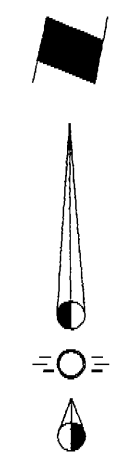
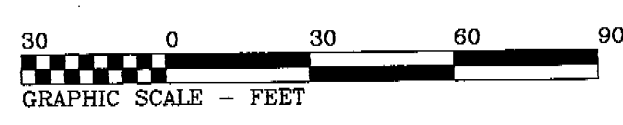


LOCATION MAP  
NTS



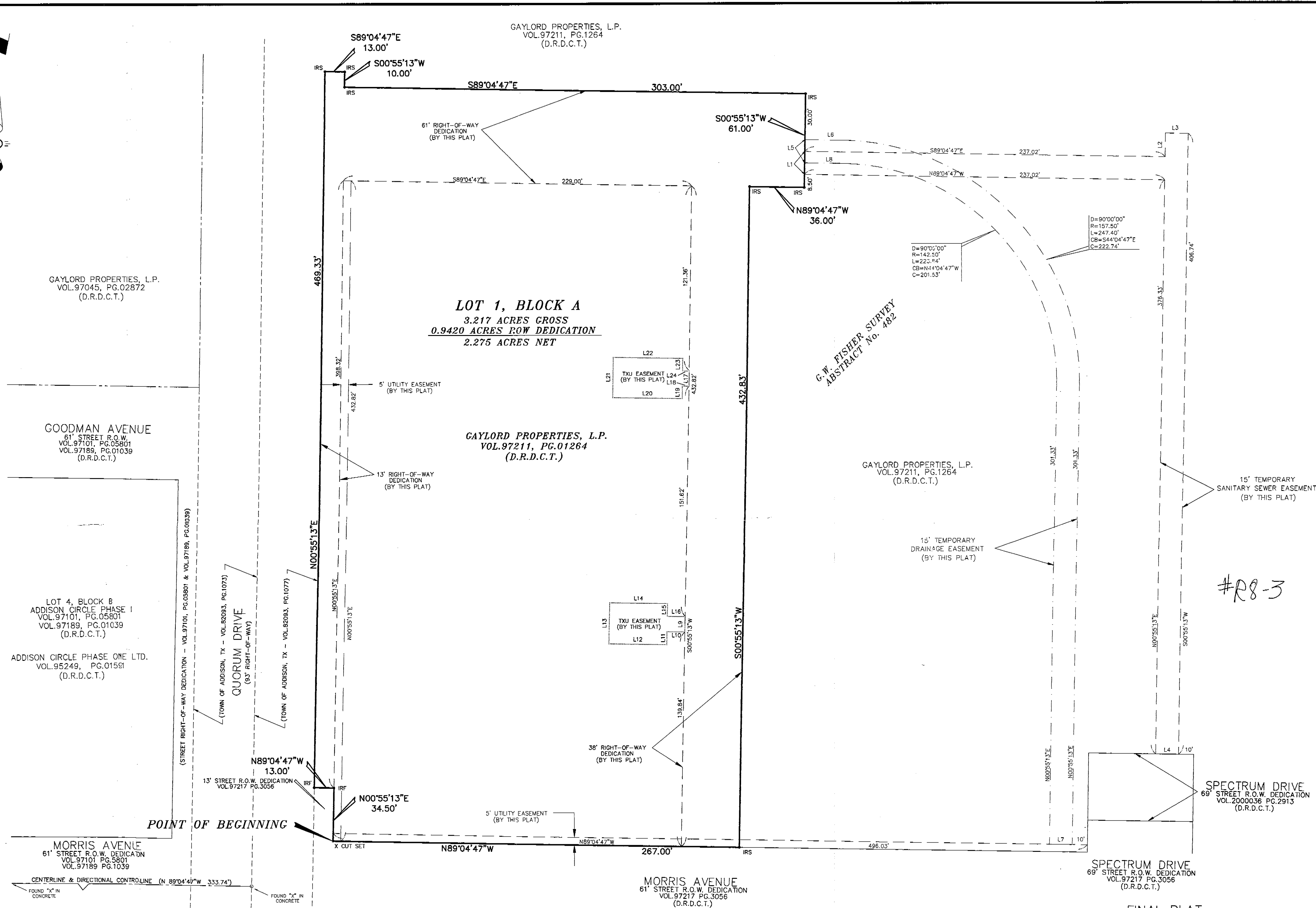
LINE	LENGTH	BEARING
L1	15.00	N00°55'13"E
L2	15.41	N00°55'13"E
L3	15.00	S89°04'47"E
L4	15.00	N89°04'47"W
L5	15.00	N00°55'13"E
L6	25.50	S89°04'47"E
L7	15.00	N89°04'47"W
L8	25.50	N89°04'47"W
L9	10.00	S00°55'13"W
L10	11.74	N89°04'47"W
L11	8.27	S00°55'13"W
L12	38.03	N89°04'47"W
L13	26.54	N00°55'13"E
L14	38.03	S89°04'47"E
L15	8.27	S00°55'13"W
L16	11.74	S89°04'47"E
L17	10.00	S00°55'13"W
L18	4.38	N89°04'47"W
L19	8.26	S00°55'13"W
L20	45.69	N89°04'47"W
L21	26.51	N00°55'13"E
L22	45.69	S89°04'47"E
L23	8.26	S00°55'13"W
L24	4.38	S89°04'47"E



