



ST. LOUIS & SOUTHWESTERN R.R.

STATE OF TEXAS §
COUNTY OF DALLAS §

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NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Camden Financial Corporation does hereby adopt this plat designating the hereinabove property as Addison Restaurant Park, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated herein-after, 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.

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, 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 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 location as installed.

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

WITNESS my hand at Dallas, Texas, this 8th day of August, 1988.

Wayne H. Walker, Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared WAYNE H. WALKER known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8th day of August, 1988.



Notary Public, Dallas County, Texas

WHEREAS, owner of a 12.586 acre tract of land situated in the Edward Cook Survey, Abstract No. 326 and the E. Fike Survey, Abstract No. 478, Dallas County, Texas, and being those certain tracts of land as described in deed to Camden Financial Corporation as recorded in Volume 86170, Page 2523, and Volume 84189, Page 1651, Deed Records, Dallas County, Texas, said 12.586 acre tract being particularly described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron rod, found, in the northerly right-of-way line of Beltline Road, a 100-foot wide public right-of-way, and the southeasterly corner of a tract of land as shown to Rowday Inn according to the plat as recorded in Volume 81052, Page 775, said County records:

THENCE, North 00°08'59" East, 734.18 feet to a point for corner at the northeasterly corner of said Rowday Inn tract, same being in the southerly right-of-way line of the St. Louis and Southwestern Railroad;

THENCE, North 86°20'00" East, 520.14 feet along said southerly right-of-way line to a 3/4-inch iron rod, found;

THENCE, North 80°53'00" East, 184.70 feet along said southerly right-of-way line to a 5/8-inch iron rod, found, same being the northwesterly corner of a tract of land as described in deed to the City of Dallas as recorded on August 8, 1958, said County Records;

THENCE, South 00°43'00" West, 838.24 feet to a 3/4-inch iron rod, set, the southwesterly corner of said City of Dallas tract, same being in the aforementioned northerly right-of-way line of Beltline Road;

THENCE, North 89°40'00" East, 144.90 feet along said northerly right-of-way line to a 3/4-inch iron rod, found, same being the beginning of a curve concave to the northeast, whose radius is 2,814.79 feet, and whose longchord bears North 87°02'45" West, 257.42 feet;

THENCE, along said curve and said northerly right-of-way line in a north-westerly direction, through a central angle of 05°14'30", an arc length of 257.51 feet to a 3/4-inch iron rod, set;

THENCE, North 84°37'13" West, 292.18 feet along said northerly right-of-way line to the POINT OF BEGINNING and containing 12.586 acres of land, more or less.

SURVEYOR'S CERTIFICATE

Know all men by these presents that I Paul A. Lipscomb, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my supervision in accordance with the platting rules and regulation of the Town of Addison.

Paul A. Lipscomb
Registered Public Surveyor
Texas Registration No. 3377

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Paul A. Lipscomb known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4th day of August, 1988.

Notary Public, Dallas County, Texas

This plat has been approved by the City Council on this the 22nd day of March, 1988.

Mayor
City Secretary

ATTEST

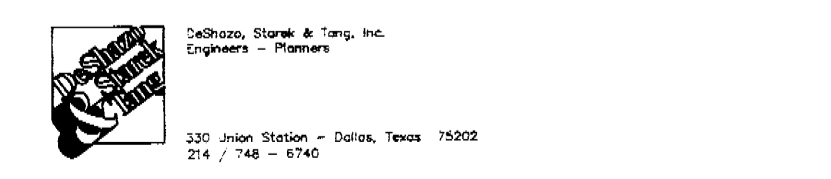
FINAL PLAT
ADDISON RESTAURANT PARK

OUT OF THE
EDWARD COOK SURVEY ABST. No. 326 AND
E. FIKE SURVEY ABST. No. 475
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

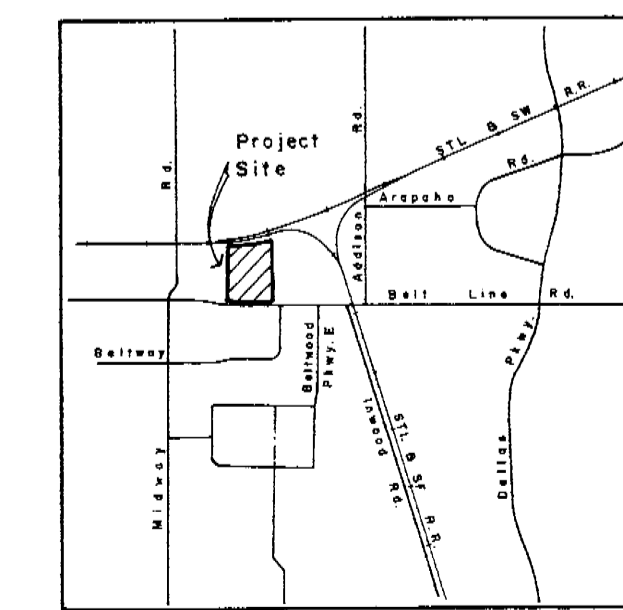
FOR:
CAMDEN FINANCIAL CORPORATION
A NEW MEXICO COMPANY

