

LEGEND

- 5/8" IRON ROD W/CAP STAMPED "CARTER & BURGESS"
- 1/2" IRON ROD FOUND



RODEWAY INN
Vol. 81057 Pg. 775
D.C.D.R.

ST. LOUIS & SOUTHWESTERN R. R.

*N 86°20'00"E 520.14'
15' Water Easement (V. 5106 p. 458, V. 5380 p. 567, V. 5146 p. 334) 10,569 sq. ft.)

ARAPAHO ROAD DEDICATION
(60' R.O.W.)
Vol. 88066 Pg. 4219

EDWARD COOK SURVEY
ABSTRACT NO. 326

CAMDEN FINANCIAL CORPORATION
Vol. 86170, pg. 2523, D.C.D.R.
& Vol. 84189, pg. 1651, D.C.D.R.

CITY OF DALLAS
Vol. 4942 Pg. 628
D.C.D.R.

FIELD NOTES

Know all men by these presents, that Camden Financial Corporation is the owner of the following described property to wit:

Being a 5,090 acre tract of land situated in the Edward Cook Survey, Abstract No. 326 and the E. Fike Survey, Abstract No. 478, Dallas County, Texas, said 5,090 acre tract of land being a portion of that certain 12,586 acre tract of land as conveyed to Camden Financial Corporation as recorded in Volume 81052, page 775, said Deed Records, and Volume 84189, Page 1651, Dallas County Deed Records, said 3,339 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, found, the southwest corner of said 12,586 acre tract and the southeast corner of that certain tract of land as described in deed to Rodeway Inn Corporation as recorded in Volume 81052, page 775, said Deed Records, and being in the northerly right-of-way line of Beltline Road, a 100 foot wide public right-of-way;

THENCE N00°08'59"E 453.00 feet along the west line of said 12,586 acre tract and said Rodeway Inn tract to a 5/8 inch rod with cap stamped "Carter & Burgess", set;

THENCE S89°51'01"E 300.00 feet to a 5/8 inch rod with cap stamped "Carter & Burgess", set;

THENCE S00°08'59"W 92.34 feet to a 5/8 inch rod with cap stamped "Carter & Burgess", set;

THENCE S89°51'01"E 207.00 feet to a 5/8 inch rod with cap stamped "Carter & Burgess", set;

THENCE S00°10'53"W 399.42 feet to a 5/8 inch rod with cap stamped "Carter & Burgess", set in the aforesaid northerly right-of-way line, the beginning of a non-tangent curve concave to the north whose radius is 2815.79 feet and whose longchord bears N86°37'31"W 216.15 feet;

THENCE westerly, along said non-tangent curve, and along said northerly right-of-way line, through a central angle of 04°24'03" an arc distance of 216.20 feet to a 1/2 inch iron rod, found, the end of said curve;

THENCE N84°37'38"W 292.18 feet continuing along said northerly right-of-way line to the POINT OF BEGINNING and continuing 5,090 acres of land, more or less.

That CAMDEN FINANCIAL CORPORATION ("Owner") does hereby adopt this plat designating the herein above property as ADDISON OAKS LOTS 1 & 2, 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 traversing 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 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 upon the said utility easements for the purpose of construction, 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 such 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 access 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, or pavement lie, and the descriptions of such additional easements herein granted shall be determined by their location as installed.

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

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 23rd day of August, 1989.

ROTHY E. ROSEN
NOTARY PUBLIC
STATE OF TEXAS
COMMISSION EXPIRES NOVEMBER 14, 1990

Wayne H. Walker
WAYNE H. WALKER
VICE PRESIDENT

DAVID THOMAS ROSEN
NOTARY PUBLIC
STATE OF TEXAS
COMMISSION EXPIRES 11/14/90

CERTIFICATE OF APPROVAL: Mayor, Town of Addison
City Secretary

PROPERTY TAX #: 1000090100200000 & 1000090101100000
(Account Number: 0190000000000000)

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert L. Davison, 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

2/23/89
Robert L. Davison
Registered Public Surveyor
R.P.S. No. 3937

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 Robert L. Davison, 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 23rd day of Aug, 1989.

ROTHY E. ROSEN
NOTARY PUBLIC
STATE OF TEXAS
COMMISSION EXPIRES 11-14-90

NOTE:

