

A = 46'01"  
 R = 100.0'  
 T = 42.5'  
 L = 80.3'

ANTIQUA SHOWROOM  
 20,544 SF  
 3,246 RETAIL LEASEHOUSE  
 600 OFFICE

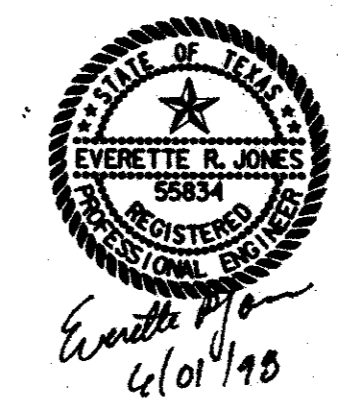
RETAIL LEASE  
 TO DEPTH  
 5,581 SF

RETAIL LEASE  
 TO DEPTH  
 3,117 SF


MIDWAY (100' ROW) ROAD

PROTON (60' ROW) DRIVE

\*AS BUILT\* DRAWINGS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR

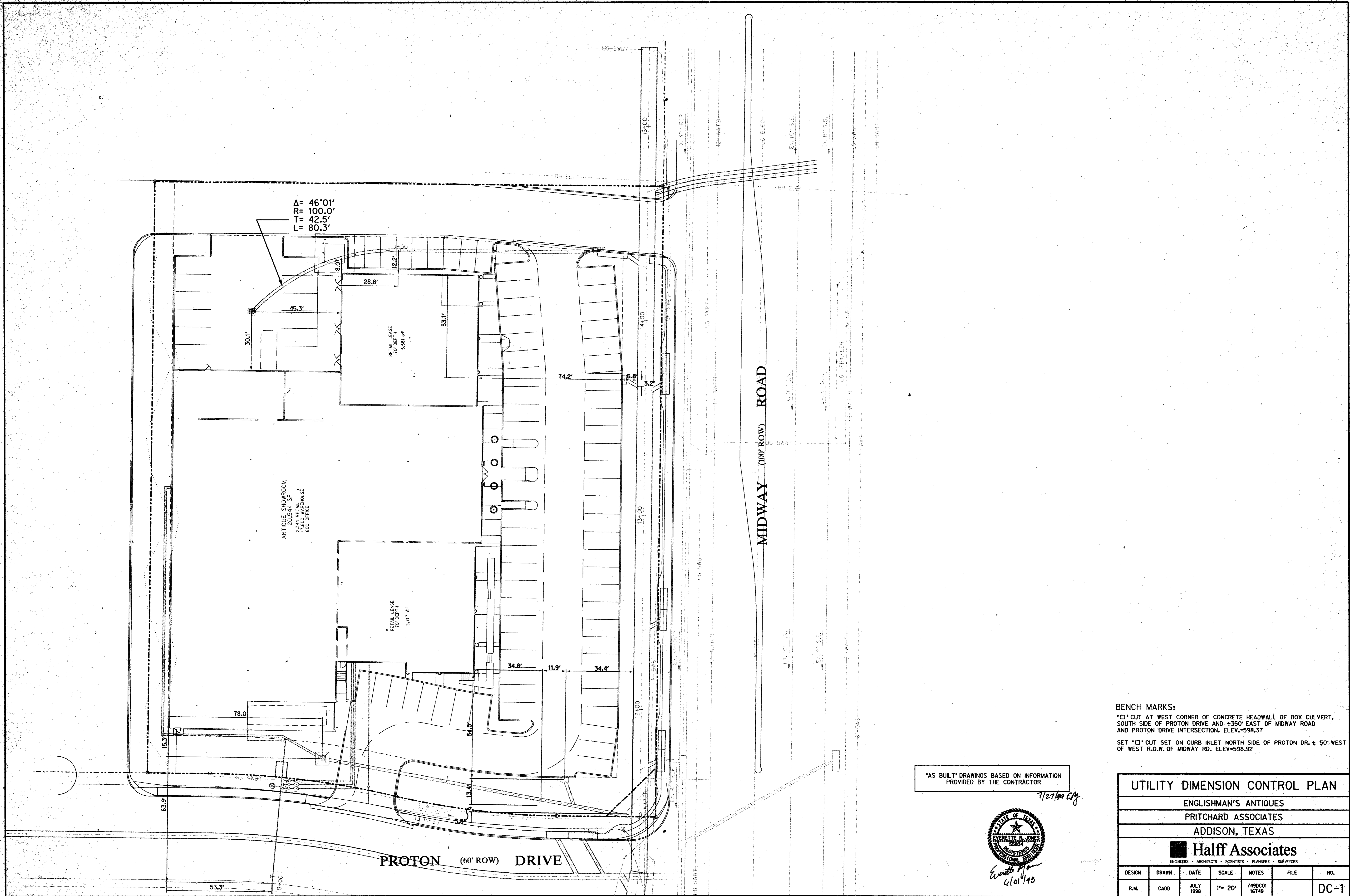


BENCH MARKS:  
 \*□\* CUT AT WEST CORNER OF CONCRETE HEADWALL OF BOX CULVERT, SOUTH SIDE OF PROTON DRIVE AND +350' EAST OF MIDWAY ROAD AND PROTON DRIVE INTERSECTION. ELEV.=598.37  
 SET \*□\* CUT SET ON CURB INLET NORTH SIDE OF PROTON DR. ± 50' WEST OF WEST R.O.W. OF MIDWAY RD. ELEV.=598.92

| UTILITY DIMENSION CONTROL PLAN  |       |           |          |                  |      |      |
|---|-------|-----------|----------|------------------|------|------|
| ENGLISHMAN'S ANTIQUES   |       |           |          |                  |      |      |
| PRITCHARD ASSOCIATES  |       |           |          |                  |      |      |
| ADDISON, TEXAS  |       |           |          |                  |      |      |
|  <b>Half Associates</b><br><small>ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS</small> |       |           |          |                  |      |      |
| DESIGN  | DRAWN | DATE      | SCALE    | NOTES            | FILE | NO.  |
| R.M.  | CADD  | JULY 1998 | 1" = 20' | 7490001<br>16749 |      | DC-1 |







\*AS BUILT\* DRAWINGS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR



7/27/99 EJR  
6/01/98

**BENCH MARKS:**  
 \*□\* CUT AT WEST CORNER OF CONCRETE HEADWALL OF BOX CULVERT, SOUTH SIDE OF PROTON DRIVE AND ±350' EAST OF MIDWAY ROAD AND PROTON DRIVE INTERSECTION. ELEV.=598.37  
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| UTILITY DIMENSION CONTROL PLAN  |       |           |         |                  |      |      |
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| PRITCHARD ASSOCIATES  |       |           |         |                  |      |      |
| ADDISON, TEXAS  |       |           |         |                  |      |      |
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| DESIGN  | DRAWN | DATE      | SCALE   | NOTES            | FILE | NO.  |
| R.M.  | CADD  | JULY 1998 | 1"= 20' | 7490C01<br>16749 |      | DC-1 |





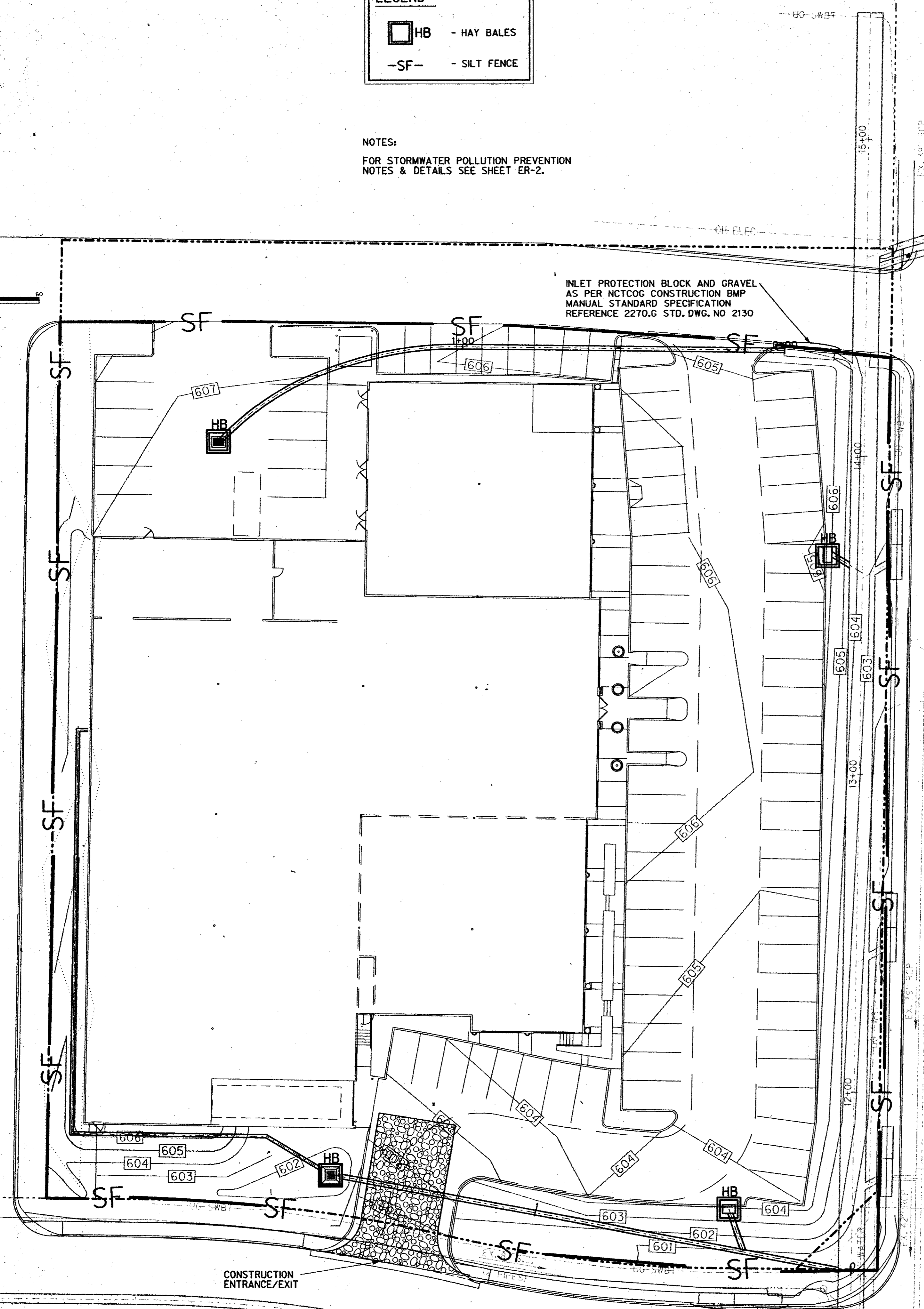
SCALE IN FEET  
0 5 10 15 20 30 40 50 60

**LEGEND**

□ HB - HAY BALES

-SF- - SILT FENCE

NOTES:  
FOR STORMWATER POLLUTION PREVENTION  
NOTES & DETAILS SEE SHEET ER-2.



MIDWAY (100' ROW) ROAD

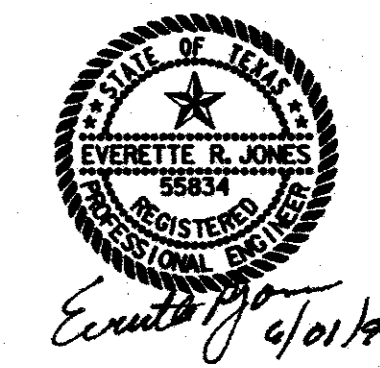
PROTON (60' ROW) DRIVE

- GENERAL NOTES**
1. Contractor is responsible for, and must obtain all necessary construction permits required by the Town of Addison prior to construction, including any and all necessary permits for construction within public street right-of-way.
  2. All site work details shall be done in accordance with the Standard Details of the Town of Addison and conform to the requirements of the plans and contract documents.
  3. Existing utility locations shown are generally schematic in nature and may not accurately reflect the size and location of each particular utility. Contractor shall assume responsibility for actual field location and protection and repairs of existing facilities, whether shown or not. Differences in horizontal and vertical locations of existing utilities shall not be basis for additional compensation to the Contractor. The utility companies which may need to be contacted include, but may not be limited to:
    - A) Town of Addison
    - B) Lone Star Gas
    - C) Southwestern Bell
    - D) Storer Cable
    - E) Planned Cable Systems
    - F) TU Electric
  4. The Contractor shall protect existing property monumentation and primary control. Any such points which the Contractor believes will be destroyed shall have offset points established by the Contractor prior to construction. Any monumentation destroyed by the Contractor shall be reestablished at his expense. All monumentation shall conform to the requirements of the Town of Addison.
  5. It shall be the responsibility of the Contractor to: A) Prevent any damage to private property and property owner's poles, fences, shrubs, etc. B) Protect all underground utilities. C) Notify all utility companies and field verify horizontal and vertical location of all utilities prior to start of construction. Notify owner of any potential conflicts which may exist between the existing utilities and construction plans.
  6. Barricading and traffic control during construction shall be the responsibility of the contractor and shall conform to the 'Texas Manual on Uniform Traffic Control Devices', Part VII in particular. Traffic flow and access shall be maintained during all phases of the construction. The Contractor is responsible for providing traffic safety measures for work on project.
  7. The Contractor shall be able by all applicable federal, state, and local laws governing excavation. The contractor shall provide detailed plans and specifications for trench safety systems that comply with applicable laws governing excavation. These plans shall be sealed by an Engineer experienced in the design of trench safety systems and registered by the State of Texas. Submit plan to the Owner prior to commencing work. The contractor shall be solely responsible for all aspects of work related to excavation.
  8. Contractor shall maintain drainage at all times during construction. Ponding of water in streets, drives, truck courts, trenches, etc. will not be allowed.
  9. Pavement removal and repair shall conform to the Town of Addison requirements. All sawcuts shall be full depth cuts. Contractor shall make efforts to protect concrete edges. Any large spalled or broken edges shall be removed by sawcutting pavement prior to replacement.
  10. Any damages that may occur to real property or existing improvements shall be restored by the Contractor to at least the same condition that the real property or existing improvements were in prior to the damages. This restoration shall be subject to the Owner's approval; moreover, this restoration shall not be a basis for additional compensation to the Contractor. Restoration shall include, but not be limited to, regrassing, revegetation, replacing fences, replacing trees, etc.
  11. Contractor shall maintain existing sanitary sewer and water service at all times during construction.
  12. Contractor is responsible for coordination with utility companies and adjustment of existing sanitary sewer cleanouts, water meters and any other appurtenances to new grade as required.
  13. Contractor is responsible for complying with all applicable local, state and federal storm water pollution prevention laws and ordinances.
  14. Contractor shall stamp a 2-inch 'S' and a 2-inch 'W' in the curb at the location of the sewer service and water service lines, respectfully.
  15. During construction, the Owner shall provide a qualified geotechnical lab to perform materials testing during the construction at the request of the Town of Addison.
  16. The contractor shall submit materials sheets to the Town of Addison for approval prior to incorporating materials into the job.

**BENCH MARKS:**

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**EROSION CONTROL PLAN**

ENGLISHMAN'S ANTIQUES  
PRITCHARD ASSOCIATES  
ADDISON, TEXAS

**Half Associates**  
ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS

| DESIGN | DRAWN | DATE      | SCALE    | NOTES                | FILE | NO.  |
|--------|-------|-----------|----------|----------------------|------|------|
| R.M.   | CADD  | JUNE 1998 | 1" = 20' | T49er01.dwg<br>16749 |      | ER-1 |

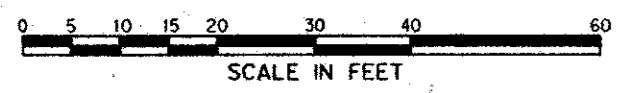
'AS BUILT' DRAWINGS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR

7/28/99 EPJ



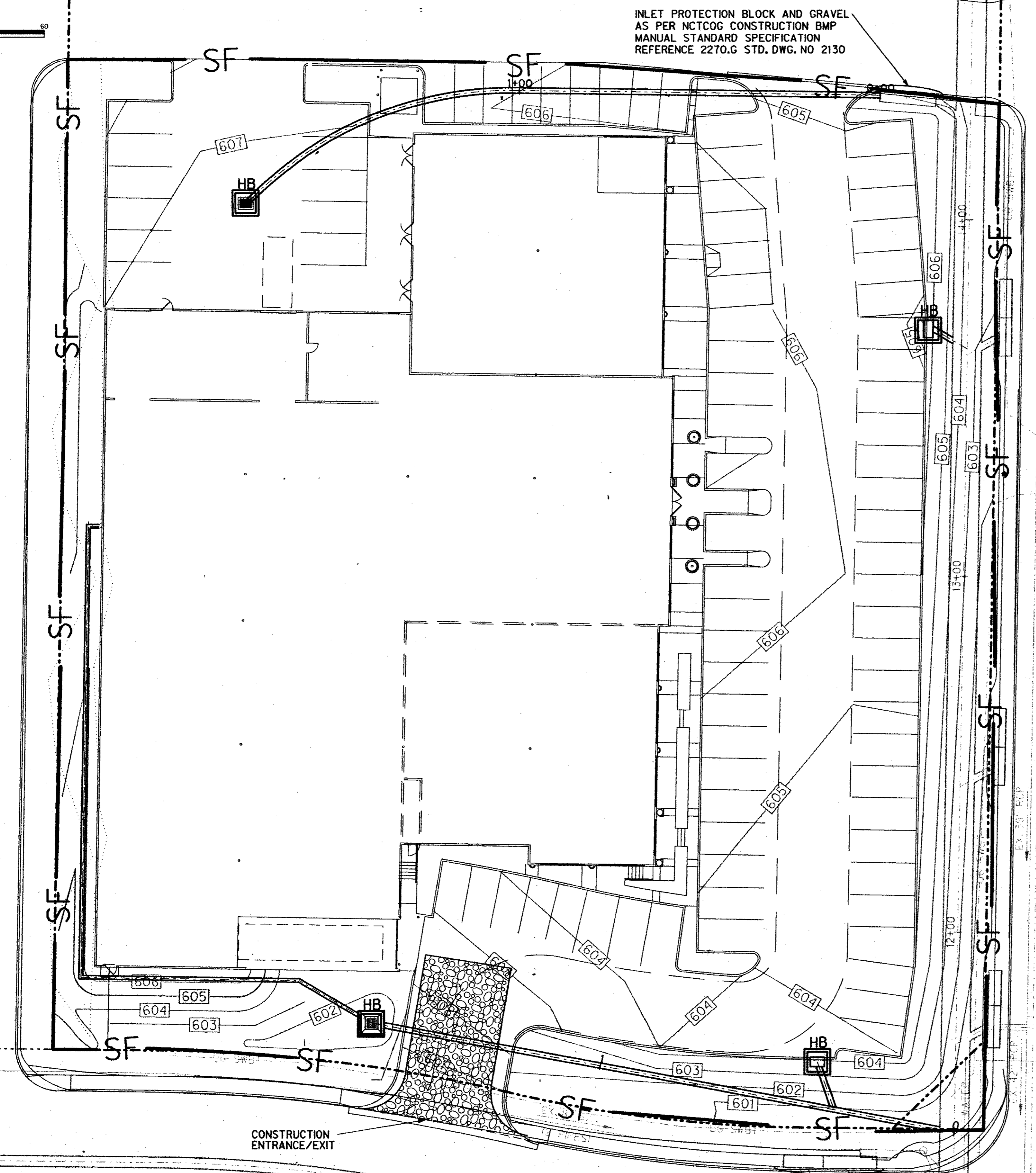






| LEGEND |                 |
|--------|-----------------|
|        | HB - HAY BALES  |
|        | SF - SILT FENCE |

NOTES:  
FOR STORMWATER POLLUTION PREVENTION  
NOTES & DETAILS SEE SHEET ER-2.



