

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Garden Oaks Ltd. is the owner of a Tract of Land situated in the City of Addison, out of the Noah Good Survey, Abstract No. 520, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the South right-of-way line of Spring Valley Road and the East right-of-way line of Marsh Lane; thence South along the East right-of-way line of Marsh Lane for a distance of 1460.91 ft. to a corner; thence departing from the East right-of-way line of Marsh Lane South 89° 47' 34" East for a distance of 431.00 ft. to a corner; thence along the West property line of the Dunhill Apartments North for a distance of 541.00 ft. to the Place of Beginning;

THENCE North a distance of 210.52 ft. to a corner;
THENCE South 89° 48' 09" East a distance of 369.35 ft. to a corner;
THENCE North 0° 16' 34" East a distance of 168.05 ft. to a corner;
THENCE South 89° 43' 26" East a distance of 525.00 ft. to a corner;
THENCE South 0° 16' 34" West a distance of 704.21 ft. to a corner also being a point of curvature of a circular curve to the left whose central angle is 18° 21' 38" whose radius is 434.00' whose tangent is 70.14' and whose tangent bears South 59° 33' 49" West;
THENCE along said circular curve to the left a distance of 139.08 ft. to the point of tangency;
THENCE South 41° 12' 11" West a distance of 42.26 ft. to a corner;
THENCE North 48° 42' 47" West a distance of 83.50 ft. to a corner;
THENCE North 41° 12' 11" East a distance of 191.58 ft. to a corner;
THENCE North 0° 16' 34" East a distance of 193.93 ft. to a corner;
THENCE North 89° 47' 34" West a distance of 373.00 ft. to a corner;
THENCE North a distance of 37.95 ft. to a corner;
THENCE North 89° 47' 34" West a distance of 155.00 ft. to a corner;
THENCE North a distance of 59.00 ft. to a corner;
THENCE North 89° 47' 34" West a distance of 216.00 ft. to a corner;
THENCE South a distance of 40.52 ft. to a corner;
THENCE North 89° 47' 34" West a distance of 75.00 ft. to the Place of Beginning and containing 7.564 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That I, _____ do hereby designate this plat as the Garden Oaks Apartments Addition to the City of Addison, Texas and do hereby dedicate any claim we may have on the public streets to the public use forever.

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 _____ 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 _____, 1977.

Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Billy L. Stephenson, 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 personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison, Texas.

Billy L. Stephenson, P.E.
Registered Professional Engineer 12950
Registered Public Surveyor 1317

STATE OF TEXAS
COUNTY OF DALLAS

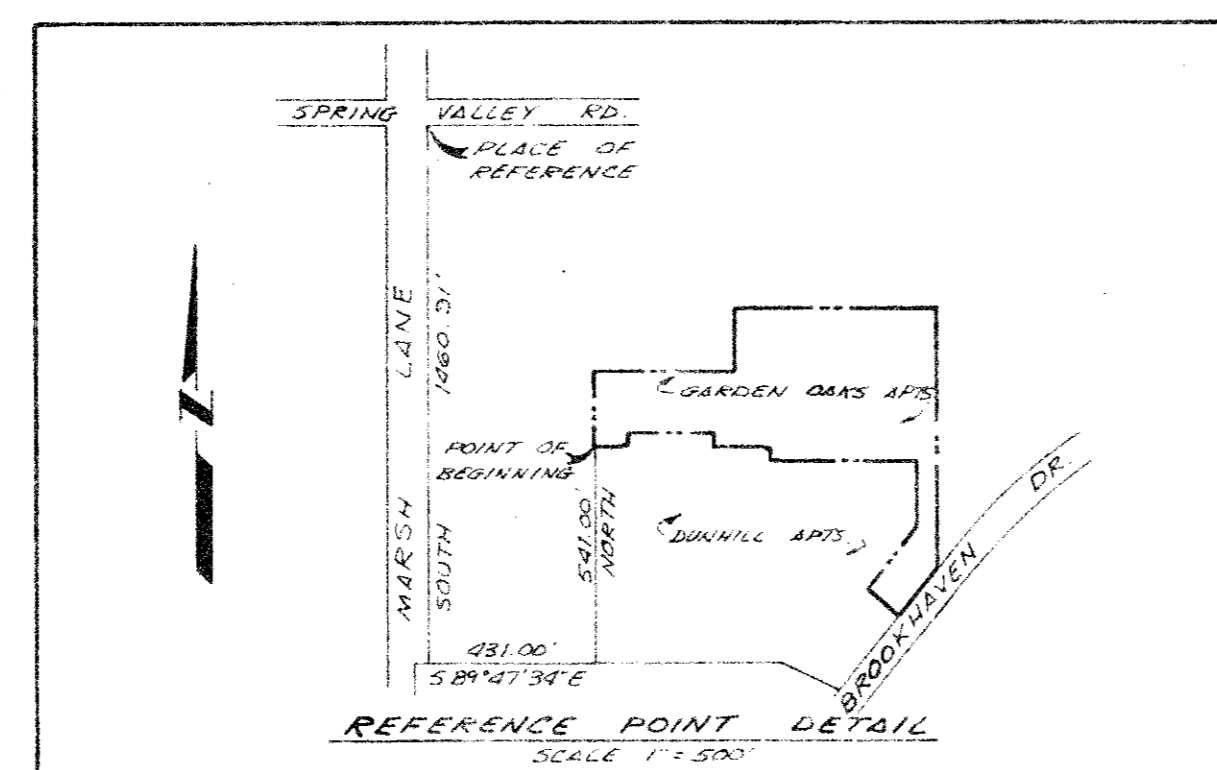
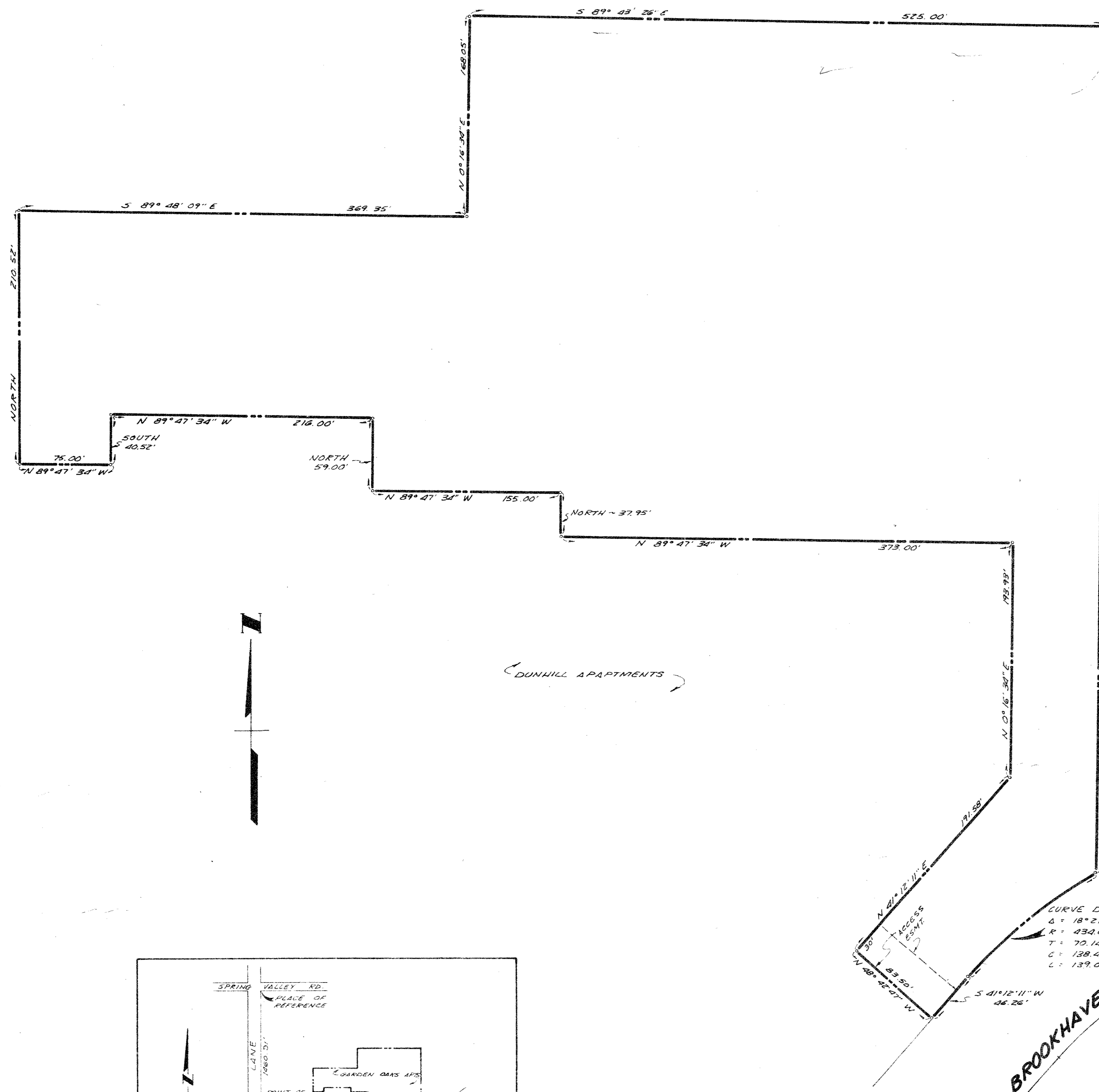
BEFORE me, the undersigned, a Notary Public in and for said County and State on this day personally appeared Billy L. Stephenson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 1977.

