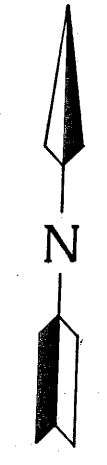


SCALE : 1" = 20'



DALLAS PKWY.

$\Delta = 2^{\circ}02'52''$
 $R = 1,205.92'$
 $T = 21.55'$
 $L = 43.10'$

$\Delta = 12^{\circ}51'57''$
 $R = 959.93'$
 $T = 108.23'$
 $L = 215.56'$

$\Delta = 6^{\circ}51'48''$
 $R = 140.0'$
 $T = 8.39'$
 $L = 16.77'$

$\Delta = 9^{\circ}52'42''$
 $R = 140.0'$
 $T = 12.10'$
 $L = 24.14'$

N 88°41'19" E 269.20'

N 88°41'19" E 83.19'

225.0'

LOT ONE BLOCK ONE

RUSTY PELICAN ADDITION

LOT 3 BLOCK 1
WELLINGTON SQUARE ADDITION

60' UTILITY ESMT.
VOL. 79220, PG. 2203

N 1°18'41" W

25' B.L.

5' UTILITY EASEMENT DEDICATED FOR PUBLIC USE

L = 215.56'

25' B.L.

43.10'

S 18°05'09" E

Back of Curb

184.32'

120' R.O.W.

S 88°41'19" W 304.22'

Back of Curb

L = 24.14'

60' FIRE LANE, ACCESS & UTILITY ESMT. (VOL. 79220, PG. 2203)

CERTIFICATE OF APPROVAL

Approved by the City of Addison, Dallas County, Texas.
This _____ day of _____, 1983.

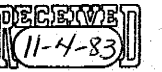
FINAL PLAT

LOT ONE BLOCK ONE
RUSTY PELICAN ADDITION

PLATTING A TRACT OF LAND OUT OF THE JOSIAH
PANCOAST SURVEY ABSTRACT 1146 and REPLATTING
LOT THREE BLOCK ONE WELLINGTON SQUARE ADD.

ADDISON, DALLAS CO., TEXAS

RUSTY PELICAN RESTAURANTS INC.
2862 McGAW AVE. IRVINE, CA. 92714



J.H. WILLIAMS & ASSOC. CONSULTING ENGINEERS
6200 N. CENTRAL EXPWY. DALLAS, TX. 75206
DATE: SEPT. 13, 1983 SCALE: 1" = 20' DRAWN: RLK. SHEET 1 of 2

STATE OF TEXAS |
COUNTY OF DALLAS |

WHEREAS Rusty Pelican Restaurants, Inc., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land, Josiah Pancoast Survey, abstract 1146, City of Addison, Dallas County, Texas according to deed recorded in Vol. 83113 page 5543 and being a part of Lot 3 "Wellington Square", an addition to the City of Addison, Texas as recorded in Volume 79220, page 2203, plat records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point lying N 88° 41' 19" E 60 feet from the southwest corner of said lot 3 "Wellington Square" Addition;

THENCE N 1° 18' 41" W a distance of 225.0 feet to a set iron rod for a corner;

THENCE N 88° 41' 19" E a distance of 269.32 feet to a point lying on a circular curve to the left having a radius of 959.93 feet, whose center bears N 80° 43' 49" E;

THENCE in a Southeasterly direction along said curve through a central angle of 12° 51' 48", an arc distance of 959.93 feet to its point of tangency;

THENCE S 22° 08' 00" E, a distance of 15.61 feet to a point on a curve whose center bears N 11° 13' 20" W 140.00 feet;

THENCE Westerly along said curve through a central angle of 9° 52' 39" and an arc distance of 24.22 feet to its point of tangency, being a found iron rod;

THENCE S 88° 41' 19" W, along said south line of Lot 3, a distance of 304.22 feet to the POINT OF BEGINNING and containing 66,224 square feet or 1.520 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT RUSTY PELICAN RESTAURANTS, INC. does hereby adopt this plat as Lot 1, Block 1, Rusty Pelican Restaurants, Inc., an addition to the City of Addison, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon. 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 accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths, which in any way may 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 or from and upon the said easements for the purpose of constructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress on private property for the purpose of reading meters and maintenance and service required or ordinarily performed by that utility. Water main and sanitary sewer easements shall also include additional area of work space for construction and maintenance of the systems. Additional area is also conveyed for installing and maintaining cleanouts, manholes, fire hydrants, sewer laterals, meters and other appurtenances necessary for the proper operation of the systems. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Addison, Texas. Sidewalks shall be constructed by the namebuilder as required by the City Council and in accordance with the requirements of the Director of Public Works.

WITNESS MY HAND at Dallas, Texas, this 11 day of September, 1983.

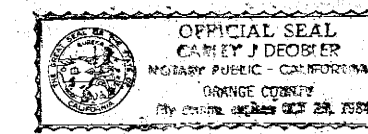
ATTEST RUSTY PELICAN RESTAURANTS, INC.

James T. Bowie
James T. Bowie, Executive Vice-President

STATE OF CALIFORNIA |
COUNTY OF ORANGE |

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James T. Bowie, known to me to be the person whose name is subscribed to the foregoing instrument as Executive Vice President of RUSTY PELICAN RESTAURANTS, INC., and acknowledged to me that he executed the same for the purposes and considerations therein expressed and as the act and deed of said corporation.

GIVEN under my hand and seal of office this the 11 day of September, 1983.



John J. Williams
NOTARY PUBLIC in and for the State of California, with the principal office in the County of Orange.

SURVEYOR'S CERTIFICATE

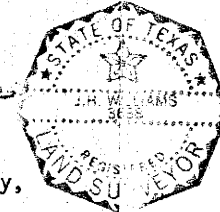
KNOW ALL MEN BY THESE PRESENTS that I, J. H. WILLIAMS, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments were properly placed under my personal supervision in accordance with the existing rules and regulations of the City Plan Commission of the City of Addison, Texas.

J. H. Williams
REGISTERED PUBLIC SURVEYOR
J. H. Williams

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared J. H. Williams, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the the 11 day of September, 1983.

John J. Williams
NOTARY PUBLIC in and for the State of Texas, Dallas County.



FINAL PLAT

LOT ONE BLOCK ONE
RUSTY PELICAN ADDITION

PLATTING A TRACT OF LAND OUT OF THE JOSIAH PANCOAST SURVEY ABSTRACT 1146 and REPLATTING LOT THREE BLOCK ONE WELLINGTON SQUARE ADD.

ADDISON, DALLAS CO., TEXAS

RUSTY PELICAN RESTAURANTS INC.
2862 McGAW AVE. IRVINE, CA. 92714

J.H. WILLIAMS & ASSOC. CONSULTING ENGINEERS
6200 N CENTRAL EXPWY. DALLAS, TEXAS 75206 SHEET
DATE: SEPT. 13, 1983 SCALE: 1"= 20' DRAWN: R.L.K. 2 of 2