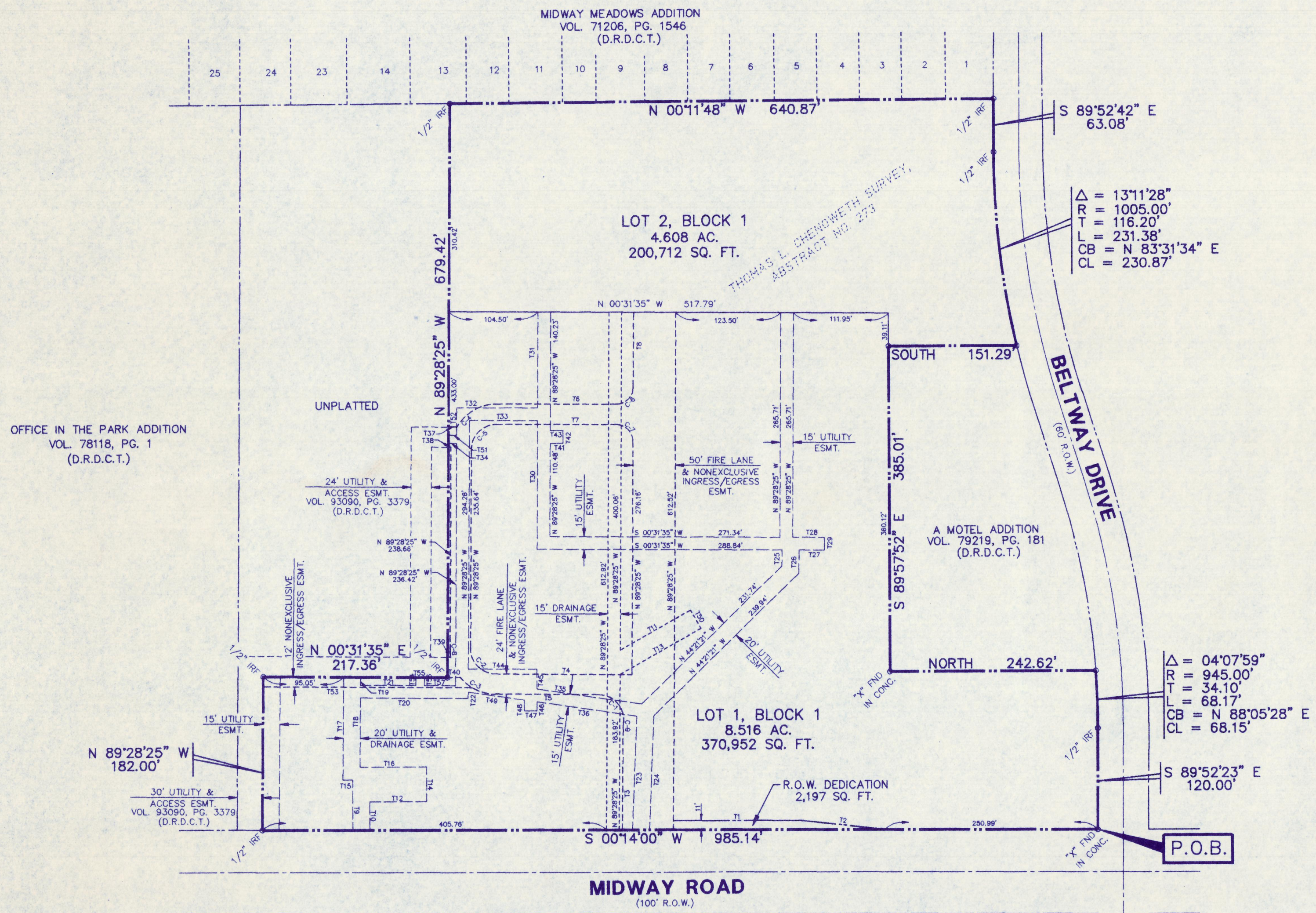


1	1-7-94	CITY COMMENTS	FEM	APPROV
1	12-6-93	CITY COMMENTS	FEM	APPROV
		REVISION		

Winkelman & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 12800 HILLCREST ROAD, SUITE 200
 DALLAS, TEXAS 75230
 (214) 490-7090
 (214) 490-7098 FAX



OWNER'S CERTIFICATE

STATE OF TEXAS }
 COUNTY OF DALLAS }
 TOWN OF ADDISON }

Whereas, Gene McCutchin is the owner of a tract of land situated in the THOMAS L. SURVEY, ABSTRACT NO. 273 in the Town of Addison, Dallas County, Texas and being a portion of a tract of land conveyed in deed recorded in Volume 408, Page 759 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at an "X" found in concrete at the intersection of the westerly line of MIDWAY ROAD (a 100 foot right-of-way) and the southerly line of BELTWAY DRIVE (a 60 foot right-of-way);

THENCE South 00°14'00" West, along the westerly line of said MIDWAY ROAD, 985.14 feet to a 1/2" iron rod found;

THENCE North 89°28'25" West, leaving the westerly line of said MIDWAY ROAD, 182.00 feet to a 1/2" iron rod found;

THENCE North 00°31'35" East, 217.36 feet to a 1/2" iron rod found;

THENCE North 89°28'25" West, 679.42 feet to a 1/2" iron rod found;

THENCE North 00°11'48" West, 640.87 feet to a 1/2" iron rod found in southerly line of said BELTWAY DRIVE;

THENCE South 89°52'42" East, along the southerly line of said BELTWAY DRIVE, 63.08 feet to a 1/2" iron rod found, said iron rod also being the point of curvature of a tangent curve to the left having a radius of 1,005.00 feet and a chord which bears North 83°31'34" East, a chord distance of 230.87 feet;

