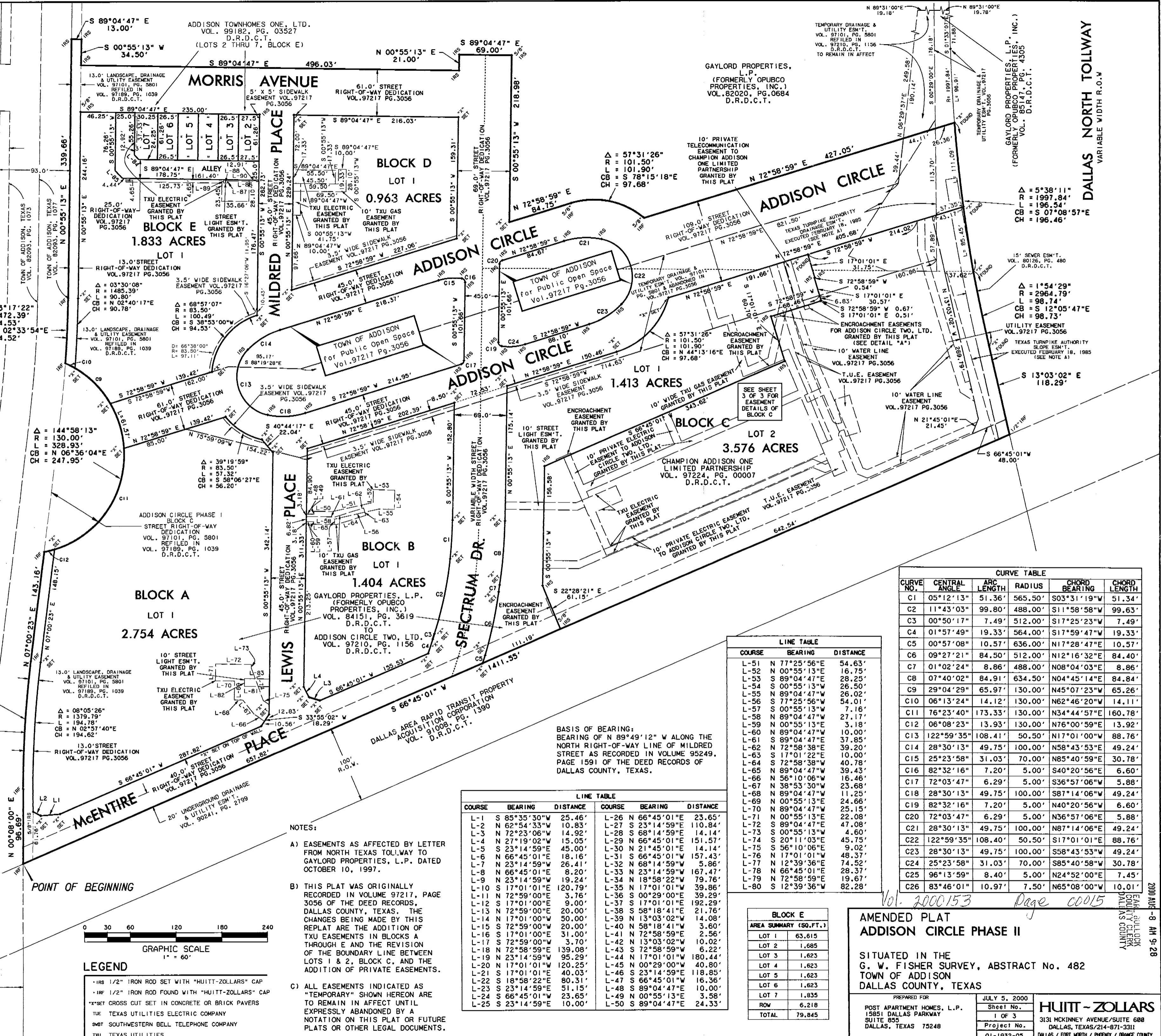


**G. W. FISHER SURVEY  
ABSTRACT No. 482**

**LOT 1**  
BLOCK B  
**ADDISON CIRCLE PHASE I**  
VOL. 97101, PG. 5801  
REFILED IN  
VOL. 97189, PG. 1039  
D.R.D.C.T.

**LOT 2**  
BLOCK C  
**ADDISON CIRCLE PHASE II**  
VOL. 97217, PG. 3056  
D.R.D.C.T.



**LINE TABLE**

| COURSE | BEARING      | DISTANCE | COURSE | BEARING      | DISTANCE |
|--------|--------------|----------|--------|--------------|----------|
| L-81   | N 89°04'47"W | 32.92'   | L-86   | N 89°04'47"W | 41.25'   |
| L-82   | N 00°55'13"E | 10.00'   | L-87   | S 00°55'13"W | 2.50'    |
| L-83   | S 89°04'47"E | 32.92'   | L-88   | N 89°04'47"W | 5.00'    |
| L-84   | N 44°04'47"W | 8.49'    | L-89   | N 00°55'13"E | 4.26'    |
| L-85   | N 44°04'47"W | 14.14'   | L-90   | S 89°04'47"E | 46.25'   |

**LOT 1, BLOCK A  
ADDISON CIRCLE PHASE I**  
VOL. 97101, PG. 5801  
REFILED IN  
VOL. 97189, PG. 1039  
D.R.D.C.T.

TOWN OF ADDISON  
VOL. 97101, PG. 5801  
REFILED IN  
VOL. 97189, PG. 1039  
D.R.D.C.T.

$\Delta = 6^{\circ}52'23"$   
R = 1392.39'  
L = 167.03'  
CB = N 03°34'12"E  
CH = 166.93'

**LOT 1, BLOCK F  
ADDISON CIRCLE PHASE II**  
VOL. 97217, PG. 3056  
D.R.D.C.T.

TOWN OF ADDISON  
For Public Open Space  
Vol. 97217 Pg. 3056

20' UNDERGROUND DRAINAGE & UTILITY ESM'T.  
VOL. 90241, PG. 2199  
D.R.D.C.T.

**LINE TABLE**

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|--------|--------------|----------|--------|--------------|----------|
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**LOT 1, BLOCK A  
ADDISON CIRCLE PHASE I**  
VOL. 97101, PG. 5801  
REFILED IN  
VOL. 97189, PG. 1039  
D.R.D.C.T.

TOWN OF ADDISON  
VOL. 97101, PG. 5801  
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VOL. 97189, PG. 1039  
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**LOT 1, BLOCK F  
ADDISON CIRCLE PHASE II**  
VOL. 97217, PG. 3056  
D.R.D.C.T.

TOWN OF ADDISON  
For Public Open Space  
Vol. 97217 Pg. 3056

20' UNDERGROUND DRAINAGE & UTILITY ESM'T.  
VOL. 90241, PG. 2199  
D.R.D.C.T.

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ADDISON CIRCLE PHASE I**  
VOL. 97101, PG. 5801  
REFILED IN  
VOL. 97189, PG. 1039  
D.R.D.C.T.

TOWN OF ADDISON  
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ADDISON CIRCLE PHASE II**  
VOL. 97217, PG. 3056  
D.R.D.C.T.

TOWN OF ADDISON  
For Public Open Space  
Vol. 97217 Pg. 3056

20' UNDERGROUND DRAINAGE & UTILITY ESM'T.  
VOL. 90241, PG. 2199  
D.R.D.C.T.

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REFILED IN  
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TOWN OF ADDISON  
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VOL. 97217, PG. 3056  
D.R.D.C.T.

TOWN OF ADDISON  
For Public Open Space  
Vol. 97217 Pg. 3056

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VOL. 97217, PG. 3056  
D.R.D.C.T.

TOWN OF ADDISON  
For Public Open Space  
Vol. 97217 Pg. 3056

20' UNDERGROUND DRAINAGE & UTILITY ESM'T.  
VOL. 90241, PG. 2199  
D.R.D.C.T.

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REFILED IN  
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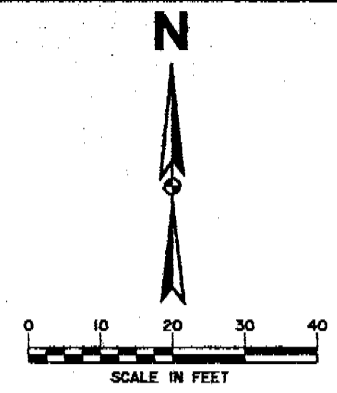
**LOT 1, BLOCK F  
ADDISON CIRCLE PHASE II**  
VOL. 97217, PG. 3056  
D.R.D.C.T.

TOWN OF ADDISON  
For Public Open Space  
Vol. 97217 Pg. 3056

20' UNDERGROUND DRAINAGE & UTILITY ESM'T.  
VOL. 90241, PG. 2199  
D.R.D.C.T.



