

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS PACWES LTD., is the owner of a tract or parcel of land situated in the City of Addison, Dallas County, Texas and being part of the Thomas L. Chenoweth Survey, Abstract No. 273 and also being part of Les Lacs Plaza Subdivision, an addition to the City of Addison, as recorded in Volume 83064, Page 2724 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for corner in the southerly right-of-way line of Beltline Road (100 feet wide), said point being easterly along said southerly line 460.00 feet from its intersection with the southeasterly cutoff line between the easterly right-of-way line of Marsh Lane (100 feet wide) and said southerly line of Beltline Road;

THENCE South 88°53'15" East along said southerly line a distance of 48.34 feet to an iron rod and an angle point;

THENCE South 89°00'26" East continuing along said southerly line a distance of 740.39 feet to an iron rod for corner;

THENCE South 0°59'34" West leaving said southerly line and along the westerly line of a tract of land conveyed to Palomar Partners LTD. by deed as recorded in Volume 88139, Page 4518 of the Deed Records of Dallas County, Texas a distance of 260.00 feet to an iron rod for corner;

THENCE North 89°00'26" West along the northerly line of a tract of land conveyed to Co-Tenancy et al by deed as recorded in Volume 88139, Page 4518 of the Deed Records of Dallas County, Texas and along the northerly line of a tract of land conveyed to Les Lacs Plaza Joint Venture by deed as recorded in Volume 88123, Page 0467 of the Deed Records of Dallas County, Texas a distance of 321.43 feet to an iron rod and the beginning of a curve to the left;

THENCE continuing along the northerly line of the said Les Lacs Plaza Joint Venture tract as follows:

THENCE in a west southwesterly direction along said curve to the left having a radius of 450.00 feet, a central angle of 19°54'13", and an arc length of 136.32 feet to an iron rod and the end of said curve to the left;

THENCE South 71°05'20" West a distance of 133.58 feet to an iron rod and the beginning of a curve to the left;

THENCE in a southwesterly direction along said curve to the left having a radius of 450.00 feet, a central angle of 24°03'28" and an arc length of 188.93 feet to an iron rod and the end of said curve to the left;

THENCE South 47°01'32" West a distance of 79.93 feet to an iron rod and the beginning of a curve to the left;

THENCE in a southwesterly direction along said curve to the left having a radius of 250.00 feet, a central angle of 22°11'30" and an arc length of 96.83 feet to an iron rod for corner;

THENCE North 65°09'39" West a distance of 19.76 feet to an iron rod and the beginning of a curve to the left;

THENCE in a west northwesterly direction along said curve to the left having a radius of 250.00 feet, a central angle of 23°54'15" and an arc length of 104.30 feet to an iron rod and the end of said curve to the left;

THENCE North 89°03'54" West a distance of 28.38 feet to an iron rod for corner;

THENCE North 0°56'06" East along an easterly line of a tract of land conveyed to A.P. Stephens by deed as recorded in Volume 88139, Page 4535 of the Deed Records of Dallas County, Texas a distance of 284.73 feet to an iron rod for corner;

THENCE South 88°53'11" East along a southerly line of the said A.P. Stephens tract a distance of 230.72 feet to an iron rod for corner;

THENCE North 01°06'45" East along the most easterly line of the said A.P. Stephens tract a distance of 232.35 feet to the POINT OF BEGINNING and containing 300,730 square feet or 6.9038 acres, of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PACWES LTD., does hereby adopt this plat designating the hereinabove property as Printemps Addition No. 1, 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.

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 for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage 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 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 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 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.

WITNESS my hand at Dallas, Texas, this the 22nd day of December, 1988.

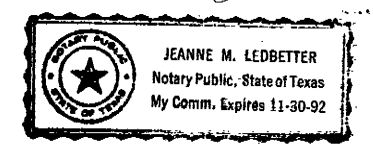
Bruce Hunt, Pacwes LTD., General Partner
Pentad, Vice President

STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day personally appeared Bruce Hunt, 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 22nd day of December, 1988.

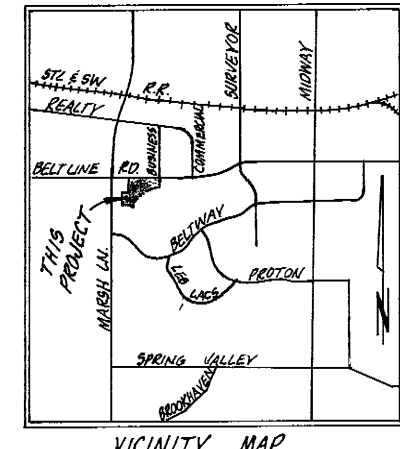
Jeanne M. Ledbetter
Notary Public in and for the State of Texas



FINAL PLAT
PRINTEMPS ADDITION NO. 1
A REPLAT OF PART OF
LES LACS PLAZA SUBDIVISION
THOMAS L. CHENOWETH SUR. ABST. 273
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
FOR
PACWES LTD.

1900 THANKSGIVING TWR., 1601 ELM ST. DALLAS, TEXAS 75201
BY
RAYMOND L. GOODSON, JR., INC. ENGINEERS
10300 N. CENTRAL EXPWY. SUITE 200, BLDG. I DALLAS, TEXAS 75231
NOVEMBER, 1988

FILED
98 JAN 20 AM 11:03
DALLAS COUNTY
DALLAS TEXAS



Belt Line - North Business Park, Replat
Vol. 81620, Pg. 9170

Palomar Partners LTD.
Vol. 88139, Pg. 4518

Co-Tenancy et al
Vol. 88139, Pg. 4518

Les Lacs Plaza Joint Venture
Vol. 88123, Pg. 0467

A.P. Stephens
Vol. 88139, Pg. 4535

Les Lacs Plaza Subdivision
Vol. 83064, Pg. 2724

This plat has been approved by the Planning and Zoning Commission on this the 14th day of Dec., 1988.

Mary J. Helan
Chairman Planning and Zoning Commission

This plat has been approved by the City Council on this the 10th day of January, 1988.

City Secretary

SURVEYOR'S DECLARATION

STATE OF TEXAS §
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KNOW ALL MEN BY THESE PRESENTS:

THAT I, BENNIE W. WHITE, of Raymond L. Goodson Jr., Inc., do hereby declare that I prepared this plat from an actual and accurate survey of the land that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison, Texas

Bennie W. White
BENNIE W. WHITE, R.P.S., NO. 4555

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BEFORE ME, the undersigned authority on this day personally appeared BENNIE W. WHITE, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 21st day of December, 1988.

Elwood Pace
Notary Public in and for the State of Texas



Property Tax Number 100047800A0010000