PROTON (60' ROW) DRIVE

INLET PROTECTION BLOCK AND GRAVEL  
AS PER NCTCOG CONSTRUCTION BMP  
MANUAL STANDARD SPECIFICATION  
REFERENCE 2270.G STD. DWG. NO 2130

MIDWAY (100' ROW) ROAD

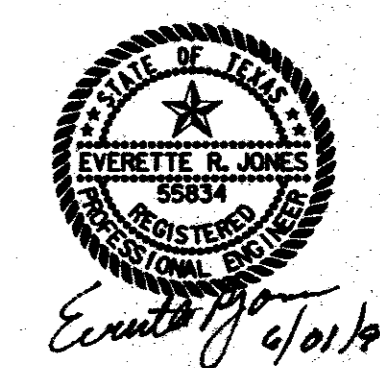
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BENCH MARKS:

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AND PROTON DRIVE INTERSECTION. ELEV.=598.37  
SET \*□\* CUT SET ON CURB INLET NORTH SIDE OF PROTON DR. ± 50' WEST  
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EROSION CONTROL PLAN  
ENGLISHMAN'S ANTIQUES  
PRITCHARD ASSOCIATES  
ADDISON, TEXAS

**Half Associates**  
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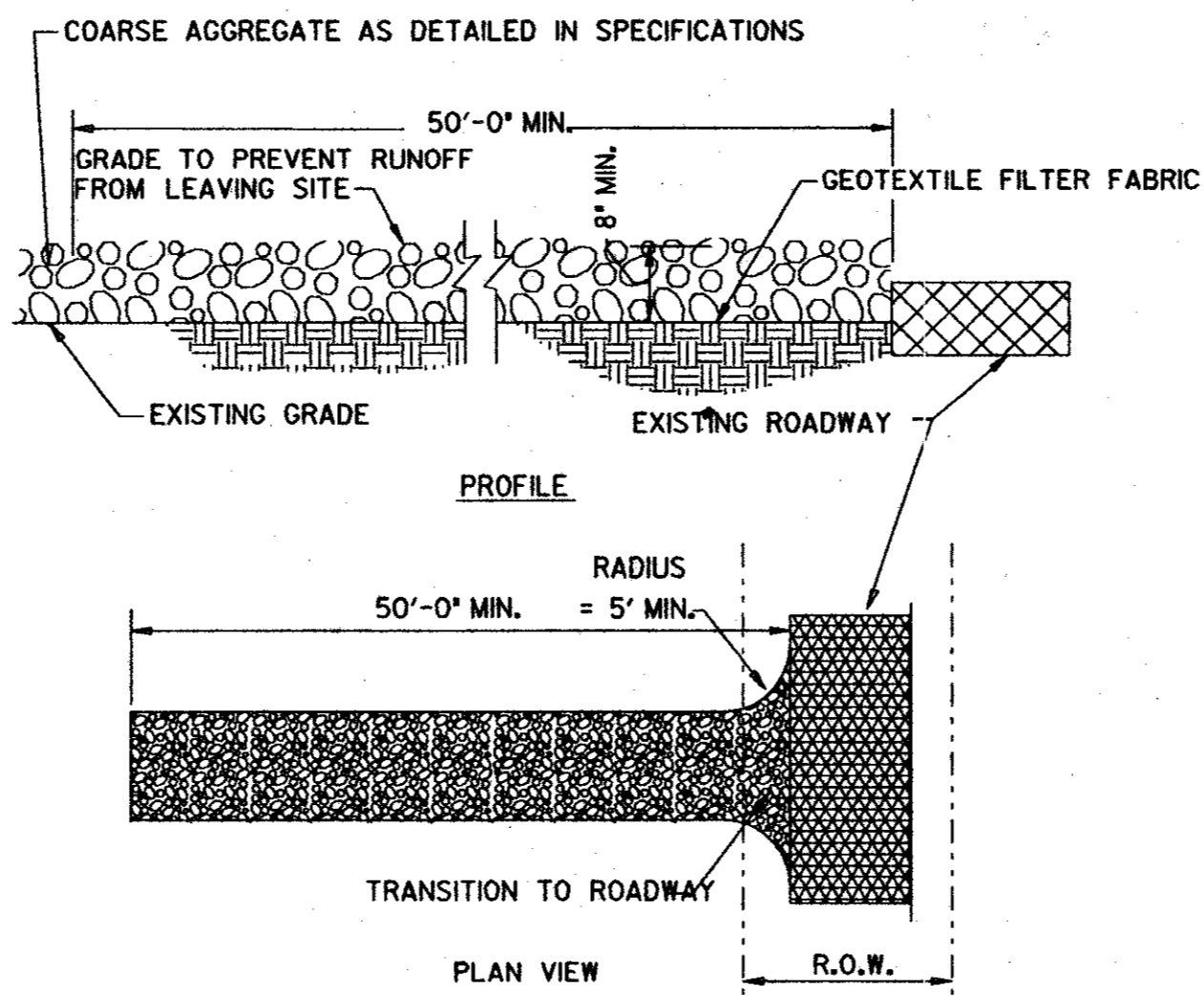
| DESIGN | DRAWN | DATE      | SCALE    | NOTES                | FILE | NO.  |
|--------|-------|-----------|----------|----------------------|------|------|
| R.M.   | CADD  | JUNE 1998 | 1" = 20' | T49er01.dgn<br>16749 |      | ER-1 |

7/28/99 EPJ



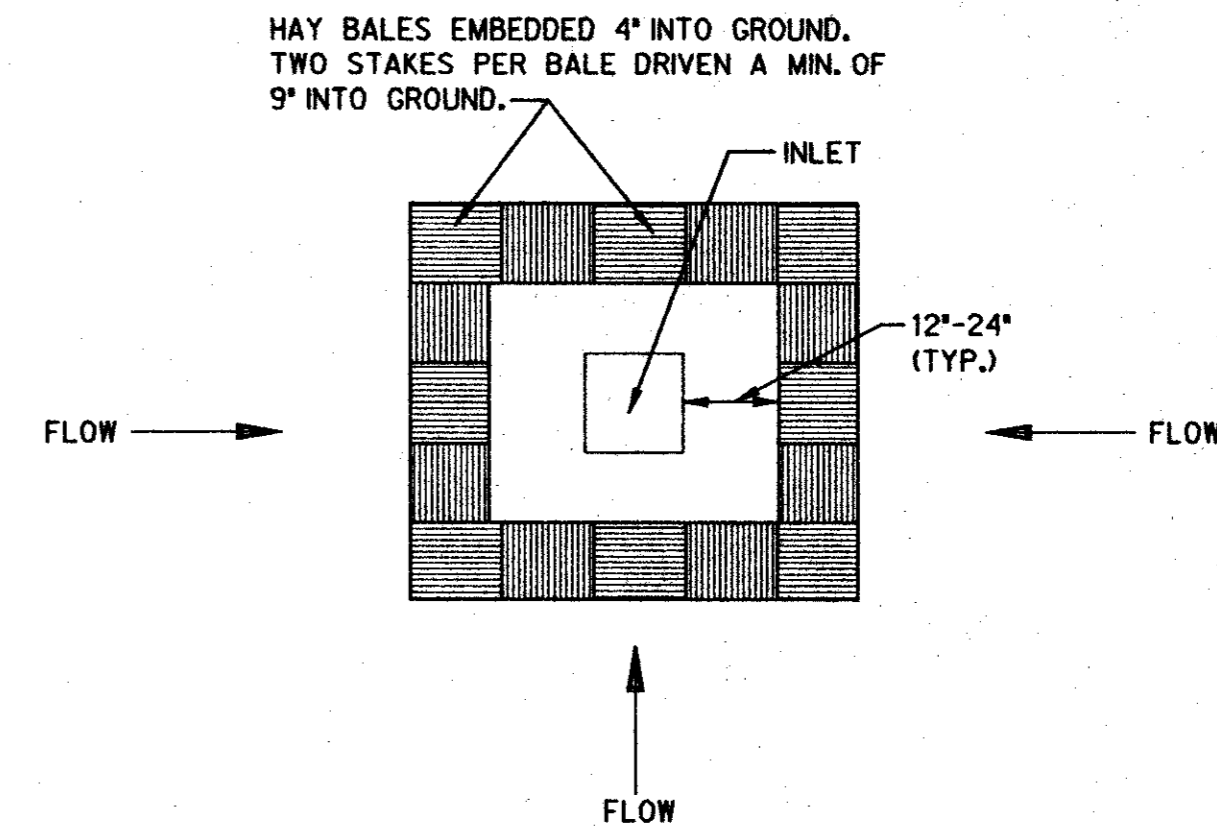
**GENERAL NOTES:**

- IT IS THE INTENT OF THE INFORMATION PROVIDED ON THIS SHEET AND WITHIN THE SPECIFICATIONS TO BE USED AS GENERAL GUIDELINES TO PRODUCE THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT TO ESTABLISH A MINIMUM BASIS OF COMPLIANCE WITH FEDERAL REGULATIONS. THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH IN THE ENVIRONMENTAL PROTECTION AGENCY'S NPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITES PUBLISHED IN THE SEPTEMBER 9, 1992 FEDERAL REGISTER.
- THE STORM WATER POLLUTION PREVENTION PLAN SHOULD ADDRESS THREE GOALS:  
DIVERSION OF UPSLOPE WATER AROUND DISTURBED AREAS OF THE SITE;  
LIMIT THE EXPOSURE OF DISTURBED AREAS TO THE SHORTEST DURATION POSSIBLE; AND  
REMOVAL OF SEDIMENT FROM STORM WATER BEFORE IT LEAVES THE SITE.
- THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) AVAILABLE, UPON REQUEST, TO EPA.
- THE CONTRACTOR MUST AMEND THE SWP3 PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE ON THE SITE, OR WHEN THE EXISTING SWP3 PROVES INEFFECTIVE. MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES. REPAIRS OF INADEQUACIES REVEALED BY THE INSPECTION MUST BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
- AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE SWP3 SHALL BE RETAINED AND MADE PART OF THE SWP3.
- ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE SWP3 MUST CERTIFY AS TO AN UNDERSTANDING OF THE NPDES GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE SWP3.
- THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE:  
DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR;  
REGULAR COLLECTION OF WASTES;  
CONVENIENTLY LOCATED WASTE RECEPTACLES; AND  
DESIGNATING AND CONTROLLING EQUIPMENT WASHDOWN.
- THE CONTRACTOR SHALL AMEND OR MODIFY THE SWP3 AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.
- AREAS OF CONSTRUCTION ELSEWHERE ON THE PROJECT SHALL CONFORM TO THE DETAILS SHOWN ON THE PLANS.
- BORROW AREAS, IF EXCAVATED, SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS AND SPECIFICATIONS. ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE SWP3. THIS WORK SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDED WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING. THIS INCLUDES ALL DITCHES AND EMBANKMENTS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDED AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY OWNER.
- THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL TRAFFIC EXIT POINTS PRIOR TO EXITING ONTO ANY PAVED ROADWAY. EXIT SHALL BE CONSTRUCTED AS DETAILED ON THIS SHEET AND IN SPECIFICATIONS.
- THE CONTRACTOR SHALL CONSTRUCT A SILT FENCE AT ALL LOCATIONS SHOWN ON PLANS AND ALL BORROW AND STOCK PILE AREAS. THE SILT FENCE SHALL BE CONSTRUCTED AS DETAILED ON THIS PLAN & IN SPECIFICATIONS.
- THE CONTRACTOR SHALL DESIGNATE MATERIAL AND EQUIPMENT STORAGE AREAS MUTUALLY AGREED TO BY OWNER. THE STORAGE AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE AND THE SURFACE STABILIZED WITH A MINIMUM OF 2 INCHES OF COMPACTED FLEX BASE ON 6 INCHES OF SCARIFIED AND RECOMPACTED SUBGRADE. A SILT FENCE SHALL BE INSTALLED AROUND THE STORAGE AREAS TO PREVENT EROSION FROM LEAVING THE SITE.
- THE CONTRACTOR SHALL CONSTRUCT A CONSTRUCTION STAGING AND FIELD OFFICE ENTRANCE ROAD AT A LOCATION MUTUALLY AGREED TO BY OWNER. THE ENTRANCE ROAD SHALL BE STABILIZED WITH A MINIMUM OF 2 INCHES OF COMPACTED FLEX BASE ON 6 INCHES OF SCARIFIED AND RECOMPACTED SUBGRADE.
- ALL INLETS (ONSITE AND OFFSITE) RECEIVING DRAINAGE WATER FROM DISTURBED AREAS SHALL BE PROTECTED WITH A SILT FENCE OR HAY BALE DIKE TO PREVENT EROSION FROM BEING TRANSPORTED INTO INLETS.



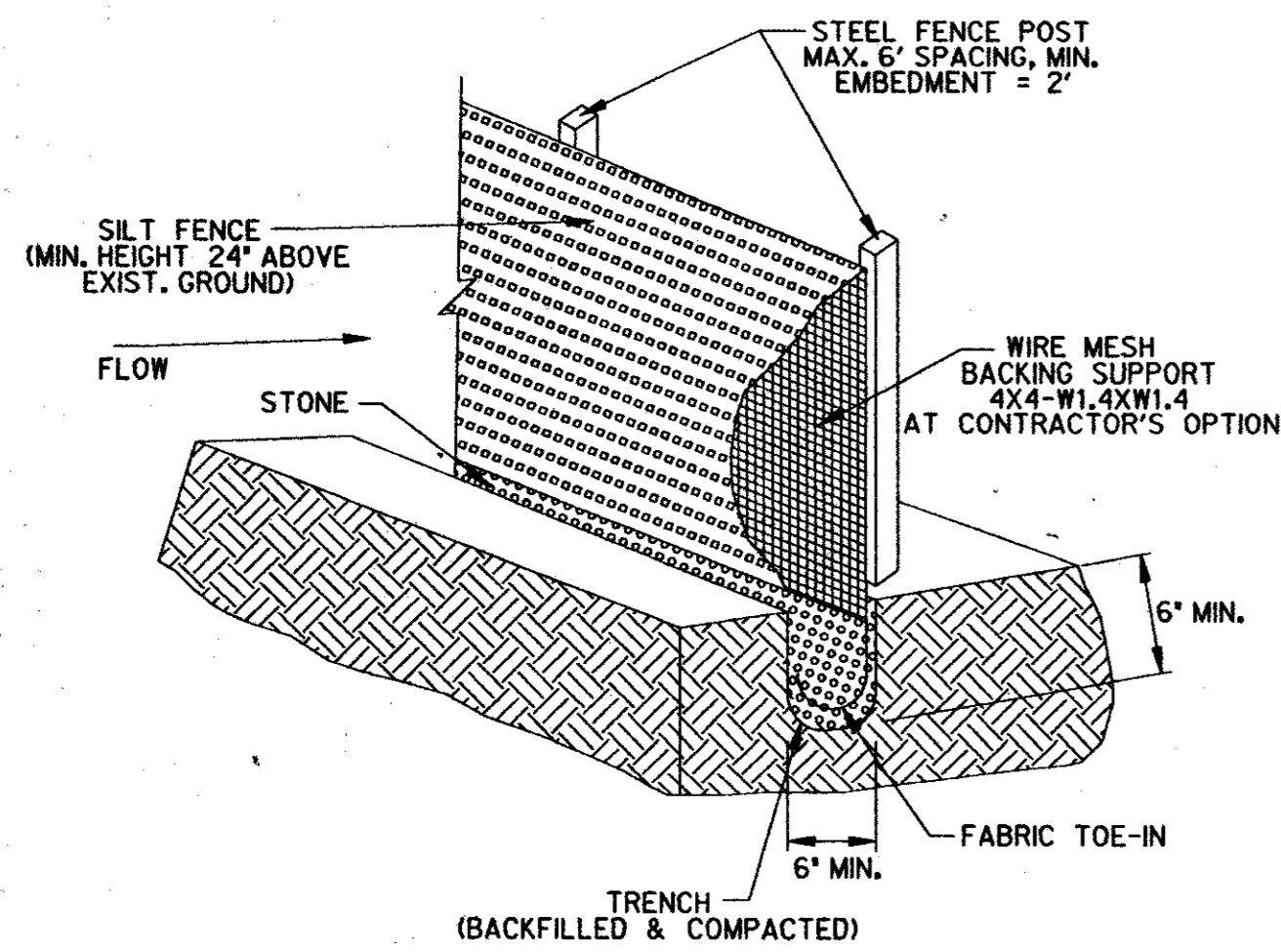
**STABILIZED CONSTRUCTION EXIT**  
N.T.S.

NOTE: CONSTRUCTION ENTRANCE/EXIT TO BE REMOVED WHEN SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



**INLET PROTECTION**  
N.T.S.

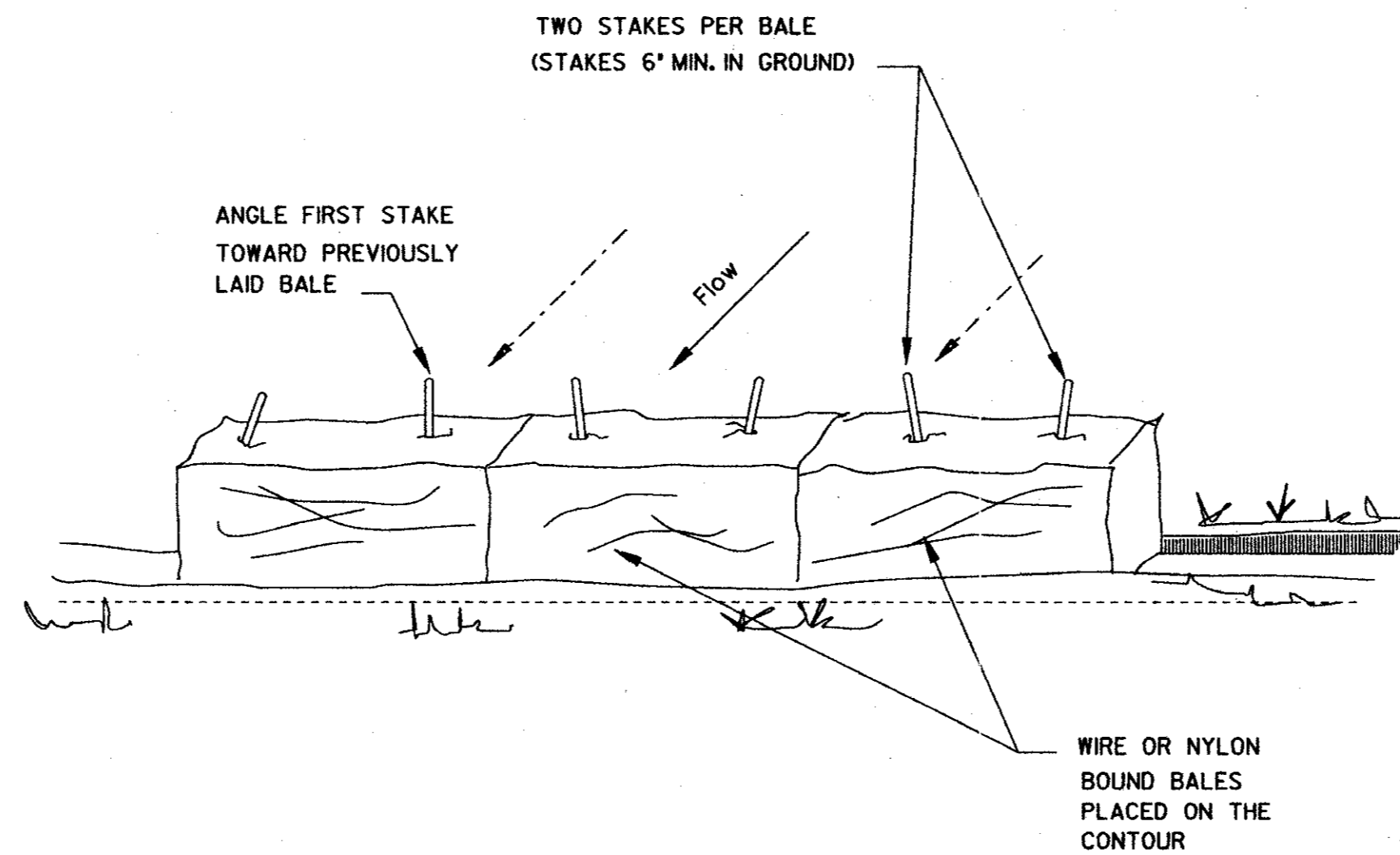
NOTE: INLET PROTECTION TO BE REMOVED WHEN SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



**NOTES:**

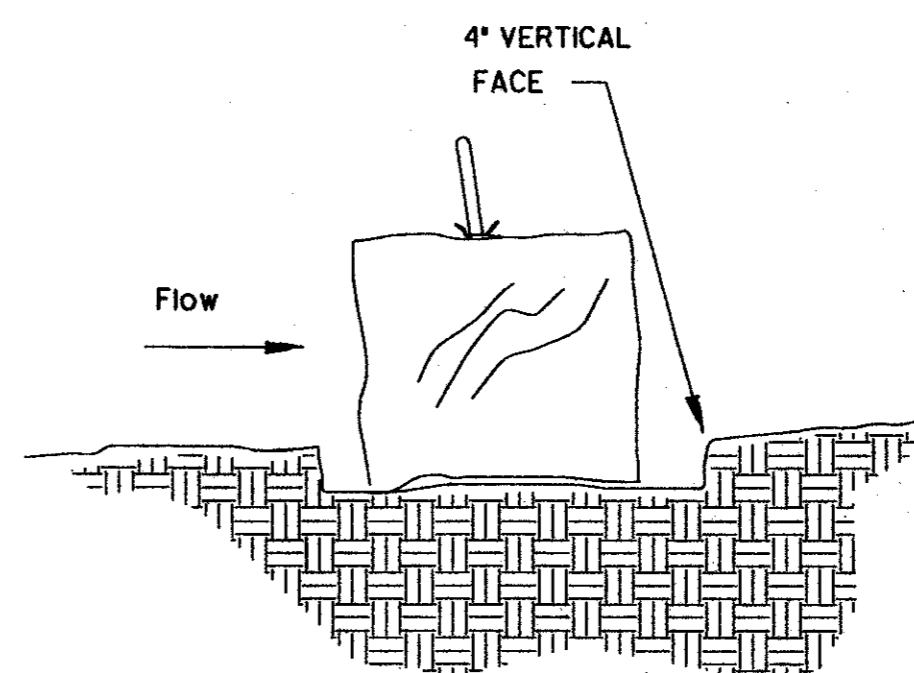
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF TWO (2) FEET.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF ONSITE IN AN APPROVED LOCATION AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

**SILT FENCE DETAIL**  
N.T.S.



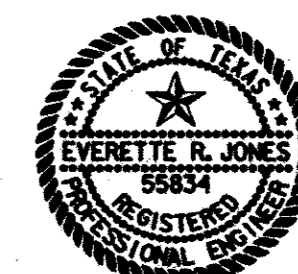
**ANCHORING DETAIL FOR HAY BALE DIKE**  
N.T.S.