Notary Public in and for Dallas County, Texas

This plat approved subject to all rules, regulations, and platting ordinances of the City of Addison, Texas; the _____ day of _____, 1977.

ATTEST: _____ CITY SECRETARY _____ MAYOR



**GARDEN OAKS APARTMENTS
TO THE CITY OF ADDISON
DALLAS COUNTY, TEXAS**
NOAH GOOD SURVEY, ABST. 520

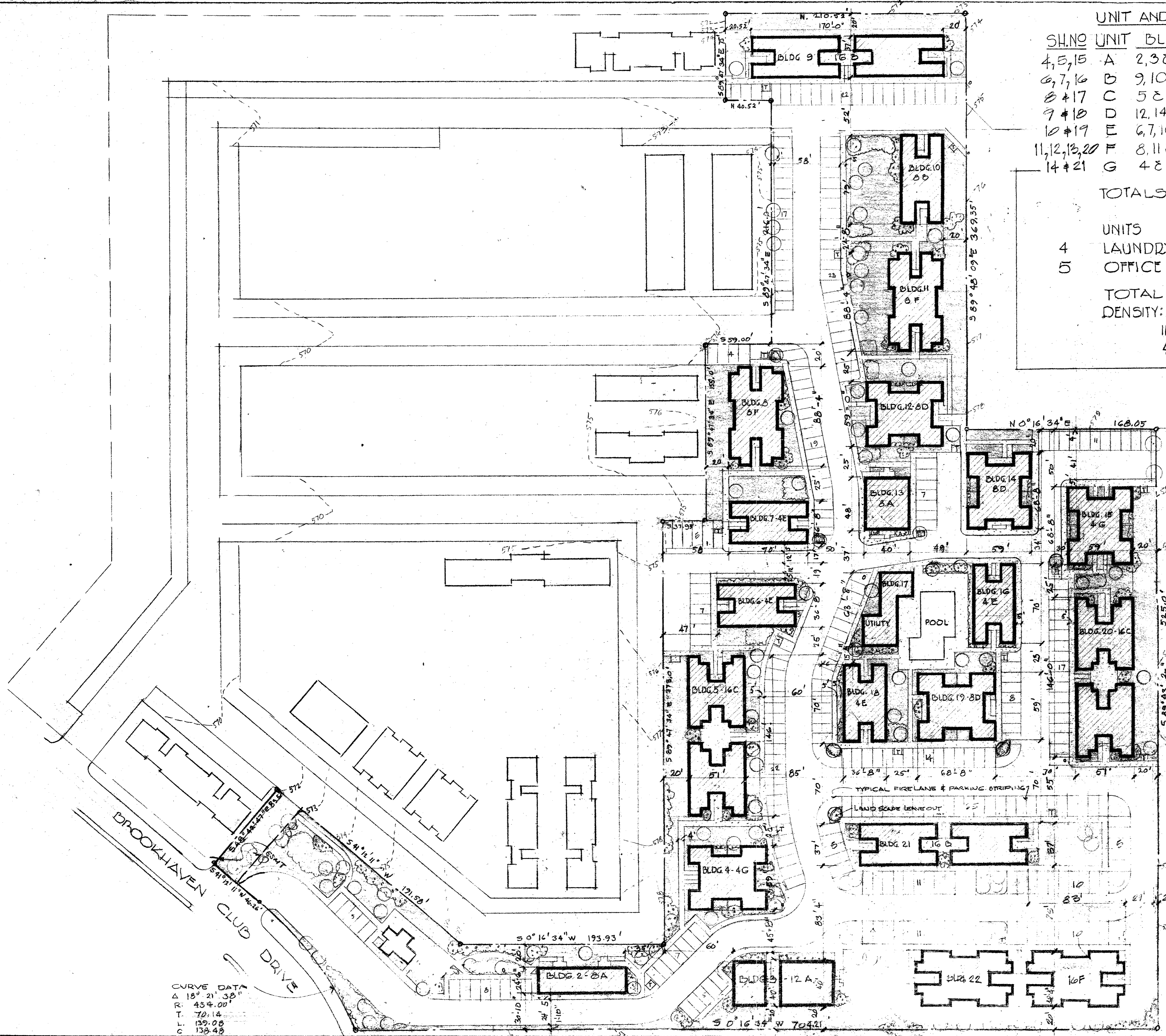
SCALE 1\"/>

APRIL 28, 1977

OWNER:
GARDEN OAKS LTD.
PARKER FOLSE TRUSTEE
8790 CANYON DRIVE
DALLAS TEXAS

ENGINEER:
BILLY L. STEPHENSON
2220 HIGHLAND RD.
DALLAS, TEXAS 75228

324-2461



UNIT AND AREA TABULATION

SH. NO	UNIT	BLDG.	TYPE	S.F.	TOTAL NO	S.F.
4, 5, 15	A	2, 3 & 13	EFFICIENCY	480	28	13,440
6, 7, 16	B	9, 10 & 21	1 BR. 1 B.	710	40	28,400
8 & 17	C	5 & 20	1 BR. 1 B.	786	32	25,152
9 & 18	D	12, 14 & 19	1 BR. 1 B.	804	24	19,296
10 & 19	E	6, 7, 16 & 18	1 BR. 1/2 B. STUDIO	885	16	14,160
11, 12, 13, 20	F	8, 11 & 22	2 BR. 1 B.	889	32	28,448
14 & 21	G	4 & 15	2 BR. 2 B. STUDIO	1218	8	9,744

TOTALS 180 138,640

4 UNITS 138,640 S.F.
 5 LAUNDRY, REC, STOR. BLDG. 17 2,000 S.F.
 OFFICE BLDG. 1 1,500 S.F.
 TOTAL 142,140 S.F.
 DENSITY: 28 EFF. x 1,400 S.F. = 39,200 S.F.
 112-1 BR. x 1,600 S.F. = 179,200 S.F.
 40-2 BR. x 1,800 S.F. = 72,000 S.F.

111,200 S.F. TOTAL LAND REQUIRED
 TOTAL SITE AREA 329,615 S.F. (7.56 AC.)
 DENSITY 23.80 U.P.A.

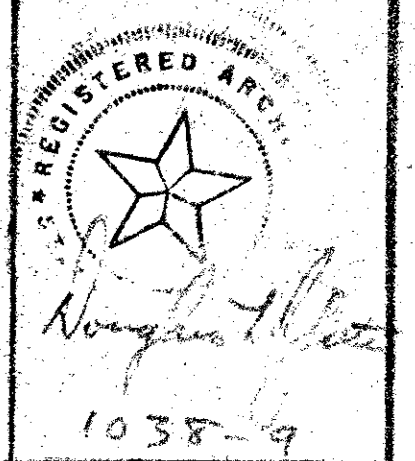
PARKING:
 28 EFF. x 1 = 28 CARS
 112 1 BR. x 1.5 = 168 CARS
 40 2 BR. x 2 = 80 CARS
 180 UNITS + 10 (REC) 18 CARS
 TOTAL REQD. 294 CARS
 TOTAL PROVIDED: 294 CARS

- LEGEND:
- ☐ CONCRETE WALKS
 - ☐ ASPHALT PAVING
 - ▨ BUILDINGS
 - GRASS AREAS
 - TREES 2" CAL. 10'-15' HIGH
 - GROUND COVER
 - ⊗ SHRUBS 3' TO 4' HIGH

NOTE:
 BUILDING COURTS NO'S 14, 15 & 19 TO HAVE ASP. TERRACE & PATIO

CURVE DATA
 Δ 18° 21' 38"
 R 454.00"
 T 70.14
 L 139.08
 C 138.48

SITE PLAN
 SCALE 1" = 40'

