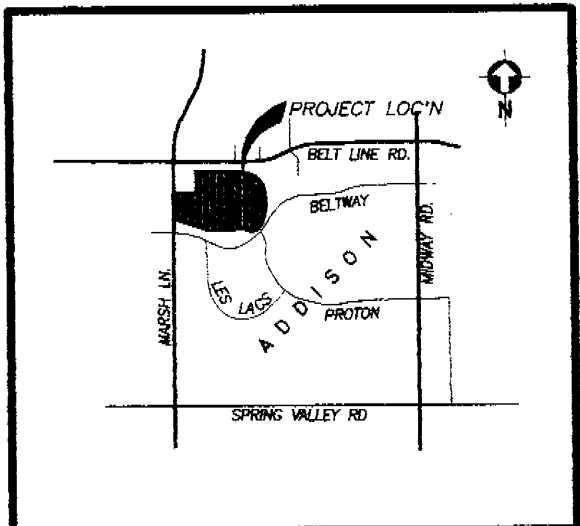


CURVE TABLE

CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
1	106°19'08"	50.00	68.74	92.76	S 53°00'00" E 80.05'
2	56°24'04"	110.00	50.94	93.52	S 80°10'05" E 89.79'
3	56°24'04"	110.00	58.88	108.28	N 80°10'05" W 103.96'
4	48°10'21"	115.58	51.67	97.17	S 89°38'47" E 84.34'
5	39°58'22"	100.38	36.58	70.17	S 88°15'13" W 68.75'
6	74°34'17"	190.00	144.67	247.29	N 08°42'25" E 230.20'
7	71°31'11"	210.00	151.23	262.13	S 10°13'58" W 245.44'
8	106°57'31"	15.58	21.03	29.08	S 33°30'02" E 25.04'
9	44°20'38"	121.00	49.31	93.85	S 16°23'58" W 91.33'
10	70°54'32"	30.00	21.56	37.15	S 03°07'01" W 34.80'
11	61°04'47"	50.85	34.21	50.00	N 31°23'46" E 31.44'
12	50°03'46"	154.12	71.97	134.66	N 63°58'34" W 130.42'
13	76°58'44"	30.00	23.85	40.31	N 62°25'17" E 37.34'
14	1°43'51"06"	121.00	15.85	31.53	S 12°12'34" E 31.44'
15	44°38'04"	81.00	33.25	63.10	N 16°32'41" E 61.52'
16	35°15'54"	359.27	114.19	221.13	
17	35°48'06"	242.50	85.32	164.08	
18	38°48'06"	232.90	81.80	157.32	
19	35°15'54"	349.27	111.01	214.97	



**VICINITY MAP
N.T.S.**

LINE TABLE

NO.	BEARING	DISTANCE
1	S 89°00'26" E	40.15'
2	S 89°00'26" E	10.00'
3	S 05°48'21" E	41.24'
4	S 89°00'26" E	128.10'
5	N 89°00'26" W	128.81'
6	S 31°13'39" W	42.52'
7	S 05°48'21" E	5.41'
8	N 05°46'21" W	10.17'
9	N 89°00'26" W	15.10'
10	N 89°00'26" W	10.00'
11	S 58°46'21" E	74.71'
12	S 31°13'39" W	15.00'
13	N 58°46'21" W	74.71'
14	S 31°13'39" W	17.50'
15	N 58°46'21" W	15.00'
16	N 31°13'39" E	70.00'
17	N 05°46'21" W	36.00'
18	N 08°31'39" E	30.23'
20	N 89°00'26" W	26.10'
21	S 89°03'54" E	27.73'
23	N 00°56'06" E	44.29'
27	S 66°16'02" W	21.51'
39	N 00°56'06" E	18.73'
40	S 75°01'43" W	10.40'
41	S 75°01'43" W	10.40'
42	S 75°01'43" W	55.51'
43	S 75°01'43" W	21.87'
44	N 75°01'43" E	14.49'
45	N 75°01'43" E	23.08'
47	N 75°01'43" E	15.60'
48	S 00°59'34" W	5.20'
49	S 75°01'43" W	15.60'
50	N 00°59'34" E	5.20'
51	N 75°01'43" E	10.16'
52	S 04°43'48" W	36.58'
53	N 04°43'48" W	36.58'
54	N 75°01'43" E	13.82'
55	N 07°45'01" E	17.37'
56	N 00°59'34" E	19.18'
57	N 89°00'26" W	16.00'
58	N 89°00'26" W	15.33'
59	N 00°59'34" E	55.01'
60	N 81°28'21" W	11.27'
61	N 81°28'21" W	10.00'
62	N 08°31'39" E	36.00'
63	N 81°28'21" W	44.58'
64	N 00°59'34" E	34.76'
65	N 89°00'26" W	10.00'
66	S 00°59'34" E	36.08'
67	N 08°31'39" E	92.59'
68	N 89°00'26" W	21.11'
69	N 89°00'26" W	15.00'
70	N 00°59'34" E	26.86'
71	N 00°59'34" W	28.18'
72	S 72°04'27" W	34.71'
73	S 17°53'37" W	28.00'
74	N 17°53'37" E	28.00'
75	N 72°04'27" W	27.25'
76	S 17°53'37" W	10.00'
77	S 17°53'37" W	10.23'
78	S 17°53'37" W	14.77'
79	S 27°04'06" E	39.57'
80	N 72°06'23" W	21.20'
81	N 27°04'06" E	39.57'
82	S 05°31'29" W	15.00'
83	S 05°31'29" W	15.00'
84	S 72°06'23" W	56.45'
85	S 72°06'23" W	20.00'
86	S 17°53'37" W	5.00'
87	N 17°53'37" E	5.00'
88	N 02°42'47" W	36.32'
89	N 02°42'47" W	36.32'
90	N 89°00'26" W	30.69'
91	S 77°42'26" E	23.82'
92	N 02°23'12" E	10.02'
93	S 89°36'48" E	30.00'
94	S 02°23'12" W	10.33'
95	N 77°45'26" W	23.82'
96	N 23°43'58" W	36.00'
97	N 00°59'34" E	37.44'
98	S 00°59'34" W	37.44'
99	N 89°00'26" W	11.74'
100	N 23°43'58" W	48.85'
101	N 00°59'34" E	12.57'
102	S 89°00'26" E	15.00'
103	N 89°00'26" W	16.50'
104	N 00°59'34" E	10.00'
105	N 89°00'26" W	5.18'