NOTE: HAY BALE DIKE TO BE REMOVED WHEN SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



**NOTE:**

- THE PLAN SHALL BE IMPLEMENTED, MAINTAINED AND REGULARLY INSPECTED BY CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING, FOR HIMSELF AND THE OWNER, THE E.P.A. NOTICE OF INTENT (NOI) FORM.



*Everett R. Jones*  
7/28/99

\*AS BUILT\* DRAWINGS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR

|  |       |           |          |                      |      |      |
|--|-------|-----------|----------|----------------------|------|------|
| <b>EROSION CONTROL PLAN</b>  |       |           |          |                      |      |      |
| ENGLISHMAN'S ANTIQUES  |       |           |          |                      |      |      |
| PRITCHARD ASSOCIATES   |       |           |          |                      |      |      |
| ADDISON, TEXAS   |       |           |          |                      |      |      |
| <b>Half Associates</b><br>ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS |       |           |          |                      |      |      |
| DESIGN   | DRAWN | DATE      | SCALE    | NOTES                | FILE | NO.  |
| R.M.   | CADD  | JUNE 1998 | 1" = 20' | 749a-02.dwg<br>16749 |      | ER-2 |

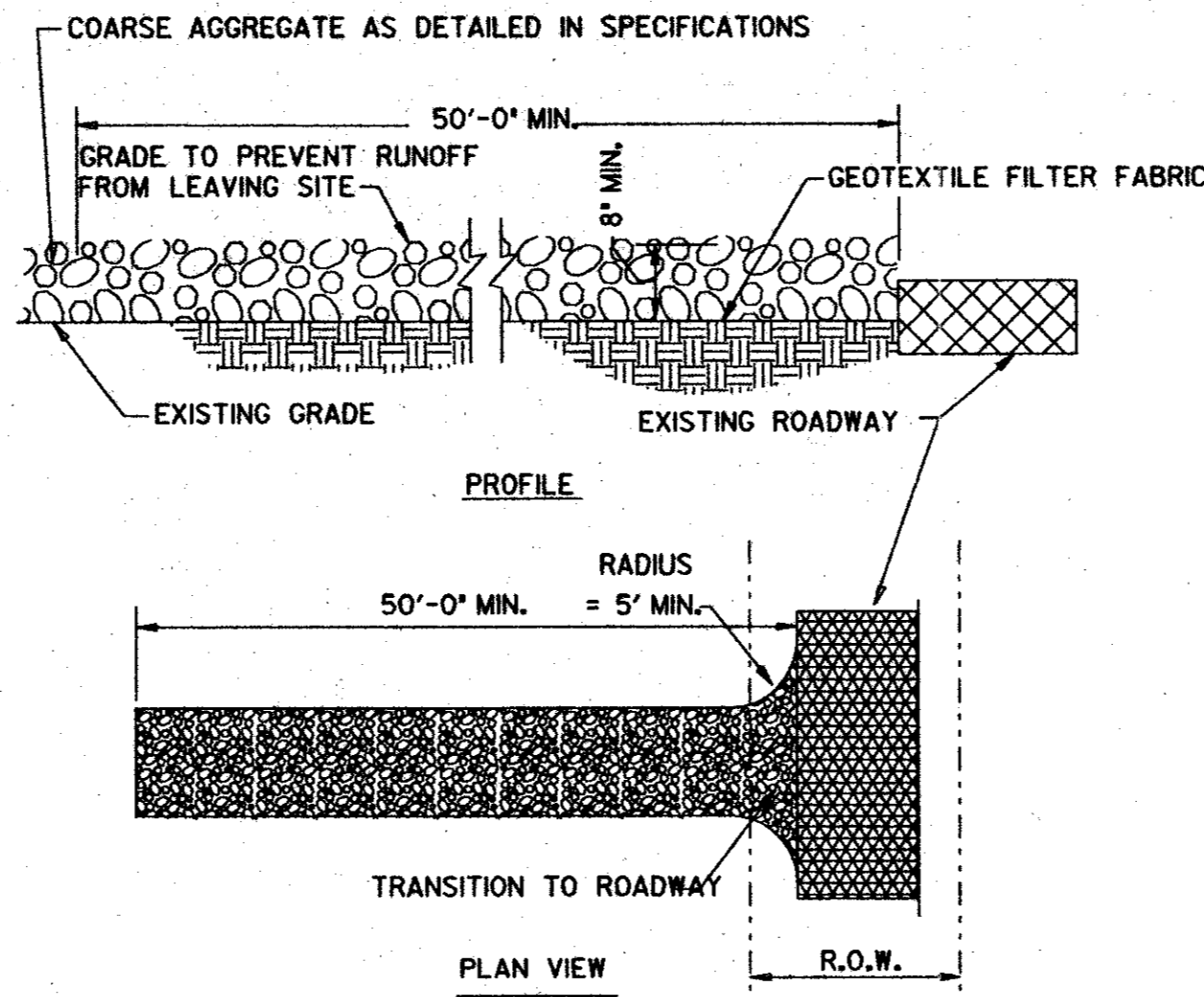






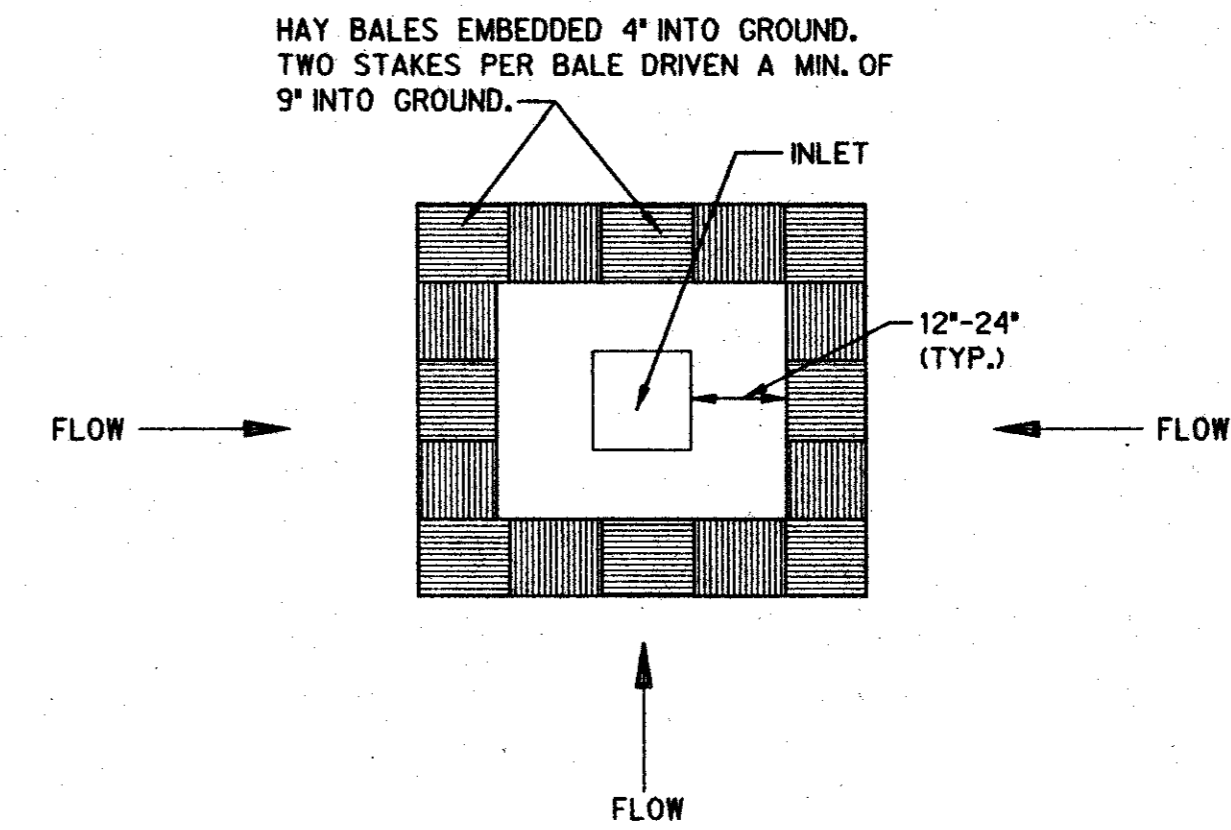
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- AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE SWP3 SHALL BE RETAINED AND MADE PART OF THE SWP3.
- ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE SWP3 MUST CERTIFY AS TO AN UNDERSTANDING OF THE NPDES GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE SWP3.
- THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE:  
DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR;  
REGULAR COLLECTION OF WASTES;  
CONVENIENTLY LOCATED WASTE RECEPTACLES; AND  
DESIGNATING AND CONTROLLING EQUIPMENT WASHDOWN.
- THE CONTRACTOR SHALL AMEND OR MODIFY THE SWP3 AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.
- AREAS OF CONSTRUCTION ELSEWHERE ON THE PROJECT SHALL CONFORM TO THE DETAILS SHOWN ON THE PLANS.
- BORROW AREAS, IF EXCAVATED, SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS AND SPECIFICATIONS.  
ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE SWP3. THIS WORK SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDS WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING. THIS INCLUDES ALL DITCHES AND EMBANKMENTS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDS AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY OWNER.
- THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL TRAFFIC EXIT POINTS PRIOR TO EXITING ONTO ANY PAVED ROADWAY. EXIT SHALL BE CONSTRUCTED AS DETAILED ON THIS SHEET AND IN SPECIFICATIONS.
- THE CONTRACTOR SHALL CONSTRUCT A SILT FENCE AT ALL LOCATIONS SHOWN ON PLANS AND ALL BORROW AND STOCK PILE AREAS. THE SILT FENCE SHALL BE CONSTRUCTED AS DETAILED ON THIS PLAN & IN SPECIFICATIONS.
- THE CONTRACTOR SHALL DESIGNATE MATERIAL AND EQUIPMENT STORAGE AREAS MUTUALLY AGREED TO BY OWNER. THE STORAGE AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE AND THE SURFACE STABILIZED WITH A MINIMUM OF 2 INCHES OF COMPACTED FLEX BASE ON 6 INCHES OF SCARIFIED AND RECOMPACTED SUBGRADE. A SILT FENCE SHALL BE INSTALLED AROUND THE STORAGE AREAS TO PREVENT EROSION FROM LEAVING THE SITE.
- THE CONTRACTOR SHALL CONSTRUCT A CONSTRUCTION STAGING AND FIELD OFFICE ENTRANCE ROAD AT A LOCATION MUTUALLY AGREED TO BY OWNER. THE ENTRANCE ROAD SHALL BE STABILIZED WITH A MINIMUM OF 2 INCHES OF COMPACTED FLEX BASE ON 6 INCHES OF SCARIFIED AND RECOMPACTED SUBGRADE.
- ALL INLETS (ONSITE AND OFFSITE) RECEIVING DRAINAGE WATER FROM DISTURBED AREAS SHALL BE PROTECTED WITH A SILT FENCE OR HAY BALE DIKE TO PREVENT EROSION FROM BEING TRANSPORTED INTO INLETS.



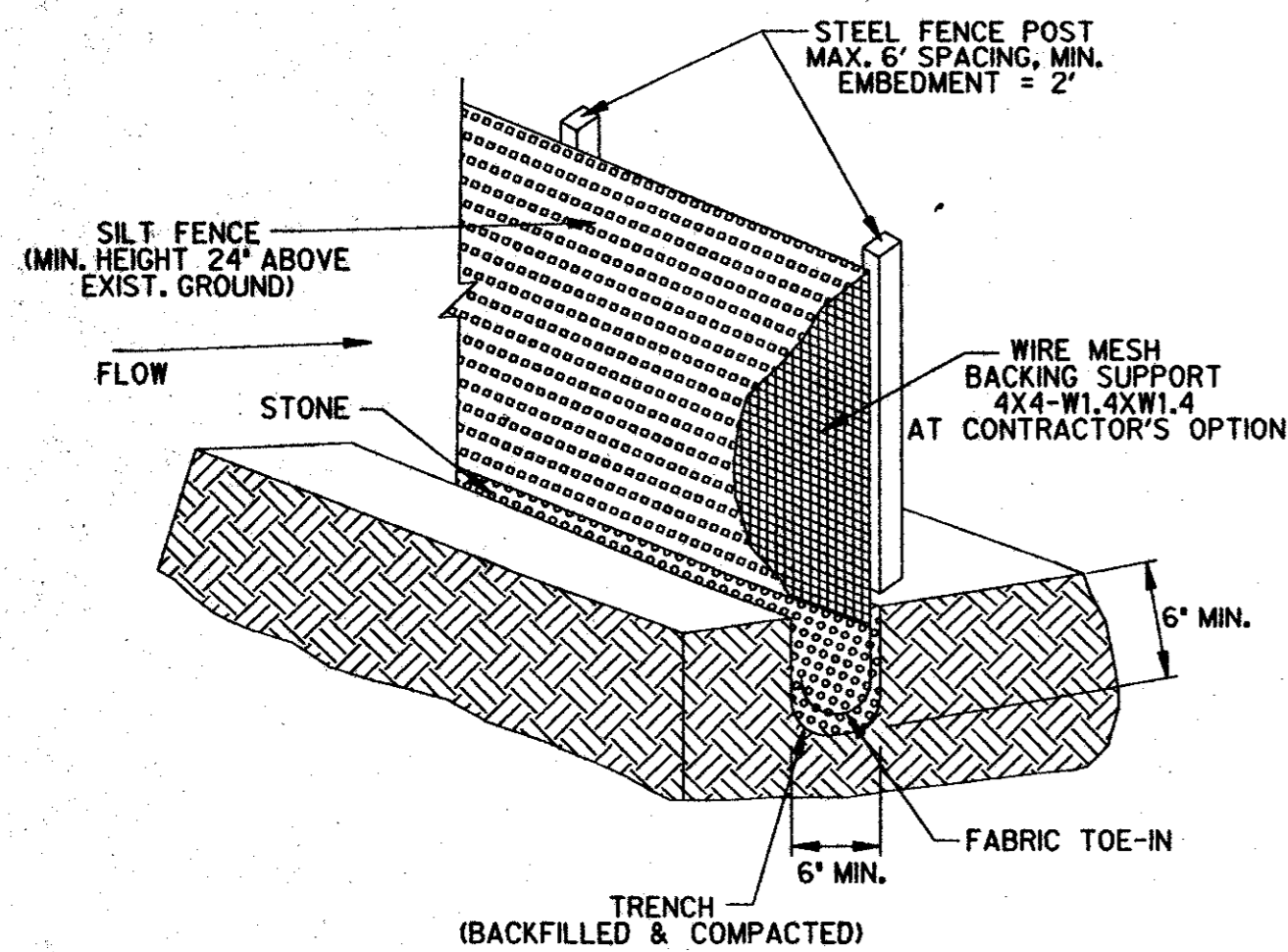
**STABILIZED CONSTRUCTION EXIT**  
N. T. S.

NOTE: CONSTRUCTION ENTRANCE/EXIT TO BE REMOVED WHEN SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



**INLET PROTECTION**  
N. T. S.

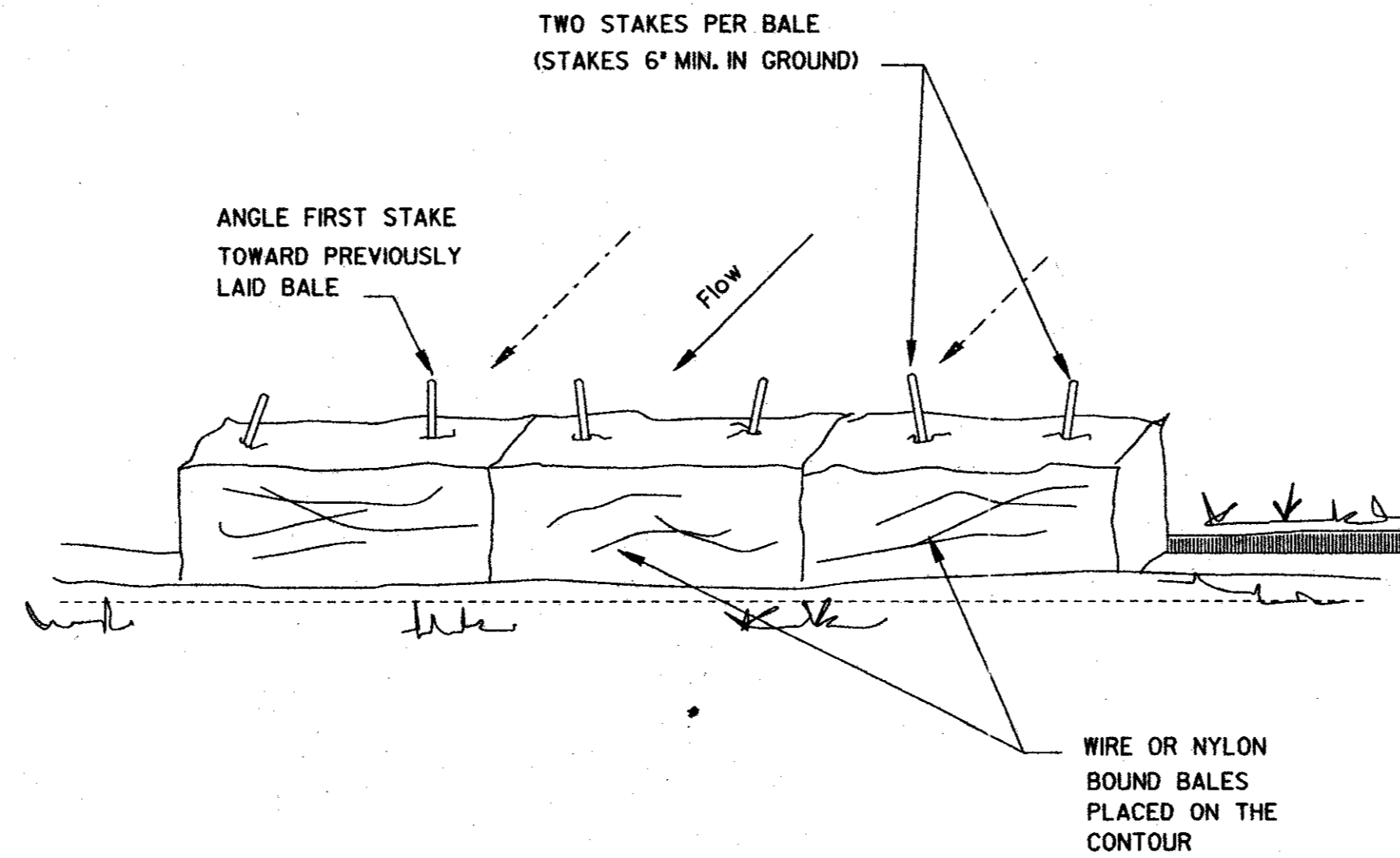
NOTE: INLET PROTECTION TO BE REMOVED WHEN SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



**NOTES:**

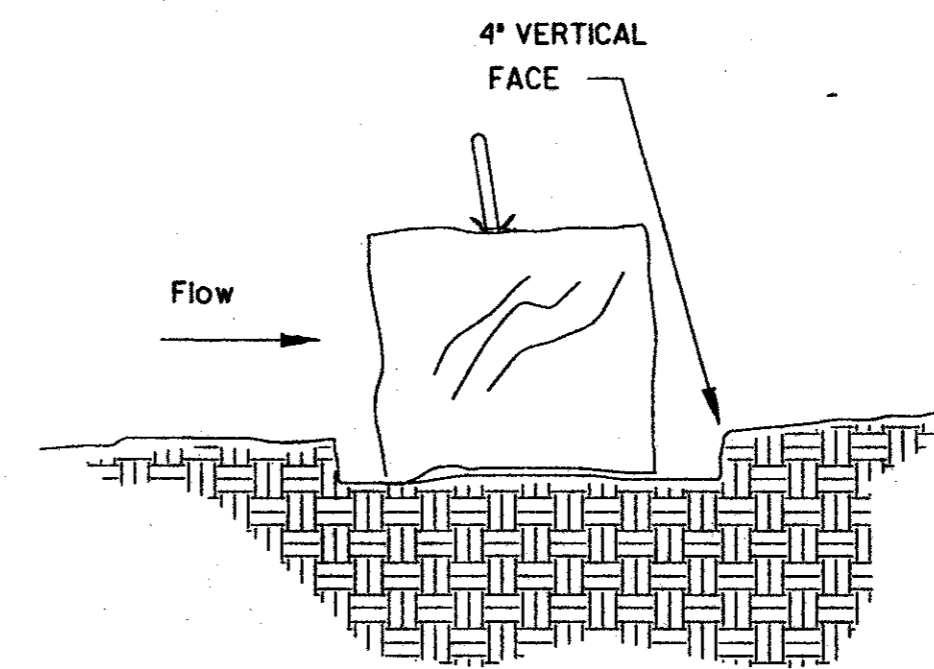
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF TWO (2) FEET.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF ONSITE IN AN APPROVED LOCATION AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

**SILT FENCE DETAIL**  
N. T. S.



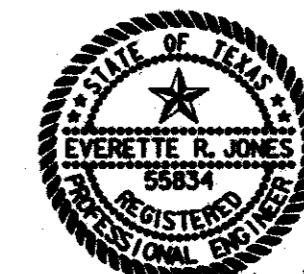
**ANCHORING DETAIL FOR HAY BALE DIKE**  
N. T. S.

