

VICINITY MAP
NOT TO SCALE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Jo Ann Owen, Trustee for the Jo Ann Owen Trust is the owner of two tracts of land situated in the Josiah Pancoast Survey, Abstract No. 1146 in the Town of Addison, Dallas County, Texas, same being conveyed to Jo Ann Owen, Trustee for the Jo Ann Owen Trust by deed recorded in Volume 97101, Page 01708, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

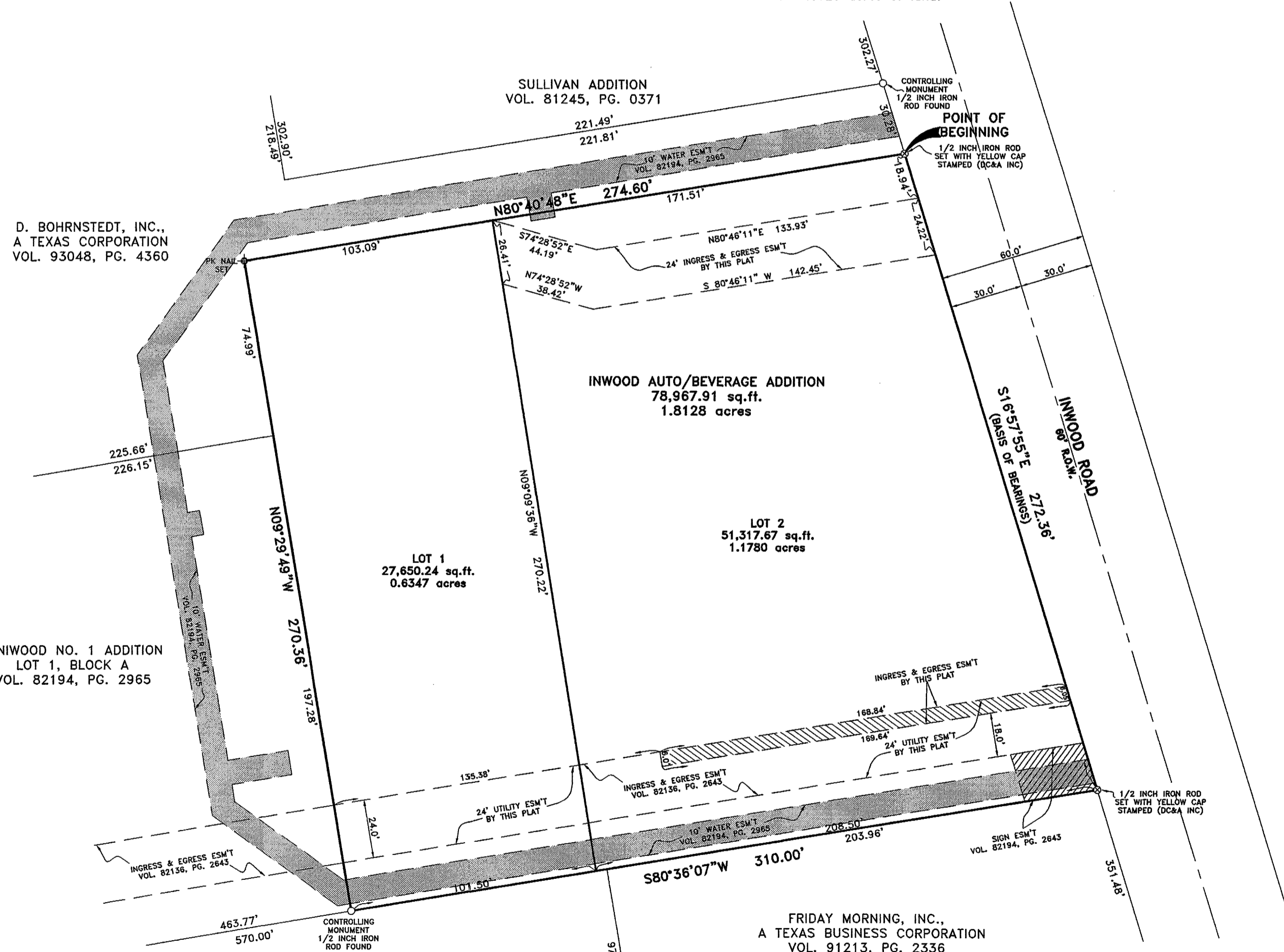
Beginning at a 1/2 inch iron rod set with yellow cap stamped (DC&A INC), and being the most Northeastern Southeast corner of a tract of land conveyed to D. Bohrnstedt, Inc. a Texas corporation by deed recorded in Volume 93048, Page 4360, Deed Records, Dallas County, Texas, and being in the Southwest line of Inwood Road (a 60 foot right-of-way);

