

A.J. AIROLDI, TRUSTEE
VOL. 76083, PG. 1203

OPUBCO PROPERTIES, INC.
VOL. 82020 PG. 0688

OPUBCO PROPERTIES, INC.
VOL. 82020 PG. 0684

OPUBCO PROPERTIES, INC.
VOL. 84151 PG. 3619

W.W. JULIAN'S ADDITION
VOL. 1 PG. 538

LOT 1 BLOCK 1
MIN. F.F. ELEV. 636
MIN. FILL ELEV. 632

W.W. JULIAN'S ADDITION
VOL. 1 PG. 538

ORIGINAL TOWN OF ADDISON
VOL. 1 PG. 35

OWNER'S CERTIFICATE
STATE OF TEXAS |
COUNTY OF DALLAS |

WHEREAS, THE TOWN OF ADDISON, TEXAS, is the sole owner of a tract or parcel of land situated in the G. W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas, and consisting of all of LOTS 1, 2, 3 and 4 in BLOCK E and LOTS 1 and 4 in BLOCK F of the CORRECTED W. W. JULIAN'S ADDITION, an addition to the Town of Addison as recorded in Volume 1 Page 538 in the Dallas County Map Records, and also including a tract of land described in the deed to the Town of Addison dated October 15, 1985 and recorded in Volume 85211 Page 2621 in the Dallas County Deed Records, and a tract of land described in the deed to the Town of Addison dated April 30, 1984 and recorded in Volume 84090 Page 5924 in the Dallas County Deed Records, and the 0.579 acre tract of land described in the deed to the Town of Addison dated July 12, 1984 and recorded in Volume 84162 Page 994 in the Dallas County Deed Records, and the 0.729 acre tract described in the deed to the City of Addison dated August 10, 1977 and recorded in Volume 77182 Page 894 and in the deed to the City of Addison dated August 4, 1977 and recorded in Volume 77182 Page 897 in the Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at a set 1 inch iron rod at the intersection of the east line of Addison Road (60 ft. right-of-way) and the north line of Mildred Street (50 ft. right-of-way);

THENCE North 00° 14' 31" East 422.69 feet along the east line of Addison Road to a set 1 inch iron rod at the northwest corner of the tract of land described in the deed recorded in Volume 84090 Page 5924, being the same as the southwest corner of the tract of land described in the deed to A. J. Airolidi, Trustee dated 76083 Page 1203 in the Dallas County Deed Records;

THENCE North 89° 46' 15" East 300.02 feet along the common line between the Town of Addison and A. J. Airolidi, Trustee to a found 3/4 inch iron rod on the west line of the 6.4155 acres tract described in the deed to Opubco Properties, Inc. dated December 31, 1981 and recorded in Volume 82020 Page 688 in the Dallas County Deed Records;

THENCE South 00° 13' 45" East 20.92 feet along the west line of said 6.4155 acres tract to a found 3/4 inch iron rod at the northwest corner of the 0.579 acre tract described in the deed to the Town of Addison dated July 12, 1984 and recorded in Volume 84162 Page 994 in the Dallas County Deed Records;

THENCE North 89° 18' 47" East 284.23 feet along the south line of said 6.4155 acres tract to a set 1 inch iron rod at the northeast corner of the 0.729 acre tract described in the deed to the City of Addison dated August 10, 1977 and recorded in Volume 77182 Page 894 and also described in the deed to the City of Addison dated August 4, 1977 and recorded in Volume 77182 Page 897 in the Dallas County Deed Records;

THENCE South 00° 41' 13" East 202.59 feet along the west line of said 6.4155 acres tract to a set 1 inch iron rod on the north line of LOT 4 BLOCK F;

THENCE North 89° 21' 53" East 80.89 feet to a set 1 inch iron rod at the northeast corner of a 20 foot wide alley and the northwest corner of LOT 3 BLOCK F as described in said W. W. JULIAN'S ADDITION, being also the northwest corner of the 24.7312 acre tract described in the deed to Opubco Properties, Inc. dated June 18, 1984 and recorded in Volume 84151 Page 3619 in the Dallas County Deed Records;

THENCE South 00° 33' 29" East 198.20 feet along the east line of the alley and along the west line of LOTS 3 and 2 BLOCK F to a set 1 inch iron rod on the north line of Mildred Street;

