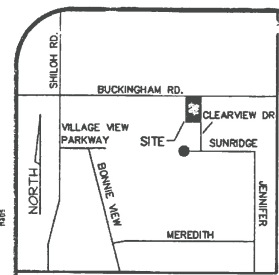


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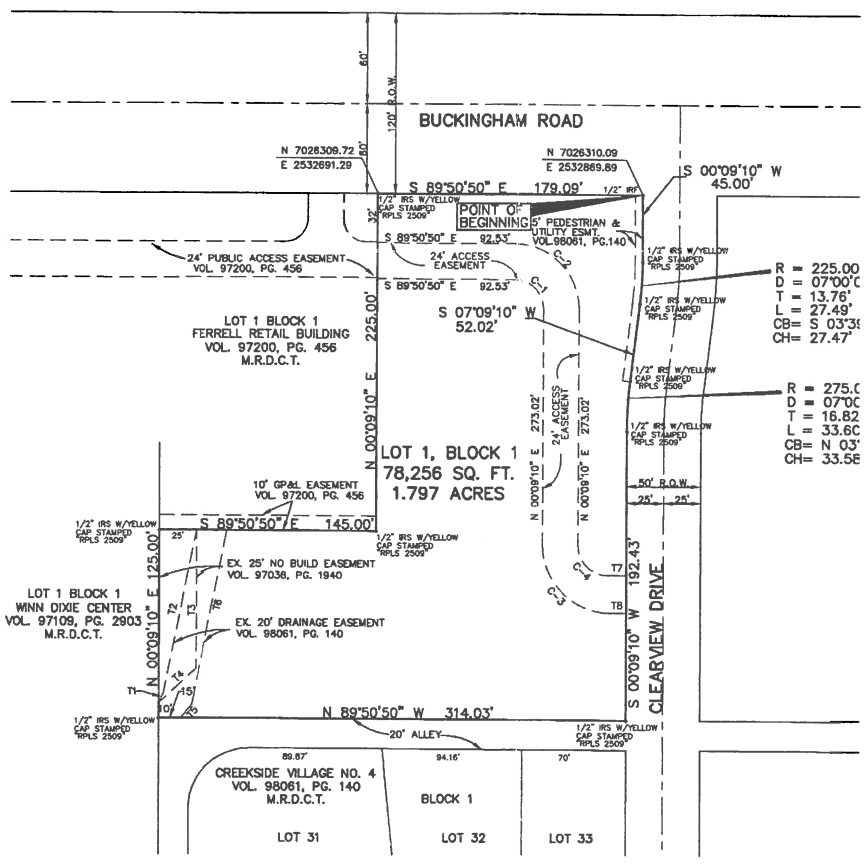


LINE TABLE

TANGENT	BEARING	LENGTH
T1	S 23°02'37" W	8.68'
T2	S 11°23'28" W	110.14'
T3	N 00°04'52" E	92.03'
T4	S 47°29'29" W	33.94'
T5	S 38°47'27" W	11.50'
T6	S 11°23'28" W	118.27'
T7	S 89°50'50" E	12.50'
T8	S 89°50'50" E	12.50'

CURVE TABLE

CURVE	NORTH	EAST	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	4922.7771	5092.1889	20.00'	90°00'00"	20.00'	31.42'	28.28'	S 44°50'50" E
C-2	4922.7771	5092.1889	44.00'	90°00'00"	44.00'	89.11'	62.23'	S 44°50'50" E
C-3	4766.7875	5157.5259	45.76'	88°42'45"	44.74'	70.85'	63.98'	N 43°17'36" E
C-4	4766.0653	5155.7692	20.00'	90°00'00"	20.00'	31.42'	28.28'	N 44°50'50" W

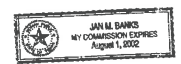


COORDINATES SHOWN HEREON ARE NAD83(93) TEXAS NORTH CENTRAL ZONE STATE PLANE GRID COORDINATES, WITH A SCALE FACTOR OF 0.999875805375, ESTABLISHED FROM CITY OF GARLAND G.P.S. POINT NO. 27 AND ITS AZIMUTH MARK (REF. AZ 34 DEG. 42 MIN. 48 SEC.)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for the state of Texas, on this day personally appeared PAUL SICILIANO, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11 day of March, 2002.



Janil Barks
Notary Public in and for the state of Texas

Approved and accepted for the City of Garland on this 28th day of January, 2002, by the City Plan Commission of the City of Garland, Texas.

