

BELT LINE ROAD

(100' R.O.W.)



POINT OF COMMENCING

BEGIN DESCRIPTION

MARSH LANE
(100' R.O.W.)
CITY OF FARMERS BRANCH
TOWN OF ADDISON

WILFORD W. COOK SURVEY ABSTRACT NO. 278
T.L. CHENOWETH SURVEY ABSTRACT NO. 273

PART OF LOT 1, BLOCK A
LES LACS PLAZA SUBDIVISION
VOL. 83064, PG. 2724

CURVE TABLE

CRV-1	CRV-2	CRV-3
Δ = 90°00'00"	Δ = 90°00'00"	Δ = 90°00'00"
R = 10.00'	R = 5.00'	R = 20.00'
T = 10.00'	T = 5.00'	T = 20.00'
L = 15.71'	L = 7.85'	L = 31.42'

LOT 1, BLOCK A
BOSTON CHICKEN ADDITION
36,777 SF OR 0.844 ACRES

LINE TABLE

L1	N 80°56'06" E	6.25'
L2	N 80°56'06" E	5.51'
L3	N 44°03'54" W	5.89'
L4	N 00°56'06" E	7.06'
L5	N 45°56'06" E	20.51'

PART OF LOT 1, BLOCK A
LES LACS PLAZA SUBDIVISION
VOL. 83064, PG. 2724

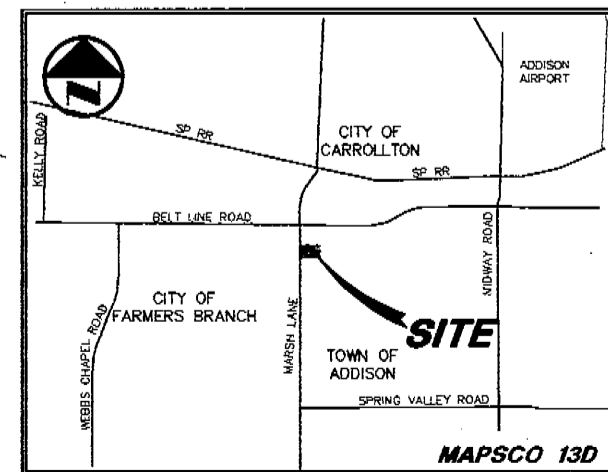
LOT 2, BLOCK A
BOSTON CHICKEN ADDITION
41,127 SF OR 0.944 ACRES

LOT 3, BLOCK D
TOWN CENTER ADDITION
VOL. 93237, PG. 3848

LOT 3, BLOCK D
TOWN CENTER ADDITION
VOL. 93237, PG. 3848

NOTES:

- BEARING SYSTEM BASED ON PLAT OF LES LACS PLAZA, AN ADDITION TO THE TOWN OF ADDISON AS RECORDED IN VOLUME 83064, PAGE 2724, DEED RECORDS, DALLAS COUNTY, TEXAS.



VICINITY MAP

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, A. Paul Stephens, A.P. Stephens, Jr., and Elizabeth Jane Stephens, are the owners of a 1.788 acre tract of situated in the Thomas L. Chenoweth Survey, Abstract No. 273, Dallas County, Texas, and also being part of Les Lacs Plaza Subdivision, an addition to the Town of Addison, as recorded in Volume 83064, Page 2724, Deed Records, Dallas County, Texas; said 1.788 acre tract being more particularly described as follows:

COMMENCING, at the southwesterly end of a corner clip at the intersection of the east line of Marsh Lane (100-foot right-of-way), and the south line of Belt Line Road (100-foot right-of-way);

THENCE, South 00 degrees, 56 minutes, 06 seconds West, with the east line of Marsh Lane, a distance of 204.43 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the POINT OF BEGINNING;

THENCE, South 89 degrees, 03 minutes, 54 seconds East, departing the east line of Marsh Lane, a distance of 248.50 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set;

THENCE, South 00 degrees, 56 minutes, 06 seconds West, passing at a distance of 28.77 feet a northwest corner of Lot 3, Block D of the Town Center Addition, an addition to the Town of Addison as recorded in Volume 93237, Page 3848, continuing with a west line of said Lot 3, Block D, a total distance of 313.50 feet to a "PK" nail found at an interior corner of said Lot 3, Block D;

THENCE, North 89 degrees, 03 minutes, 54 seconds West, with a north line of said Lot 3, Block D, Town Center Addition, a distance of 248.50 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner in the easterly line of said Marsh Lane;

THENCE, North 00 degrees, 56 minutes, 06 seconds East, with said east line of Marsh Lane, a distance of 313.50 feet to the POINT OF BEGINNING;

CONTAINING, 77,904 square feet or 1.788 acres of land, more or less.

That A. Paul Stephens, A.P. Stephens, Jr., and Elizabeth Jane Stephens are the owners of the above described property, do hereby adopt this plat designating the herein above property as the Boston Chicken Addition, 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 hereon.

The easements shown ^{by 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 the easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility 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 ^{by plat} 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 to 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 of 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 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 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 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 the 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 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 platting ordinances, rules, regulations and resolutions of the Town of Addison,

WITNESS my hand at Dallas, Texas, this the 25th day of May, 1994.

Texas:

A. Paul Stephens

A. Paul Stephens, Attorney in fact for
A.P. Stephens, Jr.

A. Paul Stephens, Attorney in fact for
Elizabeth Jane Stephens

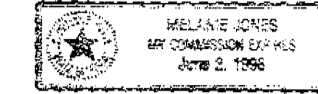
APPROVED BY THE ADDISON
CITY COUNCIL ON THE 25th DAY
OF APRIL, 1994.

[Signature]
CITY SECRETARY

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared A. Paul Stephens, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of May, 1994.

My commission expires: 6-2-98

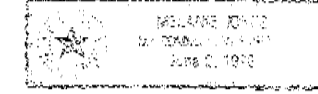


[Signature]
Notary Public in and for Dallas County, Texas

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared A. Paul Stephens, Attorney in fact for A.P. Stephens, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of May, 1994.

My commission expires: 6-2-98

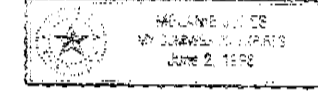


[Signature]
Notary Public in and for Dallas County, Texas

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared A. Paul Stephens, Attorney in fact for Elizabeth Jane Stephens, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of May, 1994.

My commission expires: 6-2-98



[Signature]
Notary Public in and for Dallas County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES A. KOCH, JR., Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Addison, Texas.

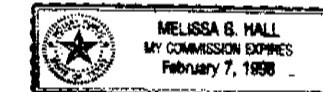


[Signature]
James A. Koch, Jr.
Registered Professional Land Surveyor
No. 4688

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James A. Koch, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of May, 1994.

My commission expires:



[Signature]
Notary Public in and for Dallas County, Texas

FINAL PLAT
OF
BOSTON CHICKEN ADDITION
LOTS 1 & 2, BLOCK A
LOCATED IN THE TOWN OF ADDISON, TEXAS
AND BEING OUT OF THE
T.L. CHENOWETH SURVEY, ABSTRACT NO. 273
DALLAS COUNTY, TEXAS

PACHECO KOCH Consulting Engineers, Inc.		9401 LBJ Freeway, Suite 300 Dallas, Texas 75243 (214) 235-3031	
Civil Engineering • Land Surveying			
DRAWN BY NDC	CHECKED BY JAK	SCALE 1"=30'	DATE MAY 1994
			JOB NUMBER 1346-94.046

FILED
MAY 27 1994
TOWN OF ADDISON
DALLAS COUNTY, TEXAS