THE LINE HEREON LABELED "APPROX. LIMITS FULLY DEVELOPED CONDITIONS 100 YEAR FLOOD PLAIN" IS BASED ON HYDRAULIC MODELING PERFORMED BY O'BRIEN ENGINEERING, ASSUMING A CONDITION OF ULTIMATE DEVELOPMENT THROUGHOUT THE WATERSHED. THE HYDROLOGIC AND HYDRAULIC MODELS ARE ON FILE WITH THE TOWN OF ADDISON. (PER ORIGINAL PLAT, VOL. 93237, PG. 3840)

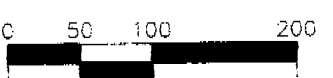
REPLAT

**LOTS 3A, 3B, 3C-1, 4R-1 & 5
ADDISON TOWN CENTER**

A REPLAT OF
LOTS 3A, 3B, 3C & 4R, BLOCK
ADDISON TOWN CENTER
AND ALL OF LOT 3, BLOCK A
PRINTEMPS ADDITION NO. 2
BEING IN THE

THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

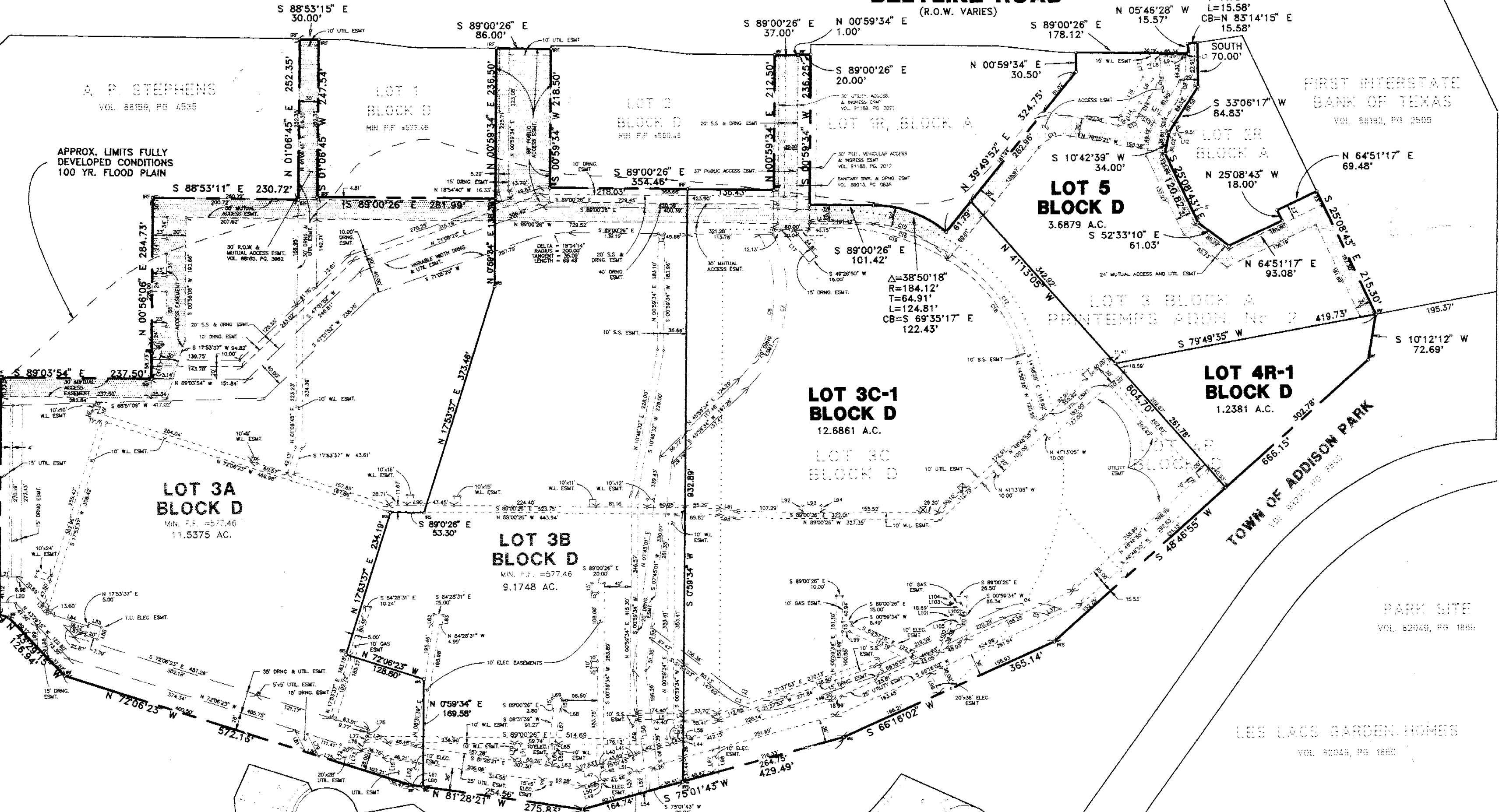
AUGUST 02, 1994



BELTLINE/MARSH BUSINESS PARK
BLOCK 2
VOL. 81808, PG. 8170

LOT 1, BLOCK 3
VOL. 81808, PG. 8170

LOT 1, BLOCK 1
VOL. 81808, PG. 8170



LEGEND
S.S. = SANITARY SEWER
W.L. = WATERLINE
DRNG. = DRAINAGE
10" = 10"x10" I.U. ELEC. ESMT.
□ = ACCESS ESMT.

SURVEYOR/ENGINEER:
LAWRENCE A. CATES & ASSOC., INC.
14200 MIDWAY ROAD, SUITE 122
DALLAS, TEXAS 75244
(214) 385-2272

OWNER LOT 5
PALOMAR PARTNERS, LTD.
8235 DOUGLAS STE. 1300
DALLAS, TEXAS 75225
(PHONE)

OWNER LOT 4R-1:
CAI PROPERTIES, LTD.
131 FALLS ST., STE. 201
GREENVILLE, S.C. 29601
(803) 271-3894

OWNER LOT 3A, 3B & 3C-1:
ADDISON INVESTORS, LTD.
131 FALLS ST., STE. 201
GREENVILLE, S.C. 29601
(803) 271-3894

FILED
 9/13/94 AM 10:39
 COUNTY CLERK
 TOWN OF ADDISON
 THOMAS L. CHENOWITH SURVEY
 ABSTRACT NO. 273
 VOLUME
 94176
 PAGE
 1030

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS ADDISON INVESTORS, LTD., CAI PROPERTIES, LTD. AND PALOMAR PARTNERS, LTD. ARE THE SOLE OWNERS OF A TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS; AND BEING OUT OF THE THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273; AND BEING ALL OF LOTS 3A, 3B, 3C AND 4R, BLOCK D OF ADDISON TOWN CENTER, AN ADDITION TO THE TOWN OF ADDISON, AS RECORDED IN VOLUME 94061, PAGE 00120 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; AND ALL OF LOT 3, BLOCK A, PRINTEMPS ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON, AS RECORDED IN VOLUME 93018, PAGE 3477 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 3A, BLOCK D OF SAID ADDISON TOWN