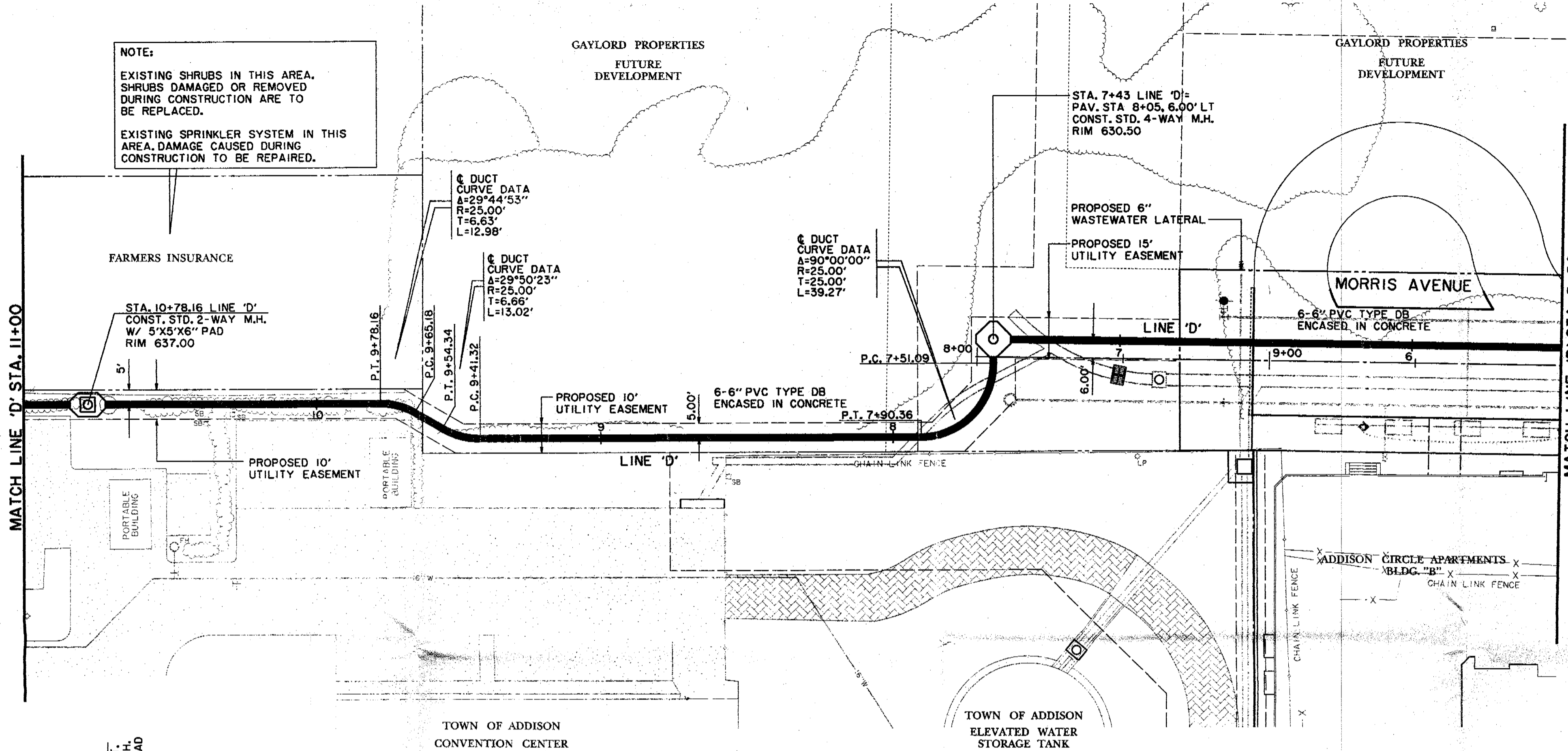
**NOTE:**  
 EXISTING SHRUBS IN THIS AREA, SHRUBS DAMAGED OR REMOVED DURING CONSTRUCTION ARE TO BE REPLACED.  
 EXISTING SPRINKLER SYSTEM IN THIS AREA, DAMAGE CAUSED DURING CONSTRUCTION TO BE REPAIRED.



SEE SHEET NO. 6 FOR GENERAL NOTES

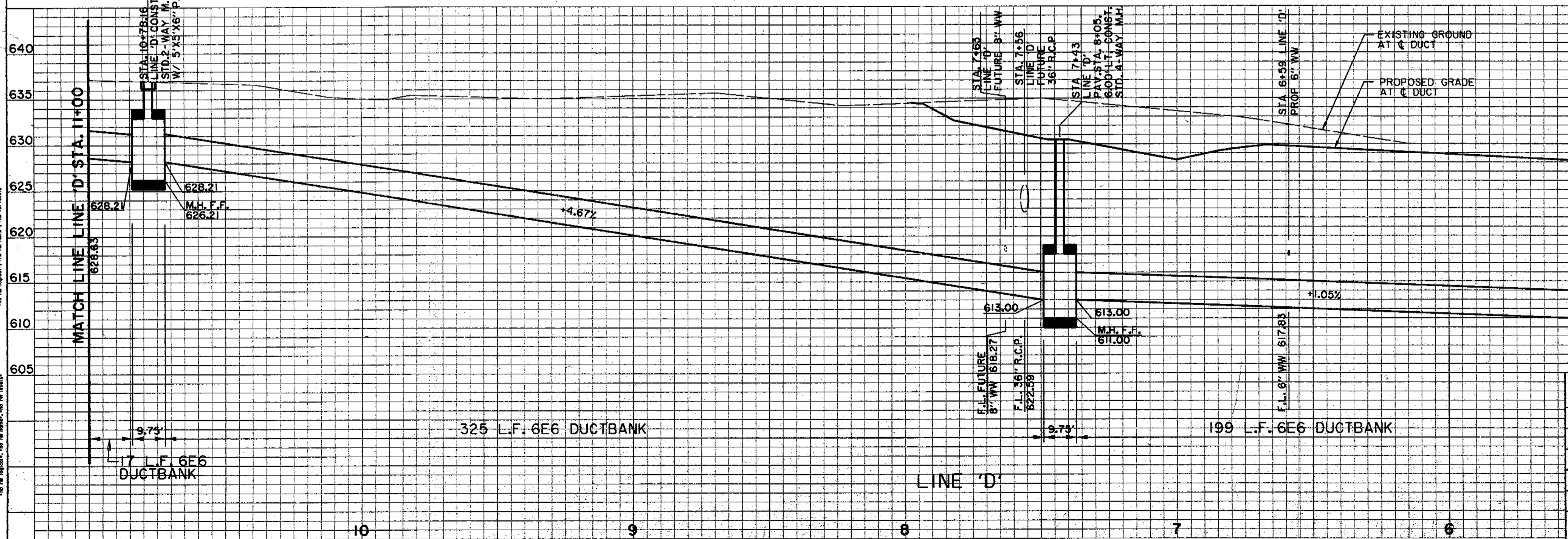
MATCH LINE 'D' STA. 11+00

MATCH LINE 'D' STA. 5+50



**LEGEND**

|          |                    |       |                                |
|----------|--------------------|-------|--------------------------------|
| ELECTRIC | — OHE —            | MISC. | 48" ROP                        |
| ○        | LIGHT POLE         | —     | EX. STORM SEWER                |
| pp       | POWER POLE         | —     | CHAIN LINK FENCE               |
| —        | GUY WIRE           | —     | WOOD FENCE                     |
| TELE     | TELEPHONE          | —     | EXISTING ASPHALT               |
| MH       | TELEPHONE MANHOLE  | —     | EXISTING DIRT OR GRAVEL        |
| TS       | TELEPHONE SIGN     | —     | EX. CONCRETE                   |
| GM       | GAS METER          | —     | TREE/TREE LINE                 |
| GS       | GAS SIGN           | —     | EXISTING CURB                  |
| R/R      | RAILROAD SIGN      | —     | PROP. CURB                     |
| —        | SIGN               | —     | PROP. EDGE OF PAVEMENT NO CURB |
| —        | SURVEY             | —     | EX. PROPERTY LINE              |
| —        | FOUND IRON ROD     | —     | PROP. CENTERLINE               |
| —        | TEMP BENCHMARK     | —     | PROP. R.O.W.                   |
| —        | WASTEWATER         | —     | PROP. INLET                    |
| —        | WASTEWATER MANHOLE | —     | T.P.                           |
| —        | CLEANOUT           | —     | C.T.C.                         |
| —        | WATER              | —     | C.R.                           |
| —        | FIRE HYDRANT       | —     | EX. G                          |
| —        | METER              | —     | B-20                           |
| —        | WATER VALVE        | —     |                                |