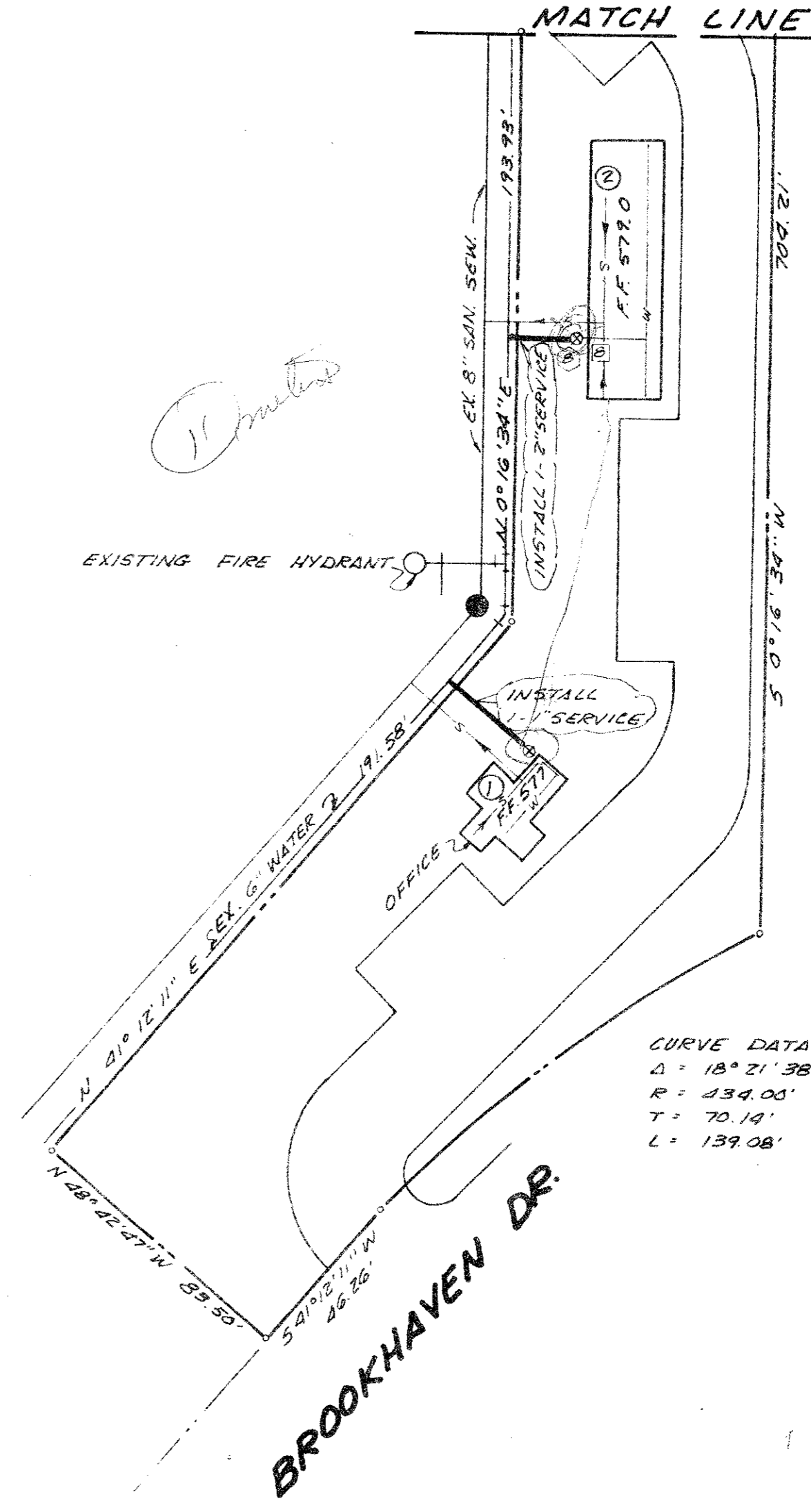
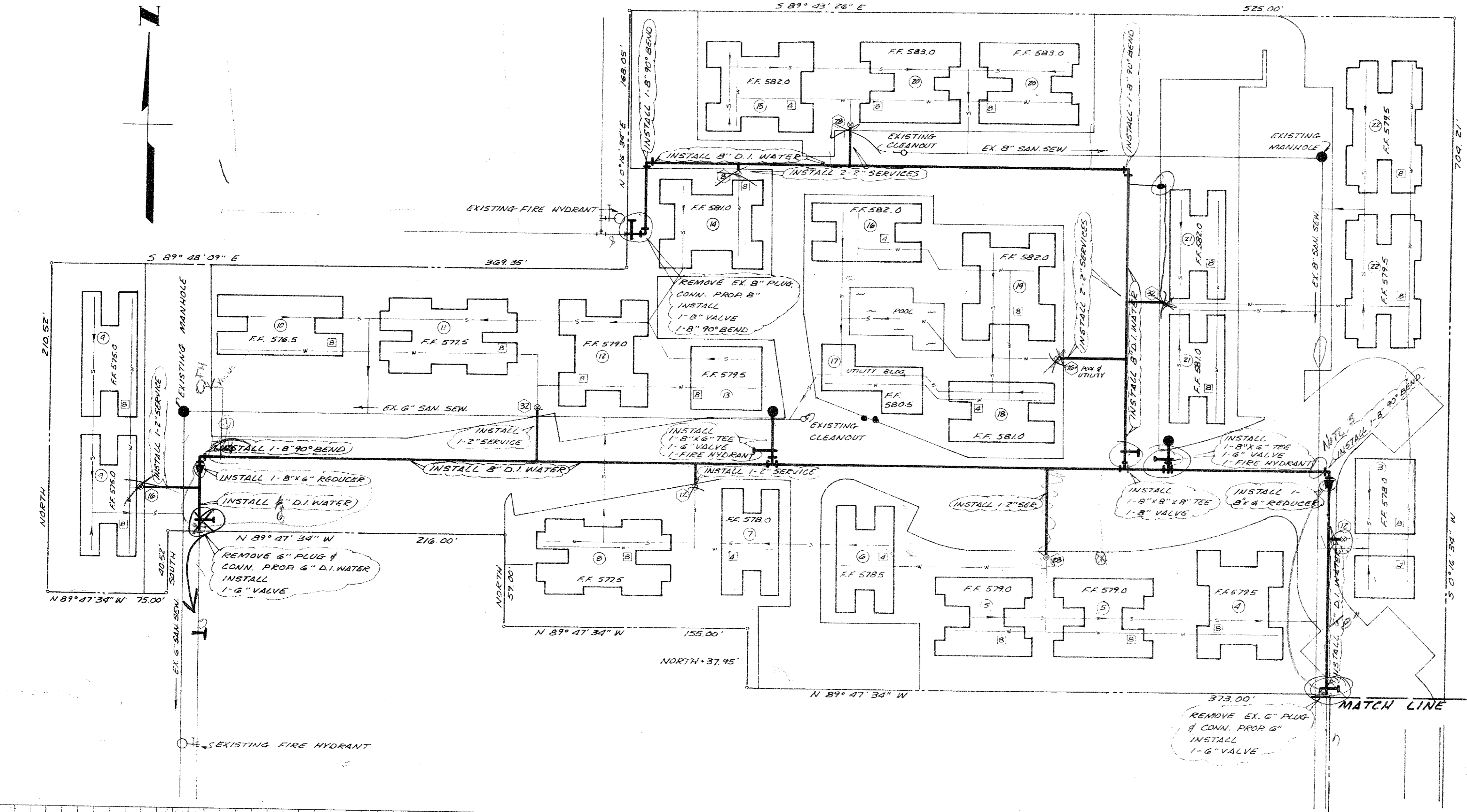


PARKER C. FOLSE, JR.
 DOUGLASS L. YATER
 ARCHITECT
 DALLAS, TEXAS

DESIGNED BY
 ARCHITECT
 DALLAS,

GARDEN OAKS APARTMENTS
 180 LUXURY UNITS
 OWNER
 ADDISON, TEXAS
 GARDEN OAKS LTD.