By: [Signature] Chairman of the City Plan Commission
By: [Signature] City Secretary

Approval of this plat is contingent on the plat being filed for record in the Dallas County Clerk's office within 180 days of the approval date.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Siciliano's Inc. is the owner of that certain tract of land situated in the Isham Browder Survey, Abstract No. 70, Dallas County, Texas and being all of that certain tract of land described in Volume 2000116, Page 2214, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the South line of Buckingham Road, (120 foot R.O.W.), and the west line of Clearview Drive, (50 foot R.O.W.);

THENCE along the said west line of Clearview Drive as follows;

South 00 deg. 09 min. 10 sec. West, a distance of 45.00 feet to a 1/2 inch iron rod set with yellow cap stamped "RPLS 2509" at the beginning of a curve to the right, said curve having a central angle of 07 deg. 00 min. 01 sec., a radius of 225.00 feet, a tangent of 13.76 feet, and a chord that bears South 03 deg. 39 min. 10 sec. West, 27.47 feet;

Southerly, along said curve to the right, an arc distance of 27.49 feet to a 1/2 inch iron rod set with yellow cap stamped "RPLS 2509";

South 07 deg. 09 min. 10 sec. West, a distance of 52.02 feet to a 1/2 inch iron rod set with yellow cap stamped "RPLS 2509" at the beginning of a curve to the left, said curve having a central angle of 07 deg. 00 min. 02 sec., a radius of 275.00 feet, a tangent of 16.82 feet, and a chord that bears North 3 deg. 39 min. 09 sec. East, 33.58 feet;

Southerly, along said curve to the left, an arc distance of 33.60 feet to a 1/2 inch iron rod set with yellow cap stamped "RPLS 2509";

South 00 deg. 09 min. 10 sec. West, a distance of 192.43 feet to a 1/2 inch iron rod set with yellow cap stamped "RPLS 2509" for corner at the intersection of said west line of Clearview Drive and the north line of a 20 foot alley, of Creekside Village No. 4, as recorded in Volume 98061, Page 140, Deed Records of Dallas County, Texas;

THENCE North 89 deg. 50 min. 50 sec. West, along the said north line of a 20 foot alley, a distance of 314.03 feet, to a 1/2 inch iron rod set with yellow cap stamped "RPLS 2509" for corner on the east line of a tract of land conveyed to Winn Dixie Center, an addition to the City of Garland, as recorded in Volume 97109, Page 2903, Deed Records of Dallas County, Texas;

THENCE North 00 deg. 09 min. 10 sec. East, along the said east line of Winn Dixie Center a distance of 125.00 feet, to a 1/2 inch iron rod set with yellow cap stamped "RPLS 2509" for corner at the southwest corner of a tract of land conveyed to Ferrell Retail Building, an addition to the City of Garland, as recorded in Volume 97200, Page 456, Deed Records of Dallas County, Texas;

THENCE South 89 deg. 50 min. 50 sec. East, along the south line of said Ferrell Retail Building, a distance of 145.00 feet, to a 1/2 inch iron rod set with yellow cap stamped "RPLS 2509" for corner at the southwest corner of said Ferrell Retail Building;

THENCE North 00 deg. 09 min. 10 sec. East, along the east line of said Ferrell Retail Building, a distance of 225.00 feet, to a 1/2 inch iron rod set with yellow cap stamped "RPLS 2509" for corner on said south line of Buckingham Road;

THENCE South 89 deg. 50 min. 50 sec. East, along said south line of Buckingham Drive, a distance of 179.09 feet, to the POINT OF BEGINNING and containing 78,256 square feet or 1.797 acres of land.

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

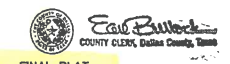
That, Siciliano's Inc., the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as TASTE OF ITALY, LOT 1, BLOCK 1, on addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility, and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility and fire lane easements is the responsibility of the property owner.

All water and wastewater easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this 11 day of March, 2002.

SICILIANO'S, INC.
By: Paul Siciliano
PAUL SICILIANO, PRESIDENT



FINAL PLAT
TASTE OF ITALY

BEING LOCATED IN ISHAM BROWDER SURVEY, ABSTRACT 70
CITY OF GARLAND, DALLAS COUNTY, TEXAS

SICILIANO'S, INC. OWNER
2532 WALNUT GARLAND, TEXAS (972) 276-8913

LANE'S SOUTHWEST SURVEYING, INC. SURVEYOR
2717 MOTLEY DRIVE, SUITE B MESQUITE, TEXAS (972) 881-4442 75150-3861

DECEMBER 2001

This plat is recorded in Vol. _____ Pg. No. _____ Date _____

6:\2001\212120\347.dwg Noted Mar 11 07:57:03 2002

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COUNTY CLERK
DALLAS COUNTY

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