**BENCHMARKS:**  
 640 BM\*2 'C' CUT AT CENTER BACK OF CURB OF INLET, 200 FEET NORTH FROM THE CENTERLINE INTERSECTION OF MILDRED STREET, WEST SIDE OF QUORUM DRIVE. ELEV. 621.68  
 635  
 630 BM\*3 'C' CUT AT CENTER BACK OF CURB OF INLET, 620 FEET NORTH FROM THE CENTERLINE INTERSECTION OF MILDRED STREET, WEST SIDE OF QUORUM DRIVE. ELEV. 624.50  
 625  
 620

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH A. ROBERTS, P.E. 55446 ON JANUARY 1996

**ELECTRICAL DUCTBANK PLAN & PROFILE**  
 LINE 'D'  
**ADDISON CIRCLE**  
 PHASE 1 PUBLIC INFRASTRUCTURE  
 TOWN OF ADDISON, TEXAS

Huff-Zollars, Inc./Engineering/Architecture  
 Dallas, Fort Worth, Houston, El Paso, Phoenix, Austin, Ontario, San Clemente

|        |     |       |     |       |     |       |                     |      |         |             |         |     |            |
|--------|-----|-------|-----|-------|-----|-------|---------------------|------|---------|-------------|---------|-----|------------|
| DESIGN | HZ1 | DRAWN | HZ1 | APPR. | KAR | SCALE | H:1"=20'<br>V:1"=6' | DATE | JAN. 96 | PROJECT NO. | 1822-06 | NO. | 109<br>137 |
|--------|-----|-------|-----|-------|-----|-------|---------------------|------|---------|-------------|---------|-----|------------|

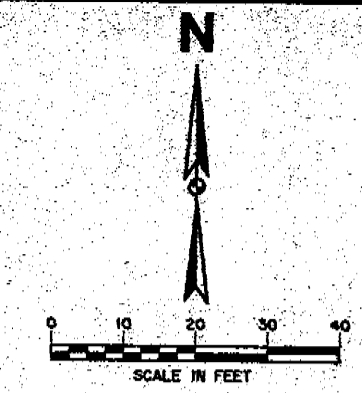
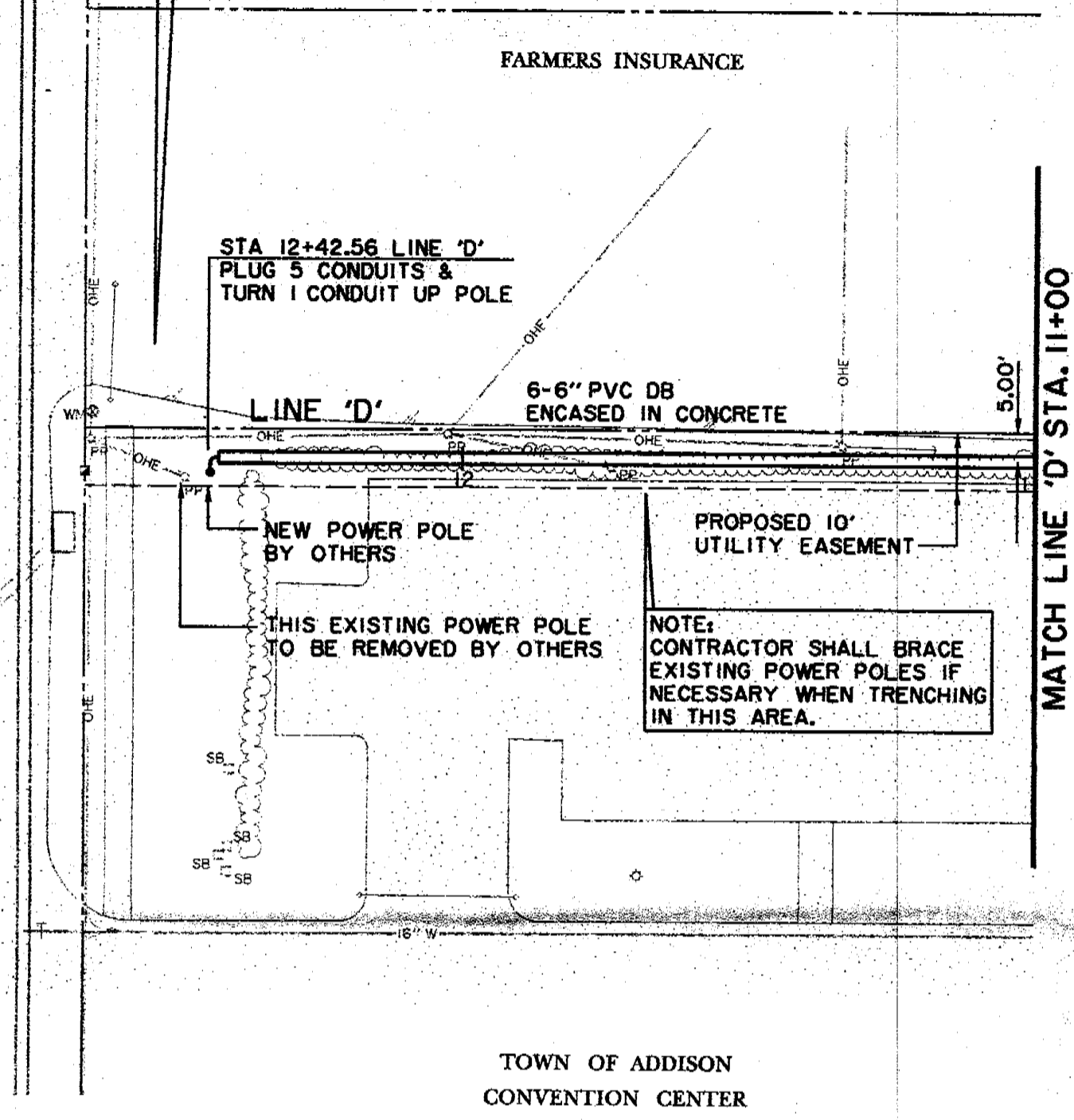
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF HUFF-ZOLLARS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF HUFF-ZOLLARS, INC. IS STRICTLY PROHIBITED.

**GENERAL NOTES:**

1. CONDUIT TO BE 6" P.V.C., TYPE DB, FOR CONCRETE ENCASEMENT. O.D. -6.625", MIN. I.D. 6.375"
2. CONCRETE ENCASEMENT: ALL CONCRETE TO HAVE COMPRESSIVE STRENGTH OF 3000 PSI AT TWENTY-EIGHT DAYS.
3. INSTALL SPACERS EVERY 5 FEET. ALL SPACERS TO PROVIDE 3" VERTICAL AND HORIZONTAL SEPARATION BETWEEN CONDUITS.
4. INSTALL #4 STEEL REINFORCING RODS THROUGH THE INTERNAL VERTICAL CHANNELS AT BOTH OUTER EDGES OF SPACER AND DRIVE REINFORCING RODS INTO EARTH TO ANCHOR ASSEMBLY.
5. INSTALL #4 STEEL REINFORCING ROD ACROSS TOP OF CAP AND IN EACH CORNER OF THE CONCRETE ENCASEMENT.
6. TIE HORIZONTAL AND VERTICAL RODS TOGETHER WITH #16 STEEL TIE WIRE.
7. CONDUIT RUN BETWEEN MANHOLES TO BE INSTALLED WITH A MINIMUM SLOPE OF 4" PER 100 FEET TO DRAIN THROUGHOUT ITS ENTIRE LENGTH INTO A MANHOLE OR MANHOLES.
8. INSTALL 6" GALV. CONDUIT BENDS AND ADAPTERS ON ANGLES GREATER THAN 15°.
9. BASE PADS NOT REQUIRED EXCEPT IN SANDY OR LOOSE SOIL.
10. DUCT STRUCTURE SHALL BE HELD DOWN WITH SCREW JACKS (OR BY EQUIVALENT MEANS) AT 20 FT. MAXIMUM INTERVALS IN ORDER TO PREVENT FLOATING OF DUCT DURING PLACEMENT OF THE CONCRETE.
11. SPACERS (CARLON #288RLN [BASE] AND 289RLN [INTERMEDIATE]) ARE REQUIRED. THEY SHALL BE SPACED AT 5' INTERVALS AND ARE TO BE TIED TOGETHER BY NON-METALLIC TIE WRAPS.
12. WHEN COMPLETE, ALL CONDUIT WILL BE CHECKED BY PULLING A MANDREL/SWAB THROUGH ENTIRE LENGTH OF CONDUIT.
13. CONSTRUCTION PLANS SHOW APPROXIMATE RIM ELEVATION; HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE NECESSARY AMOUNT OF NECK TO BRING THE TOP OF THE COVER 2" ABOVE FINISHED GRADE OR FLUSH WITH STREET GRADE WHEN COVER IS IN STREET.
14. BACKFILL OPERATION SHALL BEGIN AFTER CONCRETE HAS HAD TIME TO CURE (CURING TIME IS AT THE DISCRETION OF TU'S INSPECTOR). BACKFILL SHALL HAVE NO ROCKS LARGER THAN 6" AND SHALL BE COMPACTED AT 95% IN 1' FOOT LIFTS.

