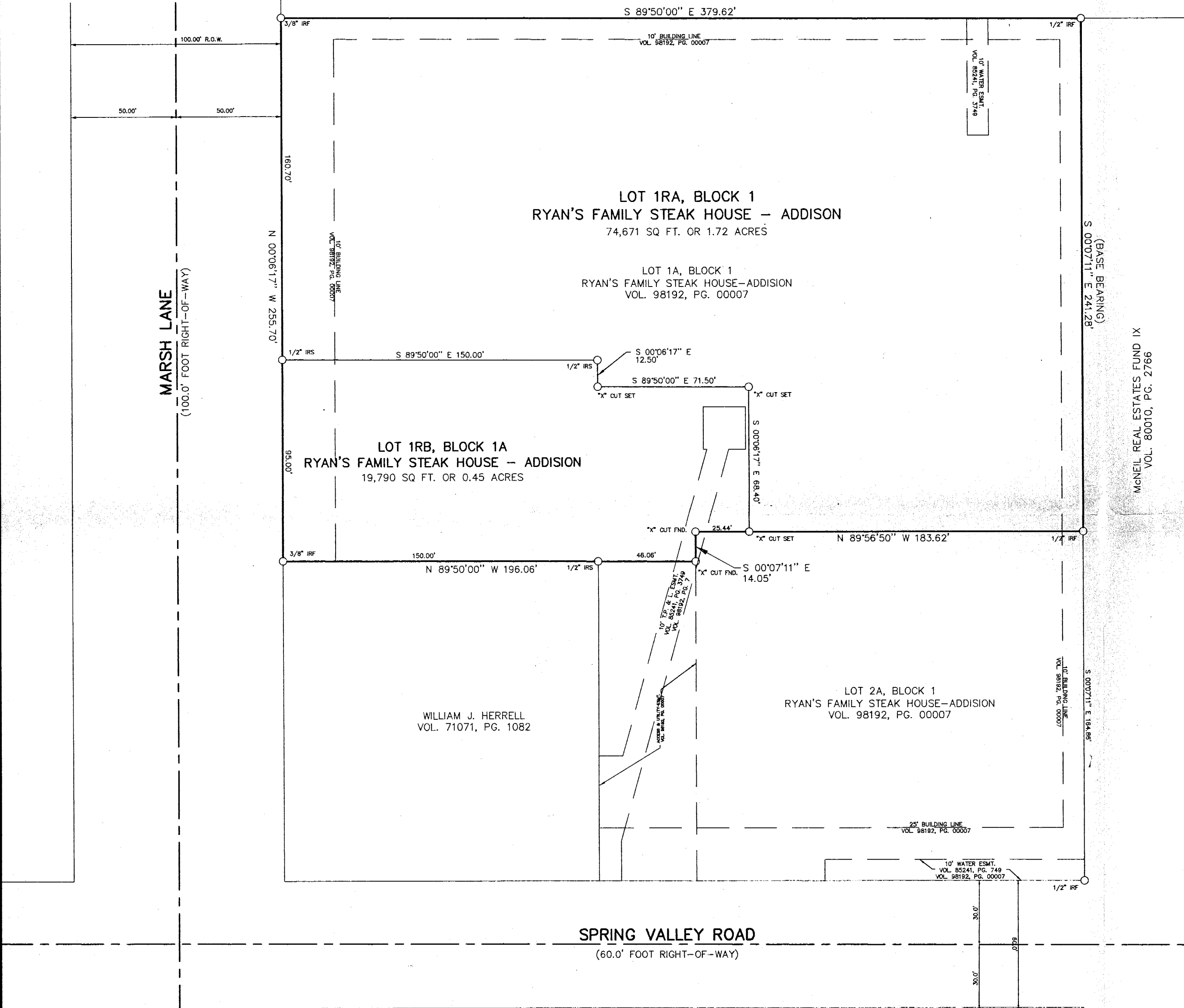


VICINITY MAP
N.T.S.



