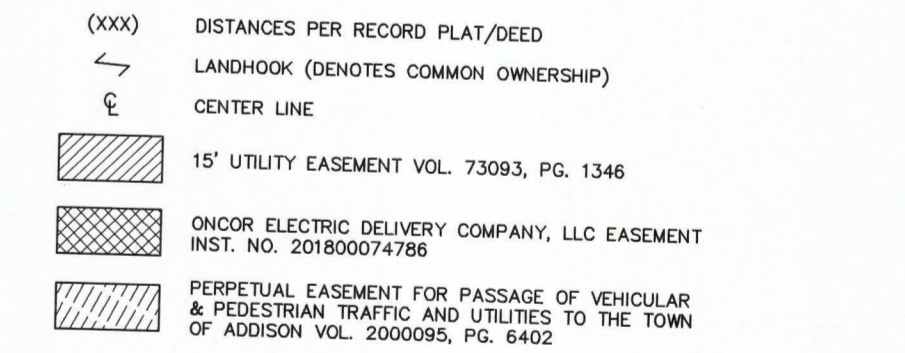
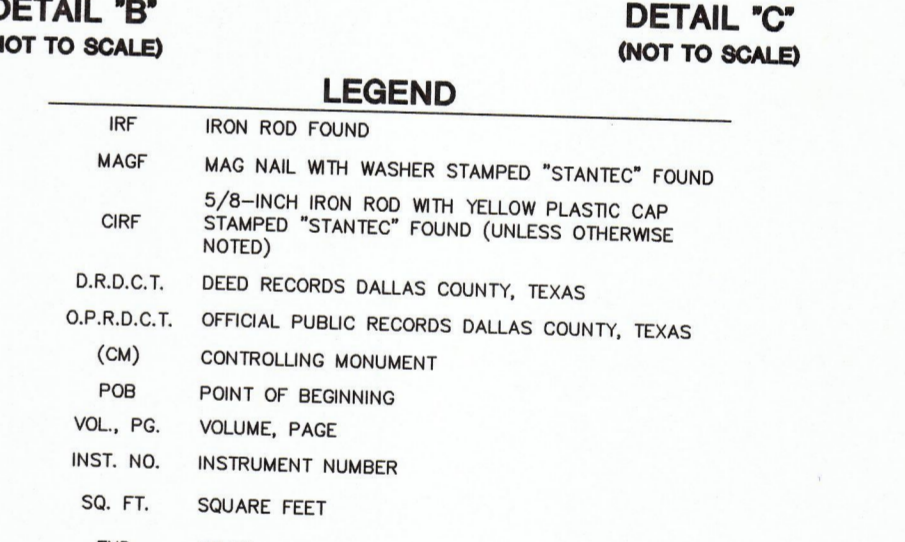
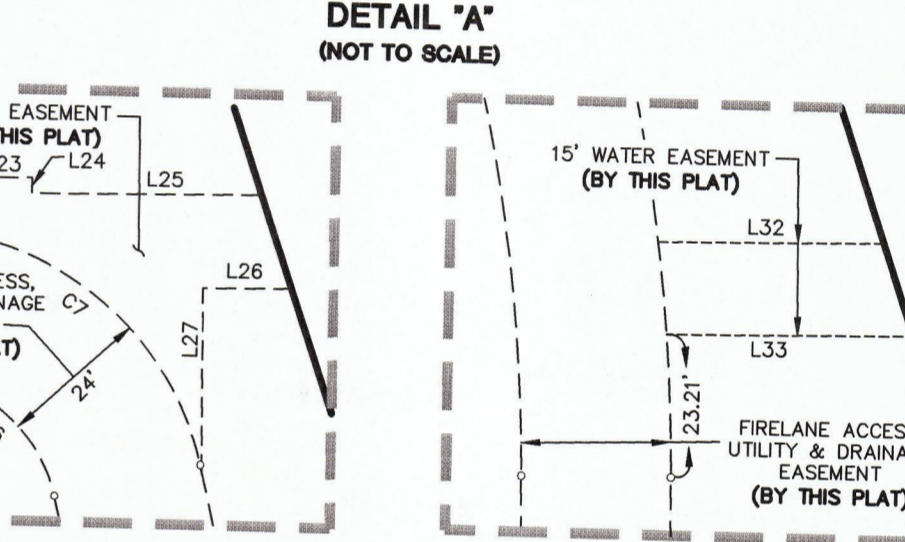
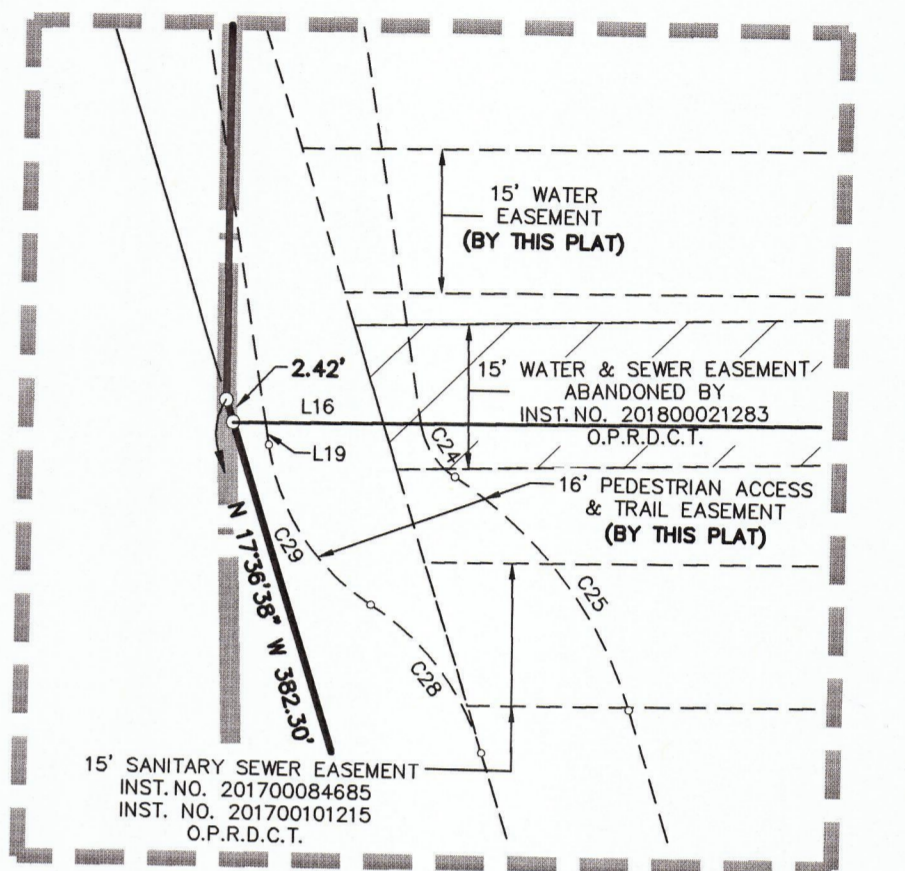


