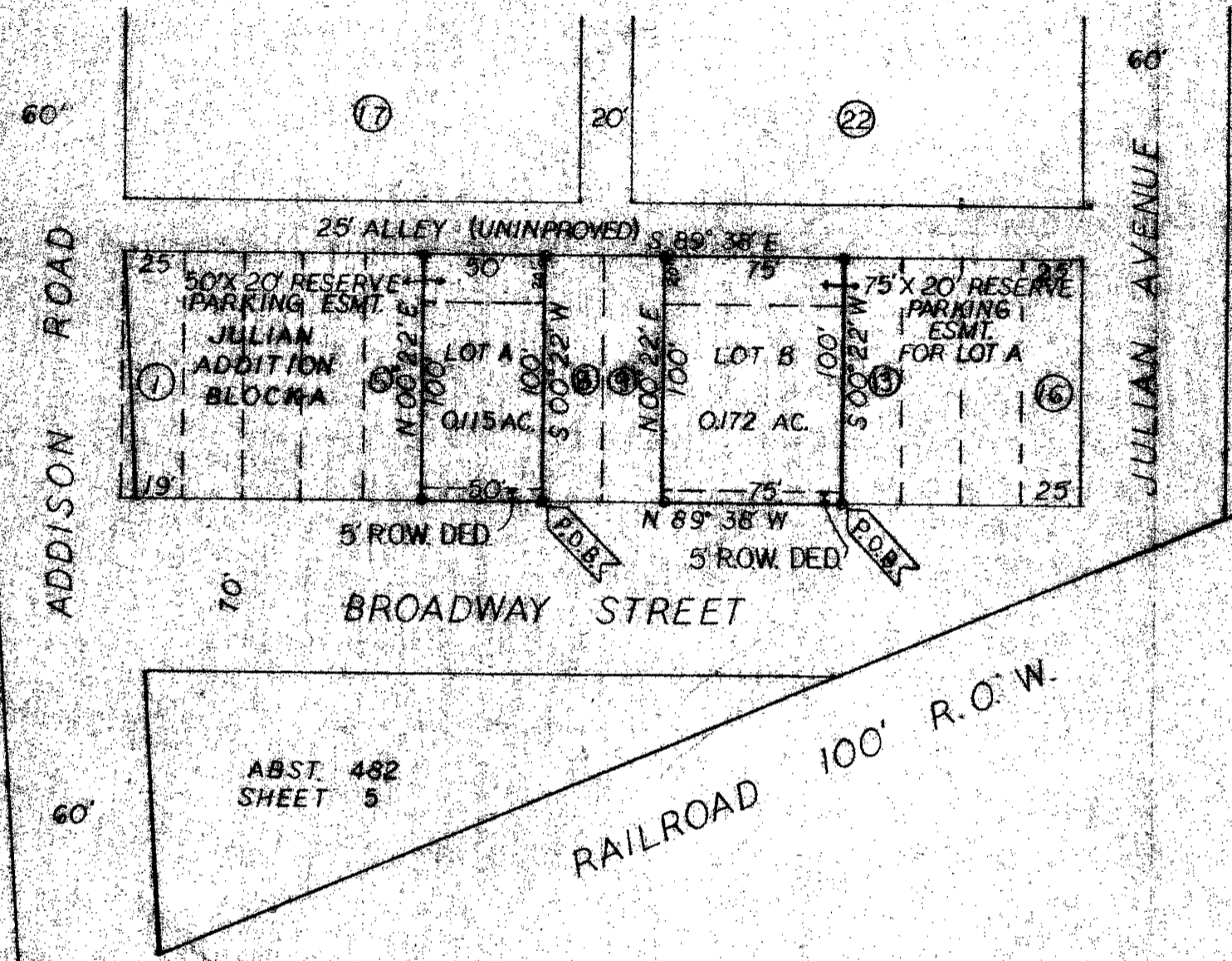


SURVEY PLAT
SCALE: 1"=50'



THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

WHEREAS, JAMES S. MILLER AND MICHAEL KLEPAK, P. O. BOX 34478, Dallas, Texas 75234 are the owners of Lot A in Block A of the JULIAN ADDITION, an Addition to the City of Addison, Dallas County, Texas, according to the Subdivision Plat thereof recorded in Volume 1, Page 538, of the Plat Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at an iron stake found for corner in the North line of Broadway Street (a 70 foot R. O. W.), said point being the Southeast corner of said Lot A and the Northwest corner of Lot 8, said point also being N 89 deg. 38 min. W 225.00 feet from the West line of Julian Avenue (a 60 Foot R.O.W.);

THENCE: N 89 deg. 38 min. W 50.00 feet along the North line of said Broadway Street to an iron stake set for corner, said point being the Southwest corner of Lot A and the Southeast corner of Lot 5.

