

OWNER'S CERTIFICATE

WHEREAS ADDISON INVESTORS ARE THE SOLE OWNERS OF A TRACT 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 PART OF LES LACS PLAZA SUBDIVISION, AN ADDITION TO THE TOWN OF ADDISON AS RECORDED IN VOLUME 83064, PAGE 2724 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING ALL OF PRINTEMPS ADDITION NO. 1, AN ADDITION TO THE TOWN OF ADDISON AS RECORDED IN VOLUME 89013, PAGE 0827 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE EAST LINE OF MARSH LANE (100 FOOT WIDE RIGHT-OF-WAY) AND THE NORTH LINE OF BELTWAY DRIVE (80 FOOT WIDE RIGHT-OF-WAY);

THENCE: N 00°56' 06" E, ALONG THE EAST LINE OF SAID MARSH LANE, A DISTANCE OF 686.45 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER 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: S 89°03' 54" E, ALONG THE SOUTH LINE OF SAID A.P. STEPHENS TRACT A DISTANCE OF 248.50 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID PRINTEMPS ADDITION NO. 1;

THENCE: N 00°56' 06" E, ALONG A COMMON LINE OF THE SAID A.P. STEPHENS AND PRINTEMPS ADDITION NO. 1 TRACTS, A DISTANCE OF 284.73 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE: S 88°53' 11" E, ALONG A COMMON LINE OF SAID A.P. STEPHENS AND PRINTEMPS ADDITION NO. 1 TRACTS, A DISTANCE OF 230.72 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE: N 01°06' 45" E, ALONG A COMMON LINE OF SAID A.P. STEPHENS AND PRINTEMPS ADDITION NO. 1 TRACTS, 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 (100 FOOT WIDE RIGHT-OF-WAY);

THENCE: S 88°53' 15" E, ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND THE NORTH LINE OF SAID PRINTEMPS ADDITION NO. 1, A DISTANCE OF 48.54 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE: S 89°00' 26" E, CONTINUING ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND THE NORTH LINE OF SAID PRINTEMPS ADDITION NO. 1, A DISTANCE OF 464.39 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE: S 82° 41' 55" E, CONTINUING ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND THE NORTH LINE OF SAID PRINTEMPS ADDITION NO. 1, A DISTANCE OF 100.11 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE: S 89° 00' 26" E, CONTINUING ALONG THE SAID SOUTH LINE OF BELTLINE ROAD AND THE NORTH LINE OF SAID PRINTEMPS ADDITION NO. 1, A DISTANCE OF 156.50 FEET TO AN "X" SET IN CONCRETE FOR CORNER IN THE WEST LINE OF A 20' X 260' QUIT CLAIM TRACT FROM THE TOWN OF ADDISON, TEXAS AS RECORDED IN VOLUME 92205 AT PAGE 5407 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: N 00° 59' 34" E, A DISTANCE OF 11.00 FEET TO THE NORTHWEST CORNER OF SAID QUIT CLAIM TRACT, SAID POINT BEING IN THE SOUTH LINE OF BELT LINE ROAD (100.00 FOOT RIGHT-OF-WAY AT THIS POINT);

THENCE: S 89° 00' 26" E, ALONG THE SOUTH LINE OF BELT LINE ROAD A DISTANCE OF 20.00 FEET TO AN "X" SET IN CONCRETE, SAID POINT BEING THE NORTHEAST CORNER OF THE SAID PRINTEMPS ADDITION NO. 1;

THENCE: S 00° 59' 34" W, ALONG THE EAST LINE OF SAID PRINTEMPS ADDITION NO. 1 A DISTANCE OF 260.00 FEET TO THE SOUTHEAST CORNER OF SAME, A 1/2" IRON ROD FOUND FOR CORNER;

THENCE: S 89° 00' 26" E, A DISTANCE OF 20.00 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF LOT 3 IN BLOCK A OF PRINTEMPS ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON AS RECORDED IN VOLUME 92165 AT PAGE 2251 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: S 00° 59'34" W, A DISTANCE OF 32.25 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE: N 89° 00' 26" W, A DISTANCE OF 136.87 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE: S 00° 59' 34" W, A DISTANCE OF 857.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE: N 85° 27' 35" E, A DISTANCE OF 254.33 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE: N 45° 59' 34" E, A DISTANCE OF 224.57 FEET TO AN IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE: IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 458.50 FEET, A CENTRAL ANGLE OF 31° 20' 46" AND AN ARC LENGTH OF 250.84 FEET TO AN IRON ROD FOUND AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE: IN A NORTHERLY DIRECTION ALONG SAID COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 308.05 FEET, A CENTRAL ANGLE OF 29° 37' 16" AND AN ARC LENGTH OF 159.26 FEET TO AN IRON ROD FOUND AT THE END OF SAID CURVE;

