

BUSINESS AVE.  
(60' R.O.W.)

COMMERCIAL DR.  
(60' R.O.W.)

LOT 1, BLOCK 3  
MARSH LANE BUSINESS PARK, REPLAT  
VOL. 81060, PG. 0170

BLOCK 1

THE LINE HEREON LABELED "FULLY DEVELOPED CONDITIONS 100 YEAR FLOOD PLAIN" IS BASED ON HYDRAULIC MODELING PERFORMED BY O'BRIEN ENGINEERING ASSURING A CONDITION OF ULTIMATE DEVELOPMENT THROUGHOUT THE WATERBED. THE HYDROLOGIC AND HYDRAULIC MODELS ARE ON FILE WITH THE TOWN OF ADDISON.

STATE OF TEXAS }  
COUNTY OF DALLAS }  
WHEREAS PALOMAR PARTNERS LTD., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS AND BEING PART OF THE THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273 AND ALSO BEING PART OF PRINTEMPS ADDITION NO. 2 AN ADDITION TO THE TOWN OF ADDISON AS RECORDED IN VOLUME 89013, PAGE 0835 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID PRINTEMPS ADDITION NO. 2, SAID POINT BEING IN THE SOUTH LINE OF BELT LINE ROAD (100 FEET R.O.W.);

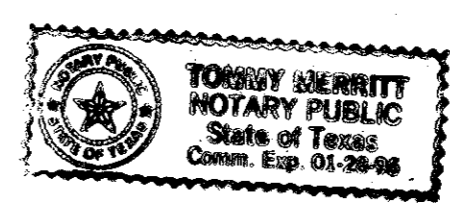
THENCE: S 89° 00' 26" E - 20.00 FEET WITH THE SOUTH LINE OF BELT LINE ROAD TO THE PLACE OF BEGINNING AT THE NORTHEAST CORNER OF A 20 FEET WIDE STRIP OF LAND DEDICATED FOR STREET RIGHT OF WAY PURPOSES AS RECORDED IN VOLUME 89038, PAGE 2415, DEED RECORDS OF DALLAS COUNTY, TEXAS;  
THENCE: S 89° 00' 26" E - CONTINUING ALONG THE SAID SOUTHERLY LINE OF BELT LINE ROAD A DISTANCE OF 338.77 FEET TO AN IRON ROD AND THE BEGINNING OF A CURVE TO THE LEFT;  
THENCE: NORTHEASTERLY CONTINUING ALONG THE SAID SOUTHERLY LINE OF BELT LINE ROAD AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,960.00 FEET, A CENTRAL ANGLE OF 09° 58' 40" AND AN ARC LENGTH OF 341.32 FEET TO AN IRON ROD FOR CORNER;  
THENCE: S 25° 08' 43" E - ALONG THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO FIRST INTERSTATE BANK OF TEXAS BY DEED AS RECORDED IN VOLUME 88125, PAGE 0467 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS A DISTANCE OF 498.12 FEET TO AN IRON ROD FOR CORNER;  
THENCE: S 79° 49' 35" W - ALONG A NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO LES LACS JOINT VENTURE BY DEED AS RECORDED IN VOLUME 88125, PAGE 0467 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS A DISTANCE OF 335.35 FEET TO AN IRON ROD FOR CORNER;  
THENCE: N 14° 58' 28" W - ALONG THE NORTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO CO-TENANCY ET AL BY DEED AS RECORDED IN VOLUME 88159, PAGE 4543 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS A DISTANCE OF 52.99 FEET TO AN IRON ROD AND THE BEGINNING OF A CURVE TO THE LEFT;  
THENCE: IN A NORTHWESTERLY DIRECTION CONTINUING ALONG SAID NORTHEASTERLY LINE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 260.50 FEET, A CENTRAL ANGLE OF 38° 46' 04" AND AN ARC LENGTH OF 176.26 FEET TO AN IRON ROD AND THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE LEFT;  
THENCE: CONTINUING IN A NORTHWESTERLY DIRECTION ALONG SAID NORTHEASTERLY LINE AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 377.27 FEET, A CENTRAL ANGLE OF 35° 15' 54" AND AN ARC LENGTH OF 232.21 FEET TO A POINT FOR CORNER;  
THENCE: N 89° 00' 26" W - ALONG THE NORTHERLY LINE OF SAID CO-TENANCY ET AL TRACT A DISTANCE OF 40.15 FEET TO AN IRON ROD FOR CORNER;  
THENCE: N 00° 59' 34" E - ALONG THE EAST LINE OF A 20 FEET WIDE STRIP OF LAND DEDICATED FOR STREET R.O.W. PURPOSES AS RECORDED IN VOLUME 89038, PAGE 2415, DEED RECORDS OF DALLAS COUNTY, TEXAS A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.4544 ACRES (324,714 S.F.) OF LAND MORE OR LESS.