WHEREAS S.M. & R.G., LLC the sole owner of a 2.17 acre tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, Dallas County, Texas, and being all of Lot 1A, Block 1, of the of that certain Amended Final Plat, Ryan's Family Steak House-Addison, an addition to the city of Addison as recorded in Volume 85241, Page 3749, Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found in the east right-of-way line of Marsh Lane (a 100.00 foot right-of-way) and being the southwest corner of said Lot 1A, Block 1, same being the northwest corner of a tract of land conveyed to William J. Herrell as recorded on Volume 71071, Page 1082 of the Deed records of Dallas County, Texas;

THENCE N 00°06'17" W, along the west line of said Lot 1A, Block 1, and the east right-of-way line of said Marsh Lane a distance of 255.70 feet to a 3/8 inch iron rod found for corner, said point being the northwest corner of said Lot 1A, Block 1, same being the southwest corner of Marsh Lane Apartments as recorded in Volume 76203, Page 1272 of the Map Records of Dallas County, Texas;

THENCE S 89°50'00" E, along the common line of said Lot 1A, and Marsh Lane Apartments, a distance of 379.61 feet to a 3/8 inch iron rod found for corner;

THENCE S 00°06'17" E, along the east line of said Lot 1A, Block 1, and west line of McNeil Real Estates Fund IX tract as recorded in Volume 80010, Page 2766, of the Deed Records of Dallas County, Texas, a distance of 241.29 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of Lot 2A, Block 1, same being the southeast corner of said Lot 1A, Block 1

THENCE N 89°56'50" W, along the common line of said Lot 1A, and said Lot 2A, Block 1 a distance of 183.62 feet to an "X" cut in concrete found for corner, said point being the northwest corner of said Lot 2A, and an interior corner of said Lot 1A, Block 1;

THENCE S 00°07'11" E along the common line of said Lot 1A, and said Lot 2A, Block 1 a distance of 14.05 feet to an "X" cut in concrete found for corner;

THENCE N 89°50'00" W, along the common line of said Lot 1A, Block 1, passing the most westerly northwest corner of said Lot 2A, same being the northeast corner of the said William J. Herrell tract of land at a distance of 46.06 and continuing along the common line of said William Herrell tract and Lot 1A, Block 1 a total distance of 196.06 feet to the POINT OF BEGINNING and containing 94,462 square feet or 2.17 acre of land.

Surveyor's Certificate
I, Hugh E. Peiser, of Peiser Surveying Co., Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Addison.

Hugh E. Peiser, R.P.L.S. No. 3688

STATE OF TEXAS
COUNTY OF TARRANT

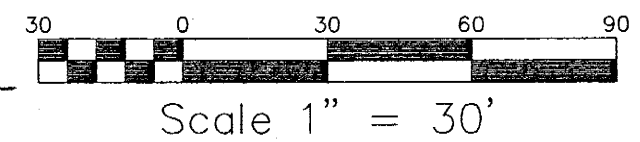
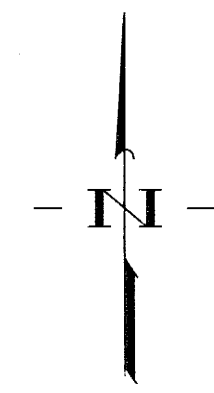
Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Hugh E. Peiser, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office this ____ day of _____, 2000.

Notary Public, State of Texas
My Commission Expires _____

CERTIFICATE OF APPROVAL:

MAYOR, TOWN OF ADDISON

CITY SECRETARY



That S.M. & R.G., LLC ("Owner") does hereby adopt this plat designating the herein above property as Gilliam, 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 plot 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 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 of 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 undesired 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 construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing oil 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 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.

AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared _____, known 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. Given under my hand and seal of office this ____ day of _____, 2000.

