

LOT 1, BLOCK A
 PARKWAY BUSINESS CENTER I
 VOL. 81237, PG. 1939
 M.R.D.C.T.

LOT 1, BLOCK A
 HARRIS ADDITION
 VOL. 78017, PG. 1067
 M.R.D.C.T.

VICINITY MAP
 (NOT TO SCALE)



SWGA VENTURES, LTD.
 VOL. 2004017, PG. 6921
 D.R.D.C.T.

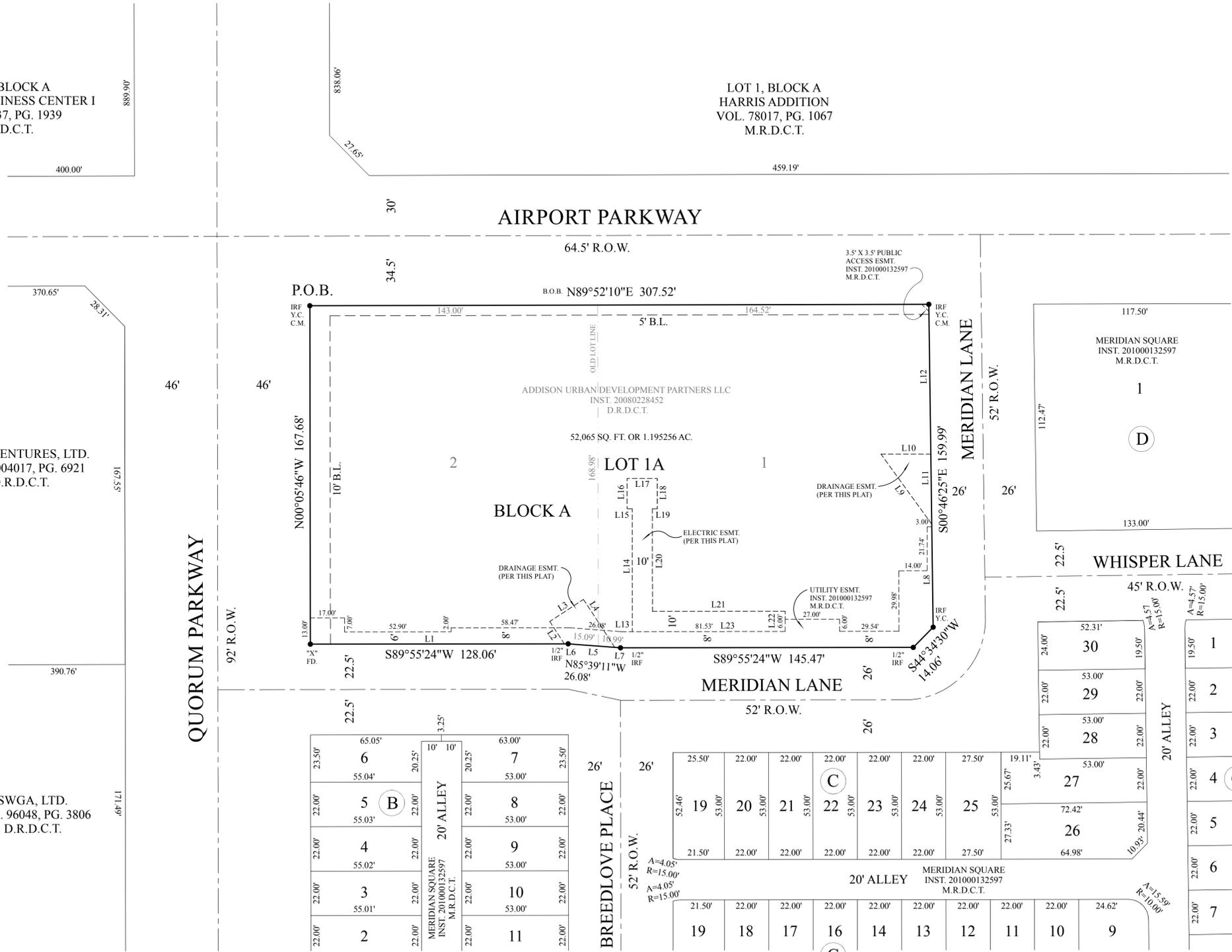
SWGA, LTD.
 VOL. 96048, PG. 3806
 D.R.D.C.T.

