

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 92152 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 SOUTHWEST 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 FOR THE END OF SAID CURVE TO THE LEFT 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" E, 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" E, 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 SOUTHWEST 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" E, A DISTANCE OF 30.50 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° 22' 58" 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.

THAT PALOMAR PARTNERS, LTD. ("OWNER") DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HERINAFORE PROPERTY AS LOTS 2R & 3, BLOCK A, PRINTEMPS ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, AND, SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS STATED HERINAFTER, 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.

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

SCALE: 1" = 50'



ACCESS EASEMENT

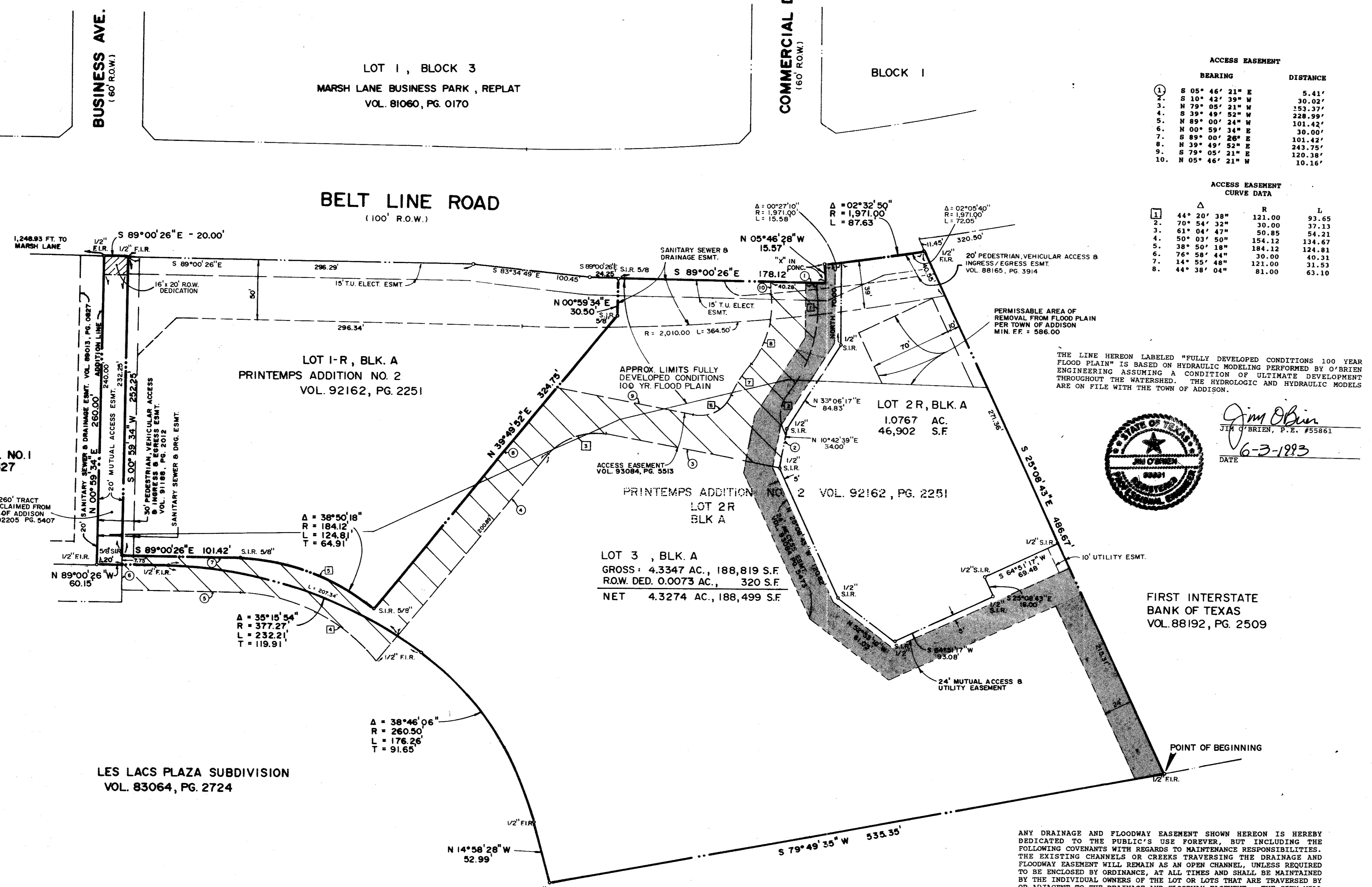
BEARING	DISTANCE
1. S 05° 46' 21" E	5.41'
2. N 10° 42' 19" W	30.02'
3. N 79° 05' 21" W	153.77'
4. S 39° 49' 52" W	228.99'
5. N 89° 00' 26" E	101.42'
6. N 00° 59' 34" W	30.00'
7. S 89° 00' 26" E	101.42'
8. N 39° 49' 52" E	243.75'
9. S 79° 05' 21" E	120.38'
10. N 05° 46' 21" W	10.16'

