

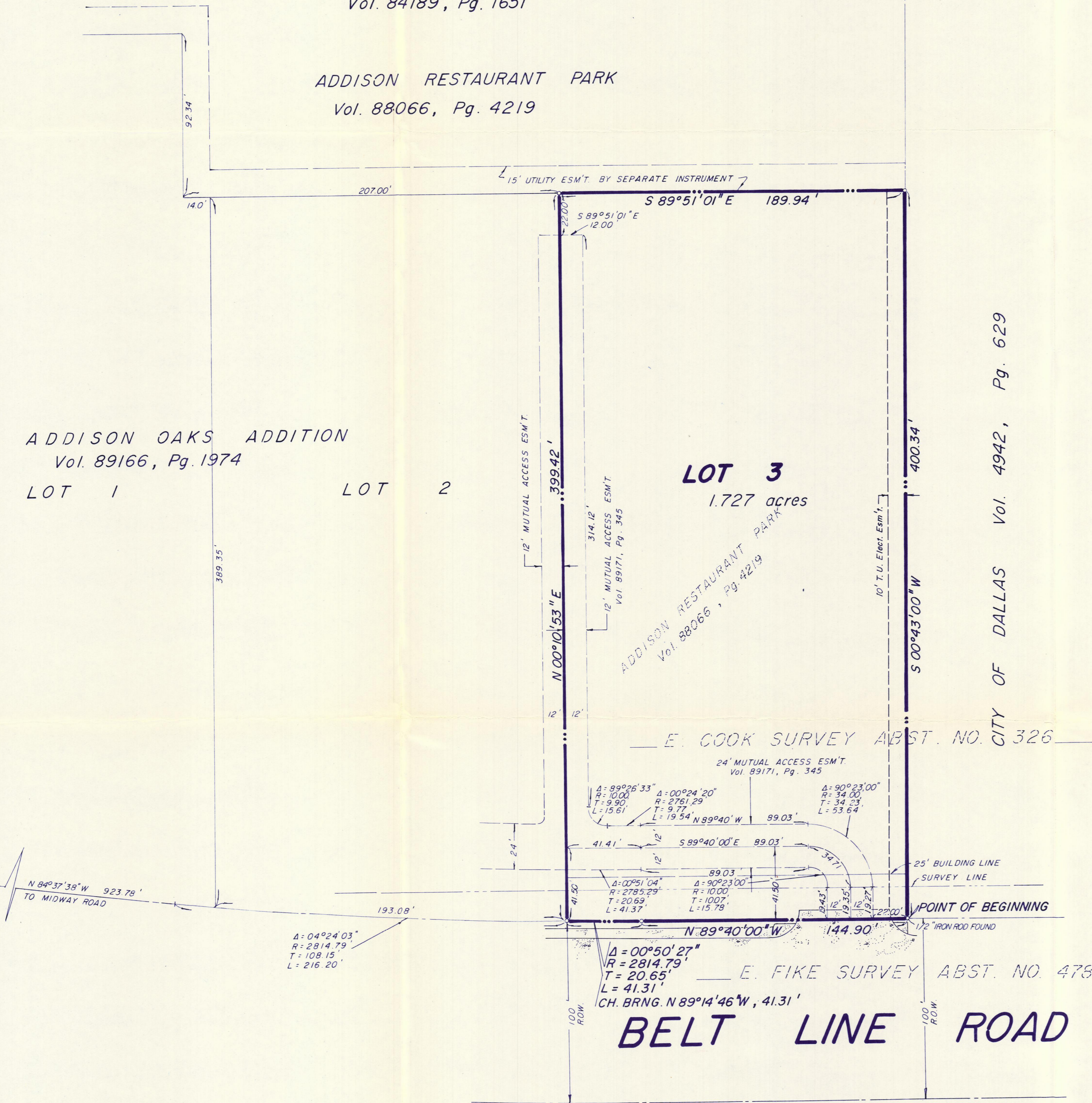
LEGEND  
 0-5/8" IRON ROD FOUND W/CAP STAMPED  
 "CARTER & BURGESS" UNLESS OTHERWISE NOTED.

CAMDEN FINANCIAL CORPORATION  
 Vol. 86170, Pg. 2523  
 Vol. 84189, Pg. 1651

ADDISON RESTAURANT PARK  
 Vol. 88066, Pg. 4219

ADDISON OAKS ADDITION  
 Vol. 89166, Pg. 1974  
 LOT 1                      LOT 2

LOT 3  
 1.727 acres



- NOTES:
- EXIST. EASEMENTS AS RECORDED IN VOL. 88066, PG. 4219 AS THE ADDISON RESTAURANT PARK ADDITION ARE HEREBY ABANDONED BY THIS PLAT. AVIGATION EASEMENT AS RECORDED IN VOL. 88048, PG. 788 AND MUTUAL ACCESS EASEMENT RECORDED IN VOL. 89171, PG. 345 SHALL REMAIN IN AFFECT.
  - AT TIME OF PLAT PREPARATION LOT 3 IS VACANT WITHOUT IMPROVEMENTS.
  - BASIS OF BEARINGS: DEED RECORDS DEED RECORDED IN VOLUME 1707 PAGE 260, TO C.R. BERRY, DATED 8-11-31.

