

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 Richard J. Mase, 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, Dallas County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Lakeview Properties, Inc., being the Owner do hereby adopt this plat designating the hereinabove described property as Gateway Centre an addition to the City of Addison, Dallas County, Texas and do 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. No buildings, fences, trees, shrubs or other improvements or growths 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 utilities shall at all times have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may 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, 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. 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 _____, 1979.

Richard J. Mase
President Lakeview Properties, Inc.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Lakeview Properties, Inc., are the sole owners of the tracts of land situated in the William Lomax Survey, Abstract No. 792, City of Addison, Dallas County, Texas, and being more particularly described as follows:

TRACT 1

BEGINNING at the point of intersection of the north line of Keller Springs Road (a variable R.O.W.) and the east R.O.W. line of Addison Road (a 60' R.O.W.) said point being on a curve to the right, concave to the northeast, having a radius of 606.30', a central angle of 23°23'30" a tangent length of 142.08', (a chord bearing of N 11° 54' 47" W, a chord distance of 278.76'),

THENCE, along said curve and said east line of Addison Road, 280.21 feet to the point of tangency of said curve;
THENCE, N 00°13'00"W, 143.29 feet continuing along said east line of Addison Road to a point for corner;
THENCE, N 89° 47' 00" E, 385.37 feet to a point for corner;
THENCE, S 00° 13' 00" E, 420.90 feet to the north R.O.W. line of Keller Springs Road;
THENCE, N 89°19'25"W, along said R.O.W. for 316.00 feet to the Point of Beginning.

The above described parcel contains 3.5820 acres or 156,032 square feet of land more or less.

TRACT 2

Commencing at the point of intersection of the east R.O.W. line of Addison Road (a 60' R.O.W.) and the north R.O.W. line of Keller Springs Road (a variable width R.O.W.); thence, S 89°19'25"E, along the north R.O.W. line of said Keller Springs Road for 316.00 feet to the POINT OF BEGINNING;

THENCE, continuing along the last line described for 348.64 feet to the west R.O.W. line of Ledge Mont Lane (a 60' R.O.W.);
THENCE, N 00°40'35"E, along said R.O.W. line for 325.00 feet to the point of curvature of a curve to the right having a radius of 280.00 feet, a central angle of 11°51'31", a tangent length of 29.08 feet, a chord bearing of N 06°26'21"E, and a chord distance of 57.85 feet;
THENCE, along said curve to the right an arc length of 57.95 feet to the point of reverse curvature of a curve to the left having a radius of 220.00 feet, a central angle of 11°29'41", a tangent length of 22.14 feet, a chord bearing of N 06°47'15"E, and a chord length of 44.06 feet;
THENCE, along said curve for an arc length of 44.14 feet to a point on the curve;
THENCE, S 89° 47' 00" W, for 352.91 feet;
THENCE, S 00° 13' 00" W, for 420.90 feet to the north R.O.W. line of Keller Springs Road and the Point of Beginning.

The above described parcel contains 3.3072 acres or 144,062 square feet of land, more or less.

UNITED CONTRACTING COMPANY

CITY OF ADDISON

ROBERT JOELSON

TRACT A - 0.130 ACRES

$\Delta = 01^{\circ}20'26"$
 $R = 220.00'$
 $T = 267.1'$
 $L = 2.15'$

TRANG BRG. NO. 01 OF 1956

$\Delta = 11^{\circ}29'21"$
 $R = 220.00'$
 $T = 22.12'$
 $L = 44.14'$

$\Delta = 11^{\circ}51'31"$
 $R = 280.00'$
 $T = 29.08'$
 $L = 57.85'$

JAMES D. VANDERMEER

TRACT 1 - 3.5820 ACRES

TRACT 2 - 3.3072 ACRES

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 M.P. Spain, 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.

