

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ADDISON URBAN DEVELOPMENT PARTNERS, LLC is the owner of a tract of land located in the G.W. FISHER SURVEY, ABSTRACT NO. 482, Town of Addison, Dallas County, Texas and being part of Quorum East Addition, an Addition to the Town of Addison, Dallas County, Texas according to the Plat thereof recorded in Volume 98001, Page 33, Map Records, Dallas County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Addison Urban Development Partners, LLC, recorded in Document Number 20080228452, Deed Records, Dallas County, Texas and being more particularly described as follows:

- BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped "DCA" found for corner in the South right-of-way line of Airport Parkway, a 60 foot right-of-way, at the North end of a corner clip;
- THENCE North 89 degrees 52 minutes 10 seconds East, with said South right-of-way line, a distance of 469.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "BURY & PARTNERS" found for corner at the North end of a corner clip;
- THENCE South 45 degrees 22 minutes 20 seconds East, a distance of 28.47 feet to an "X" found for corner in the West right-of-way line of Spectrum Drive at the South end of a corner clip;
- THENCE South 00 degrees 46 minutes 25 seconds East, with said West right-of-way line, a distance of 334.62 feet to an "X" found for corner in the North line of Calloway Drive, a 61 foot right-of-way;
- THENCE South 89 degrees 55 minutes 24 seconds West, with said North right-of-way line, a distance of 496.67 feet to a "X" set in concrete for corner in the East line of Quorum Parkway, a 92 foot right-of-way;
- THENCE North 00 degrees 05 minutes 46 seconds West, with said East right-of-way line, a distance of 351.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DCA" found for corner at the South end of a corner clip;
- THENCE North 44 degrees 47 minutes 48 seconds East, a distance of 4.23 feet to the POINT OF BEGINNING and containing 4.019 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ADDISON URBAN DEVELOPMENT PARTNERS, L.L.C. ("Owner") does hereby adopt this plat designating the herein above described property as 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 easement 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 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 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 at Dallas, Texas this the _____ day of _____, 20____

ADDISON URBAN DEVELOPMENT PARTNERS, LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Addison Urban Development Partners, LLC, and that he executed the same as the act of said Limited Partnership for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Town of Addison, Texas.

Sean Patton
Registered Professional Land Surveyor
No. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, 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 and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, ON THE _____ DAY OF _____, 20____

MAYOR

CITY SECRETARY

LOT AREA TABLE	
LOT NUMBER	AREA
A-1	28059 SF
A-2	24006 SF
B-1	1293 SF
B-2	880 SF
B-3	1100 SF
B-4	880 SF
B-5	880 SF
B-6	1101 SF
B-7	1474 SF
B-8	1421 SF
B-9	1060 SF
B-10	848 SF
B-11	848 SF
B-12	1060 SF
B-13	848 SF
B-14	1245 SF
C-1	1319 SF
C-2	1200 SF
C-3	1200 SF
C-4	1200 SF

LOT AREA TABLE	
LOT NUMBER	AREA
C-5	1530 SF
C-6	1530 SF
C-7	960 SF
C-8	960 SF
C-9	1550 SF
C-10	1760 SF
C-11	1100 SF
C-12	880 SF
C-13	880 SF
C-14	1100 SF
C-15	1100 SF
C-16	1402 SF
C-17	1402 SF
C-18	1100 SF
C-19	1100 SF
C-20	1292 SF
C-21	1245 SF
C-22	1060 SF
C-23	1060 SF
C-24	1351 SF

LOT AREA TABLE	
LOT NUMBER	AREA
C-25	1351 SF
C-26	1060 SF
C-27	1060 SF
C-28	1480 SF
C-29	1713 SF
C-30	1060 SF
C-31	1060 SF
C-32	1060 SF
C-33	1165 SF
D-1	15138 SF

50 LOTS ~ 4.019 ACRES
FINAL PLAT
MERIDIAN SQUARE
A REPLAT OF
QUORUM EAST ADDITION

AS RECORDED IN VOLUME 98001, PAGE 33
MAP RECORDS, DALLAS COUNTY, TEXAS
TOWN OF ADDISON
G.W. FISHER SURVEY ~ ABSTRACT NO. 482
DALLAS COUNTY, TEXAS

OCTOBER 2008 SCALE: 1"=30'

OWNERS
ADDISON URBAN DEVELOPMENT PARTNERS, LLC
500 W. LOOKOUT DRIVE
972-248-2147 RICHARDSON, TEXAS 75080

ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694