

VOL. 99002, PG. 16

G.W. FISHER SURVEY
ABSTRACT NO. 482

15851 DALLAS NORTH PARKWAY ADDITION
VOL. 85021, PG. 1686

P.O.B.

S 89°05'45" E 478.70'

LOT 1
2.610 AC.

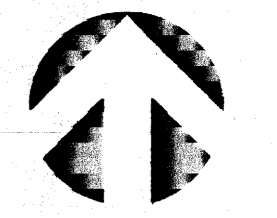
SPRUILL AVENUE
(61' R.O.W.) 0.685 AC.

LOT 2
2.010 AC.

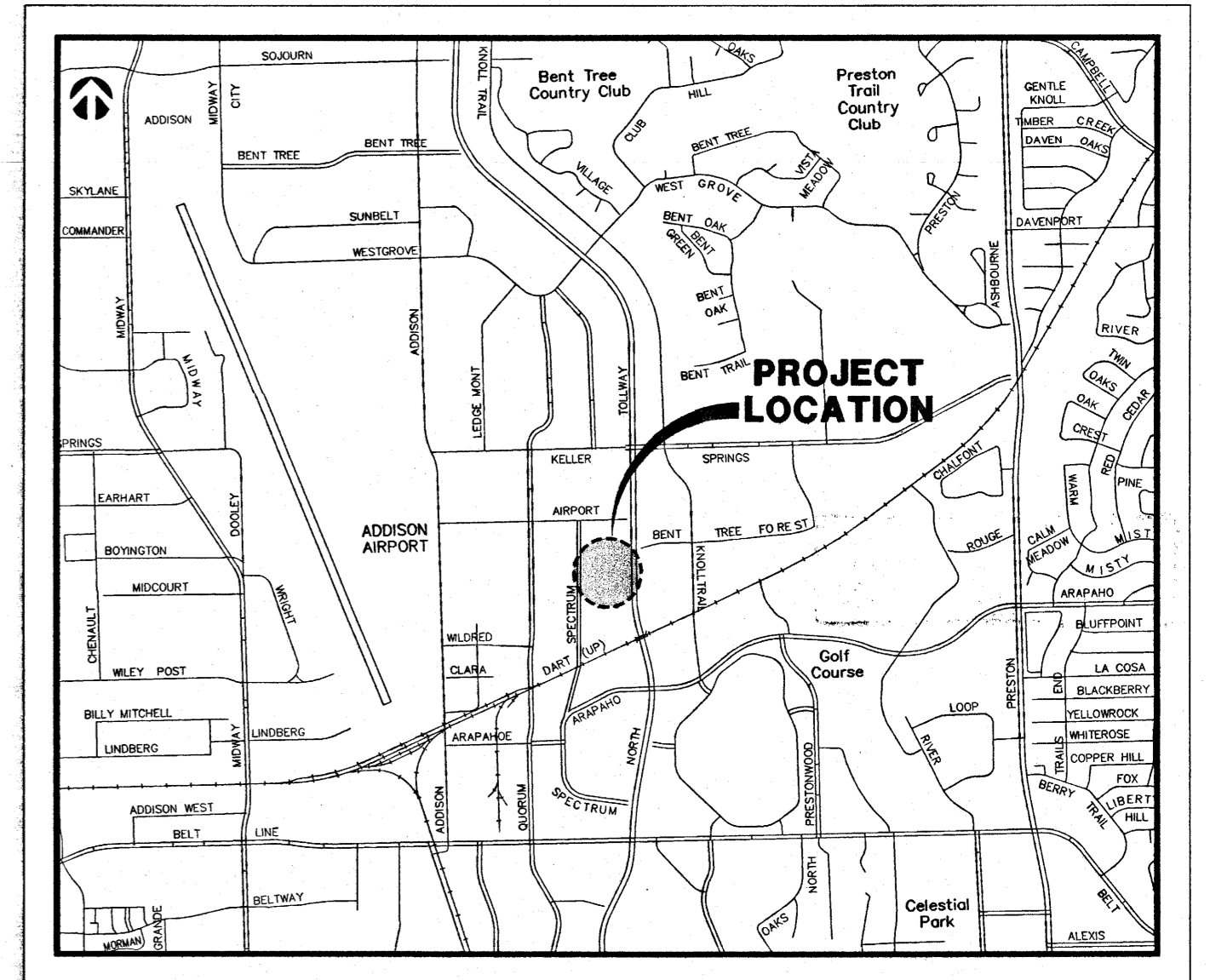
LOT 3
1.231 AC.