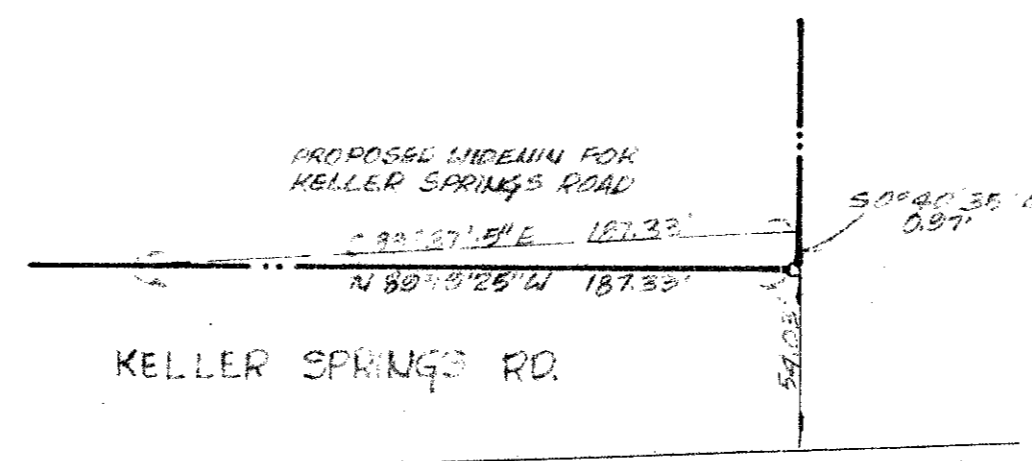
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 1979.

Notary Public, Dallas County, Texas

KNOW ALL MEN BY THESE PRESENTS: THAT I, M. Paul Spain, 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.

M. Paul Spain
Registered Professional Engineer

KORCKOV CORPORATION



DETAIL
(No. 2-16)

FINAL PLAT

GATEWAY CENTRE

A 7028 ACRE TRACT OF LAND
OUT OF THE

WILLIAM LOMAX SURVEY, ABSTRACT 792
CITY OF ADDISON, DALLAS COUNTY, TX.

LAKEVIEW PROPERTIES INC.
14460 MIDWAY ROAD, DALLAS TEXAS

SPAIN-AMRES ASSOCIATES, INC.
CONSULTING ENGINEERS
2342 FABENS RD. DALLAS TEXAS
214 243-7884 75229

5000

ADDISON ROAD

ADDISON ROAD

L=280.21
R=686.30

STA 6+07-END
6" PVC 5' CONST.
CO. - FL 630.21

6+00-4' SERVICE
LATERAL FL #6" 630.14
#4" 630.24

REMOVE & SALVAGE
EXIST 8" 90° BEND
AND 8" VALVE.

CUT EXIST 8" WATER
INSTALL
1-8" 90° BEND (SALVAGED)
1-8" VALVE (SALVAGED)
CONNECT TO EXIST 8"
PVC WATER

RECONNECT
2" WATER SERVICES

CUT EXIST 8" WATER
INSTALL
2-8" 45° BENDS
CONNECT TO EXIST 8"
PVC WATER

Install 1-8" 90° Bend
1-8" VALVE

Install 1-8" x 6" FH Tee
1-5" Valve
1-FH

Conn to Exist 8" DI
Remove Plug
Install 1-8" Valve
2-8" 90° Bends

By 0+00 - CONST. AND 4.0'
M.H. OVER EXIST 10" PVC.
FL. THRU 623.85 FL. IN 624.14

EXIST 4.0" M.H. FL. 626.00

BLDG. 1
MIN. FF. 637.60

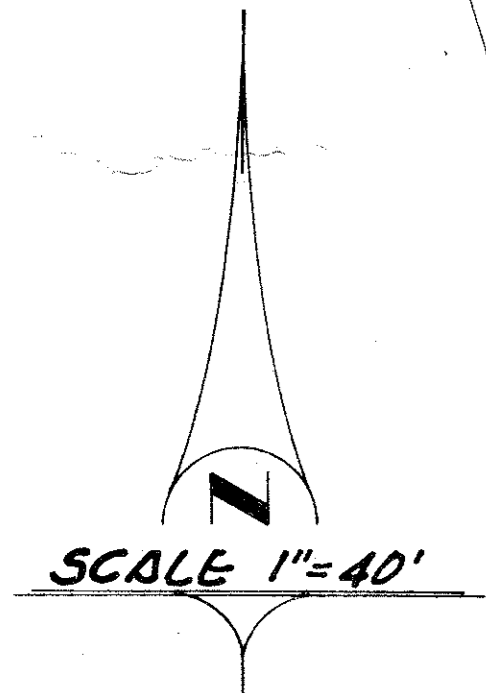
BLDG. 2
MIN. FF. 637.60

KELLER

SPRINGS

ROAD

LEDGE MOUNT LANE



SCALE 1"=40'

