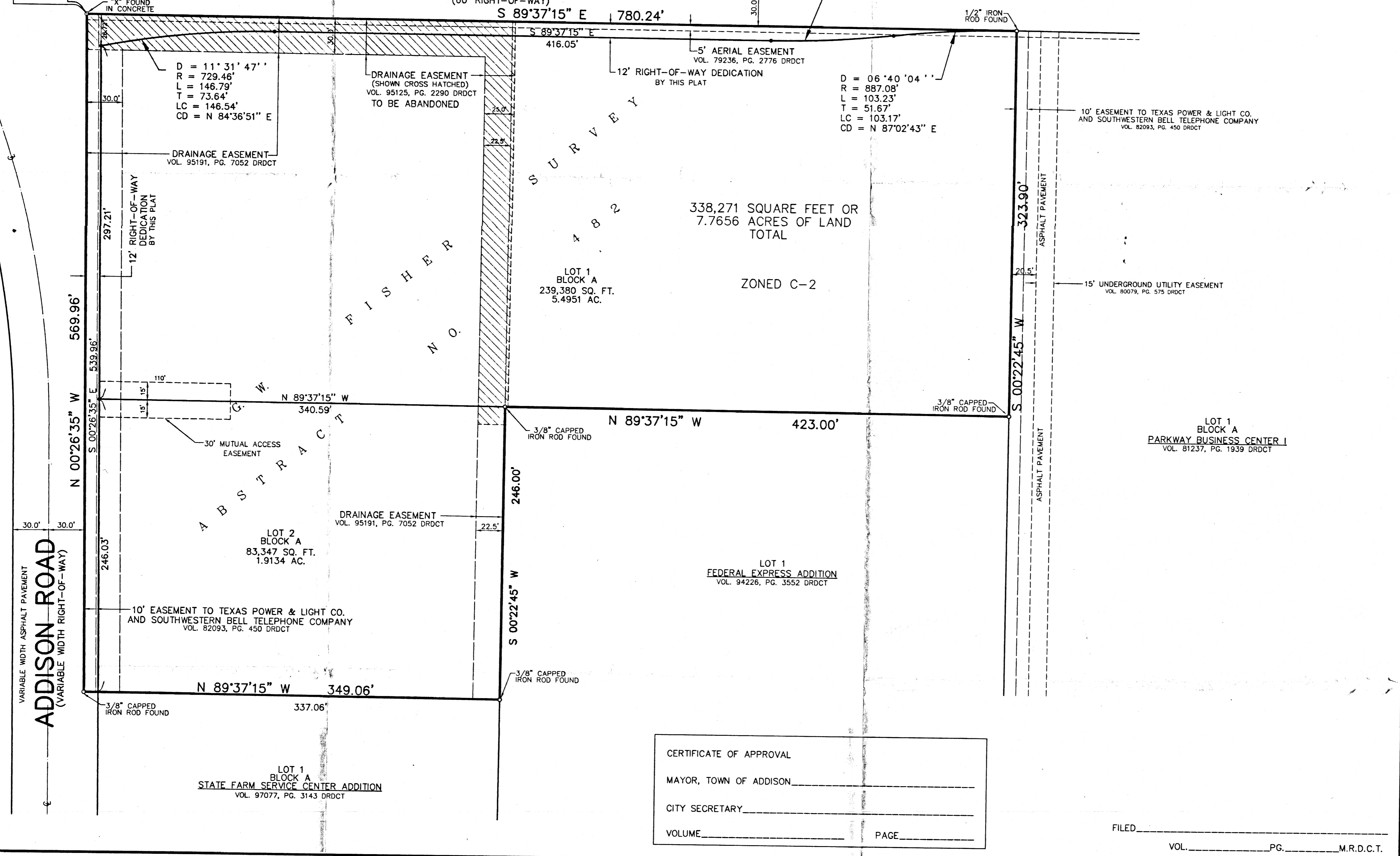


POINT OF BEGINNING



D = 06°40'04"
R = 887.08'
L = 103.23'
T = 51.67'
LC = 103.17'
CD = N 87°02'43" E

D = 11°31'47"
R = 729.46'
L = 146.79'
T = 73.64'
LC = 146.54'
CD = N 84°36'51" E

D = 06°40'04"
R = 887.08'
L = 103.23'
T = 51.67'
LC = 103.17'
CD = N 87°02'43" E

338,271 SQUARE FEET OR 7.7656 ACRES OF LAND TOTAL

ZONED C-2

ADDISON ROAD (VARIABLE WIDTH RIGHT-OF-WAY)

VARIABLE WIDTH ASPHALT PAVEMENT

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

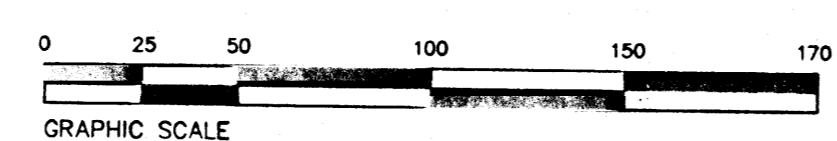
FILED VOL. PG. M.R.D.C.T.

