

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

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

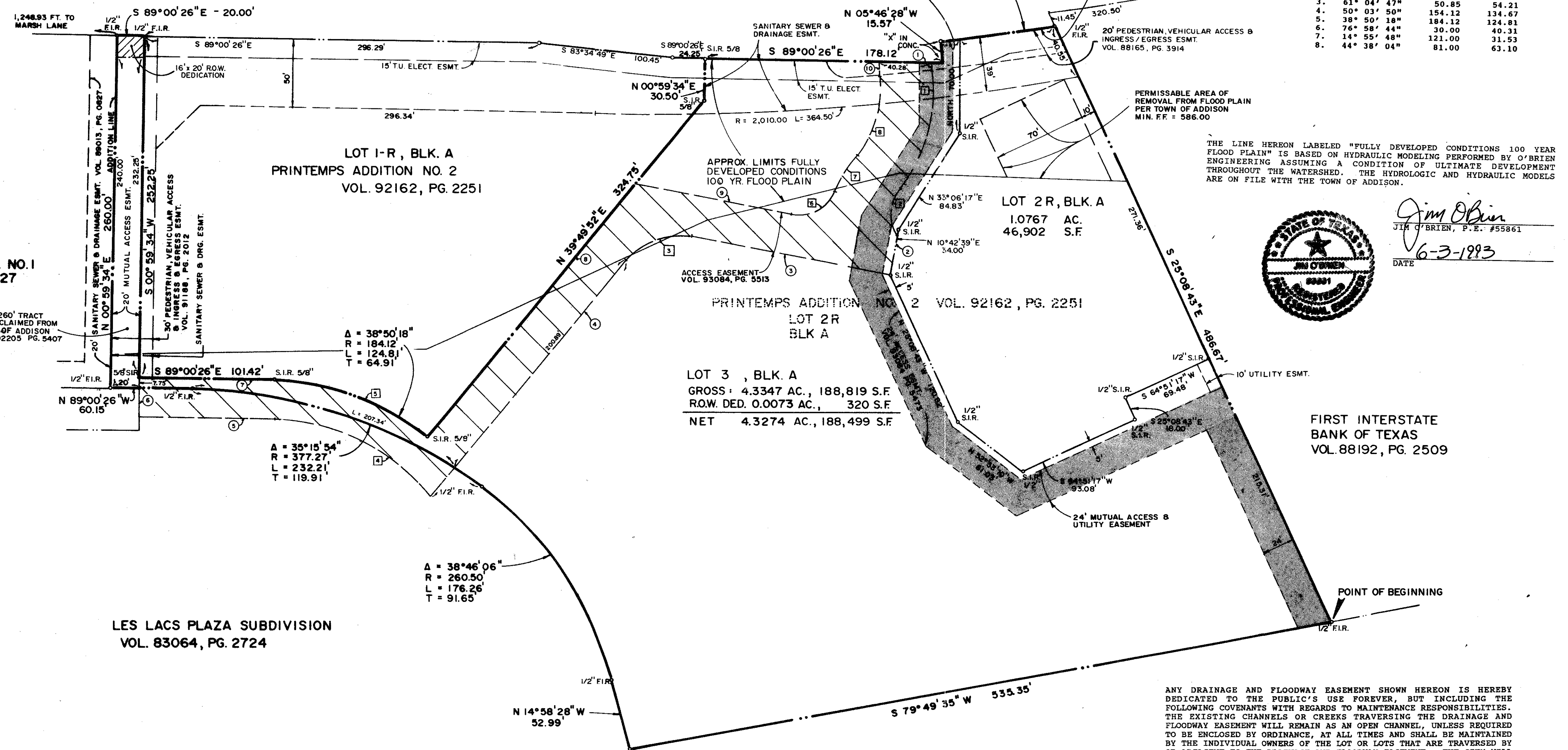
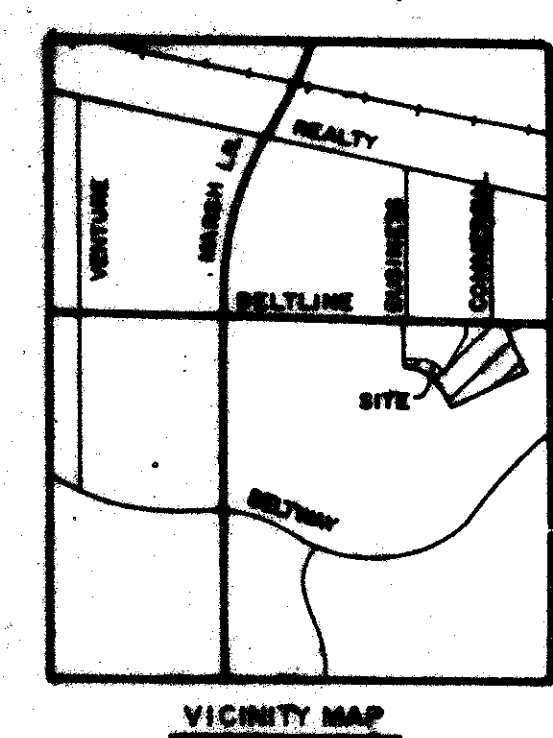
COMMERCIAL DR.
(60' R.O.W.)

