

CERTIFICATE OF APPROVAL:

MAYOR, TOWN OF ADDISON

CITY SECRETARY

VOLUME _____ PAGE _____

SURVEYOR'S CERTIFICATE X
 THAT I, JAMES DEWEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY AND THAT ALL BLOCK MONUMENTS AND CORNERS WERE PLACED UNDER MY PERSONAL SUPERVISION.

JAMES DEWEY
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1641

NOTARY PUBLIC X
 STATE OF TEXAS X
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE ON THIS DATE PERSONALLY APPEARED LINDA J. STEWARD, 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 _____ DAY OF _____, 1994.

LINDA J. STEWARD
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 12-04-94

OWNER'S CERTIFICATE

STATE OF TEXAS X
 COUNTY OF DALLAS X
 CITY OF ADDISON X

WHEREAS, WE, PHCG INVESTMENTS, A TEXAS GENERAL PARTNERSHIP, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, CITY OF ADDISON, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF BELT LINE ROAD (A 100.0 FOOT WIDE RIGHT-OF-WAY), AND THE EASTERLY LINE OF SURVEYOR BOULEVARD (A 60.0 FOOT WIDE RIGHT-OF-WAY);

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SAID SOUTHERLY LINE OF BELT LINE ROAD ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 47 MINUTES 42 SECONDS, A RADIUS OF 1860.00 FEET, A TANGENT DISTANCE OF 258.02 FEET, AND A CHORD THAT BEARS NORTH 74 DEGREES 41 MINUTES 48 SECONDS EAST 511.14 FEET FOR AN ARC DISTANCE OF 512.76 FEET, TO A POINT FOR CORNER, SAME POINT BEING THE NORTHWEST CORNER OF MERCADO JUAREZ ADDITION, AN ADDITION TO THE CITY OF ADDISON, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 88172, PAGE 1066, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID MERCADO JUAREZ ADDITION FOR A DISTANCE OF 395.78 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 89.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 41 DEGREES 32 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 61.14 FEET TO A POINT FOR CORNER;

THENCE SOUTH 67 DEGREES 21 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 151.00 FEET TO A POINT FOR CORNER IN THE SAID EASTERLY LINE OF SURVEYOR BOULEVARD;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SAID EASTERLY LINE OF SURVEYOR BOULEVARD ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 48 MINUTES 46 SECONDS, A RADIUS OF 630.00 FEET, A TANGENT DISTANCE OF 87.49 FEET, AND A CHORD THAT BEARS NORTH 30 DEGREES 32 MINUTES 33 SECONDS WEST 173.32 FEET FOR AN ARC DISTANCE OF 173.87 FEET TO A POINT FOR CORNER;

THENCE NORTH 38 DEGREES 28 MINUTES 56 SECONDS WEST CONTINUING ALONG THE SAID EASTERLY LINE OF SURVEYOR BOULEVARD FOR A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER, SAME POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 19 MINUTES 26 SECONDS, A RADIUS OF 570.00 FEET AND A TANGENT OF 71.62 FEET, AND A CHORD THAT BEARS NORTH 31 DEGREES 17 MINUTES 13 SECONDS WEST 142.13 FEET;

THENCE CONTINUING ALONG THE SAID EASTERLY LINE OF SURVEYOR BOULEVARD ALONG THE LAST MENTIONED CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 142.50 FEET TO A POINT FOR CORNER;

THENCE NORTH 24 DEGREES 07 MINUTES 30 SECONDS WEST CONTINUING ALONG THE SAID EASTERLY LINE OF SURVEYOR BOULEVARD FOR A DISTANCE OF 49.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 161,538 SQUARE FEET OR 3.7084 ACRES OF LAND, MORE OR LESS.

THAT PHCG INVESTMENTS, A TEXAS GENERAL PARTNERSHIP ("OWNER") DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS PAPPASITO'S OF ADDISON ADDITION, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, AND SUBORDINATE 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 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.

ANY DRAINAGE AND FLOODWAY EASEMENT SHOWN HEREON 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 OF 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 OR 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 TO 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 OBSTRUCTION OF THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION 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, AND TO AN EXTENT THAT CANNOT BE DEFINITELY DETERMINED. 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 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 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.

PHCG INVESTMENTS,
 A TEXAS GENERAL PARTNERSHIP

GREG PAPPAS, GENERAL PARTNER

NOTARY PUBLIC X
 STATE OF TEXAS X
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE ON THIS DATE, PERSONALLY APPEARED GREG PAPPAS, GENERAL PARTNER OF PHCG INVESTMENTS, A TEXAS GENERAL PARTNERSHIP, 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 _____ DAY OF _____, 1994.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT

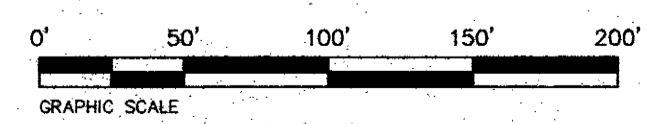
PAPPASITO'S OF ADDISON ADDITION

AN ADDITION TO THE TOWN OF ADDISON, TEXAS

OWNER:
 PHCG INVESTMENTS,
 A TEXAS GENERAL PARTNERSHIP
 642 YALE STREET
 HOUSTON, TEXAS 77007
 (713) 869-0151

MAY, 1994

SCALE: 1" = 50'



PREPARED BY:
DEWEY & ASSOCIATES
 ENGINEERING, SURVEYING
 LAND PLANNING, CAD DESIGNS

 2505 TEXAS DRIVE, SUITE 110 - IRVING, TEXAS 75062 - 214/255-1501

FINAL PLAT
PAPPASITO'S OF ADDISON ADDITION
 AN ADDITION TO THE TOWN OF ADDISON, TEXAS
 MAY, 1994

DEWEY & ASSOC. FILE NO. 1689