THENCE northeasterly along the said curve to the left and the southerly line of said BELTWAY DRIVE through a central angle of 13°11'28", an arc distance of 231.88 feet to a 120d nail found;

THENCE South, leaving the southerly line of said BELTWAY DRIVE, 151.29 feet to 60d nail found;

THENCE South 89°57'52" East, 385.01 feet to an "X" found in concrete;

THENCE North, 242.62 feet to a 120d nail found in the southerly line of said BELTWAY DRIVE, said nail also being the point of curvature of a non-tangent curve to the right having a radius of 945.00 feet and a chord which bears North 89°05'28" East, a chord distance of 68.15 feet;

THENCE northeasterly along the said non-tangent curve and the southerly line of BELTWAY DRIVE to the right through a central angle of 04°07'59", a distance of 68.17 feet to a 1/2" iron rod found;

THENCE South 89°52'23" East, along the southerly line of said BELTWAY DRIVE, 120.00 feet to the POINT OF BEGINNING and containing 13.124 acres or 571,665 square feet of land, more or less.

That Gene McCutchin does hereby adopt this plat designating the hereinabove property as Midway Square, 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 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 run-off shall be permitted by 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 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 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 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 indemnify 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, reconstruction, 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 plotting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS, MY HAND, this the _____ day of _____, 19____

Owner _____

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 19____

Notary Public
 My Commission Expires _____

SURVEYOR'S CERTIFICATION

I, William J. Winkelman, a Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision and correctly shows the boundary lines, dimensions, and area of the land indicated thereon, the location of all visible improvements, the location of all alleys, streets, right-of-ways, easements and other matters of record which the undersigned has been advised are as shown hereon. The undersigned further certifies that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways except as shown hereon and that the property has access to and from a public roadway.

Date _____

William J. Winkelman
 Registered Professional Land Surveyor
 Texas Registration No. 2458
 Winkelman & Associates, Inc.
 12800 Hillcrest Road, Suite 200
 Dallas, Texas 75230
 (214) 490-7090

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 19____

Notary Public
 My Commission Expires _____

CURVE TABLE

CRV. NO.	RADIUS	DELTA	TANGENT	LENGTH
C-1	30.00	88°04'35"	34.56'	51.35'
C-2	30.00	89°48'48"	29.90'	47.03'
C-3	54.00	50°17'50"	25.35'	47.40'
C-4	54.00	80°21'01"	31.44'	56.84'
C-5	30.00	90°00'00"	30.00'	47.12'
C-6	20.00	90°00'00"	20.00'	31.42'
C-7	20.00	90°00'00"	20.00'	31.42'
C-8	54.00	11°03'55"	5.23'	10.43'
C-9	45.00	08°15'47"	3.25'	6.49'

TANGENT TABLE

TANGENT	BEARING	LENGTH	TANGENT	BEARING	LENGTH
T1	N 00°14'00" E	150.00'	T28	S 00°31'35" W	37.50'
T2	N 89°28'25" W	100.00'	T29	N 89°28'25" W	15.00'
T3	N 89°28'25" W	119.37'	T30	N 89°28'25" W	152.21'
T4	N 00°42'47" E	160.44'	T31	N 89°28'25" W	113.50'
T5	N 00°42'47" E	191.34'	T32	S 00°31'35" W	95.00'
T6	S 00°31'35" W	140.34'	T33	S 00°31'35" W	80.00'
T7	S 00°31'35" W	140.34'	T34	S 00°31'35" W	9.50'
T8	N 89°28'25" W	89.00'	T35	N 08°31'46" E	125.02'
T9	EAST	48.89'	T36	N 08°31'46" E	119.01'
T10	EAST	33.69'	T37	S 00°31'35" W	10.04'
T11	N 29°28'25" W	95.49'	T38	S 00°31'35" W	3.00'
T12	N 29°28'25" W	109.92'	T39	S 00°31'35" W	4.00'
T13	EAST	11.21'	T40	S 00°31'35" W	15.34'
T14	EAST	41.21'	T41	S 00°31'35" W	15.00'
T15	NORTH	11.52'	T42	N 89°28'25" W	15.00'
T16	NORTH	78.56'	T43	S 00°31'35" W	15.00'
T17	N 89°28'25" W	121.71'	T44	S 00°31'35" W	80.61'
T18	N 89°28'25" W	82.07'	T45	EAST	23.49'
T19	N 89°28'25" W	9.50'	T46	EAST	10.66'
T20	S 00°31'35" W	126.81'	T47	NORTH	15.00'
T21	S 00°31'35" W	65.17'	T48	EAST	12.91'
T22	N 89°28'25" W	7.47'	T49	N 08°31'46" E	86.59'
T23	N 87°41'48" W	134.66'	T50	N 02°31'55" E	25.00'
T24	N 87°41'48" W	135.52'	T51	S 00°31'35" W	9.50'
T25	N 89°28'25" W	19.41'	T52	N 89°28'25" W	32.34'
T26	N 89°28'25" W	27.72'	T53	S 00°31'35" W	246.67'
T27	S 00°31'35" W	30.00'	T54	N 90°00'00" W	6.50'
			T55	S 00°31'35" W	10.00'
			T56	S 90°00'00" E	9.50'
			T57	S 00°31'35" W	36.63'

THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS

McCUTCHIN PROPERTIES
 P.O. BOX 802043
 DALLAS, TEXAS 75380-2043

FINAL PLAT
MIDWAY SQUARE ADDITION

Scale: 1" = 100' Date: 10/93
 Designed By: F.E.M.
 Drawn By: L.H.N.
 Checked By: F.E.M.
 File: I5602FPT.dwg
 Project No.: I5602.D