ACCESS EASEMENT CURVE DATA

Δ	R	L
1. 44° 20' 38"	121.00	93.65
2. 70° 54' 32"	30.00	37.13
3. 61° 04' 47"	50.85	54.21
4. 50° 03' 50"	154.12	134.67
5. 38° 50' 18"	184.12	124.81
6. 76° 58' 44"	30.00	40.31
7. 14° 58' 28"	121.00	31.53
8. 44° 38' 04"	81.00	63.10



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



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 Rebensdorf
PALOMAR PARTNERS, LTD.
BY: HPT MANAGEMENT CO., GENERAL PARTNER
JOHN REBENSORF, PRESIDENT

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 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.

Chairman
PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE 1st DAY OF MARCH, 1993.

Mayor
CITY SECRETARY

STATE OF TEXAS }
COUNTY OF DALLAS }
KNOW ALL MEN BY THESE PRESENTS

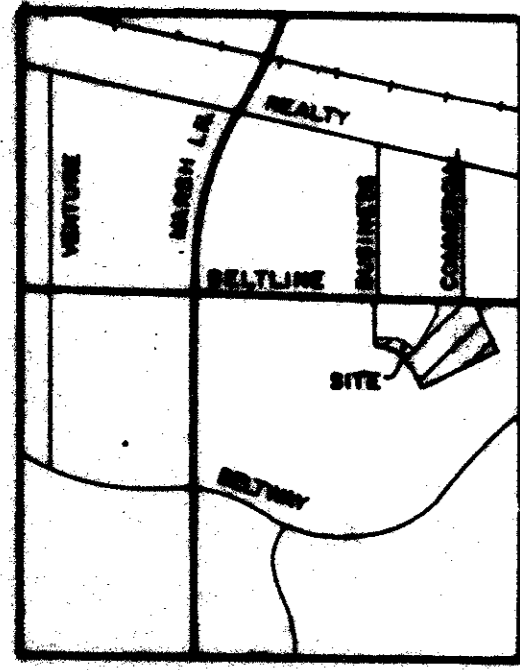
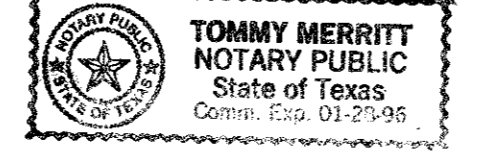
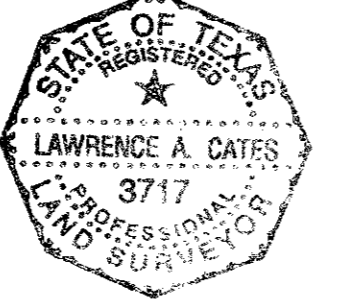
THAT I, LAWRENCE A. CATES, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED AS DEFINED BY THE FIELD NOTES FOR SAID TRACT IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF FORT WORTH, TARRANT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

Lawrence A. Cates
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



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

1,248.93 FT. TO MARSH LANE

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

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

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

LOT 2R, BLK. A
1.0767 AC.
46,902 S.F.

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

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

LES LACS PLAZA SUBDIVISION
VOL. 83064, PG. 2724

93-193

93-193
ARB
VOLUME 93108
PAGE 3477