STAUBACH ASSETS, INC.
I.N. 20070092073

G.W. FISHER SURVEY
ABSTRACT NO. 482



40 0 40 80
scale 1"=40' feet



Site Map
NOT TO SCALE

NOTES

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE SAME MERIDIAN AS THE BEARINGS SHOWN IN THE SPECIAL WARRANTY DEED GRANTING OWNERSHIP OF THE PLATTED AREA TO SNK ADDISON, LP, OF RECORD IN VOLUME 2005166, PAGE 50, SAID DEED ASSIGNING A BEARING OF NORTH 00°55'13" EAST TO THE EASTERLY RIGHT OF WAY LINE OF SPECTRUM DRIVE.

CONFORMED COPY
OFFICIAL PUBLIC RECORDS

John F. Warren County Clerk
Dallas County, TEXAS
June 11, 2007 01:39:41 PM
FEE: \$55.00 20070208687

FINAL PLAT
SNK MIXED USE DEVELOPMENT
6.536 ACRES

BEING A TRACT OF LAND OUT OF THE G.W.
FISHER SURVEY, ABSTRACT NO. 482,
IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS.

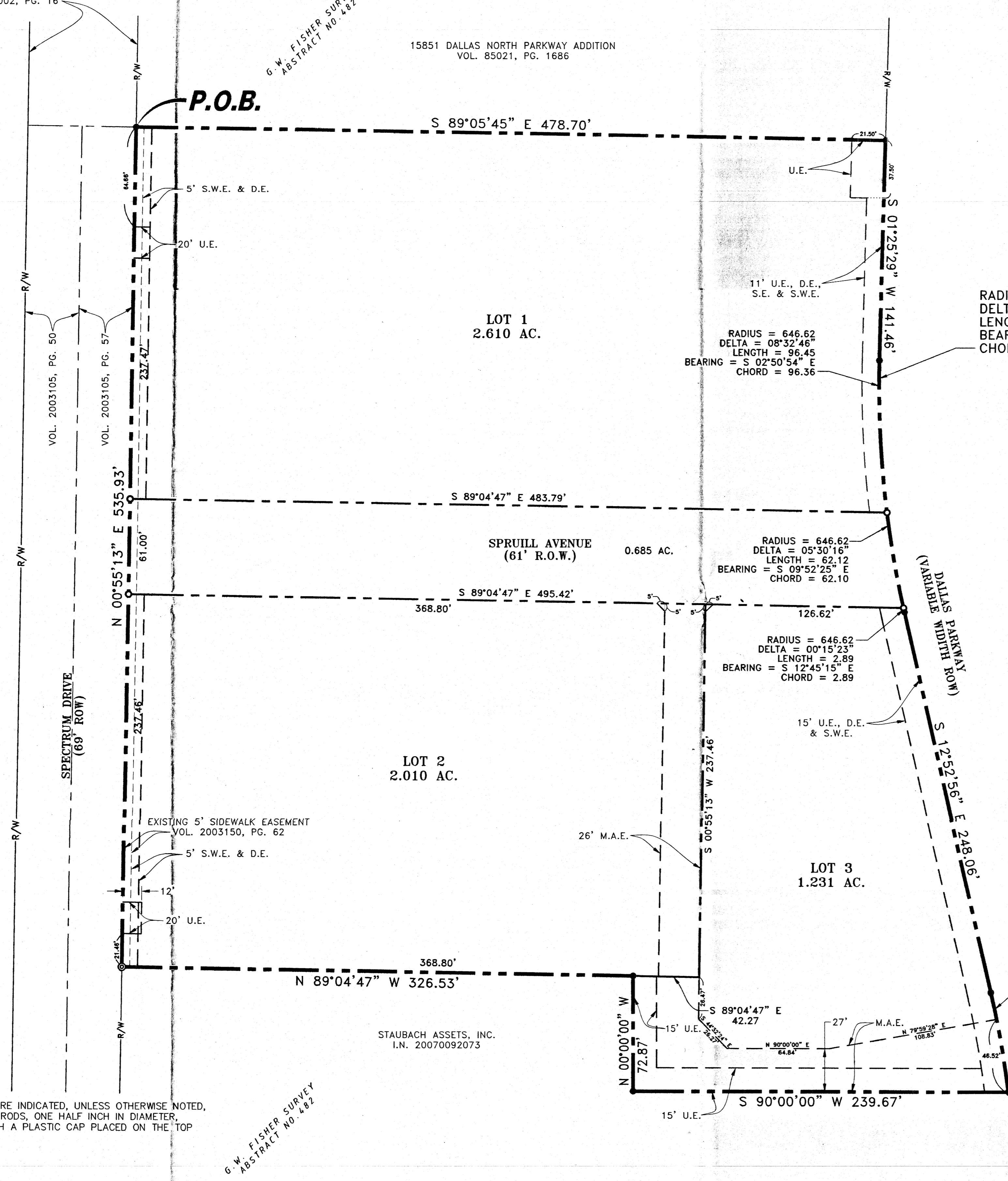
Developer:
SNK DEVELOPMENT INC.
2522 MCKINNEY AVENUE
SUITE 201
DALLAS, TX. 75201
(214) 550-8005