CENTER, SAID POINT BEING IN THE EAST LINE OF MARSH LANE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE: N 00°56'06" E, ALONG THE EAST LINE OF SAID MARSH LANE AND THE WEST LINE OF SAID LOT 3A, BLOCK D, A DISTANCE OF 373.22 FEET TO AN IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO A.P. STEPHENS BY DEED RECORDED IN VOLUME 88159, PAGE 4535 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINES OF SAID LOT 3A, BLOCK D AND SAID A.P. STEPHENS TRACT THE FOLLOWING COURSES AND DISTANCES:

S 89°03'54" E, A DISTANCE OF 237.50 FEET TO AN IRON ROD FOUND FOR CORNER;

N 00°56'06" E, A DISTANCE OF 284.73 FEET TO AN IRON ROD FOUND FOR CORNER;

S 88°53'11" E, A DISTANCE OF 230.72 FEET TO AN IRON ROD FOUND FOR CORNER;

N 01°06'45" E, A DISTANCE OF 252.35 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID A.P. STEPHENS TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF BELT LINE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE: S 88°53'15" E, ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND A NORTH LINE OF SAID LOT 3A, BLOCK D, A DISTANCE OF 30.00 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK D OF THE SAID ADDISON TOWN CENTER;

THENCE: ALONG THE COMMON LINES OF SAID LOT 3A, BLOCK D AND LOT 1, BLOCK D, THE FOLLOWING COURSES AND DISTANCES:

S 01°06'45" W, A DISTANCE OF 247.54 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK D;

S 89°00'26" E, A DISTANCE OF 281.99 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK D, SAID POINT BEING AN INTERIOR CORNER OF SAID LOT 3A, BLOCK D;

THENCE: ALONG THE COMMON LINES OF SAID LOT 1, BLOCK D AND LOT 3B, BLOCK D, N 00°59'34" E, A DISTANCE OF 236.50 FEET TO AN IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK D, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID BELT LINE ROAD;

THENCE: S 89°00'26" E, ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND A NORTH LINE OF SAID LOT 3B, BLOCK D, A DISTANCE OF 86.00 FEET TO AN IRON ROD FOUND IN THE WEST LINE OF LOT 2, BLOCK D OF THE SAID ADDISON TOWN CENTER;

THENCE: S 00°59'34" W, ALONG THE COMMON LINES OF SAID LOT 3B, BLOCK D AND LOT 2, BLOCK D, A DISTANCE OF 218.50 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK D;

