

VICINITY MAP
NOT TO SCALE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Thomas A. Spagnola is the owner of a tract of land situated in the William Lomax Survey, Abstract No. 792 in the Town of Addison, Dallas County, Texas, and being a portion of Lot 2, MIDWAY PARK NORTH II, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 83035, Page 1180, Map Records, Dallas County, Texas, same being conveyed to Thomas A. Spagnola by deed recorded in Document No. 20070250206, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

- Beginning at an "X" found for corner, said point being in the South line of a tract of land conveyed to Texas Turnpike Authority by deed recorded in Volume 97009, Page 03547, Official Public Records, Dallas County, Texas;
- Thence North 89 degrees 45 minutes 38 seconds East, along the South line of said Texas Turnpike Authority tract, a distance of 101.00 feet to an "X" found for corner;
- Thence North 86 degrees 23 minutes 39 seconds East, continuing along the South line of said Texas Turnpike Authority tract, a distance of 349.08 feet to an "X" set for corner, said point being the Northwest corner of Lot 1 of said MIDWAY PARK NORTH II;
- Thence South 00 degrees 14 minutes 23 seconds East, along the West line of said Lot 1, a distance of 62.38 to an "X" found for corner, said point being an interior ell of said Lot 1;
- Thence South 56 degrees 38 minutes 56 seconds West, along the Northwest line of said Lot 1, a distance of 474.50 feet to an "X" found for corner, said point being the West corner of said Lot 1, and being the East corner of a tract of land conveyed to the County of Dallas by deed recorded in Volume 2004237, Page 00230, Deed Records, Dallas County, Texas;
- Thence North 31 degrees 39 minutes 26 seconds West, along the Northeast line of said County of Dallas tract, a distance of 195.82 feet to a 1/2 inch iron rod found for corner;
- Thence North 25 degrees 05 minutes 29 seconds West, continuing along the Northeast line of said County of Dallas tract, a distance of 73.42 feet to a 1/2 inch iron rod found for corner;
- Thence North 33 degrees 21 minutes 18 seconds West, continuing along the Northeast line of said County of Dallas tract, a distance of 3.85 feet to an "X" found for corner, said point being the North corner of said County of Dallas tract, and being in the Southeast line of said Texas Turnpike Authority tract;
- Thence North 56 degrees 38 minutes 56 seconds East, along the Southeast line of said Texas Turnpike Authority tract, a distance of 99.09 feet to an "X" found for corner, said point being an exterior ell of said Texas Turnpike Authority tract;
- Thence North 00 degrees 14 minutes 22 seconds West, along the most Southern East line of said Texas Turnpike Authority tract, a distance of 10.00 feet to the Point of Beginning and containing 94,098.93 square feet or 2.1602 acres of land.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Thomas A. Spagnola, does hereby adopt this plat designating the hereinabove property as **THOMAS DEVELOPMENTS 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 hereon.

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 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.

The construction plans shall be prepared by or under the supervision of a registered professional engineer in the State of Texas and shall bear his seal on each sheet.

The plans shall contain all necessary information for construction of the project, including screening walls. All materials specified shall conform to the standard specifications of the Town of Addison.

Each sheet of the plans shall contain a title block including space for the notation of revisions.

This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made.

After review of the plat and plans by the public works department and town engineer, the plat and plans shall be submitted to the planning and zoning commission and the city council for their consideration. If approved by those bodies subject to changes, the engineer for the owner shall make all changes required. The director of public works or his designated agent will approve all plans and return sufficient approved sets of the plans to the engineer for the owner for use by the contractors. Each contractor shall maintain one set of the plans, stamped with town approval, on the project at all times during construction.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2007.

By: _____
Thomas A. Spagnola

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Thomas A. Spagnola known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2007.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying. I further affirm that monumentation shown hereon was either found or placed in compliance with the Town of Addison; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2007.

RELEASED 11/21/07 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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.