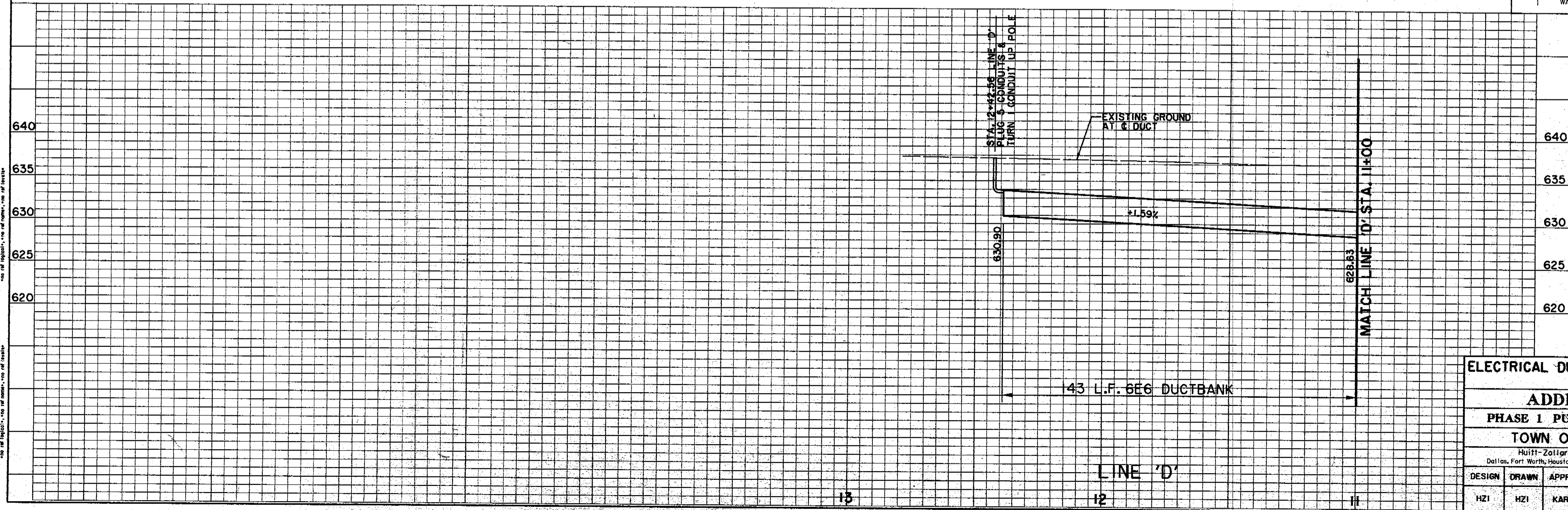
**NOTE:**  
EXISTING SHRUBS IN THIS AREA. SHRUBS DAMAGED OR REMOVED DURING CONSTRUCTION ARE TO BE REPLACED.  
  
EXISTING SPRINKLER SYSTEM IN THIS AREA. DAMAGE CAUSED DURING CONSTRUCTION TO BE REPAIRED.

ADDISON ROAD



**LEGEND**

| ELECTRIC           | MISC.                          |
|--------------------|--------------------------------|
| ○ LIGHT POLE       | 48" RCP                        |
| PP POWER POLE      | EX. STORM SEWER                |
| ← GUY WIRE         | CHAIN LINK FENCE               |
| TELEPHONE          | WOOD FENCE                     |
| TELEPHONE MANHOLE  | EXISTING ASPHALT               |
| TELEPHONE PEDESTAL | EXISTING DIRT OR GRAVEL        |
| TELEPHONE SIGN     | EX. CONCRETE                   |
| GAS                | TREE/TREE LINE                 |
| GAS METER          | EXISTING CURB                  |
| GAS SIGN           | PROP. CURB                     |
| LAND USE           | PROP. EDGE OF PAVEMENT NO CURB |
| RAILROAD SIGN      | EX. PROPERTY LINE              |
| SIGN               | PROP. CENTERLINE               |
| SURVEY             | PROP. R.O.W.                   |
| FOUND IRON ROD     | PROP. INLET                    |
| TEMP BENCHMARK     | T.P. TOP OF PAVEMENT           |
| WASTEWATER         | T.C. TOP OF CURB               |
| WASTEWATER MANHOLE | C.R. CURB RETURN               |
| CLEANOUT           | EX. G. EXISTING GUTTER         |
| WATER              | B-20 BORING LOCATION           |
| FIRE HYDRANT       |                                |
| METER              |                                |
| WATER VALVE        |                                |



**BENCHMARKS:**

BM#2  
"T" CUT AT CENTER BACK OF CURB OF INLET, 200 FEET NORTH FROM THE CENTERLINE INTERSECTION OF MILDRED STREET, WEST SIDE OF QUORUM DRIVE. ELEV. 621.68

BM#3  
"T" CUT AT CENTER BACK OF CURB OF INLET, 520 FEET NORTH FROM THE CENTERLINE INTERSECTION OF MILDRED STREET, WEST SIDE OF QUORUM DRIVE. ELEV. 624.50

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH A. ROBERTS, P.E. 55446 ON JANUARY 4, 1996

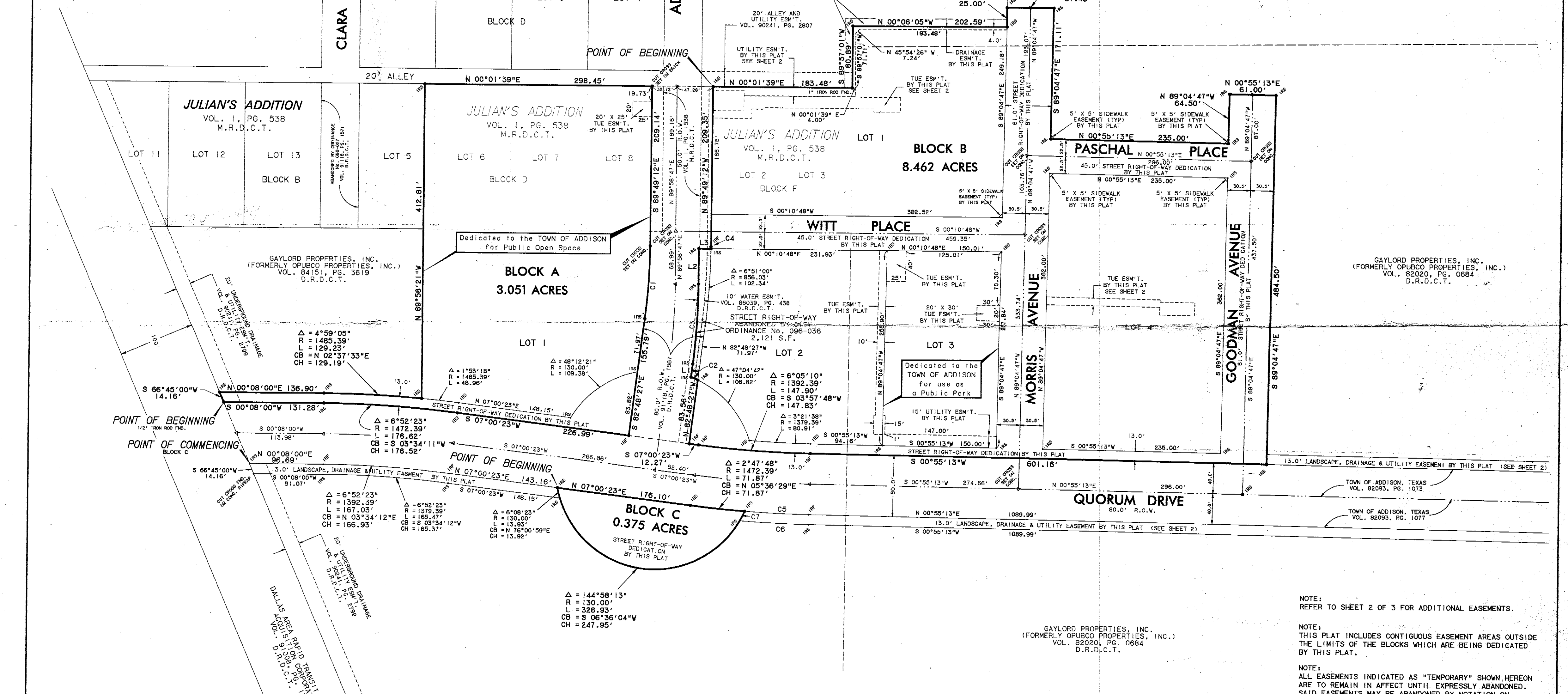
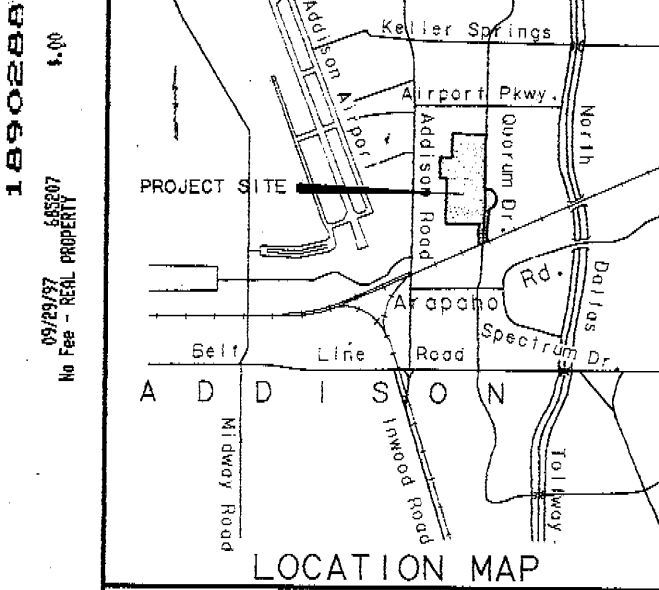
**ELECTRICAL DUCTBANK PLAN & PROFILE**  
LINE 'D'

