

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS
 COUNTY OF DALLAS
 WHEREAS, James H. Coker, is the sole owner of a tract of land out of the Thomas L. Chenoweth Survey, Abstract No. 273, and being in the City of Addison, Dallas County, Texas, said tract being more particularly described as follows: BEGINNING at a point for a corner in the westerly right-of-way line of Midway Road (80 feet wide), said point being southerly 1903.20 feet from the centerline of Belt Line Road, said point also being in the southerly line of a tract of land as conveyed to Gene McCutchin by deed dated September 24, 1964; THENCE S 0° 16' 00" E, along the said westerly line of Midway Road, 430.71 feet to a point for a corner, said point being the northeastern corner of a tract of land as conveyed to T. G. I. Fridays, by deed dated April 4, 1977; THENCE S 89° 26' 54" W, along the said northerly line of T. G. I. Fridays, 436.00 feet to a point for a corner, said point being the north-westerly corner of the Fridays tract; THENCE S 0° 16' 00" E, along the westerly line of the said Fridays tract, 275.00 feet to a point for a corner in the north right-of-way line of Dallas Power & Light Company (100 feet wide); THENCE S 89° 26' 54" W, along the said Dallas Power & Light Company's north line, 429.72 feet to a point for a corner, said point being the most southeasterly corner of a tract of land as conveyed to the McCutchin Brothers J/W No. 1, by deed dated January 17, 1977; THENCE N 0° 08' 39" W, along the said line of the McCutchin Brothers tract, 715.17 feet to a point for a corner, said point being the southwesterly corner of a tract of land as conveyed to Gene McCutchin by deed dated October 12, 1964; THENCE S 89° 55' 31" E, along the southerly line of the above referenced McCutchin tracts, 864.19 feet to THE POINT OF BEGINNING and CONTAINING 494,594 square feet or 11.3543 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, James H. Coker, do hereby adopt this plat designating the hereinabove described property as OFFICE IN THE PARK, an addition to the City of Addison, Texas, and does hereby dedicate to the public use forever, the streets and alleys and public use areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, fences, trees shrubs or other improvements or growths shall be constructed, 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 and from and upon the said 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 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 ordinarily performed by that utility. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas.

WITNESS my hand at Dallas, Texas, this _____ day of _____, A. D., 1978

By: _____
 James H. Coker

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 James H. Coker, 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 _____ day of _____, A. D., 1978.

Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, Floyd B. Simon, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison, Texas.

Floyd B. Simon
 Floyd B. Simon
 Registered Professional Engineer, Texas

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 Floyd B. Simon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, This the _____ day of _____, A. D., 1978

Notary Public in and for Dallas County, Texas

THIS PLAT APPROVED SUBJECT TO ALL RULES, REGULATIONS, RESOLUTIONS, AND PLATTING ORDINANCES OF THE CITY OF ADDISON.

APPROVED THIS _____ DAY OF _____, 1978.

ATTEST: _____
 MAYOR
 CITY SECRETARY

FINAL PLAT
OFFICE IN THE PARK

AN ADDITION TO THE
 CITY OF ADDISON
 THOMAS L. CHENOWETH SURVEY
 ABSTRACT NO. 273
 COUNTY OF DALLAS, TEXAS

FOR
 JAMES H. COKER
 4227 HERSCHEL
 DALLAS, TEXAS

DROMMER & ASSOCIATES
 SURVEYORS & ENGINEERS
 9202 MARKVILLE
 DALLAS, TEXAS

(214) 231-8721 MAP, 1978

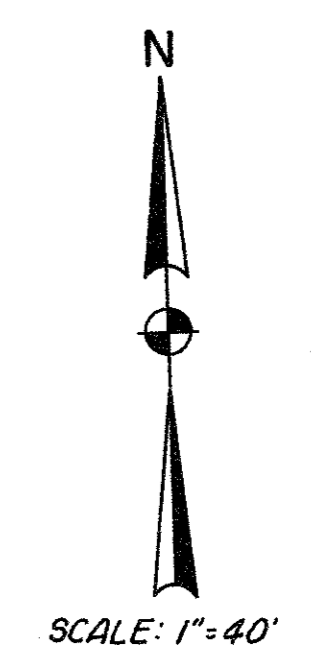
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES, OMISSIONS OR INADEQUACIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