BLOCK 1

BELT LINE ROAD
(100' R.O.W.)

BEARING	DISTANCE
1. S 05° 46' 21" E	5.41'
2. S 10° 42' 39" W	30.02'
3. N 79° 05' 21" W	151.37'
4. S 39° 49' 52" W	228.99'
5. N 89° 00' 26" E	101.42'
6. N 00° 59' 34" W	30.00'
7. S 89° 00' 26" E	101.42'
8. N 39° 49' 52" E	243.75'
9. S 78° 05' 21" E	120.38'
10. N 05° 46' 21" W	10.16'

ACCESS EASEMENT CURVE DATA	Δ	R	L
1.	44° 20' 38"	121.00	93.65
2.	70° 54' 32"	30.00	37.13
3.	81° 04' 47"	50.85	54.21
4.	50° 03' 50"	154.12	134.67
5.	38° 50' 18"	184.12	104.81
6.	76° 58' 44"	30.00	40.31
7.	55° 48' 00"	121.00	31.53
8.	44° 38' 04"	81.00	63.10



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

LOT 1-R, BLK. A
PRINTEMPS ADDITION NO. 2
VOL. 92162, PG. 2251

PRINTEMPS ADDITION NO. 2 VOL. 92162, PG. 2251

LOT 3, BLK. A
GROSS: 4.3347 AC., 188,819 S.F.
ROW. DED. 0.0073 AC., 320 S.F.
NET 4.3274 AC., 188,499 S.F.



