed Records of Dallas County, Texas. Said 2.903 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Northwest corner of City of Addison Tract, recorded in Volume 77135, Page 1581, and lying at the intersection of the East right-of-way line of Surveyor Boulevard (a 60.0 foot public right-of-way) with the South right-of-way line of the Dallas Area Rapid Transit (Dart) Railroad (a 100.0 foot Railroad right-of-way);

THENCE N 89° 42' 37" E 214.11 feet, along the North boundary line of said City of Addison Tract, and the South right-of-way line of said Dart Railroad to a 1/2" iron rod found at the Northeast corner of City of Addison Tract, being the Northwest corner of Lot 1, Watson and Taylor Subdivision, an addition to the Town of Addison, according to the plat recorded in Volume 78082, Page 899, of the Map records of Dallas County, Texas;

THENCE S 00° 39' 59" E 586.69 feet, along the East boundary line of said City of Addison Tracts, and along the West boundary line of said Lot 1, Watson and Taylor Subdivision, to a 1/2" iron rod set stamped "Brittain & Crawford", at the Southeast corner of said City of Addison Tract, recorded in Volume 82004, Page 2001, and being the Northeast corner of a Tract of land conveyed to VNV, INC, by the deed recorded in Volume 2004074, Page 643, of the Deed records of Dallas County, Texas;

THENCE S 89° 19' 31" W 215.03 feet, along the South boundary line of said City of Addison Tract, and the North boundary line of said VNC, INC. Tract, to a 1/2" iron rod found, at the Southwest corner said City of Addison Tract, and lying in the East right-of-way line of aforesaid Surveyor Boulevard;

THENCE along the West boundary line of said City of Addison Tracts, and the East right-of-way line of said Surveyor Boulevard, as follows;

1. N 07° 47' 39" W 11.28 feet, to a 1/2" iron rod set, stamped "Brittain and Crawford";
2. N 00° 26' 05" W 576.94, to THE PLACE OF BEGINNING, containing 2.903 acres (126,454 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOWN OF ADDISON, does hereby adopt this plat designating the hereinabove described property as Lot 1 and Lot 2, ADDISON WATER STATION ADDITION, to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations states hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or persons that result from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for maintenance or efficiency of its respective system or services.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

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

WITNESS MY HAND at Addison, Dallas County, Texas, this the _____ day of _____, 2010.

TOWN OF ADDISON

_____

By: Mayor: Joe Chow

APPROVED BY THE TOWN OF ADDISON CITY COUNCIL.
DATE:_____, 2010

_____

BY: City Secretary: Lea Dunn

THIS IS TO CERTIFY THAT I, JAMES L. BRITTAIN, a Registered Professional Land Surveyor 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 are properly marked on the ground and that this plat correctly represents that survey made by me.

STATE OF TEXAS REGISTERED JAMES L. BRITTAIN 1674 PROFESSIONAL LAND SURVEYOR

_____

JAMES L. BRITTAIN, R.P.L.S.
State of Texas No. 1674

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James L. Brittain, 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 _____, 2010.

_____

Notary Public in and for
The State of Texas
My Commission Expires:_____

BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
(817) 926-0211 - METRO (817) 429-5112
FAX No. (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com

FINAL PLAT OF LOT 1 AND LOT 2 ADDISON WATER STATION ADDITION

A REVISION OF THE REMAINDER OF LOT 1, WATSON SUBDIVISION, TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 79063, PAGE 2188, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS,
BEING
2.903 ACRES OF LAND
LOCATED IN THE
DAVID MYERS SURVEY
ABSTRACT No. 923
ADDISON, DALLAS COUNTY, TEXAS

DATE PREPARED: APRIL 2, 2009