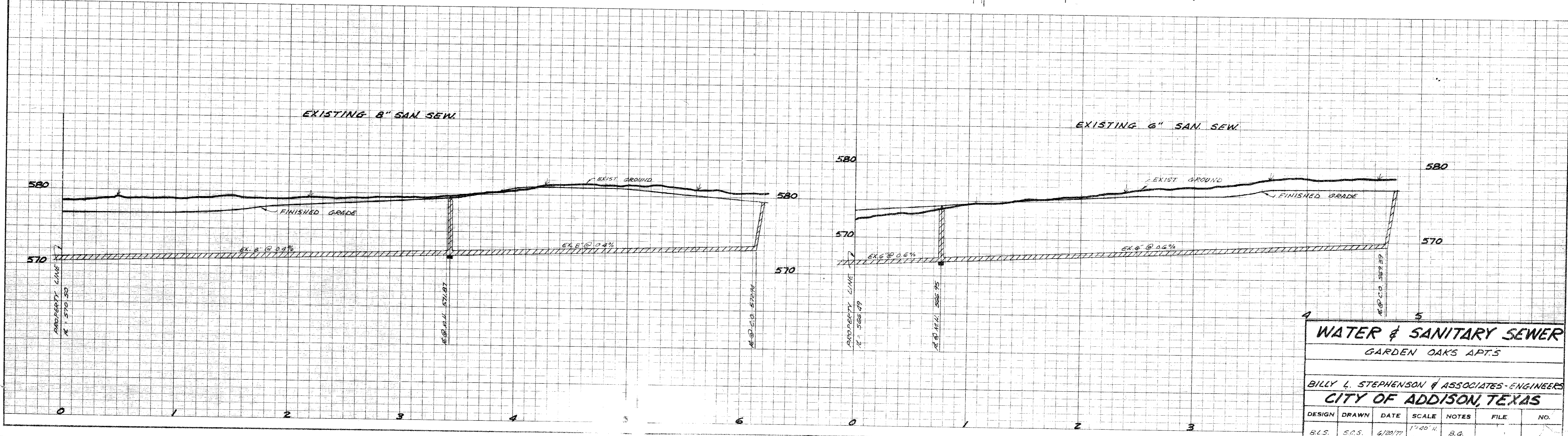
BUILDINGS 1 TO 22



1. PVC (Poly) WRAFF WATER LINES
2. ADD FIRE HYD ANT (W/1000)
3. SEWER LINE MUST BE DEEPER IN CONCRETE AND THE WATER LINE CANNOT BE DEEPER THAN 18\"/>
- 4. ALL WATER LINES MUST BE AT LEAST 18\"/>

