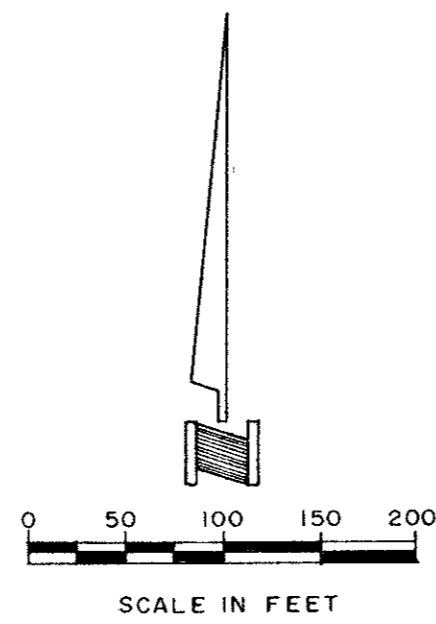


CURVE DATA					
1	Δ 67°11'06"	Δ 45°00'00"	Δ 90°00'00"		
	R 49.00'	R 66.00'	R 25.00'		
	T 32.55'	T 27.34'	T 25.00'		
	L 57.46'	L 51.84'	L 39.27'		
2	Δ 90°00'00"	Δ 31°43'27"	Δ 49°27'51"		
	R 46.00'	R 91.00'	R 25.00'		
	T 46.00'	T 25.86'	T 11.52'		
	L 72.26'	L 50.39'	L 21.58'		
3	Δ 90°00'00"	Δ 31°43'27"			
	R 70.00'	R 115.00'			
	T 70.00'	T 32.68'			
	L 109.96'	L 63.67'			
4	Δ 45°00'00"	Δ 31°43'27"			
	R 66.00'	R 44.00'			
	T 27.34'	T 12.50'			
	L 51.84'	L 24.36'			
5	Δ 45°00'00"	Δ 31°43'27"			
	R 90.00'	R 20.00'			
	T 37.28'	T 5.68'			
	L 70.69'	L 11.07'			
6	Δ 45°00'00"	Δ 40°32'09"			
	R 90.00'	R 25.00'			
	T 37.28'	T 9.23'			
	L 70.69'	L 17.69'			



OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, TRINITY CHRISTIAN ACADEMY, a Texas non-profit corporation, is the owner of a tract of land situated in the Levi Noble Survey, Abstract No. 1098 and the Eli Shepherd Survey, Abstract No. 1361 in Dallas County, Texas and being part of a tract of land as conveyed to Jack Pogue by deed recorded in Volume 85003, Page 1789 of the Deed Records of Dallas County, Texas, said tract also being part of Carroll Estates, an addition to the City of Addison as recorded in Volume 10, Page 478 of the Deed Records of Dallas County, Texas and being more particularly described as follows:
BEGINNING at a 1/4" iron rod found for corner on the west line of Addison Road (a 60 foot right-of-way) said point also being the southeast corner of said Lot 13, Block "B" of Carroll Estates;
THENCE N. 89°43'50" W., 1360.05 feet leaving the said west line of Addison Road to a 1/4" iron rod set for corner, and being in a curve to the left running in a northeasterly direction and having a central angle of 90°00'00" a radius of 170.00 feet and a chord bearing of N. 45°16'10" E.;
THENCE along said curve 267.04 feet to the end of said curve a 1/4" iron rod set for corner;
THENCE N. 00°16'10" E., 308.17 feet to a 1/4" iron rod set for corner, and being the beginning of a curve to the right having a central angle of 90°02'15" a radius of 155.00 feet and a chord bearing of N. 45°17'18" E.;
THENCE along said curve 243.57 feet to the end of said curve, a 1/4" iron rod set for corner;
THENCE S. 89°41'35" E., 436.69 feet to a 1/4" iron rod set for corner, and being the beginning of a curve to the right having a central angle of 80.00 feet and a chord bearing of S. 68°19'23" E.;
THENCE along said curve 59.68 feet to the end of said curve, a 1/4" iron rod set for corner;
THENCE S. 07°36'27" E., 57.59 feet to a 1/4" iron rod set for corner, and being the beginning of a curve to the left having a central angle of 206°45'36" a radius of 25.00 feet and a chord bearing of N. 69°55'01" E.;

THENCE along said curve 90.22 feet to the end of said curve, a 1/4" iron rod set for corner;
THENCE S. 33°27'47" E., 38.96 feet to a 1/4" iron rod set for corner;
THENCE N. 79°55'23" E., 79.68 feet to a 1/4" iron rod set for corner, and being in a curve to the left running in a southeasterly direction and having a central angle of 15°35'16" a radius of 1050.00 feet and a chord bearing of S. 72°23'32" E.;
THENCE along said curve 285.66 feet to the end of said curve, a 1/4" iron rod set for corner;
THENCE S. 50°03'03" E., 171.34 feet to a 1/4" iron rod set for corner on the said west line of Addison Road;
THENCE S. 02°22'55" W., 359.36 feet along the said west line of Addison Road to the Point of Beginning and containing 15.674 acres (682,756 square feet) of land.

STATE OF TEXAS §
COUNTY OF DALLAS §

I, the undersigned, owner of the land shown on this plat, and designated herein as the TRINITY CHRISTIAN ACADEMY subdivision to the City of Addison, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown of the purpose and consideration therein expressed.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I our successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication or exactions made herein.

