

FINAL PLAT AMENDED PLAT

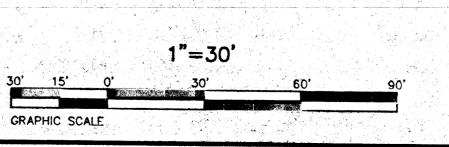
SAMBUCA II/FILLING STATION ADDITION

AN ADDITION TO THE TOWN OF ADDISON, ADDISON, TEXAS

MAY, 1994

SAMBUCA PARTNERS, LIMITED PARTNERSHIP II 18333 N. PRESTON ROAD SUITE 215 DALLAS, TEXAS 75252 (214) 931-3440

OWNER LOT 2: THE FILLING STATION OF ADDISON, INC., P.O. BOX 823427 DALLAS, TEXAS 75382 (214) 64A-4965



J. A. F. L. L. DEWEY & ASSOCIATES ENGINEERING, SURVEYING, LAND PLANNING, CAD DESIGN 2505 TEXAS DRIVE . SUITE 110 . IRVING, TEXAS 75062 . 214/255-1501 COUNTY OF DALLAS TOWN OF ADDISON

WHEREAS, WE, SAMBUCA PARTNERS LIMITED PARTNERSHIP II, and THE FILLING STATION OF ADDISON INC., are the Owners of the following described property to wit:

OWNER'S CERTIFICATE

BEING all of ASHBY ADDITION TO ADDISON, an Addition to the Town of Addison according to the Plat recorded in Volume 77190, Page 931, of the Map Records of Dallas County, Texas, and a tract of land out of the EDWARD COOK SURVEY, ABSTRACT NO. 326, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in the West line of Addison Road (being 40.0 feet from the centerline), same point being the Southeast corner of the above referenced ASHBY ADDITION;

THENCE North 89 degrees 26 minutes 00 seconds West departing the said West line of Addison Road for a distance of 243.91 feet to a point for corner in the Easterly line of St. Louis and Southwestern Railroad (being 50.0 feet from the centerline);

THENCE North 14 degrees 33 minutes 02 seconds West along the said Easterly line of the railroad for a distance of 160.55 feet to the beginning of a curve to the right having a central angle of 14 degrees 32 minutes 19 seconds, a radius of 714.00 feet, a tangent distance of 91.08 feet, a chord distance of 180.69 feet;

THENCE Northerly along said curve to the right and along said Easterly line of the railroad for an arc distance of 181.18 feet to a point for corner:

THENCE South 89 degrees 38 minutes 00 seconds East departing said Easterly line of the railroad for a distance of 325.99 feet to a point for corner in the West line of Addison Road (being 30.0 feet from centerline):

THENCE South 00 degrees 17 minutes 00 seconds West along the said West line of Addison Road for a distance of 234.00 feet to a point for corner:

THENCE North 89 degrees 26 minutes 00 seconds West continuing along the said West line of Addison Road for a distance of 10.00 feet to a point for corner (being 40.0 feet from

THENCE South 00 degrees 17 minutes 00 seconds West continuing along the said West line of Addison Road for a distance of 100.00 feet to the POINT OF BEGINNING.

CONTAINING 97,643 square feet or 2.2416 acres of land, more or less.

NOW, KNOW ALL MEN BY THESE PRESENTS:

THAT SAMBUCA PARTNERS, LIMITED PARTNERSHIP II, and THE FILLING STATION OF ADDISON, INC. ("Owners") does hereby adopt this plat designating the herein above property as SAMBUCA II/FILLING STATION 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.

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 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

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 construction, reconstructing, inspecting, patrolling, maintaining and adding to or moving 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.

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

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

SAMBUCA PARTNERS, LIMITED PARTNERSHIP

KIM FORSYTHE, PRESIDENT OF SAMBUCA GROUP INC., GENERAL PARTNER

THE FILLING STATION OF ADDISON, INC. DR. SAM Y. DORFMAN, PRESIDEN'

NOTARY PUBLIC STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this date personally appeared KIM FORSYTHE, PRESIDENT OF SAMBUCA GROUP, INC., GENERAL PARTNER, known to me to be the person and officer whose name is subscribed to the foregoing instrumen and acknowledged to me that the same was the act of the said corporation, that he was duly authorized to perform the same by appropriate resolution of the Board of Directors of such Corporation and that he executed the same as the act of such Corporation for the purposes. and consideration therein expressed, and in the capacity therein stated.

NOTARY PUBLIC ' STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this compersonally appeared DR. SAM Y. DORFMAN, PRESIDENT OF THE FILLING STATION OF ADDIS known to me to be the person and officer whose name is subscribed to instrument and acknowledged to me that the same was the act of the said corporat he was duly authorized to perform the same by appropriate resolution of Directors of such Corporation and that he executed the same as the act of such Corporation GIVEN UNDER MY HAND AND SEAL OF OFFICE this the

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SAMBUCA II/FILLING STATION AN ADDITION TO THE TOWN OF ADDISON, ADDISON, TEXAS MARCH, 1994

DEWEY & ASSOCIATES FILE NO. 167

