

**GENERAL NOTES**

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN OF ADDISON STANDARDS.
2. PRIOR TO FINAL ACCEPTANCE BY THE TOWN OF ADDISON.
  - a) A TEXAS REGISTERED PROFESSIONAL ENGINEER SHALL CERTIFY THAT THE PROJECT WAS CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE TOWN OF ADDISON.
  - b) A ONE (1) YEAR MAINTENANCE BOND IS REQUIRED FOR THE TOWN'S PORTION OF THE INFRASTRUCTURE.
3. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONDUCT A PRE-CONSTRUCTION CONFERENCE BETWEEN THE TOWN OF ADDISON, CONSULTING ENGINEER, CONTRACTOR(S), UTILITY COMPANIES AND ANY OTHER AFFECTED PARTIES. NOTIFY BRUCE ELLIS 450-2847 AT LEAST 48-HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
4. ANY EXISTING PAVEMENT, CURB(S), AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
5. DURING CONSTRUCTION, THE OWNER SHALL PROVIDE A QUALITY GEOTECHNICAL LAB TO PERFORM MATERIALS TESTING DURING THE CONSTRUCTION AT THE REQUEST OF THE TOWN OF ADDISON.
6. THE CONTRACTOR SHALL SUBMIT MATERIALS SHEETS TO THE TOWN OF ADDISON FOR APPROVAL PRIOR TO INCORPORATING MATERIALS INTO THE JOB.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH TOWN OF ADDISON STANDARD SPECIFICATIONS AND/OR SPECIFICATIONS ESTABLISHED BY THIS PROJECT. THE MOST STRINGENT SHALL APPLY.

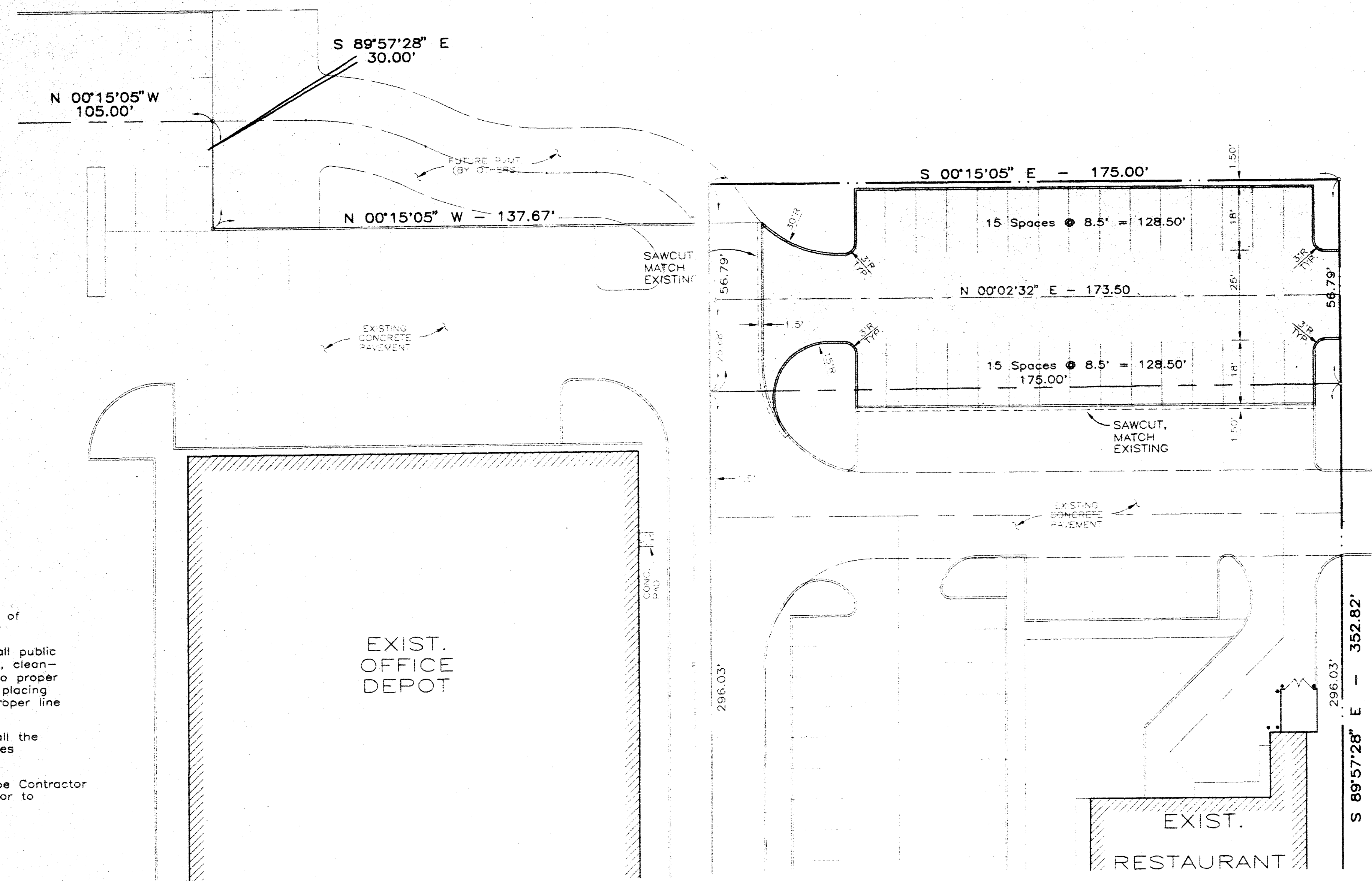
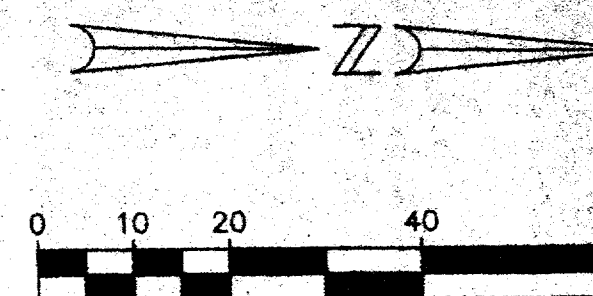
**LEGEND**