Robbie Fusch
Chairman of the Board of Trustees

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared ROBBIE FUSCH, 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 consideration therein stated.

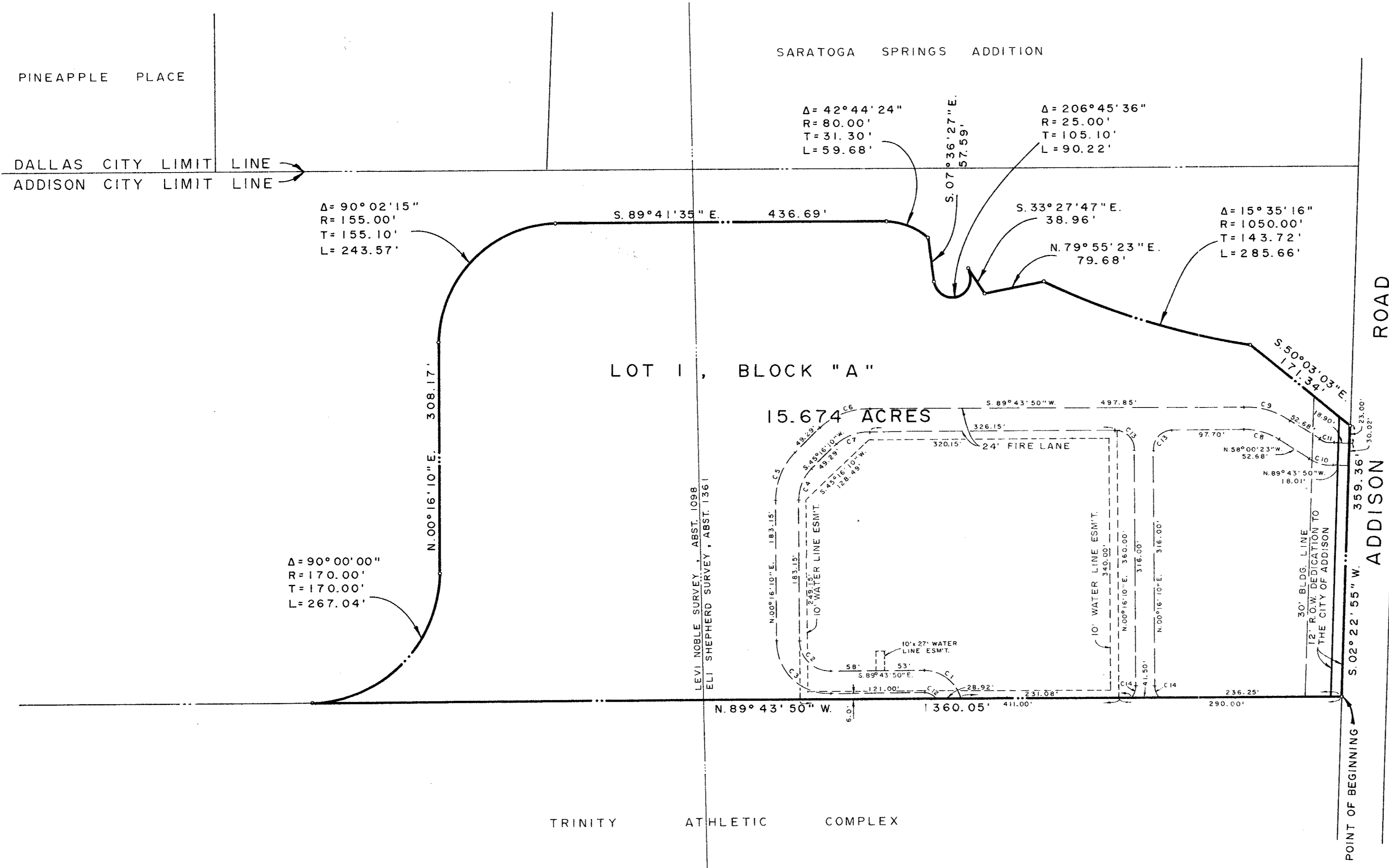
Given under my hand and seal of office this _____ day of _____, 1994.

Notary Public in and for the State of Texas

That TRINITY CHRISTIAN ACADEMY, a Texas non-profit corporation does hereby adopt this plat designating the hereinabove property as TRINITY CHRISTIAN ACADEMY is 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 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 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 of 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 or erosion. No obstruction to the natural flow of water run-off shall be the 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 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.



STATE OF TEXAS §
COUNTY OF DALLAS §

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: That I, V. L. MATOCHA, do hereby certify that I prepared this plat from an actual and accurate survey of the land; that 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.

V. L. MATOCHA
Registered Professional Land Surveyor
No. 1816

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared V. L. MATOCHA, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 1994.

Notary Public in and for the State of Texas

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 or 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 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 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.

FINAL PLAT
TRINITY CHRISTIAN ACADEMY

AN ADDITION TO THE CITY OF ADDISON
LEVI NOBLE SURVEY, ABSTRACT 1098
ELI SHEPHERD SURVEY, ABSTRACT 1361
DALLAS COUNTY, TEXAS

NOVEMBER, 1994 SCALE: 1"=100'

OWNER / DEVELOPER
TRINITY CHRISTIAN ACADEMY
17001 ADDISON ROAD (214) 931-8325
ADDISON, TEXAS 75248-1099

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
16250 DALLAS PARKWAY SUITE 100
(214) 931-0694 DALLAS, TEXAS 75248