Engineer/Surveyor:
ga Grantham & Associates, Inc.
1919 S. Shiloh Road
Suite 440, LB 8
Garland, Texas 75042
(972) 864-2333

MAY 24, 2007

LEGEND

- = IRON ROD SET. IRON RODS, WHERE INDICATED, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE IRON RODS, ONE HALF INCH IN DIAMETER, TWENTY FOUR INCHES LONG WITH A PLASTIC CAP PLACED ON THE TOP BEARING THE INITIALS G&A.
- ⊗ = "X" FOUND CUT IN BRICK
- = 1/2" IRON ROD FOUND
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.E. = STREET EASEMENT
- S.W.E. = SIDEWALK EASEMENT
- M.A.E. = MUTUAL ACCESS EASEMENT
- LOT LINE
- - - - - EASEMENT LINE (PROPOSED)
- · - · - EASEMENT LINE (EXISTING)
- ▬▬▬ PROPERTY BOUNDARY



OWNERS CERTIFICATE AND DEDICATION

Whereas SNK Addison, LP, owner of that 6.536 acres tract of land located in the State of Texas, County of Dallas, Town of Addison, out of the G.W. Fisher Survey, Abstract No. 482, said 6.536 acres being all of that tract of land conveyed to SNK Addison, LP by deed of record in Volume 2005166, Page 50 (all references being to the records of the Recorder's Office, Dallas County, Texas) and more particularly bounded and described as follows:

BEGINNING at a 1/2" iron rod found in the easterly right-of-way line of Spectrum Drive, at the southwesterly corner of the subdivision entitled "15851 Dallas North Parkway Addition", of record in Volume 85021, Page 1686;

THENCE South 89°05'45" East, with the southerly line of said subdivision, a distance of 478.70 feet to a 1/2" iron rod found in the westerly right-of-way line of Dallas Parkway;

THENCE with said westerly right of way line the following courses and distances:

South 01°25'29" West, a distance of 141.46 feet to a 1/2" iron rod found at a point of curvature to the left;

With the arc of said curve (Delta = 14°18'25", Radius = 646.62 feet) a chord bearing and distance of South 09°57'32" East, 63.91 feet to a 1/2" iron rod found at the northeasterly corner of that tract conveyed to Staubach Assets, Inc. by deed of record in Instrument Number 20070092073;

South 12°52'56" East, a distance of 248.06 feet to a 1/2" iron rod found at a point of curvature to the right; and

With the arc of said curve (Delta = 05°50'57", Radius = 626.62 feet) a chord bearing and distance of South 09°57'32" East, 63.91 feet to a 1/2" iron rod found at the northeasterly corner of that tract conveyed to Staubach Assets, Inc. by deed of record in Instrument Number 20070092073;

