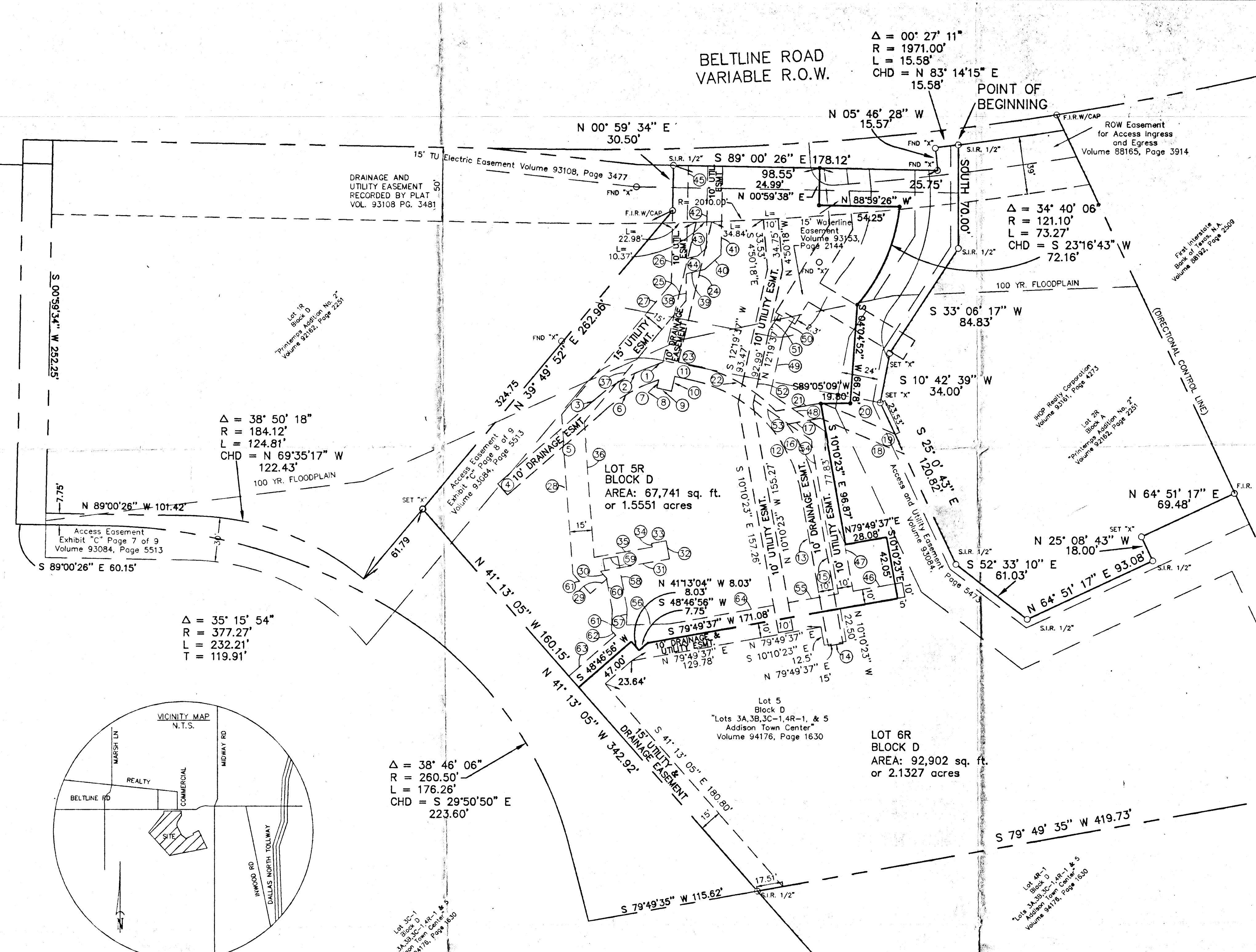


C:\MCD\ACAD\VELAD1\ADDISON\VELAD1.PLT Tue Oct 22 15:03:39 1996



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS WHEREAS, Arturo and Laura E. Torres are the owners of a tract or parcel of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, in the Town of Addison, Dallas County, Texas, and being all of LOT 5 BLOCK D of the LOTS 3A, 3B, 3C-1, 4R-1, AND 5, BLOCK D OF ADDISON TOWN CENTER addition, an addition to the Town of Addison recorded in Volume 94176 Page 1638 in the Dallas County Map Records, and being more particularly described as follows:

BEGINNING at a set 1/2-inch iron rod on the south right-of-way line of Belt Line Road (variable width right-of-way) at the northeast corner of LOT 5 as described in said LOTS 3A, 3B, 3C-1, 4R-1, AND 5, BLOCK D OF ADDISON TOWN CENTER addition, an addition to the Town of Addison recorded in Volume 94176 Page 1638 in the Dallas County Map Records, and being more particularly described as follows:

THENCE along the common line between said LOT 5 and said LOT 2R the following: South 00° 00' 00" East 70.00 feet to a set 1/2-inch iron rod; South 33° 06' 17" West 84.83 feet to a set scribed "X" in concrete pavement; South 10° 42' 39" West 34.00 feet to a set scribed "X" in concrete pavement; South 25° 08' 43" East 120.92 feet to a set 1/2-inch iron rod; South 52° 33' 10" East 61.03 feet to a set 1/2-inch iron rod; North 64° 51' 17" East 93.08 feet to a set 1/2-inch iron rod; North 25° 08' 43" West 18.00 feet to a set scribed "X" in concrete pavement; North 64° 51' 17" East 69.48 feet to a found 5/8-inch iron rod; THENCE South 25° 08' 43" East 215.30 feet to a found 1/2-inch iron rod; THENCE South 79° 49' 35" West 419.73 feet to a set 1/2-inch iron rod; THENCE North 41° 13' 05" West 342.92 feet to a set scribed "X" on concrete curb; THENCE North 39° 49' 52" East 262.96 feet to a found 1/2-inch iron rod; THENCE North 00° 59' 34" East 30.50 feet to a set 1/2-inch iron rod; THENCE South 89° 00' 26" East 178.12 feet to a found scribed "X" in concrete pavement; THENCE North 05° 46' 28" West 15.57 feet to a found scribed "X" in concrete pavement; THENCE Northeasterly an arc distance of 15.58 feet along the south line of Belt Line Road and along a curve to the left and to the Point of Beginning, the radius of said curve is 1971.00 feet, the central angle is 00° 27' 11", and the long chord bears North 83° 14' 15" East 15.58 feet, and the herein described boundary includes 3.6879 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Arturo and Laura E. Torres do hereby adopt this plat designating the hereinabove described property as the "VELADI RANCH STEAK HOUSE ADDITION", an addition to the Town of Addison, Texas, and does hereby dedicate to the public use forever, the streets, alleys, public use areas, and Easements shown thereon. The Easements, as shown, are hereby dedicated for the purposes indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the Town of Addison. In addition, Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, sold use by public utilities being subordinate to the Public's and Town of Addison's use thereof. The Town of Addison and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of their respective utility systems being subordinate to the Public's and Town of Addison's use thereof. The Town of Addison and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission of anyone.

The undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in good repair at all times and in such a manner as to keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lane, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does hereby covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the Town of Addison, its agents, employees, workmen and representative having ingress, egress, and regress in, along upon and across said premises.

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

WITNESS MY HAND this 23rd day of October, 1996. Arturo Torres Owner, Laura E. Torres Owner, Vivian Torres, Agent and Attorney-in-Fact, Joe M. Guerra, Agent and Attorney-in-Fact.

STATE OF TEXAS COUNTY OF BEXAR The foregoing instrument was acknowledged before on this 23rd day of October, 1996, by Vivian Torres, Attorney-in-Fact for Arturo Torres.

STATE OF TEXAS COUNTY OF BEXAR The foregoing instrument was acknowledged before on this 23rd day of October, 1996, by Vivian Torres, Attorney-in-Fact for Laura E. Torres.

STATE OF TEXAS COUNTY OF BEXAR The foregoing instrument was acknowledged before on this 23rd day of October, 1996, by Joe M. Guerra, Attorney-in-Fact for Arturo Torres.

STATE OF TEXAS COUNTY OF BEXAR The foregoing instrument was acknowledged before on this 23rd day of October, 1996, by Joe M. Guerra, Attorney-in-Fact for Laura E. Torres.

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STATE OF TEXAS COUNTY OF BEXAR The foregoing instrument was acknowledged before on this 23rd day of October, 1996, by Joe M. Guerra, Attorney-in-Fact for Laura E. Torres.

CERTIFICATE OF APPROVAL

APPROVED this 10th day of September, 1996 by the Planning & Zoning Commission of the Town of Addison, Texas. Mayor, City Secretary.

SURVEYOR'S CERTIFICATE

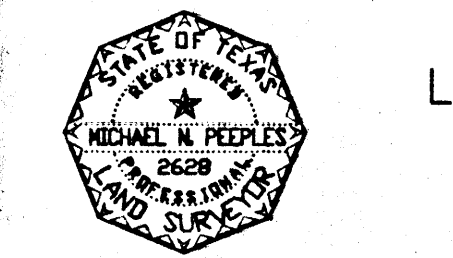
STATE OF TEXAS COUNTY OF DALLAS I, Michael N. Peoples, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown were found or properly placed under my supervision in accordance with the Platting Rules and Regulations of the Town of Addison, Texas. Registered Professional Land Surveyor Registration No. 2628.

