

11/04/02 EWH ADDISON\2001138\PLAT-ALL\2001138-PLAT.DWG

POINT OF BEGINNING

ADDISON CIRCLE

ADDISON ROAD

BLOCK 1
9.56 AC.

ADDISON ARTS AND EVENTS DISTRICT
18.03 Ac.

G.W. FISHER SURVEY
ABSTRACT No. 482

QUORUM DRIVE

FESTIVAL WAY

BLOCK 2
2.47 AC.

BLOCK 3
3.28 AC.

BROADWAY STREET

BLOCK 4
0.23 AC.

DALLAS AREA RAPID TRANSIT

REPLAT

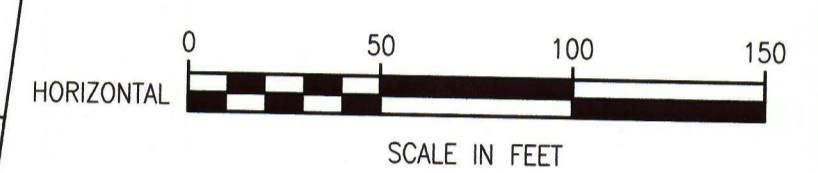
OF JULIAN ADDITION,
LOTS 13-26, BLOCK A, LOTS 1-10, BLOCK B,
LOTS 1-8, BLOCK C, LOTS 1-4, BLOCK D;
ADDISON CIRCLE PHASE I ADDITION,
LOT 1, BLOCK A; AND ADDISON CIRCLE PHASE
ADDITION, LOT 1, BLOCK F