LEGEND :

- AC. = ACRES
- B.O.B. = BASIS OF BEARINGS
- C.M. = CONTROL MONUMENT
- B.L. = BUILDING LINE
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TX
- ESMT. = EASEMENT
- FD. = FOUND
- INST. = INSTRUMENT
- IRF = IRON ROD FOUND
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TX
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- SQ. FT. = SQUARE FEET
- VOL. = VOLUME
- Y.C. = YELLOW CAP

NOTES :

- (1.) BASIS OF BEARINGS IS THE SOUTH LINE OF AIRPORT PARKWAY (N89°52'10"E), PER RECORDED PLAT, MERIDIAN SQUARE ADDITION, AS RECORDED IN COUNTY CLERK INSTRUMENT NUMBER 201000132597, MAP RECORDS, DALLAS COUNTY, TEXAS.
- (2.) THE PURPOSE OF THIS REPLAT, IS TO COMBINED TWO LOTS, INTO ONE LOT.



LINE TABLE

L1 = S89°55'24"W 126.15'
L2 = N33°1'005"W 13.21'
L3 = N56°49'55"E 20.00'
L4 = S33°1'005"E 28.38'
L5 = N85°39'11"W 23.20'
L6 = S89°55'24"W 1.91'
L7 = N85°39'11"W 2.88'
L8 = S00°46'25"E 51.00'
L9 = N35°58'51"W 43.03'
L10 = N89°59'53"W 24.81'
L11 = S00°46'25"E 34.82'
L12 = S00°46'25"E 74.17'
L13 = S89°55'24"W 5.59'
L14 = N00°04'36"W 60.87'
L15 = S89°55'24"W 2.50'
L16 = N00°04'36"W 15.00'
L17 = N89°55'24"E 15.00'
L18 = S00°04'36"E 15.00'
L19 = S89°55'24"W 2.50'
L20 = S00°04'36"E 50.87'
L21 = N89°55'24"E 65.94'
L22 = S00°04'36"E 10.00'
L23 = S89°55'24"W 79.94'

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

PRELIMINARY PLAT
 MERIDIAN SQUARE
 LOT 1A, BLOCK A
 52,065 SQ. FT. OR 1.195256 AC.
 A REPLAT OF MERIDIAN SQUARE
 AS PREVIOUSLY RECORDED IN INST. 201000132597
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS
 MAP RECORDS, DALLAS COUNTY, TEXAS
 SITUATED IN THE
 G.W. FISHER SURVEY - ABSTRACT SURVEY NO. 482