**ADDISON CIRCLE**  
PHASE 1 PUBLIC INFRASTRUCTURE  
TOWN OF ADDISON, TEXAS

Huiji-Zollars, Inc./Engineering/Architecture  
Dallas, Fort Worth, Houston, El Paso, Phoenix, Tustin, Ontario, San Clemente

| DESIGN | DRAWN | APPR. | SCALE                 | DATE    | PROJECT NO. | NO.        |
|--------|-------|-------|-----------------------|---------|-------------|------------|
| HZ1    | HZ1   | KAR   | H: 1"=20'<br>V: 1"=6' | JAN. 96 | 1822-06     | 110<br>137 |

13 12 11



GAYLORD PROPERTIES, INC.  
(FORMERLY OPUBCO PROPERTIES, INC.)  
VOL. 82021, PG. 2807  
D.R.D.C.T.

GAYLORD PROPERTIES, INC.  
(FORMERLY OPUBCO PROPERTIES, INC.)  
VOL. 84151, PG. 3619  
D.R.D.C.T.

GAYLORD PROPERTIES, INC.  
(FORMERLY OPUBCO PROPERTIES, INC.)  
VOL. 82020, PG. 0684  
D.R.D.C.T.

NOTE:  
REFER TO SHEET 2 OF 3 FOR ADDITIONAL EASEMENTS.

NOTE:  
THIS PLAT INCLUDES CONTIGUOUS EASEMENT AREAS OUTSIDE THE LIMITS OF THE BLOCKS WHICH ARE BEING DEDICATED BY THIS PLAT.

NOTE:  
ALL EASEMENTS INDICATED AS "TEMPORARY" SHOWN HEREON ARE TO REMAIN IN EFFECT UNTIL EXPRESSLY ABANDONED. SAID EASEMENTS MAY BE ABANDONED BY NOTATION ON FUTURE PLATS OF THE AFFECTED PROPERTY OR BY OTHER LEGAL DOCUMENTS.

BASIS OF BEARING:  
BEARING OF N 89°49'12" W ALONG THE NORTH RIGHT-OF-WAY LINE OF MILDRED STREET AS RECORDED IN VOLUME 95249, PAGE 1591 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

GAYLORD PROPERTIES, INC.  
(FORMERLY OPUBCO PROPERTIES, INC.)  
VOL. 84151, PG. 3619  
D.R.D.C.T.

GAYLORD PROPERTIES, INC.  
(FORMERLY OPUBCO PROPERTIES, INC.)  
VOL. 82020, PG. 0684  
D.R.D.C.T.

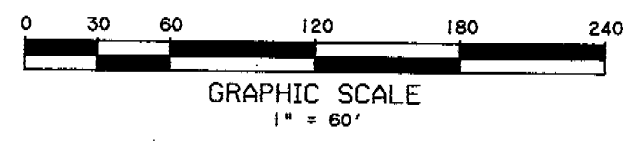
**LEGEND**

- 1/8" 1/2" IRON ROD SET WITH "HUITT-ZOLLARS" CAP
- 1/8" 1/2" IRON ROD FOUND WITH "HUITT-ZOLLARS" CAP
- THE TEXAS UTILITIES ELECTRIC COMPANY
- SOUTHWESTERN BELL TELEPHONE COMPANY

| AREA SUMMARY |         |            |
|--------------|---------|------------|
| BLOCK        | LOT No. | ACREAGE    |
| A            | 1       | 2.808 AC.  |
| A            | ROW     | 0.243 AC.  |
| B            | 1       | 1.849 AC.  |
| B            | 2       | 1.360 AC.  |
| B            | 3       | 0.885 AC.  |
| B            | 4       | 1.953 AC.  |
| B            | ROW     | 2.415 AC.  |
| C            | ROW     | 0.375 AC.  |
| TOTAL        |         | 11.888 AC. |

| COURSE | BEARING     | DISTANCE |
|--------|-------------|----------|
| L1     | N82°48'27"W | 17.13'   |
| L2     | S89°58'47"W | 46.39'   |
| L3     | N00°10'48"E | 16.03'   |

| CURVE TABLE |               |            |          |               |              |
|-------------|---------------|------------|----------|---------------|--------------|
| CURVE NO.   | CENTRAL ANGLE | ARC LENGTH | RADIUS   | CHORD BEARING | CHORD LENGTH |
| C1          | 07°00'45"     | 94.98'     | 776.03'  | S86°18'50"E   | 94.92'       |
| C2          | 04°21'05"     | 9.87'      | 130.00'  | S22°56'14"W   | 9.87'        |
| C3          | 07°12'46"     | 106.57'    | 846.53'  | N86°24'50"W   | 106.50'      |
| C4          | 00°09'45"     | 2.43'      | 856.03'  | N89°44'25"W   | 2.43'        |
| C5          | 03°17'22"     | 84.53'     | 1472.39' | N02°33'54"E   | 84.53'       |
| C6          | 03°30'08"     | 90.80'     | 1485.39' | S02°40'17"W   | 90.78'       |
| C7          | 06°13'24"     | 14.12'     | 130.00'  | N62°46'20"W   | 14.11'       |



**FINAL PLAT**  
**ADDISON CIRCLE PHASE I**  
11.888 ACRES IN THREE BLOCKS  
SITUATED IN THE  
G. W. FISHER SURVEY, ABSTRACT No. 482  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS

PREPARED FOR  
COLUMBUS REALTY TRUST  
15851 DALLAS PARKWAY  
SUITE 855  
DALLAS, TEXAS 75248

APRIL 10, 1997  
Sheet No. 1 OF 3  
Project No. 01-1932-01

**HUITT-ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS 75244-3311  
DALLAS / FORT WORTH / FRENDS / ORANGE COUNTY

UNITED STATES POSTAL SERVICE  
VOL. 88078, PG. 357  
D.R.D.C.T.

HOPE INVESTMENTS, LTD.  
VOL. 91248, PG. 2972  
D.R.D.C.T.

HOPE JOINT VENTURE  
VOL. 78184, PG. 1737  
D.R.D.C.T.

QUORUM EAST JOINT VENTURE  
VOL. 93022, PG. 5219  
D.R.D.C.T.

15851 DALLAS NORTH PARKWAY ADDN.  
VOL. 85021, PG. 1686  
D.R.D.C.T.

C.B. DEEDMAN  
VOL. 70117, PG. 1849  
D.R.D.C.T.

TOM J. SHEPHERD  
SANDRA D. SHEPHERD  
VOL. 92083, PG. 3057  
D.R.D.C.T.

TOM J. SHEPHERD  
SANDRA D. SHEPHERD  
VOL. 92083, PG. 3057  
D.R.D.C.T.

D. A. CODY  
VOL. 71165, PG. 2799  
D.R.D.C.T.

D. A. CODY  
VOL. 71165, PG. 2799  
D.R.D.C.T.

BARCO MIRROR & GLASS, INC.  
VOL. 79020, PG. 875  
D.R.D.C.T.

HAYES PROPERTIES  
VOL. 83083, PG. 1039  
D.R.D.C.T.

A. J. AIROLDI  
VOL. 78187, PG. 1440  
D.R.D.C.T.

A. J. AIROLDI  
VOL. 78010, PG. 1121  
D.R.D.C.T.

10' ELECTRIC ESM'T.  
VOL. 96180, PG. 05239  
D.R.D.C.T.

FINAL PLAT  
LOT 1 BLOCK 1  
ADDISON CONFERENCE CENTER  
ADDISON CENTRE THEATRE  
VOL. 90241, PG. 2807  
D.R.D.C.T.

