

**LEGAL DESCRIPTION
WATER EASEMENT**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE ELI SHEPHERD SURVEY, ABSTRACT NO. 1361, DALLAS COUNTY, TEXAS, BEING A PORTION OF THE FINAL PLAT OF PARK TREE NORTH, AS RECORDED IN VOLUME 78190, PAGE 942, MAP RECORDS, DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A "X" CUT FOUND AT THE SOUTHWEST CORNER OF SAID PARK TREE NORTH, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF ADDISON ROAD;

THENCE ALONG THE WEST LINE OF SAID PARK TREE NORTH AND SAID EAST RIGHT OF WAY LINE, NORTH 02 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 26.52 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 59 SECONDS EAST A DISTANCE OF 23.30 FEET;

THENCE SOUTH 02 DEGREES 01 MINUTES 34 SECONDS WEST A DISTANCE OF 26.52 FEET TO THE SOUTH LINE OF SAID PARK TREE NORTH, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE FINAL PLAT OF TWO ROWS RESTAURANT, AS RECORDED IN VOLUME 2004081, PAGE 208, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG SAID SOUTH LINE OF PARK TREE NORTH AND SAID NORTH LINE OF TWO ROWS RESTAURANT, NORTH 89 DEGREES 56 MINUTES 59 SECONDS WEST A DISTANCE OF 23.30 TO THE **POINT OF BEGINNING**, CONTAINING 618 SQUARE FEET OR 0.014 ACRE OF LAND, MORE OR LESS.



MARSHALL LANCASTER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4873
DATE: MARCH 02, 2017