JOSIAH PANCOAST SURVEY,
ABSTRACT NO. 1146
APPROXIMATE LOCATION OF SURVEY LINE
JOHN WITT SURVEY,
ABSTRACT NO. 1504



LEGEND

- IRF IRON ROD FOUND
- MAGF MAG NAIL WITH WASHER STAMPED "STANTEC" FOUND
- CRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND (UNLESS OTHERWISE NOTED)
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- CM CONTROLLING MONUMENT
- POB POINT OF BEGINNING
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- FND DISTANCES PER RECORD PLAT/DEED
- (XXX) DISTANCES PER RECORD PLAT/DEED
- LANDHOOK (DENOTES COMMON OWNERSHIP)
- CENTER LINE
- 15' UTILITY EASEMENT VOL. 73093, PG. 1346
- ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT INST. NO. 201800074786
- PERPETUAL EASEMENT FOR PASSAGE OF VEHICULAR AND PEDESTRIAN TRAFFIC AND UTILITIES TO THE TOWN OF ADDISON VOL. 2000095, PG. 6402

FINAL REPLAT
S. FINLEY EWING JR. ADDITION
LOTS 2R AND 3, BLOCK 1
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146
CITY OF DALLAS AND THE TOWN OF ADDISON
DALLAS COUNTY, TEXAS
16.270 ACRES
JULY 12, 2018
TOWN OF ADDISON PROJECT NO. 2017-02
CITY OF DALLAS PLAN FILE NO. S167-058
CITY OF DALLAS ENGINEERING FILE NO. 311T-9310

