

RECD
TOL
23
10-17-92
4637 000000 8559 10-17-92 8/19/92
A001

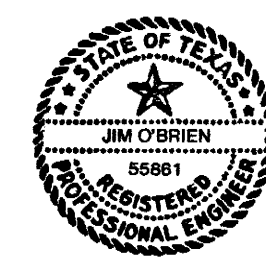
BUSINESS AVE.
(60 R.O.W.)

LOT 1, BLOCK 3
MARSH LANE BUSINESS PARK, REPLAT
VOL. 81060, PG. 0170

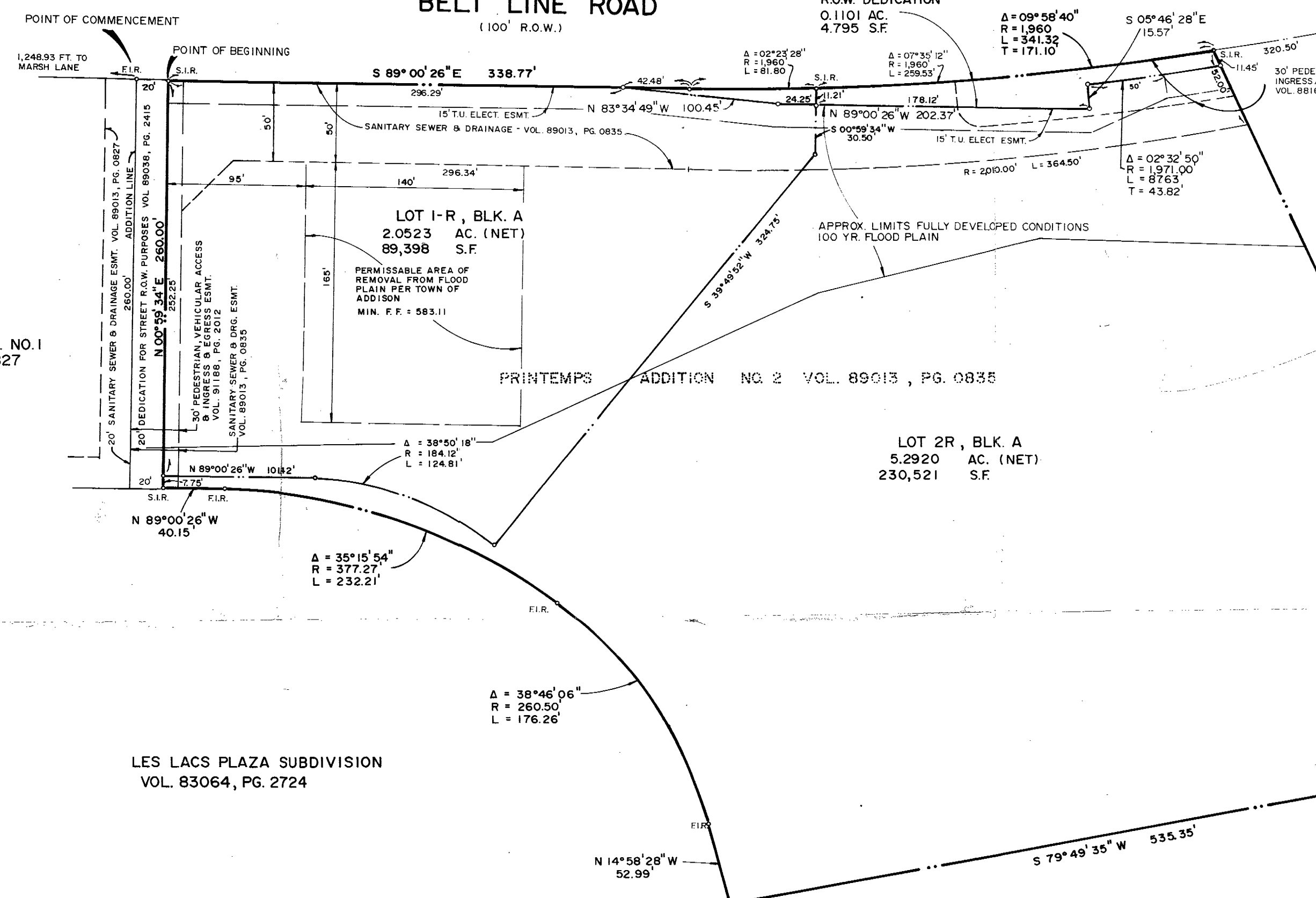
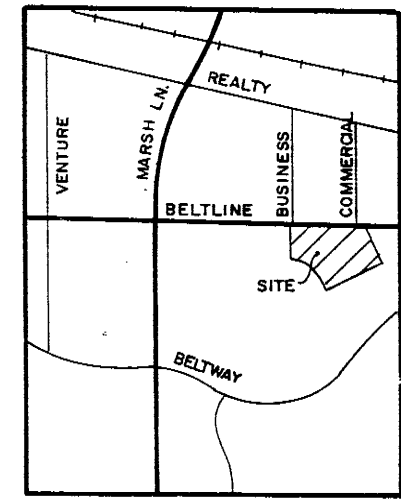
COMMERCIAL DR
(60 R.O.W.)

