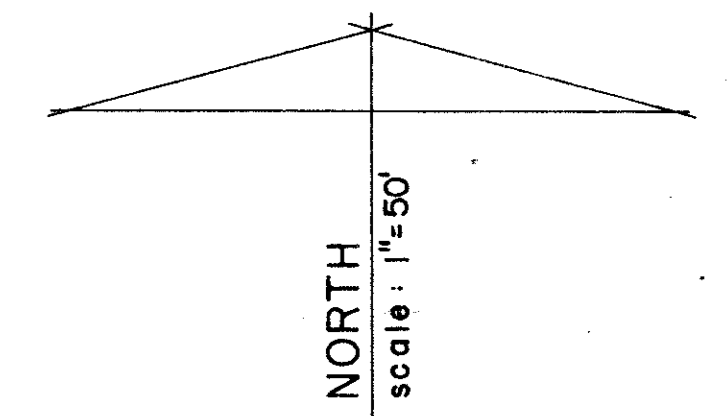


DRAINAGE CALCULATIONS

DRAINAGE AREA NO.	t_c (MIN)	C	I ₁₀₀	A (ACRES)	Q ₁₀₀ (C.F.S.)
1	24	0.85	5.8	45.91	226.34
2	10	0.80	7.8	2.00	12.48
3	"	"	"	1.03	6.43
4	"	"	"	1.94	12.11
5	"	"	"	0.98	5.93
6	"	"	"	1.27	7.92
7	"	"	"	1.05	6.55