- - - - - SAWCUT
- 635 --- EXISTING CONTOUR
- 635.22 EXISTING SPOT SHOT
- 635 PROPOSED CONTOUR
- 635.31 PROPOSED SPOT SHOT

**BENCHMARK:**  
 SQUARE CUT ON E OF INLET; WEST SIDE OF  
 QUORUM DRIVE; 340± NORTH OF BELT LINE ROAD.  
 ELEV. 641.53

<b>Grading Plan</b>						
Quorum Centre-East Addition Addison, Texas						
  Civil & Structural Engineering • Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214) 824-3647, fax (214) 824-7064						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	TWO
JAR	STL	5/95	1"=20'	BDD	C95087	C3





**GENERAL NOTES**

1. All materials and construction shall conform to the Town of Addison standards and specifications.
2. It will be the responsibility of the contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
3. The Contractor will be responsible for coordinating with all the appropriate utility companies for the location of all utilities within the construction area.
4. The Paving Contractor shall coordinate with the Landscape Contractor to insure all sleeving for irrigation has been installed prior to placement of permanent pavement.

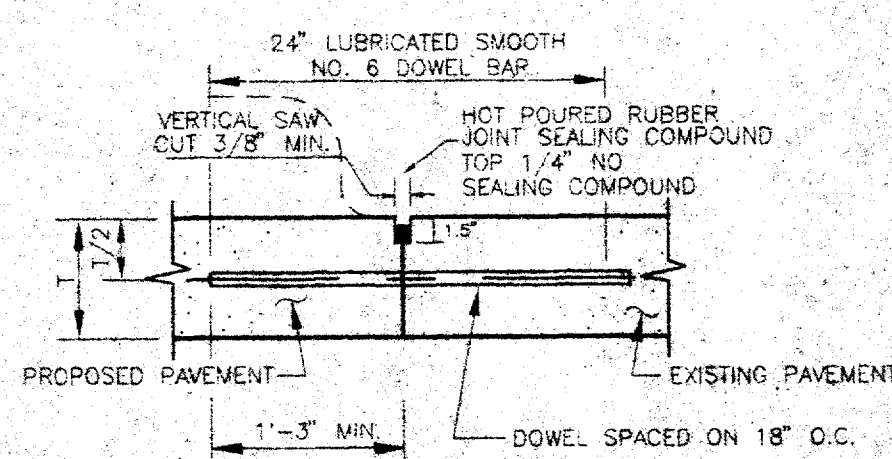
**LEGEND**

- PROPOSED PAVEMENT
- SAWCUT

**NOTES:**

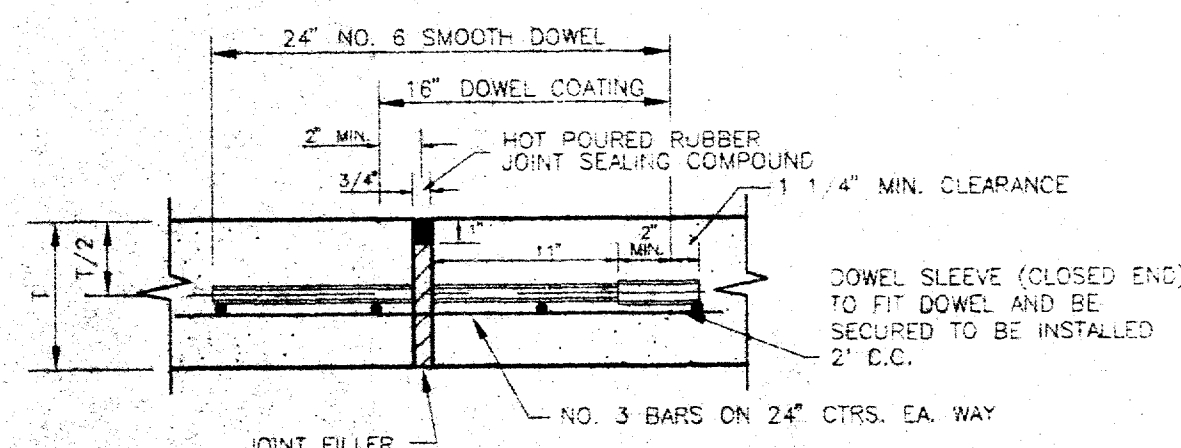
1. EXPANSION AND SAWED DUMMY JOINT SHALL MATCH AND BE CONSISTENT WITH EXISTING PARKING
2. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.

**BENCHMARK:**  
 SQUARE CUT ON  $\epsilon$  OF INLET; WEST SIDE OF QUORUM DRIVE; 340'± NORTH OF BELT LINE ROAD. ELEV. 641.53



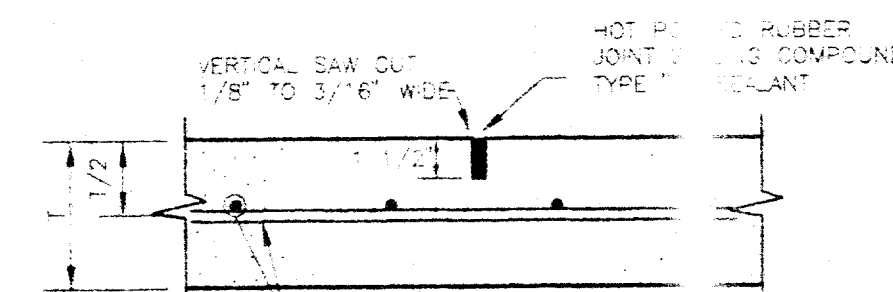
**LONGITUDINAL BUTT JOINT**

- NOTE: DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
  2. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
  3. DRILLED BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

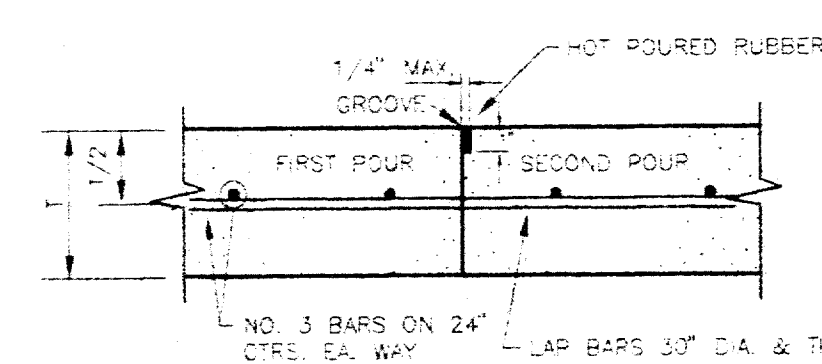


**EXPANSION JOINT**

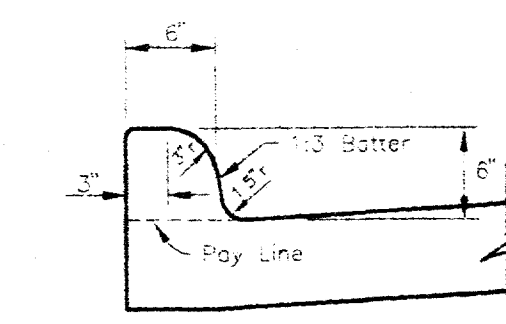
- NOTE: DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.