OWNER:
14555 OFFICE PARTNERS, LP
16400 DALLAS PARKWAY, SUITE 150
DALLAS, TEXAS, 75248
PH: (972) 759-7700

OWNER:
THE FRANCES 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

- GENERAL NOTES**
- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE PURPOSE OF THIS REPLAT IS TO RELOCATE A LOT LINE AND CREATE EASEMENTS FOR A PROPOSED DEVELOPMENT.
 - BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE SITE.
 - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S88°05'41"W	25.60'
L2	N88°05'41"E	25.16'
L3	S00°52'38"E	29.79'
L4	N13°25'31"W	78.08'
L5	N00°52'38"W	42.15'
L6	N89°07'22"E	16.63'
L7	S71°50'14"W	1.77'
L8	S88°27'46"W	4.78'
L9	S89°07'22"W	46.69'
L10	S00°52'38"E	12.00'
L11	S00°52'38"E	10.15'
L12	S13°25'31"E	78.08'
L13	N00°52'38"W	193.78'
L14	N00°54'35"W	180.98'
L15	S89°07'22"W	94.00'
L16	N89°07'22"E	16.17'
L17	S27°23'22"W	21.47'
L18	N27°23'22"E	5.47'
L19	N09°15'21"W	2.36'
L20	N00°52'38"W	5.50'
L21	N89°07'22"E	10.53'
L22	N00°52'38"W	2.50'
L23	N89°07'22"E	10.00'

LINE TABLE

LINE #	BEARING	DISTANCE
L24	S00°52'38"E	2.50'
L25	N89°07'22"E	36.90'
L26	S89°07'22"W	14.20'
L27	S00°52'38"E	29.91'
L28	S88°05'41"W	4.04'
L29	S19°01'06"E	51.64'
L30	S07°48'12"E	20.24'
L31	S19°17'31"E	42.69'
L32	S18°43'23"E	19.11'
L33	N89°07'22"E	36.18'
L34	N89°07'22"E	39.59'
L35	S00°52'38"E	44.00'
L36	S89°07'22"W	261.11'
L37	S02°17'31"W	274.22'
L38	N02°17'31"E	274.21'
L39	N89°07'22"E	113.78'

CURVE TABLE

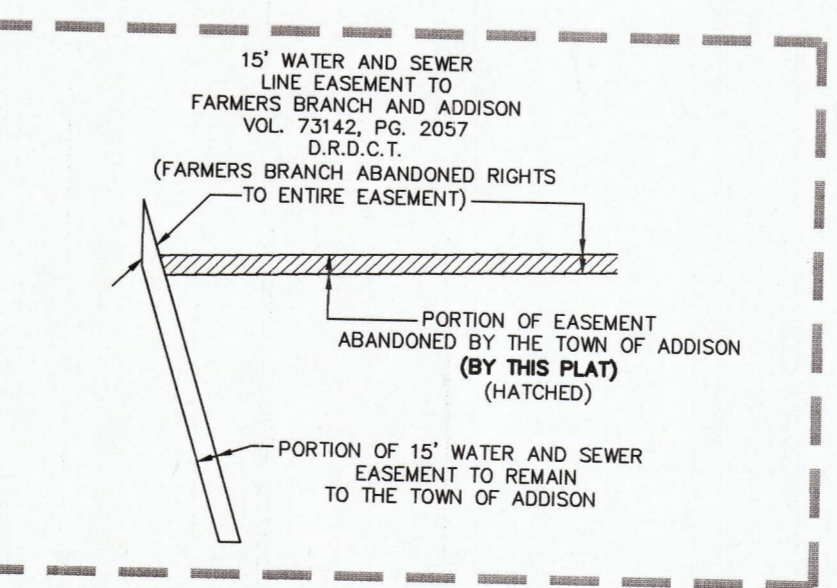
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	5.18'	20.00'	14°50'49"	5.17'	N06°32'47"E
C2	31.42'	20.00'	89°59'54"	28.28'	S45°52'35"E
C3	31.42'	20.00'	90°00'00"	28.28'	N44°07'22"E
C4	5.25'	20.00'	15°02'22"	5.23'	N08°23'49"W
C5	4.36'	20.00'	12°29'23"	4.35'	S05°22'04"W
C6	31.42'	20.00'	90°00'00"	28.28'	S45°52'38"E
C7	66.24'	49.00'	77°27'07"	61.31'	S52°09'04"E
C8	70.96'	324.00'	12°32'53"	70.82'	N07°09'04"W
C9	31.42'	20.00'	90°00'00"	28.28'	N45°52'38"W
C10	36.99'	20.00'	105°38'07"	31.94'	S36°08'19"W
C11	51.88'	1332.39'	21°51'51"	51.88'	S16°26'11"E
C12	31.42'	20.00'	90°00'00"	28.28'	N44°07'22"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C13	69.12'	44.00'	90°00'00"	62.23'	S44°07'22"W
C14	31.42'	20.00'	90°00'00"	28.28'	N44°07'22"E
C15	65.70'	300.00'	12°32'53"	65.57'	S07°09'04"E
C16	33.79'	25.00'	77°27'07"	31.28'	N52°09'04"W
C17	31.42'	20.00'	90°00'00"	28.28'	S44°07'22"W
C18	32.42'	20.00'	92°52'35"	28.99'	N44°26'20"W
C19	31.42'	20.00'	89°59'57"	28.28'	N44°07'24"E
C20	33.44'	20.00'	95°47'57"	29.68'	N42°38'41"W
C21	6.11'	20.00'	17°31'01"	6.09'	S09°38'09"E
C22	62.83'	20.00'	180°00'00"	40.00'	N00°52'38"W
C23	62.83'	20.00'	180°00'00"	40.00'	S00°52'38"E
C24	6.80'	8.00'	48°39'59"	6.59'	S33°35'20"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C25	30.96'	44.00'	40°18'42"	30.32'	S37°45'59"E
C26	42.41'	54.00'	45°00'00"	41.33'	S04°53'22"W
C27	29.85'	38.00'	45°00'00"	29.08'	N04°53'22"E
C28	19.70'	28.00'	40°18'42"	19.30'	N37°45'59"W
C29	20.39'	24.00'	48°39'59"	19.78'	N33°35'20"W
C30	37.98'	186.50'	11°40'08"	37.92'	S13°11'02"E
C31	42.81'	213.50'	11°29'20"	42.74'	S13°32'51"E
C32	28.30'	1828.80'	0°33'11"	28.30'	S18°16'47"E
C33	51.81'	1817.05'	1°38'02"	51.81'	S17°01'20"E