GENERAL NOTES

- All 8" water mains to be 100-10 PVC with #12 tracer wire.
- All 8" water mains to have a minimum of 4' cover below street grades or as required to clear other utilities.
- Final top and valve grade adjustments (after paving) shall be the responsibility of the utility contractor.
- Water and sanitary sewer easement shall also include additional area of working space for construction and maintenance of the system. Additional easement area is also provided for installation and clearance of manholes, cleanouts, fire hydrants, sewers, laterals, meters, and other appurtenances necessary for proper operation of the system.
- Sanitary sewer pipe joints shall conform to current A.S.I.M. designation C-245, 100-35 PVC.
- Unless otherwise noted, all material and construction shall conform to the standard specifications of the City of Addison, Texas. In the event an item is not covered in the City of Addison specifications, the City Engineer's decision shall apply.
- 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 100-100 Century model.
- Tapping sleeves to be Mueller or Clow.

CITY OF ADDISON
APPROVED

FOR CONSTRUCTION

BUILDING DEPARTMENT
4-10-80

NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN INSURING 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.

WATER & SEWER
OF
GATEWAY CENTRE

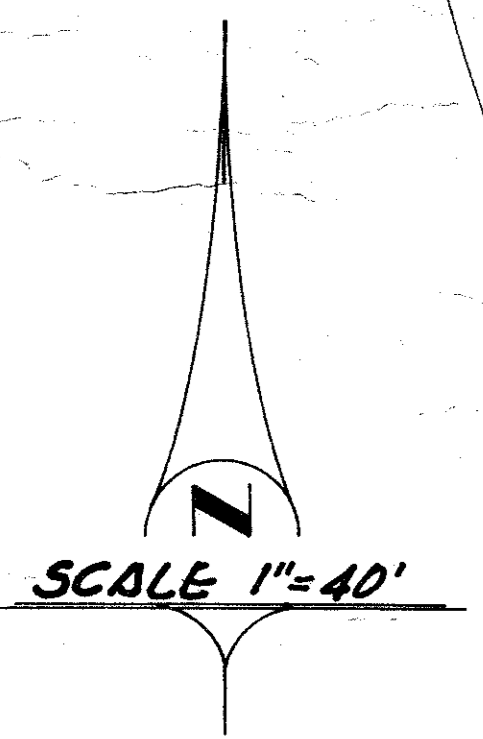
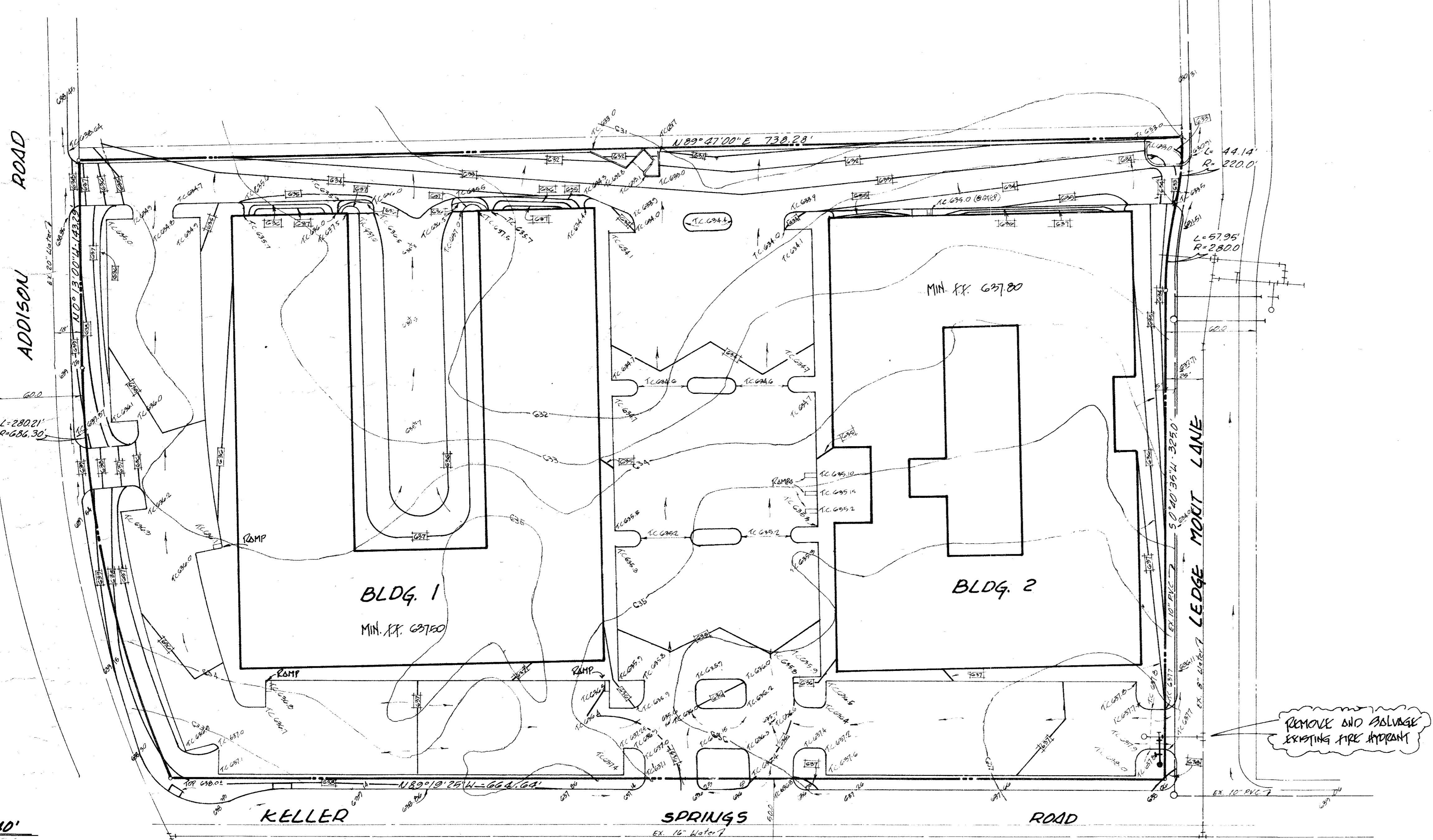
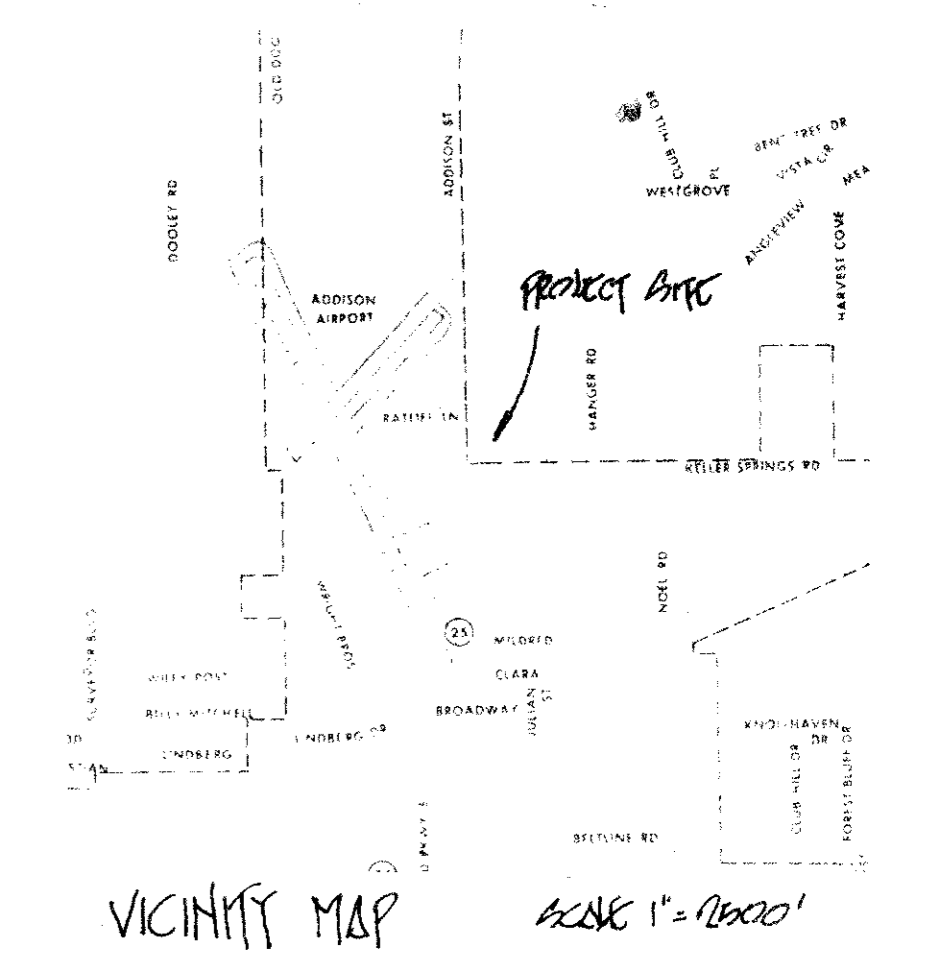
OUT OF THE
WILLIAM LOMAX SURVEY, ABST. 792
ADDISON, T.X.

