



OWNERS CERTIFICATION

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS Stonemason Partners, LTD., is the owner of a 7.7656 acre tract of land situated in the G.W. FISHER SURVEY ABSTRACT NO. 482 in the Town of Addison, as recorded in Volume 97077, Page 3143 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Addison Road (a 60' R.O.W.) and the northwest corner of a tract of land conveyed to State Farm Service Center an addition to the Town of Addison, as recorded in Volume 97077, Page 3143 of the Deed Records, Dallas County, Texas;

THENCE, N 00°26'35" W, along the northeast right-of-way line of said Addison Road, a distance of 569.96 feet to a "X" cut in concrete set for corner and being in the south right-of-way line Keller Springs Road (a 60' R.O.W.);

THENCE, S 89°37'15" E, along the said south right-of-way line of Keller Springs Road a distance of 780.24 feet to a 1/2" iron rod set for corner, said point also being the northwest corner of Lot 1, Block A, PARKWAY BUSINESS CENTER 1 Addition, an addition to the Town of Addison, Texas as recorded in Volume 81237, Page 1939 of the Deed Records, Dallas County, Texas;

THENCE, S 00°22'45" W, along the west line of said, addition a distance of 323.90 feet to a 1/2" iron rod set for corner, said corner also being the northeast corner of Lot 1, of FEDERAL EXPRESS Addition, an addition to the Town of Addison, as recorded in Volume 94226, Page 3552 of the Deed Records, Dallas County, Texas;

THENCE, N 89°37'15" W, along the north line of said Lot 1 of FEDERAL EXPRESS Addition, a distance of 423.00 feet to a 1/2" iron rod set for corner said corner also being the northwest corner of said Lot 1;

THENCE, S 00°22'45" W, along the west line of said Lot 1 of FEDERAL EXPRESS Addition, a distance of 246.00 feet to a 1/2" iron rod set for corner, said point also being the northwest corner of said STATE FARM Addition;

THENCE, N 89°37'15" W, along the north line of said STATE FARM Addition, a distance of 246.00 feet to the POINT OF BEGINNING and containing 338,269 sq. ft. or 7.7656 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT STONEMASON PARTNERS, LTD., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ADDISON ROAD - KELLER SPRINGS ADDITION LOT 1, LOT 2, LOT 3, BLOCK A. AN ADDITION TO THE TOWN OF ADDISON, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC'S USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, AND SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF ADDISON'S USE THEREOF. THE TOWN OF ADDISON AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR ANY OF THESE EASEMENTS AND THE TOWN OF ADDISON OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. WORLD PERFUME, INC. DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS, AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE TOWN OF ADDISON.

WITNESS MY HAND THIS _____ DAY OF _____, 2002.

SURVEYOR'S CERTIFICATE

I, DENNIS D. VOTE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City Planning and Zoning Commission of the Town of Addison, Texas.

EXECUTED this _____ day of _____, 2002.

DENNIS D. VOTE, Registered Professional Land Surveyor, No. 4813

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DENNIS D. VOTE, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2002.

Notary Public in and for Dallas County, Texas

LINE	DISTANCE	BEARING
L1	35.24'	N 00°26'35" W
L2	8.86'	N 89°33'25" E
L3	19.01'	NORTH
L4	207.56'	S 89°35'43" E
L5	34.47'	N 00°01'27" W
L6	24.00'	N 89°58'54" E
L7	35.03'	S 00°01'16" E
L8	88.12'	S 89°35'43" E
L9	47.60'	N 00°22'45" E
L10	25.00'	N 89°37'15" W
L11	47.59'	S 00°22'45" W
L12	32.71'	S 00°23'07" W
L13	25.00'	N 89°36'53" W
L14	15.00'	N 00°23'07" E
L15	317.26'	N 89°35'43" W
L16	3.78'	S 89°33'25" W
L17	8.59'	NORTH
L18	263.33'	N 45°09'03" E
L19	21.22'	N 00°05'55" E
L20	8.98'	N 00°22'45" E
L21	16.33'	S 89°37'15" E
L22	1.47'	S 00°19'24" W
L23	121.39'	S 89°38'51" E
L24	87.83'	N 89°38'51" W
L25	113.72'	S 00°01'16" E
L26	115.58'	N 00°01'13" W
L27	18.27'	WEST
L28	197.27'	S 45°08'45" W
L29	85.07'	N 89°35'43" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	26.00'	89°33'25"	40.64'	25.80'	S 44°46'43" W	36.63'
C2	26.00'	90°25'34"	41.03'	26.19'	S 45°11'30" W	36.91'
C3	26.00'	89°34'26"	40.65'	25.81'	S 44°48'30" E	36.63'
C9	26.00'	70°49'47"	32.14'	18.49'	S 54°58'13" W	30.13'
C10	50.00'	70°00'05"	61.09'	35.01'	S 54°33'22" W	57.36'
C11	20.00'	42°27'00"	14.82'	7.77'	S 68°19'55" W	14.48'
C12	26.00'	45°03'09"	20.44'	10.78'	N 22°37'29" E	19.92'
C13	20.00'	31°51'38"	11.12'	5.71'	N 15°49'54" W	10.98'
C14	1084.50'	00°55'09"	17.40'	8.70'	S 82°27'06" W	17.40'
C15	20.02'	14°36'57"	5.11'	2.57'	N 06°21'43" E	5.09'
C16	26.00'	89°55'41"	40.81'	25.97'	S 44°38'27" E	36.75'
C17	26.00'	90°22'25"	41.01'	26.17'	S 45°09'56" W	36.89'
C18	5.00'	85°24'14"	7.45'	4.61'	N 47°17'53" W	6.78'
C19	5.00'	44°57'08"	3.92'	2.07'	S 67°31'26" W	3.82'
C20	26.00'	86°21'14"	39.19'	24.40'	S 09°31'07" E	35.58'
C21	26.00'	28°30'35"	12.94'	6.61'	S 71°18'47" E	12.80'
C22	50.00'	23°59'52"	20.94'	10.63'	N 77°33'29" E	20.79'
C23	50.00'	21°13'02"	18.52'	9.37'	N 54°57'02" E	18.41'

FINAL PLAT

ADDISON ROAD - KELLER SPRINGS ROAD ADDITION

LOTS 1, 2 & 3
BLOCK A
7.7656 ACRES

OUT OF THE
G.W. FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER
STONEMASON PARTNERS, LTD.
3904 FAIRLAKES DRIVE
DALLAS, TEXAS 75228
PH. (214) 343-2000

SURVEYOR
VOTEX SURVEYING COMPANY
CONTACT: DENNIS VOTE
4548 TUSCANY DRIVE
PLANO, TEXAS 75093-7042
PH. (972) 964-0858

SCALE: 1"=40' DATE: MARCH 25, 2002

PROJECT NO. 21079-C1