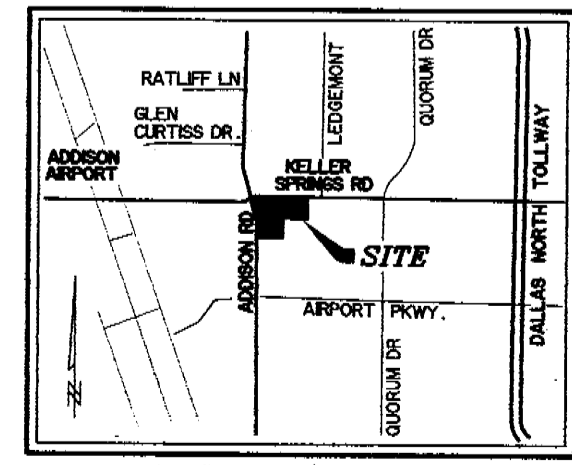


G.W. FISHER SURVEY  
ABSTRACT NO. 482

PLACE OF BEGINNING



LOT 1, BLOCK A  
STATE FARM SERVICE CENTER ADDITION  
VOL. 94226, PG. 3552  
M.R.C.C.T.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH
C1	22.65	40.50	32°02'47"	S15°38'38"E	22.36
C2	36.08	64.50	32°02'47"	N15°38'38"W	35.61
C3	101.32	64.50	90°00'00"	N45°22'45"E	91.22
C4	42.66	64.50	37°53'39"	S70°40'26"E	41.89
C5	63.62	40.50	90°00'00"	S44°37'15"E	57.28
C6	63.62	40.50	90°00'00"	N45°22'45"E	57.28
C7	22.65	40.50	32°02'47"	N15°38'38"W	22.36
C8	36.08	64.50	32°02'47"	S15°38'38"E	35.61

- NOTES:
- BASIS OF BEARINGS:  
THE MOST SOUTHWESTERLY SOUTH PROPERTY LINE OF SAID STONEMASON PARTNERS, LTD. TRACT, AS RECORDED IN VOLUME 98160, PAGE 1730 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS. (N89°37'15"W)
  - ALL CORNERS NOT NOTED ARE 1/2" I.R.S. WITH CAP STAMPED "WIER & ASSOC. INC."

LOT 1  
FEDERAL EXPRESS ADDITION  
VOL. 94226, PG. 3552  
M.R.C.C.T.

CERTIFICATE OF APPROVAL

Mayor, Town of Addison  
City Secretary  
Volume 200475, Page 00174

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
C.M.	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

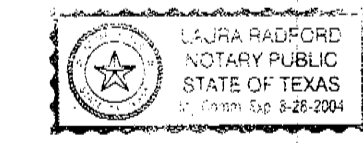
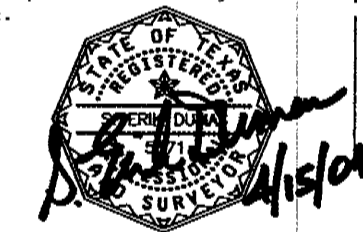
SURVEYOR'S STATEMENT

That I, S. Erik Dumas, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Plat from an actual on the ground survey of the land and the monuments shown thereon shall be properly marked on the ground, and that this Plat correctly represents that survey made by me under my direction and supervision.

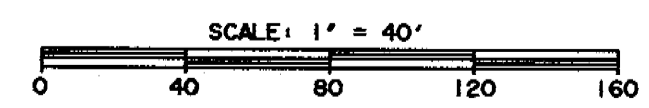
S. Erik Dumas  
Registered Professional Land Surveyor  
State of Texas No. 5371

STATE OF TEXAS, COUNTY OF TARRANT:  
BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared S. Erik Dumas, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of April, 2004.  
Laura Radford  
Notary Public, State of Texas  
8-28-2004  
Commission Expires



	ACRES	S.F.
LOT 1	1.754	76,415
LOT 2	5.616	244,614
NORTH R.O.W. DEDICATION	0.303	13,179
WEST R.O.W. DEDICATION	0.093	4,062
TOTAL AREA	7.766	338,270



