



APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS ON \_\_\_\_\_, 2016

CHAIR, PLANNING AND ZONING COMMISSION \_\_\_\_\_

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

REPLAT  
**S. FINLEY EWING JR. ADDITION**  
**LOT 2R, BLOCK 1**  
 JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146  
 TOWN OF ADDISON  
 DALLAS COUNTY, TEXAS  
 15.793 ACRES  
 AUGUST 3, 2016  
 TOWN OF ADDISON PROJ. NO. 2016-13

**OWNERS:**  
 EWING ENTERPRISES LIMITED PARTNERSHIP  
 EWING 8 JOINT VENTURE  
 6455 DALLAS PARKWAY  
 PLANO, TEXAS 75024  
 PH: (972) 665-3131  
 CONTACT: S. FINLEY EWING, III

**SURVEYOR:**  
 STANTEC CONSULTING SERVICES INC.  
 5310 HARVEST HILL, SUITE 100  
 DALLAS, TEXAS 75230  
 PH: (972) 991-0011  
 CONTACT: DAVID DE WEIRD, R.P.L.S.  
 TBPLS FIRM REGISTRATION NO. 10194229

Preliminary  
 This document shall not be recorded for any purpose.  
 For Review Purposes Only  
 David J. De Weird, R.P.L.S.  
 Registration No. 5366  
 August 3, 2016

- LEGEND**
- IRF IRON ROD FOUND
  - CIRF CAPPED IRON ROD FOUND
  - CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
  - D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
  - (CM) CONTROLLING MONUMENT
  - POB POINT OF BEGINNING
  - VOL., PG. VOLUME, PAGE
  - INST. NO. INSTRUMENT NUMBER
  - SQ. FT. SQUARE FEET
  - CONC. MON. CONCRETE MONUMENT
  - (XXX) DISTANCES PER RECORD PLAT/DEED
  - ☉ CENTERLINE

**\* GENERAL NOTES \***

1. COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK AND OBSERVATIONS TAKEN ON TOWN OF ADDISON SURVEY CONTROL MONUMENTS NUMBER 5 AND 11.  
 COMBINED SCALE FACTOR OF 0.999863513.
2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. THE PURPOSE OF THIS REPLAT IS TO COMBINE TWO LOTS INTO ONE.
4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE SITE.





OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, EWING ENTERPRISES LIMITED PARTNERSHIP AND EWING 8 JOINT VENTURE ARE THE OWNER'S OF A 15.793 ACRE (687,964 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, TOWN OF ADDISON, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 1 OF S. FINLEY EWING, JR. ADDITION, AN ADDITION TO THE TOWN OF ADDISON, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2001196, PAGE 49, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AS CORRECTED IN INSTRUMENT NUMBER 200600445021, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND A PORTION OF TRACT 2 OF S. FINLEY EWING, JR. ADDITION, AN ADDITION TO THE TOWN OF ADDISON ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 73093, PAGE 1546, D.R.D.C.T., AND ALSO DESCRIBED IN THE FORECLOSURE SALE DEED TO EWING ENTERPRISES LIMITED PARTNERSHIP, EWING 8 JOINT VENTURE, RECORDED IN INSTRUMENT NUMBER 20100011371, O.P.R.D.C.T., SAID 15.793 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID TRACT 2 WITH THE WESTERLY RIGHT-OF-WAY LINE OF DALLAS NORTH TOLLWAY, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND BEING THE SOUTHEAST CORNER OF CALLED 0.0402 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEEDS TO S. FINLEY EWING, III, TRUSTEE OF THE GAIL ORAND EWING 1996 TRUST RECORDED IN VOLUME 96253, PAGE 4577, D.R.D.C.T. AND VOLUME 97005, PAGE 3099, D.R.D.C.T., AND THE REMAINDER OF A CALLED 7.000 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO FRANCES McLENDON EWING, (NOW KNOWN AS FRANCES EWING ROLAND), RECORDED IN VOLUME 83229, PAGE 4288, D.R.D.C.T. AND THE NORTHEAST CORNER OF LOT 2, BLOCK B OF DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH ACCORDING TO PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200600102366, O.P.R.D.C.T., AND FROM WHICH A CUT "X" FOUND BEARS SOUTH 00°56' EAST, A DISTANCE OF 0.31 FEET;

THENCE SOUTH 89°13'22" WEST ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 71.97 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF BEGINNING, AT THE INTERSECTION OF SAID SOUTH LINE WITH THE CITY LIMIT LINE OF THE TOWN OF ADDISON AND THE CITY OF DALLAS AS SHOWN ON THE TOWN OF ADDISON'S BOUNDARY DRAWING PREPARED BY GARCIA & ASSOCIATES DATED APRIL 1997;