AS
ADDISON ARTS AND EVENTS DISTRICT

BLOCKS 1-4

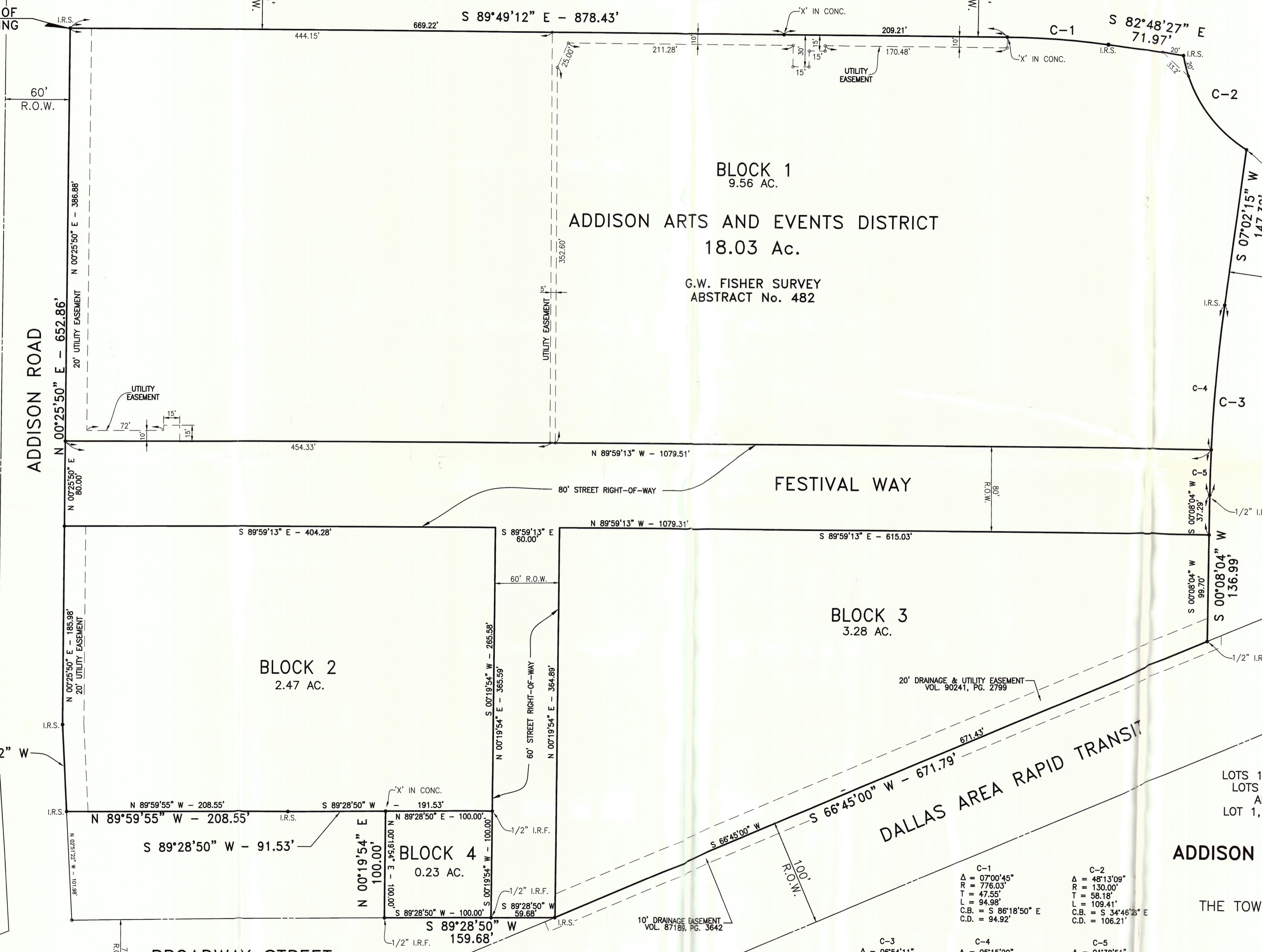
IN
THE TOWN OF ADDISON, DALLAS CO., TEXAS
G.W. FISHER SURVEY
ABSTRACT NO. 482

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS
7502 GREENVILLE AVE., SUITE 220
DALLAS, TEXAS 75231
214-361-7900



BASIS OF BEARING:
BEARING OF N 89°49'12" W ALONG THE
NORTH RIGHT-OF-WAY LINE OF MILDRED
STREET (ADDISON CIRCLE) AS RECORDED
IN VOLUME 95249, PAGE 1591 OF THE
DEED RECORDS OF DALLAS COUNTY, TEXAS.

<p>C-1</p> <p>Δ = 07°00'45"</p> <p>R = 776.03'</p> <p>T = 47.55'</p> <p>L = 94.98'</p> <p>C.B. = S 86°18'50" E</p> <p>C.D. = 94.92'</p>	<p>C-2</p> <p>Δ = 48°13'09"</p> <p>R = 130.00'</p> <p>T = 58.18'</p> <p>L = 109.41'</p> <p>C.B. = S 34°46'26" E</p> <p>C.D. = 106.21'</p>	<p>C-3</p> <p>Δ = 06°54'11"</p> <p>R = 1485.39'</p> <p>T = 89.59'</p> <p>L = 178.96'</p> <p>C.B. = S 03°35'10" W</p> <p>C.D. = 178.86'</p>	<p>C-4</p> <p>Δ = 05°15'20"</p> <p>R = 1485.39'</p> <p>T = 68.17'</p> <p>L = 136.25'</p> <p>C.B. = S 04°24'35" E</p> <p>C.D. = 136.20'</p>	<p>C-5</p> <p>Δ = 01°38'51"</p> <p>R = 1485.39'</p> <p>T = 21.36'</p> <p>L = 42.71'</p> <p>C.B. = S 00°57'00" W</p> <p>C.D. = 42.71'</p>
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OWNER'S CERTIFICATE

BEING a tract of land located in the G.W. Fisher Survey, Abstract No. 482 of Dallas County, Texas, and being across property conveyed to The Town of Addison by deeds on file in the Deed Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap marked "BHC" set for a corner, said corner being the intersection of the south right-of-way line of Addison Circle (a 65-foot wide right-of-way) and the east right-of-way line of Addison Road (a 60-foot wide right-of-way);

THENCE S 89°49'12" E, a distance of 669.22 feet along said south right-of-way line of Addison Circle and said 65-foot right-of-way to a 'X' found in concrete at the end of said 65-foot right-of-way and the beginning of a 80-foot wide right-of-way and continuing S 89°49'12" E for a total distance of 878.43 feet to a 'X' found in concrete at a point of curvature;

THENCE along a curve (C-1) to the right with a radius of 776.03 feet and a chord bearing of S 86°18'50" E, an arc distance of 94.98 feet along said south right-of-way line of Addison Circle to a 1/2-inch iron rod with cap marked "BHC" set at a point of tangency;

THENCE S 82°48'27" E, a distance of 71.97 feet along said south right-of-way line of Addison Circle to a 1/2-inch iron rod with cap marked "BHC" set for a corner at the intersection of the west right-of-way line of Quorum Drive (a variable width right-of-way) and said south right-of-way line of Addison Circle (an 80-foot wide right-of-way);