CURVE DATA
 $\Delta = 18^\circ 21' 38''$
 $R = 434.05'$
 $T = 70.14'$
 $L = 139.08'$

SITE SYMBOLS	
	- UNITS PER SERVICE
	- UNITS PER BUILDING
	- BUILDING NUMBER

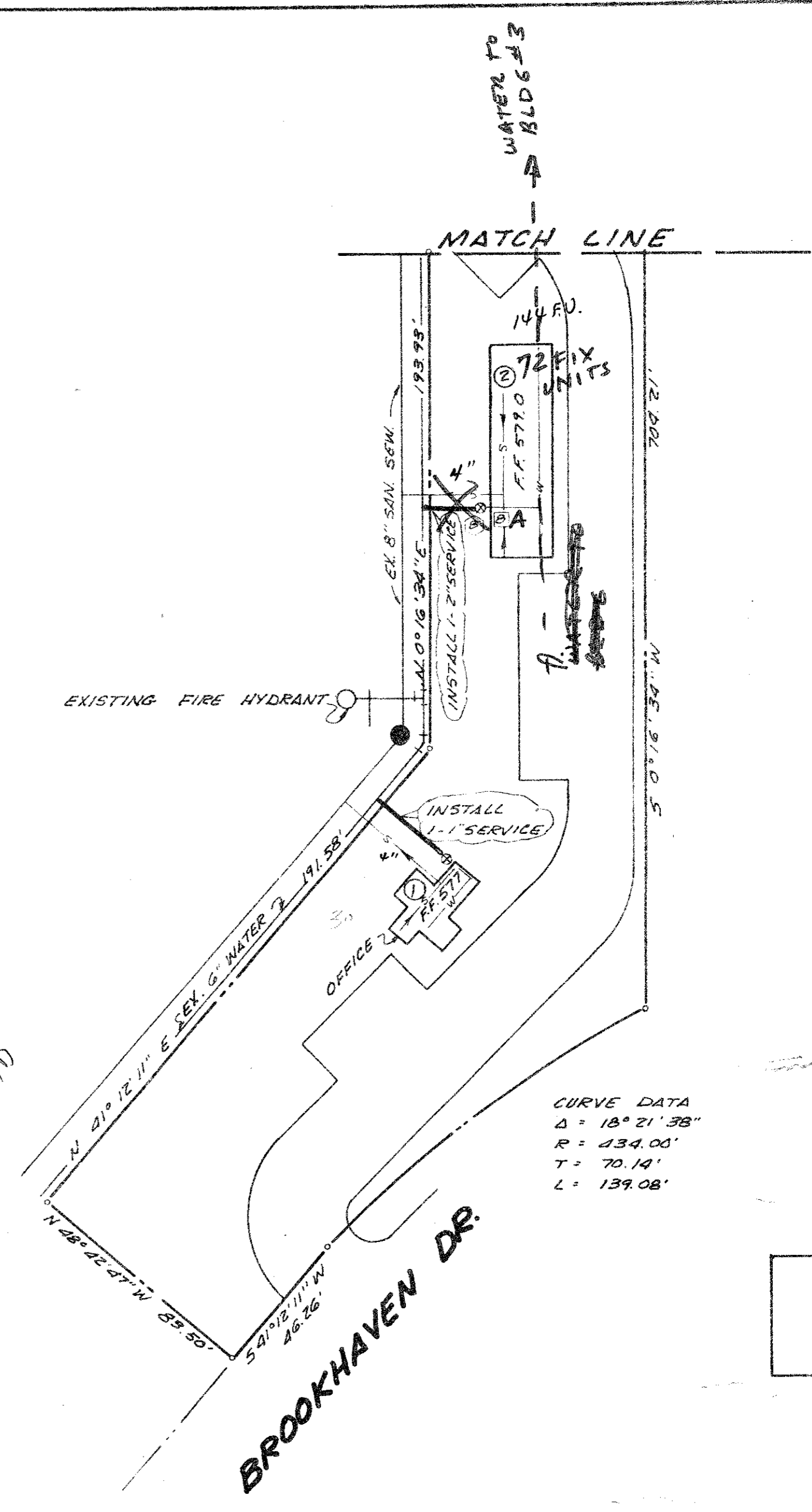
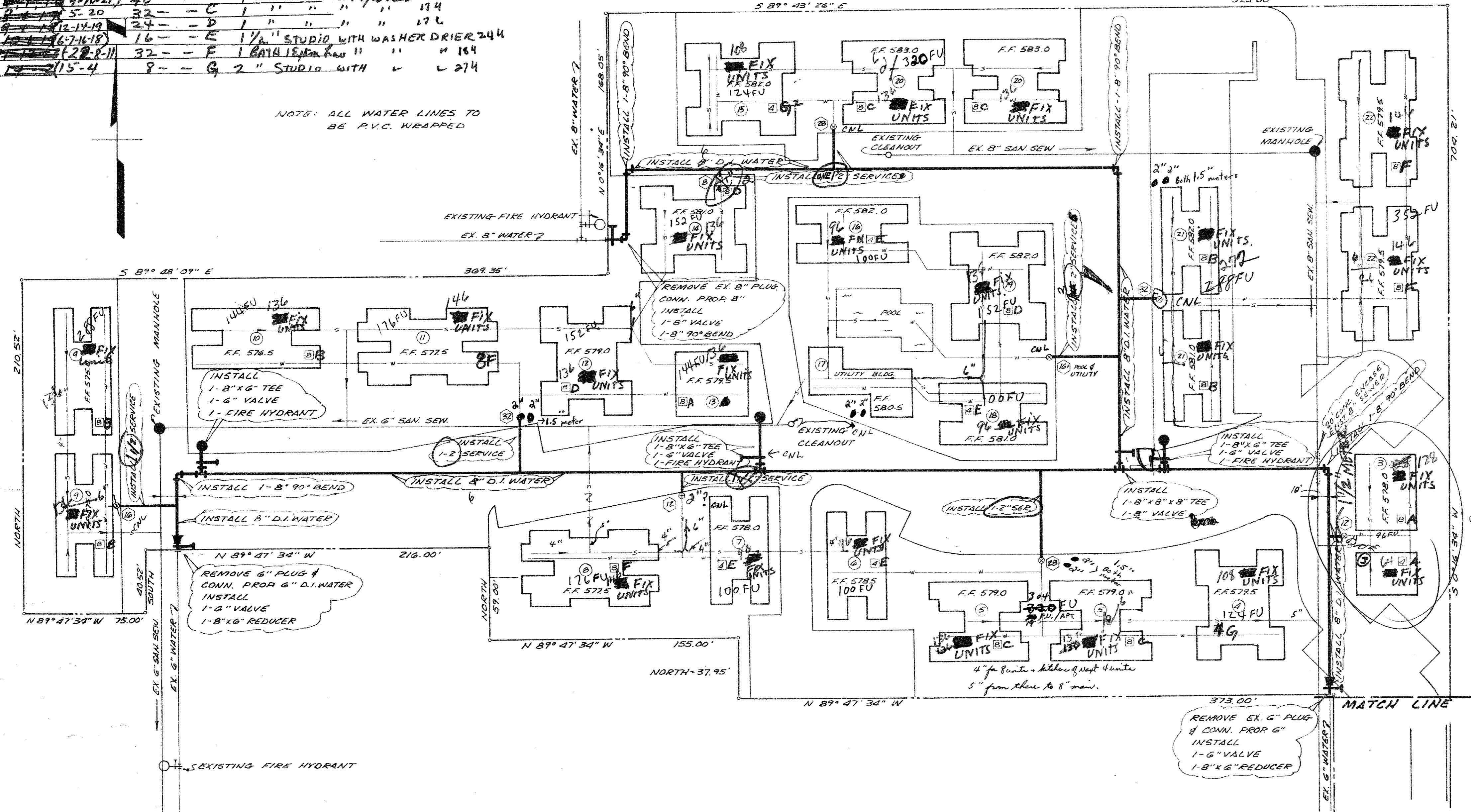