Thence South 16 Degrees 57 Minutes 55 Seconds East, along the Southwest line of said Inwood Road, a distance of 272.36 feet to a 1/2 inch iron rod set with yellow cap stamped (DC&A INC), and being the Northeast corner of a tract of land conveyed to Friday Morning, Inc. a Texas business corporation by deed recorded in Volume 91213, Page 2336, Deed Records, Dallas County, Texas;

Thence South 80 Degrees 36 Minutes 07 Seconds West, along the Northwest line of said Friday Morning, Inc. tract, and along the Northwest line of a tract of land conveyed to Tuesday Morning Partners, LTD., a Texas limited partnership by deed recorded in Volume 99018, Page 07580, Deed Records, Dallas County, Texas, a distance of 310.00 feet to a 1/2 inch iron rod found for corner, and being the Southeast corner of Lot 1, Block A, MINIWOOD NO. 1 ADDITION, an addition to the Town of Addison, Dallas County, Texas, according to the Map thereof recorded in Volume 82194, Page 2965, Map Records, Dallas County, Texas;

Thence North 09 Degrees 29 Minutes 49 Seconds West, along the Northeast line of said MINIWOOD NO. 1 ADDITION, and along the most Western Northeast line of said D. Bohrnstedt, Inc. tract, a distance of 270.36 feet to a pk nail set for an interior ell corner of said D. Bohrnstedt, Inc. tract;

Thence North 80 Degrees 40 Minutes 48 Seconds East, along the Northern most Southeast line of said D. Bohrnstedt, Inc. tract, a distance of 274.60 feet to the Point of Beginning and containing 78,967.91 square feet or 1.8128 acres of land.



GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE SOUTHWEST LINE OF INWOOD ROAD PER DEED RECORDED IN VOLUME 97101, PAGE 01708, DEED RECORDS, DALLAS COUNTY, TEXAS. (S16°57'55"E)
- 2) THE REASON FOR THIS PLAT IS TO CREATE 2 LOTS.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) GRID COORDINATES ARE BASED UPON CITY OF CARROLLTON MONUMENT (COC 4) WHICH IS DATED OCTOBER 21, 2002.

LATITUDE: 32° 57' 30.04279"N
LONGITUDE: 96° 52' 38.29199"W
NORTHING: 7,035,436.612'
EASTING: 2,466,177.089'
ELEVATION: 531.461'

TUESDAY MORNING PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP
VOL. 99018, PG. 07580

CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, this 13th day of June, 2006.

Mayor

Secretary

CONFORMED COPY

OFFICIAL PUBLIC RECORDS
Cynthia Figueroa Calhoun County Clerk
Dallas County TEXAS
May 10, 2006 01:01:23 PM
FEE: \$33.00 200600248924

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jo Ann Owen, Trustee for the Jo Ann Owen Trust ("Owner") does hereby adopt this plat designating the hereinabove property as **INWOOD AUTO/BEVERAGE ADDITION**, 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 easement 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 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 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, if 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 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.

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.

WITNESS, my hand at Dallas, Texas, this the 2nd day of June, 2006.

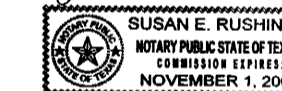
BY: Jo Ann Owen
Jo Ann Owen, Trustee for the Jo Ann Owen Trust, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jo Ann Owen known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of June, 2006.

Susan E. Rushing
Notary Public in and for the State of Texas.



SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying. I further affirm that monumentation shown hereon was either found or placed in compliance with the Town of Addison; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the 2nd day of June, 2006

Bryan Connolly
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of June, 2006.

Susan E. Rushing
Notary Public in and for the State of Texas



FINAL PLAT
INWOOD AUTO/BEVERAGE ADDITION
LOTS 1 & 2, BLOCK A
78,967.91 SQ.FT. / 1.8128 ACRES
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

DC&A DOUG CONNALLY & ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
11543 Pagemill Road • Suite 200 • Dallas, Texas 75243
P 214.349.8485 F 214.349.2218
www.dcadfw.com

SCALE: 1"=30' / DATE: MAY 30, 2006 / JOB NO. 0501113-1 / DRAWN BY: RR/H