

OWNER'S CERTIFICATE AND DEDICATION:

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, ADDISON RETAIL, LLC, are the owners of a tract of land situated in the City of Addison, Dallas County, Texas, being part of the Thomas Chenowith Survey, Abstract No. 273, being part of Printemps Addition No. 2, an addition to the Town of Addison as recorded in Volume 92162, Page 2251 of the Map Records of Dallas County, Texas (M.R.D.C.T.), being all of a called 2.034 acre tract of land described in Special Warranty Deed to Addison Retail, LLC, as recorded in Instrument No. 201800004323, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with a yellow cap stamped "DAA" found at a north corner of said Printemps Addition and being an interior corner of Lot 1, Block E, of the Replat of Asbury Circle, an addition to the Town of Addison as recorded in Instrument No. 200900017267, O.P.R.D.C.T.;

THENCE South 38 degrees 20 minutes 14 seconds West, a distance of 324.75 feet along the east line of said Printemps Addition and the west line of said Asbury Addition to a "X" set for corner being the southeast corner of said Printemps Addition and being an interior corner of Lot 3C-1, Block D, of a Replat of Lots 3A, 3B, 3C-1, 4R-1 & 5 of Addison Town Center, an Addition to the Town of Addison as recorded in Volume 94176, Page 1630, O.P.R.D.C.T., and at the beginning of a tangent curve to the left;

THENCE in a Westerly direction, a distance of 124.81 feet, having a central angle of 38 degrees 50 minutes 18 seconds, a radius of 184.12 feet, a tangent length of 64.91 feet and whose chord bears North 71 degrees 04 minutes 55 seconds West a distance of 122.43 feet to a one-half inch iron rod with yellow cap stamped "RPLS 5310" for corner in the south line of said Printemps Addition and a north line of said Addison Town Center Addition;

THENCE South 89 degrees 29 minutes 56 seconds West, a distance of 101.42 feet along the south line of said Printemps Addition and a north line of said Addison Town Center Addition to a point for corner at the southeast corner of said Printemps Addition and an interior corner of said Addison Town Center Addition, from which a "X" cut found bears South 82 degrees 42 minutes 04 seconds West, a distance of 0.71 feet;

THENCE North 00 degrees 30 minutes 04 seconds West, a distance of 212.25 feet along the west line of said Printemps Addition and an east line of said Addison Town Center Addition to a "X" set;

THENCE North 44 degrees 29 minutes 56 seconds East, a distance of 56.57 feet to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng" set for corner in the north line of said Printemps Addition and the south line of Belt Line Road (variable width right-of-way);

THENCE along the north line of said Printemps Addition and the south line of said Belt Line Road the following courses and distances:

North 89 degrees 29 minutes 56 seconds East, a distance of 256.29 feet to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng" set for corner;

South 85 degrees 04 minutes 27 seconds East, a distance of 100.45 feet to a "X" set for corner;

North 89 degrees 29 minutes 56 seconds East, a distance of 24.25 feet to a "X" set for corner being the northeast corner of said Printemps Addition and the northwest corner of said Asbury Addition;

THENCE South 00 degrees 30 minutes 04 seconds East, a distance of 30.50 feet along the east line of said Printemps Addition and the west line of said Asbury Addition to the POINT OF BEGINNING and containing 88,599.52 square feet or 2.0340 acres tract of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ADDISON RETAIL, LLC, (Owner) does hereby adopt this plat designating the hereinabove property as LOTS 1R1 AND 2, Block A, Printemps Addition No. 2, 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 utilities 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 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 the control of erosion. No obstruction to the natural flow of water runoff 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 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 wastewater 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 wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location 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 28 day of October, 2022.

By: Addison Retail, LLC

Name: Gregg Liscioti
Title: Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Gregg Liscioti, 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 and in the capacity stated.

GIVEN under my hand and seal of office this the 28 day of October, 2022.