ADDISON CIRCLE  
(FORMERLY MILDRED STREET)

JULIAN AVENUE

CLARA ST.

BLOCK A

BLOCK B

MORRIS AVENUE

PASCHAL PLACE

GOODMAN AVENUE

QUORUM DRIVE

DALLAS NORTH TOLLWAY

GAYLORD PROPERTIES, INC.  
(FORMERLY OPUBCO PROPERTIES, INC.)  
VOL. 84151, PG. 3619  
D.R.D.C.T.

DALLAS AREA RAPID TRANSIT PROPERTY  
ACQUISITION CORPORATION  
VOL. 91008, PG. 1390  
D.R.D.C.T.

G.W. FISHER SURVEY  
ABSTRACT No. 482

| COURSE | BEARING      | DISTANCE |
|--------|--------------|----------|
| L1     | N 89°04'47"W | 35.00'   |
| L2     | N 89°04'47"W | 71.33'   |
| L3     | N 89°04'47"W | 56.32'   |
| L4     | S 00°06'05"E | 21.94'   |
| L5     | S 00°06'05"E | 12.89'   |
| L6     | S 44°54'53"W | 24.85'   |
| L7     | N 89°53'55"E | 73.89'   |
| L8     | N 00°06'05"W | 17.00'   |
| L9     | N 00°06'05"W | 15.00'   |
| L10    | N 00°06'05"W | 29.45'   |
| L11    | S 44°54'53"W | 19.50'   |
| L12    | S 89°53'55"W | 160.27'  |
| L13    | N 63°55'54"W | 15.71'   |
| L14    | S 00°12'25"W | 11.11'   |
| L15    | S 63°55'54"E | 13.19'   |
| L16    | S 89°53'55"W | 157.72'  |
| L17    | N 89°53'55"E | 16.09'   |
| L18    | S 89°04'47"E | 40.00'   |
| L19    | S 89°53'55"W | 30.00'   |
| L20    | N 00°55'13"E | 60.00'   |
| L21    | S 89°04'47"E | 20.00'   |
| L22    | N 89°04'47"W | 13.00'   |
| L23    | N 89°04'47"W | 37.00'   |
| L24    | N 00°55'13"W | 60.00'   |
| L25    | N 00°06'05"W | 61.46'   |
| L26    | S 89°53'55"W | 25.00'   |
| L27    | S 89°04'47"E | 40.00'   |
| L28    | S 00°55'13"W | 2.00'    |
| L29    | S 89°04'47"E | 25.00'   |
| L30    | N 00°55'13"E | 3.00'    |
| L31    | S 89°04'47"E | 25.00'   |
| L32    | S 89°04'47"E | 14.00'   |
| L33    | N 00°55'13"E | 12.00'   |
| L34    | N 00°10'48"E | 51.00'   |
| L35    | N 89°49'12"W | 12.50'   |
| L36    | N 00°10'48"E | 16.00'   |
| L37    | N 89°49'12"W | 2.00'    |
| L38    | N 00°10'48"E | 145.00'  |
| L39    | S 89°49'12"E | 4.00'    |
| L40    | N 00°10'48"E | 35.00'   |
| L41    | N 89°49'12"W | 19.00'   |
| L42    | S 89°57'01"W | 11.45'   |
| L43    | S 00°10'48"W | 206.00'  |
| L44    | N 00°10'48"E | 146.38'  |
| L45    | S 89°49'12"E | 19.50'   |
| L46    | S 00°10'48"W | 41.00'   |
| L47    | N 89°49'12"W | 26.00'   |
| L48    | N 00°01'39"E | 41.15'   |
| L49    | S 89°49'12"E | 6.06'    |
| L50    | S 89°04'47"E | 3.00'    |
| L51    | N 00°55'13"W | 46.00'   |
| L52    | S 89°04'47"E | 17.00'   |
| L53    | S 00°55'13"W | 46.00'   |
| L54    | N 89°04'47"W | 10.00'   |

| CURVE | CENTRAL ANGLE | ARC LENGTH | RADIUS  | CHORD BEARING | CHORD LENGTH |
|-------|---------------|------------|---------|---------------|--------------|
| CB    | 27°08'17"     | 61.57'     | 130.00' | N17°01'01"W   | 61.00'       |

FINAL PLAT  
ADDISON CIRCLE PHASE I  
11.888 ACRES IN THREE BLOCKS  
SITUATED IN THE  
G. W. FISHER SURVEY, ABSTRACT No. 482  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS

PREPARED FOR  
COLUMBUS REALTY TRUST  
15851 DALLAS PARKWAY  
SUITE 805  
DALLAS, TEXAS 75248

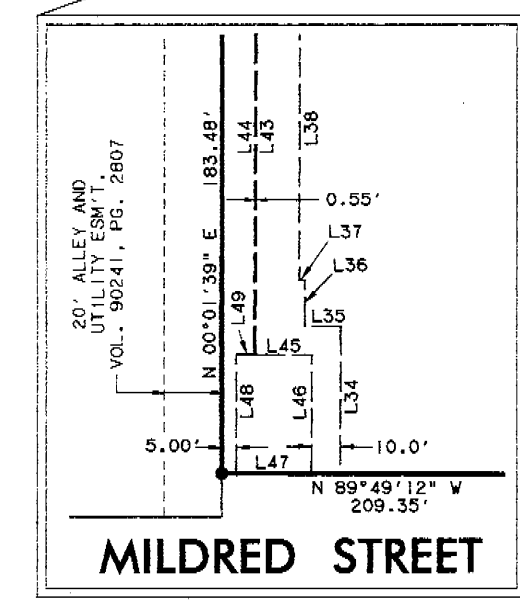
APRIL 10, 1997  
Sheet No. 2 OF 3  
Project No. 3131 MCKINNEY AVENUE/SUITE 800  
DALLAS, TEXAS 75141-9713-3111  
01-1932-01  
DALLAS / FORT WORTH / PHOENIX / ORANGE COUNTY

971189 01053  
FILED

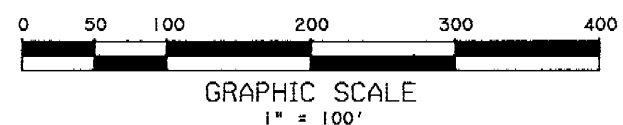
NOTE:  
REFER TO SHEET 1 OF 3 FOR BLOCKS A, B, AND C.

NOTE:  
THIS PLAT INCLUDES CONTIGUOUS EASEMENT AREAS OUTSIDE THE LIMITS OF THE BLOCKS WHICH ARE BEING DEDICATED BY THIS PLAT.

NOTE:  
ALL EASEMENTS INDICATED AS "TEMPORARY" SHOWN HEREON ARE TO REMAIN IN EFFECT UNTIL EXPRESSLY ABANDONED. SAID EASEMENTS MAY BE ABANDONED BY NOTATION ON FUTURE PLATS OF THE AFFECTED PROPERTY OR BY OTHER LEGAL DOCUMENTS.



DETAIL "A"  
NTS





State of Texas  
County of Dallas

OWNER'S CERTIFICATE

WHEREAS, Addison Circle Two, Ltd., Addison Townhomes One, Ltd. and Champion Addison One Limited Partnership are the owners of tracts of land situated in the G. W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas as evidenced by instruments recorded in Volume 97210, Page 1156, Volume 99182, Page 03527, and Volume 97224, Page 00007, all of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEING a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, in Town of Addison, Dallas County, Texas, and being a portion of three tracts of land deeded to Opubco Properties, Inc. as evidenced by three instruments recorded in Volume 82020, Page 0684 and Volume 84151, Page 3619, and Volume 85147, Page 4305 all of the Deed Records of Dallas County, Texas, and all of the 1.413 acre tract and the 11.285 acre tract, save and except 0.2299 of an acre described in instrument to Addison Circle Two, Ltd., Texas, as recorded in Volume 97210, Page 1156 of the Deed Records, Dallas County, Texas and all of those lots described in instrument to Addison Townhomes One, Ltd., as recorded in Volume 99182, Page 03527 and all of that lot described in instrument to Champion Addison One Limited Partnership as recorded in Volume 97224, Page 00007, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found with "Huitt-Zollars" cap at the intersection of the north right-of-way line of the Dallas Area Rapid Transit Property Acquisition Corporation, (Formerly St. Louis Southwestern Railroad) a 100 foot wide right-of-way, as evidenced by instrument recorded in Volume 91008, Page 1390 of the Deed Records of Dallas County, Texas, with the east right-of-way line of Quorum Drive as established by instrument to the Town of Addison, Texas as recorded in Volume 82093, Page 1077 of the Deed Records of Dallas County, Texas;

THENCE, North 00 degrees 08 minutes 00 seconds East along the east right-of-way line of Quorum Drive a distance of 96.69 feet to a one-half inch iron rod found with "Huitt-Zollars" cap at the beginning of a curve to the right having a radius of 1,392.39 feet;