BLOCK 1

THE LINE HEREON LABELED "FULLY DEVELOPED CONDITIONS 100 YEAR FLOOD PLAIN" IS BASED ON HYDRAULIC MODELING PERFORMED BY O'BRIEN ENGINEERING ASSUMING A CONDITION OF ULTIMATE DEVELOPMENT THROUGHOUT THE WATERSHED. THE HYDROLOGIC AND HYDRAULIC MODELS ARE ON FILE WITH THE TOWN OF ADDISON.



Jim O'Brien
Notary Public
18-12-92



GROSS ACREAGE : 7.4544 AC
R.O.W. DEDICATION : 0.1101 AC
NET : 7.3443 AC

STATE OF TEXAS)
COUNTY OF DALLAS)
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM O'BRIEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF August, 1992.
Notary Public in and for the State of Texas
Tommy Merritt
Notary Public
State of Texas
Comm. Exp. 01-28-96

PRINTemps ADDN. NO. 1
VOL. 89013, PG. 0827

PRINTemps ADDITION NO. 2 VOL. 89013, PG. 0835

LOT 2R, BLK. A
5.2920 AC. (NET)
230,521 S.F.

LES LACS PLAZA SUBDIVISION
VOL. 83064, PG. 2724

STATE OF TEXAS)
COUNTY OF DALLAS)
KNOWN ALL MEN BY THESE PRESENTS

THAT I, LAWRENCE A. CATES, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED AS DEFINED BY THE FIELD NOTES FOR SAID TRACT IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE TOWN OF ADDISON, TEXAS.

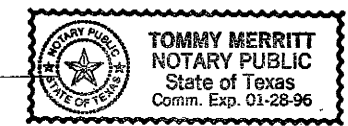
LAWRENCE A. CATES, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717



STATE OF TEXAS)
COUNTY OF DALLAS)
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE A. CATES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF August, 1992.

Tommy Merritt
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN REBENSCHDORF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF August, 1992.

John Rebeschdorf
Notary Public in and for the State of Texas



THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS THE 9th DAY OF July, 1992.

Ann Sudduth
Chairman
Planning and Zoning Commission

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE 9th DAY OF July, 1992.

Mayor
City Secretary

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 IDENTIFY 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 UTILITY AND FIRE LANE EASEMENTS 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 10 DAY OF August, 1992.

John Rebeschdorf
Palomar Partners, Ltd.
By: HFI Management Co., General Partner
John Rebeschdorf, President

STATE OF TEXAS)
COUNTY OF DALLAS)
WHEREAS PALOMAR PARTNERS LTD., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS AND BEING OUT OF THE THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273 AND ALSO BEING PART OF PRINTemps ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON AS RECORDED IN VOLUME 89013, PAGE 0835 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PRINTemps ADDITION NO. 2, SAID POINT BEING IN THE SOUTH LINE OF BELT LINE ROAD (100 FEET R.O.W.);