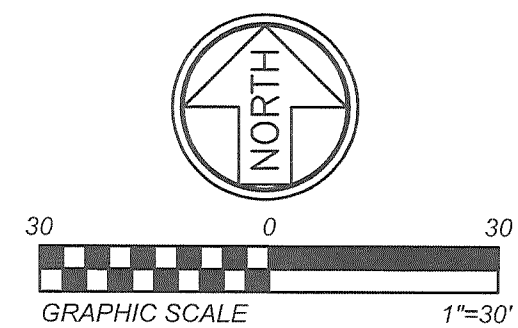
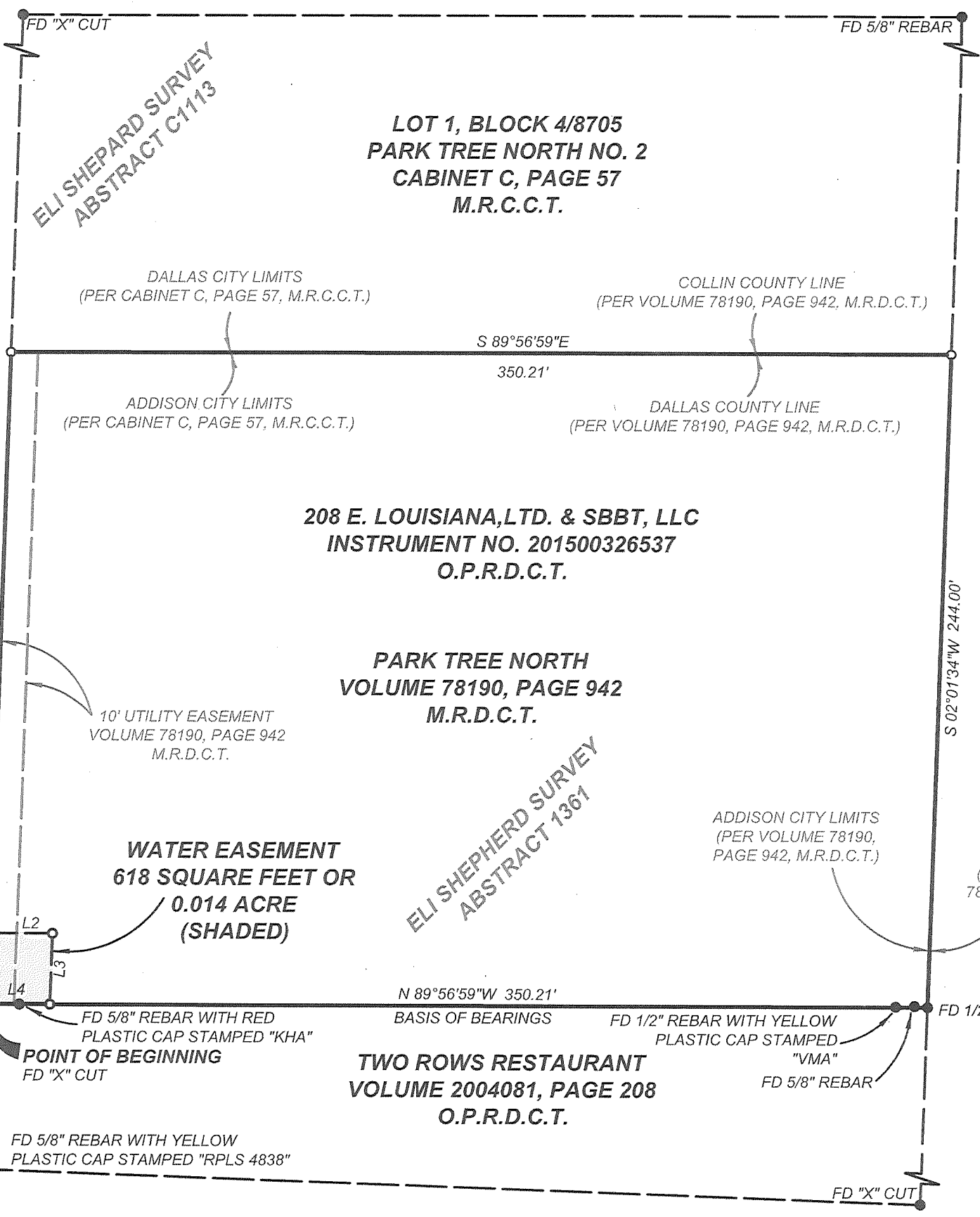
GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE FINAL PLAT OF PARK TREE NORTH, AS RECORDED IN VOLUME 78190, PAGE 942, MAP RECORDS, DALLAS COUNTY, TEXAS, SHOWN THEREON AS N 89°56'59" W.
2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON DALLAS APPRAISAL DISTRICT WEB PAGE DATA (WWW.DALLASCAD.ORG).
3. TITLE ENCUMBRANCE RESEARCH (SUCH AS EASEMENTS) SHOWN ON THIS EXHIBIT IS BASED ON (1) INFORMATION CONTAINED IN SCHEDULE "B" OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 1011-165388-RTT ISSUED DECEMBER 10, 2015 AND (2) THE FINAL PLAT FOR PARK TREE NORTH, AS RECORDED IN VOLUME 78190, PAGE 942, MAP RECORDS, DALLAS COUNTY, TEXAS. EASEMENTS AND OTHER TITLE ENCUMBRANCES, BOTH RECORDED AND UNRECORDED, MAY EXIST THAT ARE NOT CONTAINED WITHIN SAID RESEARCH (AND THEREFORE NOT SHOWN ON THIS EXHIBIT). **MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE ENCUMBRANCE RESEARCH.**

DATE: 03/02/2017
JOB NO.: 16188
DRAWN BY: SG
SHEET 1 OF 2

**WATER EASEMENT
PARK TREE NORTH
VOLUME 78190, PAGE 942
CITY OF ADDISON, DALLAS COUNTY, TEXAS**

MARSHALL LANCASTER & ASSOCIATES, INC.
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retail, commercial and industrial construction surveying
1864 North Norwood Drive, Suite E, Hurst, TX 76054
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com firm no.10045100



LEGEND

- ... FD MONUMENT AS NOTED
- ... DIMENSION POINT,
NOTHING SET OR FOUND
- FD ... FOUND
- M.R.C.C.T. ... MAP RECORDS, COLLIN COUNTY, TEXAS
- M.R.D.C.T. ... MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. ... DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. ... OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°01'34" E	26.52'
L2	S 89°56'59" E	23.30'
L3	S 02°01'34" W	26.52'
L4	N 89°56'59" W	23.30'

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**TRACT 1
LEGAL DESCRIPTION
15' PEDESTRIAN EASEMENT**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE ELI SHEPHERD SURVEY, ABSTRACT NO. 1361, DALLAS COUNTY, TEXAS, BEING A PORTION OF THE FINAL PLAT OF PARK TREE NORTH, AS RECORDED IN VOLUME 78190, PAGE 942, MAP RECORDS, DALLAS COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A "X" CUT FOUND AT THE SOUTHWEST CORNER OF SAID PARK TREE NORTH, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF ADDISON ROAD;

