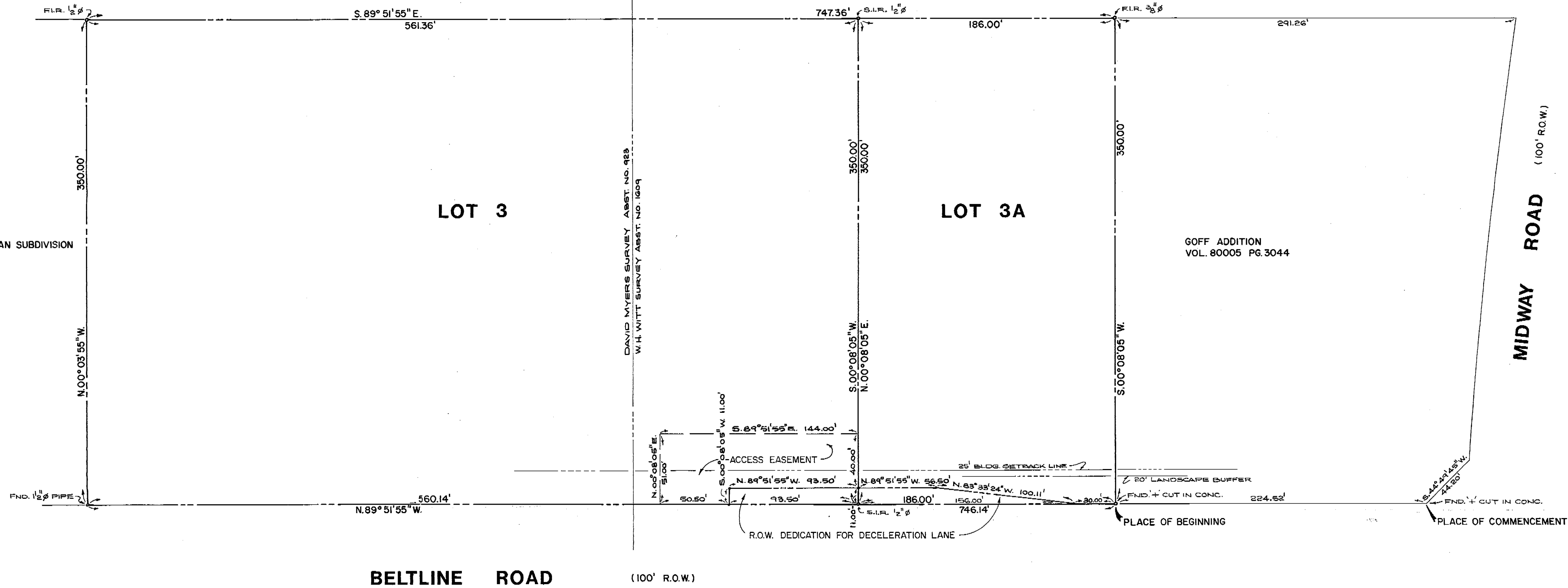


CENTURION WAY (60' R.O.W.)



BELTLINE ROAD (100' R.O.W.)

OWNER'S CERTIFICATE

STATE OF TEXAS :
COUNTY OF DALLAS:

WHEREAS, ADDISON SSBA JOINT VENTURE IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS; AND BEING OUT OF THE DAVID MYERS SURVEY, ABSTRACT NO. 923, AND THE W. H. WITT SURVEY, ABSTRACT NO. 1609, AND BEING THE SURVEYOR ADDITION IN ADDISON WEST INDUSTRIAL PARK, AN ADDITION TO THE TOWN OF ADDISON AS RECORDED IN VOLUME 77173 ON PAGE 0135 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND "X" CUT IN CONCRETE FOR THE MOST SOUTHERLY END OF A CORNER CLIP AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF MIDWAY ROAD (100' R.O.W.) AND THE NORTH RIGHT OF WAY LINE OF BELTLINE ROAD (100' R.O.W.):

THENCE, NORTH 89° 51' 55" WEST, A DISTANCE OF 224.52' ALONG THE NORTH RIGHT OF WAY LINE OF BELTLINE ROAD (100' R.O.W.) TO A FOUND "X" CUT IN CONCRETE FOR THE PLACE OF BEGINNING;

THENCE, NORTH 89° 51' 55" WEST, A DISTANCE OF 746.14' CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF BELTLINE ROAD (100' R.O.W.) TO A FOUND 1 1/2" DIAMETER IRON PIPE;

THENCE, NORTH 00° 03' 55" WEST, A DISTANCE OF 350.00' ALONG THE COMMON EAST LINE OF THE JIMMY DEAN SUBDIVISION TO A FOUND 1/2" DIAMETER IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF CENTURION WAY (60' R.O.W.);

THENCE, SOUTH 89° 51' 55" EAST, A DISTANCE OF 747.36' ALONG THE SOUTH RIGHT OF WAY LINE OF CENTURION WAY (60' R.O.W.) TO A FOUND 3/4" DIAMETER IRON ROD;

THENCE, SOUTH 00° 08' 05" WEST, A DISTANCE OF 350.00' ALONG THE COMMON WEST LINE OF THE GOFF ADDITION BACK TO THE POINT OF BEGINNING AND CONTAINING 6.00 ACRES (261,360 S.F.) OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ADDISON SSBA JOINT VENTURE ("OWNER") DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE PROPERTY AS LOTS 3 AND 3A OF THE SURVEYOR ADDITION IN ADDISON WEST INDUSTRIAL PARK, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, AND SUBJECT TO THE CONDITIONS RESTRICTIONS AND RESERVATIONS STATED HEREIN AFTER, 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 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 ERRECTING 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 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 BY HAND AT DALLAS, TEXAS, THIS THE 20th DAY OF October, 1993.

Shiaw Y. Su
ADDISON SSBA JOINT VENTURE
SHIAW Y. SU, TRUSTEE

STATE OF TEXAS :
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHIAW Y. SU, 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 OPERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 20th DAY OF October, 1993.
Victor Lissiak, Jr.
NOTARY PUBLIC FOR THE STATE OF TEXAS EXPIRATION 8-25-94

STATE OF TEXAS :
COUNTY OF DALLAS:

KNOW ALL MEN BY THESE PRESENTS

THAT I, VICTOR LISSIAK, JR., 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.

Victor Lissiak, Jr.
VICTOR LISSIAK, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752

STATE OF TEXAS :
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHIAW Y. SU, 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 OPERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 20th DAY OF October, 1993.
Victor Lissiak, Jr.
NOTARY PUBLIC FOR THE STATE OF TEXAS EXPIRATION 8-25-94

THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS THE 20th DAY OF October, 1993.

Frank Tilley
CHAIRMAN
PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE 20th DAY OF October, 1993.

[Signature]
CITY SECRETARY

FINAL PLAT

ADDISON WEST INDUSTRIAL PARK

A REPLAT OF THE

SURVEYOR ADDITION

BEING IN THE
DAVID MYERS SURVEY, ABSTRACT NO. 923
AND THE
W. H. WITT SURVEY, ABSTRACT NO. 1609

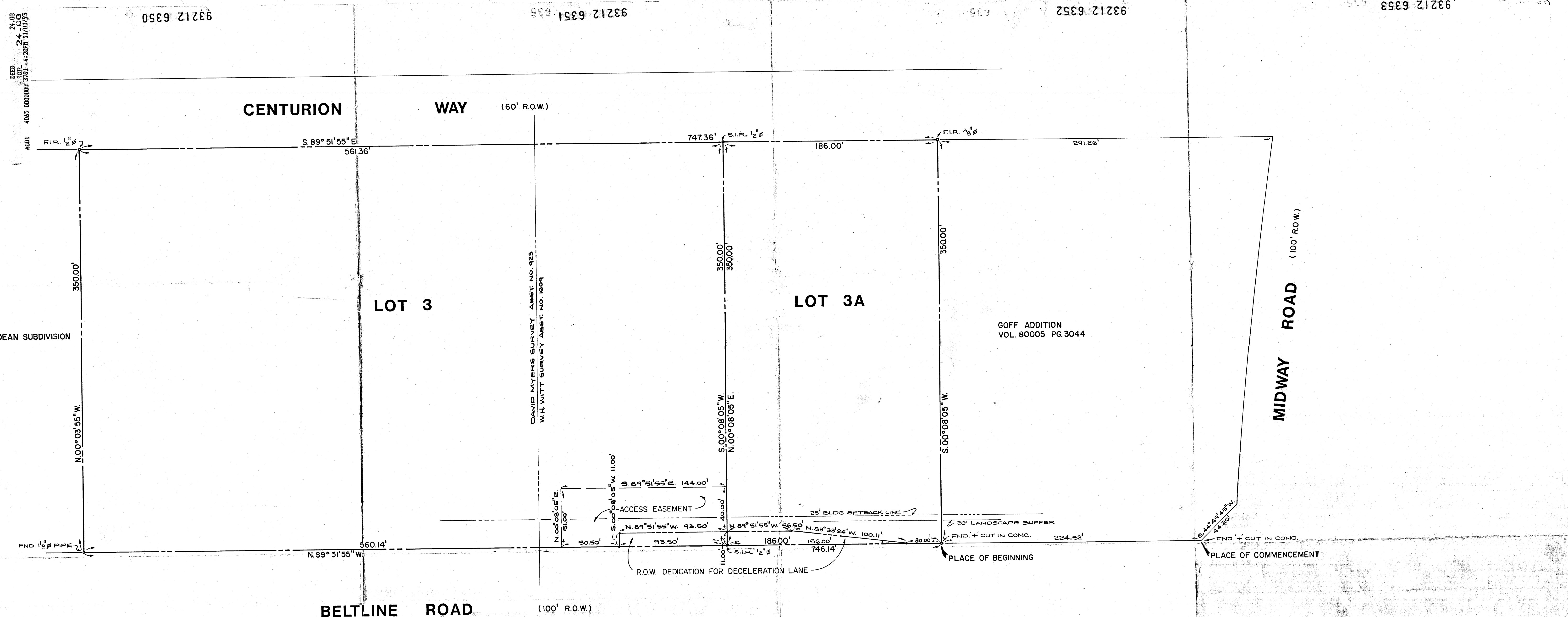
SURVEYOR/ENGINEER:
LISSIAK ENGINEERS, INC.
4205 BELTWAY DRIVE
DALLAS, TEXAS 75244
(214) 661-8187

AUGUST 25, 1993

VOLUME 93212
PAGE 10350
93 NOV -1 PM 4:20
FILED
COUNTY CLERK
DALLAS COUNTY



1" = 40'



JIMMY DEAN SUBDIVISION

GOFF ADDITION
VOL. 80005 PG. 3044

OWNER'S CERTIFICATE

STATE OF TEXAS :
COUNTY OF DALLAS:

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THENCE, SOUTH 00° 08' 05" WEST, A DISTANCE OF 350.00' ALONG THE COMMON WEST LINE OF THE GOFF ADDITION BACK TO THE POINT OF BEGINNING AND CONTAINING 6.00 ACRES (261,360 S.F.) OF LAND.

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THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF ADDISON, TEXAS.

WITNESS BY HAND AT DALLAS, TEXAS, THIS 20th DAY OF October, 1993.

Shiaw Y. Su
ADDISON SSBA JOINT VENTURE
SHIAW Y. SU, TRUSTEE

STATE OF TEXAS :
COUNTY OF DALLAS:

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 20th DAY OF October, 1993.

Dianna Miller
NOTARY PUBLIC
COUNTY OF DALLAS, TEXAS
EXPIRATION 8-25-94

THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS THE 20th DAY OF OCTOBER, 1993.

Frank Jolley
CHAIRMAN
PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE 17th DAY OF OCTOBER, 1993.

Victor Lissiak, Jr.
MAYOR
Clayton
CITY SECRETARY

STATE OF TEXAS :
COUNTY OF DALLAS:

KNOW ALL MEN BY THESE PRESENTS

THAT I, VICTOR LISSIAK, JR. 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.

Victor Lissiak, Jr.
VICTOR LISSIAK, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752

STATE OF TEXAS :
COUNTY OF DALLAS:

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 20th DAY OF October, 1993.

Dianna Miller
NOTARY PUBLIC
COUNTY OF DALLAS, TEXAS
EXPIRATION 8-25-94

FINAL PLAT
ADDISON WEST INDUSTRIAL PARK

A REPLAT OF THE
SURVEYOR ADDITION

BEING IN THE
DAVID MYERS SURVEY, ABSTRACT NO. 923
AND THE
W. H. WITT SURVEY, ABSTRACT NO. 1609

SURVEYOR/ENGINEER:
LISSIAK ENGINEERS, INC.
4205 BELTWAY DRIVE
DALLAS, TEXAS 75244
(214) 661-8187
AUGUST 25, 1993

MAIL TO:
DIANNA MILLER
TOWN OF ADDISON
PO Box 144
ADDISON, TX 75001

NOV 1 1993
East Bank
COUNTY CLERK, Dallas County, Texas

FILED
Dianna Miller
COUNTY CLERK
DALLAS COUNTY
93 NOV -1 PM 4:20