Notary Public, State of Texas
My Commission Expires _____

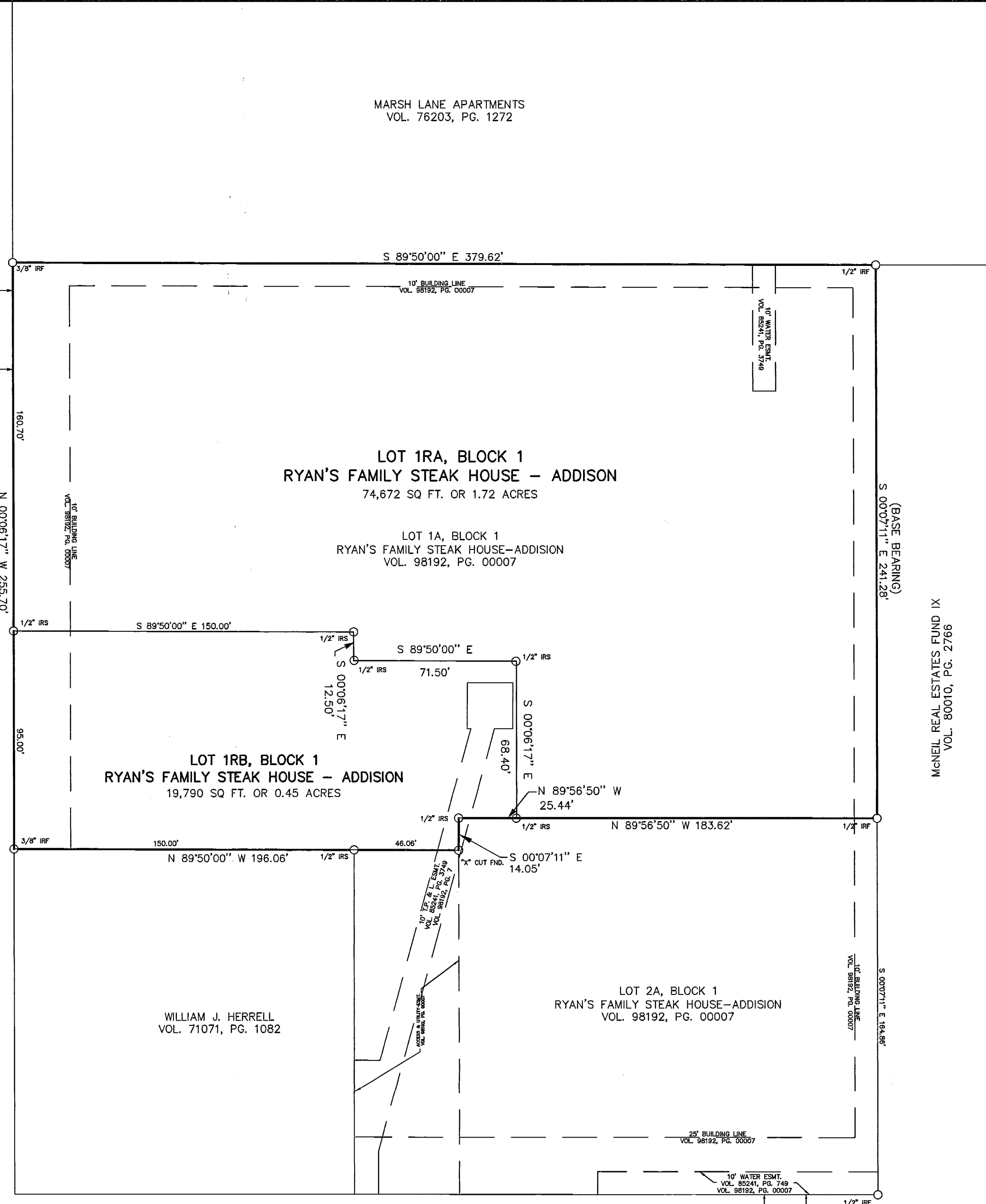
"AMENDED"
FINAL PLAT
LOT 1RA, 1RB, BLOCK 1
RYAN'S FAMILY STEAK HOUSE-ADDISON
BEING A REPLAT OF
LOT 1A, BLOCK 1
RYAN'S FAMILY STEAK HOUSE - ADDISON
VOLUME 98192, PAGE 00007
SITUATED IN THE
THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