THENCE, continuing along said east right-of-way line of Quorum Drive and along said curve to the right through a central angle of 06 degrees 52 minutes 23 seconds, an arc distance of 167.03 feet, being subtended by a chord which bears North 03 degrees 34 minutes 12 seconds East, and is 166.93 feet in length to a one-half inch iron rod found with "Huitt-Zollars" cap;

THENCE, North 07 degrees 00 minutes 23 seconds East continuing along the east right-of-way line of Quorum Drive a distance of 143.16 feet to a one-half inch iron rod found with "Huitt-Zollars" cap at the most southerly corner of a street right-of-way dedication as shown on Final plat of Addison Circle Phase I as recorded in Volume 97101, Page 5801 of the Deed Records of Dallas County, Texas, and refilled in Volume 97189, Page 1039, Deed Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the left having a radius of 150.00 feet;

THENCE, along said street right-of-way dedication and along said curve to the left through a central angle of 144 degrees 58 minutes 13 seconds, an arc distance of 328.93 feet, being subtended by a chord which bears North 06 degrees 36 minutes 04 seconds East, and is 247.95 feet in length to a one-half inch iron rod found with "Huitt-Zollars" cap on said east right-of-way line of Quorum Drive, said point being the beginning of a non-tangent curve to the left having a radius of 1,472.39 feet;

THENCE, continuing along said east right-of-way line of Quorum Drive and along said curve to the left through a central angle of 03 degrees 17 minutes 22 seconds, an arc distance of 84.53 feet, being subtended by a chord which bears North 02 degrees 33 minutes 54 seconds East and is 84.52 feet in length to a one-half inch iron rod found with "Huitt-Zollars" cap for the point of tangency of said curve;

THENCE, North 00 degrees 55 minutes 13 seconds East continuing along the east right-of-way line of Quorum Drive a distance of 339.66 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East departing said east right-of-way line of Quorum Drive a distance of 13.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 34.50 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East a distance of 496.03 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, North 00 degrees 55 minutes 13 seconds East a distance of 21.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East a distance of 69.00 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 218.98 feet to a cut "X" set in concrete for a corner;

THENCE, North 72 degrees 58 minutes 59 seconds East a distance of 84.75 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap for the beginning of a curve to the right having a radius of 101.50 feet;

THENCE, along said curve to the right through a central angle of 57 degrees 31 minutes 26 seconds, an arc distance of 101.90 feet, being subtended by a chord which bears South 78 degrees 15 minutes 18 seconds East and is 97.68 feet in length to a five-eighths inch iron rod set with "Huitt-Zollars" cap;

THENCE, North 72 degrees 58 minutes 59 seconds East a distance of 427.05 feet to a cut "X" set in concrete on the east line of said Opubco tract recorded in Volume 85147, Page 4305 and the west right-of-way line of Dallas North Tollway, said point being the beginning of a non-tangent curve to the left having a radius of 1,997.84 feet;

THENCE, continuing along the east line of said Opubco tract and the west right-of-way line of Dallas North Tollway and along said curve to the left through a central angle of 05 degrees 38 minutes 11 seconds, an arc distance 196.54 feet, being subtended by a chord bearing South 07 degrees 08 minutes 57 seconds East and is 196.46 feet in length to an "X" cut found in concrete at the southeast corner of said Opubco tract and the northeast corner of the Opubco tract recorded in Volume 84151, Page 3619, Deed Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the left having a radius of 2,964.79 feet;

THENCE, continuing along the east line of said Opubco tract and the west right-of-way line of Dallas North Tollway and along said curve to the left through a central angle of 01 degree 54 minutes 29 seconds, an arc distance of 98.74 feet and being subtended by a chord bearing South 12 degrees 05 minutes 47 seconds East a distance of 98.73 feet to an "X" cut found in concrete;

THENCE, South 13 degrees 03 minutes 02 seconds East continuing along the east line of the Opubco tract and along the west right-of-way line of Dallas North Tollway a distance of 118.29 feet to the northwesterly right-of-way line of said Dallas Area Rapid Transit tract;

THENCE, South 66 degrees 45 minutes 01 second West along the northwesterly right-of-way line of the Dallas Area Rapid Transit tract a distance of 1,411.55 feet to the POINT OF BEGINNING and CONTAINING 18.849 acres of land, more or less, SAVE and EXCEPT street right-of-ways, alleys, and public open spaces dedicated by plat recorded in Volume 97217, Page 3056, of the Deed Records of Dallas County, Texas.

Now Therefore, Know All Men By These Presents:

That Addison Circle Two, Ltd., Addison Townhomes One, Ltd. and Champion Addison One Limited Partnership ("Owners") do hereby adopt this plat designating the hereinabove property ADDISON CIRCLE PHASE II, an addition to the Town of Addison, Texas ("City") and subject to the conditions, restrictions and reservations stated hereinafter, Owner dedicates to the public use forever the streets and alleys shown thereon.

The utility easements shown on this plat are hereby reserved or subsurface easements for the purpose of installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owners 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 other. 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. The easements designated as TXU Easements are subsurface easements reserved for the installation and maintenance of electric facilities. Owners shall have the right to use these easements, provided further that Owners specifically reserves the right to construct improvements and structures over those easements designated as TXU Easements (Under Structure).

Any "drainage and floodway" easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. Any 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 of private property or person or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type 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 undesirable 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. 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 if a "drainage and floodway" easement exists.

The maintenance or paving of "utility" and/or "fire lane easement", if any, are 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity of 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 expenses be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and, except with respect to the TXU Easements (Under Structure), 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 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 the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

ADDISON CIRCLE TWO, LTD., a Texas limited partnership

By: Post Apartment Homes, L.P.,  
a Georgia limited partnership, General Partner

By: Post AP Holdings, Inc.,  
a Georgia Corporation, General Partner

By: Arthur E. Lomenick  
NAME: Sr. Executive Vice President

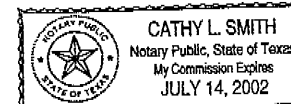
WITNESS MY HAND at Dallas, Texas this the 10th day of July, 2000.

STATE OF Georgia Texas  
COUNTY OF Dallas

BEFORE the undersigned authority, a Notary Public in and for Dallas County, Georgia on this day personally appeared, Arthur E. Lomenick, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of July, 2000.

Cathy L. Smith  
NOTARY PUBLIC IN AND FOR STATE OF Georgia Texas



ADDISON TOWNHOMES ONE, LTD., a Texas limited partnership

By: Armada Residences, L.P.,  
a Georgia limited partnership  
By: Armada Homes, Inc.,  
a Delaware corporation  
its sole general partnership

By: Arthur E. Lomenick  
NAME: Vice President

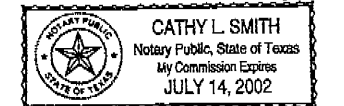
WITNESS MY HAND at Dallas, Texas this the 10th day of July, 2000.

STATE OF Georgia Texas  
COUNTY OF Dallas

BEFORE the undersigned authority, a Notary Public in and for Dallas County, Georgia on this day personally appeared, Arthur E. Lomenick, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of July, 2000.

Cathy L. Smith  
NOTARY PUBLIC IN AND FOR STATE OF Georgia



CHAMPION ADDISON ONE LIMITED PARTNERSHIP, a Delaware limited partnership

By: Jeffrey B. Swapp  
NAME: President

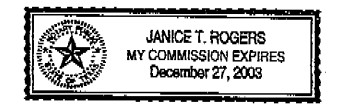
WITNESS MY HAND at Dallas, Texas this the 20th day of July, 2000.

STATE OF Texas  
COUNTY OF Dallas

BEFORE the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared, Jeffrey B. Swapp, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20th day of July, 2000.

Janice T. Rogers  
NOTARY PUBLIC IN AND FOR STATE OF Texas



KNOW ALL MEN BY THESE PRESENTS:

I, Eric J. Yahoudy, a Registered Professional Land Surveyor, hereby certify that the foregoing plat was compiled from an accurate survey made on-the-ground, under my personal supervision.

For: Huitt-Zollars, Inc.  
Eric J. Yahoudy 7-7-2000  
Eric J. Yahoudy  
Registered Professional Land Surveyor  
Registration No. 4862

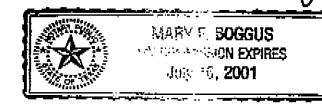


STATE OF Texas  
COUNTY OF Dallas

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, Eric J. Yahoudy, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7th day of July, 2000.

Mary F. Boggus  
NOTARY PUBLIC IN AND FOR STATE OF Texas



CERTIFICATE OF APPROVAL

Approved this 27th day of June, 1997, by the Town Council of Addison, Texas.