Jim O'Brien, P.E. #55861
6-3-1993

FIRST INTERSTATE
BANK OF TEXAS
VOL. 88192, PG. 2509

OWNER'S CERTIFICATE
WHEREAS PALOMAR PARTNERS, LTD., IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS AND BEING OUT OF THE THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273, AND BEING ALL OF LOT 2R IN BLOCK A OF PRINTEMPS ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF AS RECORDED IN VOLUME 92162 AT PAGE 2251, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND A STREET R.O.W. QUIT CLAIMED BY THE TOWN OF ADDISON, AS RECORDED IN VOLUME 92205, PAGE 5407 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID PRINTEMPS ADDITION NO. 2;
- THENCE: S 79° 49' 35" W, A DISTANCE OF 535.35 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PRINTEMPS ADDITION NO. 2;
- THENCE: N 14° 58' 28" W, ALONG THE WESTERLY LINE OF SAID ADDITION A DISTANCE OF 52.99 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38° 46' 06" AND A RADIUS OF 260.50 FEET;
- THENCE: NORTHWESTERLY ALONG SAID ADDITION LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 176.26 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35° 15' 54" AND A RADIUS OF 377.27 FEET WHOSE CENTER BEARS S 36° 15' 26" W;
- THENCE: NORTHWESTERLY ALONG SAID ADDITION LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 232.21 FEET TO A 1/2" IRON ROD FOUND FOR CORNER FOR THE END OF SAID CURVE TO THE LEFT;
- THENCE: N 89° 00' 26" W, CONTINUING ALONG SAID ADDITION LINE, A DISTANCE OF 60.15 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID 20 FOOT WIDE STRIP OF LAND QUIT CLAIMED FROM THE TOWN OF ADDISON;
- THENCE: N 00° 59' 34" W, ALONG THE WESTERLY LINE OF SAID 20 FOOT WIDE STRIP OF LAND, A DISTANCE OF 260.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 20 FOOT WIDE STRIP OF LAND;
- THENCE: S 89° 00' 26" E, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1-R IN BLOCK A OF PRINTEMPS ADDITION NO. 2;
- THENCE: S 00° 59' 34" W, A DISTANCE OF 252.25 FEET TO A 5/8" IRON ROD SET FOR CORNER SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1-R;
- THENCE: S 89° 00' 26" E, A DISTANCE OF 101.42 FEET TO A 5/8" IRON ROD SET FOR CORNER AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38° 50' 18" AND A RADIUS OF 184.12 FEET WHOSE CENTER BEARS S 00° 59' 34" W;
- THENCE: SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 124.81 FEET TO A 5/8" IRON ROD SET FOR CORNER FOR THE END OF SAID CURVE TO THE RIGHT SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1-R;
- THENCE: N 39° 49' 52" E, A DISTANCE OF 324.75 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- THENCE: N 00° 59' 34" W, A DISTANCE OF 10.50 FEET TO A 5/8" IRON ROD SET FOR CORNER SAID POINT BEING IN THE SOUTH LINE OF BELT LINE ROAD;
- THENCE: S 89° 00' 26" E, ALONG THE SOUTH LINE OF BELT LINE ROAD A DISTANCE OF 178.12 FEET TO AN "X" SET IN CONCRETE FOR CORNER;
- THENCE: N 05° 46' 28" W, A DISTANCE OF 15.57 FEET TO AN "X" SET IN CONCRETE FOR CORNER SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02° 32' 50" AND A RADIUS OF 1,971.00 FEET WHOSE CENTER BEARS N 06° 31' 49" W;
- THENCE: ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 87.63 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF LOT 2R;
- THENCE: S 25° 08' 43" E, A DISTANCE OF 486.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.4114 ACRES (235,721 S.F.) OF LAND, MORE OR LESS.

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 HEREIN 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 CHANNELLIZE 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 FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE NATURAL 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.

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 3RD DAY OF JUNE 1993.

John Rebersdorf
PALOMAR PARTNERS, LTD.
BY: HFI MANAGEMENT CO., GENERAL PARTNER
JOHN REBERSDORF, PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN REBERSDORF, 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 3rd DAY OF June, 1993.

Notary Public in and for the State of Texas

THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS THE 25th DAY OF FEBRUARY, 1993.

John J. Kelly
CHAIRMAN
PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE 3rd DAY OF JUNE, 1993.
C. Moran
MAYOR
CITY SECRETARY

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS
THAT I, LAWRENCE A. CATES, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED AS DEFINED BY THE FIELD NOTES FOR SAID TRACT IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

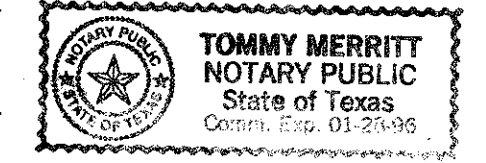
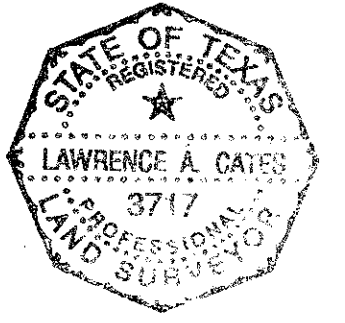
Lawrence A. Cates, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd DAY OF June, 1993.

Tommy Merritt
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION



5/16/1994
This belongs to Town of Addison
Building Inspection Dept.

FINAL PLAT
LOT 2R & LOT 3, BLOCK A
PRINTEMPS ADDITION NO. 2
A REPLAT OF PART OF
PRINTEMPS ADDITION NO. 2
THOMAS L. CHENOWETH SURVEY ABST. 273
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

OWNER: PALOMAR PARTNERS, LTD.
8235 DOUGLAS STE 1300
DALLAS, TEXAS 75225
(214) 360-9600

ENGINEER / SURVEYOR: LAWRENCE A. CATES & ASSOC.
14200 MIDWAY SUITE 122
DALLAS, TEXAS 75244
(214) 385-2272

JAN 26, 1993