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, THE FRANCES EWING ROWLAND 2004 IRREVOCABLE TRUST AND 14555 OFFCE PARTNERS, LP. ARE THE OWNER'S OF A 16.270 ACRE (708,731 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 2, BLOCK 1 OF S. FINLEY EWING, JR. ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2001196, PAGE 49, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AS CORRECTED IN INSTRUMENT NUMBER 200600449021, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND ALL OF THE REMAINDER OF TRACT 2 OF S. FINLEY EWING, JR. ADDITION, AN ADDITION TO THE TOWN OF ADDISON ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 73093, PAGE 1346, D.R.D.C.T., AND ALL OF A CALLED 10.154 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO 14555 OFFICE PARTNERS, LP, RECORDED IN INSTRUMENT NUMBER 201700084684, O.P.R.D.C.T., AND BEING ALL OF A CALLED 6.677 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE FRANCES EWING ROWLAND 2004 IRREVOCABLE TRUST, RECORDED IN INSTRUMENT NUMBER 20180009453, O.P.R.D.C.T., SAID 16.270 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN CONCRETE FOR THE SOUTHEAST CORNER OF SAID 6.677 ACRE TRACT OF LAND, 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, DALLAS COUNTY, TEXAS 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 SOUTH LINE OF SAID 6.677 ACRE TRACT OF LAND, FOR 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 SOUTH LINE, AT A DISTANCE OF 630.15 FEET PASSING A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5129" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 2 OF THE S. FINLEY EWING, JR. ADDITION, RECORDED IN VOLUME 73093, [AGE 1346, D.R.D.C.T., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 1, OF THE S. FINLEY EWING JR. ADDITION, RECORDED IN VOLUME 2001196, PAGE 49, D.R.D.C.T., IN ALL FOR A TOTAL DISTANCE OF 891.20 FEET TO A 5/8-INCH IRON ROD WITH A 3-1/4-INCH ALUMINUM DISK STAMPED "STANTEC" FOUND IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID LOT 2, 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 A DEED TO DALLAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 4617, PAGE 375, D.R.D.C.T.;