NOTE: HAY BALE DIKE TO BE REMOVED WHEN SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



**NOTE:**

- THE PLAN SHALL BE IMPLEMENTED, MAINTAINED AND REGULARLY INSPECTED BY CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING, FOR HIMSELF AND THE OWNER, THE E.P.A. NOTICE OF INTENT (NOI FORM).



'AS BUILT' DRAWINGS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR

7/28/99

|  |       |           |         |                      |      |      |
|--|-------|-----------|---------|----------------------|------|------|
| <b>EROSION CONTROL PLAN</b>                                |       |           |         |                      |      |      |
| ENGLISHMAN'S ANTIQUES                                      |       |           |         |                      |      |      |
| PRITCHARD ASSOCIATES                                       |       |           |         |                      |      |      |
| ADDISON, TEXAS   |       |           |         |                      |      |      |
| <b>Half Associates</b>                                     |       |           |         |                      |      |      |
| ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS |       |           |         |                      |      |      |
| DESIGN   | DRAWN | DATE      | SCALE   | NOTES                | FILE | NO.  |
| R.M.   | CADD  | JUNE 1998 | 1"= 20' | 749er02.dwg<br>16749 |      | ER-2 |



B7-16

OWNER'S CERTIFICATE

WHEREAS, ENGLISHMAN'S ANTIQUES, is the owner of a 1.872 acre tract of land situated in the Thomas L. Chenowith Survey, Abstract No. 273, Dallas County, Texas, some being part of the tract of land described in the Substitute Trustee's Deed to AmWest Savings Association dated April 3, 1990 and recorded in Volume 90065, Page 2523 in the Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at a 1/2" set iron rod at the intersection of the West line of Midway Road (100 foot right-of-way) and the North line of Proton Drive (60 foot right-of-way) as described in the Proton Drive addition to the Town of Addison recorded in Volume 82053, Page 1900 in the Deed Records of Dallas County, Texas;

THENCE North 89 degrees 23 minutes 17 seconds West a distance of 50.38 feet along the north line of Proton Drive to a 1/2" set iron rod at the point of curvature of a circular curve to the right having a radius of 370.00 feet and whose chord bears North 83 degrees 01 minutes 08 seconds West a distance of 82.09 feet;

THENCE Northwesterly along said north line of Proton Drive and along said curve an arc distance of 82.26 feet and through a central angle of 12 degrees 44 minutes 18 seconds to a found 1/2" iron rod at the point of reverse curvature of a curve to the left having a radius of 430.00 feet and whose chord bears North 83 degrees 01 minutes 08 seconds West a distance of 95.40 feet;

THENCE Northwesterly along said north line of Proton Drive and along said curve an arc distance of 95.60 feet and through a central angle of 12 degrees 44 minutes 18 seconds to a found 1/2" iron rod at the point of tangency;

THENCE North 89 degrees 23 minutes 17 seconds West, along said north line of Proton Drive a distance of 31.65 feet to a found 1/2" iron rod for a corner at the Southeast corner of Lot 1, Block A of the Courtyard by Marriott No. 1, an addition to the Town of Addison recorded in Volume 4598, Page 48 in the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 49 minutes 25 seconds East along the east line of said Lot 1 to a found P.N. nail in concrete pavement in the South line of a 100 foot wide tract of land described in the Deed to Dallas Power and Light Company dated October 22, 1956 and recorded in Volume 4598, Page 130 in the Deed Records of Dallas County, Texas;

THENCE South 89 degrees 23 minutes 17 seconds East along the south line of said Dallas Power and Light right-of-way to a found 1/2" iron rod on the West line of Midway Road;

THENCE South 00 degrees 49 minutes 25 seconds West along the West line of Midway Road, a distance of 324.69 feet to the POINT OF BEGINNING AND CONTAINING 81,214 square feet or 1.872 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ANTHONY CLINGLY ("Owner") does hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK A OF ENGLISHMAN'S PLAZA 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, 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 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 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 run-off 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 city to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the 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 city 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.

*Anthony J. Clingly*  
OWNER'S SIGNATURE

OWNER'S SIGNATURE

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

ON THIS DAY PERSONALLY APPEARED, *Anthony J. Clingly*  
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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF May, 1998.

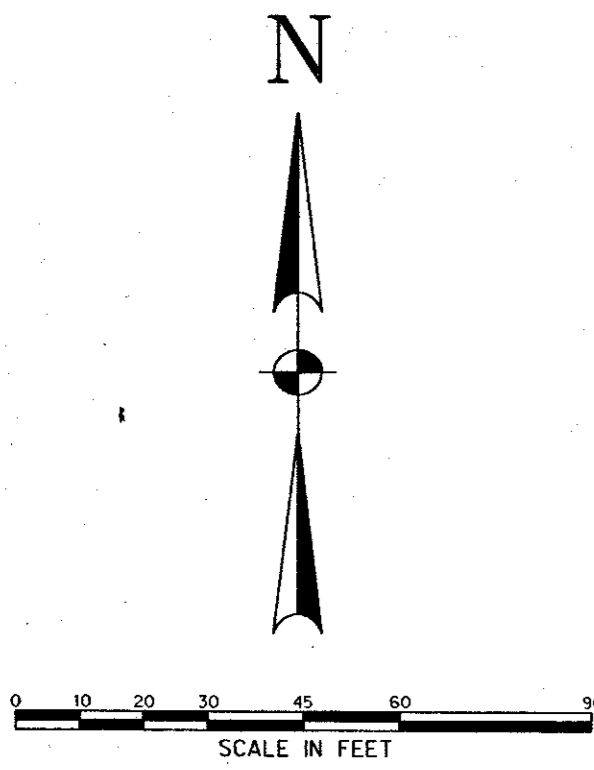
MY COMMISSION EXPIRES 4-8-2002.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Susan D. Ash*

B7-16

AS-BUILT'S REG 7/29/99  
ENGLISHMAN'S ANTIQUES



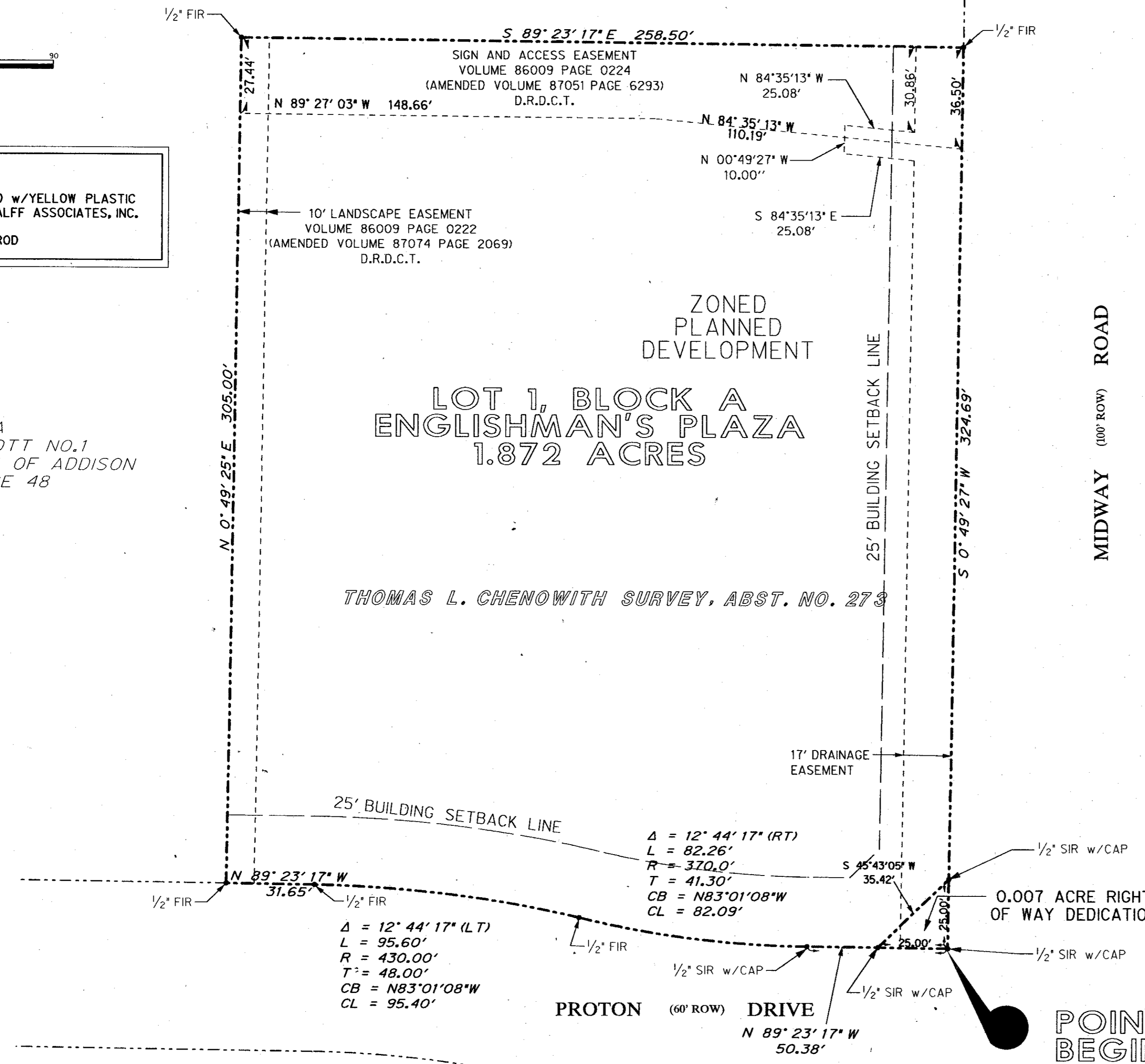
DALLAS POWER AND LIGHT COMPANY RIGHT OF WAY (100' ROW)  
VOLUME 4598, PAGE 130 D.R.D.C.T.

LEGEND:  
1/2" SIR w/CAP — 1/2" SET IRON ROD w/YELLOW PLASTIC CAP STAMPED HALFF ASSOCIATES, INC.  
1/2" FIR — 1/2" FOUND IRON ROD

LOT 1, BLOCK A  
COURTYARD BY MARRIOTT NO.1  
AN ADDITION TO THE TOWN OF ADDISON  
VOLUME 86146, PAGE 48  
D.R.D.C.T.

ZONED  
PLANNED  
DEVELOPMENT  
LOT 1, BLOCK A  
ENGLISHMAN'S PLAZA  
1.872 ACRES

THOMAS L. CHENOWITH SURVEY, ABST. NO. 273



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT EVERETTE R. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAS PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY SUPERVISION.

*Everette R. Jones* 5/29/98  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS  
NO. 4568

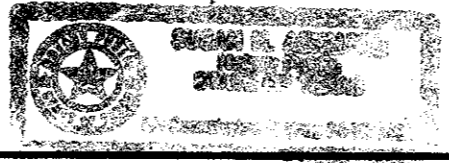


STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

ON THIS DAY PERSONALLY APPEARED, *Everette R. Jones*  
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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF May, 1998.

MY COMMISSION EXPIRES 4-8-2002.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VOLUME 98112  
PAGE 00027

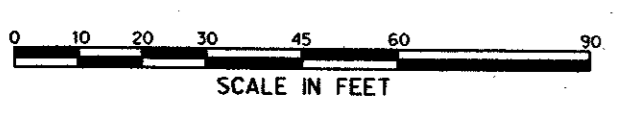
FINAL PLAT  
OF  
LOT 1, BLOCK A  
ENGLISHMAN'S PLAZA  
AN ADDITION TO THE  
TOWN OF ADDISON, TEXAS

OUT OF THE  
THOMAS L. CHENOWITH SURVEY, ABST. No. 273  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS  
FOR

ENGLISHMAN'S  
ANTIQUES  
15304 MIDWAY ROAD, ADDISON, TEXAS

PREPARED BY:  
HALFF ASSOCIATES, INC.  
ENGINEERS • SCIENTISTS • SURVEYORS  
8616 NORTHWEST PLAZA DRIVE, DALLAS, TEXAS 75225  
DALLAS ~ FORT WORTH ~ HOUSTON  
SCALE: 1"=30' AVO 16749 MAY 1998

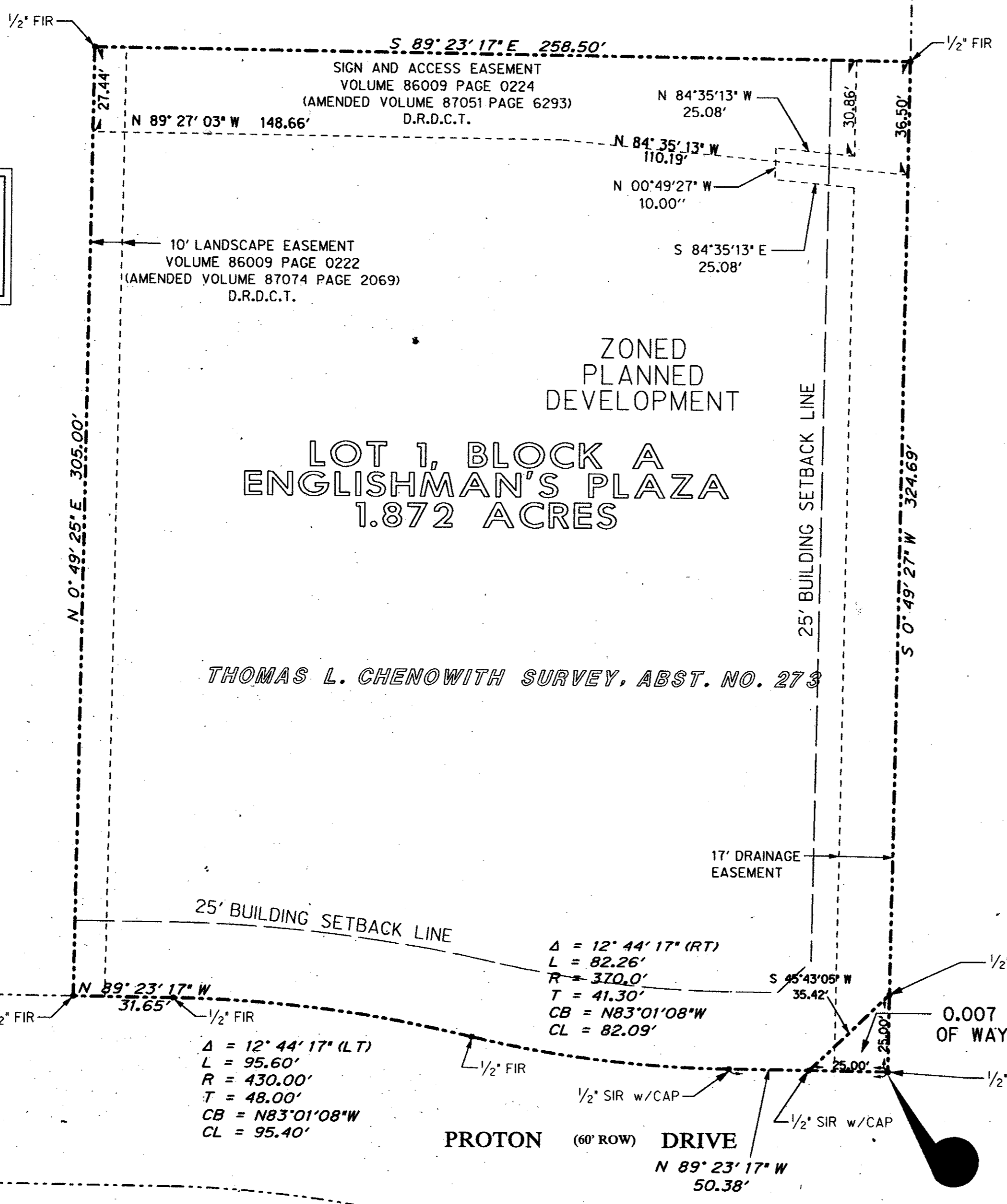




**LEGEND:**  
 1/2" SIR w/CAP — 1/2" SET IRON ROD w/YELLOW PLASTIC CAP STAMPED HALFF ASSOCIATES, INC.  
 1/2" FIR — 1/2" FOUND IRON ROD

LOT 1, BLOCK A  
 COURTYARD BY MARRIOTT NO.1  
 AN ADDITION TO THE TOWN OF ADDISON  
 VOLUME 86146, PAGE 48  
 D.R.D.C.T.

DALLAS POWER AND LIGHT COMPANY RIGHT OF WAY (100' ROW)  
 VOLUME 4598, PAGE 130 D.R.D.C.T.



THOMAS L. CHENOWITH SURVEY, ABST. NO. 273

$\Delta = 12^\circ 44' 17''$  (RT)  
 $L = 82.26'$   
 $R = 370.0'$   
 $T = 41.30'$   
 $CB = N83^\circ 01' 08'' W$   
 $CL = 82.09'$

$\Delta = 12^\circ 44' 17''$  (LT)  
 $L = 95.60'$   
 $R = 430.00'$   
 $T = 48.00'$   
 $CB = N83^\circ 01' 08'' W$   
 $CL = 95.40'$

POINT OF BEGINNING

BASIS OF BEARING IS THE MONUMENTED EAST PROPERTY LINE OF LOT 1, BLOCK A, COURTYARD BY MARRIOTT NO.1, AN ADDITION TO THE TOWN OF ADDISON WITH A RECORD BEARING OF S 00° 49' 25" W, AS RECORDED IN VOLUME 8046, PAGE 48 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT EVERETTE R. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAS PLATED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY SUPERVISION.

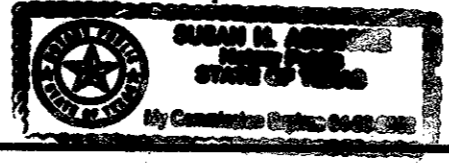
*Everette R. Jones* 5/22/98  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 4568



STATE OF TEXAS  
 COUNTY OF DALLAS  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

ON THIS DAY PERSONALLY APPEARED, *Everette R. Jones* 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 11<sup>th</sup> DAY OF MAY, 1998.  
 MY COMMISSION EXPIRES 4-9-2002  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**OWNER'S CERTIFICATE**

WHEREAS, ENGLISHMAN'S ANTIQUES, is the owner of a 1.872 acre tract of land situated in the Thomas L. Chenowith Survey, Abstract No. 273, Dallas County, Texas, some being part of the tract of land described in the Substitution Trustee's Deed to AmWest Savings Association dated April 3, 1990 and recorded in Volume 30055, Page 2523 in the Dallas County Deed Records, and being more particularly described as follows:

- BEGINNING at a 1/2" set iron rod at the intersection of the West line of Midway Road (100 foot right-of-way) and the North line of Proton Drive (60 foot right-of-way) as described in the Proton Drive addition, an addition to the Town of Addison recorded in Volume 82053, Page 1900 in the Deed Records of Dallas County, Texas;
- THENCE North 89 degrees 23 minutes 17 seconds West a distance of 50.38 feet along the north line of Proton Drive to a set 1/2" iron rod at the point of curvature of a circular curve to the right having a radius of 370.00 feet and whose chord bears North 83 degrees 01 minutes 08 seconds West a distance of 82.09 feet;
- THENCE Northwesterly along said north line of Proton Drive and along said curve on an arc distance of 82.26 feet and through a central angle of 12 degrees 44 minutes 18 seconds to a found 1/2" iron rod at the point of reverse curvature of a curve to the left having a radius of 430.00 feet and whose chord bears North 83 degrees 01 minutes 08 seconds West a distance of 95.40 feet;
- THENCE Northwesterly along said north line of Proton Drive and along said curve on an arc distance of 95.60 feet and through a central angle of 12 degrees 44 minutes 18 seconds to a found 1/2" iron rod at the point of tangency;
- THENCE North 89 degrees 23 minutes 17 seconds West, along said north line of Proton Drive a distance of 31.65 feet to a found 1/2" iron rod for a corner at the Southeast corner of Lot 1, Block A of the Courtyard by Marriott No. 1, an addition to the Town of Addison recorded in Volume 4598, Page 48 in the Deed Records of Dallas County, Texas;
- THENCE North 00 degrees 49 minutes 25 seconds East along the east line of said Lot 1 to a found P.K. nail in concrete pavement in the South line of a 100 foot wide tract of land described in the Deed to Dallas Power and Light Company dated October 22, 1956 and recorded in Volume 4598, Page 130 in the Deed Records of Dallas County, Texas;
- THENCE South 89 degrees 23 minutes 17 seconds East along the south line of said Dallas Power and Light right-of-way to a found 1/2" iron rod on the West line of Midway Road;
- THENCE South 00 Degrees 49 minutes 25 seconds West along the West line of Midway Road, a distance of 324.69 feet to the POINT OF BEGINNING AND CONTAINING 81,214 square feet or 1.872 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ANTHONY CLINGLY (Owner) does hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK A OF ENGLISHMAN'S PLAZA, 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, 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 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 run-off 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 city to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the 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 city 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.

