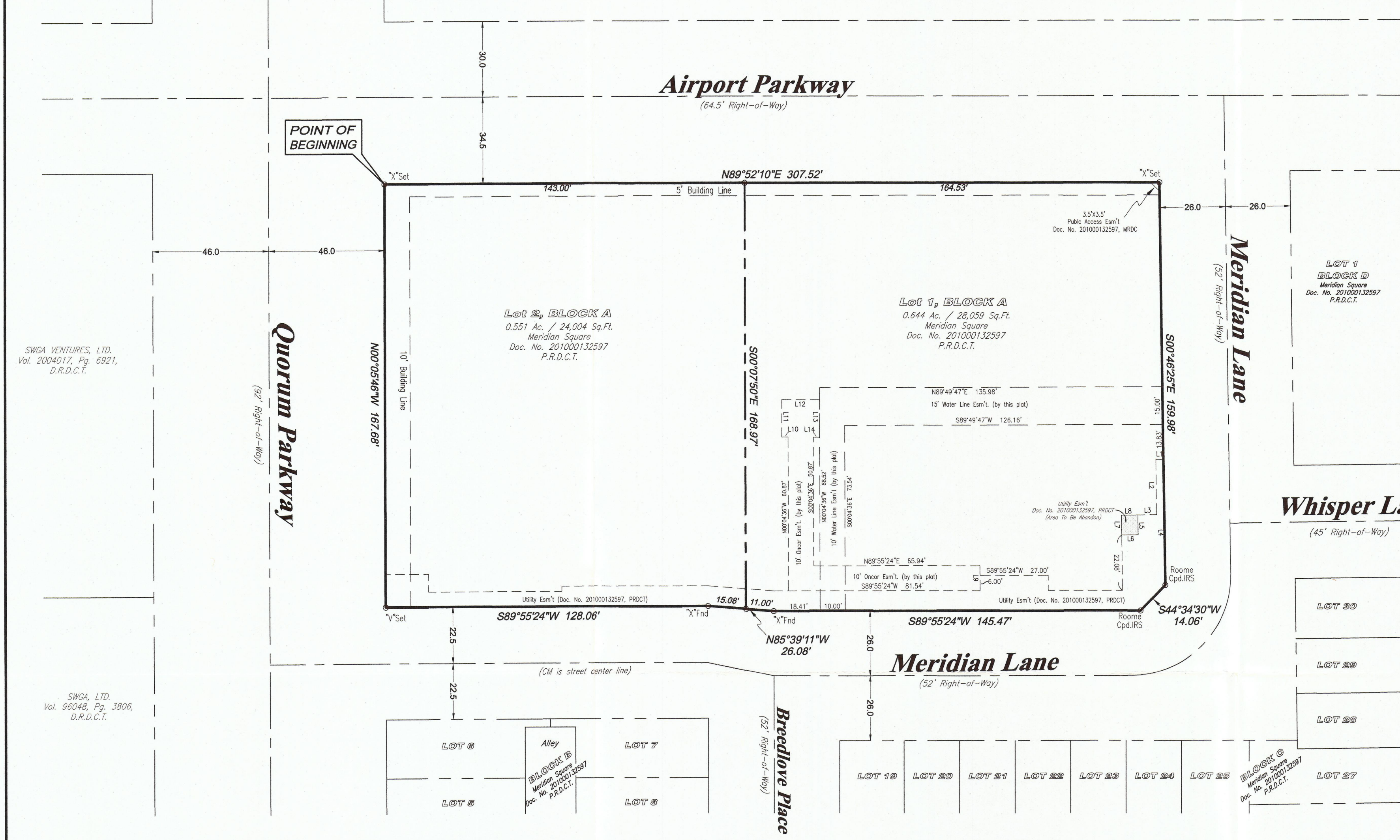


Lot 1, BLOCK A
Parkway Business Center I
Vol. 81237, Pg. 1939
P.R.D.C.T.

Lot 1, BLOCK A
Harris Addition
Vol. 78017, Pg. 1067
P.R.D.C.T.