NOTE:  
ALL EASEMENTS INDICATED AS "TEMPORARY"  
SHOWN HEREON ARE TO REMAIN IN AFFECT  
UNTIL EXPRESSLY ABANDONED BY A NOTATION  
ON THIS PLAT OR FUTURE PLATS OR OTHER  
LEGAL DOCUMENTS.

BASIS OF BEARING / DIRECTIONAL CONTROL:

A BEARING OF NORTH 89°04'47" WEST ALONG THE CENTERLINE OF MORRIS AVENUE FROM MONUMENTATION FOUND AND SHOWN ON FINAL PLAT OF ADDISON CIRCLE PHASE I, AN ADDITION TO THE TOWN OF ADDISON, TEXAS AS RECORDED IN VOLUME 97101, PAGE 05801 AND RE-FILED IN VOLUME 97189, PAGE 01039, DEED RECORDS, DALLAS COUNTY, TEXAS.



GAYLORD PROPERTIES, L.P.  
VOL.97045, PG.02872  
(D.R.D.C.T.)

**LOT 1, BLOCK A**  
3.217 ACRES GROSS  
0.9420 ACRES ROW DEDICATION  
2.275 ACRES NET

GAYLORD PROPERTIES, L.P.  
VOL.97211, PG.01264  
(D.R.D.C.T.)

GOODMAN AVENUE  
61' STREET R.O.W.  
VOL.97101, PG.05801  
VOL.97189, PG.01039  
(D.R.D.C.T.)

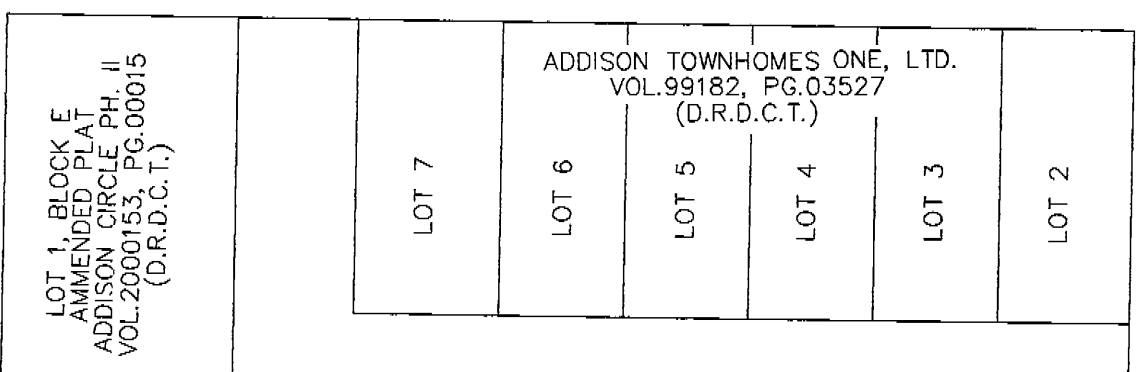
LOT 4, BLOCK B  
ADDISON CIRCLE PHASE I  
VOL.97101, PG.05801  
VOL.97189, PG.01039  
(D.R.D.C.T.)