THENCE in a southerly direction along a non-tangent curve (C-2) to the left with a radius of 130.00 feet and a chord bearing of S 34°46'26" E, an arc distance of 109.41 feet to a 1/2-inch iron rod found for a corner;

THENCE S 07°02'15" W, a distance of 147.32 feet along said west right-of-way line of Quorum Drive (a 106-foot wide right-of-way) to a 1/2-inch iron rod with cap marked "BHC" at a point of curvature;

THENCE along a curve (C-3) to the left with a radius of 1485.39 feet with a chord bearing of S 03°35'10" W, an arc distance of 178.96 feet to a 1/2-inch iron rod found and being the point of tangency;

THENCE S 00°08'04" W, a distance of 136.99 feet along said west right-of-way line of Quorum Drive to a 1/2-inch iron rod found for a corner at the intersection of the north right-of-way line of The Dallas Area Rapid Transit (DART) (a 100-foot wide right-of-way) and said west right-of-way of Quorum Drive;

THENCE S 66°45'00" W, a distance of 671.79 feet along said north right-of-way line of DART to a 1/2-inch iron rod with cap marked "BHC" for a corner;

THENCE S 89°28'50" W, a distance of 59.68 feet along the north right-of-way line of Broadway Street (a 70-foot wide right-of-way) to a 1/2-inch iron rod found and continuing S 89°28'50" W for a total distance of 159.68 feet to a 1/2-inch iron rod found for a corner;

THENCE N 00°19'54" E, a distance of 100.00 feet to 'X' found in concrete for a corner;

THENCE S 89°28'50" W, a distance of 91.53 feet to a 1/2-inch iron rod with cap marked "BHC" set for a corner;

THENCE N 89°59'55" W, a distance of 208.55 feet to a 1/2-inch iron rod with cap marked "BHC" set for a corner in the east right-of-way line of said Addison Road (a 60-foot wide right-of-way);

THENCE N 02°51'22" W, a distance of 81.53 feet along said east right-of-way line of said Addison Road (a 60-foot wide right-of-way) to a 1/2-inch iron rod with cap marked "BHC" set point for a corner;

THENCE N 00°25'50" E, a distance of 652.86 feet along said east right-of-way line of said Addison Road (a 60-foot wide right-of-way) to the Point of Beginning, said tract of land containing 785,432 square feet (18.03 acres) of land.

That The Town of Addison ("Owner") does hereby adopt this plat designating the hereinabove property as Addison Arts and Events District, 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 runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided however, it is understood that in the event it becomes necessary for the 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. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of 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 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.

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

TOWN OF ADDISON

BY: _____

TITLE: _____

Witness my hand at _____, Texas this _____ day of _____, 2002.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Block 1 use shall be limited to public green space. Such use shall be limited to public open space, public health and recreational facility, farmers market, public school, conference center, theater center, and special events facility.

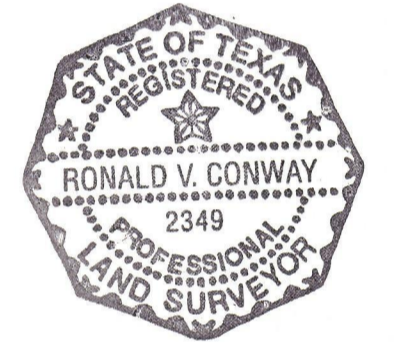
KNOW ALL MEN BY THESE PRESENTS:

I, Ronald V. Conway, 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: Birkhoff, Hendricks & Conway, L.L.P.

Ronald V. Conway 11/4/02

Ronald V. Conway
Registered Professional Land Surveyor
Registration No. 2349



CERTIFICATION OF APPROVAL

Approved this _____ day of _____, 2002, by the Town Council of Addison, Texas.

Mayor

Secretary

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

REPLAT
OF JULIAN ADDITION,
LOTS 13-26, BLOCK A, LOTS 1-10, BLOCK B,
LOTS 1-8, BLOCK C, LOTS 1-4, BLOCK D;
ADDISON CIRCLE PHASE I ADDITION,
LOT 1, BLOCK A; AND ADDISON CIRCLE PHASE II
ADDITION, LOT 1, BLOCK F
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ADDISON ARTS AND EVENTS DISTRICT
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