MIN. OF 60 ACRES



- LEGEND:**
- PROPOSED STORM SEWER
 - DRAINAGE AREA DIVIDE
 - 2 2.00 DRAINAGE AREA NO. AREA (ACRES)
 - DIRECTION OF FLOW

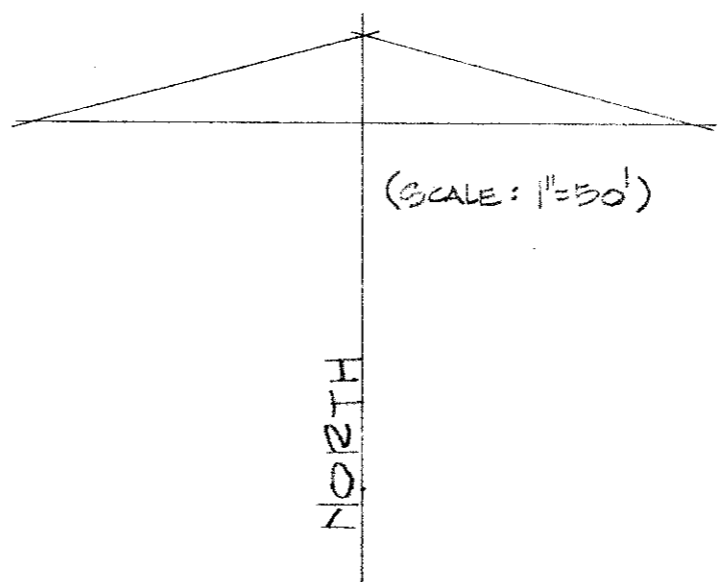
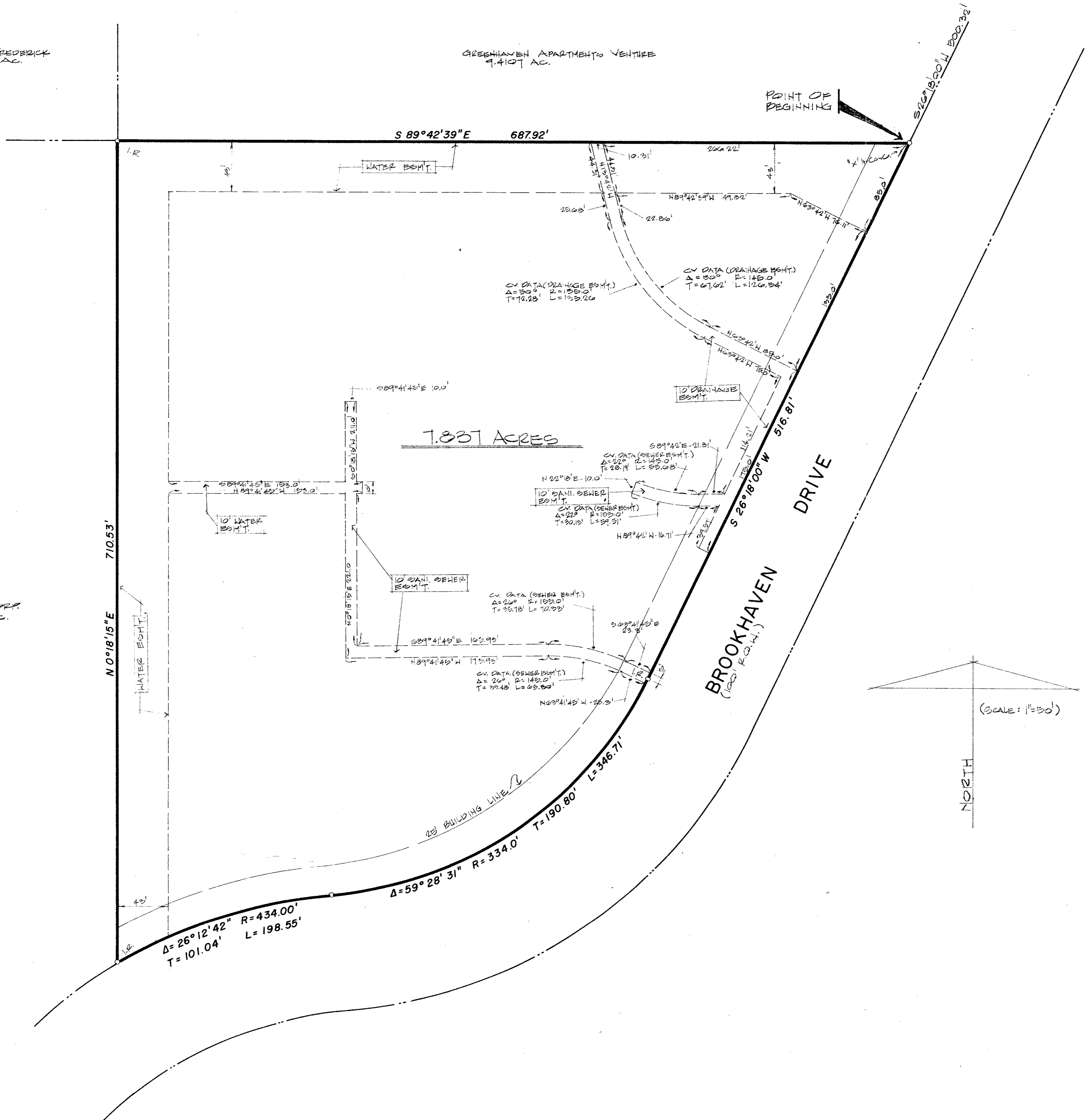
Handwritten signature and stamp

DRAINAGE AREA MAP		
FOR: THE PIER ADDISON, TEXAS		
OWNER: JAGGER ASSOCIATES, INC. AUSTIN, TEXAS		
BY: HUITT-ZOLLARS DALLAS, TEXAS	DATE: 9-3-76	SHEET:

SUMMERS-FREDERICK
6.510 AC.

GREENHAWEN APARTMENTS VENTURE
9.4107 AC.

JAY CORR
17.03 AC.