ADDISON CIRCLE PHASE ONE LTD.  
VOL.95249, PG.01591  
(D.R.D.C.T.)

MORRIS AVENUE  
61' STREET R.O.W. DEDICATION  
VOL.97101, PG.05801  
VOL.97189, PG.01039

MORRIS AVENUE  
61' STREET R.O.W. DEDICATION  
VOL.97217, PG.3056  
(D.R.D.C.T.)

SPECTRUM DRIVE  
69' STREET R.O.W. DEDICATION  
VOL.97217, PG.3056  
(D.R.D.C.T.)



G.W. FISHER SURVEY  
ABSTRACT No. 482

GAYLORD PROPERTIES, L.P.  
VOL.97211, PG.1264  
(D.R.D.C.T.)

15' TEMPORARY  
SANITARY SEWER EASEMENT  
(BY THIS PLAT)

15' TEMPORARY  
DRAINAGE EASEMENT  
(BY THIS PLAT)

SPECTRUM DRIVE  
69' STREET R.O.W. DEDICATION  
VOL.200036, PG.2913  
(D.R.D.C.T.)

FINAL PLAT  
**ADDISON CIRCLE PHASE IV**  
**LOT 1, BLOCK A**  
OUT OF THE G.W. FISHER SURVEY, ABSTRACT NO. 482  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

LEGEND  
IRF ● 5/8" IRON ROD SET  
WITH HUITT-ZOLLARS CAP  
IRS ● 5/8" IRON ROD FOUND  
WITH HUITT-ZOLLARS CAP

PREPARED FOR  
POST PROPERTIES, INC.  
5040 ADDISON CIRCLE  
SUITE 300  
ADDISON, TEXAS 75001

PREPARED BY  
**HUITT-ZOLLARS**  
Engineering / Architecture  
3131 McKinney Ave., Ste. 600 Dallas, Texas 75204  
Phone (214) 871-9311 Fax (214) 871-0757

AUGUST, 2000

SHEET 1 OF 2

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Gaylord Properties, L.P. ("Owner") does hereby adopt this plat designating the hereon property as ADDISON CIRCLE PHASE IV, 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 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 the services for which easements are granted.

The easements designated as "TXU Electric Company Easement" are subsurface easements reserved for the installation and maintenance of electric facilities. Owner shall have the right to use these easements, provided further that the Owner specifically reserves the right to construct improvements and structures over those easements designated as TXU Electric Company Easement (Under Structure).

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" 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 drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Buildings areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum finish floor elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that the owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, 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.

**STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA**

I (we), the undersigned, owner(s) of the land shown on this plat, and the designated herein as ADDISON CIRCLE PHASE IV subdivision to the Town of Addison, Texas, and whose name subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown of the purpose and consideration therein expressed.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication or exactions made herein.

Gaylord Properties, L.P., a Texas limited partnership  
By: Opubco International, Ltd.,  
a Delaware Corporation, General partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

WITNESS MY HAND at \_\_\_\_\_, Oklahoma this the  
day of \_\_\_\_\_, 2000.

**STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA**

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 purposes and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Notary Public in and for the State of Oklahoma

**OWNER'S CERTIFICATE**

State of Texas  
County of Dallas

Whereas, Gaylord Properties, L.P. is the owner of a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas as evidenced by instrument recorded in Volume 97211, Page 01264 of the Deed Records Dallas County Texas and being more particularly described as follows:

**BEING** a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and being a portion of a tract of land as described in deed to Gaylord Properties, L.P. as recorded in Volume 97211, Page 01264 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a five-eighths inch iron rod found with cap stamped "Huitt-Zollars" on the easterly right-of-way line of Quorum Drive (a variable width right-of-way, 93.00 feet at this point) as recorded in Volume 82093, Page 1073 and Page 1077, D.R.D.C.T., and being the northwest corner of a 13 foot right-of-way dedication as shown on the final plat of Addison Circle Phase II, an addition to the Town of Addison, Texas as recorded in Volume 97217, Page 3056, D.R.D.C.T.;

**THENCE**, along the easterly right-of-way line of Quorum Drive, North 00 degrees 55 minutes 13 seconds East a distance of 469.33 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars";

**THENCE**, departing the easterly right-of-way line of Quorum Drive, South 89 degrees 04 minutes 47 seconds East a distance of 13.00 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars";

**THENCE**, South 00 degrees 55 minutes 13 seconds West a distance of 10.00 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars";

**THENCE**, South 89 degrees 04 minutes 47 seconds East a distance of 303.00 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars";

**THENCE**, South 00 degrees 55 minutes 13 seconds West a distance of 61.00 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars";

**THENCE**, North 89 degrees 04 minutes 47 seconds West a distance of 36.00 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars";

**THENCE**, South 00 degrees 55 minutes 13 seconds West a distance of 432.83 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars" on the northerly line of Morris Avenue (a 61.00 foot right-of-way) as shown on the aforementioned Final Plat of Addison Circle Phase II;

**THENCE**, along the northerly right-of-way line of Morris Avenue North 89 degrees 04 minutes 47 seconds West a distance of 267.00 feet to a X cut set in concrete on the easterly line of a 13 foot right-of-way dedication for Quorum Drive as shown on the Final Plat of Addison Circle Phase II;

**THENCE**, along the easterly line of said 13 foot right-of-way dedication, North 00 degrees 55 minutes 13 seconds East a distance of 34.50 feet to a five-eighths inch iron rod found with cap stamped "Huitt-Zollars" at the northeast corner of said 13 foot right-of-way dedication;

**THENCE**, along the northerly line of said 13 foot right-of-way dedication, North 89 degrees 04 minutes 47 seconds West a distance of 13.00 feet to the point of beginning and containing 3.217 acres of land more or less.

**KNOW ALL MEN BY THESE PRESENTS:**

I, Eric J. Yahoudy, a Registered Professional Land Surveyor, hereby certify that the foregoing plat was compiled from an accurate survey made on-the-ground, under my personal supervision.

For Huitt-Zollars, Inc.

\_\_\_\_\_  
Eric J. Yahoudy  
Registered Professional Land Surveyor  
Registration No. 4862

**STATE OF TEXAS  
COUNTY OF DALLAS**

BEFORE the undersigned authority, a Notary Public in for the State of Texas on this day personally appeared, Eric J. Yahoudy, 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 purposes and consideration therein expressed.

Given under my hand and seal of the office this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Notary Public in and for the State of Texas

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Addison, Texas

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2000, by the Town Council of Addison, Texas.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Secretary

FINAL PLAT  
**ADDISON CIRCLE PHASE IV**  
**LOT 1, BLOCK A**  
OUT OF THE G.W. FISHER SURVEY, ABSTRACT NO. 482  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PREPARED FOR  
POST PROPERTIES, INC.  
5040 ADDISON CIRCLE  
SUITE 300  
ADDISON, TEXAS 75001

PREPARED BY  
**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Engineering / Architecture  
3131 McKinney Ave., Ste. 600 Dallas, Texas 75204  
Phone (214) 871-3311 Fax (214) 871-0757