FOR
LAKEVIEW PROPERTIES INC.
BY:

SPAIN-AYRES & ASSOCIATES, INC.
CONSULTING ENGINEERS
2448 CABERNET RD. DALLAS, TEXAS
214 243-7881 75229

BY: WFO 2/11/79
BY: SPAIN-AYRES SPRINGS
44' 100' E OF ADDISON RD
ELEV. 636.57

REVISED SEPT 11-79
REVISED OCT 15-77 (A. BULLT)

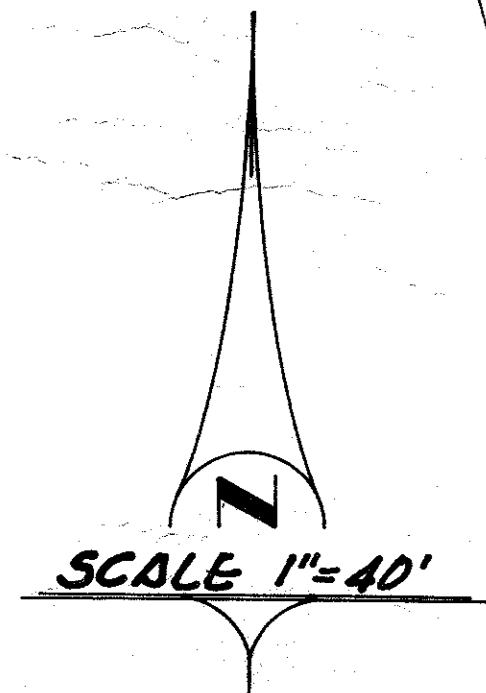
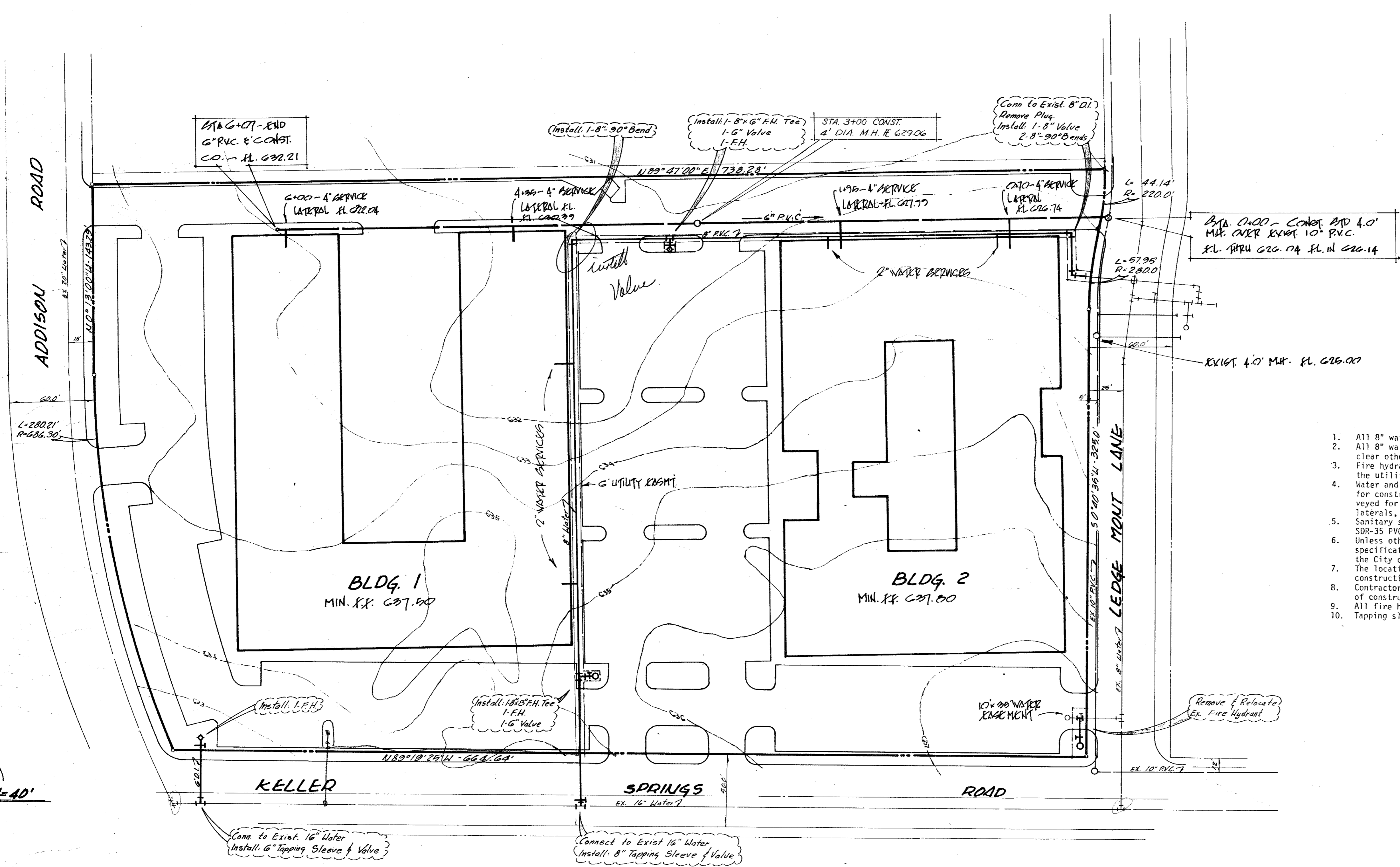