THENCE: N 14° 58' 28" W, A DISTANCE OF 75.00 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 3, BLOCK A OF THE SAID PRINTEMPS ADDITION NO. 2;

THENCE: N 79° 49' 35" E, ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK A OF THE PRINTEMPS ADDITION NO. 2, A DISTANCE OF 535.35 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK A, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRST INTERSTATE BANK OF TEXAS BY DEED RECORDED IN VOLUME 88192, PAGE 2509 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND CONTINUING ALONG SAID BEARING AND THE SOUTH LINE OF SAID FIRST INTERSTATE BANK TRACT IN ALL A DISTANCE OF 750.73 FEET TO AN IRON ROD FOUND IN THE WEST LINE OF A 100 FOOT WIDE TEXAS POWER AND LIGHT RIGHT-OF-WAY;

THENCE: S 00° 55' 55" W, ALONG THE WEST LINE OF SAID T.P. & L. R.O.W. A DISTANCE OF 233.20 FEET TO AN IRON ROD FOUND IN THE NORTH LINE OF SAID BELTWAY DRIVE, SAID POINT ALSO BEING IN A CURVE TO THE LEFT WHOSE CHORD BEARS S 76°28' 43" W, A DISTANCE OF 193.94 FEET;

THENCE: IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID BELTWAY DRIVE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 408.50 FEET, A CENTRAL ANGLE OF 27°27' 51", A CHORD WHICH BEARS S 76°28'43" W A DISTANCE OF 193.94 FEET, AND AN ARC LENGTH OF 195.81 FEET TO AN IRON ROD FOUND AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE: IN A SOUTHWESTERLY DIRECTION CONTINUING ALONG THE NORTH LINE OF SAID BELTWAY DRIVE AND SAID COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 26°43' 56", AND AN ARC LENGTH OF 284.61 FEET TO AN IRON ROD FOUND AT THE END OF SAID COMPOUND CURVE TO THE LEFT;

THENCE: S 36° 00' 52" W, CONTINUING ALONG THE NORTH LINE OF SAID BELTWAY DRIVE A DISTANCE OF 550.90 FEET TO AN IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: IN A WESTERLY DIRECTION CONTINUING ALONG THE NORTH LINE OF SAID BELTWAY DRIVE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 89° 54' 30" AND AN ARC LENGTH OF 1,192.59 FEET TO AN IRON ROD FOUND AT THE END OF SAID CURVE TO THE RIGHT;

THENCE: N 54° 04' 38" W, ALONG THE NORTH LINE OF SAID BELTWAY DRIVE A DISTANCE OF 290.76 FEET TO AN IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE: IN A NORTHWESTERLY DIRECTION CONTINUING ALONG THE NORTH LINE OF SAID BELTWAY DRIVE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 35° 00' 00" AND AN ARC LENGTH OF 329.87 FEET TO AN IRON ROD FOUND AT THE END OF SAID CURVE TO THE LEFT;

THENCE: N 89° 04' 38" W, CONTINUING ALONG THE NORTH LINE OF SAID BELTWAY DRIVE A DISTANCE OF 56.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.2515 ACRES (2,014,715 S.F.) OF LAND, MORE OR LESS.

THAT ADDISON INVESTORS ("OWNER") DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY ABOVE PROPERTY AS LOTS 1 - 19, BLOCK A, LOTS 1 - 18, BLOCK B, LOTS 1 - 18, BLOCK C AND LOTS 1 - 3, BLOCK D, 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 REGARDS TO MAINTENANCE RESPONSIBILITIES. THE EXISTING CHANNELS OR CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT 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 FLOODS. NO OBSTRUCTION TO THE NATURAL FLOW OF WATER FROM ANY SOURCE 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 AND FLOODWAY EASEMENT AT ANY POINT OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT OR MAINTAIN AND 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 AND 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 IDENTIFY 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 GROWTHS 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 _____ DAY OF _____ 1993.

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

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

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS

THAT I, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID PETREE, 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 _____ DAY OF _____, 1993.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION _____

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 _____ DAY OF _____, 1993.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION _____

THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS THE _____ DAY OF _____, 1993.

CHAIRMAN
PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE _____ DAY OF _____, 1993.

MAYOR CITY SECRETARY

OWNER:
ADDISON INVESTORS, LTD.
131 FALLS ST., STE. 201
GREENVILLE, S.C. 29601
(803) 271-3894

FINAL PLAT
ADDISON TOWN CENTER

A REPLAT OF
PRINTEMPS ADDITION NO. 1
AND A PART OF
THE REMAINDER OF LES LACS PLAZA SUBDIVISION
BEING IN THE
THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

MAY 6, 1993