Revised Plat
Revised 3/19/88

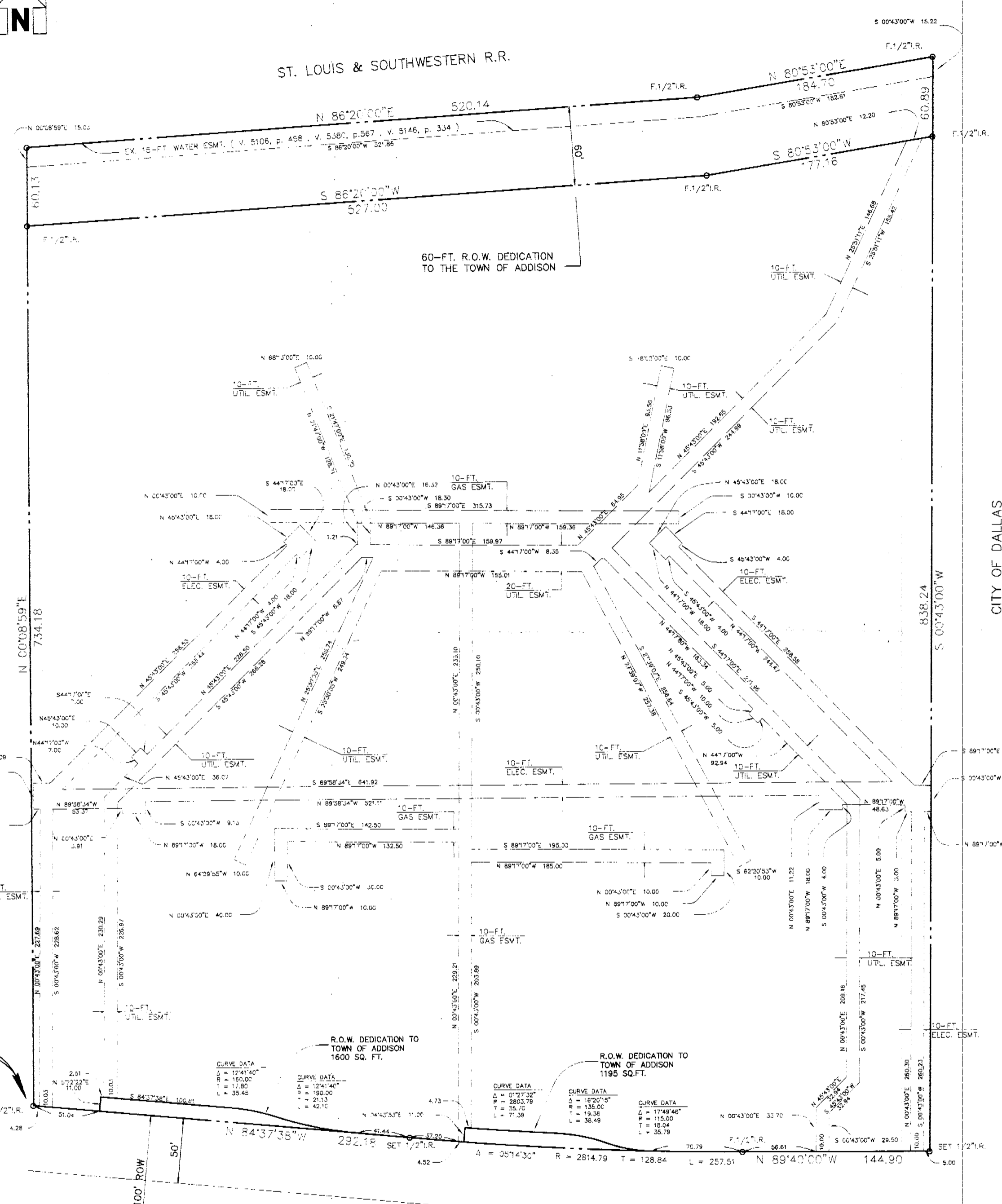
PREPARED BY:



SCALE: 1" = 50'
MAR., 1988 # 87275



Vicinity Map



NOTE: ALL ONSITE UTILITIES WILL BE PLACED UNDERGROUND.
ALL ONSITE DRIVEWAYS ARE TO BE PRIVATE STREETS.

RODEWAY INN
Vol. 81052, Pg. 775

CITY OF DALLAS
8 - 8 - 1988
Vol. 4942, Pg. 629