R1A-3

JOB NO.:	P-1897P	PEISER SURVEYING CO., INC. 1333 CORPORATE DRIVE SUITE # 100 IRVING, TEXAS 75038 (972) 751-0055 (972) 751-1014 FAX Member Since 1977
DATE:	REV. APRIL 24, 2000 MAY 17, 1999	
SCALE:	1" = 30'	
DRAWN BY:	R. M.	

OWNER:
S.M. & R.G., LLC.
858 CHESHIRE DRIVE
COPPELL, TEXAS 75019
972-234-0835(O)
214-488-1277(F)

COMMERCIAL • RESIDENTIAL
BOUNDARIES • TOPOGRAPHY
MORTGAGE



WHEREAS S.M. & R.G., LLC the sole owner of a 2.17 acre tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, Dallas County, Texas, and being all of Lot 1A, Block 1, of the Ryan's family Steak House-Addison, an addition to the city of Addison as recorded in Volume 85241, Page 3749, Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found in the east right-of-way line of Marsh Lane (a 100.00 foot right-of-way) and being the southwest corner of said Lot 1A, Block 1, same being the northwest corner of a tract of land conveyed to William J. Herrell as recorded on Volume 71071, Page 1082 of the Deed records of Dallas County, Texas;

THENCE N 00°06'17" W, along the west line of said Lot 1A, Block 1, and the east right-of-way line of said Marsh Lane a distance of 255.70 feet to a 3/8 inch iron rod found for corner, said point being the northwest corner of said Lot 1A, Block 1, same being the southwest corner of Marsh Lane Apartments as recorded in Volume 7620, Page 1272 of the Map Records of Dallas County, Texas;

THENCE S 89°50'00" E, along the common line of said Lot 1A, and Marsh Lane Apartments, a distance of 379.61 feet to a 3/8 inch iron rod found for corner;

THENCE S 00°06'17" E, along the east line of said Lot 1A, Block 1, and west line of McNeil Real Estates Fund IX tract as recorded in Volume 800010, Page 2766, of the Deed Records of Dallas County, Texas, a distance of 241.29 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of Lot 2A, Block 1, same being the southeast corner of said Lot 1A, Block 1

THENCE N 89°56'50" W, along the common line of said Lot 1A, and said Lot 2A, Block 1 a distance of 183.62 feet to an "X" cut in concrete found for corner, said point being the northwest corner of said Lot 2A, and an interior corner of said Lot 1A, Block 1;

THENCE S 00°06'17" E along the common line of said Lot 1A, and said Lot 2A, Block 1 a distance of 14.05 feet to an "X" cut in concrete found for corner;

THENCE N 89°50'00" W, along the common line of said Lot 1A, Block 1, passing the most westerly northwest corner of said Lot 2A, same being the northeast corner of the said William J. Herrell tract of land at a distance of 48.06 feet and continuing along the common line of said William Herrell tract and Lot 1A, Block 1 a total distance of 196.06 feet to the POINT OF BEGINNING and containing 94,462 square feet or 2.17 acre of land.

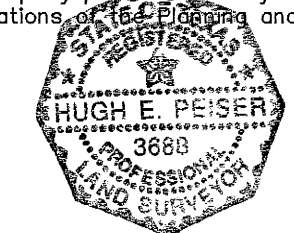
That S.M. & R.G., LLC ("Owner") does hereby adopt this plat designating the herein above property as Gilliam, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, Owner dedicates to the public use forever the streets and alleys shown 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 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 of 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 undesired 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.