OWNERS' CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Jagger Associates Inc., is the owner of a tract of land situated in the City of Dallas County, Texas; and being part of the Noah Cook Survey, Abstract 520, and being more fully described as follows:

COMMENCING at the intersection of the West right of way line of Brookhaven Drive and the South right of way line of Spring Valley Road; Thence South 26° 18' West along the West right of way line of Brookhaven Drive a distance of 500.32 feet to the POINT OF BEGINNING;

THENCE South 26° 18' West along the West right of way line of Brookhaven Drive a distance of 516.81 feet to the beginning of a circular curve to the right whose central angle is 59° 28' 31" and whose radius is 334.00 feet and whose tangent is 190.80 feet;

THENCE along said circular curve to the right a distance of 346.71 feet to the point of reverse curve to the left, whose central angle is 26° 12' 42" and whose radius is 434.00 feet and whose tangent is 101.04 feet;

THENCE along said circular curve the left and continuing along the West right of way line of Brookhaven Drive a distance of 198.55 feet to a corner;

THENCE departing from the West right of way line of Brookhaven Drive North 0° 18' 15" East a distance of 710.53 feet to a corner;

THENCE South 89° 42' 39" East a distance of 687.92 feet to the POINT OF BEGINNING and containing 7.837 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jagger Associates Inc. do hereby adopt this plat designating the herein described property as THE PIER, an addition to the City of Addison 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 units, garbage and rubbish collection agencies and all public or 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 buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon or across the easements as shown. Said easements being hereby reserved for the public use and accommodations 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 building, 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 or from and upon 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 at any time, 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

That the undersigned does hereby covenant and agree that he shall construct upon the Fire Lane Easements, as dedicated and shown thereon a hard surface and that the owner shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs or other improvements or obstructions including, but not limited to, the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the Utility and Fire Lane Easement is the responsibility of the property owner.

Witness my hand at _____, Texas this _____ day of _____, 1976.

NAME _____
TITLE _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this the _____ day of _____, 1976.

Notary Public in and for _____ County, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Robert L. Zollars, 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 placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison, Texas