Jim O'Brien  
JIM O'BRIEN, P.E. #58861  
DATE 8-12-92



GROSS ACRES: 7.4544 AC  
R.O.W. DEDICATION: 0.1101 AC  
NET: 7.3443 AC

STATE OF TEXAS }  
COUNTY OF DALLAS }  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM O'BRIEN, 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 12 DAY OF August, 1992.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION 01-28-96



THAT PALOMAR PARTNERS, LTD. ("OWNER") DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS PRINTEMPS ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, AND, SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS STATED HEREINAFTER, THE 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 REGARD 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 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 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 ADVANCED TO HIS PROPERTY CLEAR 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 IDENTIFY 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.  
WITNESS MY HAND AT DALLAS, TEXAS, THIS THE 10 DAY OF AUGUST, 1992.

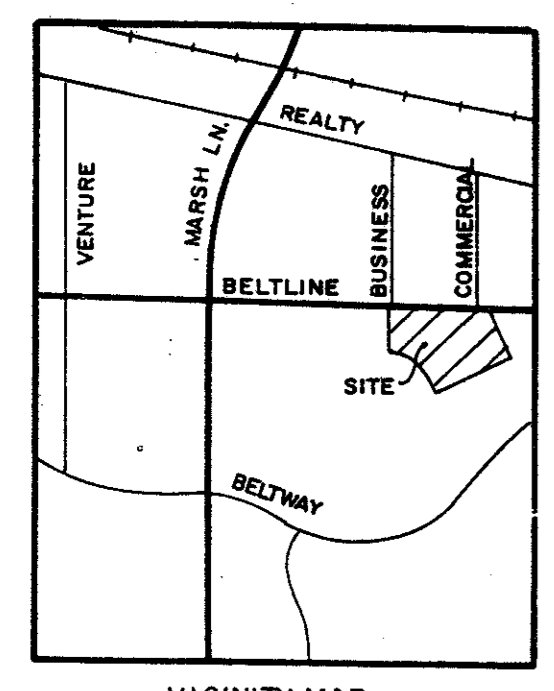
Palomar Partners, Ltd.  
BY: HPI MANAGEMENT CO., GENERAL PARTNER  
JOHN REBENSORF, PRESIDENT

