

LEGAL DESCRIPTION

BEING A tract of land situated in the William Lomax Survey, Abstract No. 792, City of Addison, Dallas County, Texas, and being a part of a 23.81 acre tract of land conveyed to A. R. Sowell by deed recorded in Volume 694, Page 289 of the Deed Records of Dallas County, Texas;

BEGINNING at an iron rod in the east line of Addison Road (a 60' R.O.W.), said iron rod also being the northwest corner of said Sowell tract and the southwest corner of Kemp Engineering Company Addition, an addition to the City of Addison, Dallas County, Texas as recorded in Volume 72152, Page 432 of Deed Records, Dallas County, Texas;

THENCE North 89 deg. 58 min. 00 sec. East with the north line of said Sowell tract and the south line of said Kemp Engineering Company Addition a distance of 436.69 feet to an iron rod for corner said iron rod being in the west line of Bent Tree III Addition, an addition to the City of Addison, Dallas County, Texas as recorded in Volume 79148, Page 1365 of the Deed Records of Dallas County, Texas;

THENCE South along the west line of said Bent Tree III Addition and the westerly line of a tract of land conveyed to Robert S. Folsom Investments, Inc. by deed filed October 14, 1974 in the Deed Records of Dallas County, Texas a distance of 445.95 feet to the southwest corner of a 4.471 acre tract of land conveyed to Harry Lee and Sophie Lee by deed recorded in Volume 80068, Page 2006, Deed Records, Dallas County, Texas, to a point for corner;

THENCE South 89 deg. 58 min. 00 sec. West along the south line of said Lee tract a distance of 19.26 feet to an iron rod for corner;

THENCE South along the westerly line of said Folsom tract a distance of 208.71 feet to an iron rod for corner;

THENCE South 89 deg. 58 min. 00 sec. West along the northerly line of said Folsom tract a distance of 208.71 feet to an iron rod for corner;

THENCE North a distance of 208.71 feet to an iron rod for corner;

THENCE South 89 deg. 58 min. 00 sec. West a distance of 208.71 feet to an iron rod found in the east line of Addison Road, said iron rod being the southwest corner of said Lee tract;

THENCE North along the east line of Addison Road and the west line of said Lee tract a distance of 445.95 feet to the POINT OF BEGINNING and containing 238,297.27 square feet or 5.4706 acres of land, more or less.

That 2M Enterprises, Inc. ("Owner") does hereby adopt this plat designating the hereinabove property as the STORAGE USA ADDITION, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owners dedicate to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owners shall have the right to use these easements, provided however, that it does not unreasonably interfere or impede with the provisions of the not unreasonably interfere or impede with the provisions 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 regards to maintenance responsibilities. The existing channel or creeks, including the drainage and floodway easement channel, 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. Provided, 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 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 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 of 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 owners. 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 owners shall at their sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any 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 description 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 hand at _____, Texas, this the _____ day of _____, 199__.

BY:

2 M ENTERPRISES, INC.

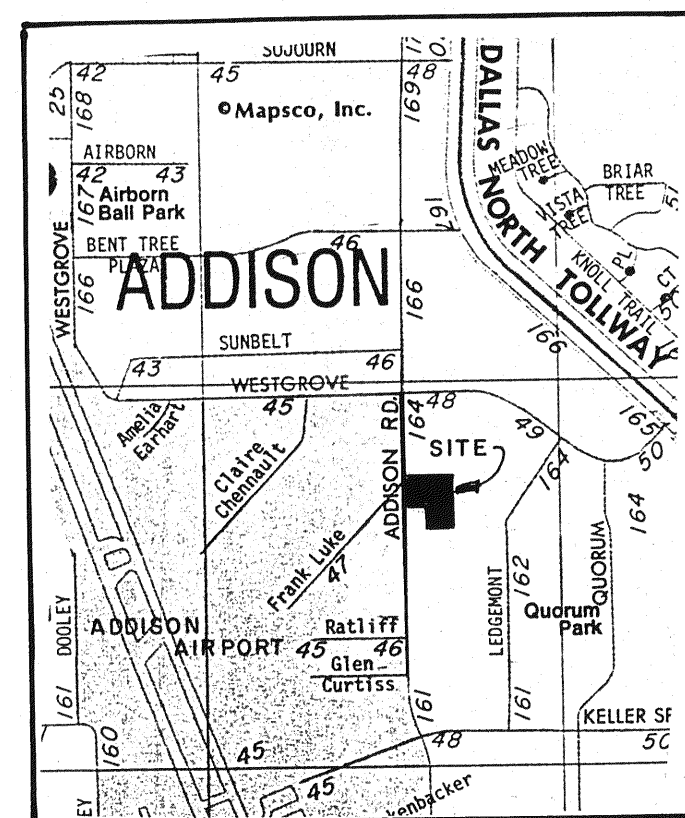
PRELIMINARY AND FINAL PLAT
STORAGE USA ADDITION

AN ADDITION TO THE CITY OF ADDISON, TEXAS
BEING A PART OF THE WILLIAM LOMAX SURVEY
ABSTRACT NO. 792 DALLAS COUNTY, TEXAS

Recorded
6/20-94
Vol. 94117
Pg. 6125

OWNER:
2M ENTERPRISES, INC.
4514 COLE AVE.
SUITE 400
DALLAS, TX 75205
214-443-1900

ENGINEER:
NEEDHAM WRIGHT LASKEY ENGINEERS INC.
10290 MONROE DRIVE
SUITE 305
DALLAS, TEXAS 75229
(214) 357-2981



VICINITY MAP

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, ROBERT M. NEEDHAM, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City Plan Commission of the Town of Addison, Texas.

Robert M. Needham
Registered Professional Land Surveyor
No. 3759

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC in and for said state, on this day personally appeared _____, 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 purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 199__.

Notary Public in and for
The State of Texas
My Commission Expires: _____

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC in and for said state, on this day personally appeared Robert M. Needham, 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 purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 199__.

Notary Public in and for
The State of Texas
My Commission Expires: _____

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 199__ by the
Planning and Zoning Commission of the Town of Addison, Texas.

Mayor _____

City Secretary _____