OWNERS CERTIFICATION  
STATE OF TEXAS, COUNTY OF DALLAS:  
Whereas Stonemason Partners, Ltd., is the owner of a 7.766 acre tract of land situated in the G.W. FISHER SURVEY, ABSTRACT NO. 482, in the Town of Addison, as recorded in Volume 98160, Page 1730, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:  
BEGINNING at a 1/2-inch iron rod found for corner in the east right-of-way line of Addison Road (a 60' right-of-way at this point) said iron being N89°37'15"W, 12.00 feet from the northwest corner of Lot 1, Block A, State Farm Service Center Addition, an addition to the Town of Addison, as recorded in Volume 97077, Page 3143, M.R.D.C.T.;  
THENCE N 00°26'35"W, 569.96 feet along said east right-of-way line of Addison Road to an "X" cut in concrete set for corner at the right-of-way intersection with the south right-of-way line of Keller Springs Road (a 60' right-of-way);  
THENCE S 69°37'15"E, 780.24 feet along the said south right-of-way line of Keller Springs Road to a 1/2-inch iron rod found for corner, said point also being the northwest corner of Lot 1, Block A, Parkway Business Center I, an addition to the Town of Addison, Texas, as recorded in Volume 91237, Page 1939, M.R.D.C.T.;  
THENCE S 00°22'45"W, 323.90 feet along the west line of said Parkway Business Center I to a 1/2-inch iron rod set for corner, said point also being the northeast corner of Lot 1, Federal Express Addition, an addition to the Town of Addison as recorded in Volume 94226, Page 3552, M.R.D.C.T.;  
THENCE N89°37'15"W, 423.00 feet along the north line of said Federal Express Addition to a 1/2-inch iron rod set for corner, said corner being the northwest corner of said Federal Express Addition;  
THENCE S 00°22'45"W, 246.00 feet along the west line of said Federal Express Addition to a 1/2-inch iron rod found for corner, said corner being the northeast corner of aforesaid State Farm Addition;  
THENCE N89°37'15"W, 349.06 feet along the north line of said State Farm Addition to the PLACE OF BEGINNING and containing 7.766 acres of land (338,270 square feet).

DEDICATION STATEMENT  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That Stonemason Partners, Ltd., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Lots 1 and 2, Block A, Addison Road - Keller Springs Road Addition, an Addition to the Town of Addison, Texas and does hereby dedicate, in fee simple, to the public's use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, and said dedications being free and clear of all liens and encumbrances except as shown hereon. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements of said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and Town of Addison's use thereof. The Town of Addison and any public utility shall have the right to remove and keep removed all or part 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 its respective system or any of these easements and the Town of Addison or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone. Stonemason Partners, Ltd., acting herein by and through its duly authorized officers, does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described claiming or to claim the same or any part thereof.

This plat approved subject to all plotting ordinances, witness my hand this 19 day of April, 2004.

To the best of my knowledge, there are no liens against this property.  
Chris Stone  
Stonemason Partners, Ltd.

STATE OF TEXAS, COUNTY OF DALLAS:  
BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Chris Stone, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated and the act and deed said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 day of April, 2004.  
Melvin Morgan  
Notary Public, State of Texas  
6-11-06  
Commission Expires

FINAL PLAT  
LOTS 1 & 2, BLOCK A  
ADDISON ROAD - KELLER SPRINGS ROAD ADDITION

AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS. BEING 7.766 ACRES OF LAND LOCATED IN THE G.W. FISHER SURVEY, ABSTRACT NO. 482, TOWN OF ADDISON, DALLAS COUNTY, TEXAS.

OWNER  
STONEMASON PARTNERS, LTD.  
3904 FAIRLAKES DRIVE  
DALLAS, TEXAS 75228-1438

PREPARED BY:  
WIA WIER & ASSOCIATES, INC.  
ENGINEERS SURVEYORS LAND PLANNERS  
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700  
1300 U.S. HIGHWAY 287 N. SUITE 101 WINTERFIELD, TEXAS 76083 METRO (817)471-8700  
8721 9th STREET FRESNO, TEXAS 75004 METRO (214)387-8000  
www.wiaassociates.com

DATE: 04-15-2004  
FILE: FINAL PLAT 04013.dwg  
W.A. No. 04013

TIME 11:08