PROPERTY DESCRIPTION

STATE OF TEXAS ( )  
 COUNTY OF DALLAS ( )

KNOW ALL MEN BY THESE PRESENTS:

THAT CAMDEN FINANCIAL CORPORATION, is the owner of the following described property to wit:

BEING a 1.727 acre tract of land situated in the E. Cook Survey, Abstract No. 326 and the E. Fike Survey, Abstract No. 478, Dallas County, Texas, said 1.727 acre tract of land being a portion of Addison Restaurant Park, an addition to the City of Addison, Texas, according to the plat of same recorded in Volume 88066, Page 4219, Dallas County Deed Records, and also being a portion of that certain tract of land as conveyed to Camden Financial Corporation as recorded in Volume 86170, Page 2523 and Volume 84189, Page 1651, said Deed Records, said 1.727 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, found, the southeast corner of said Addison Restaurant Park and said Camden Financial tract, and being in the northerly right-of-way line of Beltline Road, a 100 foot wide public right-of-way, said iron rod also being the southwest corner of a tract of land conveyed to the City of Dallas by deed recorded in Volume 4942, Page 629, said Deed Records;

THENCE N 89°40'00" W, 144.90 feet, along said northerly right-of-way line, to a 5/8 inch iron rod with cap stamped "Carter & Burgess", found, the beginning of a curve concave to the north, whose radius is 2,814.79 feet and whose longchord bears N 69°14'46" W, 41.31 feet;

THENCE along said curve in a westerly direction, and continuing along said northerly right-of-way line, through a central angle of 00°50'27" an arc distance of 41.31 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess", found, the southeast corner of Lot 2, Addison Oaks Addition, an addition to the City of Addison according to the plat of same recorded in Volume 89166, Page 1974, said Deed Records;

THENCE N 00°10'53" E, 399.42 feet, along the easterly line of said Lot 2, to a 5/8 inch iron rod with cap stamped "Carter & Burgess", found, the northeast corner of said Lot 2;

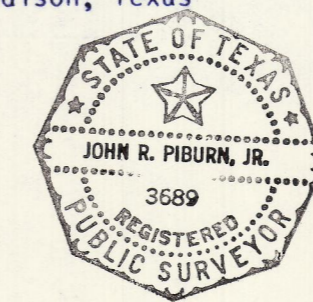
THENCE S 89°51'01" E, 189.94 feet, to a 5/8 inch rod with cap stamped "Carter & Burgess", set, in the easterly line of the aforementioned Addison Restaurant Park and said Camden Financial tract and the westerly line of the aforementioned City of Dallas tract;

THENCE S 00°43'00" W, 400.34 feet along the common line of said tracts to the POINT OF BEGINNING and containing 1.727 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:

THAT I, John R. Piburn, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were found or properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Addison, Texas

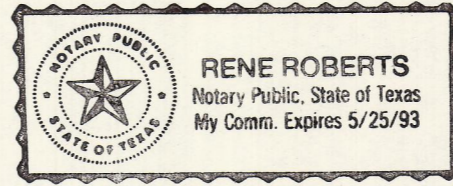


*John R. Piburn, Jr.*  
 Registered Public Surveyor  
 John R. Piburn, Jr.  
 R.P.S. No. 3689

STATE OF TEXAS ( )  
 COUNTY OF DALLAS ( )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John R. Piburn, Jr., 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 26<sup>th</sup> day of December, 1989.



*Rene Roberts*  
 Notary Public, State of Texas  
 My Commission Expires 5-25-93

CERTIFICATE OF APPROVAL:

*Dr. J. M. ...*  
 Mayor, Town of Addison

*C. Moran*  
 City Secretary

That CAMDEN FINANCIAL CORPORATION ("Owner") does hereby adopt this plat designating the herein above property as ADDISON OAKS ADDITION LOT 3, 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 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 supervision and maintenance work by the property owner to alleviate any undesired 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 construction, reconstructing, 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 easement 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 endangers or interferes 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.

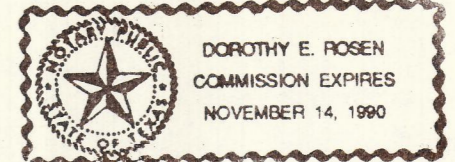
This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

By: *Wayne H. Walker*

STATE OF TEXAS ( )  
 COUNTY OF DALLAS ( )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Wayne H. Walker, 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 28<sup>th</sup> day of December, 1989.



*Dorothy E. Rosen*  
 Notary Public, State of Texas  
 My Commission Expires 11/14/90

FINAL PLAT  
 ADDISON OAKS ADDITION LOT 3

REPLAT OF  
 ADDISON RESTAURANT PARK ADD'N.  
 SITUATED IN THE E. COOK SURVEY, ABST. NO. 326 AND  
 THE E. FIKE SURVEY, ABST. NO. 478  
 CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER CAMDEN FINANCIAL CORPORATION 3939 BELT LINE ROAD SUITE 600 DALLAS, TEXAS 75224 (214) 620-7711	SURVEYORS BROCKETTE-DAVIS-DRAKE INC. 3535 TRAVIS, SUITE 100 DALLAS, TEXAS 75204 (214) 522-9540
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 FILED  
 DALLAS COUNTY CLERK