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL N. PEEPLES, 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.

Christine Chapman Notary Public, State of Texas

VOLUME 96216 PAGE 4707



FINAL PLAT VELADI RANCH STEAK HOUSE ADDITION

A REPLAT OF LOT 5 OF LOTS 3A, 3B, 3C-1, 4R-1, AND 5, BLOCK D OF ADDISON TOWN CENTER AN ADDITION TO THE TOWN OF ADDISON ADDISON, DALLAS COUNTY, TEXAS

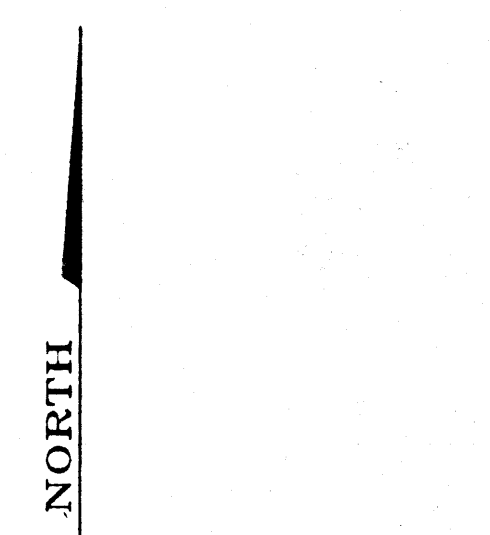
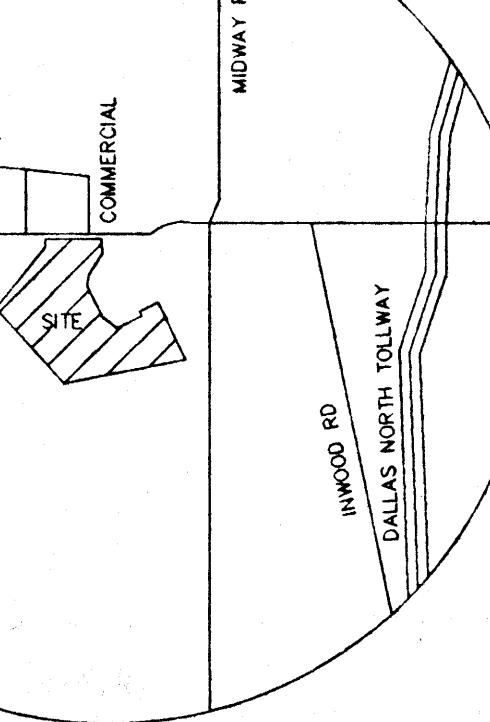
PREPARED BY: MICHAEL PEEPLES & Planners 4650 Sunbelt Drive Dallas, Texas 75248 (214) 248-1968 OWNER: Mr. Aurto and Laura E. Torres c/o VELADI RANCH STEAK HOUSE, INC. 1777 N.E. Loop 410, Suite 610 San Antonio, Texas 78217 (210) 841-5725

DATE REVISIT: 10/16/96 DATE DRAWN: 05/22/96 DATE SURVEYED: 04/22/96

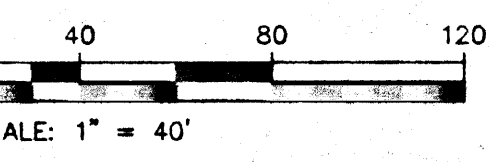
Table with 3 columns: DRAINAGE EASEMENT CALLS, UTILITY EASEMENT CALLS, UTILITY EASEMENT CALLS. Lists bearings and distances for various easements.

Delta = 38° 50' 18" R = 184.12' L = 124.81' CHD = N 69° 35' 17" W 122.43'

Delta = 35° 15' 54" R = 377.27' L = 232.21' T = 119.91'



BASE OF BEARING = LOTS 3A, 3B, 3C-1, 4R-1, & 5 ADDISON TOWN CENTER



- LEGEND: F.I.P. = FOUND IRON PIPE, F.I.R. = FOUND IRON ROD, FND "X" = FOUND SCRIBED X, S.I.R. = SET IRON ROD, etc.

BENCHMARK: SQUARE CUT ON STORM SEWER INLET ON SOUTH SIDE OF BELTLINE RD 70' WEST OF COMMERCIAL DR ELEV = 580.56

Lot 5 Block D Addition Town Center Volume 94176, Page 1630

Lot 5R Block D AREA: 67,741 sq. ft. or 1.5551 acres

Lot 6R Block D AREA: 92,902 sq. ft. or 2.1327 acres

Lot 5 Block D Addition Town Center Volume 94176, Page 1630

Lot 5 Block D Addition Town Center Volume 94176, Page 1630

Lot 5 Block D Addition Town Center Volume 94176, Page 1630