B.M. IRON BOLT IN P.P. # DG-12-G
ON SO. SIDE KELLER SPRINGS
RD. 400' E. OF ADDISON RD.
ELEV. 636.67

GRADING PLAN
OF
GATEWAY CENTRE
OUT OF THE
WILLIAM LOMAX SURVEY, ABST. 792
ADDISON, TX.

FOR
LAKEVIEW PROPERTIES INC.
BY:

SPAIN-AYRES ASSOCIATES, INC.
CONSULTING ENGINEERS
2342 FABENS RD. - DALLAS, TEXAS
214 243-7881 75229



- GENERAL NOTES
1. All 8" water mains to be SDR-18 PVC with #12 tracer wire.
 2. All 8" water mains to have a minimum of 4' cover below street grades or as required to clear other utilities.
 3. Fire hydrant and valve grade adjustments (after paving) shall be the responsibility of the utility contractor.
 4. 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.
 5. Sanitary sewer pipe joints shall conform to current A.S.T.M. designation C-245, SDR-35 PVC.
 6. Unless otherwise noted, all material and construction shall conform to the standard specifications of the City of Addison, Texas. In the event an item is not covered in the City of Addison specifications, the City Engineer's decision shall apply.
 7. The location of all existing utilities to be verified by contractor prior to start of construction.
 8. Contractor to notify utility companies at least 48 hours (2 working days) prior to start of construction.
 9. All fire hydrants shall be Mueller Centurion model.
 10. Tapping sleeves to be Mueller or Clow.

WATER & SEWER
OF
GATEWAY CENTRE
OUT OF THE
WILLIAM LOMAX SURVEY, ABST. 792
ADDISON, T.X.

FOR
LAKEVIEW PROPERTIES INC.
BY:
SPAIN-AYRES & ASSOCIATES, INC.
CONSULTING ENGINEERS
2342 FABENS RD. - DALLAS, TEXAS
214 243-7881 75228

B.M. IRON BOLT IN R.P. # AG-12-G
ON SO. SIDE KELLER SPRINGS
RD. 400' ± E. OF ADDISON RD.
ELEV. 636.67