*Anthony J. Clingly*  
 OWNER'S SIGNATURE

STATE OF TEXAS  
 COUNTY OF DALLAS  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

ON THIS DAY PERSONALLY APPEARED, *Anthony J. Clingly* 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 19<sup>th</sup> DAY OF MAY, 1998.  
 MY COMMISSION EXPIRES 4-9-2002  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Susan D. Ash*

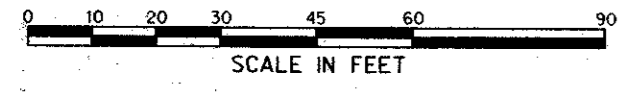
**FINAL PLAT**  
 OF  
**LOT 1, BLOCK A**  
**ENGLISHMAN'S PLAZA**

AN ADDITION TO THE  
 TOWN OF ADDISON, TEXAS  
 OUT OF THE  
 THOMAS L. CHENOWITH SURVEY, ABST. No. 273  
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS  
 FOR

**ENGLISHMAN'S ANTIQUES**  
 15304 MIDWAY ROAD, ADDISON, TEXAS

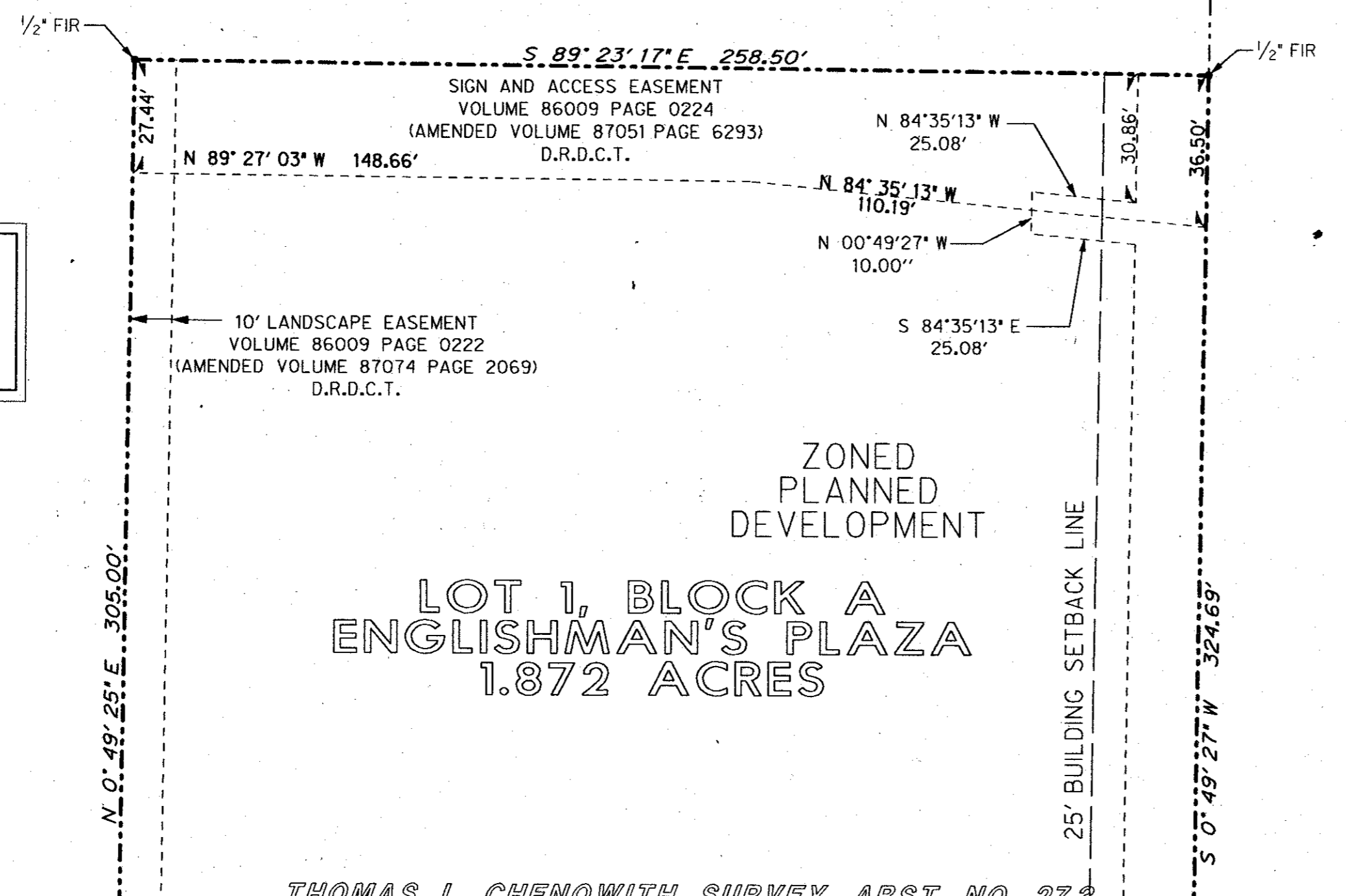
PREPARED BY:  
 HALFF ASSOCIATES, INC.  
 ENGINEERS + SCIENTISTS + SURVEYORS  
 8616 NORTHWEST PLAZA DRIVE DALLAS, TEXAS 75225  
 DALLAS ~ FORT WORTH ~ HOUSTON  
 SCALE: 1"=30' AVO 16749 MAY 1998

VOLUME 98112  
 PAGE 00027



**LEGEND:**  
 1/2" SIR w/CAP — 1/2" SET IRON ROD w/YELLOW PLASTIC CAP STAMPED HALFF ASSOCIATES, INC.  
 1/2" FIR — 1/2" FOUND IRON ROD

DALLAS POWER AND LIGHT COMPANY RIGHT OF WAY (100' ROW)  
 VOLUME 4598, PAGE 130 D.R.D.C.T.



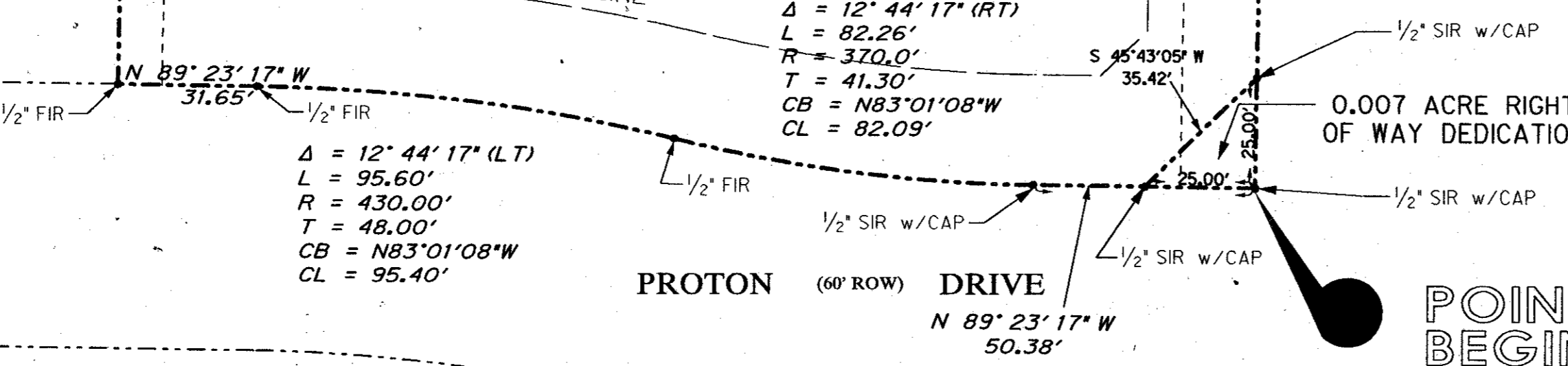
LOT 1, BLOCK A  
 COURTYARD BY MARRIOTT NO.1  
 AN ADDITION TO THE TOWN OF ADDISON  
 VOLUME 86146, PAGE 48  
 D.R.D.C.T.

ZONED  
 PLANNED  
 DEVELOPMENT  
 LOT 1, BLOCK A  
 ENGLISHMAN'S PLAZA  
 1.872 ACRES

THOMAS L. CHENOWITH SURVEY, ABST. NO. 273

17' DRAINAGE  
 EASEMENT

25' BUILDING SETBACK LINE



POINT OF  
 BEGINNING

**OWNER'S CERTIFICATE**

WHEREAS, ENGLISHMAN'S ANTIQUES, is the owner of a 1.872 acre tract of land situated in the Thomas L. Chenowith Survey, Abstract No. 273, Dallas County, Texas, same being part of the tract of land described in the Substitute Trustee's Deed to AmWest Savings Association dated April 3, 1990 and recorded in Volume 90065, Page 2523 in the Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at a 1/2" set iron rod at the intersection of the West line of Midway Road 100 feet right-of-way and the North line of Proton Drive 60 feet right-of-way as described in the Deed Records of Dallas County, Texas;  
 THENCE North 89 degrees 23 minutes 17 seconds West a distance of 50.38 feet along the north line of Proton Drive to a set 1/2" iron rod at the point of curvature of a circular curve to the right having a radius of 370.00 feet and whose chord bears North 83 degrees 01 minutes 08 seconds West a distance of 92.09 feet;  
 THENCE Northwestward along said north line of Proton Drive and along said curve an arc distance of 82.26 feet and through a centrilangle of 12 degrees 44 minutes 18 seconds to a found 1/2" iron rod at the point of reverse curvature of a curve to the left having a radius of 430.00 feet and whose chord bears North 83 degrees 01 minutes 08 seconds West a distance of 95.40 feet;  
 THENCE Northwestward along said north line of Proton Drive and along said curve an arc distance of 95.60 feet and through a centrilangle of 12 degrees 44 minutes 18 seconds to a found 1/2" iron rod at the point of tangency;  
 THENCE North 89 degrees 23 minutes 17 seconds West, along said north line of Proton Drive a distance of 31.65 feet to a found 1/2" iron rod for a corner at the Southeast corner of Lot 1, Block A of the Courtyard by Marriott No. 1, an addition to the Town of Addison recorded in Volume 4598, Page 48 in the Deed Records of Dallas County, Texas;  
 THENCE North 00 degrees 49 minutes 25 seconds East along the east line of said Lot 1 to a found P.K. nail in concrete pavement in the South line of a 100 foot wide tract of land described in the Deed to Dallas Power and Light Company dated October 22, 1956 and recorded in Volume 4598, Page 130 in the Deed Records of Dallas County, Texas;  
 THENCE South 89 degrees 23 minutes 17 seconds East along the south line of said Dallas Power and Light right-of-way to a found 1/2" iron rod on the West line of Midway Road;  
 THENCE South 00 degrees 49 minutes 25 seconds West along the West line of Midway Road, a distance of 324.69 feet to the POINT OF BEGINNING AND CONTAINING 0.007 square feet or 1.872 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ANTHONY CLINGLY (owner) does hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK A OF ENGLISHMAN'S PLAZA, 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, 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 the installation 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 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 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 run-off 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 city to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the 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 city 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.

*Anthony J. Clingly*  
 OWNER'S SIGNATURE

OWNER'S SIGNATURE

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

ON THIS DAY PERSONALLY APPEARED, *Anthony J. Clingly*

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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 11<sup>th</sup> DAY OF *May*, 1998.

MY COMMISSION EXPIRES *4-8-2002*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Susan Ash*

FINAL PLAT  
 OF  
 LOT 1, BLOCK A  
 ENGLISHMAN'S PLAZA

AN ADDITION TO THE  
 TOWN OF ADDISON, TEXAS  
 OUT OF THE  
 THOMAS L. CHENOWITH SURVEY, ABST. No. 273  
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS  
 FOR

ENGLISHMAN'S  
 ANTIQUES  
 15304 MIDWAY ROAD, ADDISON, TEXAS

PREPARED BY:  
 HALFF ASSOCIATES, INC.  
 ENGINEERS • SCIENTISTS • SURVEYORS  
 8616 NORTHWEST PLAZA DRIVE DALLAS, TEXAS 75225  
 DALLAS ~ FORT WORTH ~ HOUSTON  
 SCALE: 1"=30' AVO 16749 MAY 1998

VOLUME 98112  
 PAGE 00027

BASIS OF BEARING IS THE MONUMENTED EAST PROPERTY LINE OF LOT 1, BLOCK A, COURTYARD BY MARRIOTT NO.1, AN ADDITION TO THE TOWN OF ADDISON WITH A RECORD BEARING OF S 00° 49' 25" W, AS RECORDED IN VOLUME 86146, PAGE 48 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT EVERETTE R. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY SUPERVISION.

*Everette R. Jones* 5/22/98  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS  
 NO. 4568



STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

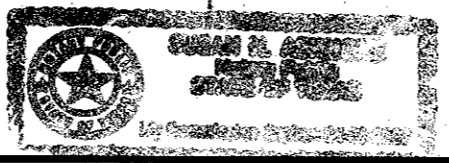
ON THIS DAY PERSONALLY APPEARED, *Everette R. Jones*  
 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

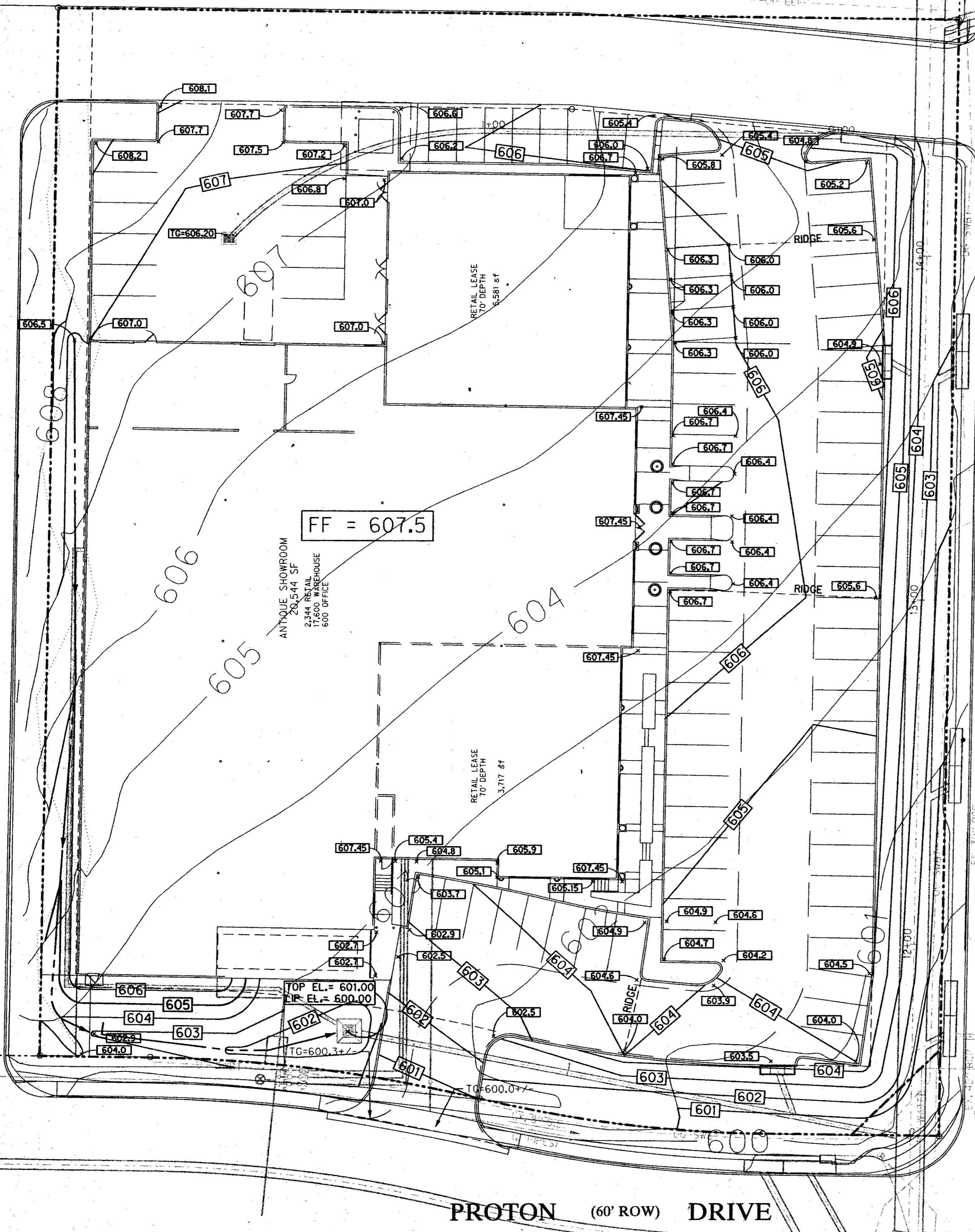
*Susan Ash*







SCALE IN FEET  
0 5 10 15 20 30 40 50 60

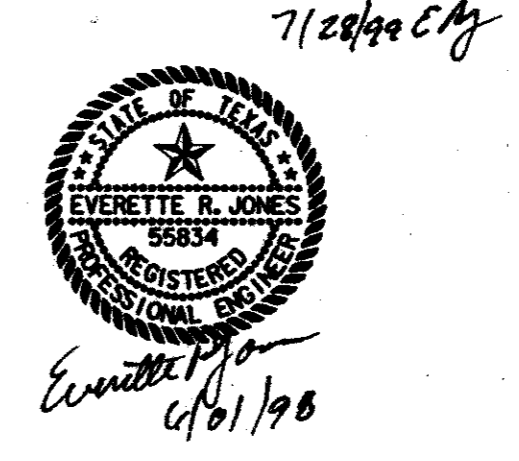



GENERAL NOTES

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  - B) Lone Star Gas
  - C) Southwestern Bell
  - D) Storer Cable
  - E) Planned Cable Systems
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- The Contractor shall protect existing property monumentation and primary control. Any such points which the Contractor believes will be destroyed shall have offset points established by the Contractor prior to construction. Any monumentation destroyed by the Contractor shall be reestablished at his expense. All monumentation shall conform to the requirements of the Town of Addison.
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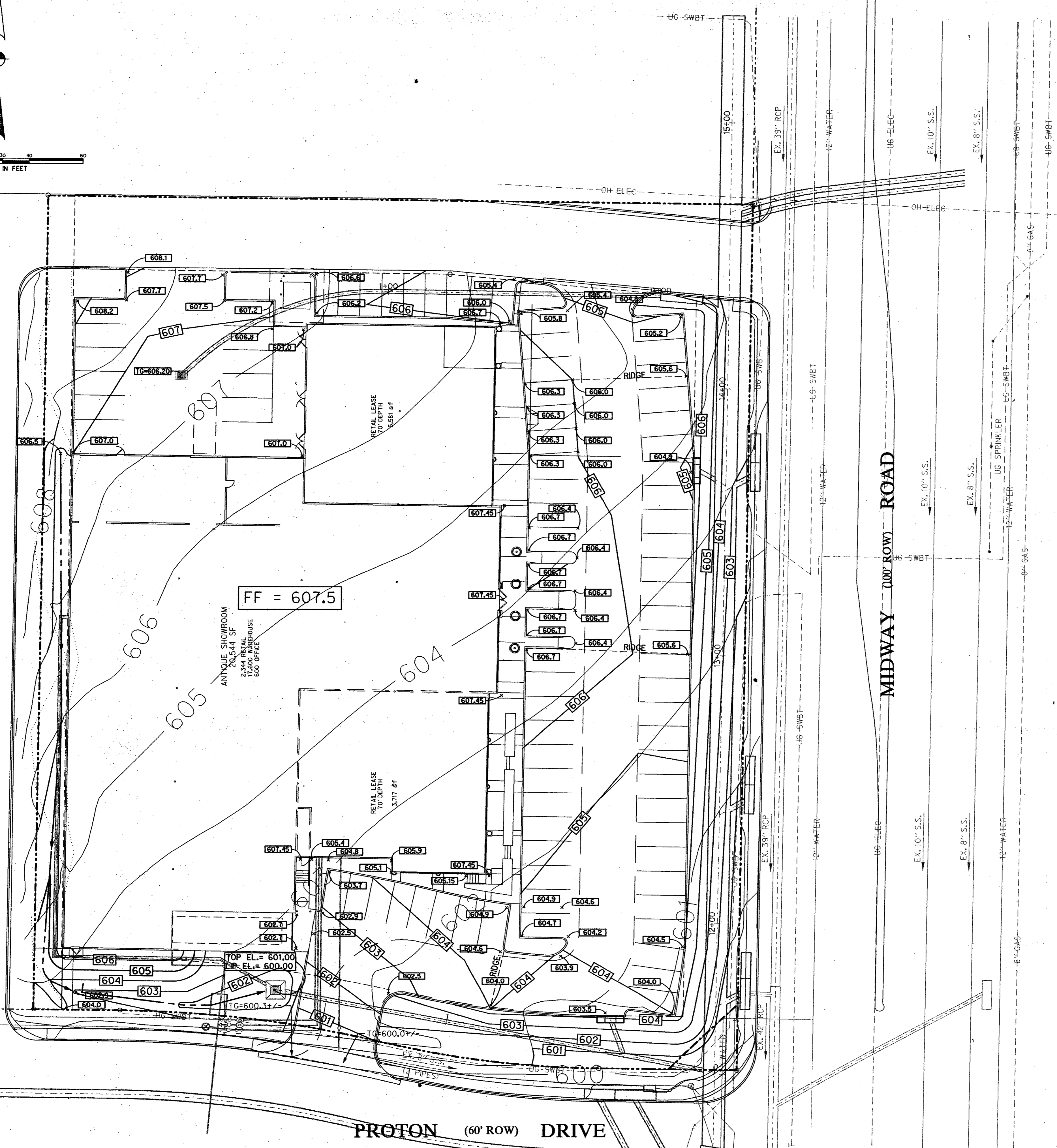
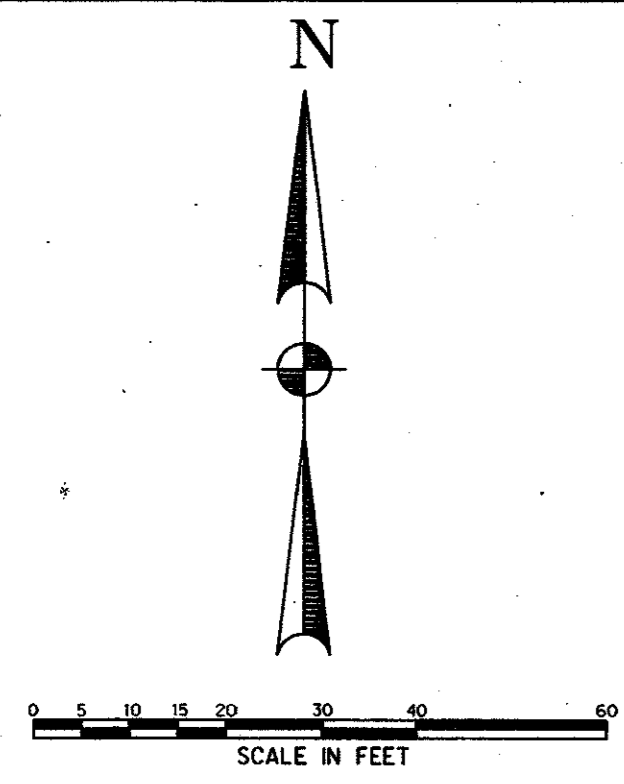
**BENCH MARKS:**  
 \*□\* CUT AT WEST CORNER OF CONCRETE HEADWALL OF BOX CULVERT, SOUTH SIDE OF PROTON DRIVE AND ±350' EAST OF MIDWAY ROAD AND PROTON DRIVE INTERSECTION. ELEV.=598.37  
 SET \*□\* CUT SET ON CURB INLET NORTH SIDE OF PROTON DR. ± 50' WEST OF WEST R.O.W. OF MIDWAY RD. ELEV.=598.92