THENCE ALONG THE EAST LINE OF SAID PARK TREE NORTH AND SAID EAST RIGHT OF WAY LINE, NORTH 02 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 244.00 FEET TO THE NORTHWEST CORNER OF SAID PARK TREE NORTH TRACT, SAID POINT BEING ON THE SOUTH LINE OF THE FINAL PLAT OF LOT 1, BLOCK 4/8705, PARK NORTH NO. 2, AS RECORDED IN CABINET C, PAGE 57, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID PARK TREE NORTH TRACT AND SAID SOUTH LINE OF LOT 1, BLOCK 4/8705, PARK NORTH NO. 2, SOUTH 89 DEGREES 56 MINUTES 59 SECONDS EAST A DISTANCE OF 15.01 FEET;

THENCE SOUTH 02 DEGREES 01 MINUTES 34 SECONDS WEST A DISTANCE OF 244.00 FEET TO THE SOUTH LINE OF SAID PARK TREE NORTH, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE FINAL PLAT OF TWO ROWS RESTAURANT, AS RECORDED IN VOLUME 2004081, PAGE 208, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY;

THENCE ALONG SAID SOUTH LINE OF PARK TREE NORTH TRACT AND SAID NORTH LINE OF TWO ROWS RESTAURANT, NORTH 89 DEGREES 56 MINUTES 59 SECONDS WEST A DISTANCE OF 15.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3,660 SQUARE FEET OR 0.084 ACRE OF LAND, MORE OR LESS.

**TRACT 2
LEGAL DESCRIPTION
15' PEDESTRIAN EASEMENT**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE ELI SHEPHERD SURVEY, ABSTRACT NO. 1361, DALLAS COUNTY, TEXAS, BEING A PORTION OF THE FINAL PLAT OF PARK TREE NORTH, AS RECORDED IN VOLUME 78190, PAGE 942, MAP RECORDS, DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF SAID PARK TREE NORTH, SAID POINT BEING THE NORTHEAST CORNER OF THE FINAL PLAT OF TWO ROWS RESTAURANT, AS RECORDED IN VOLUME 2004081, PAGE 208, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF DALLAS NORTH TOLLWAY;

THENCE ALONG THE SOUTH LINE OF SAID PARK TREE NORTH AND THE NORTH LINE OF SAID TWO ROWS RESTAURANT, NORTH 89 DEGREES 56 MINUTES 59 SECONDS WEST A DISTANCE OF 15.01 FEET;

THENCE NORTH 02 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 244.00 FEET TO THE NORTH LINE OF SAID PARK TREE NORTH, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE FINAL PLAT OF LOT 1, BLOCK 4/8705, PARK TREE NORTH NO. 2, AS RECORDED IN CABINET C, PAGE 57, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE ALONG SAID NORTH LINE OF PARK TREE NORTH AND SAID SOUTH LINE OF LOT 1, BLOCK 4/8705, PARK TREE NORTH NO. 2, SOUTH 89 DEGREES 56 MINUTES 59 SECONDS EAST A DISTANCE OF 15.01 FEET TO THE NORTHEAST CORNER OF SAID PARK TREE NORTH TRACT, SAID POINT BEING ON SAID WEST RIGHT OF WAY LINE OF DALLAS NORTH TOLLWAY;

THENCE ALONG THE EAST LINE OF SAID PARK TREE NORTH AND SAID WEST RIGHT OF WAY LINE, SOUTH 02 DEGREES 01 MINUTES 34 SECONDS WEST A DISTANCE OF 244.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3,660 SQUARE FEET OR 0.084 ACRE OF LAND, MORE OR LESS.



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TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4873
DATE: MARCH 03, 2017



