

BEGINNING at a point in the West line of Inwood Rd. that is N 16°49'00" W, 725.49 ft. from the point of intersection of the West line of said Inwood Rd. with the North line of the D.P. & L. Co. transmission line Right-of-way as described in deed dated 11-30-56, Deed Records Dallas County, Texas; Thence Westerly, North-erly, Easterly and Southerly as follows:

- a. S 80°45'00" W, 314.86 ft.;
b. N 54°15'00" W, 63.54 ft.;
c. N 09°15'00" W, 191.42 ft.;
d. N 35°45'00" E, 68.03 ft.;
e. N 80°45'00" E, 273.90 ft. to a point in the West line of Inwood Rd.;
f. S 16°49'00" E, along the West line of Inwood Rd., 10.09 ft.;
g. S 80°45'00" W, 145.0 ft.;
h. S 09°15'00" E, 10.0 ft.;
i. S 80°45'00" W, 10.0 ft.;
j. N 09°15'00" W, 10.0 ft.;
k. S 80°45'00" W, 116.09 ft.;
l. S 35°45'00" E, 59.75 ft.;
m. S 09°15'00" E, 62.93 ft.;
n. N 80°45'00" E, 5.0 ft.;
o. S 09°15'00" E, 10.0 ft.;
p. S 80°45'00" W, 5.0 ft.;
q. S 09°15'00" E, 93.0 ft.;
r. N 80°45'00" E, 25.0 ft.;
s. S 09°15'00" E, 10.0 ft.;
t. S 80°45'00" W, 25.0 ft.;
u. S 09°15'00" E, 7.21 ft.;
v. S 54°15'00" E, 55.26 ft.;
w. N 80°45'00" E, 309.4 ft. to a point in the West line of said Inwood Rd.;
x. S 16°49'00" E, along the West line of said Inwood Rd., 10.09 ft. to the POINT OF BEGINNING

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MINIWOOD VENTURE NO. 1, is the owner of a tract of land in the ELISHA FIKE SURVEY ABST. NO. 478 and in the JOSIAH PANCOAST SURVEY ABST. NO. 1146, Dallas County, Texas; and being in the Town of Addison, Texas; and being part of a certain tract of land as described in deed to Frances D. Truman, dated 5-11-61, filed 5-11-61 in the Deed Records of Dallas County, Texas; and being more particularly described as follows:

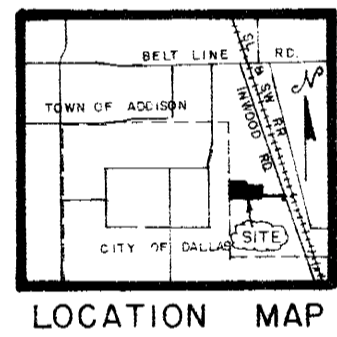
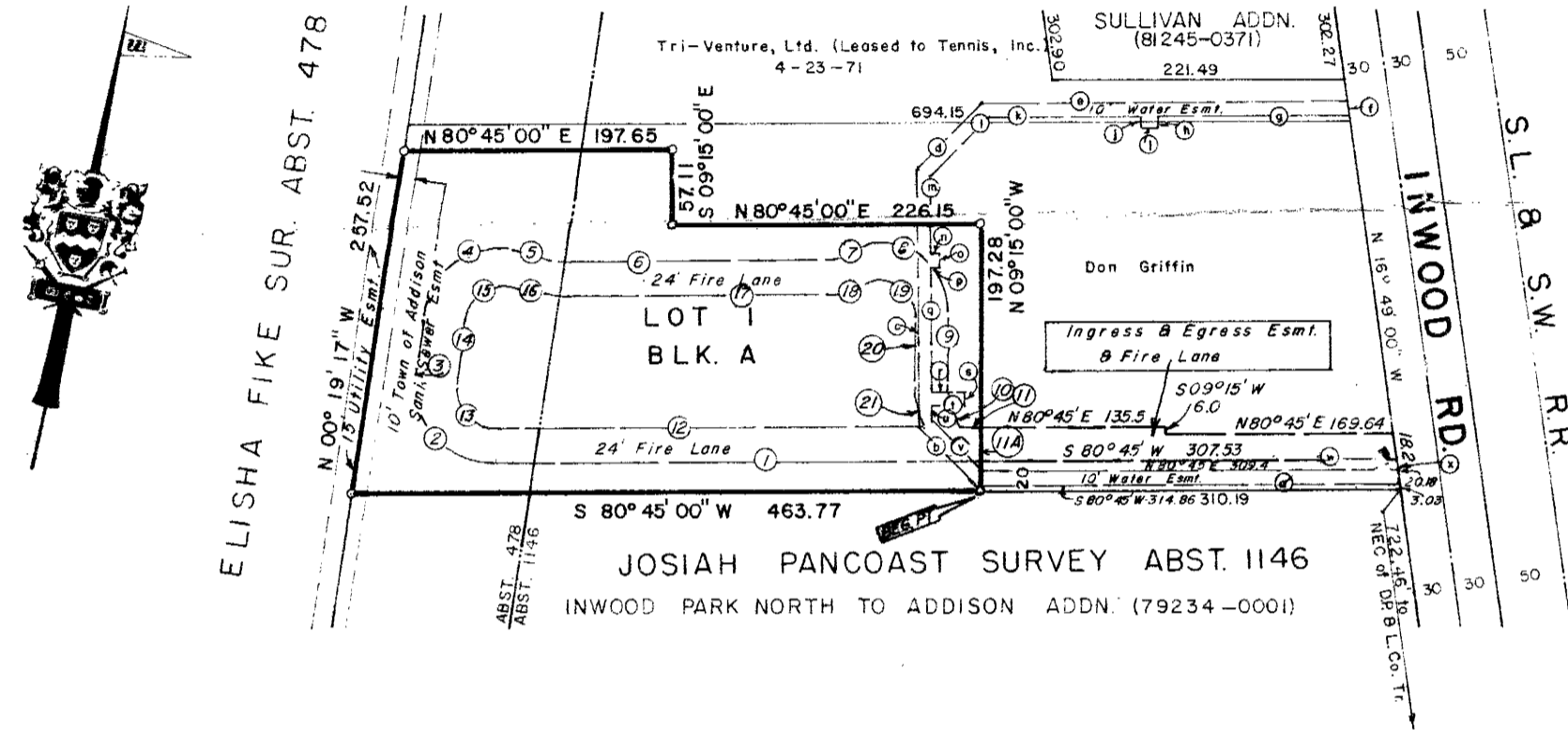
COMMENCING at a point in the Southwest line of Inwood Road that is N 16°49'00" W, 722.46 ft. from the point of intersection of the Southwest line of said Inwood Rd. with the North line of the D.P. & L. Co. transmission line right-of-way as described in deed dated 11-30-56, DRDCT; and said Commencing Point being Southwest of and 110.0 ft. perpendicular distance from the centerline of the St. Louis & Southwestern Railroad; Thence S 80°45'00" W, 310.19 ft. to the POINT OF BEGINNING of the tract of land described herein:

- THENCE S 80°45'00" W, 463.77 ft.;
THENCE N 00°19'17" W, 257.52 ft.;
THENCE N 80°45'00" E, 197.65 ft.;
THENCE S 09°15'00" E, 57.11 ft.;
THENCE N 80°45'00" E, 226.15 ft.;
THENCE S 09°15'00" E, 197.28 ft. to the POINT OF BEGINNING and containing 99,982 Sq. Ft. of land.

AND WHEREAS, MINIWOOD VENTURE NO. 1, has been granted a tract of land by Don Griffin to be used as an Ingress and Egress Easement and Fire Lane in the JOSIAH PANCOAST SURVEY ABST. NO. 1146, Dallas County, Texas; and being in the Town of Addison, Texas; and being part of a certain tract of land as described in deed to Frances D. Truman, dated 5-11-61, filed 5-11-61 in the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point in Southwest line of Inwood Road that is N 16°49'00" W, 742.64 ft from the point of intersection of the Southwest line of said Inwood Rd. with the North line of the D.P. & L. Co. transmission line right-of-way as described in deed dated 11-30-56, DRDCT; and said Beginning Point being Southwest of and 110.0 ft. perpendicular distance from the centerline of the St. Louis & Southwestern Railroad;

- THENCE S 80°45'00" W, 307.53 ft.;
THENCE N 09°15'00" W, 24.0 ft.;
THENCE N 80°45'00" E, 135.5 ft.;
THENCE S 09°15'00" E, 6.0 ft.;
THENCE N 80°45'00" E, 169.64 ft. to a point in the Southwest line of said Inwood Rd.;
THENCE S 16°49'00" E, along the Southwest line of said Inwood Rd., 18.2 ft. to the POINT OF BEGINNING and containing 6,327 Sq. Ft. of land.



MINIWOOD NO. 1 ADDITION
IN THE TOWN OF ADDISON
IN THE ELISHA FIKE SURVEY ABST. NO. 478
AND THE JOSIAH PANCOAST SURVEY ABST. NO. 1146
DALLAS COUNTY, TEXAS

ROBT. H. WEST
COUNTY SURVEYOR
REGISTERED PUBLIC SURVEYOR
LICENSED STATE LAND SURVEYOR
501 Main St, Rm. 555 - Dallas, Tx. 75202
July 12, 1982 Scale: 1" = 100'

KNOW ALL MEN BY THESE PRESENTS:
That I, ROBT. H. WEST, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the iron pins at each corner were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas, Texas.