THENCE with the boundary of said Staubach Assets, Inc. tract the following courses and distances:

South 90°00'00" West, a distance of 239.67 feet to a 1/2" iron rod found;

North 00°00'00" West, a distance of 72.87 feet to a 1/2" iron rod found; and

North 89°04'47" West, a distance of 326.53 feet to an "X" found out in brick in the easterly right of way line of said Spectrum Drive;

THENCE North 00°55'13" East, with said easterly right-of-way line, a distance of 535.93 feet to the POINT OF BEGINNING, containing 6.536 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SNK Addison, L.P. does hereby adopt this plat designating the hereinabove property known as SNK MIXED USE DEVELOPMENT, 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, election, 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 town 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 control of erosion. No obstruction to the natural flow of water runoff 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 town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town 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 town 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 is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services 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.

The construction plans shall be prepared by or under the supervision of a registered professional engineer in the State of Texas and shall bear his seal on each sheet.

The plans shall contain all necessary information for construction of the project, including screening walls. All materials specified shall conform to the standard specifications of the Town of Addison.

Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made.

After review of the plat and plans by the public works department and town engineer, the plat and plans shall be submitted to the planning and zoning commission and the city council for their consideration. If approved by those bodies, subject to changes, the engineer for the owner shall make all changes required. The director of public works or his designated agent will approve all plans and return sufficient approved sets of the plans to the engineer for the owner for use by the contractors. Each contractor shall maintain one set of the plans, stamped with town approval, on the project at all times during construction.

SNK ADDISON, LP

Derrick Turnbull 5.25.07
DERRICK TURNBULL, VICE PRESIDENT DATE

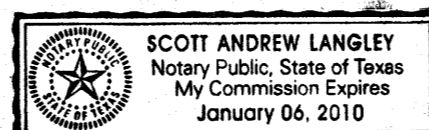
STATE OF TEXAS

DALLAS COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Derrick Turnbull, 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.

GIVEN, UNDER MY HAND SEAL OF OFFICE this the 25th of May, 2007

My commission expires: January 6, 2010
Scott Andrew Langley
Notary Public in and for Dallas County, Texas



CERTIFICATE OF APPROVAL

APPROVED THIS 8th DAY of August, 2007 BY THE TOWN COUNCIL OF ADDISON, TEXAS.

J. Johnson
MAYOR
Mari Gray
SECRETARY

SURVEYORS CERTIFICATE

I, Matthew A. Kirk, a registered professional land surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey of the land, and that the corner monuments shown hereon were found or properly placed under my direction and supervision in accordance with the Subdivision Regulations of the Town of Addison, Texas.