JOB NUMBER

SHEET NUMBER

C I
 OF SHEETS

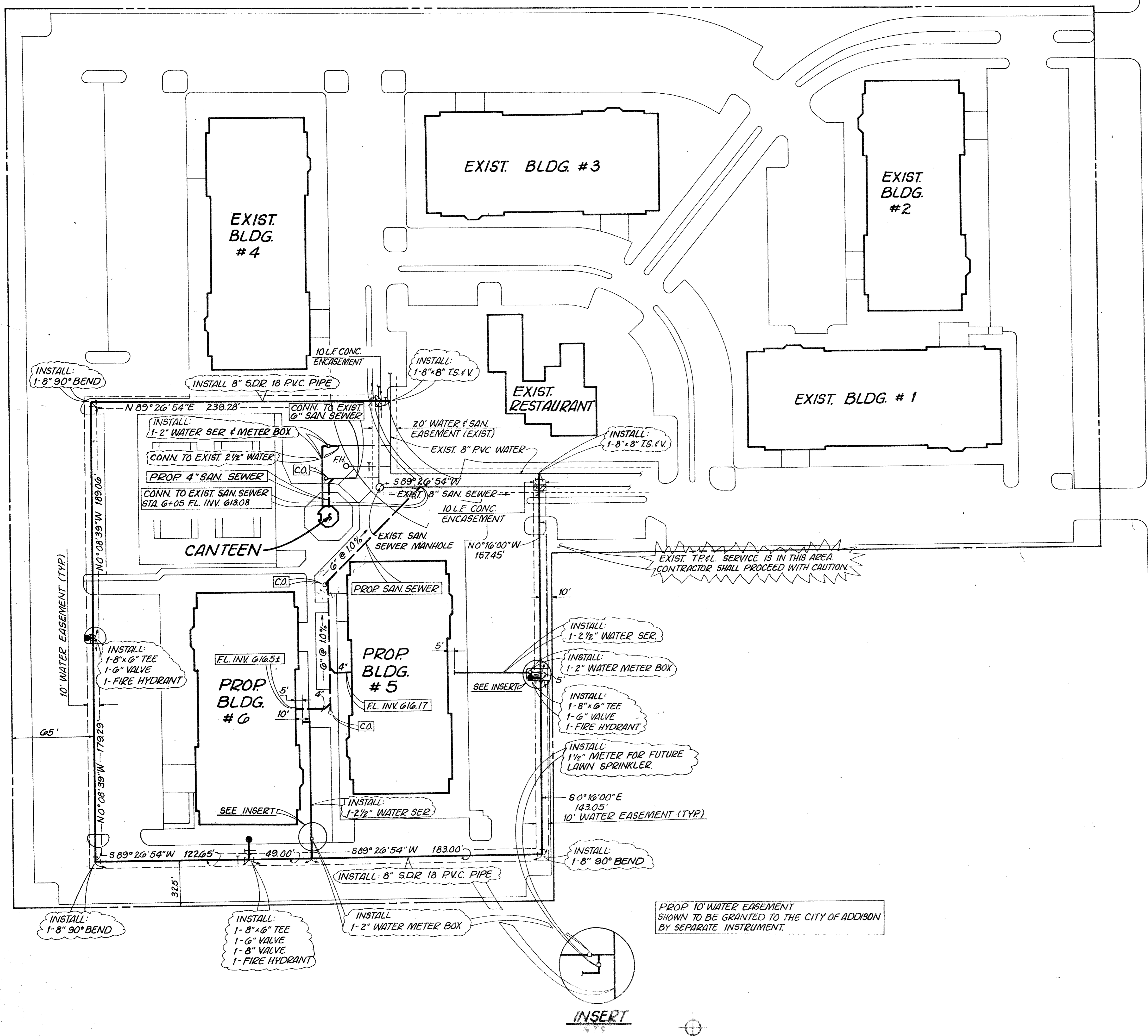
DATE OF ORIGINAL ISSUE



GENERAL NOTES

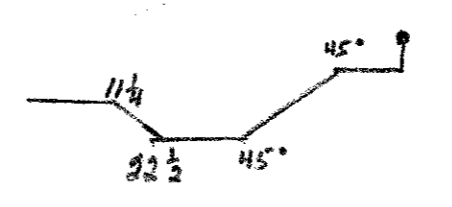
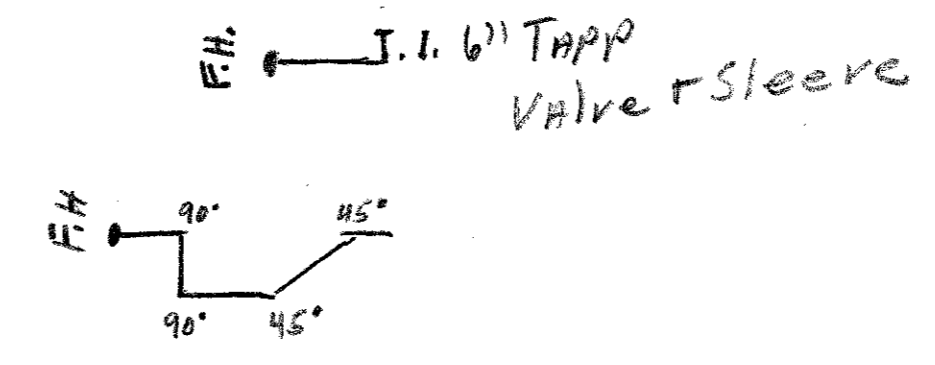
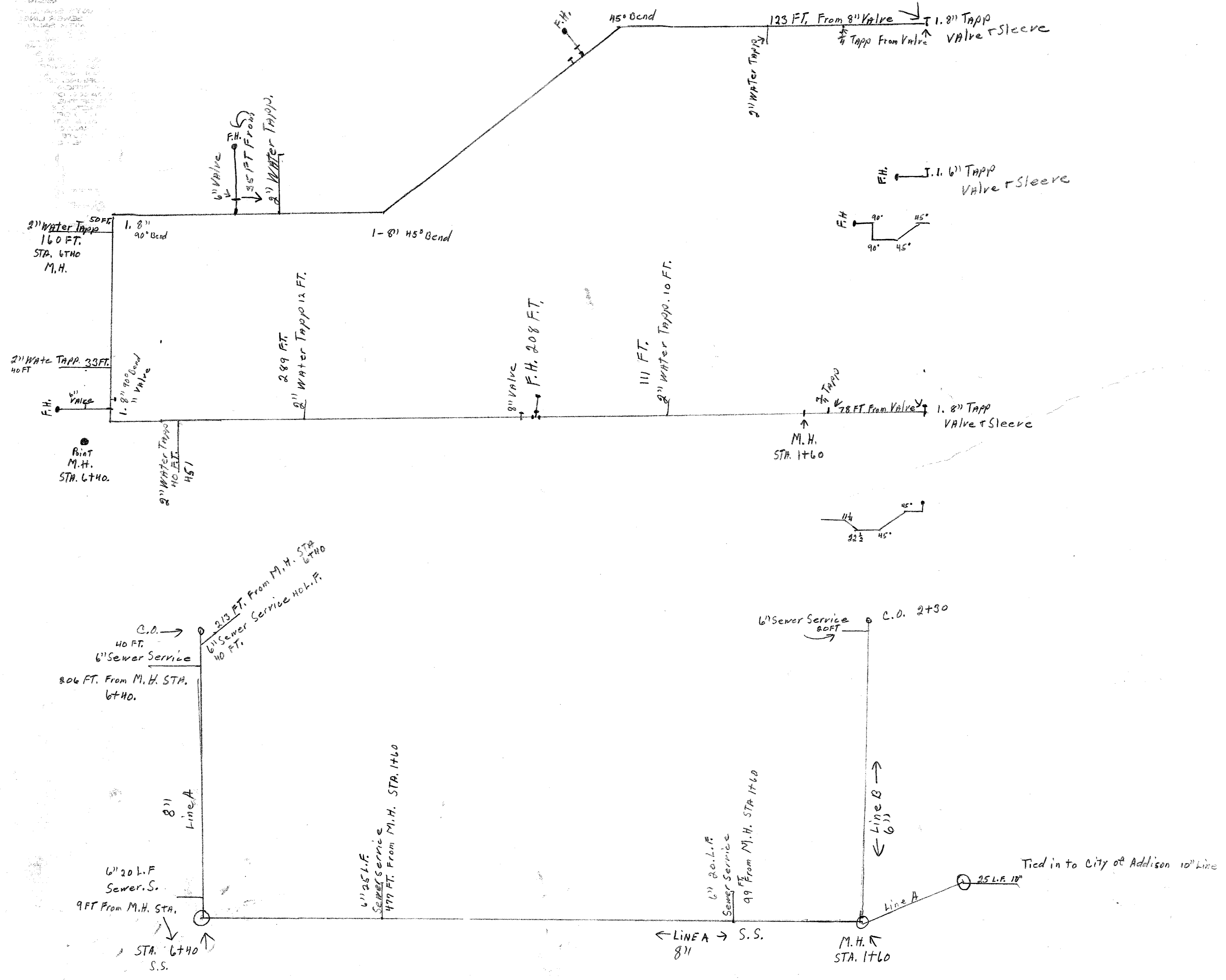
1. Fire Hydrants shall be Mueller Centurion Model.
2. All Sanitary Sewer Lines shall be SDR 35 with 6" sand cushion below pipe with sand to be placed to within 6" above top of pipe. PVC Water Pipe- on services 1" & larger, tapping saddles will be used.
3. All Water Lines "6" & "8" shall be PVC SDR 18 water pipe with integral wall bell.
4. All water mains shall have a minimum cover below finished grade as follows: 6" & "8"-48" or as required to clear other utilities.
5. All Water Services shall be Copper & located & sized as shown.
6. All Sanitary Sewer Laterals shall be 6" & located as shown.
7. Extend Water Services & Sanitary Sewer Laterals 2' beyond Prop. curbs.
8. Water & Sanitary Sewer easements shall also include additional area of working space for construction & maintenance of the systems. Additional easement area is also conveyed for installation & maintenance of manholes, cleanouts, fire hydrants, services, and operation of the systems.
9. The contractor shall protect all Public Utilities in the construction of this project; all manholes, cleanout, valve boxes, fire hydrants, etc. Must be adjusted to proper line & grade by the contractor after placing of permanent paving.
10. PROP 8" Water to be installed a minimum of 2' below exist 8" San. Sewer and the exist. Sewer shall be Conc. encased as shown.
11. A copper tracing wire shall be installed above the proposed water line as required by the City of Addison.
12. All materials and installation shall conform to the Town of Addison Standards and Specifications.
13. Contractor shall install a 4" nipple between all double check valves and the meter. All meters shall have a double check valve assembly per Town of Addison details.
14. Sanitary sewer tap shall be done by the Town of Addison. Contractor shall expose existing pipe.