WATER & SANITARY SEWER							
GARDEN OAKS APTS							
BILLY L. STEPHENSON & ASSOCIATES - ENGINEERS							
CITY OF ADDISON, TEXAS							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
B.L.S.	S.P.S.	6/20/77	1"=40'H 1"=6'V	B.G.			

Bldg # 2-3-13

28 Type A - 1 BATH	174
40 - 1" 8"	WITH WORK/OWNER 174
32 - C	1" " " " 174
24 - D	1" " " " 174
16 - E	1 1/2" STUDIO WITH WASHER DRYER 244
32 - F	1 BATH 184
8 - G	2" STUDIO WITH " " 174

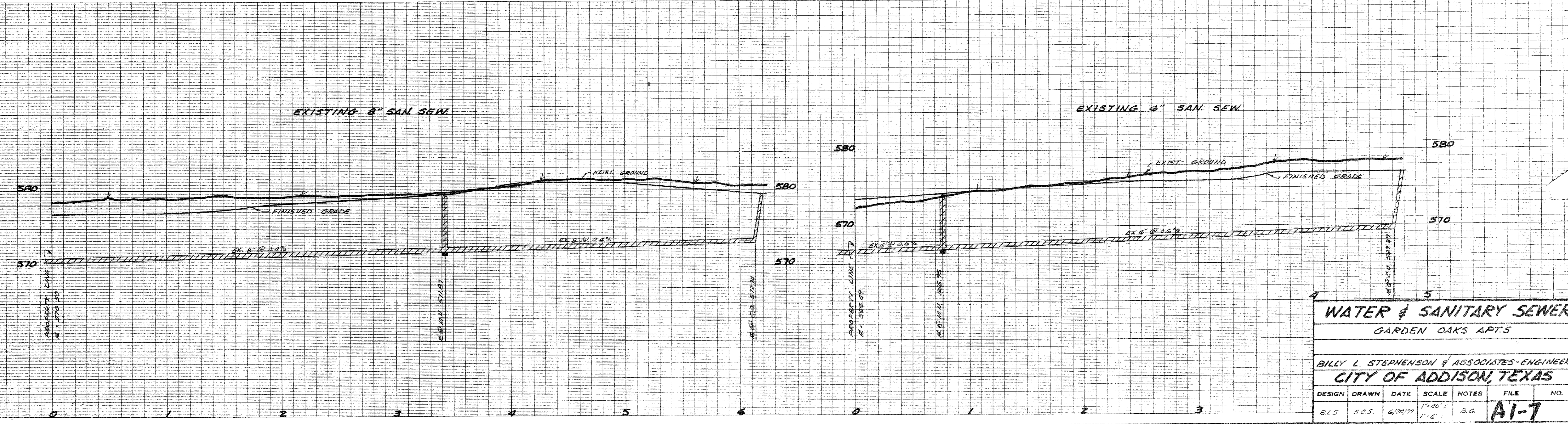
NOTE: ALL WATER LINES TO BE P.V.C. WRAPPED



SITE SYMBOLS

- ⊙ - UNITS PER SERVICE
- ⊠ - UNITS PER BUILDING
- ① - BUILDING NUMBER

CURVE DATA
 Δ = 18° 21' 38"
 R = 434.00'
 T = 70.14'
 L = 139.08'

