



**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS ADDISON URBAN DEVELOPMENT PARTNERS, L.L.C. is the owner of a tract of land located in the G. W. Fisher Survey Abstract No. 482 in the City of Addison, Dallas County, Texas, said tract also being part of the L.L. Jacobs Tract as shown by Deed in Volume 2131 of Page 422-424, Deed Records of Dallas County, Texas, and also part of a tract of land conveyed to Chaney and Hope, Inc. as shown by Deed in Volume 78194 at Page 1741, Deed Records of Dallas County, Texas, and being all of the tract of land conveyed to Quorum East Joint Venture as shown by Deed in Volume 53522 at Page 5219, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point of intersection of the East line of Addison Road (a 60 foot right-of-way) with the South line of Airport Parkway (formerly Harris Road) (a 55 foot right-of-way);

THENCE South 89 degrees 37 minutes 15 seconds East a distance of 1286.62 feet along the said South line of Airport Parkway to the POINT OF BEGINNING;

THENCE South 89 degrees 37 minutes 15 seconds East along the said South line of Airport Parkway a distance of 474.60 feet to a 1/2 inch iron rod found for corner and being the Northwest corner of Dallas North Parkway Addition as shown in Volume 85021, Page 1686 of the Plat Records of Dallas County, Texas;

THENCE South 44 degrees 56 minutes 29 seconds East along the West line of Spectrum Drive a distance of 14.22 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 15 minutes 44 seconds East, along the common line of said Dallas North Parkway Addition a distance of 344.68 feet to a 1/2 inch iron rod found for corner in the North line of a tract of land conveyed to Optica Resources as recorded in the Volume 78070, Page 3638 of the Deed Records of Dallas County, Texas, said iron rod also being the Southwest corner of said Dallas North Parkway Addition;

THENCE North 89 degrees 36 minutes 38 seconds West, along the said North line of said Optica Resources a distance of 491.67 feet to a 1/2 inch iron rod found for corner in the East line of Quorum Drive (a 90 foot right-of-way);

THENCE North 00 degrees 21 minutes 32 seconds East along the said East line of Quorum Drive a distance of 351.19 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 35 minutes 09 seconds East, along the said East line of Quorum Drive a distance of 4.23 feet to the PLACE OF BEGINNING and CONTAINING 3.98 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That ADDISON URBAN DEVELOPMENT PARTNERS, L.L.C. ("Owner") does hereby adopt this plat designating the hereinabove property as the Residences of Addison Circle, 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 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 to 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 at Dallas, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.  
ADDISON URBAN DEVELOPMENT PARTNERS, L.L.C.

STEVE KING  
STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Steve King, 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, L.L.C. 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

53 LOTS ~ 3.98 ACRES  
PRELIMINARY PLAT  
MERIDIAN SQUARE  
at ADDISON CIRCLE

3.98 ACRES OUT OF THE  
G.W. FISHER SURVEY, ABSTRACT NO.482  
CITY OF ADDISON, DALLAS COUNTY, TEXAS  
JULY 28, 2008

ADDISON URBAN DEVELOPMENT PARTNERS, L.L.C.  
500 W. LOOKOUT DRIVE, RICHARDSON, TX 75080  
(972) 248-2147 (972)-713-6291

DEVELOPER  
SAVANNAH DEVELOPERS, L.P.  
500 W. LOOKOUT DRIVE, RICHARDSON, TX 75080  
(972) 248-2147 (972)-713-6291

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

HWK, INC.  
VOLUME 98060, PAGE 06410  
D.R.D.C.T.

16851 DALLAS NORTH PARKWAY ADDITION  
VOLUME 85021, PAGE 1686  
M.R.D.C.T.

PARK VIEW AT ADDISON CIRCLE  
VOLUME 2005032, PAGE 54  
M.R.D.C.T.

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 \_\_\_\_\_, 2008.

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

**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

- LEGEND**
- BL = BUILDING LINE
  - DE = DRAINAGE EASEMENT
  - HOA = HOMEOWNER'S ASSOCIATION
  - SUE = SIDEWALK & UTILITY EASEMENT
  - SSE = SANITARY SEWER EASEMENT
  - UE = UTILITY EASEMENT
  - WE = WATER EASEMENT
  - D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
  - DOC# = DOCUMENT NUMBER
  - IRF = IRON ROD FOUND
  - IPF = IRON PIPE FOUND
  - ◇ = DENOTES STREET NAME CHANGE
  - ⊙ = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA"