

**OWNERS CERTIFICATE.**

WHEREAS, Addison Storage Associates is the owner of that certain lot, tract or parcel of land situated in the Town of Addison, Dallas County, Texas, and being part of the Wm. Lomax Survey, Abstract No. 792, and being part of Lot 1, Block A, of Addison Storage Addition as recorded in Volume 99018, Page 76, of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 iron rod with cap stamped STOVALL & ASSOC. set (hereinafter called 1/2 iron rod set) for corner in the South line of Ratliff Street, said point being N 89 deg. 54 min. 21 sec. E. a distance of 102.66 feet from a 1/2 iron rod with cap stamped STOVALL & ASSOC. found for corner at the Northwest corner of the above cited Lot 1;

THENCE N. 89 deg. 54 min. 21 sec. E. with the South line of said street, a distance of 98.08 feet to an X cut in concrete for corner;

THENCE S. 00 deg. 17 min. 58 sec. E. a distance of 187.69 feet to a 1/2 iron rod set for corner in the North line of Glenn Curtiss Drive (Private Road);

THENCE S. 89 deg. 54 min. 21 sec. W. with the North line of Glenn Curtiss Drive (Private Road), a distance of 99.46 feet to a 1/2 iron rod set for corner;

THENCE N. 00 deg. 07 min. 23 sec. E. a distance of 187.69 feet to the POINT OF BEGINNING and containing 0.426 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Addison Storage Associates does hereby adopt this plat designating the herein above property as LOT 1R, BLOCK A, ADDISON STORAGE ADDITION, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations states 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 accommodations of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby 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 that are traversed by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property of 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 runoff 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 if becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town 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 town for 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 system. 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.

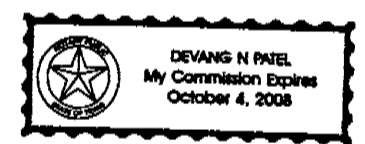
WITNESS MY HAND THIS 23<sup>rd</sup> DAY OF July, 2007

*B. M. Myers* Signature Title *V. Proctor*

STATE OF TEXAS  
COUNTY OF Collin

Before me, the undersigned authority, on this day personally appeared IRVING MYERS 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 consideration stated.

Given under my hand and seal of office this 23<sup>rd</sup> day of July, 2007.



**CONFORMED COPY**  
OFFICIAL PUBLIC RECORDS

*[Signature]*  
John F. Warren County Clerk  
Dallas County TEXAS  
July 30, 2007 03:29:57 PM  
20070272640  
FEE: \$33.00

**FINAL PLAT**  
**LOT 1R, BLOCK A**  
**ADDISON STORAGE ADDITION**  
A REPLAT OF  
PART OF LOT 1, BLOCK A  
OF  
ADDISON STORAGE ADDITION  
WM. LOMAX SURVEY, ABSTRACT NO. 792  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS

OWNER: ADDISON STORAGE ASSOC.  
16600 DALLAS PARKWAY  
SUITE 400  
DALLAS TX. 75248  
(972) 931-9911

SURVEYOR: STOVALL AND ASSOCIATES  
P.O. BOX 202  
GREENVILLE, TEXAS 75403  
(903) 450-1120

**STOVALL & ASSOCIATES** SURVEYORS

DATE	CHG	BY	REASON	DATE	CHG	BY	REASON
07/23/07							

SCALE 1" = 30' DATE: JUNE 2007  
JOB NO. 000048  
DRAWN BY: DWE

**LIEN HOLDER**  
NOVASTAR BANK OF TEXAS  
Company Name  
*[Signature]*  
Signature  
Title

STATE OF TEXAS  
COUNTY OF Denton

Before me, the undersigned authority, on this day personally appeared Brent Thornton 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 consideration stated.

Given under my hand and seal of office this 23 day of JULY, 2007.

*[Signature]*  
Notary public in and for the State of Texas

*[Signature]*  
DOROTHY M. FRANCIS  
MY COMMISSION EXPIRES  
April 20, 2011

**SURVEYORS CERTIFICATE**  
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David W. Fite, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this 12 day of July, 2007, and the monuments shown thereon have been found or set under my supervision and their location, size and material description are correctly shown.

*[Signature]*  
David W. Fite, R.P.L.S. No. 5837

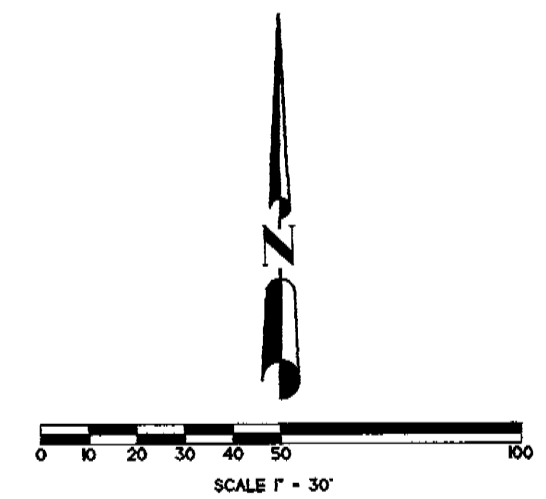


**APPROVAL CERTIFICATE**

APPROVED, This 10<sup>th</sup> day of July, 2007 by the City Council of the Town of Addison, Dallas County, Texas.

*[Signature]*  
Mayor

*[Signature]*  
City Secretary



- NOTES**
- 1) BEARING SOURCE: EAST LINE OF TRACT RECORDED IN VOL. 98097, PG. 4918 D.R.D.C.T.
  - 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC".
  - 3) THERE IS AN EXISTING BUILDING ON LOT 1R