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OWNER'S CERTIFICATION
BEING a tract of land situated in the City of Addison, Dallas County, Texas, and being part of the Josiah Pancoast Survey, Abstract No. 1146, also being part of Block 1 of Oorum West, an addition to the City of Addison, Dallas County, Texas, according to the map or plat thereof as recorded in Volume 81005, Page 1454 of the Dallas County Deed Records and being more particularly described as follows:

COMMENCING at a point being the intersection of the south right-of-way line of Seit Line Road (a 110 foot R.O.W.) and the west right-of-way line of Landmark Boulevard (an 80 foot R.O.W.);
THENCE S 00°12'57" E along said west right-of-way line of Landmark Boulevard a distance of 205.00 feet to the point of curvature of a curve to the left; said curve having a radius of 1403.31 feet, a tangent of 272.78 feet and an internal angle of 22°00'00";
THENCE along said curve to the left for an arc distance of 538.83 feet to a point; said point being in said west R.O.W. line of Landmark Boulevard; said point also being a point of reverse curvature of a curve to the right; said curve having a radius of 1224.44 feet, a tangent of 225.14 feet and an internal angle of 20°50'13";
THENCE along said curve to the right for an arc distance of 445.30 feet to a point; said point being in said west R.O.W. line of Landmark Boulevard; said point also being the POINT OF BEGINNING; said point also being a point of curvature of a curve to the left; said curve having a radius of 1224.44 feet, a tangent of 41.29 feet and an internal angle of 19°35'19";
THENCE along said curve to the right for an arc distance of 82.55 feet to a point;
THENCE S 02°29'03" W for a distance of 778.27 feet along said west R.O.W. line of Landmark Boulevard to a point; said point being a point of curvature of a curve to the left, having a radius of 190.00 feet, a tangent of 32.80 feet, and an internal angle of 19°35'19";
THENCE along said curve to the left for an arc distance of 64.96 feet to a point; said point being in said west R.O.W. line of Landmark Boulevard; said point also being in the east R.O.W. line of a St. Louis and Southwestern Railway (100 foot R.O.W.);
THENCE N 17°06'37" W for a distance of 926.00 feet along said east R.O.W. line of the St. Louis and Southwestern Railway to a point;
THENCE N 72°53'43" E for a distance of 155.26 feet to a point;
THENCE S 87°30'57" E for a distance of 150.40 feet to a point; said point being the POINT OF BEGINNING;
CONTAINING 137,758.65 square feet or 3.1625 acres of land.

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
THAT I, JOHN MAGGIORE, P.E., hereby certify that I have prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon were placed under my personal supervision. The improvement shown on this plat are certified to be in existence on the date of survey, 5-12-83, 1983, and there are no visible encroachments or encroachments other than those shown on this plat.

FOR:
GRAHAM ASSOCIATES, INC.
John Maggiore
JOHN MAGGIORE
Registered Public Surveyor



THE STATE OF TEXAS I
COUNTY OF DALLAS I

BEFORE me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared JOHN MAGGIORE, 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 under oath stated that the statements in the foregoing instrument certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF April, 1983.

