

POINT OF BEGINNING

BELTLINE ROAD

(A VARIABLE WIDTH R.O.W.)

D=11°45'03"
L=65.01'
R=317.00'
Chd Brg=S 76°03'12" E
Chd=64.90'

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS Sam's Real Estate Business Trust is the owner of a tract of land situated in the THOMAS L. CHENOWETH SURVEY ABSTRACT NO. 273 in the Town of Addison, Dallas County, Texas and being all of Replat of Lot 1, Block A, Sam's Club Addition, an Addition to the Town of Addison according to the Plat recorded in Volume 92109, Page 3696 of the Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the intersection of the South line of Beltline Road (a variable width right-of-way) also being the Northeast corner of Lot 4, Block A of Sam's Club Addition.

THENCE South 89°25'00" East along the South line of said Beltline Road a distance of 171.87 feet to a 1/2 inch iron rod set for corner;

THENCE North 00°35'00" East continuing along said south line a distance of 15.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 89°25'00" East along the said South line of Beltline Road for a distance of 202.08 feet to a 1/2 inch iron rod set for corner at the beginning of a non-tangent curve to the left having a radius of 317.00 feet, a central angle of 11°45'03", and a chord which bears of South 76°03'12" East 64.90 feet;

THENCE in a Southeasterly direction along the said South line of Beltline Road and said curve to the left for an arc distance of 65.01 feet to a 1/2-inch iron rod set at the end of said curve;

THENCE South 89°25'00" East along the said South line of Beltline Road for a distance of 312.32 feet to a 1/2 inch iron rod set for corner in the West line of Lot 2, Block A of said Sam's Club Addition;

THENCE South 00°01'18" West along West line of said Lot 2, Block A of said Sam's Club Addition a distance of 352.96 feet to a 1/2 inch iron rod set for corner;

THENCE North 89°57'48" East along South line of said Lot 2, a distance of 203.47 feet to a 1/2 inch iron rod set for corner;

THENCE South 01°18'15" East along the West line of said Sam's Club Addition a distance of 110.86 feet to a 1/2 inch iron rod set for corner;

THENCE West along the North line of Lot 3, Block A of said Sam's Club Addition a distance of 95.80 feet to a 1/2 inch iron rod set of a corner;

THENCE South 00°01'18" West along the West line of said Lot 3 a distance of 305.57 feet to a 1/2 inch iron rod set for corner in the North line of Beltway Road (a 60 foot right-of-way) for the beginning of a non-tangent curve to the left having a radius of 1005.00 feet, a central angle of 11°12'48", a chord which bears of South 78°06'24" West 196.38 feet;

THENCE in a Southwesterly direction along North line of said Beltway Drive and said to the left for an arc distance of 196.69 feet to a 1/2 inch iron rod set for corner at the end of said curve;

THENCE South 72°30'00" West along the North line of said Beltway Drive a distance of 100.00 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right having a radius of 945.00 feet, a central angle of 17°29'59", a chord of 287.51 feet, a chord bearing of South 81°15'00" West;

THENCE in a Westerly direction along the North line of said Beltway Drive and said to the right for an arc distance of 288.63 feet to a 1/2 inch iron rod set for corner at the end of said curve;

THENCE West along the North line of said Beltway Drive a distance of 113.25 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left having a radius of 1080.00 feet, a central angle of 18°53'36", a chord which bears of South 80°33'12" West 287.51 feet;

THENCE in a Southwesterly direction along the North line of said Beltway Drive and said to the left for an arc distance of 356.13 feet to a 1/2 inch iron rod set for corner at the end of said curve;

THENCE North 00°01'18" East along the West line of said Sam's Club Addition a distance of 966.11 feet to a 1/2 inch iron rod set for corner in the South line of Lot 4, Block A of said Sam's Club Addition;

THENCE South 89°25'00" East along the South line of said Lot 4 a distance of 175.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 00°01'18" East along the East line of said Lot 4 a distance of 230.00 feet to the POINT OF BEGINNING and Containing 19.088 acres or 831,479.29 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sam's Real Estate Business Trust ("Owner") does hereby adopt this plat designating the hereinabove property as Sam's Club Addition, 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 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, 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 area of working space for construction 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.

FOR SAM'S REAL ESTATE BUSINESS TRUST:

Sam's Real Estate Business Trust

Approved by the Addison City Council on the ____ day of ____, 2002.

Mayor

City Secretary

REPLAT OF LOT 1, BLOCK A SAM'S CLUB ADDITION

ADDITION TO THE TOWN OF ADDISON DALLAS COUNTY, TEXAS SITUATED IN THOMAS L. CHENOWETH SURVEY ABSTRACT NO. 273

SAM'S CLUB ADDITION LOT 1, BLOCK A

19.088 ACRES

BELTWAY ROAD

(60' R.O.W.)

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State on this day personally appeared Sam's Real Estate Business Trust, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and I the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of ____, 2002.

SURVEYING CERTIFICATE

THAT I, James P. Keene, do hereby certify that I prepared this plat from an actual and accurate survey on the land and that all block monuments and corners were placed under my personal supervision in accordance with the platting rules and regulations of the City Planning and Zoning Commission of the Town of Addison.

James P. Keene Registered Professional Land Surveyor No. 5100



STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State on this day personally appeared James P. Keene, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and I the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of ____, 2002.

GRAPHIC SCALE



(IN FEET) 1 inch = 60 ft.

FIRST NATIONAL BANK OF LUBBOCK VOL. 8216, PG. 3147

PECAN SQUARE CONDOMINIUMS VOL. 8216, PG. 1772

McCUTCHIN JV TO GULF OIL CORPORATION 01-11-78 (LEASE)

WEST 95.80'

R = 1005.00'
Δ = 11°12'48"
CB = S 78°06'24" W
CH = 196.38'
L = 196.69'

R = 945.00'
Δ = 17°29'59"
CB = N 81°15'00" E
CH = 287.51'
L = 288.63'

R = 1080.00'
Δ = 18°53'36"
CB = S 80°33'12" W
CH = 354.52'
L = 356.13'