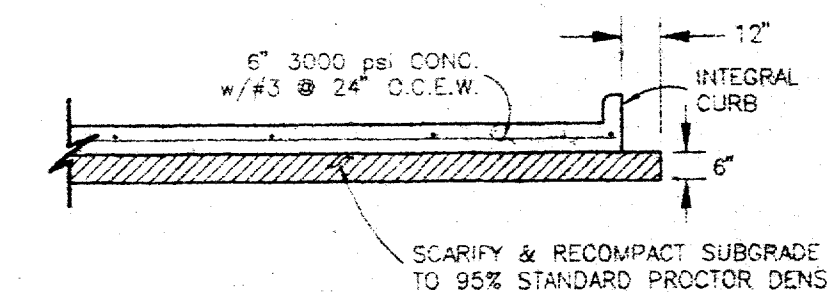
**SAWED DUMMY (CONTROL) JOINT**



**CONSTRUCTION JOINT**



**INTEGRAL CURB**



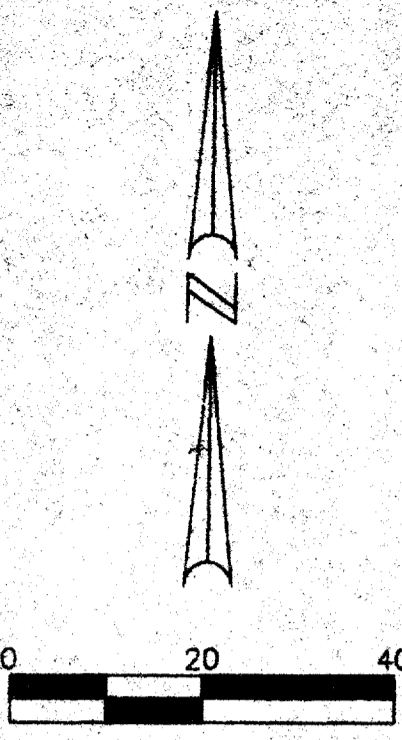
**TYPICAL PAVING SECTION**

**Horizontal Control/Paving Plan**  
 Quorum Centre—East No.1 Addition  
 Addison, Texas

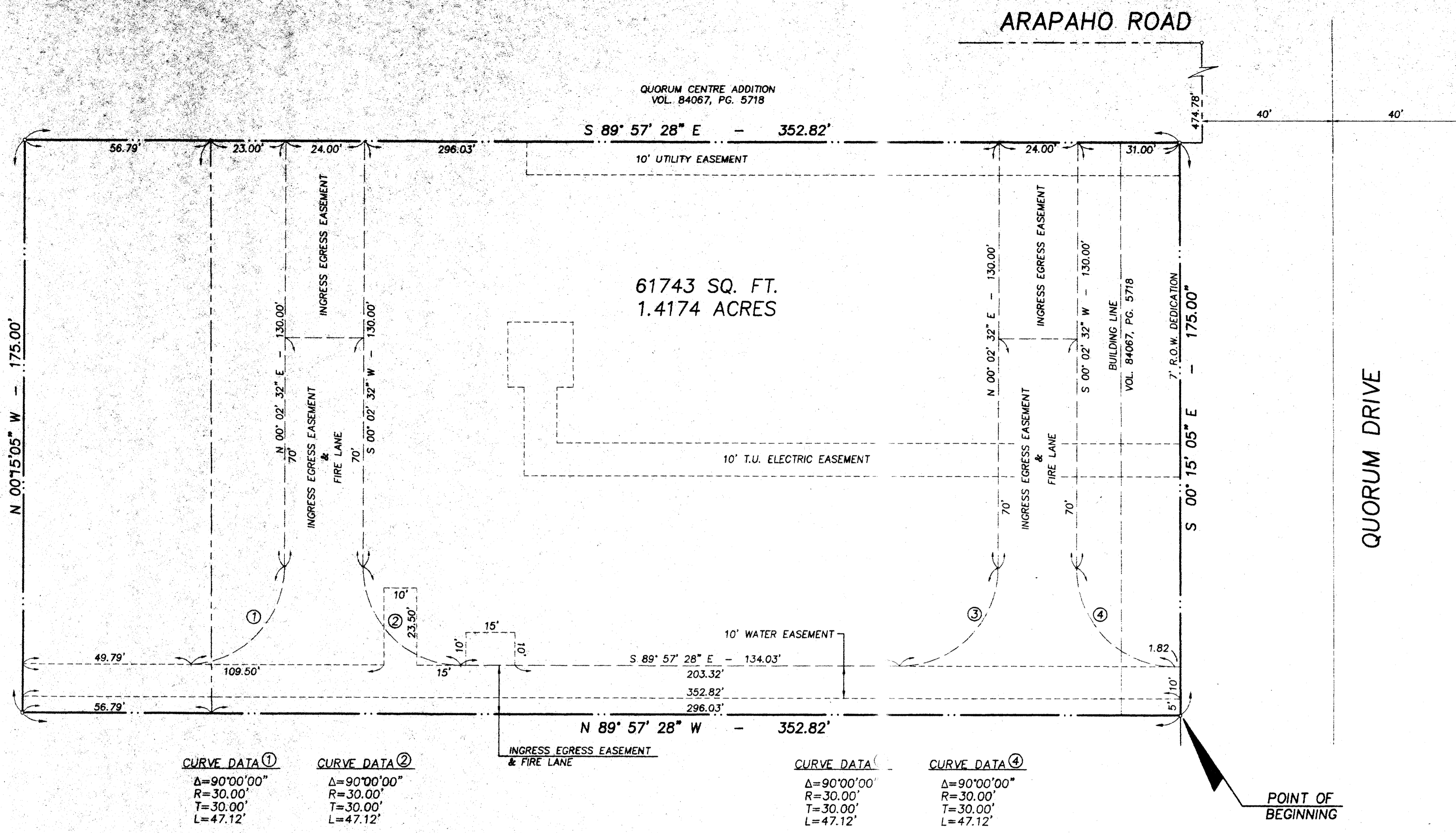
**BROCKETTE • DAVIS • DRAKE , inc.**  
 consulting engineers  
 Civil & Structural Engineering • Surveying  
 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
 (214)824-3647, fax (214) 824-7064

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	STL	5/95	1"=20'	BDD	C95087	C2