THENCE NORTH 17°36'38" WEST ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1 AND SAID 3.68 ACRE TRACT OF LAND, AT A DISTANCE OF 379.88 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHWEST CORNER OF SAID 6.677 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF SAID 10.154 ACRE TRACT OF LAND, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 382.30 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND AT AN ANGLE POINT IN THE WEST LINE OF SAID LOT 2, BLOCK 1, SAME BEING THE MOST SOUTHERLY CORNER OF THE REMAINDER OF LOT 2, BLOCK 1 OF ANDERSON AND WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 953, PAGE 895, D.R.D.C.T.;

THENCE NORTH 00°14'34" WEST ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1 OF THE S. FINLEY EWING, JR. ADDITION AND SAID LOT 2, BLOCK 1 OF SAID ANDERSON AND WHITE ADDITION, A DISTANCE OF 397.41 FEET TO A 5/8-INCH IRON ROD WITH A 3-1/4-INCH ALUMINUM DISK STAMPED "STANTEC" FOUND IN CONCRETE FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1 OF THE S. FINLEY EWING, JR. ADDITION, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK OF WELLINGTON SQUARE, AN ADDITION TO THE TOWN OF ADDISON ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 79220, PAGE 2203, D.R.D.C.T. AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 350, D.R.D.C.T.;

THENCE NORTH 88°05'41" EAST ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1 OF THE S. FINLEY EWING JR. ADDITION AND SAID LOT 1, BLOCK 1 OF THE WELLINGTON ADDITION, AT A DISTANCE OF 389.58 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 SAME BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 OF PARKWAY LIMITED, AN ADDITION TO THE TOWN OF ADDISON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84243, PAGE 3391, D.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF SAID S. FINLEY EWING JR. ADDITION AND SAID PARKWAY LIMITED ADDITION IN ALL FOR A TOTAL DISTANCE OF 611.48 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1 OF THE S. FINLEY EWING, JR. ADDITION SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID S. FINLEY EWING, JR. ADDITION;

THENCE ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2, BLOCK 1 OF S. FINLEY EWING, JR. ADDITION, THE FOLLOWING CALLS:

SOUTH 01°54'19" EAST, A DISTANCE OF 200.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 88°05'41" EAST, A DISTANCE OF 355.27 FEET TO A CUT "X" FOUND FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 AND THE MOST EASTERLY NORTHEAST CORNER OF LOT 2, BLOCK 1 OF SAID S. EWING FINLEY, JR. ADDITION AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY, THE FOLLOWING CALLS:

SOUTH 18°43'23" EAST, A DISTANCE OF 246.82 FEET TO A CUT "X" FOUND FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1332.39 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°10'13", FOR AN ARC LENGTH OF 352.78 FEET, A CHORD BEARING OF SOUTH 11°08'16" EAST, AND A CHORD DISTANCE OF 351.75 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 708,731 SQUARE FEET OR 16.270 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 FRANCES EWING ROWLAND 2004 IRREVOCABLE TRUST AND 14555 OFFICE PARTNERS, LP ("OWNERS") DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS LOTS 2R AND 3, 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 _____, 2018.

THE FRANCES EWING ROWLAND 2004 IRREVOCABLE TRUST

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

14555 OFFICE PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP

BY: 14555 OFFICE PARTNERS GP, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
NAME: TODD K. ASHBROOK
TITLE: MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD K. ASHBROOK, 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 _____, 2018.

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 _____, 2018.

DAVID J. DE WEIRD, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

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 STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

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 _____, 20____

CHAIR, PLANNING AND ZONING COMMISSION

CITY SECRETARY

CITY OF DALLAS APPROVAL BLOCK

I _____, CHAIRPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE ____ DAY OF _____, A.D. 20____ AND SAME WAS DULY APPROVED ON THE ____ DAY OF _____, A.D. 20____, BY SAID COMMISSION.

CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

SECRETARY

FINAL REPLAT
S. FINLEY EWING JR. ADDITION
LOTS 2R AND 3, BLOCK 1
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146
CITY OF DALLAS AND THE TOWN OF ADDISON
DALLAS COUNTY, TEXAS
16.270 ACRES
JULY 12, 2018
TOWN OF ADDISON PROJECT NO. 2017-02
CITY OF DALLAS PLAN FILE NO. S167-058
CITY OF DALLAS ENGINEERING FILE NO. 311T-9310

OWNER:
14555 OFFICE PARTNERS, LP
16400 DALLAS PARKWAY, SUITE 150
DALLAS, TEXAS, 75248
PH: (972) 759-7700

OWNER:
THE FRANCES 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