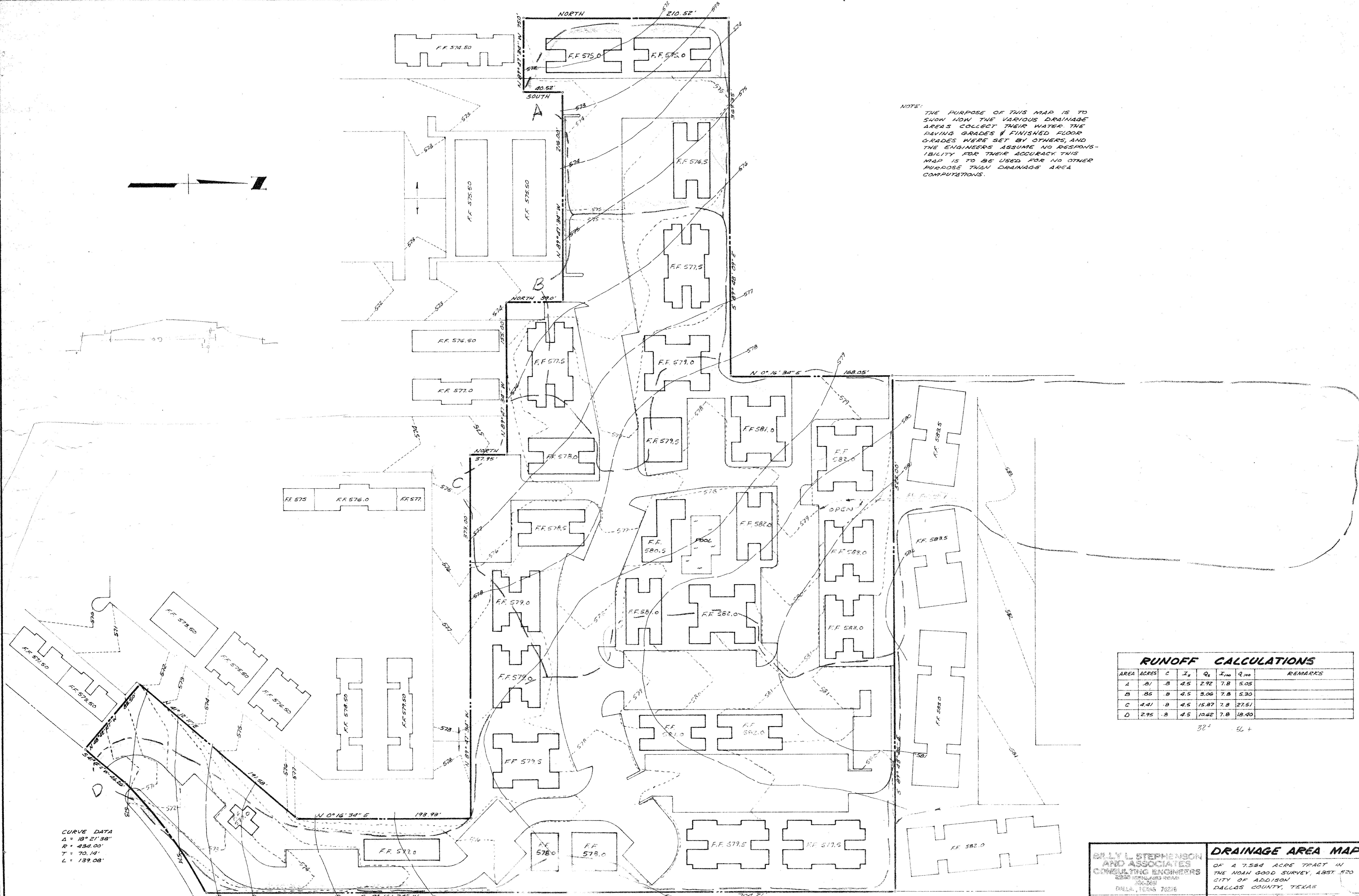


WATER & SANITARY SEWER						
GARDEN OAKS APTS						
BILLY L. STEPHENSON & ASSOCIATES-ENGINEER						
CITY OF ADDISON, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BLS	SCS	4/20/79	1"=20' 1"=6'	B.G.	A1-7	

A1-7



NOTE: THE PURPOSE OF THIS MAP IS TO SHOW HOW THE VARIOUS DRAINAGE AREAS COLLECT THEIR WATER. THE PAVING GRADES & FINISHED FLOOR GRADES WERE SET BY OTHERS, AND THE ENGINEERS ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. THIS MAP IS TO BE USED FOR NO OTHER PURPOSE THAN DRAINAGE AREA COMPUTATIONS.