Robert L. Zollars
Registered Professional Engineer

STATE OF TEXAS
COUNTY OF DALLAS

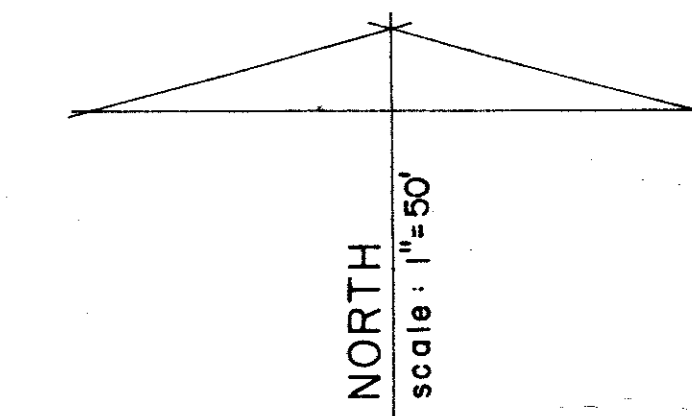
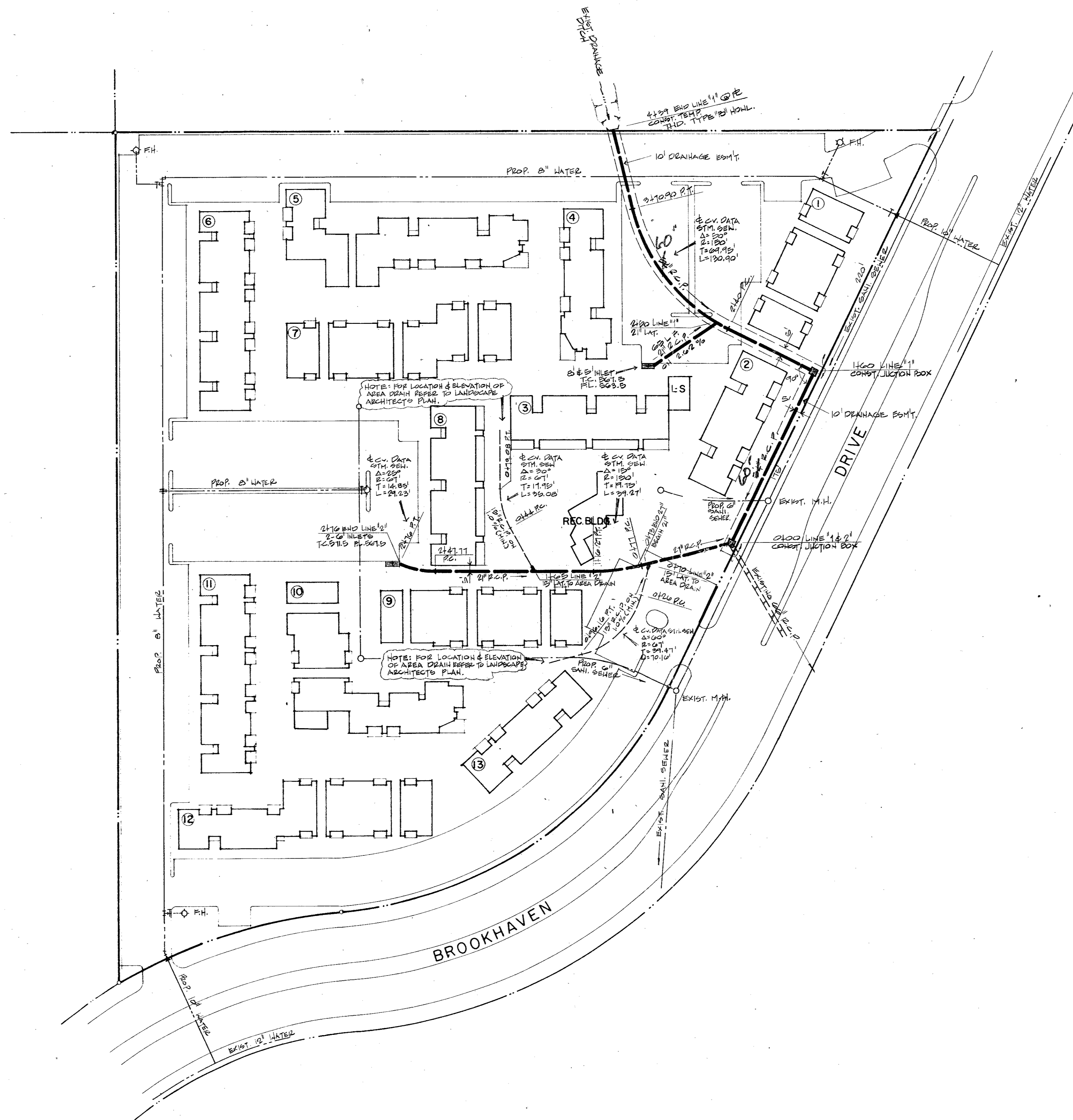
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert L. Zollars, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein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

Given under my hand and seal of office, this the _____ day of _____, 1976.

Notary Public in and for Dallas County, Texas

Final Plat
of
THE PIER
out of the
Noah Cook Survey, Abst. 520
City of Addison, Dallas Co., Texas

owner:
JAGGER ASSOCIATES, INC.
100 Timberline Park - Austin, Texas 78701
by:
HUITT-ZOLLARS
4225 Office Pkwy. - Dallas, Texas 75204