QUORUM CENTRE ADDITION  
VOL. 84067, PG. 5718



**CURVE DATA ①**  
Δ=90°00'00"  
R=30.00'  
T=30.00'  
L=47.12'

**CURVE DATA ②**  
Δ=90°00'00"  
R=30.00'  
T=30.00'  
L=47.12'

**CURVE DATA ③**  
Δ=90°00'00"  
R=30.00'  
T=30.00'  
L=47.12'

**CURVE DATA ④**  
Δ=90°00'00"  
R=30.00'  
T=30.00'  
L=47.12'

LOT 1, BELT LINE - QUORUM ADDITION  
VOL. 91077, PG. 4068

POINT OF BEGINNING

**OWNER'S CERTIFICATE**

STATE OF TEXAS ( )  
COUNTY OF DALLAS ( )  
THAT Yorkland Partners, L.P. is the Owner of the following described property to-wit:  
BEING a tract or parcel of land situated in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas and being all of Quorum Centre-East No. 1 Addition, an addition to the Town of Addison, Texas as recorded in Volume 93119 at Page 3691, Map Records, Dallas County, Texas and being part of The Quorum Centre Addition, an addition to the Town of Addison, Texas as recorded in Volume 84067 at Page 5718, Map Records, Dallas County, Texas and being more particularly described as follows:  
BEGINNING at a chiseled "x" set for corner, said point being in the west line of Quorum Drive (a variable width R.O.W.); and being the southeast corner of the aforementioned Quorum Centre-East No. 1 Addition and being the northeast corner of Lot 1, Belt Line-Quorum Addition, an addition to the Town of Addison as recorded in Volume 91077 at Page 4068, Map Records, Dallas County, Texas;  
THENCE N 89°57'28" W, leaving the west line of Quorum Drive and along the south line of Quorum Centre-East No. 1 Addition (projected), a distance of 352.82 feet to an iron rod set for corner;  
THENCE N 00°15'05" W, a distance of 175.00 feet to an iron rod set for corner;  
THENCE S 89°57'28" E, a distance of 352.82 feet to an iron rod set for corner, said point being in the west line of Quorum Drive;  
THENCE S 00°15'05" E, along the west line of Quorum Drive, a distance of 175.00 feet to the POINT OF BEGINNING and containing 61,743 square feet or 1.4174 acres of land, more or less.  
That YORKLAND PARTNERS, L.P. ("Owner") does hereby adopt this plat designating the herein above property as the replat of QUORUM CENTRE EAST NO. 1 ADDITION, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements 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 City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type of 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 City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage then, in such event, the City 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 City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesired conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be

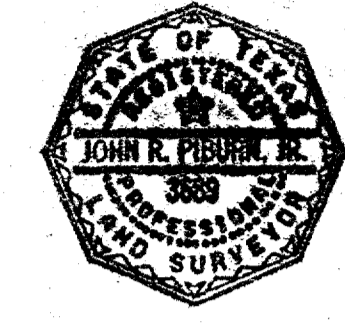
held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structure within the natural drainage channels and the owner hereby agrees to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.  
The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. 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 construction, reconstructing, inspecting, patrolling, 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. 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. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that owner shall, at its sole cost and expense, be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove or remove all or parts of any other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.  
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 to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by the platting ordinances, rules and regulations and resolutions of the Town of Addison, Texas.

YORKLAND PARTNERS, L.P.  
JOEL EASTMAN  
ATTORNEY IN FACT

**ARAPAHO ROAD**

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENT:  
THAT I, John R. Piburn, Jr., 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 found or properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Addison, Texas.

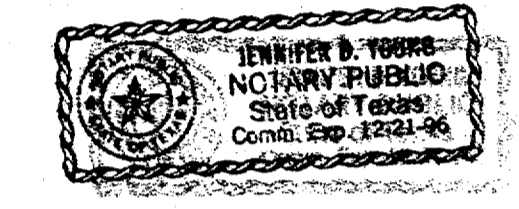


John R. Piburn, Jr.  
Registered Professional Land Surveyor  
John R. Piburn, Jr., R.P.L.S.  
No. 3689

STATE OF TEXAS ( )  
COUNTY OF DALLAS ( )

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared John R. Piburn, Jr., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of May, 1995.



Jennifer D. Young  
Notary Public, State of Texas  
My Commission Expires 12-21-96

**CERTIFICATE OF APPROVAL:**

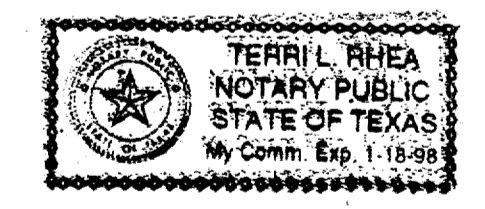
MAYOR, TOWN OF ADDISON  
CITY SECRETARY

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

STATE OF TEXAS ( )  
COUNTY OF DALLAS ( )

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Joel Eastman, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of May, 1995.



Terri A. Rhea  
Notary Public, State of Texas  
My Commission Expires 1-16-98

**REPLAT  
QUORUM CENTRE - EAST NO. 1 ADDITION**

SITUATED IN THE  
G.W. FISHER SURVEY, ABSTRACT NO. 482  
AND BEING ALL OF QUORUM  
CENTRE - EAST NO. 1 ADDITION  
DALLAS COUNTY, TEXAS  
AND BEING PART OF THE  
QUORUM CENTRE ADDITION,  
AN ADDITION TO THE  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER  
YORKLAND PARTNERS, L.P.  
1445 ROSS AVENUE  
SUITE 4000  
DALLAS, TEXAS 75202-2790  
(214)-855-7811

SURVEYOR  
BROCKETTE, DAVIS, DRAKE, INC.  
4144 N. CENTRAL EXPRESSWAY  
SUITE 1100  
DALLAS, TEXAS 75204  
(214)-824-7064

MAY, 1995