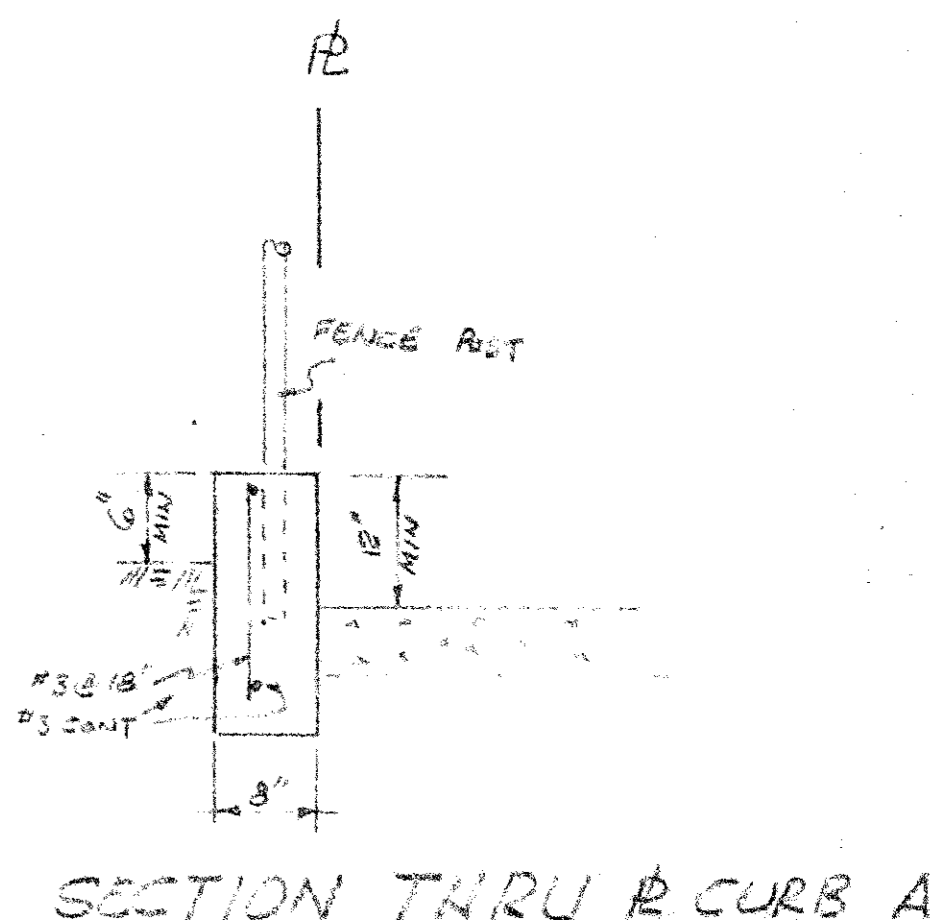
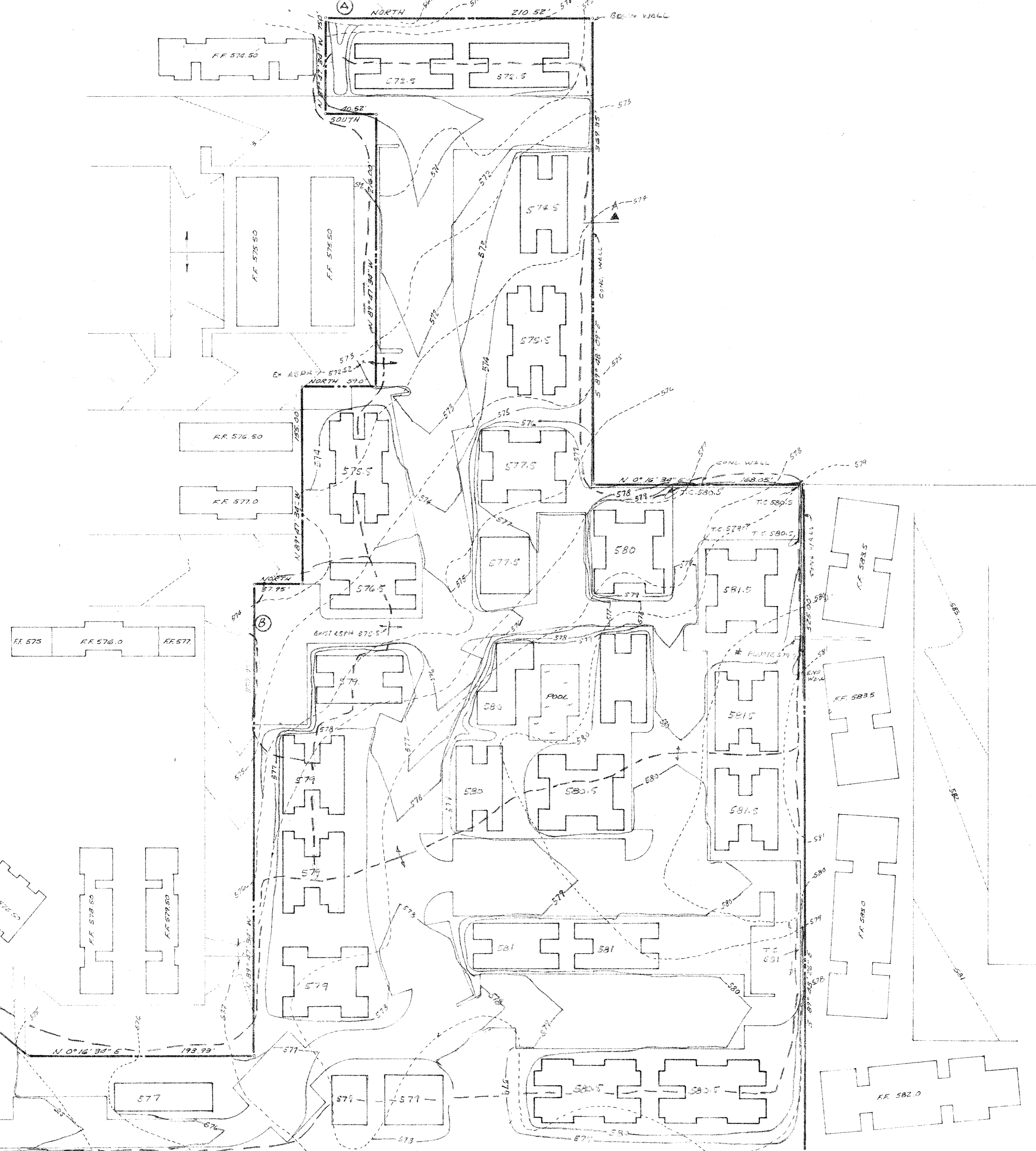


CURVE DATA
 $\Delta = 18^\circ 21' 38''$
 $R = 434.00'$
 $T = 70.14'$
 $L = 139.08'$

RUNOFF CALCULATIONS							REMARKS
AREA	ACRES	C	I_p	Q_2	I_{100}	Q_{100}	
A	.81	.8	4.5	2.92	7.8	5.05	
B	.85	.8	4.5	3.06	7.8	5.30	
C	4.41	.8	4.5	15.87	7.8	27.51	
D	2.95	.8	4.5	10.62	7.8	18.40	

30' SL +

BILLY L. STEPHENSON AND ASSOCIATES CONSULTING ENGINEERS 2200 W. WOODROW WALKER ROAD SUITE 300 DALLAS, TEXAS 75226 SCALE 1" = 40'	DRAINAGE AREA MAP OF A 7.584 ACRE TRACT IN THE MOAH GOOD SURVEY, ABST. 520 CITY OF ADDISON, DALLAS COUNTY, TEXAS DATE: JUNE 15, 1977
	SHEET NO. 277



RUNOFF CALCULATIONS

AREA	ACRES	C	I _a	Q _a	I ₁₀₀	Q ₁₀₀	ACROSS C&G
A	3.87	.8	4.5	12.1	7.8	21.0	
B	0.29	.8	4.5	1.04	7.8	7.80	
C	3.32	.8	4.5	11.95	7.8	20.71	

CONTOURS SHOWN ——— 579 ——— ARE FINISHED
 CONTOURS SHOWN ——— 577 ——— ARE PROPOSED
 LIMIT OF DRAINAGE AREA ———

CURVE DATA
 Δ = 18° 21' 38"
 R = 434.03'
 T = 70.14'
 L = 139.08'

REVISED 7/2/77

BILLY L. STEPHENSON AND ASSOCIATES
 CONSULTING ENGINEERS
 2320 W. 14TH ST.
 DALLAS, TEXAS 75228

DRAINAGE AREA MAP
 OF A 7.564 ACRE TRACT IN THE MOAN GOOD SURVEY, ABST. 520, CITY OF ADDISON, DALLAS COUNTY, TEXAS

SCALE 1"=40' JUNE 13, 1977 GARDEN OAKS APPTS. 74007