Surveyor's Certificate
 I, Hugh E. Peiser, of Peiser Surveying Co., Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Addison.

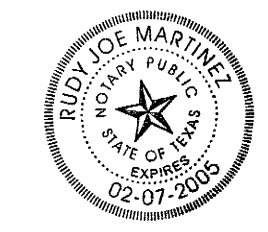
Hugh E. Peiser
 Hugh E. Peiser, R.P.L.S. No. 3688



STATE OF TEXAS
 COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Hugh E. Peiser, known 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. Given under my hand and seal of office this 7th day of July, 2001.

Hugh E. Peiser
 Notary Public, State of Texas
 My Commission Expires 02-07-2005



CERTIFICATE OF APPROVAL:
[Signature]
 MAYOR, TOWN OF ADDISON

[Signature]
 CITY SECRETARY

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 construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity of 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 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.

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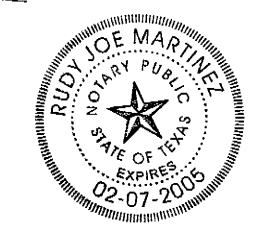
This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

[Signature]
 AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared SAORUDDIN GILLIAM, known 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. Given under my hand and seal of office this 7th day of July, 2001.

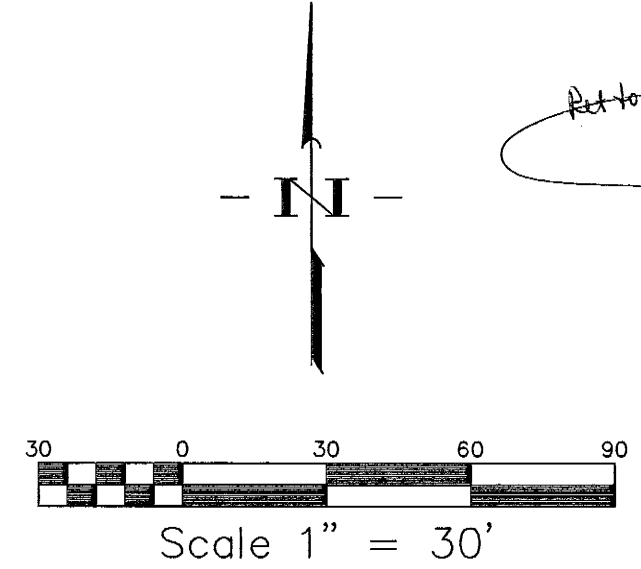
[Signature]
 Notary Public, State of Texas
 My Commission Expires 02-07-2005



"AMENDED"
 FINAL PLAT
 LOT 1RA, 1RB, BLOCK 1
 RYAN'S FAMILY STEAK HOUSE-ADDISON

BEING A REPLAT OF
 LOT 1A, BLOCK 1
 RYAN'S FAMILY STEAK HOUSE - ADDISON
 VOLUME 98192, PAGE 00007
 SITUATED IN THE
 THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Ret to Town of Addison
 5300 Best Line Rd.
 Addison, TX 75001-9010



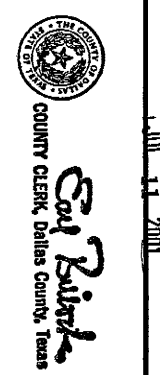
REV JULY 6, 2001
 JOB NO.: P-1897P
 DATE: MAY 17, 1999
 SCALE: 1" = 30'
 DRAWN BY: R. M.

PEISER SURVEYING CO., INC.

1333 CORPORATE DRIVE
 SUITE # 100
 IRVING, TEXAS 75038
 (972) 751-0055
 (972) 751-1014 FAX

COMMERCIAL • RESIDENTIAL
 BOUNDARIES • TOPOGRAPHY
 MORTGAGE

Member Since 1977



DALLAS COUNTY CLERK
 DALLAS COUNTY

2001 JUL 11 AM 10:48
 2001 134 00025