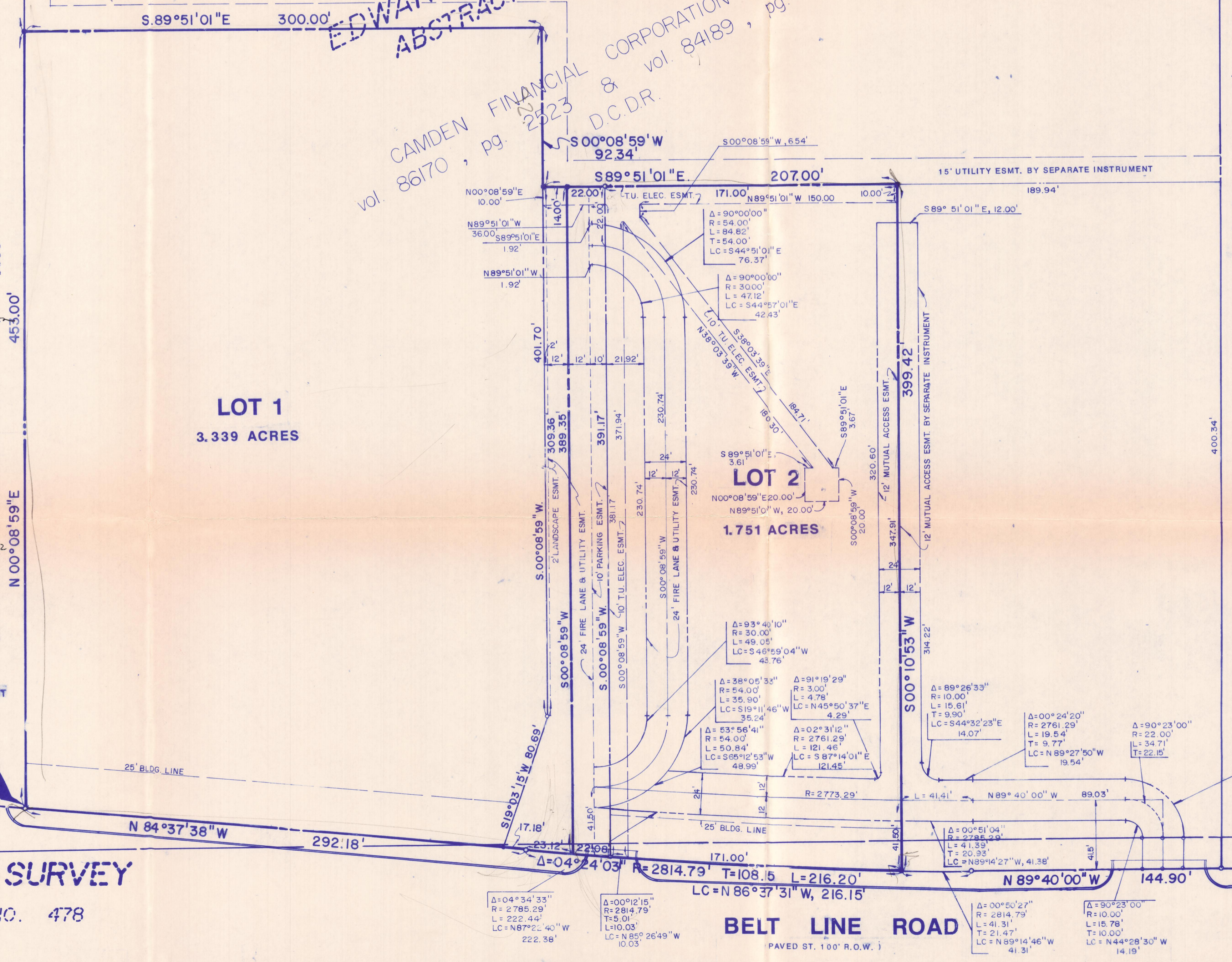
- BELT LINE ROAD ROW DEDICATIONS & EXIST. EASEMENTS AS RECORDED IN Vol. 88066, Pg. 4219 AS THE ADDISON RESTAURANT PARK ADDITION ARE HEREBY ABANDONED BY THIS PLAT, AVIGATION EASEMENT AS RECORDED IN Vol. 88048 Pg. 788 SHALL REMAIN IN AFFECT.
- AT TIME OF PLAT PREPARATION LOTS 1 AND 2 WERE VACANT WITHOUT IMPROVEMENTS.
- BASIS OF BEARINGS: DEED RECORDS DEED RECORDED IN VOLUME 1707 PAGE 260, TO C.R. BERRY, DATED 8-11-31.

15' UTILITY ESMT. BY SEPARATE INSTRUMENT

281.12'

453.00'

N 00°08'59"E



15' UTILITY ESMT. BY SEPARATE INSTRUMENT

189.94'

S 89°51'01"E, 12.00'

12' MUTUAL ACCESS ESMT. BY SEPARATE INSTRUMENT

399.42'

12' MUTUAL ACCESS ESMT. BY SEPARATE INSTRUMENT

314.22'

400.34'

S 00°43'00" W

838.24'

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 23rd day of August, 1989.

ROTHY E. ROSEN
NOTARY PUBLIC
STATE OF TEXAS
COMMISSION EXPIRES NOVEMBER 14, 1990

Wayne H. Walker
WAYNE H. WALKER
VICE PRESIDENT

DAVID THOMAS ROSEN
NOTARY PUBLIC
STATE OF TEXAS
COMMISSION EXPIRES 11/14/90

CERTIFICATE OF APPROVAL: Mayor, Town of Addison
City Secretary

OWNER:
CAMDEN FINANCIAL CORPORATION
3939 BELT LINE RD.
SUITE 600
DALLAS, TX. 75244
(214) 620-7711

ENGINEER:
CARTER & BURGESS, INC.
3500 MAPLE AVE.
SUITE 1500
DALLAS, TX. 75219
(214) 520-1260

50 YEARS 1939-1989	
PROJECT NO.	D1890031
DRAWN BY	S.S.
APPROVED BY	R.M.S.
DATE	5-5-89

FINAL PLAT
ADDISON OAKS ADDITION LOTS 1 & 2
SITUATED IN THE EDWARD COOK SURVEY, ABSTRACT NO. 326 & THE E. FIKE SURVEY, ABSTRACT NO. 478

CARTER & BURGESS, INC.
ENGINEERS - PLANNERS

1100 MACCOMBS STREET P.O. BOX 2973 FT WORTH TEXAS 76113
6001 SANDOZ DRIVE SUITE 300 HOUSTON, TEXAS 77036
3500 MAPLE AT TURTLE CREEK BLVD. DALLAS, TEXAS 75219

REPLACING POINT