POINT OF BEGINNING

Quorum Parkway
(62' Right-of-Way)

Airport Parkway
(64.5' Right-of-Way)

Meridian Lane
(52' Right-of-Way)

Whisper Lane
(45' Right-of-Way)

Breedlove Place
(52' Right-of-Way)

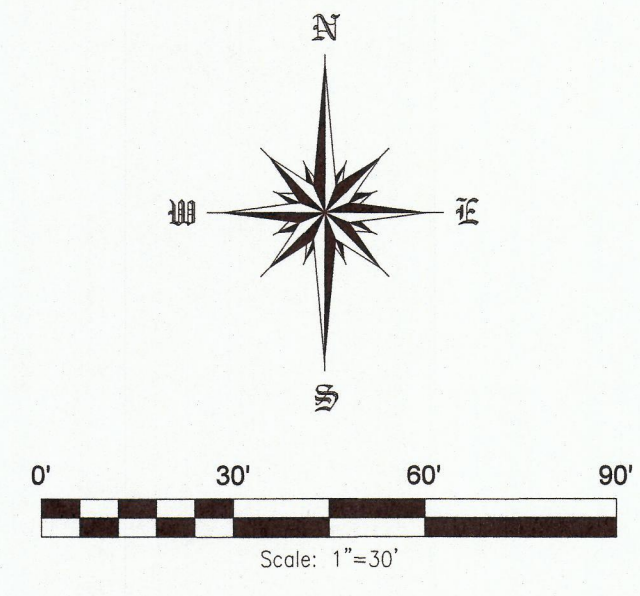
Legend

- CIRS Capped Iron Rod Set
- 'X' 'X' set/ind. in concrete
- PRDCT Plat Records Dallas County Texas
- DRDCT Deed Records Dallas County Texas
- CM Controlling Monument



Line Table

LINE	BEARING	DISTANCE
11	S89°13'35"E	3.00'
12	S00°46'25"E	21.74'
13	S89°13'35"W	7.50'
14	S00°46'25"E	49.92'
15	S00°46'25"E	7.90'
16	S89°13'35"W	6.50'
17	N00°46'25"W	7.90'
18	N89°13'35"E	6.50'
19	S00°04'36"E	10.00'
110	S89°55'24"W	2.50'
111	N00°04'36"W	15.00'
112	N89°55'24"E	15.00'
113	N00°04'36"W	15.00'
114	S89°55'24"W	2.50'



NOTES: 1) ; 2) Source bearing is based on the Final Plat Meridian Square as recorded in Instrument Number 201000132597 of Plat Records, Dallas County, Texas; 3) CM is a controlling monument; 4) This property has been platted without the benefit of title commitment.

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING CERTIFICATES.

PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS TO THE PUBLIC.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §
NOW THEREFORE, KNOW ALL MEAN BY THESE PRESENTS:

That Addison Urban Development Partners, LLC, does hereby adopt this plat designating the herein described property as Lots 1 and 2, Block A, being a Replat of the Final Plat Meridian Square, 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 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 town 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 that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff 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 town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town 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 town deemed necessary by the town for 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 their locations as installed.

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

Witness by my hand at Dallas, Texas this 21 day of May, 2018.

Owner: Addison Urban Development Partners, LLC

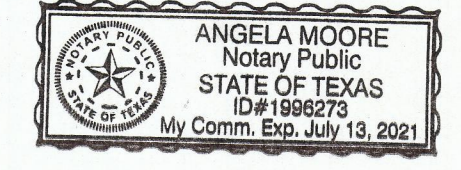
By: Timothy S. Baumann
Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Timothy S. Baumann, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21 day of May, 2018.

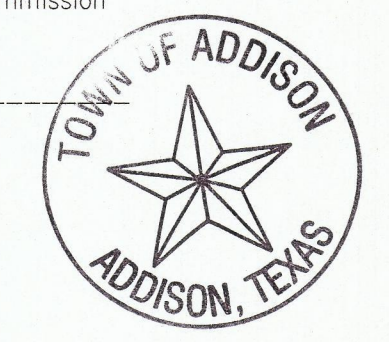
Notary Public in and for the State of Texas



CERTIFICATE OF APPROVAL

APPROVED By The Planning and Zoning Commission of the Town of Addison, Texas on this 15th day of May, 2018.