- THENCE: S 89° 00' 26" E - 20.00 FEET WITH THE SOUTH LINE OF BELT LINE ROAD TO THE PLACE OF BEGINNING AT THE NORTHEAST CORNER OF A 20 FEET WIDE STRIP OF LAND DEDICATED FOR STREET RIGHT OF WAY PURPOSES AS RECORDED IN VOLUME 89038, PAGE 2415, DEED RECORDS OF DALLAS COUNTY, TEXAS;
- THENCE: S 89° 00' 26" E - CONTINUING ALONG THE SAID SOUTHERLY LINE OF BELT LINE ROAD A DISTANCE OF 338.77 FEET TO AN IRON ROD AND THE BEGINNING OF A CURVE TO THE LEFT;
- THENCE: NORTHEASTERLY CONTINUING ALONG THE SAID SOUTHERLY LINE OF BELT LINE ROAD AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,960.00 FEET, A CENTRAL ANGLE OF 09° 58' 40" AND AN ARC LENGTH OF 341.32 FEET TO AN IRON ROD FOR CORNER;
- THENCE: S 25° 08' 43" E - ALONG THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO FIRST INTERSTATE BANK OF TEXAS BY DEED AS RECORDED IN VOLUME 88192, PAGE 1509 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS A DISTANCE OF 498.12 FEET TO AN IRON ROD FOR CORNER;
- THENCE: S 79° 49' 35" W - ALONG A NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO LES LACS PLAZA JOINT VENTURE BY DEED AS RECORDED IN VOLUME 88125, PAGE 0467 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS A DISTANCE OF 335.35 FEET TO AN IRON ROD FOR CORNER;
- THENCE: N 14° 58' 28" W - ALONG THE NORTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO CO-TENANCY ET AL BY DEED AS RECORDED IN VOLUME 88159, PAGE 4543 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS A DISTANCE OF 42.99 FEET TO AN IRON ROD AND THE BEGINNING OF A CURVE TO THE LEFT;
- THENCE: IN A NORTHWESTERLY DIRECTION CONTINUING ALONG SAID NORTHEASTERLY LINE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 260.50 FEET, A CENTRAL ANGLE OF 38° 46' 04" ANGLE OF 176.26 FEET TO AN IRON ROD AND THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE LEFT;
- THENCE: CONTINUING IN A NORTHWESTERLY DIRECTION ALONG SAID NORTHEASTERLY LINE AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 377.37 FEET, A CENTRAL ANGLE OF 35° 15' 54" AND AN ARC LENGTH OF 232.21 FEET TO A POINT FOR CORNER;
- THENCE: N 89° 00' 26" W - ALONG THE NORTHERLY LINE OF SAID CO-TENANCY ET AL TRACT A DISTANCE OF 40.15 FEET TO AN IRON ROD FOR CORNER;
- THENCE: N 00° 59' 34" E - ALONG THE EAST LINE OF A 20 FEET WIDE STRIP OF LAND DEDICATED FOR STREET R.O.W. PURPOSES AS RECORDED IN VOLUME 89038, PAGE 2415, DEED RECORDS OF DALLAS COUNTY, TEXAS A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.4544 ACRES (324,714 S.F.) OF LAND MORE OR LESS.

THAT PALOMAR PARTNERS, LTD. ("OWNER") DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS PRINTemps ADDITION NO. 2, 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 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 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 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 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

FINAL PLAT

PRINTemps ADDITION NO. 2
A REPLAT OF PART OF
PRINTemps ADDITION NO. 2
THOMAS L. CHENOWETH SURVEY ABST. 273
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