CM Moran  
Mayor

CM Moran  
Secretary

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

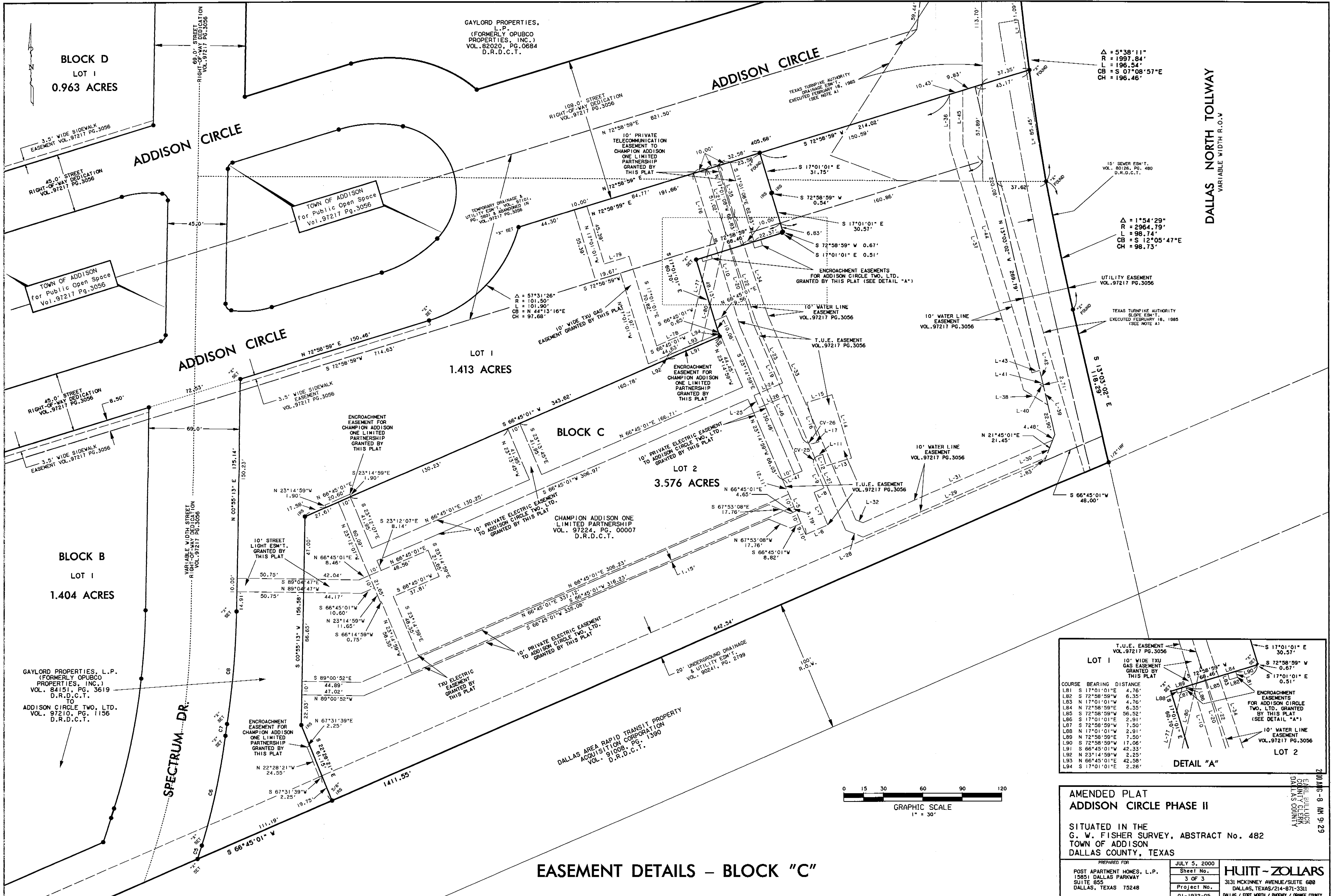
AMENDED PLAT  
ADDISON CIRCLE PHASE II

SITUATED IN THE  
G. W. FISHER SURVEY, ABSTRACT No. 482  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS

|                                                                                                        |                                                                  |                                                                                                                              |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| PREPARED FOR<br>POST APARTMENT HOMES, L.P.<br>15851 DALLAS PARKWAY<br>SUITE 855<br>DALLAS, TEXAS 75248 | JULY 5, 2000<br>Sheet No.<br>2 OF 3<br>Project No.<br>01-1932-05 | HUITT-ZOLLARS<br>3131 MCKINNEY AVENUE/SUITE 600<br>DALLAS, TEXAS 75214-3311<br>DALLAS / FORT WORTH / TARRANT / ORANGE COUNTY |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|

2000 AUG 18 AM 9:28  
FBI





**BLOCK D**  
LOT 1  
0.963 ACRES

**BLOCK B**  
LOT 1  
1.404 ACRES

GAYLORD PROPERTIES, L.P.  
(FORMERLY OPUBCO PROPERTIES, INC.)  
VOL. 82020, PG. 0684  
D.R.D.C.T.

**LOT 1**  
1.413 ACRES

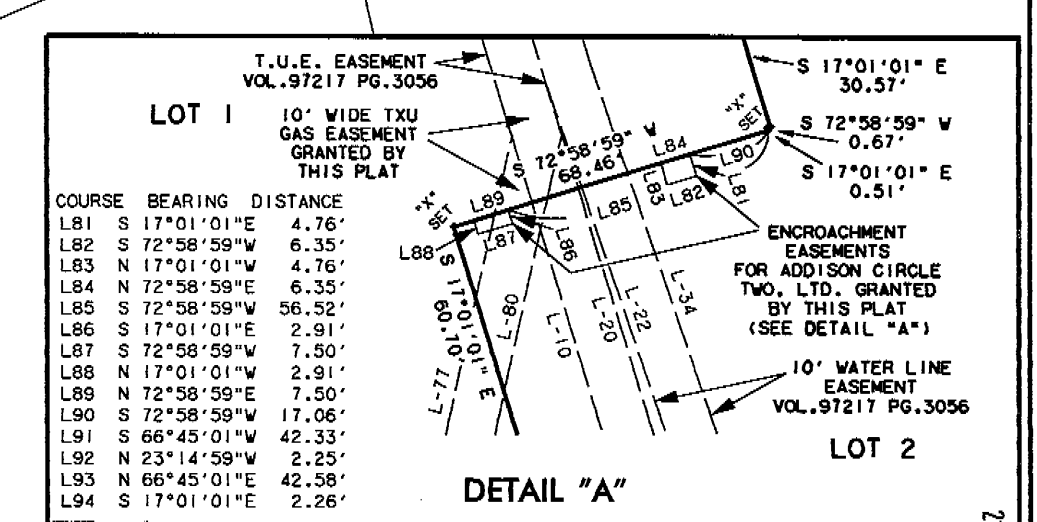
**BLOCK C**  
**LOT 2**  
3.576 ACRES

GAYLORD PROPERTIES, L.P.  
(FORMERLY OPUBCO PROPERTIES, INC.)  
VOL. 84151, PG. 3619  
D.R.D.C.T.  
TO  
ADDISON CIRCLE TWO, LTD.  
VOL. 97210, PG. 1156  
D.R.D.C.T.

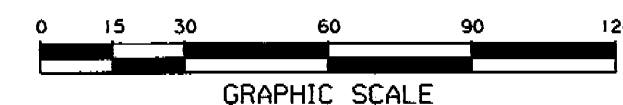
DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION CORPORATION  
VOL. 91008, PG. 1390  
D.R.D.C.T.

$\Delta = 5^{\circ}38'11''$   
 $R = 1997.84'$   
 $L = 196.34'$   
 $CB = S 07^{\circ}08'57'' E$   
 $CH = 196.46'$

$\Delta = 1^{\circ}54'29''$   
 $R = 2964.79'$   
 $L = 98.74'$   
 $CB = S 12^{\circ}05'47'' E$   
 $CH = 98.73'$



**AMENDED PLAT**  
**ADDISON CIRCLE PHASE II**  
  
SITUATED IN THE  
G. W. FISHER SURVEY, ABSTRACT No. 482  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS



**EASEMENT DETAILS - BLOCK "C"**

|                                                                                        |                           |                                                                                 |
|----------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------|
| PREPARED FOR                                                                           | JULY 5, 2000              | <b>HUITT - ZOLIARS</b><br>3131 MCKINNEY AVENUE/SUITE 608<br>DALLAS, TEXAS 75248 |
| POST APARTMENT HOMES, L.P.<br>15851 DALLAS PARKWAY<br>SUITE 855<br>DALLAS, TEXAS 75248 | Sheet No.<br>3 OF 3       |                                                                                 |
|                                                                                        | Project No.<br>01-1932-05 |                                                                                 |
|                                                                                        |                           |                                                                                 |

2000 AUG - 8 AM 9:29  
 COUNTY CLERK  
 DALLAS COUNTY