THENCE: CONTINUING ALONG THE COMMON LINE OF LOT 3B, BLOCK D AND LOT 2, BLOCK D, S 89°00'26" E, AT 218.03 FEET PASSING A NORTHEAST CORNER OF LOT 3B, BLOCK B SAME BEING A NORTHEAST CORNER OF LOT 3C, BLOCK D, IN ALL A DISTANCE OF 354.56 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF LOT 2, BLOCK D;

THENCE: N 00°59'34" E, ALONG THE COMMON LINE OF LOT 3C, BLOCK D AND THE EAST LINE OF LOT 2, BLOCK D, A DISTANCE OF 212.50 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK D, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID BELT LINE ROAD;

THENCE: S 89°00'26" E, ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND A NORTH LINE OF SAID LOT 3C, BLOCK D, A DISTANCE OF 37.90 FEET TO AN IRON ROD FOUND IN THE MOST WESTERLY LINE OF LOT 3, BLOCK A OF THE PRINTEMPS ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON, AS RECORDED IN VOLUME 93108, PAGE 3477 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: N 00°59'34" E, ALONG THE WEST LINE OF SAID LOT 3, BLOCK A OF THE PRINTEMPS ADDITION NO. 2, A DISTANCE OF 1.00 FOOT TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 3, BLOCK A, SAID POINT BEING IN THE SOUTH LINE OF SAID BELT LINE ROAD;

THENCE: S 89°00'26" E, ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND A NORTH LINE OF SAID LOT 3, BLOCK A, PRINTEMPS ADDITION NO. 2, A DISTANCE OF 20.00 FEET TO AN IRON ROD FOUND FOR CORNER IN THE WEST LINE OF LOT 1R, BLOCK A, PRINTEMPS ADDITION NO. 2, AS RECORDED IN VOLUME 92162, PAGE 2251 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINES OF LOT 3, BLOCK A AND LOT 1R, BLOCK A, PRINTEMPS ADDITION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

S 00°59'34" W, A DISTANCE OF 236.25 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1R, BLOCK A;

S 89°00'26" E, A DISTANCE OF 101.42 FEET TO AN IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S 69°35'17" E, 122.43 FEET;

IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38°50'18", A RADIUS OF 184.12 FEET, AND AN ARC LENGTH OF 124.81 FEET TO AN IRON ROD FOUND FOR CORNER AT THE END OF SAID CURVE, SAME BEING THE SOUTHEAST CORNER OF LOT 1R, BLOCK A;

N 39°49'52" E, A DISTANCE OF 324.75 FEET TO AN IRON ROD FOUND FOR CORNER;

N 00°59'34" E, A DISTANCE OF 30.50 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1R, BLOCK A, SAID POINT BEING IN THE SOUTH LINE OF SAID BELT LINE ROAD;

THENCE: ALONG THE SOUTH LINE OF BELT LINE ROAD AND A NORTH LINE OF LOT 3, BLOCK A, PRINTEMPS ADDITION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

S 89°00'26" E, A DISTANCE OF 178.12 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER;

N 05°46'28" W, A DISTANCE OF 15.57 FEET TO AN "X" FOUND IN CONCRETE AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CHORD BEARS N 83°14'15" E, 15.58 FEET;

IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1971.00 FEET, A CENTRAL ANGLE OF 00°27'11", AND AN ARC LENGTH OF 15.58 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 2R, BLOCK A, PRINTEMPS ADDITION NO. 2, AS RECORDED IN VOLUME 93019, PAGE 3477 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF LOT 3, BLOCK A AND LOT 2R, BLOCK A, PRINTEMPS ADDITION NO. 2, THE FOLLOWING COURSES AND DISTANCES:

SOUTH, A DISTANCE OF 70.00 FEET TO AN IRON ROD FOUND FOR CORNER;

S 33°06'17" W, A DISTANCE OF 84.83 FEET TO AN IRON ROD FOUND FOR CORNER;

S 10°42'39" W, A DISTANCE OF 34.00 FEET TO AN IRON ROD FOUND FOR CORNER;

S 25°08'43" E, A DISTANCE OF 120.82 FEET TO AN IRON ROD FOUND FOR CORNER;

S 52°33'10" E, A DISTANCE OF 61.03 FEET TO AN IRON ROD FOUND FOR CORNER AT THE MOST SOUTHERLY CORNER OF SAID LOT 2R, BLOCK A;

N 64°51'17" E, A DISTANCE OF 93.08 FEET TO AN IRON ROD FOUND FOR CORNER;

N 25°08'43" W, A DISTANCE OF 18.00 FEET TO AN IRON ROD FOUND FOR CORNER;

