

LOCATION MAP

CERTIFICATE OF APPROVAL:

MAYOR, TOWN OF ADDISON \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

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

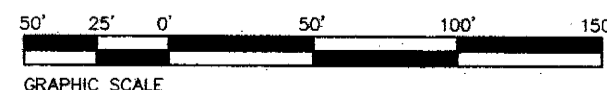
FINAL PLAT

# PAPPADEAUX OF ADDISON ADDITION

BEING 3.214 ACRES OF LAND IN THE THOMAS L. CHENOWETH SURVEY,  
 ABSTRACT NO. 273  
 TOWN OF ADDISON

MAY, 1994

1"=50'



**P.H.G.C. INVESTMENTS**  
**A TEXAS GENERAL PARTNERSHIP**  
 642 YALE STREET  
 HOUSTON, TEXAS 77007  
 (713) 869-0151

PREPARED BY:  
  
**DEWEY & ASSOCIATES**  
 ENGINEERING, SURVEYING, LAND PLANNING, CAD DESIGN  
 2505 TEXAS DRIVE • SUITE 110 • IRVING, TEXAS 75062 • 214/255-1501

OWNER'S CERTIFICATE

STATE OF TEXAS (X)  
 COUNTY OF DALLAS (X)  
 CITY OF ADDISON (X)

WHEREAS, WE, PHCG INVESTMENTS, A TEXAS GENERAL PARTNERSHIP, ARE THE OWNERS OF A TRACT OF LAND OUT OF THE THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, SAME TRACT ALSO BEING PART OF LES LACS PLAZA SUBDIVISION, AN ADDITION TO THE TOWN OF ADDISON ACCORDING TO THE PLAT RECORDED IN VOLUME 83064, PAGE 2724, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BELT LINE ROAD (HAVING A 100.0 FOOT WIDE RIGHT-OF-WAY), SAME POINT BEING THE ORIGINAL NORTHEAST CORNER OF PRINTEMPS ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 92165, PAGE 2251, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE IN AN EASTERLY DIRECTION ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BELT LINE ROAD AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 22 MINUTES 09 SECONDS, A CHORD DISTANCE OF 320.51 FEET THAT BEARS NORTH 76 DEGREES 19 MINUTES 50 SECONDS EAST, FOR AN ARC DISTANCE OF 320.51 FEET TO AN 1/2 INCH IRON ROD FOUND FOR CORNER, SAME POINT BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF BELT LINE ROAD WITH THE WESTERLY LINE OF A T. P. & L. RIGHT-OF-WAY;

THENCE SOUTH 25 DEGREES 08 MINUTES 43 SECONDS EAST ALONG THE SAID WESTERLY LINE OF THE T. P. & L. RIGHT-OF-WAY FOR A DISTANCE OF 229.48 FEET TO AN 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 00 DEGREES 55 MINUTES 55 SECONDS WEST CONTINUING ALONG THE WESTERLY LINE OF THE T. P. & L. RIGHT-OF-WAY FOR A DISTANCE OF 284.37 FEET TO AN 1/2 INCH IRON ROD FOUND FOR CORNER, SAME POINT BEING IN THE NORTH LINE OF A TOWN OF ADDISON PARK AS DEDICATED BY ADDISON TOWN CENTER, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 93231, PAGE 3840, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 79 DEGREES 49 MINUTES 35 SECONDS WEST ALONG THE SAID NORTH LINE OF THE TOWN OF ADDISON PARK FOR A DISTANCE OF 195.38 FEET TO AN 1/2 INCH IRON ROD FOUND FOR CORNER, SAME POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF THE SAID ADDISON TOWN CENTER, SAME POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2R, BLOCK A OF THE ABOVE MENTIONED PRINTEMPS NO. 2 ADDITION;

THENCE NORTH 25 DEGREES 08 MINUTES 43 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 2R, FOR A DISTANCE OF 498.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 140,003 SQUARE FEET OR 3.214 ACRES OF LAND.

THAT PHCG INVESTMENTS, A TEXAS GENERAL PARTNERSHIP ("OWNER") DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS PAPPADEAUX OF ADDISON 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 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 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 REGARD 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 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 OR 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 OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE NATURAL DRAINAGE CHANNELS, AND THE OWNERS HEREBY AGREE 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 THAT AT TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID UTILITY EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, 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 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 AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, 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 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.

PHCG INVESTMENTS,  
 A TEXAS GENERAL PARTNERSHIP

\_\_\_\_\_  
 GREG PAPPAS, GENERAL PARTNER

NOTARY PUBLIC (X)  
 STATE OF TEXAS (X)  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE ON THIS DATE, PERSONALLY APPEARED GREG PAPPAS, GENERAL PARTNER OF PHCG INVESTMENTS, A TEXAS GENERAL PARTNERSHIP, KNOWN TO ME PERSONALLY TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1994.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE (X)  
 THAT I, JAMES DEWEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY AND THAT ALL BLOCK MONUMENTS AND CORNERS WERE PLACED UNDER MY PERSONAL SUPERVISION.

\_\_\_\_\_  
 JAMES DEWEY  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1641

NOTARY PUBLIC (X)  
 STATE OF TEXAS (X)  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE ON THIS DATE PERSONALLY APPEARED JAMES DEWEY, KNOWN TO ME PERSONALLY TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1994.

\_\_\_\_\_  
 LINDA J. STEWARD  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 12-04-94

**PAPPADEAUX OF ADDISON ADDITION**

FILE NO. 1688