

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, THE FRANCIS EWING ROWLAND 2004 IRREVOCABLE TRUST IS THE OWNER OF A 6.677 ACRE (290,858 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, CITY OF DALLAS AND TOWN OF ADDISON, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 3, BLOCK 1 OF S. FINLEY EWING, JR. ADDITION, AN ADDITION TO THE TOWN OF ADDISON AND THE CITY OF DALLAS ACCORDING TO PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201800194773, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING ALL OF A CALLED 6.677 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO THE FRANCIS EWING ROWLAND 2004 IRREVOCABLE TRUST, RECORDED IN INSTRUMENT NUMBER 201800009453, O.P.R.D.C.T., SAID 6.677 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN CONCRETE FOR THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, SAME BEING 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 BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF DALLAS NORTH TOLLWAY, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 89°13'22" WEST DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY ALONG THE COMMON LINE OF SAID LOT 3, BLOCK 1 AND SAID DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION, A DISTANCE OF 111.61 FEET TO A 1/2-INCH IRON ROD STAMPED "BDD" FOUND FOR CORNER;

THENCE SOUTH 89°07'22" WEST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 891.20 FEET TO A 5/8-INCH IRON ROD WITH A 3/4-INCH ALUMINUM DISK STAMPED "STANTEC" FOUND IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID LOT 3, 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 CALLED 3.68 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DALLAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS DALLAS COUNTY, TEXAS;

THENCE NORTH 17°36'38" WEST ALONG THE COMMON LINE OF SAID LOT 3, BLOCK 1 AND SAID 3.68 ACRE TRACT OF LAND, A DISTANCE OF 379.88 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 1 SAME BEING THE SOUTHWEST CORNER OF LOT 2R, BLOCK 1 OF SAID S. FINLEY EWING, JR. ADDITION;

THENCE ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 2R, BLOCK 1, THE FOLLOWING CALLS:

NORTH 89°07'22" EAST, A DISTANCE OF 515.26 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 00°52'38" EAST, A DISTANCE OF 11.79 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 89°07'22" EAST, A DISTANCE OF 32.30 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 00°52'38" EAST, A DISTANCE OF 150.22 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 89°07'22" EAST, A DISTANCE OF 539.63 FEET TO A CUT "X" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 1, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2R, BLOCK 1 AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY AND BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS SOUTH 77°41'14" WEST, A DISTANCE OF 1332.39 FEET;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°45'37" FOR AN ARC LENGTH OF 203.71 FEET, A CHORD BEARING OF SOUTH 07°55'58" EAST, AND A CHORD DISTANCE OF 203.52 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 290,865 SQUARE FEET OR 6.677 ACRES OF LAND.

**DETENTION AREA EASEMENT STATEMENT**

THIS PLAT IS APPROVED BY THE TOWN OF ADDISON AND ACCEPTED BY THE OWNER(S), SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNER(S), HIS HEIRS, GRANTEEES AND SUCCESSORS, AND ASSIGNS:

THE PROPOSED DETENTION AREA EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREA TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNER(S) OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREA. THE TOWN OF ADDISON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREA OR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREA, OR FOR THE CONTROL OF EROSION.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION AREA UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, PROVIDED; HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN OF ADDISON TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS. THEN, IN SUCH EVENT, THE TOWN OF ADDISON SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREA AT ANY POINT, OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DETENTION AREA TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR BLOCKAGE OF THE DRAINAGE. THE TOWN OF ADDISON SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER(S), OR TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE DETENTION AREA AS IN THE CASE OF ALL DETENTION AREAS ARE SUBJECT TO STORM WATER OVERFLOW(S) TO AN EXTENT WHICH CANNOT BE CLEARLY DEFINED. THE TOWN OF ADDISON SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCES OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DETENTION AREA OR SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREA EASEMENT LINE IDENTIFIED ON THIS PLAT SHOWS THE DETENTION AREA SERVING THIS ADDITION.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE FRANCIS EWING ROWLAND 2004 IRREVOCABLE TRUST ("OWNER") DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS LOT 3R, BLOCK 1, S. FINLEY EWING JR. ADDITION, AN ADDITION TO THE TOWN OF ADDISON AND THE CITY OF DALLAS, TEXAS, AND SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS STATED HEREINAFTER, OWNERS DEDICATE, IN FEE SIMPLE 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 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/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 OF WATER RUNOFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY BUILDING TYPE, 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/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 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 AND THE CITY OF DALLAS, TEXAS.

WITNESS, MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**THE FRANCIS EWING ROWLAND 2004 IRREVOCABLE TRUST**

BY: \_\_\_\_\_

NAME: S. FINLEY EWING, III

TITLE: TRUSTEE

STATE OF TEXAS §  
COUNTY OF COLLIN §

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 \_\_\_\_\_, 2019.

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; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE TOWN OF ADDISON, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212 AND THE SUBDIVISION REGULATIONS OF THE TOWN OF ADDISON. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (a) (b) (c) (d) & (e); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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 and shall not be used or viewed or relied upon as a final survey document  
**For Review Purposes Only**  
David J. De Weirdt, R.P.L.S.  
Registration No. 5066  
February 6, 2019

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 EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**TOWN OF ADDISON APPROVAL BLOCK**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON \_\_\_\_\_, 2019.  
  
\_\_\_\_\_  
CHAIR, PLANNING AND ZONING COMMISSION  
  
\_\_\_\_\_  
CITY SECRETARY

**FINAL REPLAT**  
**S. FINLEY EWING JR. ADDITION**  
**LOT 3R, BLOCK 1**

JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146  
CITY OF DALLAS AND THE TOWN OF ADDISON  
DALLAS COUNTY, TEXAS  
6.677 ACRES  
FEBRUARY 06, 2019  
TOWN OF ADDISON PROJECT NO.  
CITY OF DALLAS PLAN FILE NO.  
CITY OF DALLAS ENGINEERING FILE NO.

OWNER:  
THE FRANCIS EWING ROWLAND 2004  
IRREVOCABLE TRUST  
6455 DALLAS PARKWAY  
PLANO, TEXAS, 75024  
PH: (972) 665-3131

SURVEYOR:  
STANTEC CONSULTING SERVICES INC.  
12222 MERIT DRIVE, SUITE 400  
DALLAS, TEXAS 75251  
PH: (972) 991-0011  
CONTACT: DAVID DE WEIRD, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10194229