DP
 10-12-83



NO.	DATE	REVISIONS	BY
2	12-8-83	REVISED SAN SEWER	WKB
1	12-7-83	REVISED	WKB

DATE OF THIS PRINTING



Tied in to City of Addison 10" Line

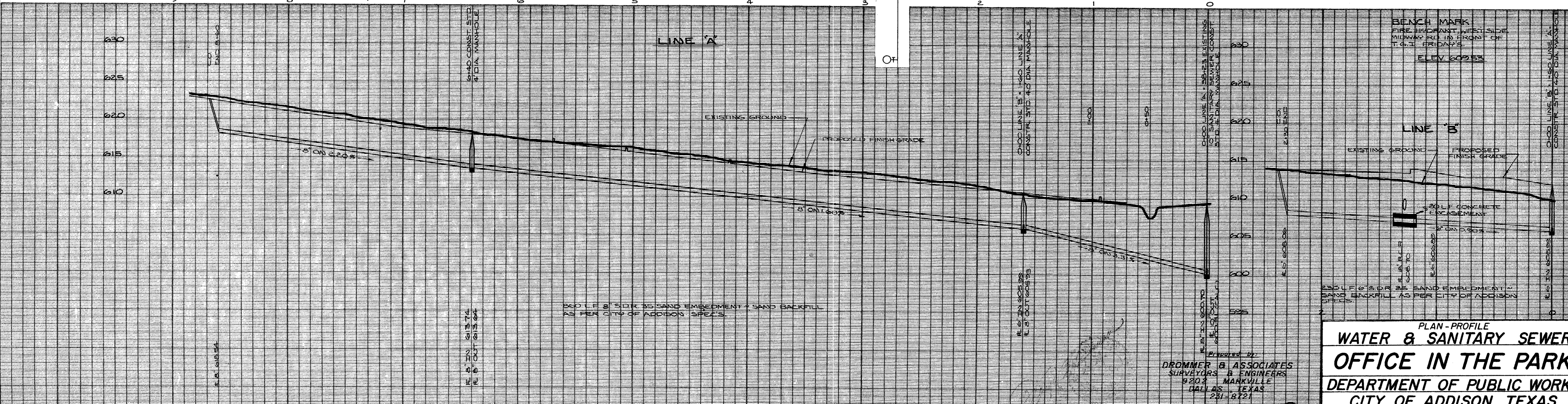
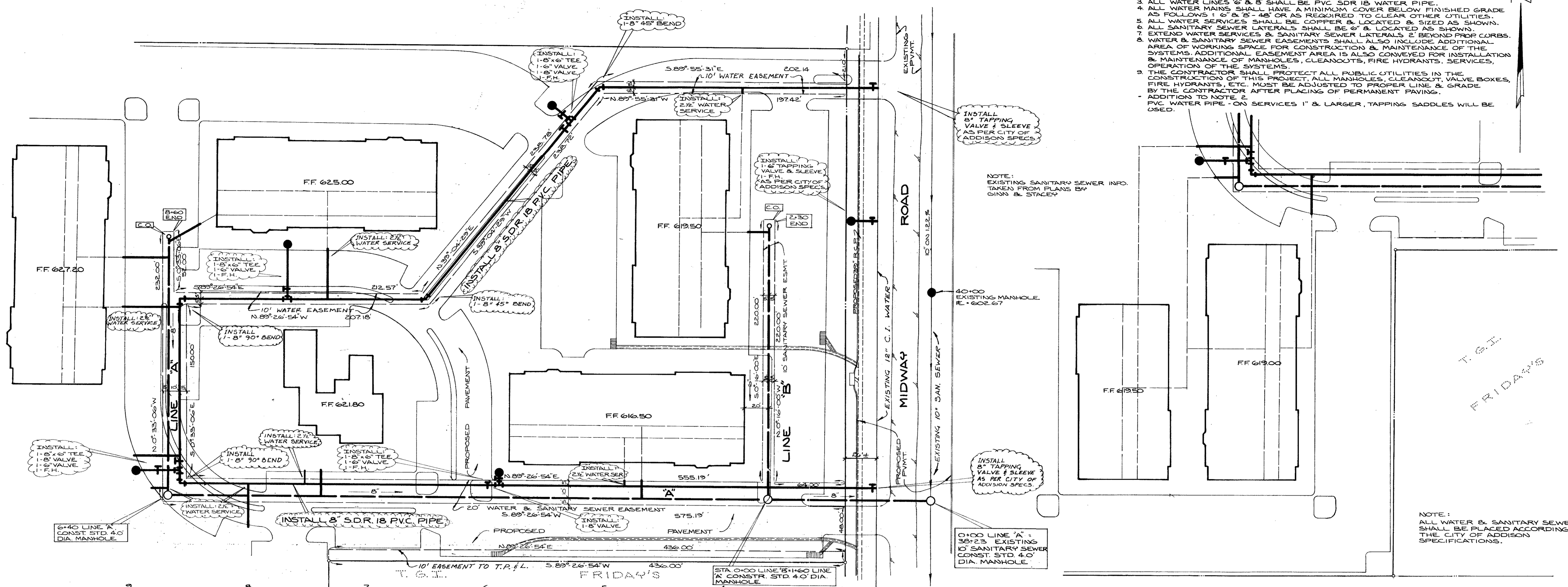
GENERAL NOTES

1. FIRE HYDRANTS SHALL BE MOELLER CENTURION MODEL.
2. ALL SANITARY SEWER LINES SHALL BE SDR 35 WITH 6" SAND CUSHION BELOW PIPE WITH SAND TO BE PLACED TO WITHIN 6" ABOVE TOP OF PIPE.
3. ALL WATER LINES 6" & 8" SHALL BE PVC SDR 18 WATER PIPE.
4. ALL WATER MAINS SHALL HAVE A MINIMUM COVER BELOW FINISHED GRADE AS FOLLOWS: 6" & 8" - 48" OR AS REQUIRED TO CLEAR OTHER UTILITIES.
5. ALL WATER SERVICES SHALL BE COPPER & LOCATED & SIZED AS SHOWN.
6. ALL SANITARY SEWER LATERALS SHALL BE 6" & LOCATED AS SHOWN.
7. EXTEND WATER SERVICES & SANITARY SEWER LATERALS 2' BEYOND PROP CORBS.
8. WATER & SANITARY SEWER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION & MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION & MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, SERVICES, OPERATION OF THE SYSTEMS.
9. THE CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUT, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE & GRADE BY THE CONTRACTOR AFTER PLACING OF PERMANENT PAVING.

- ADDITION TO NOTE 2. PVC WATER PIPE - ON SERVICES 1" & LARGER, TAPPING SADDLES WILL BE USED.