'AS BUILT' DRAWINGS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR



| GRADING PLAN   |       |               |          |                   |      |     |
|--|-------|---------------|----------|-------------------|------|-----|
| ENGLISHMAN'S ANTIQUES  |       |               |          |                   |      |     |
| PRITCHARD ASSOCIATES   |       |               |          |                   |      |     |
| ADDISON, TEXAS   |       |               |          |                   |      |     |
|  <b>Half Associates</b> |       |               |          |                   |      |     |
| ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS   |       |               |          |                   |      |     |
| DESIGN   | DRAWN | DATE          | SCALE    | NOTES             | FILE | NO. |
| R.M.   | CADD  | FEBRUARY 1998 | 1" = 20' | 749GRD01<br>16743 |      | G-1 |

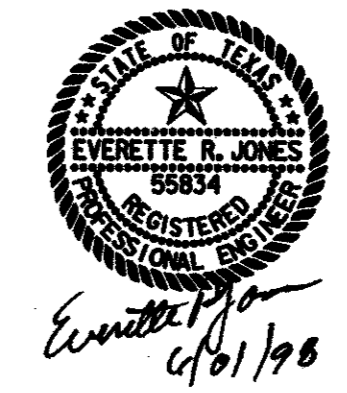




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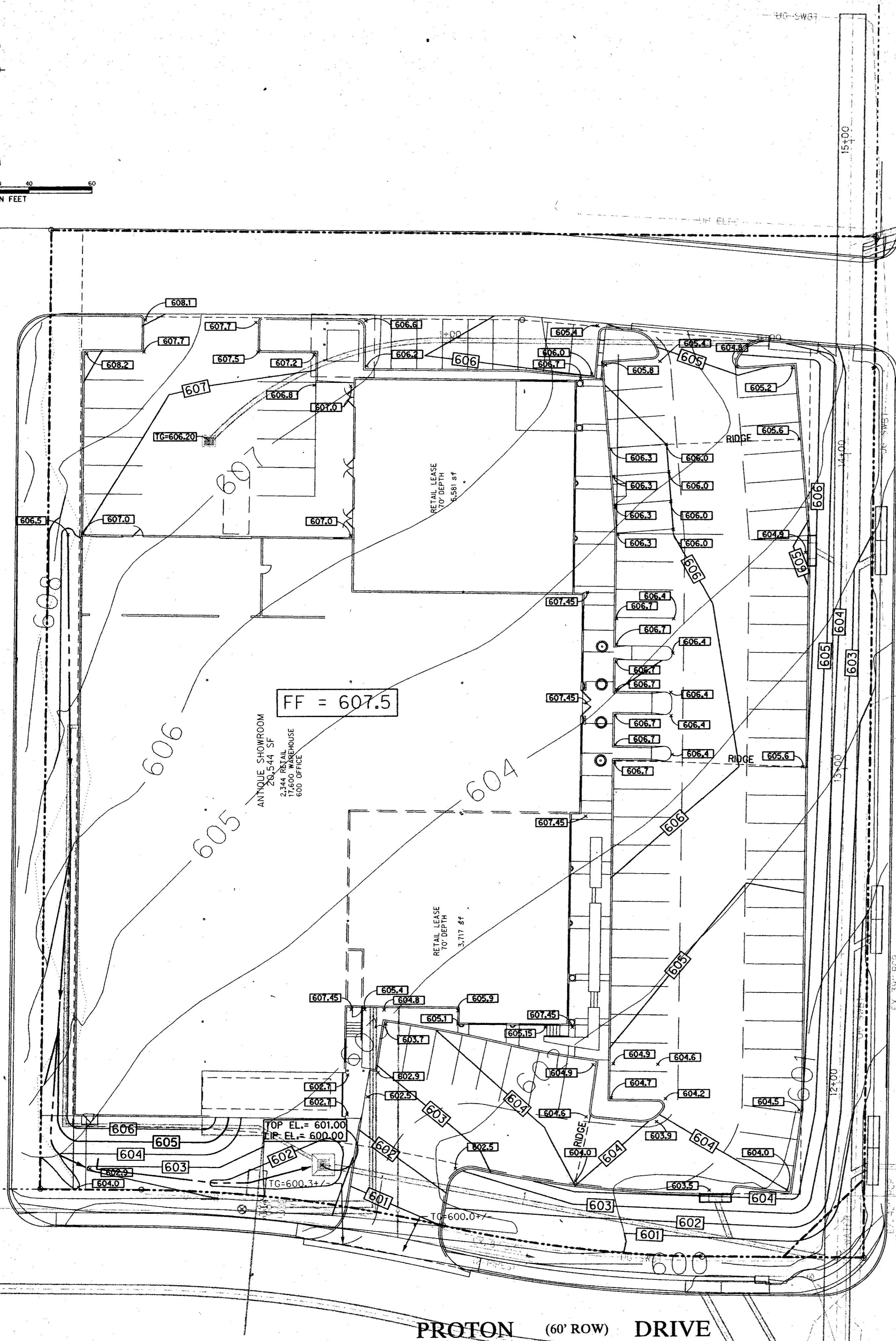
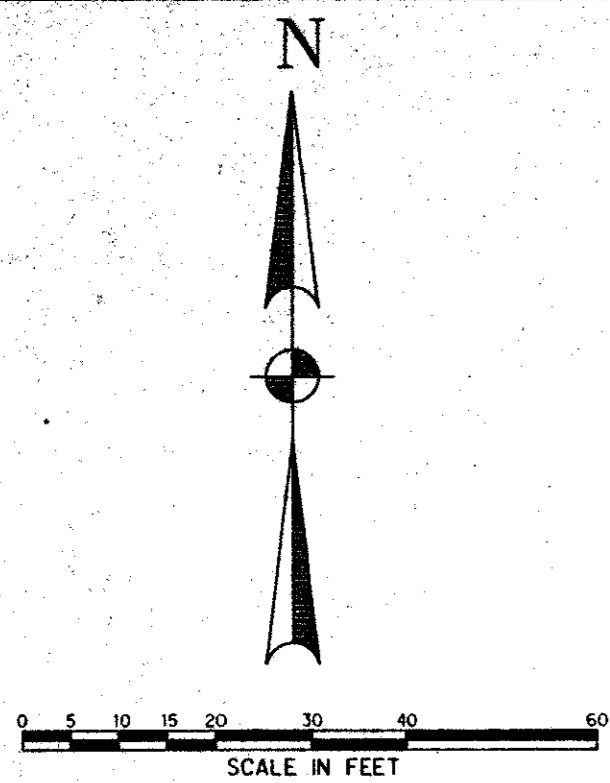
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|  |       |               |          |                   |      |     |
|--|-------|---------------|----------|-------------------|------|-----|
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| ADDISON, TEXAS   |       |               |          |                   |      |     |
| <b>Half Associates</b><br>ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS |       |               |          |                   |      |     |
| DESIGN   | DRAWN | DATE          | SCALE    | NOTES             | FILE | NO. |
| R.M.   | CADD  | FEBRUARY 1998 | 1" = 20' | 7498R001<br>16749 |      | G-1 |



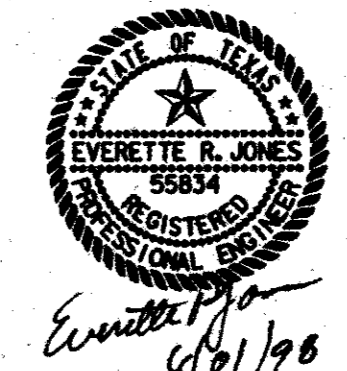


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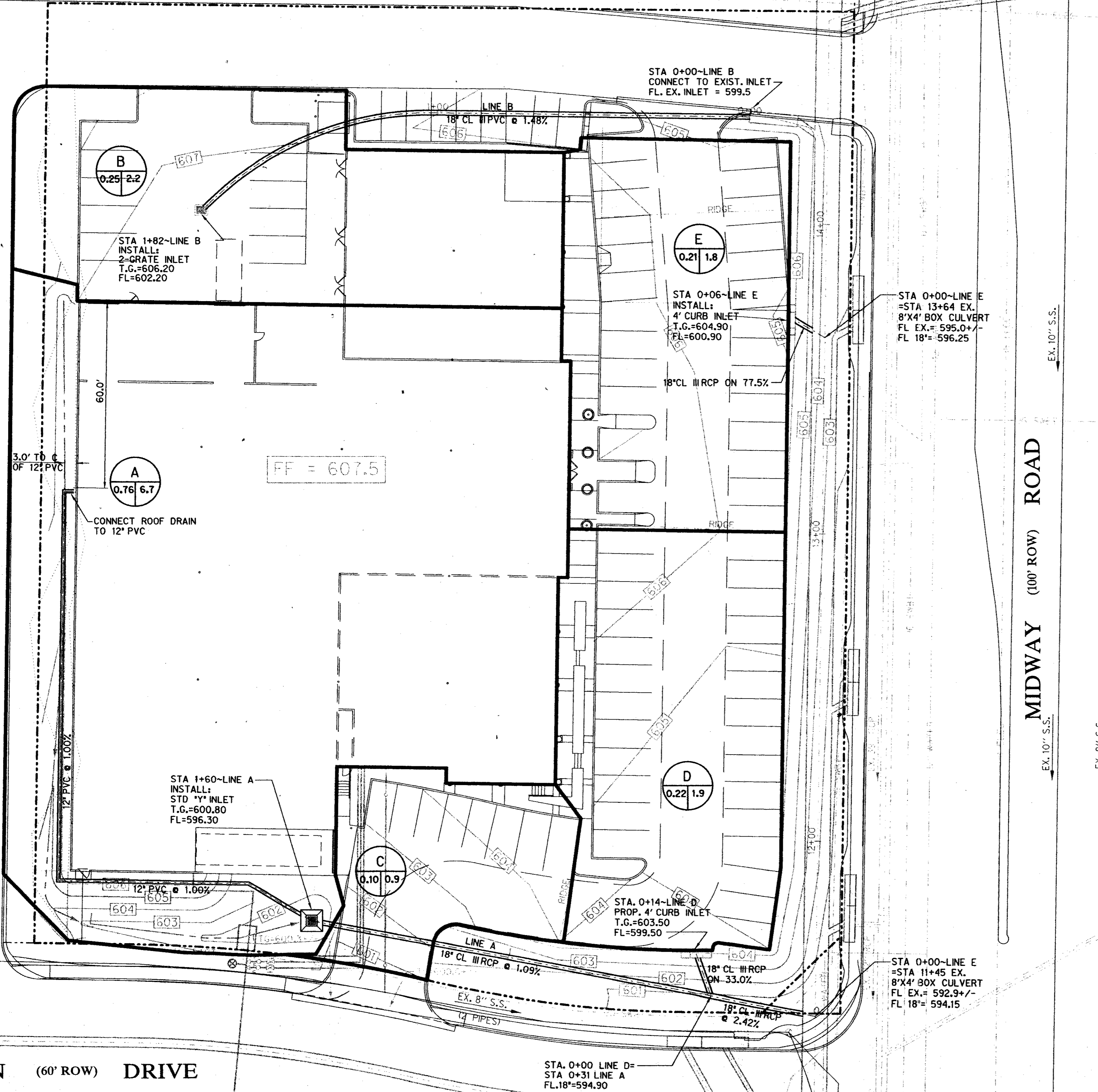
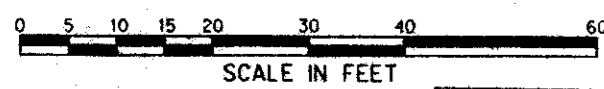
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| PRITCHARD ASSOCIATES  |       |               |         |                |      |     |
| ADDISON, TEXAS  |       |               |         |                |      |     |
| <b>Half Associates</b><br><small>ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS</small> |       |               |         |                |      |     |
| DESIGN  | DRAWN | DATE          | SCALE   | NOTES          | FILE | NO. |
| R.M.  | CADD  | FEBRUARY 1998 | 1"= 20' | T49GRD01 18749 |      | G-1 |





PROTON (60' ROW) DRIVE

MIDWAY (100' ROW) ROAD

GENERAL NOTES

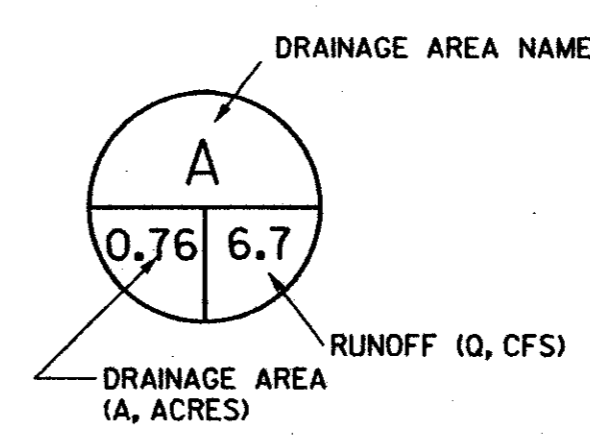
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SET \*□\* CUT SET ON CURB INLET NORTH SIDE OF PROTON DR. ± 50' WEST OF WEST R.O.W. OF MIDWAY RD. ELEV.=598.92

LEGEND:



DRAINAGE AREA NAME  
 Q=CIA  
 WHERE:  
 Q = RUNOFF  
 C = RUNOFF COEFFICIENT = 1.0  
 I = RAINFALL INTENSITY = 8.8 IN/HR  
 A = DRAINAGE AREA (IN ACRES)



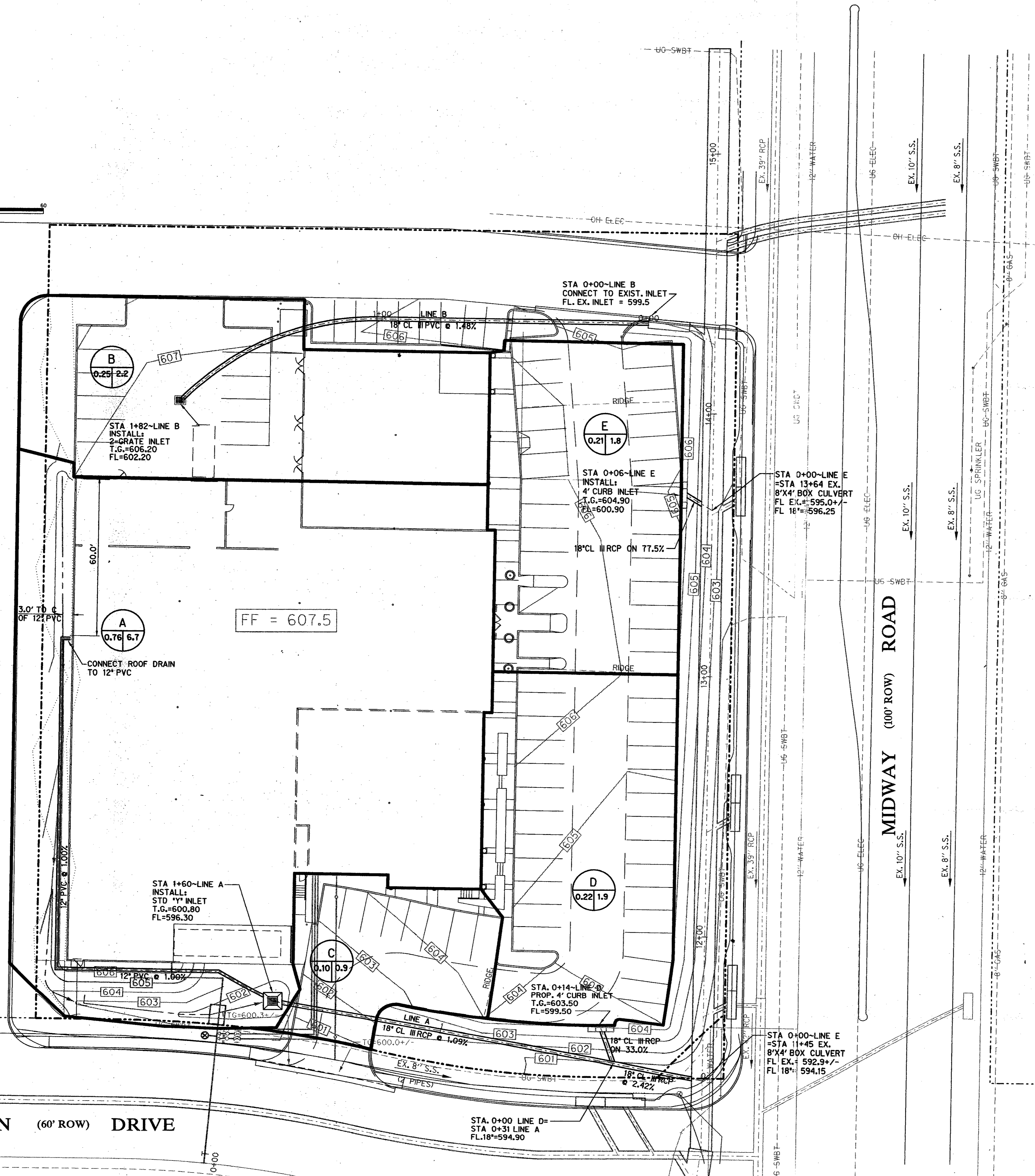
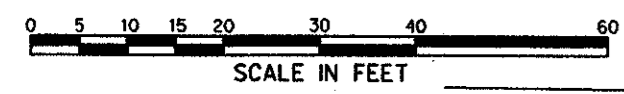
Everette R. Jones  
6/19/98

| STORM DRAINAGE PLAN  |       |           |         |                      |      |      |
|--|-------|-----------|---------|----------------------|------|------|
| ENGLISHMAN'S ANTIQUES                                      |       |           |         |                      |      |      |
| PRITCHARD ASSOCIATES                                       |       |           |         |                      |      |      |
| ADDISON, TEXAS   |       |           |         |                      |      |      |
| Half Associates  |       |           |         |                      |      |      |
| ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS |       |           |         |                      |      |      |
| DESIGN   | DRAWN | DATE      | SCALE   | NOTES                | FILE | NO.  |
| R.M.   | CADD  | JUNE 1998 | 1"= 20' | T49st01.dwg<br>16749 |      | ST-1 |