THENCE SOUTH 89°07'22" WEST CONTINUING ALONG SAID SOUTH LINE, AT A DISTANCE OF 630.15 FEET PASSING A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5129" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 2 SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, CONTINUING IN ALL FOR A DISTANCE OF 891.20 FEET TO A CONCRETE MONUMENT SET FOR THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK B OF SAID DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION AND BEING IN THE EASTERLY LINE OF A 100-FOOT DALLAS POWER & LIGHT RIGHT-OF-WAY RECORDED IN VOLUME 4633, PAGE 308, D.R.D.C.T., AND FROM WHICH A DISTURBED 3/8-INCH IRON ROD FOUND BEARS NORTH 46°32' EAST, A DISTANCE OF 1.21 FEET;

THENCE NORTH 17°36'38" WEST ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1 AND SAID DALLAS POWER & LIGHT TRACT OF LAND, A DISTANCE OF 382.30 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR AN ANGLE POINT IN THE WEST LINE OF SAID LOT 2, BLOCK 1 AND BEING THE SOUTH CORNER OF THE REMAINDER OF LOT 2, BLOCK 1 OF ANDERSON AND WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 953, PAGE 895, D.R.D.C.T.;

THENCE NORTH 00°14'34" WEST ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1 OF THE S. FINLEY EWING, JR. ADDITION AND SAID LOT 2, BLOCK 1 OF SAID ANDERSON AND WHITE ADDITION, A DISTANCE OF 397.41 FEET TO A CONCRETE MONUMENT SET FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1 OF THE S. FINLEY EWING, JR. ADDITION, THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE TOWN OF ADDISON ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 79220, PAGE 2203, D.R.D.C.T. AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 350, D.R.D.C.T.;

THENCE NORTH 88°05'41" EAST ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1 OF THE S. FINLEY EWING JR. ADDITION AND SAID LOT 1, BLOCK 1 OF THE WELLINGTON ADDITION, AT A DISTANCE OF 389.58 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 SAME BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 OF PARKWAY LIMITED, AN ADDITION TO THE TOWN OF ADDISON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84243, PAGE 3391, D.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF SAID S. FINLEY EWING JR. ADDITION IN ALL FOR A TOTAL DISTANCE OF 811.48 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1 OF THE S. FINLEY EWING, JR. ADDITION SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID S. FINLEY EWING, JR. ADDITION;

THENCE ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2, BLOCK 1 OF S. FINLEY EWING, JR. ADDITION, THE FOLLOWING CALLS:

SOUTH 01°54'19" EAST, A DISTANCE OF 200.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER; NORTH 88°05'41" EAST, A DISTANCE OF 355.27 FEET TO A CUT "X" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 AND THE MOST EASTERLY NORTHEAST CORNER OF LOT 2, BLOCK 1 OF SAID S. EWING FINLEY, JR. ADDITION AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED DALLAS NORTH TOLLWAY;

THENCE SOUTH 18°43'23" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 149.70 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE, WITH THE AFOREMENTIONED CITY LIMIT LINE BETWEEN ADDISON AND DALLAS;

THENCE SOUTH 03°32'52" EAST ALONG SAID CITY LIMIT LINE, A DISTANCE 438.92 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 687,964 SQUARE FEET OR 15.793 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EWING ENTERPRISES LIMITED PARTNERSHIP AND EWING 8 JOINT VENTURE, ("OWNERS") DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS LOT 2R, BLOCK 1, S. FINLEY EWING JR. 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, ELECTION, 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 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 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, MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

EWING ENTERPRISES LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

BY: SFE HOLDINGS, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: \_\_\_\_\_
NAME: S. FINLEY EWING, III
TITLE: VICE-PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED S. FINLEY EWING, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EWING 8 JOINT VENTURE, A TEXAS JOINT VENTURE

BY: \_\_\_\_\_
NAME: S. FINLEY EWING, III
TITLE: AUTHORIZED REPRESENTATIVE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED S. FINLEY EWING, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, DAVID J. DE WEIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION I FURTHER AFFIRM THAT DOCUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ADDISON.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DAVID J. DE WEIRD, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
David J. De Weird, R.P.L.S.
Registration No. 5066
August 3, 2016

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID J. DE WEIRD, 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 PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS ON \_\_\_\_\_, 2016
CHAIR, PLANNING AND ZONING COMMISSION
CITY SECRETARY

REPLAT
S. FINLEY EWING JR. ADDITION
LOT 2R, BLOCK 1
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
15.793 ACRES
AUGUST 3, 2016
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