NOTE: EXISTING SANITARY SEWER INFO. TAKEN FROM PLANS BY GINN & STACEY

NOTE: ALL WATER & SANITARY SEWER SHALL BE PLACED ACCORDING TO THE CITY OF ADDISON SPECIFICATIONS.



PLAN - PROFILE
WATER & SANITARY SEWER
OFFICE IN THE PARK
 DEPARTMENT OF PUBLIC WORKS
 CITY OF ADDISON, TEXAS

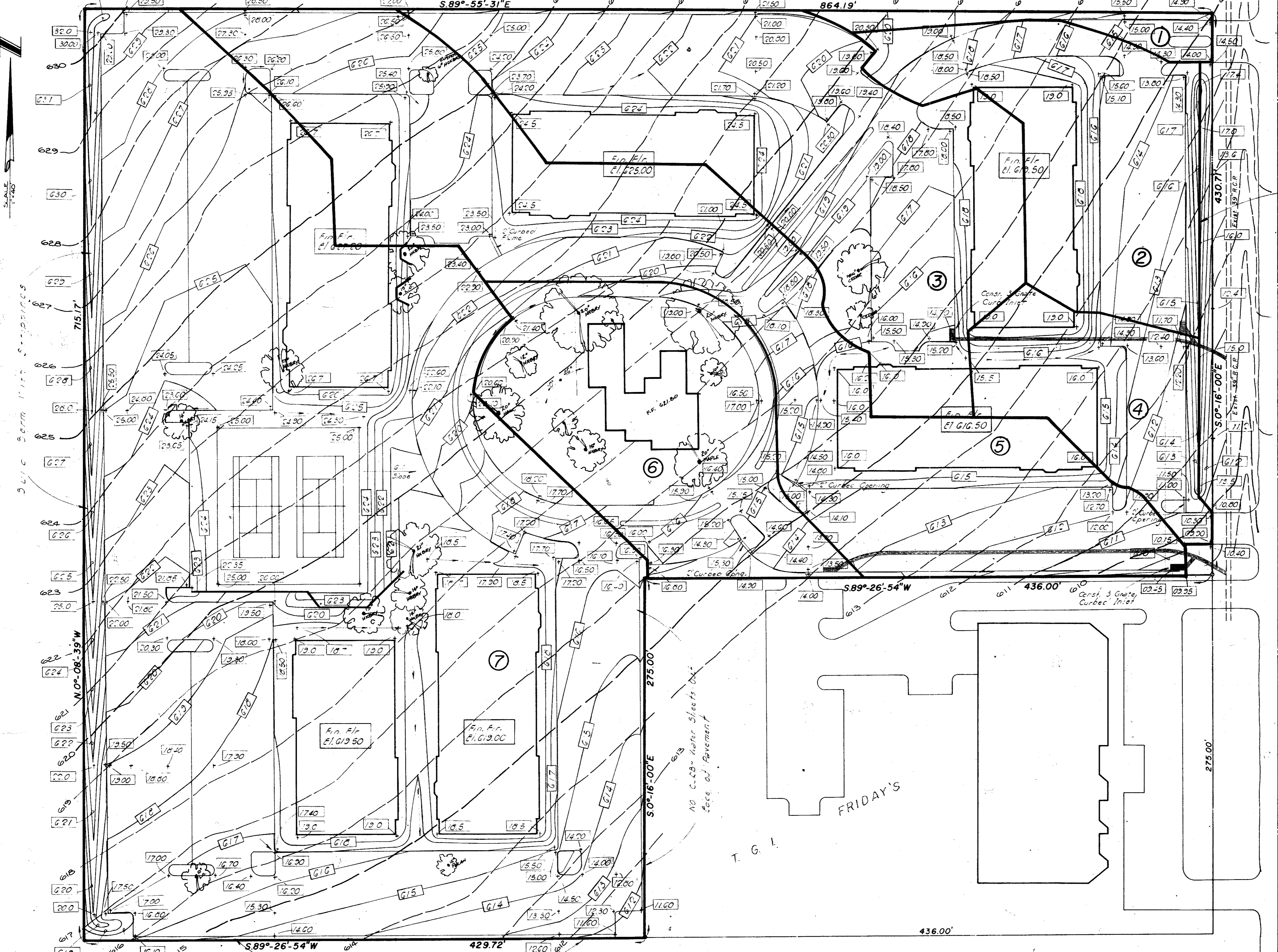
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
R. D.	B. S.	APRIL 1978	H: 1"=40' V: 1"=6'			

Prepared by:
DROMMER & ASSOCIATES
 SURVEYORS & ENGINEERS
 9207 MARKVILLE
 DALLAS, TEXAS
 281-9121

3/3

TYPICAL BERM SECTION

Note:
Walls & Steps Will Be Required
In Various Sidewalk Locations.