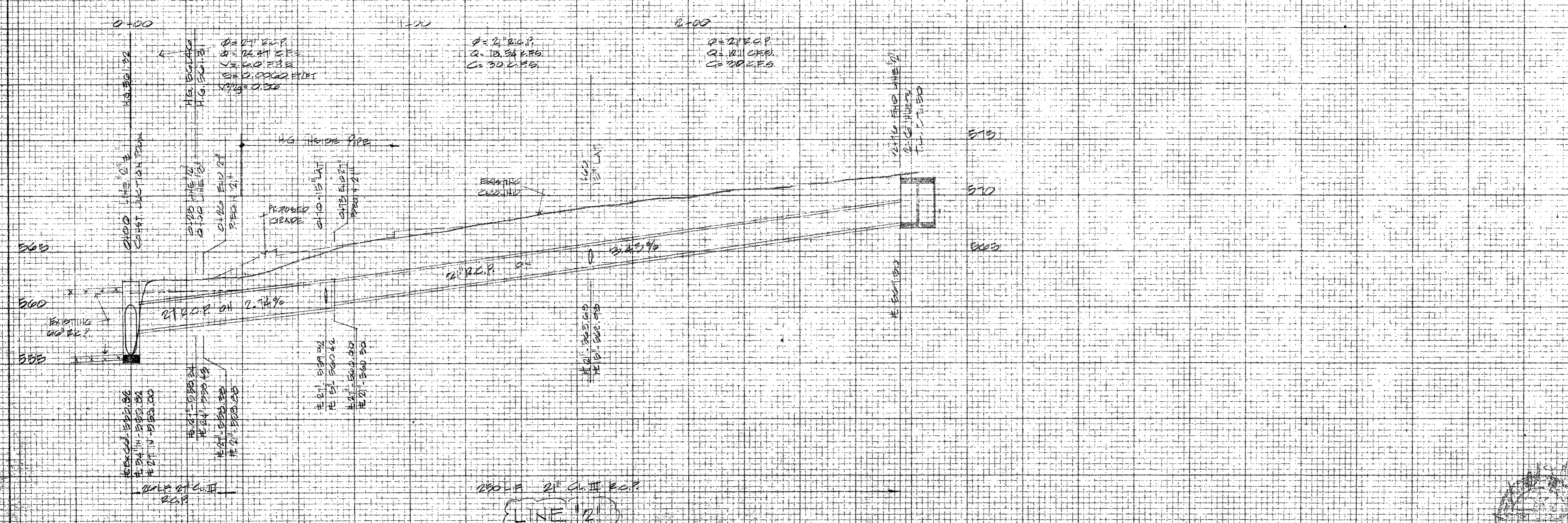
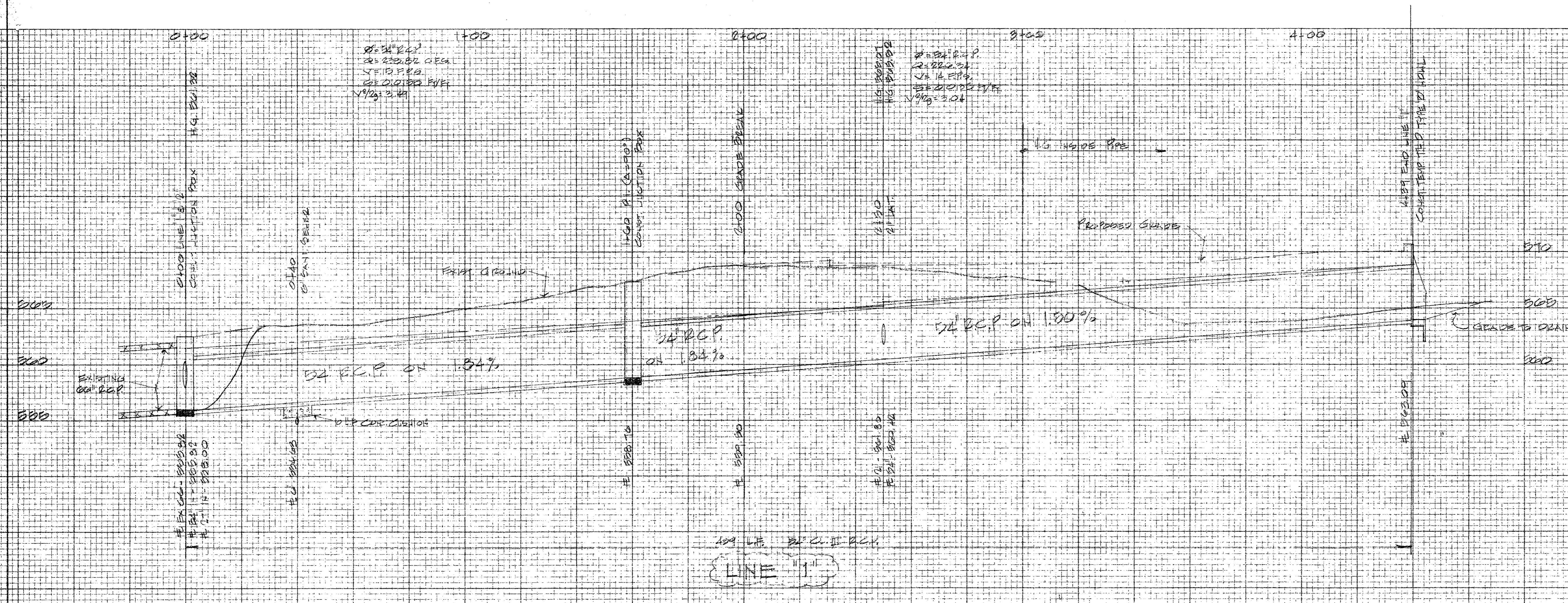