OWNER : PALOMAR PARTNERS, LTD.
8235 DOUGLAS, STE 1300
DALLAS, TEXAS 75225
(214) 360-9600

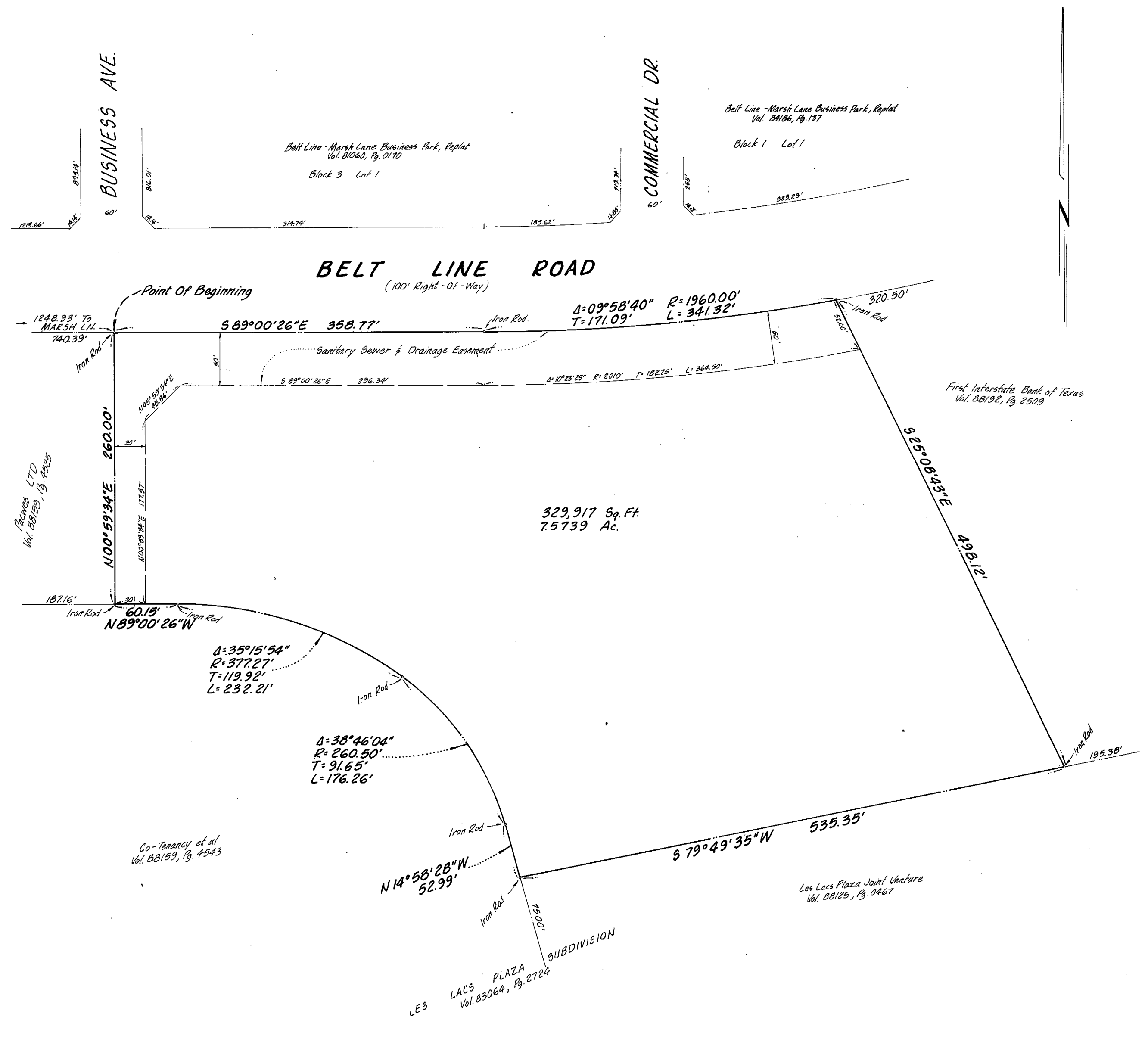
ENGINEER / SURVEYOR
LAWRENCE A. CATES & ASSOC.
14200 MIDWAY SUITE 122
DALLAS, TEXAS 75244
(214) 385-2272

MAY 6, 1992

SCALE: 1" = 50'

MAIL TO: Dallas Municipal
County of Addison
P.O. Box 117
Addison, TX 75001

COUNTY CLERK
DALLAS COUNTY
1992 AUG 19 AM 10:15



STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS PALOMAR PARTNERS 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 1,248.93 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 89°00'26" East continuing along the said southerly line a distance of 358.77 feet to an iron rod and the beginning of a curve to the left;

THENCE northeasterly continuing along the said southerly line and along said curve to the left having a radius of 1,960.00 feet, a central angle of 99°38'40" and an arc length of 341.32 feet to an iron rod for corner;

