

**VICINITY MAP
N.T.S.**

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fin Ewing, III PERSONALLY 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 5th DAY OF October, 2001.

Margaret R. Goodman
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

8-13-2005 EXPIRATION
MARGARET R. GOODMAN
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES: AUGUST 13, 2008

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gail Ewing PERSONALLY 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.
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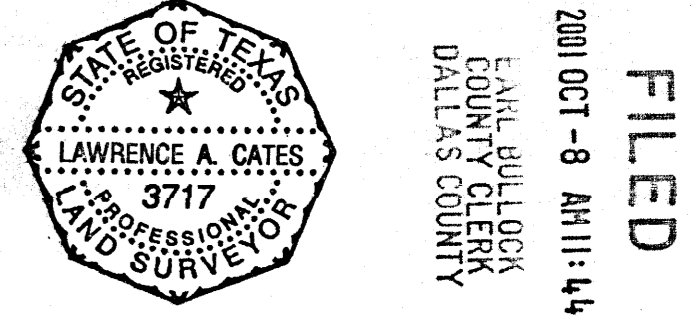
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

8-13-2005 EXPIRATION
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NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES: AUGUST 13, 2008

SURVEYOR'S CERTIFICATION

I, LAWRENCE A. CATES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, TEXAS.

Lawrence A. Cates, PLS
LAWRENCE A. CATES
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, PERSONALLY 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 4th DAY OF October, 2001.

Jennifer Clark
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

9-17-2004 EXPIRATION
JENNIFER CLARK
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES: 9-17-2004

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT EWING INVESTMENTS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, EWING 8 JOINT VENTURE & JAMES GRAND EWING 1987 TRUST DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS S FINLEY EWING, JR. ADDITION, 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 SERVICE 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 SHOW 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 ERRECTING 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, CONSTRUCTION OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY BY THE CITY FOR 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 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 5th DAY OF October, 2001.

BY: Fin Ewing, III
AUTHORIZED REPRESENTATIVE
EWING INVESTMENTS LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP

WITNESS, MY HAND AT DALLAS, TEXAS THIS THE 5th DAY OF October, 2001.

BY: Gail Ewing
AUTHORIZED REPRESENTATIVE
EWING 8 JOINT VENTURE,
A TEXAS JOINT VENTURE

WITNESS, MY HAND AT DALLAS, TEXAS THIS THE 5th DAY OF October, 2001.

BY: James Grand Ewing 1987 Trust
AUTHORIZED REPRESENTATIVE
JAMES GRAND EWING 1987 TRUST

Approved by the Addison City Council on the 25th of September, 2001.

RCR
Mayor

CM
City Secretary

**11.072 ACRES
BEING A REPLAT OF
TRACT 1
S. FINLEY EWING, JR. ADDITION
LOTS 1 & 2, BLOCK 1
11.072 ACRES
JOSIAH PANCOAST SURVEY, ABST. NO. 1146
TOWN OF ADDISON, DALLAS COUNTY, TEXAS**

VOL. 2001/96 PG. 00049

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS EWING INVESTMENTS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, 8 JOINT VENTURE & JAMES GRAND EWING 1987 TRUST ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, TOWN OF ADDISON, DALLAS COUNTY, TEXAS AND BEING A PORTION OF TRACT 1, S. FINLEY EWING, JR. ADDITION, AN ADDITION TO THE CITY OF ADDISON, RECORDED IN VOLUME 73093, PAGE 1346, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF DALLAS NORTH TOLLWAY (VARIABLE WIDTH RIGHT-OF-WAY) SAID POINT BEING THE SOUTHEAST CORNER OF THE REMAINING PORTION OF SAID TRACT 1 SAME BEING THE NORTHEAST CORNER OF THE REMAINING PORTION OF TRACT 2, OF SAID S. FINLEY EWING JR. ADDITION;

THENCE ALONG THE COMMON LINE OF SAID TRACT 1 AND SAID TRACT 2 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88°41'19" WEST, A DISTANCE OF 778.21 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID TRACT 2;

SOUTH 17°01'00" EAST, A DISTANCE OF 387.24 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 2, SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT 1 AND BEING IN THE NORTH LINE OF THE BUTTS - OLDS ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, RECORDED IN VOLUME 72130, PAGE 156, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 89°43'00" WEST, ALONG THE COMMON LINE OF SAID TRACT 1 AND SAID BUTTS - OLDS ADDITION, A DISTANCE OF 261.05 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1, SAME BEING THE NORTHWEST CORNER OF SAID BUTTS - OLDS ADDITION, SAID POINT BEING IN THE EASTERN LINE OF A 100 FOOT DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY;

THENCE NORTH 17°01'00" WEST, ALONG THE COMMON LINE OF SAID TRACT 1 AND SAID 100 FOOT DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY, A DISTANCE OF 382.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER SAME BEING THE SOUTHERN CORNER OF THE ANDERSON AND WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, AS RECORDED IN VOLUME 953, PAGE 895 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 00°21'02" EAST, ALONG THE COMMON LINE OF SAID TRACT 1 AND SAID ANDERSON AND WHITE ADDITION, A DISTANCE OF 397.41 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID TRACT 1 SAME BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, OF THE PARKWAY LIMITED ADDITION, AN ADDITION TO THE TOWN OF ADDISON, AS RECORDED IN VOLUME 64243, PAGE 3391, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 88°41'19" EAST, ALONG THE COMMON LINE OF SAID TRACT 1 AND SAID LOT 2, A DISTANCE OF 905.65 FEET TO A CHISELED "X" FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 1, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY AND BEING AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING RADIUS POINT WHICH BEARS SOUTH 70°17'09" WEST, A DISTANCE OF 1627.02 FEET;

THENCE ALONG THE COMMON LINE OF SAID TRACT 1 AND SAID WESTERLY LINE OF SAID DALLAS NORTH TOLLWAY THE FOLLOWING COURSES:

SOUTHEASTERLY WITH SAID WESTERLY LINE AND WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0°35'05" FOR AN ARC DISTANCE OF 45.00 FEET, A CHORD BEARING OF SOUTH 18°55'18" EAST AND A CHORD DISTANCE OF 45.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 18°07'45" EAST, A DISTANCE OF 370.11 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 11.072 ACRES (482,277 SF) OF LAND MORE OR LESS.

FILED
2001 OCT - 8 AM 11:44
FANNING COUNTY CLERK
DALLAS COUNTY