DRAINAGE AREA CALCULATIONS

Area	fc.	c.	I.	A.	Q ₁₀₀	How Drained	Bypass
1.	10 min.	0.8	7.8	0.14	0.9	Surface	0.9
2.	10 min.	0.8	7.8	0.90	5.6	2 Grate Inlet	0
3.	10 min.	0.8	7.8	1.56	9.7	3 Grate Inlet	0
4.	10 min.	0.8	7.8	0.5	3.1	Surface	3.1
5.	10 min.	0.8	7.8	1.97	12.3	3 Grate Inlet	4.3
6.	10 min.	0.8	7.8	0.95	5.9	2 Grate Inlet	0
7.	10 min.	0.8	7.8	2.05	12.8	Surface by sheeting	0

Legend
 --- Existing Contour
 - - - Proposed Contour
 +1.500 Proposed Spot Elevation

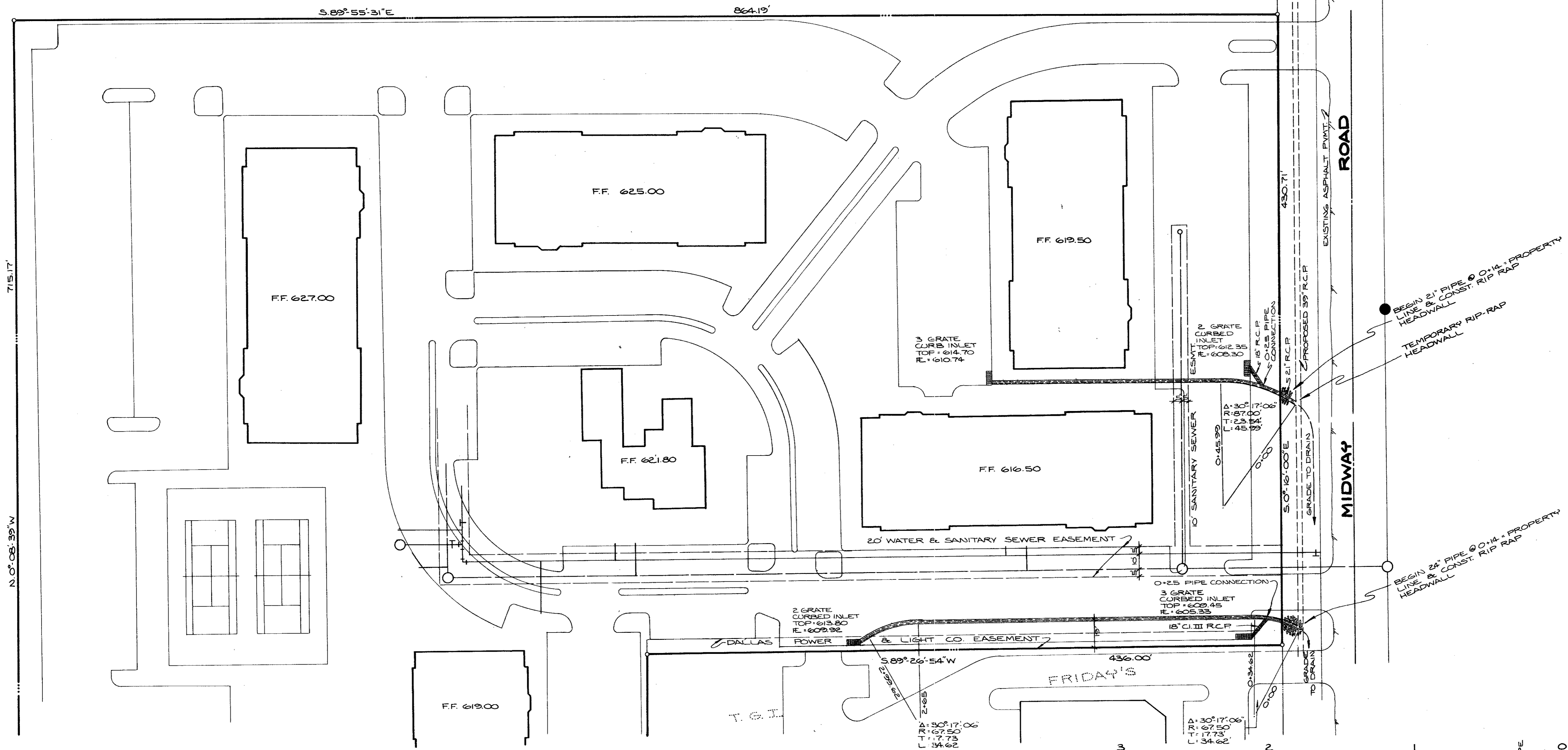
NOTE:
Do not use these plans
for construction.