Notary Public in and for the State of Texas, Commonwealth of Massachusetts

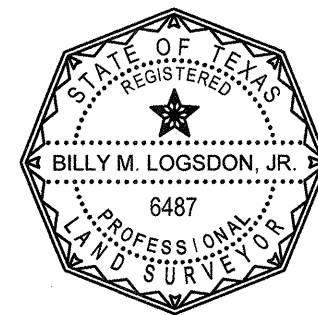
COURTNEY E. KRUPINSKY
Notary Public
My Commission Expires December 29, 2023

SURVEYOR'S STATEMENT

I, Billy M. Logsdon, Jr., 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 placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the Town of Addison.

Dated this the 24 day of October, 2022

Billy M. Logsdon, Jr.
Texas Registered Professional Land Surveyor No. 6487

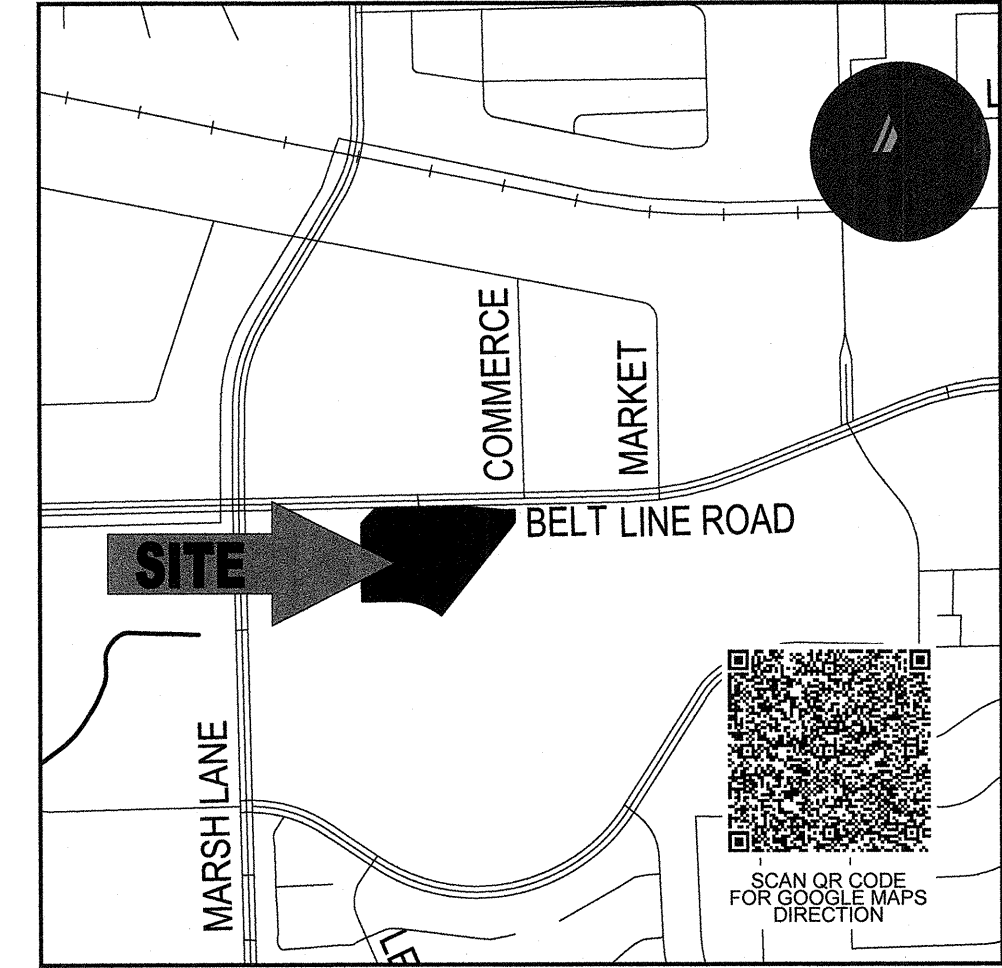
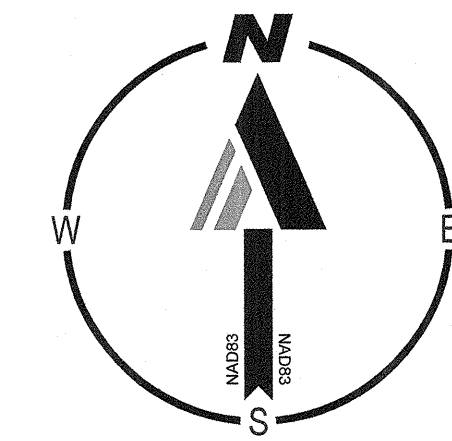
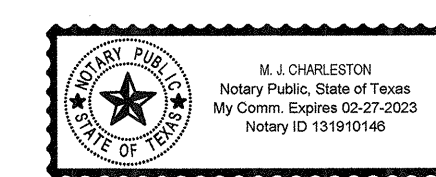