THENCE South 25°08'43" East along the southwesterly line of a tract of land conveyed to First Interstate Bank of Texas by deed as recorded in Volume 88192, Page 2509 of the Deed Records of Dallas County, Texas a distance of 498.12 feet to an iron rod for corner;

THENCE South 79°49'35" West along a northerly line of a tract of land conveyed to Les Lacs Plaza Joint Venture by deed as recorded in Volume 88125, Page 0467 of the Deed Records of Dallas County, Texas a distance of 335.35 feet to an iron rod for corner;

THENCE North 14°58'28" West along the northeasterly line of a tract of land conveyed to Co-Tenancy et al by deed as recorded in Volume 88159, Page 4543 of the Deed Records of Dallas County, Texas a distance of 32.99 feet to an iron rod and the beginning of a curve to the left;

THENCE in a northwesterly direction continuing along said northeasterly line and along said curve to the left having a radius of 260.50 feet, a central angle of 38°46'04" and an arc length of 176.26 feet to an iron rod and the end of said curve and the beginning of a curve to the left;

THENCE continuing in a northwesterly direction along said northeasterly line and along said curve to the left having a radius of 377.27 feet, a central angle of 35°15'54" and an arc length of 232.21 feet to a point for corner;

THENCE North 89°00'26" West along the northerly line of said Co-Tenancy et al tract a distance of 60.15 feet to an iron rod for corner;

THENCE North 00°59'34" East along the easterly line of a tract of land conveyed to Pacwes LTD. by deed as recorded in Volume 88159, Page 4525 of the Deed Records of Dallas County, Texas a distance of 260.00 feet to the POINT OF BEGINNING and containing 329,917 square feet or 7.5739 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PALOMAR PARTNERS LTD., does hereby adopt this plat designating the hereinabove property as Printemps Addition No. 2; 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 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 run-off 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 or 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.

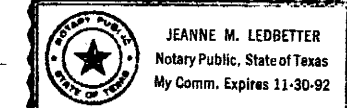
Bruce Hunt
Bruce Hunt, Palomar Partners LTD., General Partner
Pentad, Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

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 in the capacity therein stated.

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

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



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

Mary J. Nelson
Mary J. Nelson
Chairman Planning and Zoning Commission

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

John M. Moran
John M. Moran
Mayor

C. Moran
C. Moran
City Secretary

SURVEYOR'S DECLARATION

STATE OF TEXAS §
COUNTY OF DALLAS §

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

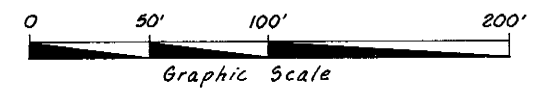
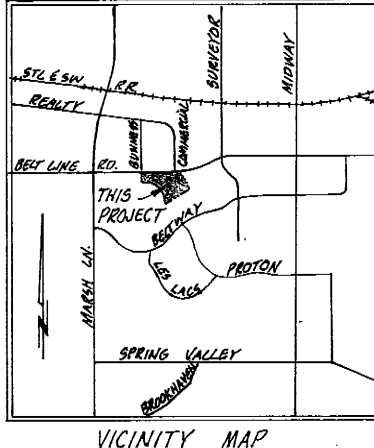
Bennie W. White
BENNIE W. WHITE, R.P.S. NO. 4555

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared BENNIE W. WHITE, known 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.

Elizabeth Rau
Elizabeth Rau
Notary Public in and for the State of Texas



Property Tax Number 100047800A0010000

FINAL PLAT
PRINTEMPS ADDITION NO. 2
A REPLAT OF PART OF
LES LACS PLAZA SUBDIVISION
THOMAS L. CHENOWETH SUR. ABST. 273
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
FOR
PALOMAR PARTNERS, LTD.
1900 THANKSGIVING TWR., 1601 ELM ST. DALLAS, TEXAS 75201
BY
RAYMOND L. GOODSON, JR., INC. ENGINEERS
10320 N. CENTRAL EXPWY., SUITE 200, BLDG. I DALLAS, TEXAS 75241
NOVEMBER, 1988

90 JAN 20 AM 11:02
DALLAS COUNTY CLERK