\*AS BUILT\* DRAWINGS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR

7/28/99 CBJ



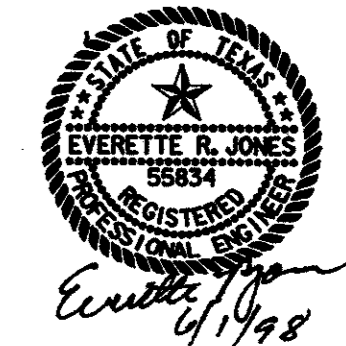
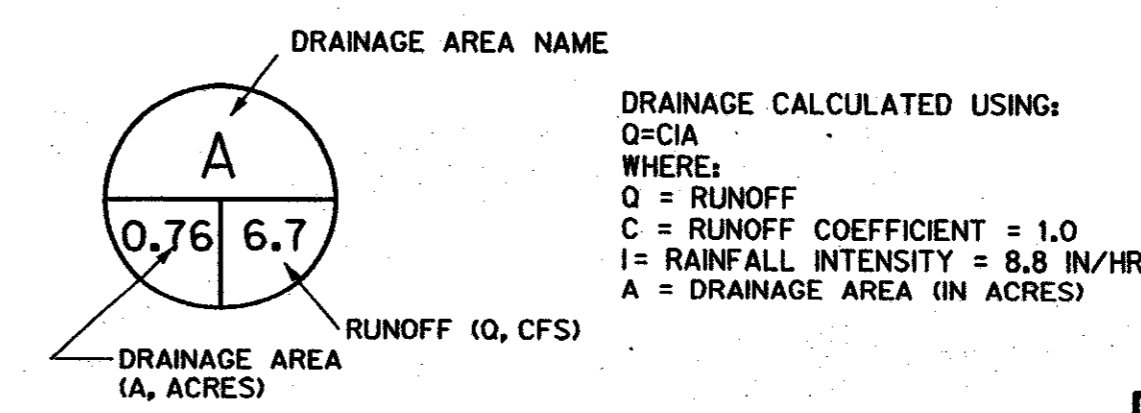


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**LEGEND:**



**STORM DRAINAGE PLAN**  
 ENGLISHMAN'S ANTIQUES  
 PRITCHARD ASSOCIATES  
 ADDISON, TEXAS

**Half Associates**  
 ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS

| DESIGN | DRAWN | DATE      | SCALE    | NOTES                | FILE | NO.  |
|--------|-------|-----------|----------|----------------------|------|------|
| R.M.   | CADD  | JUNE 1998 | 1" = 20' | 749e101.dgn<br>16749 |      | ST-1 |

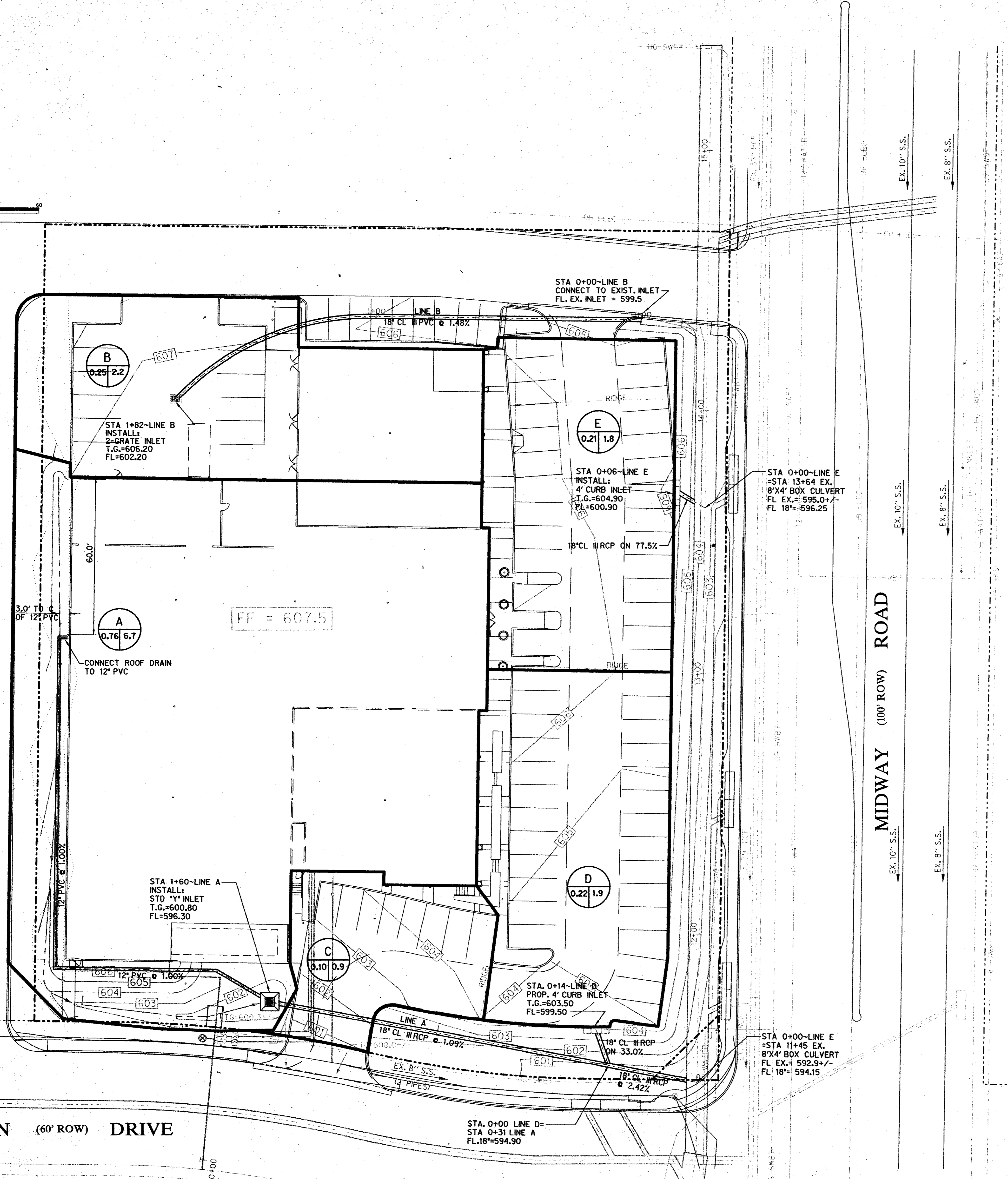
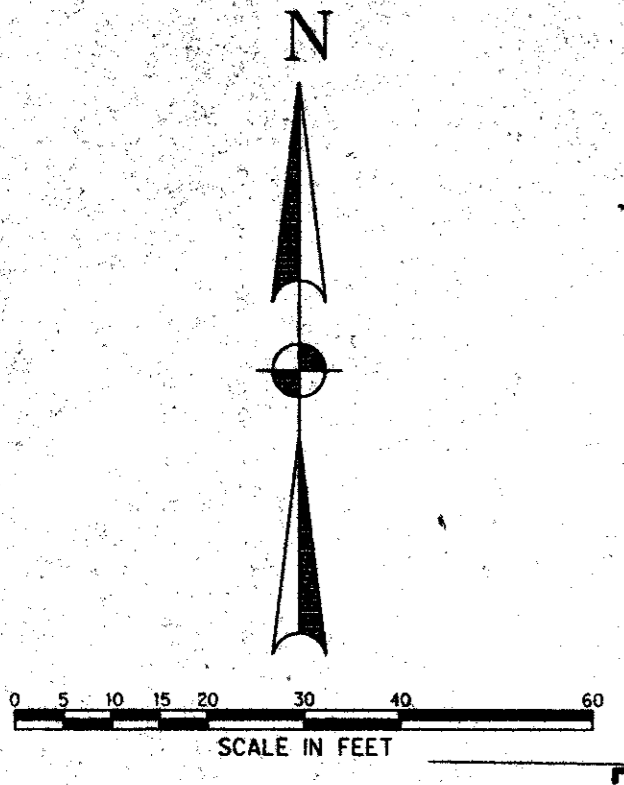
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7/28/99 EAJ

PROTON (60' ROW) DRIVE

MIDWAY (100' ROW) ROAD



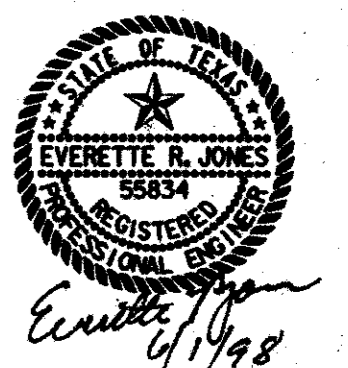
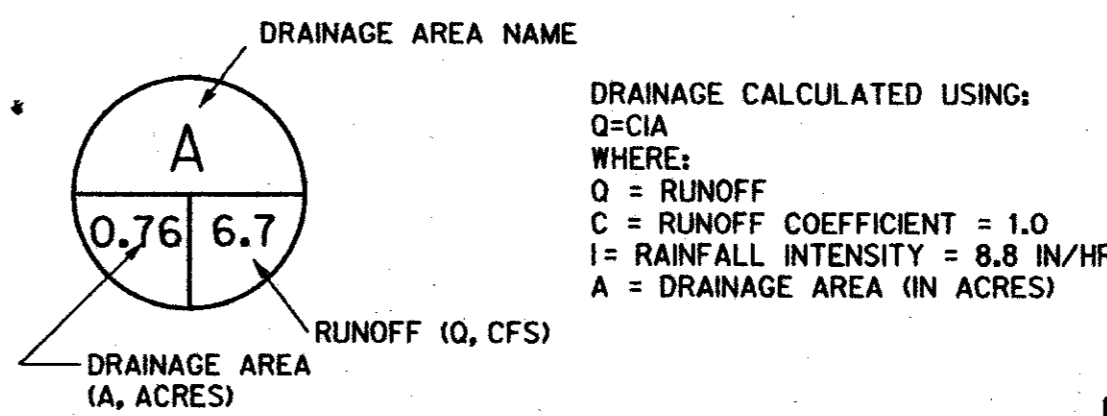


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LEGEND:



|   |       |           |          |                      |      |      |
|---|-------|-----------|----------|----------------------|------|------|
| STORM DRAINAGE PLAN   |       |           |          |                      |      |      |
| ENGLISHMAN'S ANTIQUES   |       |           |          |                      |      |      |
| PRITCHARD ASSOCIATES  |       |           |          |                      |      |      |
| ADDISON, TEXAS  |       |           |          |                      |      |      |
| <b>Half Associates</b><br><small>ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS</small> |       |           |          |                      |      |      |
| DESIGN  | DRAWN | DATE      | SCALE    | NOTES                | FILE | NO.  |
| R.M.  | CADD  | JUNE 1998 | 1" = 20' | T49a101.dgn<br>16749 |      | ST-1 |

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7/28/99 EBJ

PROTON (60' ROW) DRIVE

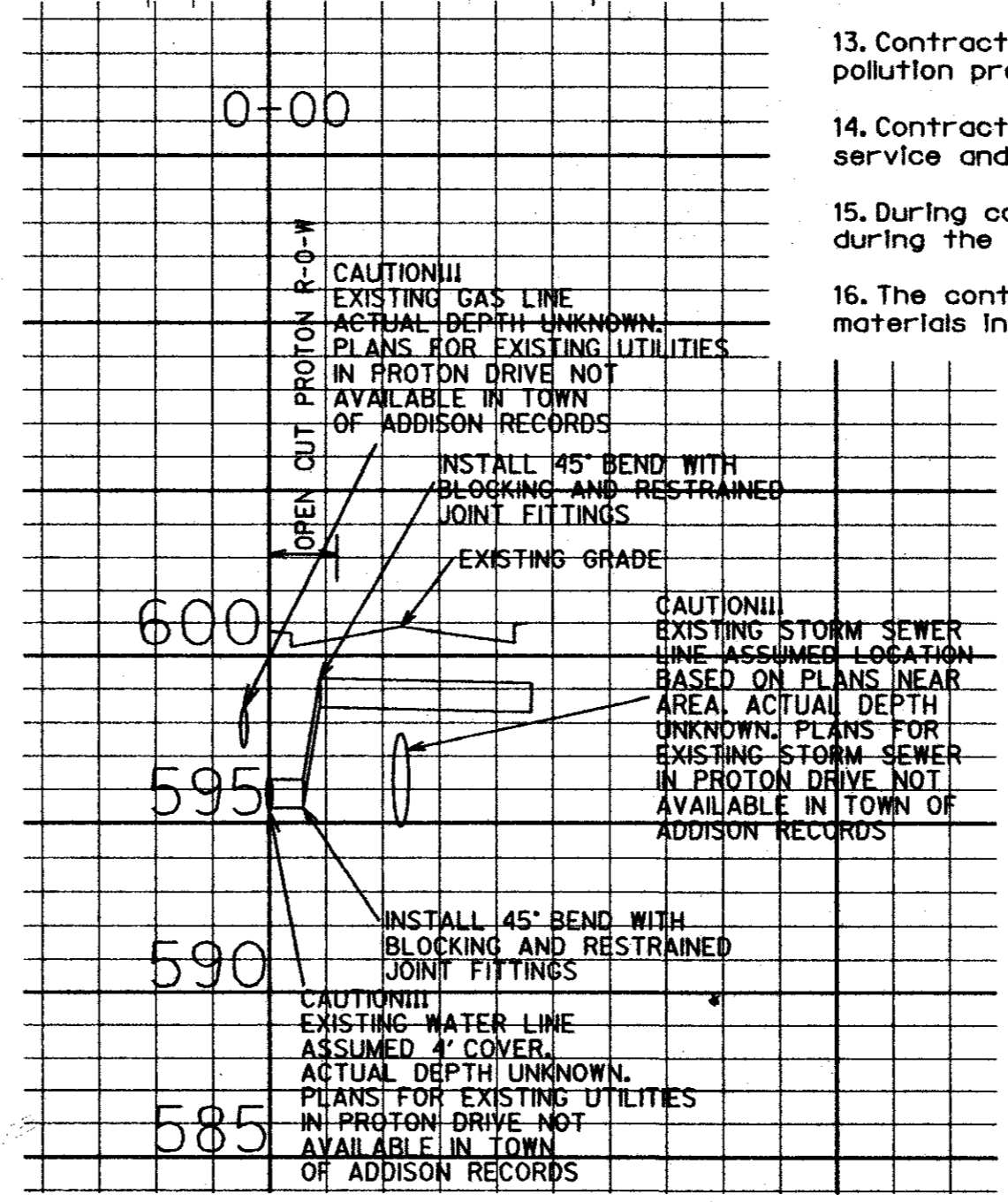
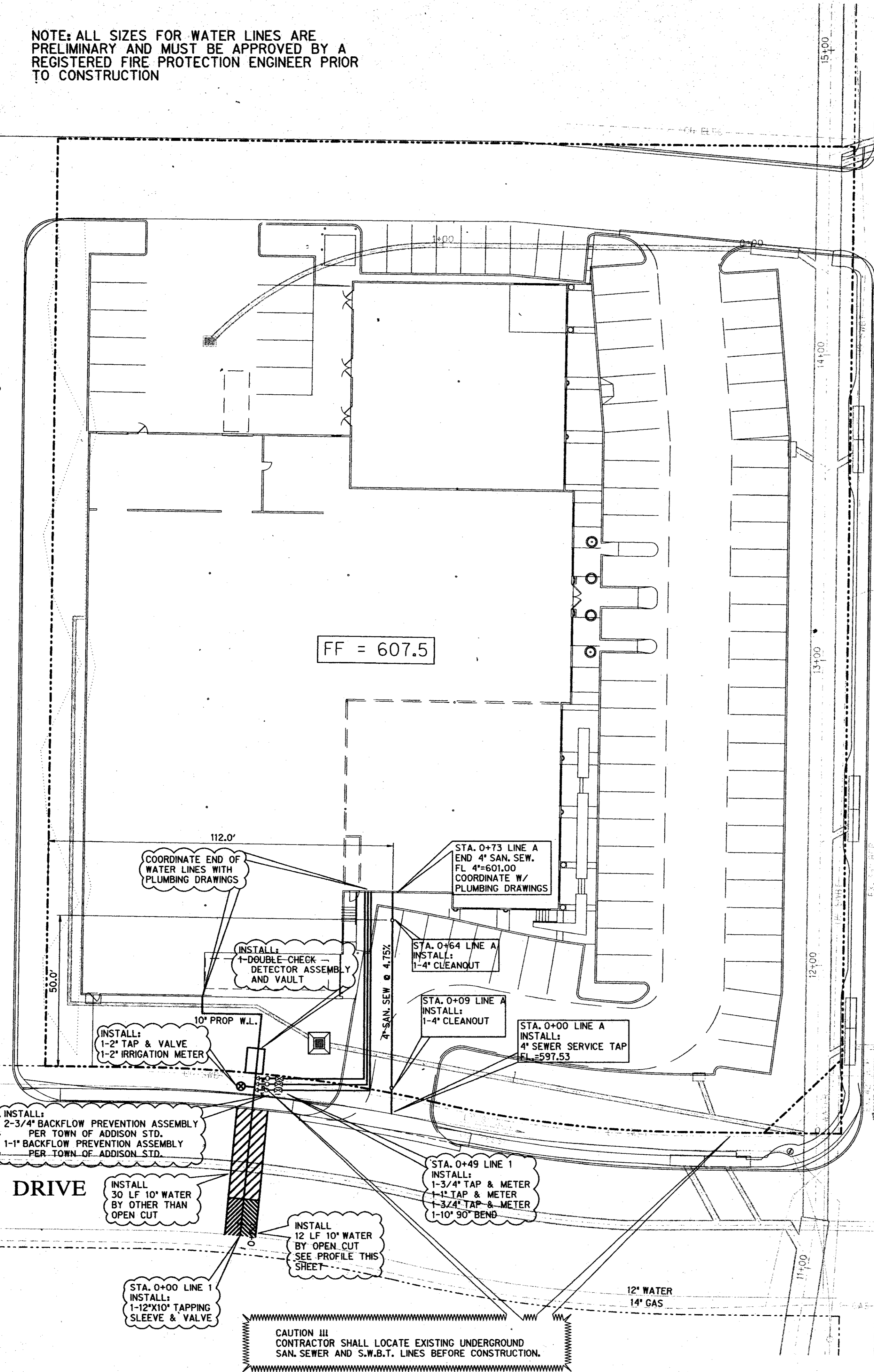
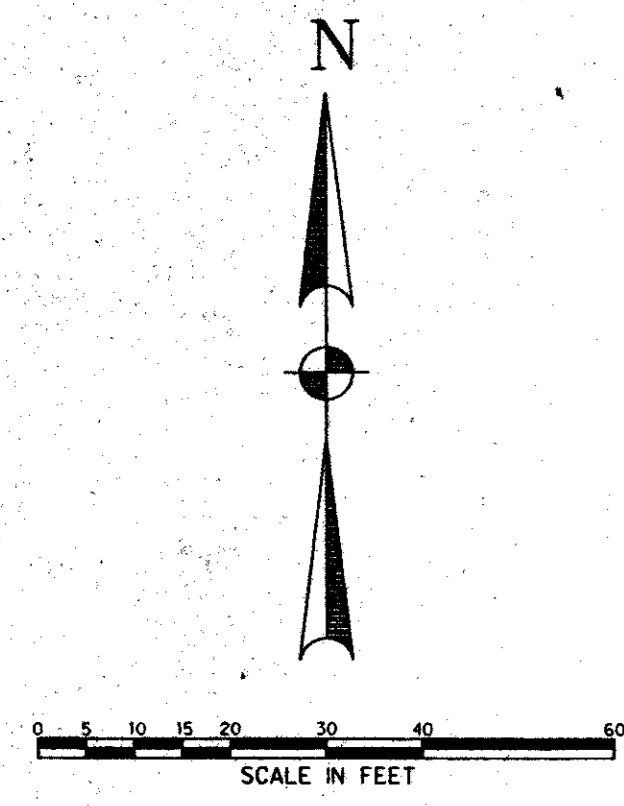
MIDWAY (100' ROW) ROAD



NOTE: ALL SIZES FOR WATER LINES ARE PRELIMINARY AND MUST BE APPROVED BY A REGISTERED FIRE PROTECTION ENGINEER PRIOR TO CONSTRUCTION

GENERAL NOTES

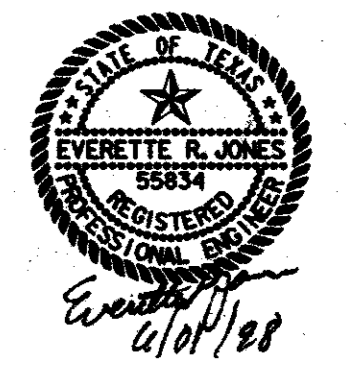
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WATER LINE BORE PROFILE PROTON R-O-W N.T.S.