N 64°51'17" E, A DISTANCE OF 69.48 FEET TO AN IRON ROD FOUND FOR CORNER AT THE MOST EASTERLY CORNER OF SAID LOT 2R, BLOCK A, SAID POINT BEING IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO FIRST INTERSTATE BANK OF TEXAS BY DEED RECORDED IN VOLUME 88182, PAGE 2509 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: S 25°08'43" E, ALONG THE COMMON LINES OF SAID LOT 3, BLOCK A AND THE WEST LINE OF SAID FIRST INTERSTATE BANK OF TEXAS TRACT, A DISTANCE OF 215.30 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK A, SAID POINT BEING THE SOUTHWEST CORNER OF SAID FIRST INTERSTATE BANK OF TEXAS TRACT, THE NORTHEAST CORNER OF LOT 4R, BLOCK D, ADDISON TOWN CENTER ADDITION AS RECORDED IN VOLUME 94061, PAGE 00120 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND AN INTERIOR CORNER OF A TRACT OF LAND DEDICATED TO THE TOWN OF ADDISON FOR PARK AS RECORDED IN VOLUME 93237, PAGE 3840 AND VOLUME 94061, PAGE 00120 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: S 10°12'12" W, ALONG THE COMMON LINES OF SAID ADDISON PARK TRACT AND SAID LOT 4R, BLOCK D, A DISTANCE OF 72.69 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE: S 48°48'55" W, CONTINUING ALONG THE COMMON LINES OF THE ADDISON PARK TRACT AND LOT 4R, BLOCK D, AT 13.91 FEET PASSING AN IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF SAID LOT 4R, BLOCK D, SAID POINT BEING THE MOST EASTERLY CORNER OF LOT 3C, BLOCK D AND CONTINUING WITH THE COMMON LINE OF THE ADDISON PARK TRACT AND LOT 3C, BLOCK D, A TOTAL DISTANCE OF 666.15 FEET TO AN IRON ROD FOR CORNER;

THENCE: CONTINUING ALONG THE COMMON LINE OF THE ADDISON PARK TRACT AND BLOCK D, ADDISON TOWN CENTER, THE FOLLOWING COURSES AND DISTANCES:

S 66°16'02" W, A DISTANCE OF 365.14 FEET TO AN IRON ROD FOUND FOR CORNER;

S 75°01'43" W, A DISTANCE OF 429.49 FEET TO AN IRON ROD FOUND FOR CORNER;

N 81°28'21" W, A DISTANCE OF 275.83 FEET TO AN IRON ROD FOUND FOR CORNER;

N 72°08'23" W, A DISTANCE OF 572.16 FEET TO AN IRON ROD FOUND FOR CORNER;

N 43°29'15" W, A DISTANCE OF 126.94 FEET TO AN IRON ROD FOUND FOR CORNER;

N 72°08'23" W, A DISTANCE OF 16.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.3243 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ADDISON INVESTORS, LTD., CAI PROPERTIES, LTD. AND PALOMAR PARTNERS, LTD. ("OWNERS") DO HEREBY ADOPT THIS PLAT DESIGNATING THE HERINAFORE PROPERTY AS LOTS 3A, 3B, 3C-1, 4R-1 AND 5, BLOCK D OF ADDISON TOWN CENTER, 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 EASEMENTS 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 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 FOR WHICH EASEMENTS ARE GRANTED.

ANY DRAINAGE AND FLOODWAY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC 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 CITY 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 RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT. HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO CHANNELIZE OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE CITY 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 CITY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS AND CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, GROWTH, VEGETATION, WEEDS, RUBBISH, REFUSE, MATTER AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION AND MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE CHANNELS AND CREEKS THROUGH THE DRAINAGE AND FLOODWAY EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE NATURAL DRAINAGE CHANNELS, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES. BUILDING AREAS OUTSIDE THE DRAINAGE AND FLOODWAY EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR OF ELEVATION OF EACH LOT SHALL BE SHOWN ON THE PLAT.

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 DANGER 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 SANITARY 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.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE 22 DAY OF August, 1994.

DAVID GLENN, PRESIDENT
ADDISON INVESTORS, LTD.
BY: CENTENNIAL AMERICAN PROPERTIES
TEXAS, INC., GENERAL PARTNER
DAVID GLENN, PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID GLENN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF August, 1994.

MELISSA A. CLARK, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE 22 DAY OF August, 1994.

DAVID GLENN, PRESIDENT
CAI PROPERTIES, LTD.
BY: CENTENNIAL AMERICAN PROPERTIES
TEXAS, INC., GENERAL PARTNER
DAVID GLENN, PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID GLENN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF August, 1994.

MELISSA A. CLARK, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR/ENGINEER:
LAWRENCE A. CATES & ASSOC., INC.
14200 MIDWAY ROAD, SUITE 122
DALLAS, TEXAS 75244
(214) 385-2272

OWNER LOT 5
PALOMAR PARTNERS, LTD.
8235 DOUGLAS STE. 1300
DALLAS, TEXAS 75225
(214) 360-9600

OWNER LOT 3A, 3B & 3C-1:
ADDISON INVESTORS, LTD.
131 FALLS ST., STE. 201
GREENVILLE, S.C. 29601
(803) 271-3894

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE 29th DAY OF August, 1994.

JOHN REBENS DORF, PRESIDENT
PALOMAR PARTNERS, LTD.
BY: HPI MANAGEMENT CO., GENERAL PARTNER
JOHN REBENS DORF, PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN REBENS DORF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th DAY OF August, 1994.

DONNA STALEY, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

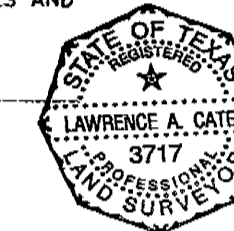


STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS

THAT I, LAWRENCE A. CATES, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS REPLAT FROM AN ACTUAL SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED AS DEFINED BY THE FIELD NOTES FOR SAID TRACT IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE TOWN OF ADDISON, TEXAS.