Kathryn A. Wheeler
Chair of the Planning and Zoning Commission
Dana G. Parker
City Secretary



Owner: Lots 1 & 2, Block A
Owner: Addison Urban Development Partners, LLC
Address: 15660 N Dallas Parkway Suite 110 Dallas, Texas 75248
Attn: Timothy S. Baumann
Phone: 214-707-8466
Email: tim@savannahdevelopers.com

Project Manager:
Lobsinger & Potts Structural Engineering, Inc.
1723 E. Southlake Blvd. Suite 200 Southlake, Texas 76092
cell: (817) 897-3611
Attn: Justin Brammer, P.E.

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810 Plano, Tx 75074
(972) 423-4372
fred@roomelandsurveying.com
Attn: Fred Bemenderfer

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Addison Urban Development Partners, LLC, is the owner of two tracts of land situated in the State of Texas, County of Dallas and Town of Addison, being part of the G.W. Fisher Survey, Abstract No. 482, and being all of Lots 1 and 2, Block A, Meridian Square as recorded under Document Number 201000132597 of the Plat Records, Dallas County, Texas with said premises being more particularly described as follows:

BEGINNING at a 'X' set in concrete marking the intersection of the east right-of-way line of Quorum Parkway (52' wide right-of-way) with the south right-of-way line of Airport Parkway (64.5' wide right-of-way), being the northwest corner of Lot 2 and the northwest corner of the herein described premises;

THENCE with the south right-of-way line of said Airport Parkway, the north line of Lots 1 and 2, and the north line of said premises, North 89°52'10" East, 307.52 feet to a 'X' set in concrete for the northeast corner of Lot 1, said premises, and marking the intersection of the south right-of-way line of Airport Parkway with the west right-of-way line of Meridian Lane Parkway;

THENCE with the west right-of-way line of Meridian Lane, the east line of Lot 1 and said premises, South 00°46'25" East, 159.98 feet to a Roome capped iron set marking the most easterly southeast corner of Lot 1, said premises, and the northeast corner of a corner-clip;

THENCE with said corner-clip, the northwesterly right-of-way line of Meridian Lane, the southeast line of Lot 1 and said premises, South 44°34'30" West, 14.06 feet to a Roome capped iron rod set marking the most southerly southeast corner of Lot 1, said premises, and the southwest corner of a corner-clip;

THENCE with the north right-of-way line of Meridian Lane (variable width right-of-way), the south line of Lots 1 and 2 and the south line of said premises as follows: South 89°55'24" West, 145.47 feet to a 'X' found marking an angle break; North 85°39'11" West, 26.08 feet to a 'X' found marking an angle break; South 89°55'24" West, 128.06 feet to a 'V' set for the southwest corner of Lot 2, said premises, and marking the intersection of the north right-of-way line of Meridian Lane with the east right-of-way line of Quorum Parkway;

THENCE with the east right-of-way line of Quorum Parkway (82' wide right-of-way), the west line of Lot 2, and the west line of said premises, North 00°05'46" West 167.68 feet to the place of beginning and containing 52,063 square feet or 1.195 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F. E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Plano, Texas

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051

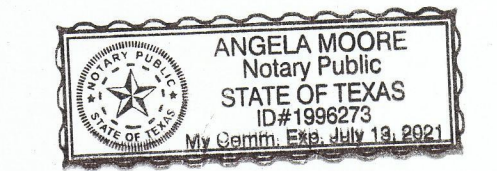


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22 day of May, 2018.

Notary Public in and for the State of Texas



Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
08/07/2018 01:13:17 PM
\$136.00



201800211225

**Replat
Lots 1 and 2, Block A
Meridian Square**
1.195 Acres or 52,063 Square Feet
Being a Replat
of Meridian Square
according to the plat recorded under
Document No. 201000132597, Map Records
G. W. Fisher Survey, Abstract No. 482
Town of Addison, Dallas County, Texas
March 2018