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| WATER AND SANITARY SEWER PLAN                              |       |            |          |                      |      |      |
|--|-------|------------|----------|----------------------|------|------|
| ENGLISHMAN'S ANTIQUES                                      |       |            |          |                      |      |      |
| PRITCHARD ASSOCIATES                                       |       |            |          |                      |      |      |
| ADDISON, TEXAS   |       |            |          |                      |      |      |
| <b>Half Associates</b>                                     |       |            |          |                      |      |      |
| ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS |       |            |          |                      |      |      |
| DESIGN   | DRAWN | DATE       | SCALE    | NOTES                | FILE | NO.  |
| R.M.   | CADD  | MARCH 1998 | 1" = 20' | AVO 16749<br>749WS01 |      | WS-1 |



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7/28/99 EJR

WATER AND SANITARY SEWER PLAN

ENGLISHMAN'S ANTIQUES

PRITCHARD ASSOCIATES

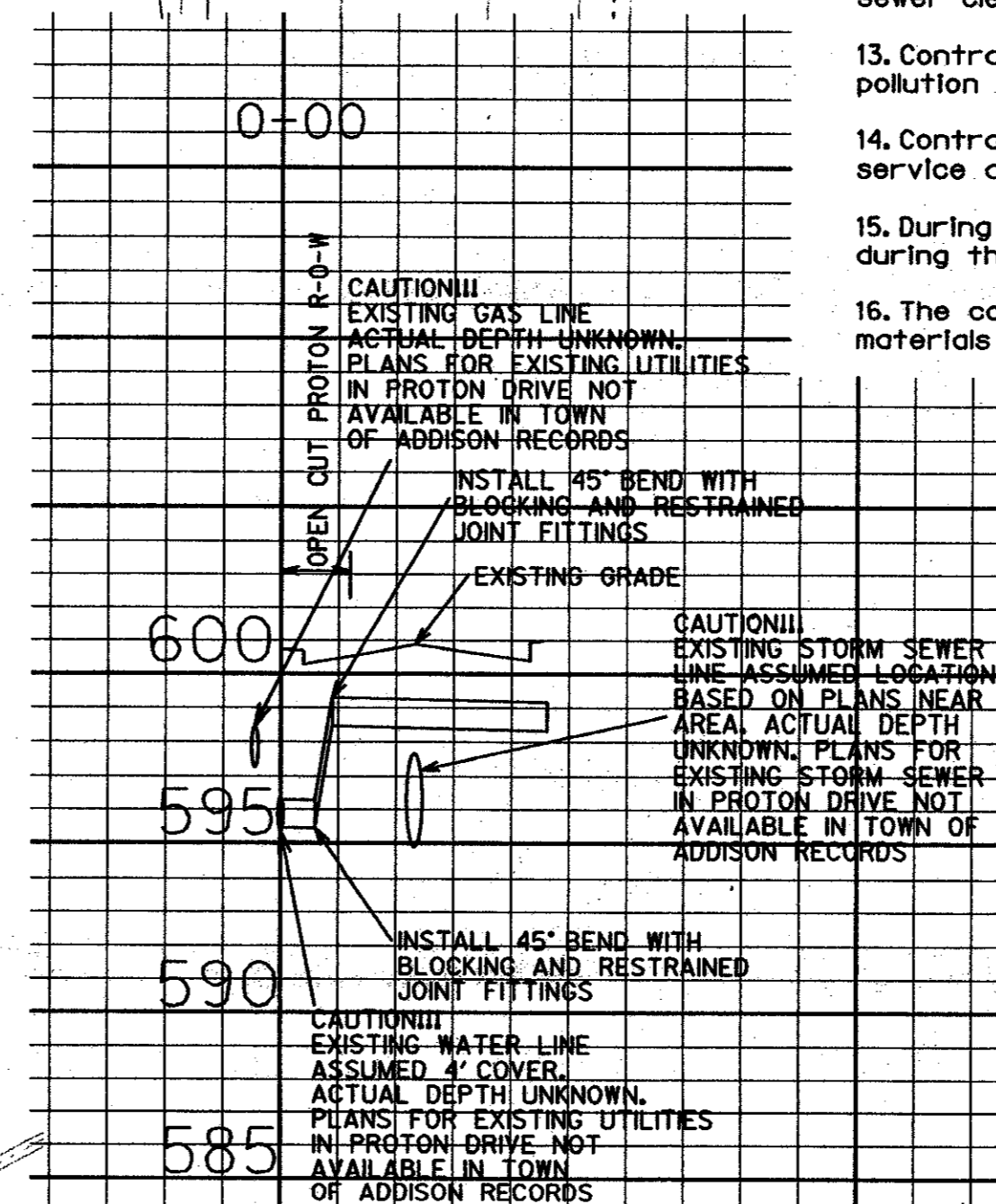
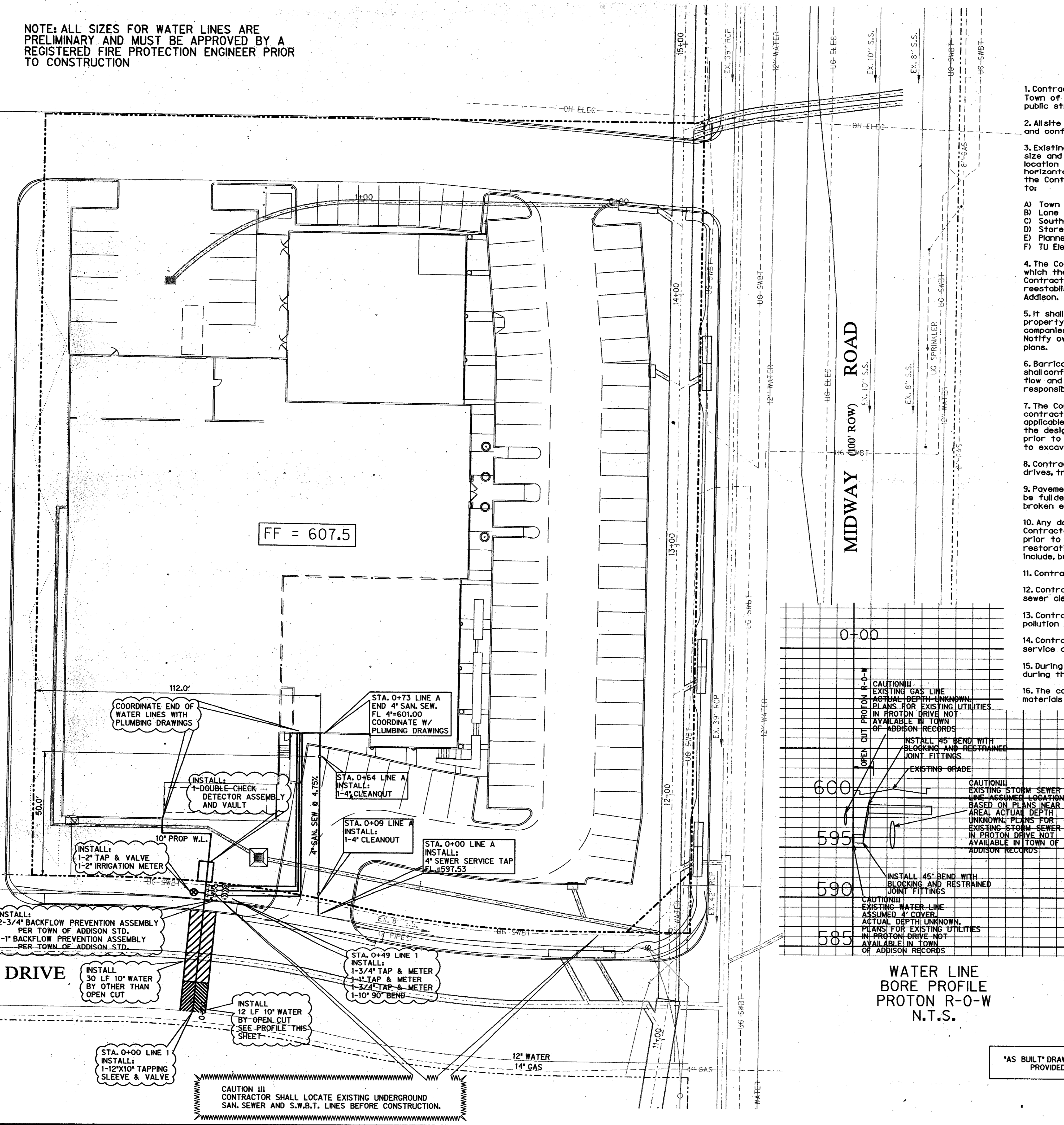
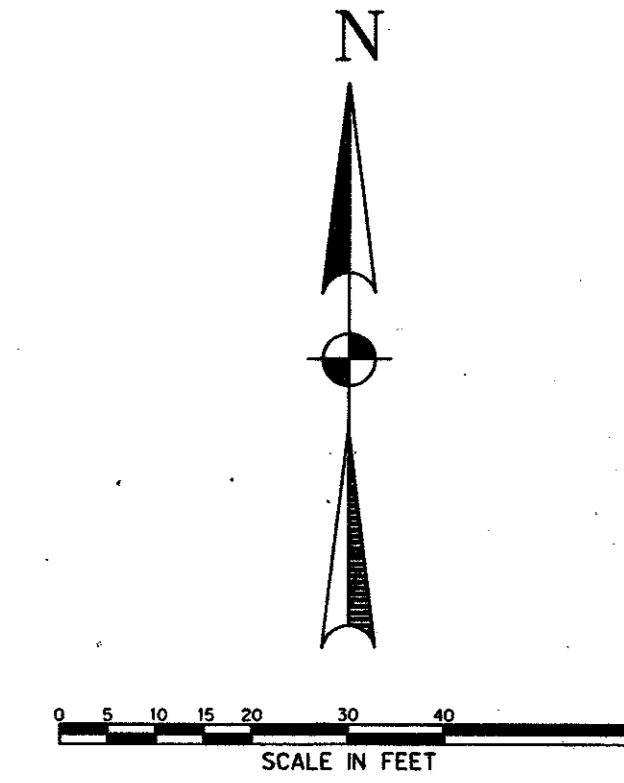
ADDISON, TEXAS

**Half Associates**  
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| DESIGN | DRAWN | DATE       | SCALE    | NOTES             | FILE | NO.  |
|--------|-------|------------|----------|-------------------|------|------|
| R.L.M. | CADD  | MARCH 1998 | 1" = 20' | AVO 16749 T49W501 |      | WS-1 |

\*AS BUILT DRAWINGS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR

7/28/99 EJR



WATER LINE BORE PROFILE PROTON R-0-W N.T.S.



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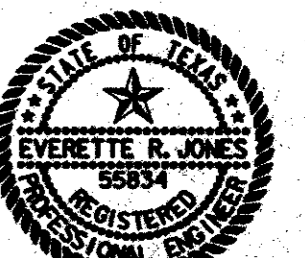
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- Contractor shall maintain drainage at all times during construction. Ponding of water in streets, drives, truck courts, trenches, etc. will not be allowed.
- Pavement removal and repair shall conform to the Town of Addison requirements. All sawcuts shall be full depth cuts. Contractor shall make efforts to protect concrete edges. Any large spalled or broken edges shall be removed by sawcutting pavement prior to replacement.
- Any damages that may occur to real property or existing improvements shall be restored by the Contractor to at least the same condition that the real property or existing improvements were in prior to the damages. This restoration shall be subject to the Owner's approval; moreover, this restoration shall not be a basis for additional compensation to the Contractor. Restoration shall include, but not be limited to, regrading, revegetation, replacing fences, replacing trees, etc.
- Contractor shall maintain existing sanitary sewer and water service at all times during construction.
- Contractor is responsible for coordination with utility companies and adjustment of existing sanitary sewer cleanouts, water meters and any other appurtenances to new grade as required.
- Contractor is responsible for complying with all applicable local, state and federal storm water pollution prevention laws and ordinances.
- Contractor shall stamp a 2-inch "S" and a 2-inch "W" in the curb at the location of the sewer service and water service lines, respectively.
- During construction, the Owner shall provide a qualified geotechnical lab to perform materials testing during the construction at the request of the Town of Addison.
- The contractor shall submit materials sheets to the Town of Addison for approval prior to incorporating materials into the job.

BENCH MARKS:

"□" CUT AT WEST CORNER OF CONCRETE HEADWALL OF BOX CULVERT, SOUTH SIDE OF PROTON DRIVE AND ±350' EAST OF MIDWAY ROAD AND PROTON DRIVE INTERSECTION. ELEV.=598.37

SET "□" CUT SET ON CURB INLET NORTH SIDE OF PROTON DR. ± 50' WEST OF WEST R.O.W. OF MIDWAY RD. ELEV.=598.92



*Everett R. Jones*  
2/10/18

WATER AND SANITARY SEWER PLAN

ENGLISHMAN'S ANTIQUES

PRITCHARD ASSOCIATES

ADDISON, TEXAS

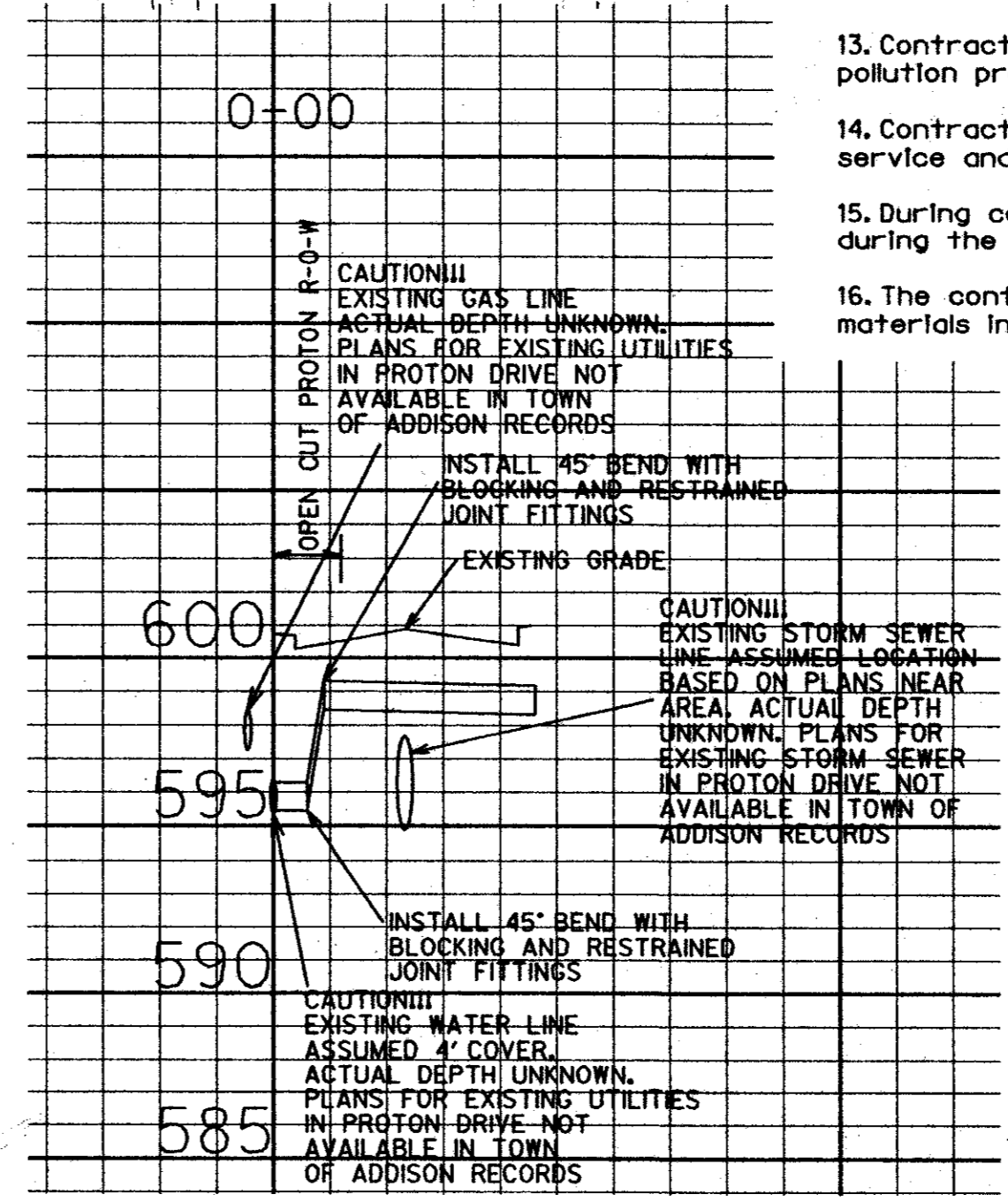
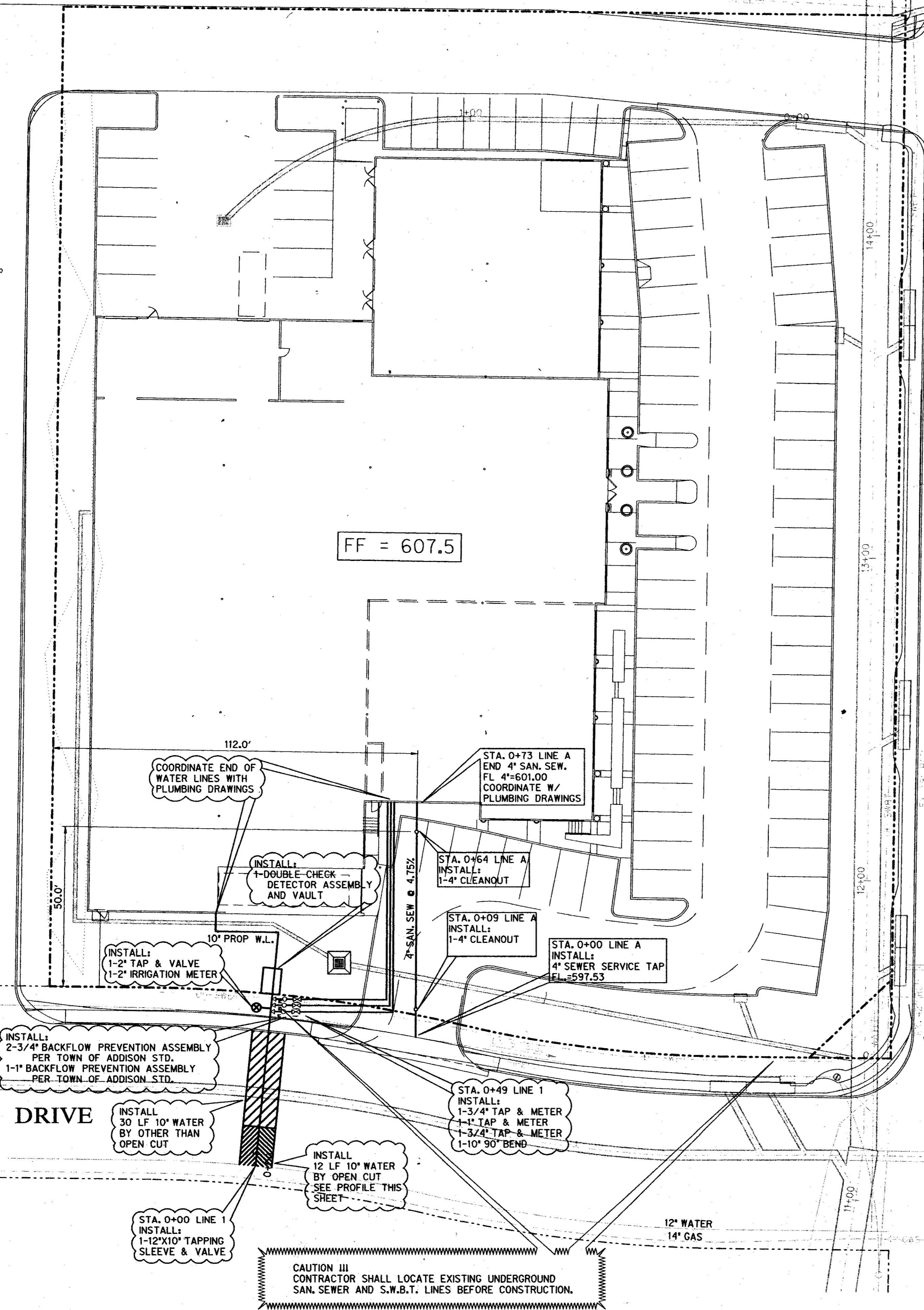
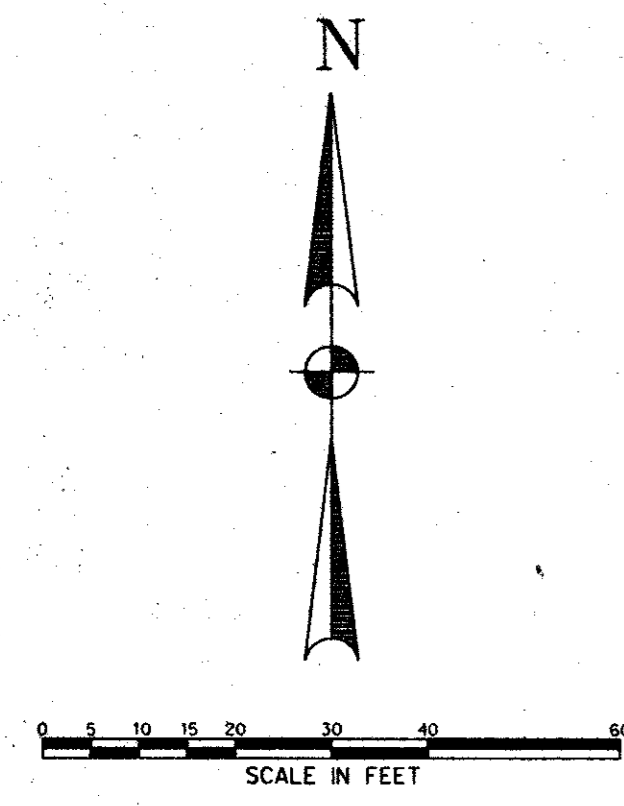
**Half Associates**

ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS

| DESIGN | DRAWN | DATE       | SCALE    | NOTES                | FILE | NO.  |
|--------|-------|------------|----------|----------------------|------|------|
| R.M.   | CADD  | MARCH 1998 | 1" = 20' | AVO 16749<br>749WS01 |      | WS-1 |

"AS BUILT" DRAWINGS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR

*7/28/98 CBY*



WATER LINE BORE PROFILE PROTON R-0-W N.T.S.

12" WATER  
14" GAS

CAUTION !!! CONTRACTOR SHALL LOCATE EXISTING UNDERGROUND SAN. SEWER AND S.W.B.T. LINES BEFORE CONSTRUCTION.