NOTES:
 (1) ALL R.C.P. SHALL BE CLASS III

BENCH MARK:
 G.O. NAIL IN POWER POLE @ S.W. CORNER
 LOOS FIELD PROP. N. OF C. SPRING VALLEY
 RD. 0.2 MI. E. OF MARGH LN. (ELEV. 590.70)

[Handwritten signature]

STORM SEWER PLAN		
FOR: THE PIER ADDISON, TEXAS		
OWNER: JAGGER ASSOCIATES, INC. AUSTIN, TEXAS		
BY: HUITT-ZOLLARS DALLAS, TEXAS	DATE: 9-3-76	SHEET:

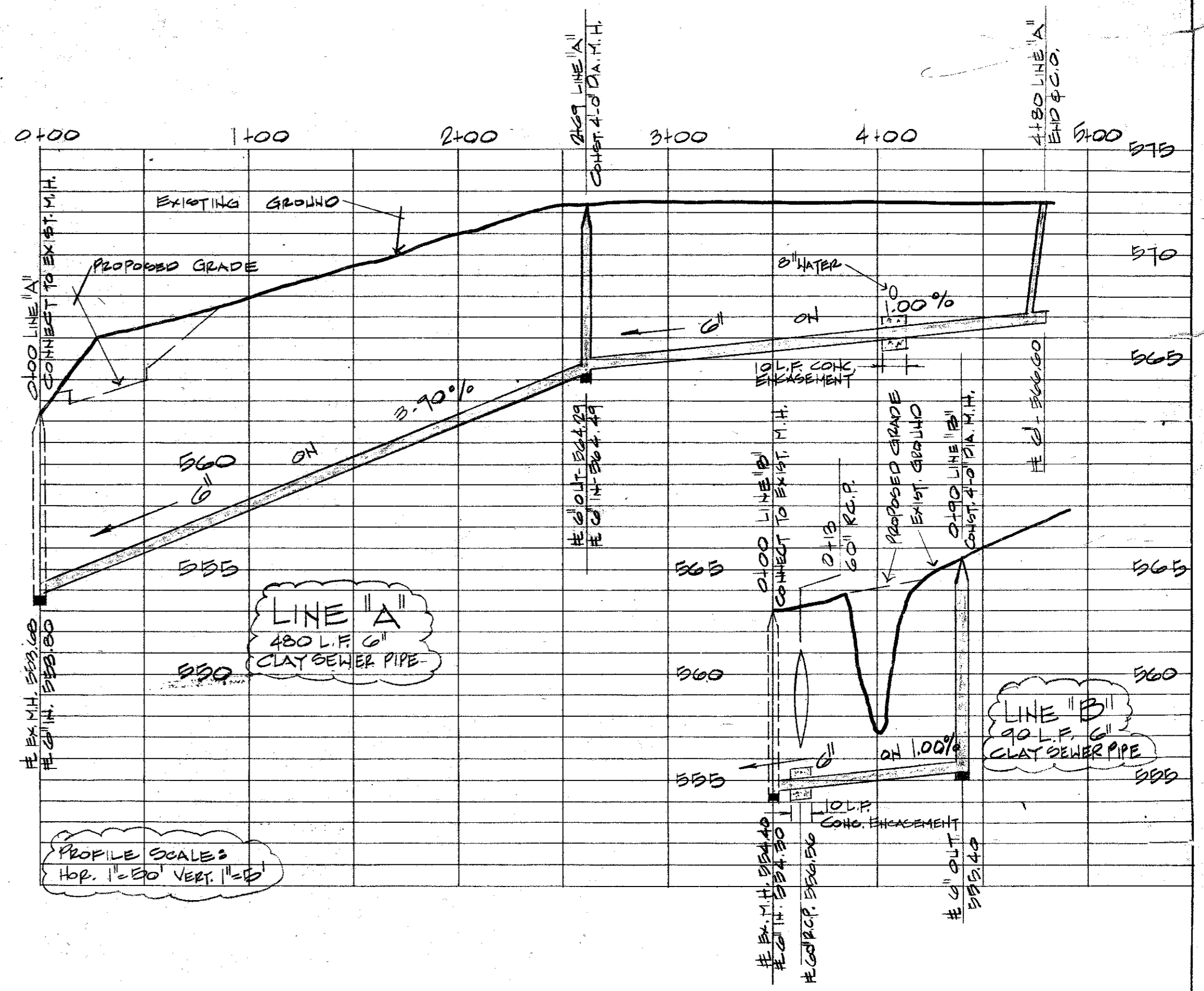
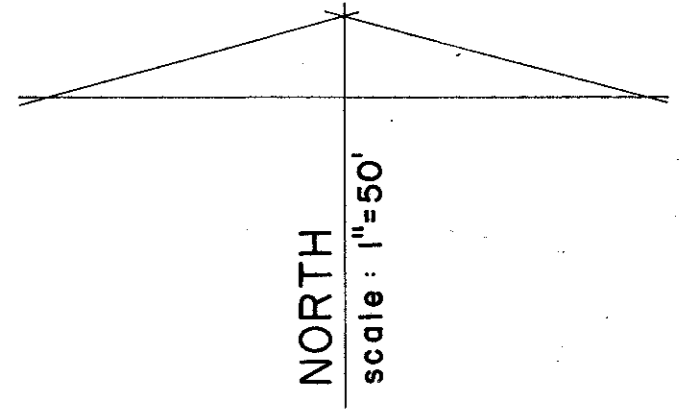
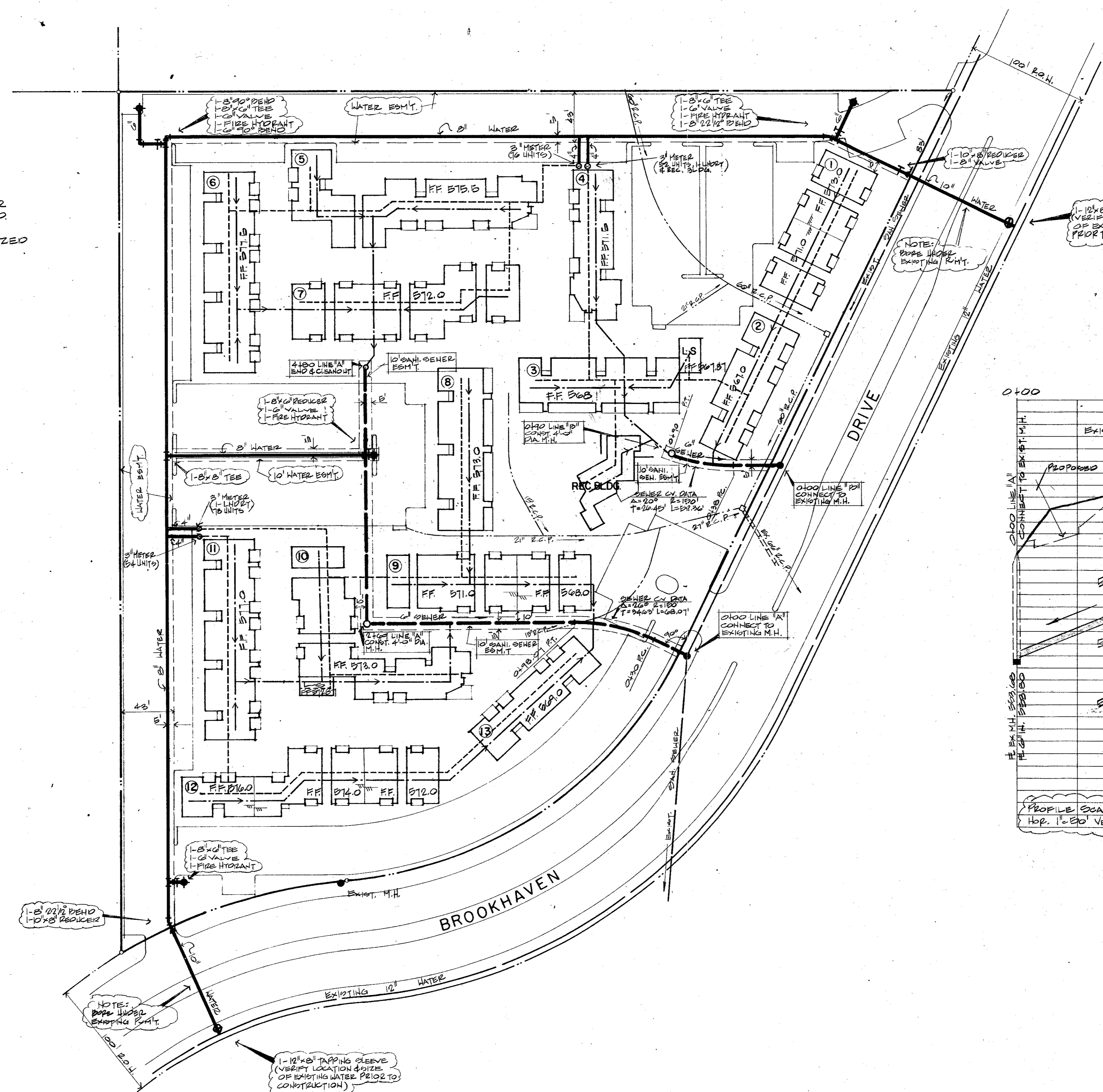