STATE OF TEXAS §
COUNTY OF COLLIN §

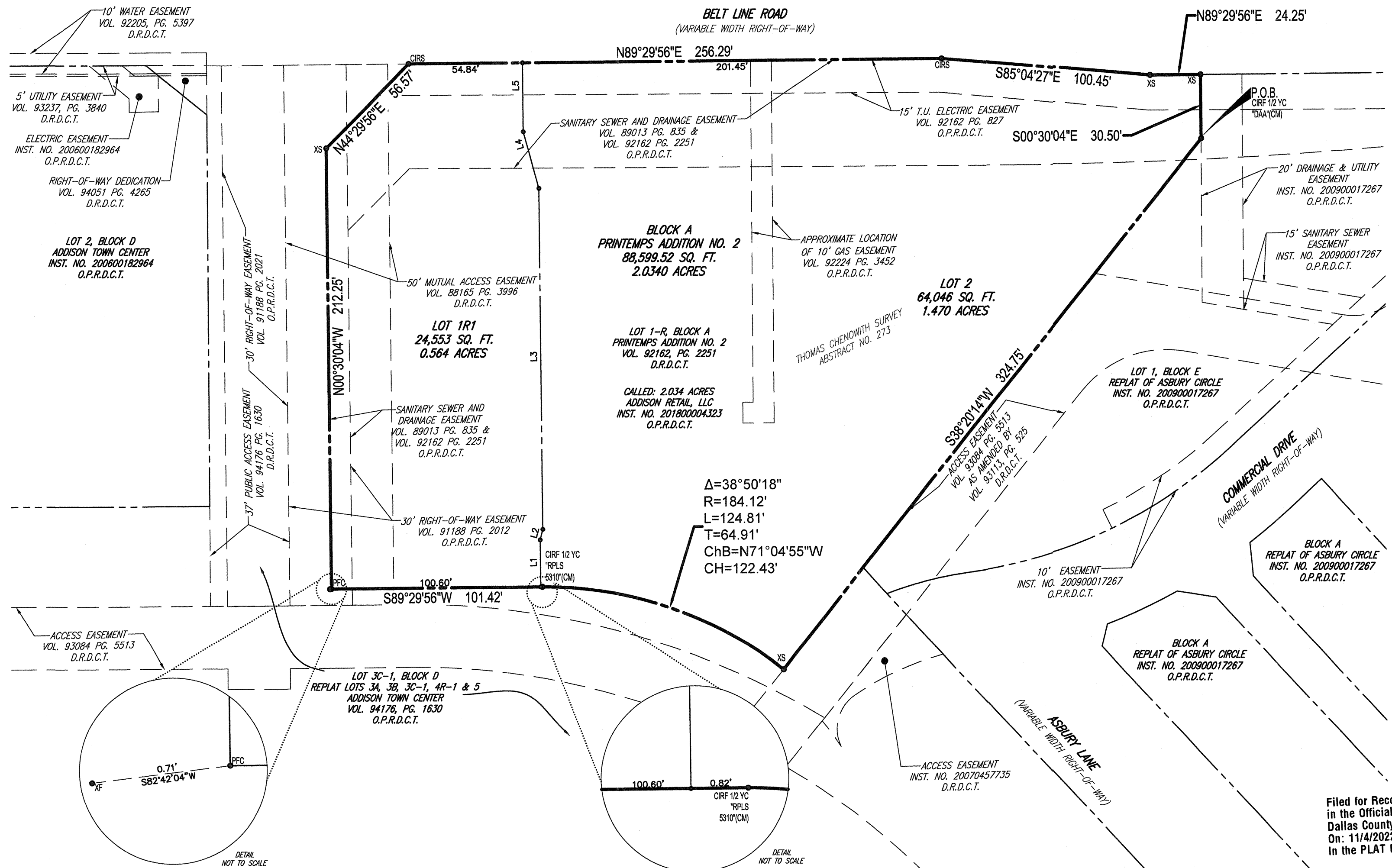
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Billy M. Logsdon, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the 24 day of October, 2022

Notary Public in and for the State of Texas



LOCATION MAP
SCALE: N.T.S.