THENCE: N 00 deg. 22 min. E 100.00 feet to an iron stake set for corner in the South line of a 25' Alley, said point being the Northwest corner of Lot A and the Northeast corner of Lot 3.

THENCE: S 89 deg. 38 min. E 50.00 feet along the South line of said 25' Alley to an iron stake found for corner, said point being the Northeast corner of Lot A and the Northwest corner of Lot 8.

THENCE: S 00 deg. 22 min. W 100.00 feet to the Place of Beginning and containing 0.115 acre of land.

THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR CONFLICTS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JAMES S. MILLER AND MICHAEL KLEPAK do hereby adopt this plat designating the herein described property as LOT A of the JULIAN ADDITION, an Addition to the City of Addison, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easement shall be open to fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep replaced all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems and all public utilities shall at all times have the full right of maintaining and adding to or repairing all or parts of its respective systems 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 of ordinarily performed by the utility.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Addison, Texas.

WITNESS MY HAND AT DALLAS, TEXAS, this the 16 day of Nov, 1983.

BY MICHAEL KLEPAK
BY JAMES S. MILLER

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared JAMES S. MILLER AND MICHAEL KLEPAK, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16 day of Nov, 1983.

My Commission Expires:
5-12-84

OWNER'S CERTIFICATE

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

WHEREAS, JAMES S. MILLER, P. O. BOX 34478, Dallas, Texas, 75234 is the owner of LOT B in BLOCK A of the JULIAN ADDITION, an Addition to the City of Addison, Dallas County, Texas, according to the Subdivision Plat thereof recorded in Volume 1, Page 538, of the Plat Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at an iron stake found for corner in the North line of Broadway (a 70 foot R.O.W.), said point being the Southeast corner of Lot B and the Northwest corner of Lot 13, said point also being N 89 deg. 38 min. W 225.00 feet from the West line of Julian Avenue (a 60 Foot R.O.W.);

THENCE: N 89 deg. 38 min. W 75.00 feet along the North line of said Broadway Street to an iron stake set for corner, said point being the Southwest corner of Lot B and the Southeast corner of Lot 9.

THENCE: N 00 deg. 22 min. E 100.00 feet to an iron stake set for corner in the South line of a 25' Alley, said point being the Northwest corner of Lot B and the Northeast corner of Lot 9.

THENCE: S 89 deg. 38 min. E 75.00 feet along the South line of said 25' Alley to an iron stake found for corner, said point being the Northeast corner of Lot B and the Northwest corner of Lot 13.

THENCE: S 00 deg. 22 min. W 100.00 feet to the Place of Beginning and containing 0.172 acre of land.

THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR CONFLICTS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JAMES S. MILLER does hereby adopt this plat designating the herein described property as LOT B, in the JULIAN ADDITION, an Addition to the City of Addison, Texas. I do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easement shall be open to fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep replaced all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems and all public utilities shall at all times have the full right of maintaining and adding to or repairing all or parts of its respective systems 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 of ordinarily performed by utility.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Addison, Texas.

WITNESS MY HAND AT DALLAS, TEXAS, this the 16 day of Nov, 1983.

BY JAMES S. MILLER

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared JAMES S. MILLER, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16 day of Nov, 1983.

My Commission Expires:
5-12-84

BY John J. Danca
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, EMMETT J. WILSON, of DANNY KERLEY AND ASSOCIATES, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plat Commission.



THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on the day personally appeared EMMETT J. WILSON, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of November, 1983.

My Commission Expires:
3-29-85

BY William McDonald
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS.

This plat approved subject to all rules, regulations, resolutions and platting ordinances of the City of Addison, Texas.

APPROVED, this the 14th day of June, 1983.

ATTEST: 19th DAY OF July, 1983.

BY Jaqueline House
CITY SECRETARY

BY John P. Riddick
MAYOR, CITY OF ADDISON, TEXAS

STAFF REVIEW COPY

APPROVED BY
5-26-83 PLANNING & ZONING
6-14-83 CITY COUNCIL

DANNY KERLEY & ASSOC.
P. O. BOX 28212
DALLAS, TEXAS 75228 (214) 227-2345

DESIGNED FOR: **BARSHALL DEV.**

LOCATION: **ADDISON**

DATE: **6-2-83** FILE: **1201**