SCALES
 HOR. 1"=100'
 VERT. 1"=5'
 NOTES
 (1) WHERE BOX IS ENCOUNTER USE CON. JUNCTION
 (2) ALL R.C.P. SHALL BE CLASS II
 PATCH MARKET
 200' NAIL IN POWER POLE @ SW CORNER
 100' FIELD PROP. N. OF E. SPRING VALLEY
 RT 0.2 MI. SE OF MARKET LN. (ELEV. 5041.70)

STORM SEWER PROFILES
 FOR **THE PIER**
ADDISON, TEXAS
 OWNER **JAGGER ASSOCIATES, INC.**
AUSTIN, TEXAS
 BY **HUITT-ZOLLARS** DATE 9-2-76 SHEET

GENERAL NOTES:

- (1) ALL WATER MAINS SHALL BE C.I. PIPE
- (2) ALL WATER MAINS SHALL HAVE A MIN. COVER OF 48" BELOW FINISHED GRADE OR AS REQ'D TO CLEAR OTHER UTILITIES.
- (3) ALL WATER SERVICES SHALL BE COPPER, SIZED & LOCATED AS SHOWN.



BENCH MARK:
 60# NAIL IN POWER POLE @ SW CORNER
 100'S FIELD PROP. N. OF SPRING VALLEY
 RD. 0.2 MI. E. OF MARSH LN. (ELEV. 590.0)

Drawer 8
 # 2

Robert J. Zollar

REVISION:
 (1) 9-28-76: WATER METERS (NO., SIZE & LOCATION)

WATER & SANITARY SEWER PLAN		
FOR: THE PIER ADDISON, TEXAS		
OWNER: JAGGER ASSOCIATES, INC. AUSTIN, TEXAS		
BY: HUITT-ZOLLARS DALLAS, TEXAS	DATE: 9-3-76	SHEET: C-5