OWNER:
Miniwood Venture No. 1
17440 Dallas Pkwy, Suite 200,
Dallas, Texas 75248
(733-1111)

THE STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared ROBT. H. WEST, 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 the 14th day of Sept., 1982

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MINIWOOD VENTURE NO. 1 does hereby adopt this plat designating the herein described property as MINIWOOD NO. 1 ADDITION

In Addition to the Town of Addison, Texas, I do hereby dedicate to the public use forever for the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the streets and alleys shown thereon. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements, or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and the accommodations of all public utilities using or desiring to use or same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees, and other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to removing all or parts of its perspective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS MY HAND AT DALLAS, TEXAS, this the 30th day of Sept., 1982
Pelham N. Morris, Managing Partner

THE STATE OF TEXAS, COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Pelham N. Morris, 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 the 30th day of Sept., 1982.

Mary Harvey
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS
MARY HARVEY, Notary Public
My Commission Expires April 27, 1985

FILED
DALLAS COUNTY, TEXAS
1982 OCT 14 AM 11:38

COPY

1042

OUTSIDE LINE OF ESMT.: FIRE LANE EASEMENT
BEGINNING at the Southwest corner of the Ingress and Egress and Fire Lane Easement for Miniwood No. 1 Addn. said point being N 09°15'00" W, 20.0 ft. from the South-east corner of said Addition:

THENCE Westerly, Northerly, Easterly, and Southerly as follows:
1st. S 80°45'00" W, 356.99; 2nd. Around a curve to the right that has a Central Angle of 98°55'43", a Radius of 54.0 ft., tangent of 63.15 ft., for a distance of 93.24; 3rd. N 00°19'17" W, 48.0 ft.; 4th. around a curve to the right that has a Central Angle of 112°50'52", a Radius of 54.0 ft., a tangent of 81.35 ft., for a distance of 106.36 ft.; 5th. around a curve to the left that has a Central Angle of 31°46'35", a Radius of 13.48 ft., a tangent of 3.84 ft., for a distance of 7.48 ft.; 6th. N 80°45'00" E, 199.0 ft.; 7th. around a curve to the left that has a Central Angle of 31°46'35", a radius of 13.48 ft., a tangent of 3.84 ft., for a distance of 7.48 ft.; 8th. around a curve to the right that has a Central Angle of 127°48'01", a radius of 54.0 ft., a tangent of 110.23 ft., for a distance of 120.45 ft.; 9th. S 03°13'34" E, 38.82 ft.; 10th. around a curve to the left that has a Central Angle of 96°01'26", a radius of 30.0 ft., a tangent of 33.33 ft., for a distance of 50.28 ft.; 11th. S 09°15'00" E, 24.0 ft.; 11a. S 09°15'00" E, 24.0 ft. to the POINT OF BEGINNING:

INSIDE LINE OF ESMT.:
BEGINNING at a point at the Southeast corner of the Inside line of said Fire Lane Easement that is N 09°15'00" W, 44.0 ft. S 80°45'00" W, 44.9 ft. from the South-east corner of said Miniwood No. 1 Addition:

THENCE Westerly, Northerly, Easterly, and Southerly as follows:
12th. S 80°45'00" W, 312.09 ft.; 13th. around a curve to the right that has a Central Angle of 98°55'43", a radius of 30.0 ft., a tangent of 35.08 ft., for a distance of 51.8 ft.; 14th. N 00°19'17" W, 48.0 ft.; 15th. around a curve to the right that has a Central Angle of 112°50'52", a radius of 30.0 ft., a tangent of 45.19 ft., for a distance of 59.09 ft.; 16th. around a curve to the right that has a Central Angle of 31°46'35", a radius of 37.48 ft., a tangent of 10.67 ft., for a distance of 20.79 ft.; 17th. N 80°45'00" E, 199.0 ft.; 18th. around a curve to the left that has a Central Angle of 31°46'35", a radius of 37.48 ft., a tangent of 10.67 ft., for a distance of 20.79 ft.; 19th. around a curve to the right that has a Central Angle of 127°48'01", a radius of 30.0 ft., a tangent of 61.24 ft., for a distance of 56.92 ft.; 20th. S 03°13'34" E, 38.82 ft.; 21st. around a curve to the left that has a Central Angle of 39°46'22", a radius of 54.0 ft., a tangent of 19.53 ft., for a distance of 37.48 ft. to the POINT OF BEGINNING;

AREA OF FIRE LANE EASEMENT: 23,012 Sq. Ft. (0.528 Ac) of land.