

SURVEYOR'S CERTIFICATE THAT I, JAMES DEWEY, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were found or properly placed under my personal supervision...

NOTARY PUBLIC STATE OF TEXAS LINDA J. STEWARD Notary Public, State of Texas My Commission Expires 12-04-1994

CERTIFICATE OF APPROVAL MAYOR, TOWN OF ADDISON CITY SECRETARY VOLUME PAGE

Table with 6 columns: CURVE DELTA, RADIUS, ARC, TANGENT, BEARING, CHORD. Contains data for 24' MUTUAL ACCESS EASEMENT CURVE DATA.

FILED VOL PG M.R.D.C.T.

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF DALLAS TOWN OF ADDISON WHEREAS, WE, SAMBUCA PARTNERS LIMITED PARTNERSHIP II, and THE FILLING STATION OF ADDISON, INC., are the Owners of the following described property to wit:

THAT SAMBUCA PARTNERS, LIMITED PARTNERSHIP II, and THE FILLING STATION OF ADDISON, INC. ("Owners") does hereby adopt this plat designating the herein above property as SAMBUCA II/FILLING STATION ADDITION...

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.

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...

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...

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

OWNER LOT 1 SAMBUCA PARTNERS, LIMITED PARTNERSHIP II OWNER LOT 2 THE FILLING STATION OF ADDISON, INC. KIM FORSYTHE, PRESIDENT OF SAMBUCA GROUP DR. SAM Y. DORFMAN, PRESIDENT

NOTARY PUBLIC STATE OF TEXAS BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this date personally appeared KIM FORSYTHE, PRESIDENT OF SAMBUCA GROUP, INC., GENERAL PARTNER, known to me to be the person and officer whose name is subscribed to the foregoing instrument...

NOTARY PUBLIC STATE OF TEXAS BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this date personally appeared DR. SAM Y. DORFMAN, PRESIDENT OF THE FILLING STATION OF ADDISON, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument...

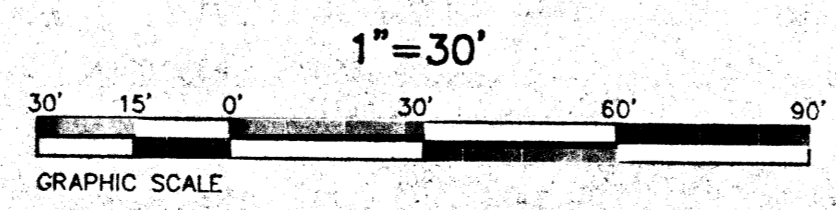
SAMBUCA II/FILLING STATION ADDITION

AN ADDITION TO THE TOWN OF ADDISON, ADDISON, TEXAS

MAY, 1994

OWNER LOT 1: SAMBUCA PARTNERS, LIMITED PARTNERSHIP II 18333 N. PRESTON ROAD SUITE 215 DALLAS, TEXAS 75252 (214) 931-3440

OWNER LOT 2: THE FILLING STATION OF ADDISON, INC., P.O. BOX 823427 DALLAS, TEXAS 75382 (214) 644-4965



PREPARED BY: DEWEY & ASSOCIATES ENGINEERING, SURVEYING, LAND PLANNING, CAD DESIGN 2505 TEXAS DRIVE • SUITE 110 • IRVING, TEXAS 75062 • 214/255-1501

SAMBUCA II/FILLING STATION AN ADDITION TO THE TOWN OF ADDISON, ADDISON, TEXAS MARCH, 1994 DEWEY & ASSOCIATES FILE NO. 1671



RECEIVED
 JUN 20 1934
 COUNTY CLERK
 DALLAS COUNTY
 TEXAS

This is to certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk of Dallas County, Texas, and that the same has been duly filed for record in the office of the County Clerk of Dallas County, Texas, on this 20th day of June, 1934.

COUNTY CLERK
 DALLAS COUNTY
 TEXAS

RETURN TO:
 NAME DIANA MMEZ
 ADDRESS Town of Addison
 CITY PO Box 114 Addison, TX

JUN 20 1934
 COUNTY CLERK
 DALLAS COUNTY
 TEXAS

FILED
 JUN 20 PM 3:27
 EARL BILL LOCK
 COUNTY CLERK
 DALLAS COUNTY
 TEXAS

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