DRAINAGE AREA MAP
OFFICE IN THE PARK
 DEPARTMENT OF PUBLIC WORKS
 CITY OF ADDISON TEXAS
 DALLAS COUNTY, TEXAS

OWNER
JAMES COKER
 4227 HERSCHEL
 DALLAS, TEXAS

DROMMER & ASSOCIATES
 SURVEYORS & ENGINEERS
 9202 MARKVILLE
 DALLAS, TEXAS
 231-8721





N 0° 08' 39" W 715.17'

S 89° 55' 31" E 864.19'

ROAD

MIDWAY

FRIDAY'S

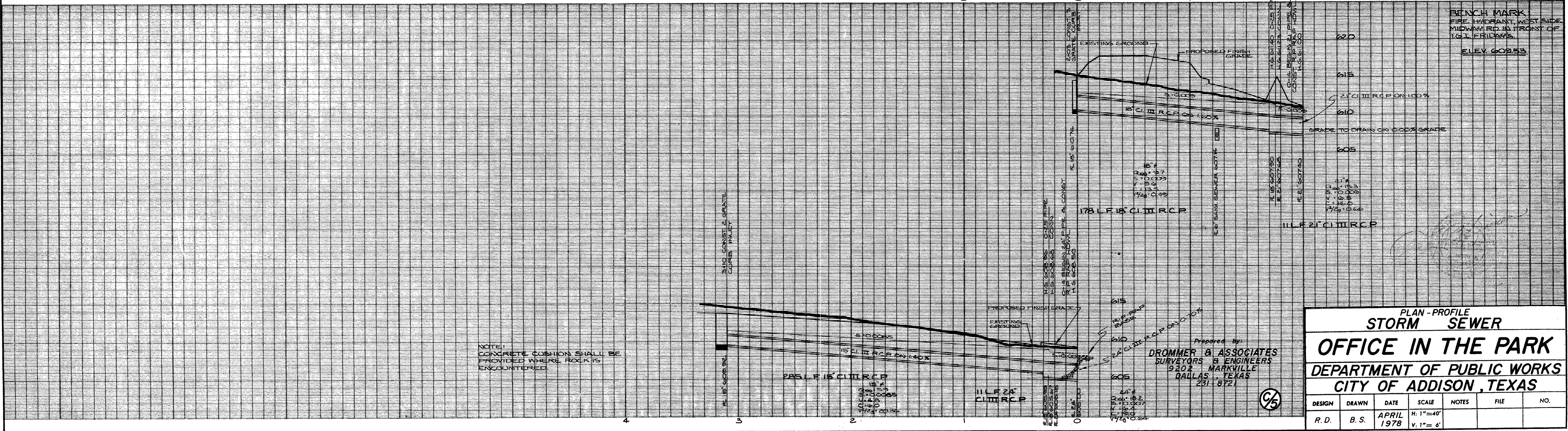
T.G.I.

BEGIN 24" PIPE @ 0.14% PROPERTY LINE & CONST. RIP RAP HEADWALL

TEMPORARY RIP-RAP HEADWALL

BEGIN 24" PIPE @ 0.14% PROPERTY LINE & CONST. RIP RAP HEADWALL

BENCH MARK
FIRE HYDRANT, WEST SIDE
MIDWAY RD. IN FRONT OF
T.G.I. FRIDAY'S
ELEV. 609.53



NOTE:
CONCRETE CUSHION SHALL BE
PROVIDED WHERE ROCK IS
ENCOUNTERED.

Prepared By:
DROMMER & ASSOCIATES
SURVEYORS & ENGINEERS
9202 MARKVILLE
DALLAS, TEXAS
251-8721

PLAN - PROFILE
STORM SEWER
OFFICE IN THE PARK
DEPARTMENT OF PUBLIC WORKS
CITY OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
R. D.	B. S.	APRIL 1978	H. 1"=40' V. 1"= 6'			

