

Jim H. Moore III
(Vol. 83056, Pg. 1571)

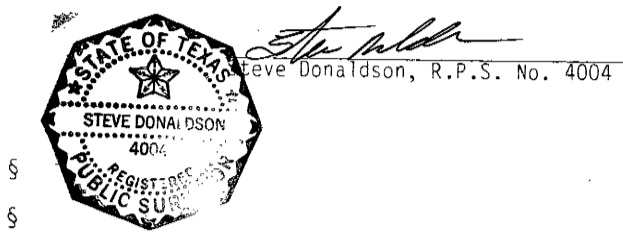
State Savings & Loan
Association of Lubbock
(Vol. 86216, Pg. 3147)

Levitz Furniture Co. Of Texas
(Vol. 83056, Pg. 1571)

20' DRAINAGE & UTILITY
ESMT. (Vol. 86505, Pg. 1571)

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, Steve Donaldson, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for said County and State, on this day personally appeared STEVE DONALDSON, 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 and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of August, 1988.



Gerry Porter
Notary Public, State of Texas

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, DOS GRINGOS, INC., acting by and through the undersigned, its duly authorized agent, is the owner of a tract of land as described as follows:

BEING a tract of land situated in the THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273 in the City of Addison, Dallas County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the southerly line of Belt Line Road (100 foot R.O.W.) with the Easterly line of Surveyor Boulevard (60 foot R.O.W.);

THENCE along the southerly R.O.W. of Belt Line Road, in a northeasterly direction along a curve to the right having a central angle of 15°47'42", a radius of 1860.00 feet, a tangent of 258.01 feet and a chord which bears N 74°41'48" E, 511.13 feet, an arc distance of 512.75 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

THENCE continuing along the southerly R.O.W. of Belt Line Road and along a curve to the right having a central angle of 5°26'48", a radius of 1860.00 feet, a tangent of 88.47 feet and a chord which bears N 85°19'03" E, 176.75 feet, an arc distance of 176.82 feet to a 1/2 inch iron rod found for the Northeast corner of the herein described tract;

THENCE S 00°35'00" W, departing the southerly R.O.W. of Belt Line Road, a distance of 412.00 feet to a 1/2 inch iron rod found for the Northeast corner of the Levitz Furniture Company of Texas tract as recorded in Volume 83056, page 1571;

THENCE N 89°25'00" W along the common line with the Levitz tract, a distance of 176.00 feet to a 1/2 inch iron rod set for corner;

THENCE N 00°35'00" E a distance of 395.78 feet to the POINT OF BEGINNING and containing 71,332 square feet or 1.64 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DOS GRINGOS, INC., ("Owner") does hereby adopt this plat designating the hereinabove property as MERCADO JUAREZ, 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 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 and 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 any 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 the 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.

WITNES MY HAND at Addison, Dallas County, Texas, this the 12th day of August, 1988.

By Don Bowden
Don Bowden, President
Dos Gringos, Inc.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for said County and State, on this day personally appeared DON BOWDEN, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said DOS GRINGOS, INC., and that he executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of August, 1988.

Dianne Klue
Notary Public, State of Texas

THIS PLAT approved subject to all rules, regulations, and platting ordinances of the Town of Addison, Texas.

This the 9th day of August, 1988.

Shull
MAYOR

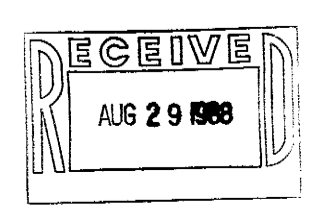
ATTEST:
C. Moran
Secretary, Town of Addison, Texas

FINAL PLAT
MERCADO JUAREZ
AN ADDITION TO THE TOWN OF ADDISON
THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273
DALLAS COUNTY, TEXAS

JULY, 1988 SCALE: 1" = 40'

OWNERS
DOS GRINGOS, INC.
P.O. BOX 174D ROUTE 6
KELLER, TEXAS 76248

JONES & BOYD, INC.
CONSULTING ENGINEERS
16980 DALLAS PKWY SUITE 100
DALLAS, TEXAS 75248 214-248-7676



FILED
COUNTY CLERK
DALLAS COUNTY
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