VOLUME 72162  
PAGE 2861

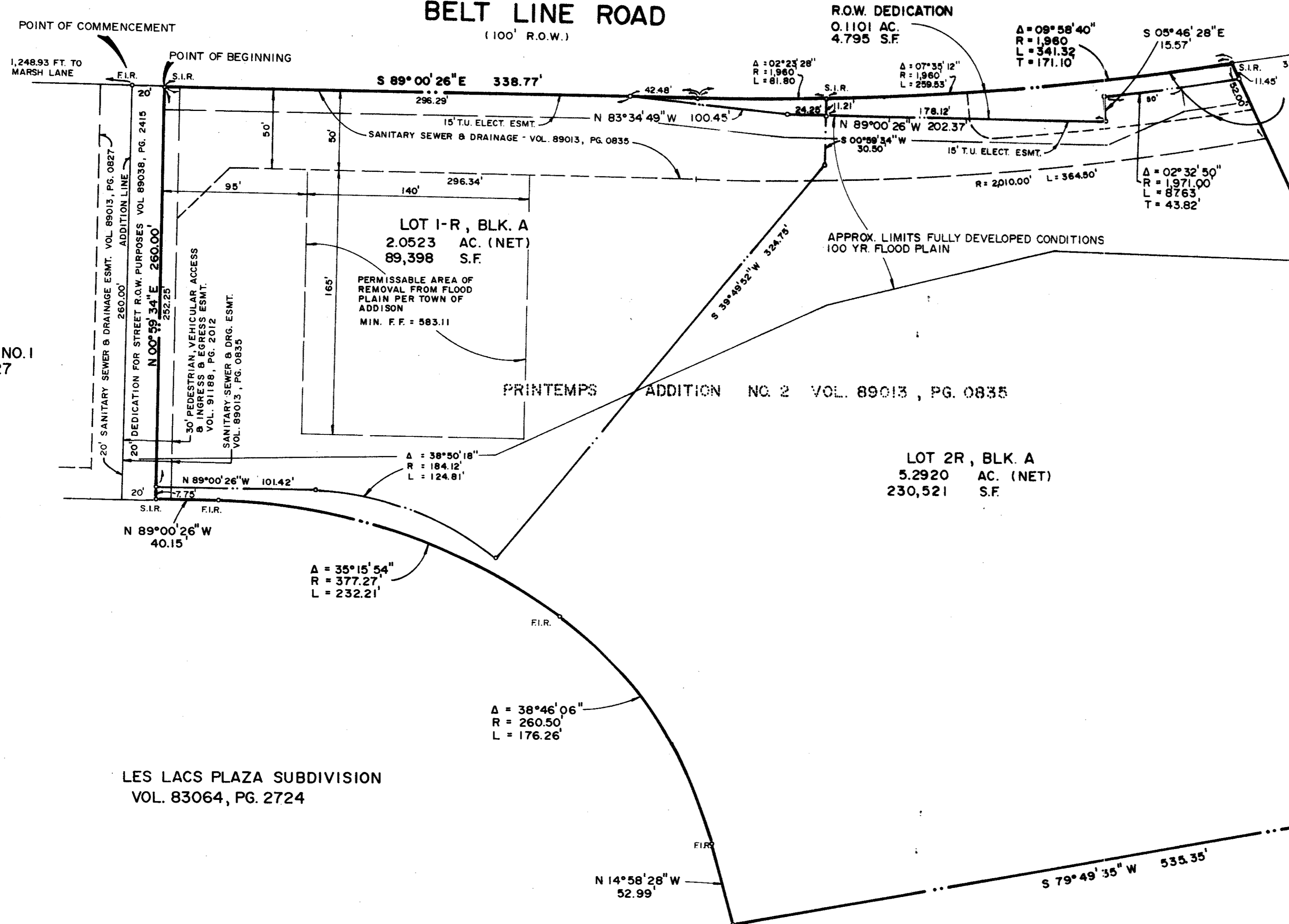
OWNER: PALOMAR PARTNERS, LTD.  
8235 DOUGLAS STE 1300  
DALLAS, TEXAS 75225  
(214) 360-9500  
ENGINEER / SURVEYOR: LAWRENCE A. CATES & ASSOC.  
14200 MIDWAY SUITE 122  
DALLAS, TEXAS 75244  
(214) 385-2272

MAY 6, 1992

SCALE: 1" = 50'  
0 25 50 75 100



PRINTEMPS ADDN. NO. 1  
VOL. 89013, PG. 0827



LES LACS PLAZA SUBDIVISION  
VOL. 83064, PG. 2724

STATE OF TEXAS }  
COUNTY OF DALLAS }  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN REBENSORF, 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 10 DAY OF August, 1992.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION 01-28-96

STATE OF TEXAS }  
COUNTY OF DALLAS }  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE A. CATES, 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.  
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STATE OF TEXAS }  
COUNTY OF DALLAS }  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN REBENSORF, 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 10 DAY OF August, 1992.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION 01-28-96

THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS THE 10 DAY OF August, 1992.

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE 10 DAY OF August, 1992.

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