GENERAL NOTES:

- 1. The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum (NAVD) 88 using GEIOD12A.
2. According to Community Panel No. 48113C0180K, dated July 07, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
3. The zoning of the subject tract is Planning Development (DP), according to City of Addison Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
4. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
5. The purpose of this replat is to subdivide an existing platted lot into lots for development purposes.

LEGEND

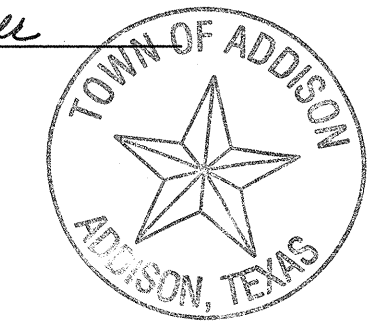
- P.O.B. POINT OF BEGINNING
XS CHISELED "X" SET
CRF CAPPED IRON ROD FOUND STAMPED
CRS CAPPED IRON ROD SET STAMPED
(CM) CONTROLLING MONUMENT
PCF POINT FOR CORNER
XC CHISELED "X" FOUND
YC YELLOW CAP
VOL. PG. VOLUME PAGE
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LINE TABLE
NO. BEARING LENGTH
L1 S00°33'40"E 22.37'
L2 S14°26'21"W 5.21'
L3 S00°28'39"E 164.87'
L4 S15°24'19"E 28.04'
L5 S00°24'19"E 32.89'

Filed for Record in the Official Records Of: Dallas County
On: 11/4/2022 2:18:24 PM in the PLAT Records
Doc Number: 2022-202200287752
Number of Pages: 1
Amount: 64.00
Order#: 2022110400655
By: KW

CERTIFICATE OF APPROVAL

APPROVED this 18th day of October, 2022 by the Town of Addison, Texas.
Theresa M. Sorensen
Chair, Planning and Zoning Commission
Dana G. Parker
City of Secretary



TOWN PROJECT NO. R2022-05
REPLAT
PRINTEMPS ADDITION NO. 2
LOTS 1R1 AND 2, BLOCK A

BEING PART OF REPLAT
LOT 1-R, BLOCK A
PRINTEMPS ADDITION NO. 2
VOL. 92162, PG. 2251

2.0340 ACRES OUT OF THE
THOMAS CHENOWITH SURVEY, ABSTRACT NO. 273;
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

LISCIOTTI DEVELOPMENT
83 Orchard Hill Park Drive
Leominster, MA 01453
978-340-2366

BOHLER logo and contact information: 2600 NETWORK BLVD., SUITE 310, FRISCO, TEXAS 75034, 469.458.7300, www.bohlerengineering.com, TBPB No. 18085, TBPBLS No. 10184413

Table with columns: FILE NO., DATE, DRAWN, REVIEWED, APPROVED, SCALE, DWG. NO.
TD210002, 10/24/22, CRC, ASA, BML, 1"=40', 1 OF 1

APPLICANT: LISCIOTTI DEVELOPMENT, 83 ORCHARD HILL PARK DRIVE, LEOMINSTER, MA 01453, PHONE: (878) 340-2366, CONTACT: GREGG LISCIOTTI
OWNER: ADDISON RETAIL, LLC, 83 ORCHARD HILL PARK DRIVE, LEOMINSTER, MA 01453
SURVEYOR: BOHLER ENGINEERING, 2600 NETWORK BLVD., SUITE 310, FRISCO, TX 75034, PHONE: (469) 458-7300, CONTACT: BILLY LOGSDON

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