LAWRENCE A. CATES, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717

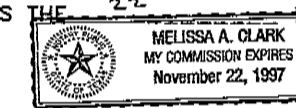


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE A. CATES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF August, 1994.

MELISSA A. CLARK, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS THE 22 DAY OF August, 1994.

CHAIRMAN
PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE 22 DAY OF August, 1994.

MAYOR, CITY SECRETARY

REPLAT

LOTS 3A, 3B, 3C-1, 4R-1 & 5
ADDISON TOWN CENTER

A REPLAT OF
LOTS 3A, 3B, 3C & 4R, BLOCK D
ADDISON TOWN CENTER
AND ALL OF LOT 3, BLOCK A
PRINTEMPS ADDITION NO. 2

BEING IN THE
THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

AUGUST 02, 1994

FILED
94 SEP 13 AM 10:39
EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS ADDISON INVESTORS, LTD., CAI PROPERTIES, LTD. AND PALOMAR PARTNERS, LTD. ARE THE SOLE OWNERS OF A TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS; AND BEING OUT OF THE THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273; AND BEING ALL OF LOTS 3A, 3B, 3C AND 4R, BLOCK D OF ADDISON TOWN CENTER, AN ADDITION TO THE TOWN OF ADDISON, AS RECORDED IN VOLUME 94061, PAGE 00120 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; AND ALL OF LOT 3, BLOCK A, PRINTEMPS ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON AS RECORDED IN VOLUME 93018, PAGE 3477 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 3A, BLOCK D OF SAID ADDISON TOWN CENTER, SAID POINT BEING IN THE EAST LINE OF MARSH LANE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE: N 00°56'06" E, ALONG THE EAST LINE OF SAID MARSH LANE AND THE WEST LINE OF SAID LOT 3A, BLOCK D, A DISTANCE OF 373.22 FEET TO AN IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO A.P. STEPHENS BY DEED RECORDED IN VOLUME 88159, PAGE 4535 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINES OF SAID LOT 3A, BLOCK D AND SAID A.P. STEPHENS TRACT THE FOLLOWING COURSES AND DISTANCES:

S 89°03'54" E, A DISTANCE OF 237.50 FEET TO AN IRON ROD FOUND FOR CORNER;

N 00°56'06" E, A DISTANCE OF 284.73 FEET TO AN IRON ROD FOUND FOR CORNER;

S 88°53'11" E, A DISTANCE OF 230.72 FEET TO AN IRON ROD FOUND FOR CORNER;

N 01°06'45" E, A DISTANCE OF 252.35 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID A.P. STEPHENS TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF BELT LINE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE: S 88°53'15" E, ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND A NORTH LINE OF SAID LOT 3A, BLOCK D, A DISTANCE OF 30.00 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK D OF THE SAID ADDISON TOWN CENTER;

THENCE: ALONG THE COMMON LINES OF SAID LOT 3A, BLOCK D AND LOT 1, BLOCK D, THE FOLLOWING COURSES AND DISTANCES:

S 01°06'45" W, A DISTANCE OF 247.54 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK D;

S 89°00'26" E, A DISTANCE OF 281.99 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK D, SAID POINT BEING AN INTERIOR CORNER OF SAID LOT 3A, BLOCK D;

THENCE: ALONG THE COMMON LINES OF SAID LOT 1, BLOCK D AND LOT 3B, BLOCK D, N 00°59'34" E, A DISTANCE OF 236.50 FEET TO AN IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID BELT LINE ROAD;

THENCE: S 89°00'26" E, ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND A NORTH LINE OF SAID LOT 3B, BLOCK D, A DISTANCE OF 86.00 FEET TO AN IRON ROD FOUND IN THE WEST LINE OF LOT 2, BLOCK D OF THE SAID ADDISON TOWN CENTER;

THENCE: S 00°59'34" W, ALONG THE COMMON LINES OF SAID LOT 3B, BLOCK D AND LOT 2, BLOCK D, A DISTANCE OF 218.50 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK D;

THENCE: CONTINUING ALONG THE COMMON LINE OF LOT 3B, BLOCK D AND LOT 2, BLOCK D, S 89°00'26" E, AT 218.03 FEET PASSING A NORTHEAST CORNER OF LOT 3B, BLOCK B SAME BEING A NORTHEAST CORNER OF LOT 3C, BLOCK D, IN ALL A DISTANCE OF 354.56 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF LOT 2, BLOCK D;

THENCE: N 00°59'34" E, ALONG THE COMMON LINE OF LOT 3C, BLOCK D AND THE EAST LINE OF LOT 2, BLOCK D, A DISTANCE OF 212.50 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK D, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID BELT LINE ROAD;

THENCE: S 89°00'26" E, ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND A NORTH LINE OF SAID LOT 3C, BLOCK D, A DISTANCE OF 37.00 FEET TO AN IRON ROD FOUND IN THE MOST WESTERLY LINE OF LOT 3, BLOCK A OF THE PRINTEMPS ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON, AS RECORDED IN VOLUME 93108, PAGE 3477 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: N 00°59'34" E, ALONG THE WEST LINE OF SAID LOT 3, BLOCK A OF THE PRINTEMPS ADDITION NO. 2, A DISTANCE OF 1.00 FOOT TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 3, BLOCK A, SAID POINT BEING IN THE SOUTH LINE OF SAID BELT LINE ROAD;