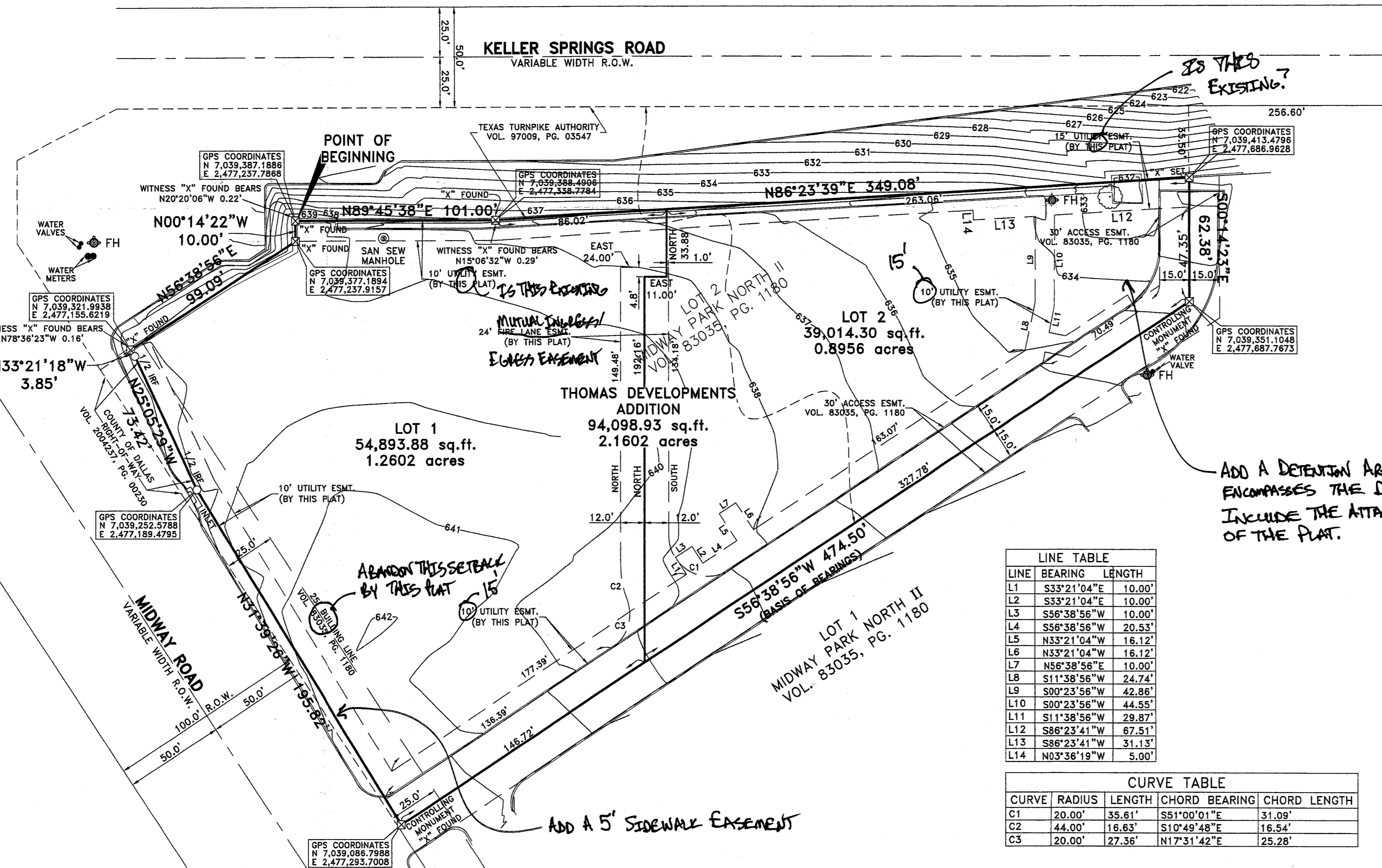
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2007.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE NORTHWEST LINE OF LOT 1, MIDWAY PARK NORTH II, PER PLAT RECORDED IN VOLUME 83035, PAGE 1180, MAP RECORDS, DALLAS COUNTY, TEXAS. (S56°38'56"W)
- 2) THE REASON FOR THIS PLAT IS TO CREATE 2 LOTS.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) IRF= IRON ROD FOUND.
- 5) GRID COORDINATES ARE BASED UPON CITY OF CARROLLTON MONUMENT (COC 4) WHICH IS DATED OCTOBER 21, 2002.

LATITUDE: 32° 57' 30.04279"N
LONGITUDE: 96° 52' 38.29199"W
NORTHING: 7,035,436.612'
EASTING: 2,466,177.089'
ELEVATION: 531.461'



CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, this _____ day of _____, 2007.

Mayor

Secretary

PRELIMINARY PLAT
THOMAS DEVELOPMENTS ADDITION
94,098.93 SQ.FT. / 2.1602 ACRES
WILLIAM LOMAX SURVEY, ABSTRACT NO. 792
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER: THOMAS A. SPAGNOLA
3211 VALLEY FORGE
MCKINNEY, TEXAS 75070
P 972.926.8066
F 972.481.1640

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SCALE: 1"=40' / DATE: AUGUST 3, 2007 / JOB NO. 0703152-1 / DRAWN BY: CG