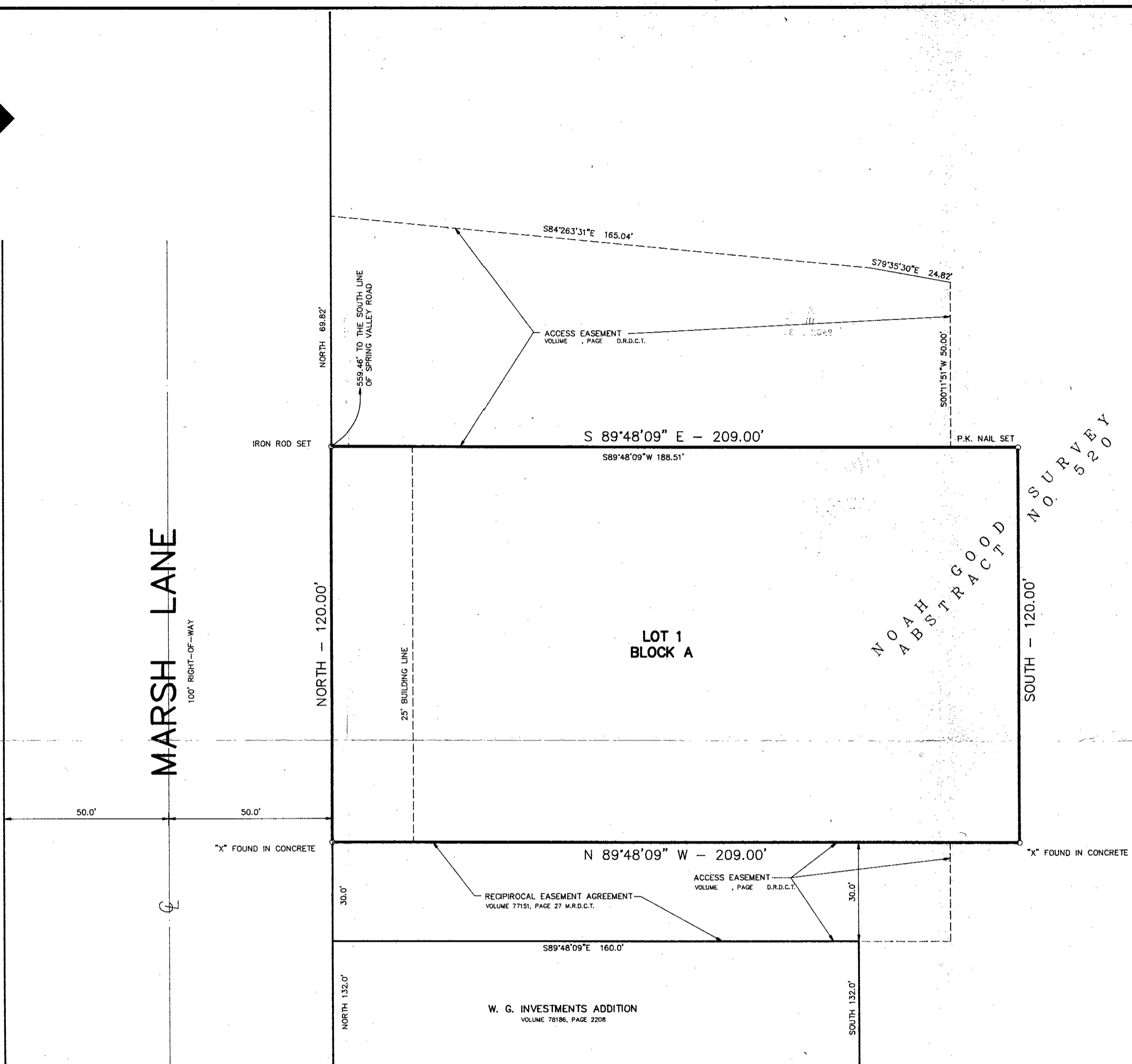


LOCATION MAP



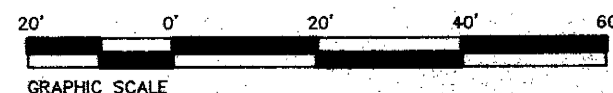
FILED _____
VOL. _____ PG. _____ M.R.D.C.T.