THENCE: S 89°00'26" E, ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND A NORTH LINE OF SAID LOT 3, BLOCK A, PRINTEMPS ADDITION NO. 2, A DISTANCE OF 20.00 FEET TO AN IRON ROD FOUND FOR CORNER IN THE WEST LINE OF LOT 1R, BLOCK A, PRINTEMPS ADDITION NO. 2, AS RECORDED IN VOLUME 92162, PAGE 2251 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINES OF LOT 3, BLOCK A AND LOT 1R, BLOCK A, PRINTEMPS ADDITION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

S 00°59'34" W, A DISTANCE OF 236.25 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1R, BLOCK A;

S 89°00'26" E, A DISTANCE OF 101.42 FEET TO AN IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S 69°35'17" E, 122.43 FEET;

IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38°50'18", A RADIUS OF 184.12 FEET, AND AN ARC LENGTH OF 124.81 FEET TO AN IRON ROD FOUND FOR CORNER AT THE END OF SAID CURVE, SAME BEING THE SOUTHEAST CORNER OF LOT 1R, BLOCK A;

N 39°49'52" E, A DISTANCE OF 324.75 FEET TO AN IRON ROD FOUND FOR CORNER;

N 00°59'34" E, A DISTANCE OF 30.50 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1R, BLOCK A, SAID POINT BEING IN THE SOUTH LINE OF SAID BELT LINE ROAD;

THENCE: ALONG THE SOUTH LINE OF BELT LINE ROAD AND A NORTH LINE OF LOT 3, BLOCK A, PRINTEMPS ADDITION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

S 89°00'26" E, A DISTANCE OF 178.12 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER;

N 05°46'28" W, A DISTANCE OF 15.57 FEET TO AN "X" FOUND IN CONCRETE AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CHORD BEARS N 83°14'15" E, 15.58 FEET;

IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1971.00 FEET, A CENTRAL ANGLE OF 00°27'11", AND AN ARC LENGTH OF 15.58 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 2R, BLOCK A, PRINTEMPS ADDITION NO. 2 AS RECORDED IN VOLUME 93019, PAGE 3477 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF LOT 3, BLOCK A AND LOT 2R, BLOCK A, PRINTEMPS ADDITION NO. 2, THE FOLLOWING COURSES AND DISTANCES:

SOUTH, A DISTANCE OF 70.00 FEET TO AN IRON ROD FOUND FOR CORNER;

S 33°06'17" W, A DISTANCE OF 84.83 FEET TO AN IRON ROD FOUND FOR CORNER;

S 10°42'39" W, A DISTANCE OF 34.00 FEET TO AN IRON ROD FOUND FOR CORNER;

S 25°08'45" E, A DISTANCE OF 120.82 FEET TO AN IRON ROD FOUND FOR CORNER;

S 52°33'10" E, A DISTANCE OF 61.03 FEET TO AN IRON ROD FOUND FOR CORNER AT THE MOST SOUTHERLY CORNER OF SAID LOT 2R, BLOCK A;

N 64°51'17" E, A DISTANCE OF 95.08 FEET TO AN IRON ROD FOUND FOR CORNER;

N 25°08'45" W, A DISTANCE OF 18.00 FEET TO AN IRON ROD FOUND FOR CORNER;

N 64°51'17" E, A DISTANCE OF 69.48 FEET TO AN IRON ROD FOUND FOR CORNER AT THE MOST EASTERLY CORNER OF SAID LOT 2R, BLOCK A, SAID POINT BEING IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO FIRST INTERSTATE BANK OF TEXAS BY DEED RECORDED IN VOLUME 88192, PAGE 2509 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: S 25°08'45" E, ALONG THE COMMON LINES OF SAID LOT 3, BLOCK A AND THE WEST LINE OF SAID FIRST INTERSTATE BANK OF TEXAS TRACT, A DISTANCE OF 215.30 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK A, SAME BEING THE SOUTHWEST CORNER OF SAID FIRST INTERSTATE BANK OF TEXAS TRACT, THE NORTHEAST CORNER OF LOT 4R, BLOCK D, ADDISON TOWN CENTER ADDITION AS RECORDED IN VOLUME 94061, PAGE 00120 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND AN INTERIOR CORNER OF A TRACT OF LAND DEDICATED TO THE TOWN OF ADDISON FOR PARK AS RECORDED IN VOLUME 93237, PAGE 3840 AND VOLUME 94061, PAGE 00120 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: S 10°12'12" W, ALONG THE COMMON LINES OF SAID ADDISON PARK TRACT AND SAID LOT 4R, BLOCK D, A DISTANCE OF 72.69 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE: S 48°46'55" W, CONTINUING ALONG THE COMMON LINES OF THE ADDISON PARK TRACT AND LOT 4R, BLOCK D, AT 513.91 FEET PASSING AN IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF SAID LOT 4R, BLOCK D, SAID POINT BEING THE MOST EASTERLY CORNER OF LOT 3C, BLOCK D AND CONTINUING WITH THE COMMON LINE OF THE ADDISON PARK TRACT AND LOT 3C, BLOCK D, A TOTAL DISTANCE OF 666.15 FEET TO AN IRON ROD FOR CORNER;

THENCE: CONTINUING ALONG THE COMMON LINE OF THE ADDISON PARK TRACT AND BLOCK D, ADDISON TOWN CENTER, THE FOLLOWING COURSES AND DISTANCES:

S 66°16'02" W, A DISTANCE OF 365.14 FEET TO AN IRON ROD FOUND FOR CORNER;

S 75°01'43" W, A DISTANCE OF 429.49 FEET TO AN IRON ROD FOUND FOR CORNER;

N 81°28'21" W, A DISTANCE OF 275.83 FEET TO AN IRON ROD FOUND FOR CORNER;

N 72°06'23" W, A DISTANCE OF 572.16 FEET TO AN IRON ROD FOUND FOR CORNER;

N 43°29'15" W, A DISTANCE OF 126.94 FEET TO AN IRON ROD FOUND FOR CORNER;

N 72°06'23" W, A DISTANCE OF 16.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.3243 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ADDISON INVESTORS, LTD., CAI PROPERTIES, LTD. AND PALOMAR PARTNERS, LTD. (OWNERS) DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBOVE PROPERTY AS LOTS 3A, 3B, 3C-1, 4R-1 AND 5, BLOCK D OF ADDISON TOWN CENTER, 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 EASEMENTS 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 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 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 REGARD 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 CITY 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 OBSTACLE TO THE NATURAL FLOW OF WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO CHANNELIZE OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE CITY 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 CITY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS AND CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, GROWTH, VEGETATION, WEEDS, RUBBISH, REFUSE, MATTER AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION AND MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE CHANNELS AND CREEKS THROUGH THE DRAINAGE AND FLOODWAY EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE NATURAL DRAINAGE CHANNELS, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES. BUILDING AREAS OUTSIDE THE DRAINAGE AND FLOODWAY EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR OF ELEVATION OF EACH LOT SHALL BE SHOWN ON THE PLAT.

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, INCLUDING BUT NOT LIMITED TO, THE INSTALLATION, REPAIR, 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 INSTALLED.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF ADDISON, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE 22 DAY OF August 1994.

DAVID GLENN
ADDISON INVESTORS, LTD.
BY: CENTENNIAL AMERICAN PROPERTIES TEXAS, INC., GENERAL PARTNER DAVID GLENN, PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID GLENN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF August 1994.

MELISSA A. CLARK
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE 22 DAY OF August 1994.

DAVID GLENN
CAI PROPERTIES, LTD.
BY: CENTENNIAL AMERICAN PROPERTIES TEXAS, INC., GENERAL PARTNER DAVID GLENN, PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID GLENN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF August 1994.

MELISSA A. CLARK
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR/ENGINEER:
LAWRENCE A. CATES & ASSOC., INC.
14200 MIDWAY ROAD, SUITE 122
DALLAS, TEXAS 75244
(214) 385-2272

OWNER LOT 5
PALOMAR PARTNERS, LTD.
8235 DOUGLAS STE. 1300
DALLAS, TEXAS 75225
(214) 360-9600

OWNER LOT 4R-1:
CAI PROPERTIES, LTD.
131 FALLS ST., STE 201
GREENVILLE, S.C. 29601
(803) 271-3894

OWNER LOT 3A, 3B & 3C-1:
ADDISON INVESTORS, LTD.
131 FALLS ST., STE. 201
GREENVILLE, S.C. 29601
(803) 271-3894

REPLAT
LOTS 3A,3B,3C-1,4R-1 & 5
ADDISON TOWN CENTER

A REPLAT OF
LOTS 3A, 3B, 3C & 4R, BLOCK D
ADDISON TOWN CENTER
AND ALL OF LOT 3, BLOCK A
PRINTEMPS ADDITION NO. 2

BEING IN THE
THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

AUGUST 02, 1994

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE 29th DAY OF August 1994.

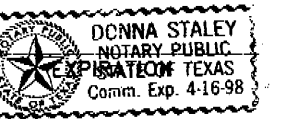
JOHN REBENSORF
PALOMAR PARTNERS, LTD.
BY: HPI MANAGEMENT CO., GENERAL PARTNER JOHN REBENSORF, PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN REBENSORF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th DAY OF August 1994.

DOUGLAS STEIN
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

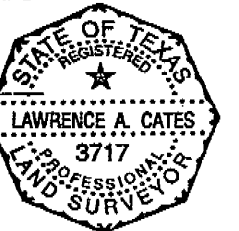


STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS

THAT I, LAWRENCE A. CATES, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS REPLAT FROM AN ACTUAL SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED AS DEFINED BY THE FIELD NOTES FOR SAID TRACT IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE TOWN OF ADDISON, TEXAS.

LAWRENCE A. CATES, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717

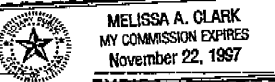


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE A. CATES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF August 1994.

MELISSA A. CLARK
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS THE DAY OF 1994.

CHAIRMAN
PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE DAY OF 1994.

MAYOR
CITY SECRETARY

Notwithstanding herein which restricts the sale, lease, or use of the
described property because of color or race to the
responsible interest therein.
STATE OF TEXAS
I hereby certify this instrument was filed on the date and time
indicated herein by me and was duly recorded on the date and time
indicated herein by me and was duly recorded on the date and time
indicated herein by me and was duly recorded on the date and time
indicated herein by me.

SEP 13 1994



Earl Bullock
COUNTY CLERK, Dallas County, Texas

FILED

94 SEP 13 AM 10:38

EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

RETURN TO .

NAME DIANA MILLER

ADDRESS TOWN OF ADDISON, PO Box 144

CITY ADDISON, TX 75001

94176 01646