THENCE South 89° 26' 31" West 667.79 feet along the north line of Mildred Street to the Point of Beginning and Containing 256,956 square feet or 5.899 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE TOWN OF ADDISON, TEXAS, ("Owner") does hereby adopt this plat designating the hereinabove property as ADDISON CONFERENCE CENTER - ADDISON CENTRE THEATRE, an addition to the Town of Addison, Dallas County, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon. This plat is a partial replat of the CORRECTED W. W. JULIAN'S ADDITION, an addition to the Town of Addison recorded in Volume 1 Page 538 in the Dallas County Map Records, and therefore the portion of the CORRECTED W. W. JULIAN'S ADDITION affected by this plat is vacated abandoned and canceled. The lots, alley, and street of the CORRECTED W. W. JULIAN'S ADDITION is being shown on this plat for informational purposes only. Additionally the Water Main Easement to the Town of Addison recorded in Volume 77182 Page 0899 in the Dallas County Deed Records is hereby abandoned.

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 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 the traversed by or adjacent to the drainage and floodway easement. The City shall 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 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 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 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 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 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 this the 31st day of July, 1990.

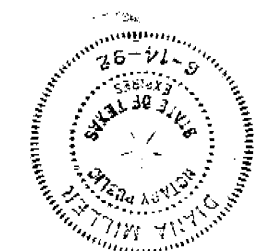
STATE OF TEXAS |
COUNTY OF DALLAS |

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Diana Murre, 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 the 31st day of July, 1990.

Diana Murre
Notary Public
Printed Name of Notary

My Commission expires: 6-11-92



FINAL PLAT
OF

LOT 1 BLOCK 1
OF THE

ADDISON CONFERENCE CENTER - ADDISON CENTRE THEATRE

AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
IN THE G.W. FISHER SURVEY, ABSTRACT NO. 482

Ret
OWNER:
TOWN OF ADDISON
P.O. Box 144, 16801 Voss Road
Addison, Texas 75248
(214) 450-7000

SURVEYOR:
BARTA & HOLLAND, INC.
717 Lingco Drive, Suite 204
Richardson, Texas 75081
(214) 235-1436

ENGINEER:
GINN, INC.
17103 Preston Road, Suite 100
Dallas, Texas 75248
(214) 248-4900

SHEET 1 OF 1

SUBMITTED: 06/20/90

RECORDED:

DATE: _____ VOL _____ PG _____

JUL 2

SURVEYOR'S CERTIFICATE

I, Thomas C. Holland, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents an actual survey made on the ground under my supervision, and that the facts shown hereon are true and accurate to the best of my professional knowledge and belief.

Thomas C. Holland
Thomas C. Holland
Registration No. 2036



STATE OF TEXAS |
COUNTY OF DALLAS |

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, in and for said County and State on this the 2nd day of July, 1990.

Susan M. Murre
Notary Public in and for the State of Texas

Printed Name Of Notary

My Commission Expires: _____

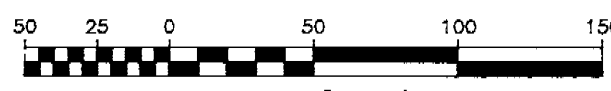
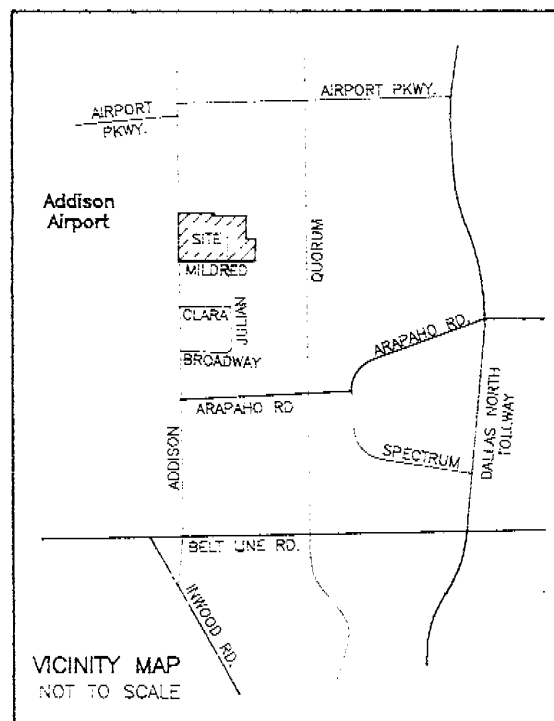


CITY SIGNATURE BLOCK

On this the 31st day of July, 1990, this plat is approved by the Town of Addison.

[Signature]
Mayor

[Signature]
City Secretary



SCALE: 1" = 50'

DRAWING NO. 90234902