FINAL PLAT HOME SAVINGS / MARSH LANE ADDITION

BEING A 0.5758 ACRE TRACT OF LAND
IN THE NOAH GOOD SURVEY, ABSTRACT NO. 520
TOWN OF ADDISON, TEXAS

JUNE, 1993

SCALE: 1"=20'



OWNERS:
J. SLOAN LEONARD, M.D.
DPA LABORATORIES
4350 ALPHA ROAD, SUITE 101
DALLAS, TEXAS 75244
(214) 404-9333

PREPARED BY:
DEWEY & ASSOCIATES
ENGINEERING, SURVEYING
LAND PLANNING, CAD DESIGNS
2505 TEXAS DRIVE, SUITE 110 • IRVING, TEXAS 75062 • 214/255-1501



OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DALLAS)
CITY OF ADDISON)
WHEREAS, I, J. SLOAN LEONARD, M.D., am the Owner of the following described property to wit:

BEING a tract of land out of the NOAH GOOD SURVEY, ABSTRACT NO. 520, in the Town of Addison, Dallas County, Texas, and being all of a tract of land described in Deed to Texiana Restaurants, Inc., by Robert S. Polson, recorded in Volume 77145, Page 1753, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set for corner in the East right-of-way line of Marsh Lane (being 60.0 feet from centerline), same point being located South 559.46 feet from the intersection of the said East right-of-way line of Marsh Lane with the South right-of-way line of Spring Valley Road;

THENCE South 89 degrees 48 minutes 09 seconds East for a distance of 209.00 feet to a P.K. nail set in asphalt for corner;

THENCE South for a distance of 120.00 feet to a "X" cut in concrete found for corner;

THENCE North 89 degrees 48 minutes 09 seconds West for a distance of 209.00 feet to an "X" cut in concrete found for corner in the East right-of-way line of Marsh Lane;

THENCE North along the said East right-of-way line of Marsh Lane for a distance of 120.00 feet to the POINT OF BEGINNING.

CONTAINING 25,079.85 square feet or 0.5758 acres of land.

NOW, KNOW ALL MEN BY THESE PRESENTS:

THAT J. SLOAN LEONARD, M.D., ("Owner") does hereby adopt this plat designating the herein above property as HOME SAVINGS/MARSH LANE 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 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.

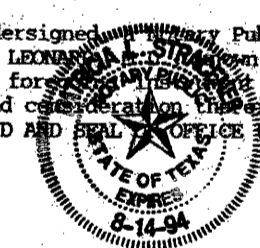
The maintenance or paving of the utility and fire line easements is the responsibility of the property owner. All public utilities shall, at all times, have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, 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 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 locations as installed.

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

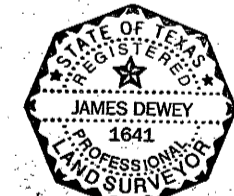
J. Sloan Leonard
J. SLOAN LEONARD, M.D.

NOTARY PUBLIC)
STATE OF TEXAS)
BEFORE ME, the undersigned Notary Public in and for said State on this date, personally appeared J. SLOAN LEONARD, M.D., known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of March, 1993.



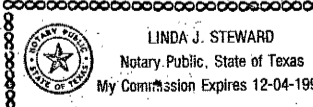
Patricia L. Steward
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE
THAT I, JAMES DEWEY, 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 property 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.



James Dewey
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1641

NOTARY PUBLIC)
STATE OF TEXAS)
BEFORE ME, the undersigned, a Notary Public in and for said State on this date personally appeared JAMES DEWEY, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of March, 1993.



Linda J. Steward
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL:
MAYOR, TOWN OF ADDISON
CITY SECRETARY

RETURN TO:
DANA MILLER
TOWN OF ADDISON
PO Box 144
Addison Tx 75001

FILE NO. 1621

94052 04342

NOT RECORDED
COUNTY OF DALLAS
CLERK OF COURTS
DALLAS, TEXAS



MR. B. B. B. B.
COUNTY CLERK, DALLAS COUNTY, TEXAS

FILED
94 MAR 18 AM 11:47
EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

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