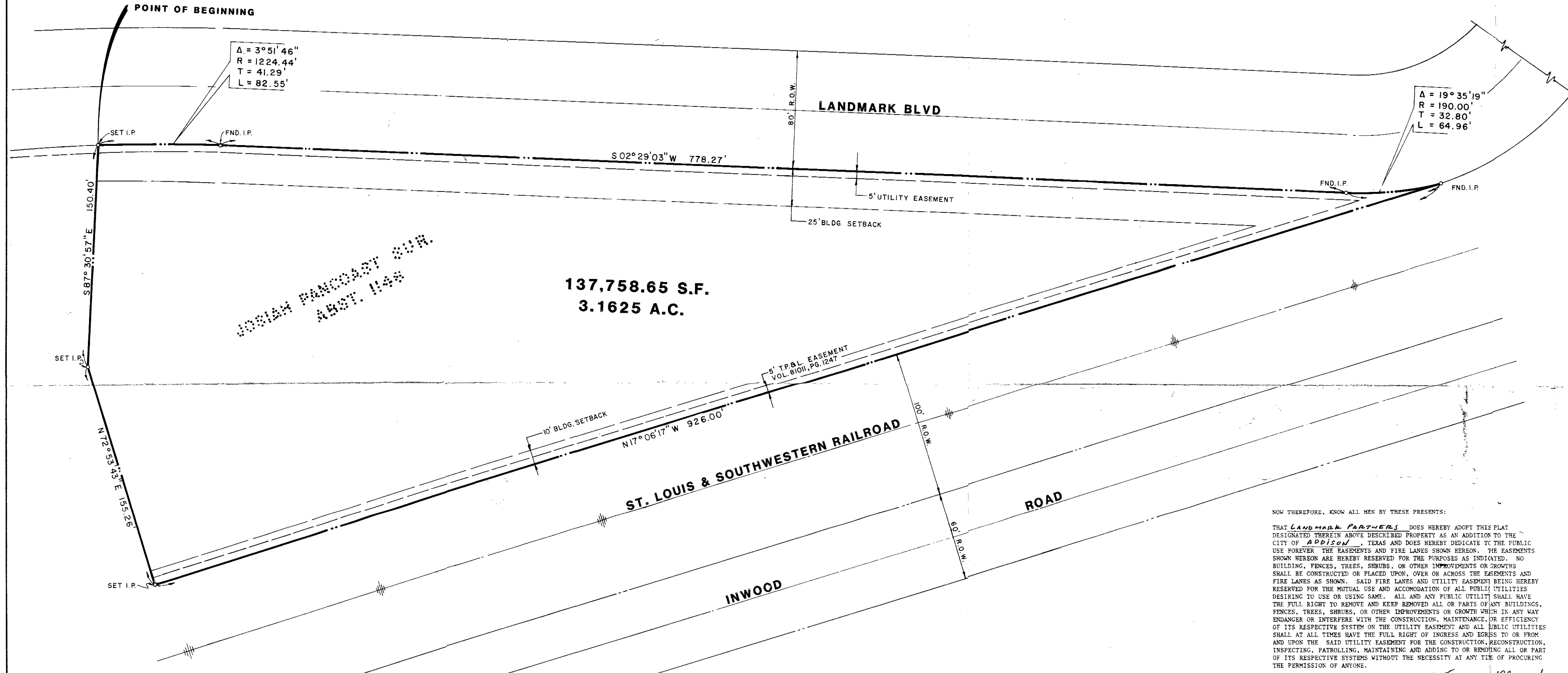
Donnie Brooks
Notary Public in and for Dallas County, Texas
DONNIE BROOKS, Notary Public in and for The State of Texas
My commission expires 10/8/85

CERTIFICATE OF APPROVAL
APPROVED THIS 15 DAY OF March BY THE CITY COUNCIL OF ADDISON, TEXAS.

Jacqueline Kuse
CHAIRMAN OF PLANNING & ZONING COMMISSION
Jacqueline Kuse
CITY SECRETARY
JUN 8 1983
COUNTY CLERK, Dallas County, Texas

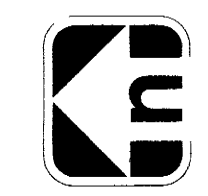
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STAFF REVIEW COPY
APPROVED BY
FEB 02 1983 PLANNING & ZONING
MAR 15 1983 CITY COUNCIL

FINAL PLAT - 3.1625 ACRE TRACT	
LANDMARK PARTNERS 933 AVENUE J EAST ARLINGTON, TEXAS 76011 647-1420	
JOSIAH PANCOAST SURVEY, ABST. 1146	
LANDMARK ADDITION CITY OF ADDISON, DALLAS COUNTY, TEXAS	
Drawn By: G. A. I.	Sheet 1 of 1
Date: 2-9-83	File: 9025-2403



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT LANDMARK PARTNERS DOES HEREBY ADOPT THIS PLAT DESIGNATED THEREIN ABOVE DESCRIBED PROPERTY AS AN ADDITION TO THE CITY OF ADDISON, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND FIRE LANES SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AND FIRE LANES AS SHOWN. SAID FIRE LANES AND UTILITY EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL 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 SYSTEMS OR THE UTILITY EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID UTILITY EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT DALLAS, TEXAS, THIS 15 DAY OF March 1983.
BY: *Jacqueline Kuse*



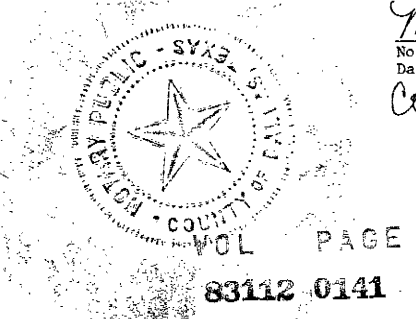
SCALE: 1" = 40'

STATE OF TEXAS I
COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state on this day personally appeared *Jacqueline Kuse* 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 under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF May 1983.

Michelle A. Conrad
Notary Public in and for Dallas County, Texas
Comm. Exp. 7-22-88



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