DATED THIS THE 29th DAY OF MAY, 2007

Matthew A. Kirk
RPLS #5711



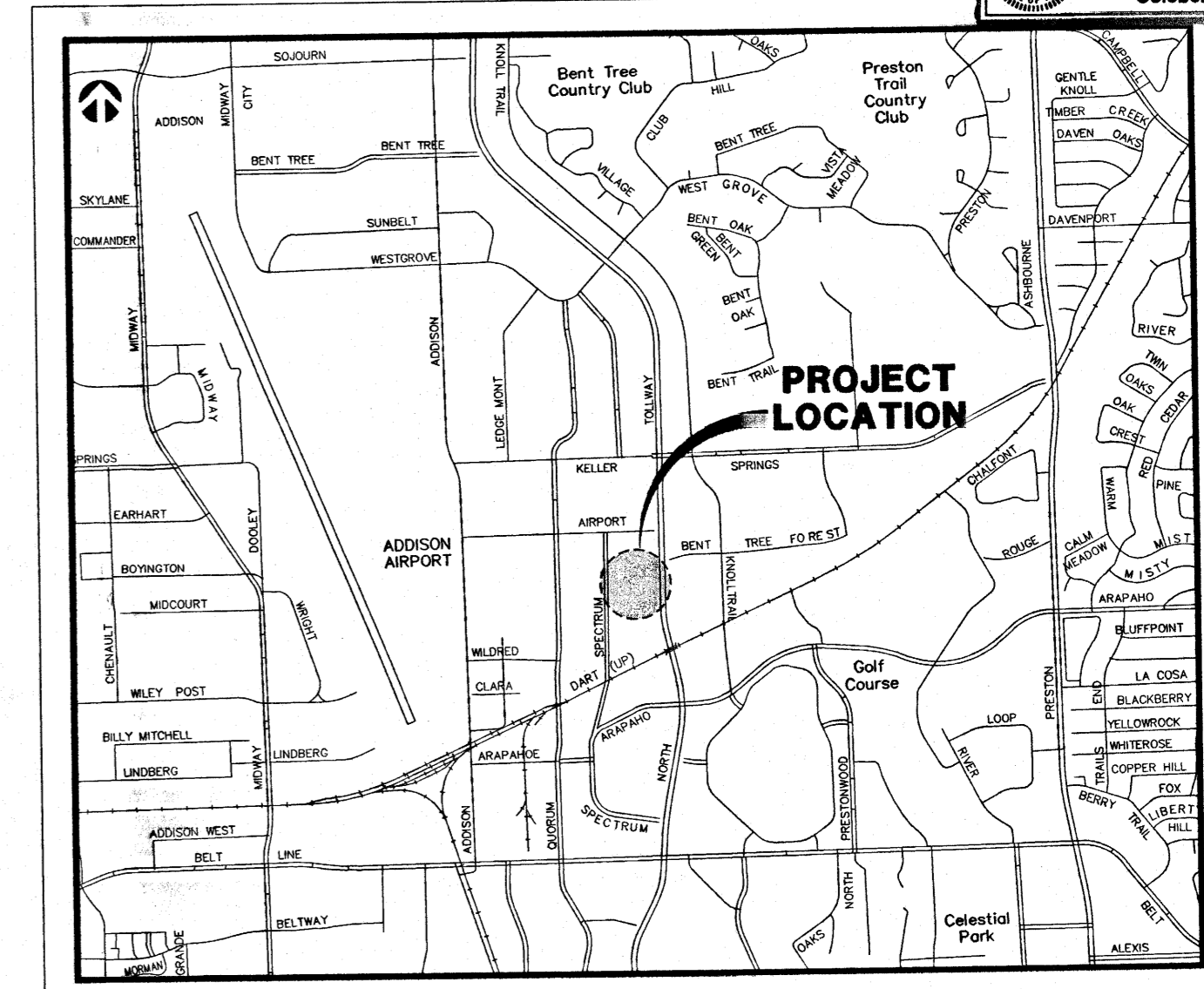
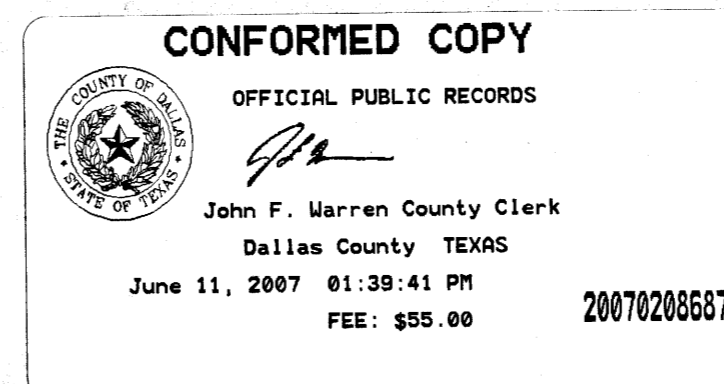
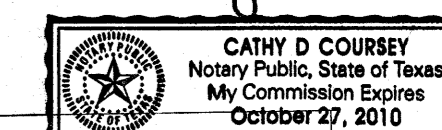
STATE OF TEXAS

DALLAS COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Matthew A. Kirk, 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.

GIVEN, UNDER MY HAND SEAL OF OFFICE this the 29th of May, 2007

My commission expires: 10-27-2010
Cathy D. Coursey
Notary Public in and for Dallas County, Texas



Site Map NOT TO SCALE

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6.536 ACRES

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