OWNER : ADDISON URBAN DEVELOPMENT PARTNERS LLC
 14677 MIDWAY ROAD, SUITE 101
 ADDISON, TEXAS 75001
 TEL : 214-707-8466

SURVEYOR : OLIVER SURVEYORS
 L.S. FIRM NO. 1012800
 P.O. BOX 181626
 DALLAS, TX 75218
 TEL : 214-327-9773

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ADDISON URBAN DEVELOPMENT PARTNERS LLC, IS THE OWNER OF A 1.195217 ACRE TRACT OF LAND SITUATED IN THE G.W. FISHER SURVEY, ABSTRACT NO. 482, TOWN OF ADDISON, DALLAS COUNTY, TEXAS, SAID TRACT ALSO BEING PART OF TRACT 1, AS CONVEYED TO SAID ADDISON URBAN DEVELOPMENT PARTNERS LLC, AS RECORDED IN INSTRUMENT NUMBER 20080228452, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID 1.195217 ACRE TRACT ALSO BEING ALL LOTS 1 AND 2, IN BLOCK A, OF MERIDIAN SQUARE, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201000132597, OF THE MAP RECORDS, OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE INTERSECTION OF THE PRESENT SOUTH LINE OF AIRPORT PARKWAY (A 64.5 FOOT RIGHT OF WAY), AND OF THE EAST LINE OF QUORUM PARKWAY (A 92 FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 2, AN IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE NORTH 89°52'10" EAST, LEAVING SAID INTERSECTION OF SAID SOUTH LINE OF AIRPORT PARKWAY AND OF SAID EAST LINE OF QUORUM PARKWAY, ALONG SAID SOUTH LINE OF AIRPORT PARKWAY, PASSING AT A DISTANCE OF 143.00 FEET, THE MOST NORTHEASTERLY CORNER OF SAID LOT 2, SAID MOST NORTHEASTERLY CORNER OF SAID LOT 2, ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 1, CONTINUING ALONG IN ALL A DISTANCE OF 307.52 FEET TO A POINT IN THE INTERSECTION OF SAID SOUTH LINE OF AIRPORT PARKWAY AND WITH THE WEST LINE OF MERIDIAN LANE (A 52 FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID LOT 1, AN IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE SOUTH 00°46'25" EAST, LEAVING SAID INTERSECTION OF SAID SOUTH LINE OF AIRPORT PARKWAY AND OF SAID WEST LINE OF MERIDIAN LANE, ALONG SAID WEST LINE OF MERIDIAN LANE, A DISTANCE OF 159.99 FEET TO A POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 1, AN IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE SOUTH 44°34'30" WEST, ALONG A NORTHWESTERLY LINE OF SAID MERIDIAN LANE, A DISTANCE OF 14.06 FEET TO A POINT IN THE NORTHERLY LINE OF SAID MERIDIAN LANE (A 52 FOOT RIGHT OF WAY), AN 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89°55'24" WEST, ALONG SAID NORTHERLY LINE OF MERIDIAN LANE, A DISTANCE OF 145.47 FEET TO A POINT BEING A CORNER OF SAID LOT 1, AN 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 85°39'11" WEST, ALONG SAID NORTHERLY LINE OF MERIDIAN LANE, PASSING AT A DISTANCE OF 10.99 FEET THE MOST SOUTHWESTERLY CORNER OF SAID LOT 1, SAID MOST SOUTHWESTERLY CORNER OF SAID LOT 1, ALSO BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2, CONTINUING IN ALL A DISTANCE OF 26.08 FEET TO A POINT, SAID POINT ALSO BEING A CORNER OF SAID LOT 2, AN 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89°55'24" WEST, ALONG SAID NORTHERLY LINE OF MERIDIAN LANE, A DISTANCE OF 128.06 FEET TO A POINT IN THE INTERSECTION OF SAID NORTHERLY LINE OF MERIDIAN LANE AND OF SAID EAST LINE OF QUORUM PARKWAY, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF LOT 2, AN "X" FOUND FOR CORNER;

THENCE NORTH 00°05'46" WEST, LEAVING SAID INTERSECTION OF SAID NORTHERLY LINE OF MERIDIAN LANE AND OF SAID EAST LINE OF QUORUM PARKWAY, A DISTANCE OF 167.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 52,065 SQUARE FEET OR 1.195256 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Addison Urban Development Partners LLC, does hereby adopt this plat designating the hereinabove property as a Replat of Meridian Square Lot 1A Block A, 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 easement 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, election, 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 town 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 town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town 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, Texas.

Witness my hand at _____, Texas this the _____ day of _____, 2015.

Owner : Addison Urban Development Partners LLC

By : _____
Timothy S. Baumann
Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TIMOTHY S. BAUMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC, STATE OF TEXAS

(SURVEYOR'S CERTIFICATE)

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, T.G. OLIVER III, DO HEREBY CERTIFY THAT I PREPARED THIS REPLAT FROM AN ACTUAL SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE TOWN OF ADDISON, TEXAS.

T.G. OLIVER, III
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3901

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED T.G. OLIVER III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2015.

NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, ON THE _____ DAY OF _____, 2015.

MAYOR

CITY SECRETARY

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