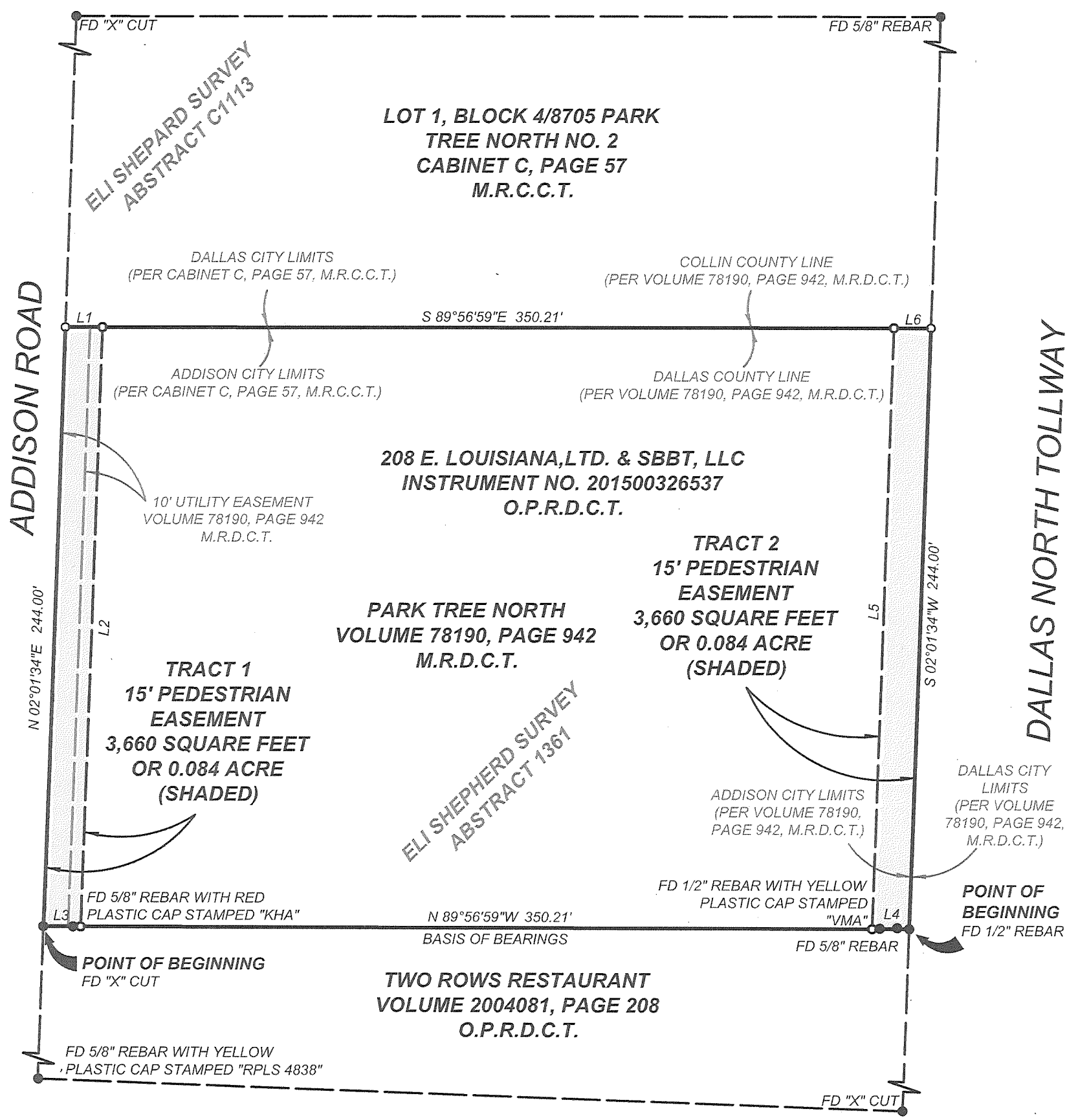
GENERAL NOTES

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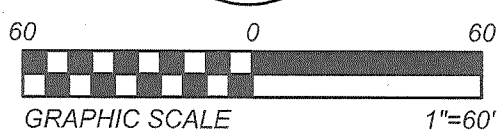
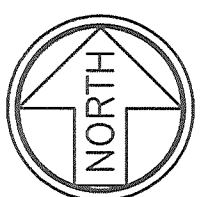


ADDISON ROAD

DALLAS NORTH TOLLWAY

N 02°01'34"E 244.00'

S 02°01'34"W 244.00'



LEGEND

- ... FD MONUMENT AS NOTED
- ... DIMENSION POINT,
NOTHING SET OR FOUND
- FD ... FOUND
- M.R.C.C.T. ... MAP RECORDS, COLLIN COUNTY, TEXAS
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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°56'59" E	15.01'
L2	S 02°01'34" W	244.00'
L3	N 89°56'59" W	15.01'
L4	N 89°56'59" W	15.01'
L5	N 02°01'34" E	244.00'
L6	S 89°56'59" E	15.01'

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