FINAL PLAT
THE TRADE GROUP ADDITION

AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER: STONEMASON PARTNERS LTD.
3904 FAIRLAKES DRIVE
DALLAS, TEXAS 75228
(214)343-2000

NOVEMBER 1998
SCALE: 1"=50'



JDJR ENGINEERS AND CONSULTANTS
ENGINEERS • LAND PLANNERS • CAD DESIGNS
2505 Texas Drive Suite 109 Irving, Texas 75082
Tel. 972-252-JDJR(6367) Fax 972-273-8880

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
TOWN OF ADDISON
WHEREAS, WE, STONEMASON PARTNERS LTD., A TEXAS LIMITED PARTNERSHIP, are the owners of an unplatted tract of land situated in the G. W. FISHER SURVEY, ABSTRACT NO. 482, in the Town of Addison, Dallas County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at an "X" cut found in concrete at the intersection of the East line of Addison Road (having a variable width right-of-way) with the South line of Keller Springs Road (having a 60 foot wide right-of-way);
THENCE South 89 degrees 37 minutes 15 seconds East along said line of Keller Springs Road for a distance of 780.24 feet to a 1/2 inch iron rod found for corner, same being the Northwest corner of Lot 1, Block A, PARKWAY BUSINESS CENTER 1 ADDITION, an addition to the Town of Addison, Texas, according to the Plat recorded in Volume 81237, Page 1939, in the Deed Records of Dallas County, Texas;
THENCE South 00 degrees 22 minutes 45 seconds West along the West line of said Lot 1 for a distance of 323.90 feet to a 3/8 inch capped iron rod found for corner, same being the Northeast corner of Lot 1 of FEDERAL EXPRESS ADDITION, an addition to the Town of Addison, Texas, according to the Plat recorded in Volume 94226, Page 3552, in the deed Records of Dallas County, Texas;
THENCE North 89 degrees 37 minutes 15 seconds West along the North line of the last mentioned Lot 1 for a distance of 423.00 feet to a 3/8 inch capped iron rod found for corner, same being the Northwest corner of said Lot 1 (FEDERAL EXPRESS ADDITION);
THENCE South 00 degrees 22 minutes 45 seconds West along the West line of said Lot 1 for a distance of 246.00 feet to a 3/8 inch capped iron rod found for corner, same being the Northeast corner of Lot 1, Block A, STATE FARM SERVICE CENTER ADDITION, an addition to the Town of Addison, Texas, according to the Plat recorded in Volume 97077, Page 3143, in the Deed Records of Dallas County, Texas;
THENCE North 89 degrees 37 minutes 15 seconds West along the North line of the last mentioned Lot 1 (STATE FARM SERVICE CENTER ADDITION) for a distance of 349.06 feet to a 3/8 inch capped iron rod found in said East line of Addison Road, same being the original Northwest corner of STATE FARM SERVICE CENTER ADDITION;
THENCE North 00 degrees 26 minutes 35 seconds West along said East line of Addison Road for a distance of 569.96 feet to the POINT OF BEGINNING.
CONTAINING 338,271 square feet or 7.76567 acres of land, more or less.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT STONEMASON PARTNERS LTD. ("Owner"), does hereby adopt this plat designating the hereinabove property as THE TRADE GROUP ADDITION, 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 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 and floodway easement. The City will not be responsible for the maintenance and operation of said 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 or the 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 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 substances 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 undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easements, as in the case of all natural drainage channels and creeks through the drainage and floodway easements, as in 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 upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all 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 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, 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.
Stonemason Partners Ltd.
Chris Stone, President
NOTARY PUBLIC
STATE OF TEXAS
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this date personally appeared Chris Stone of Stonemason Partners Ltd., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to that the same was the act of the said corporation, that he was duly authorized to perform the same by appropriate resolution of the board of Directors of such Corporation and that he executed the same as the act of such Corporation for the purposes and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 19____.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
SURVEYOR'S CERTIFICATE
THAT I, JAMES DEWEY, do hereby certify that I prepared this plat from an actual and accurate survey on the ground of property and that all block monuments and corners were placed under my personal supervision.
JAMES DEWEY
REGISTERED PROFESSIONAL
SURVEYOR NO. 1641
NOTARY PUBLIC
STATE OF TEXAS
BEFORE ME, the undersigned, a Notary Public in and for said State on this date personally appeared JAMES DEWEY, known to me personally to be the person whose name is for the foregoing instrument and acknowledged to me that he executed the same given under my hand and seal of office this _____ day of _____, 19____.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My commission Expires: _____
THE TRADE GROUP ADDITION

F:\JDJR\PROJ\1998\GBCDPLT.DWG Tue Nov 03 10:42:04 1998 JDJR ENGINEERS & CONSULTANTS * STATION 1 * .DWG