

OWNER'S CERTIFICATION

THE STATE OF TEXAS)
 COUNTY OF DALLAS)

That 2M Companies, Inc. is the owner of the following tract of land:
 Being a 71 foot wide tract and also being a portion of Block 3, Quorum North, an addition to the Town of Addison as shown on the map recorded in Volume 80005, Page 1768, map records of Dallas County, Texas. Said tract is more particularly described as follows:
 Beginning at a 1/2" iron found at the southeast corner of this tract and also being the northeast corner of Addison School Addition, an addition to the Town of Addison as shown on the map recorded in Volume 80010, Page 718, said map records:
 Thence S 89 degrees 55 minutes 18 seconds W with the northerly line of said Addison School Addition, 490.51 feet to a 5/8" iron with cap set in the east line of Quorum Drive (a 70' wide right-of-way) as taken by right-of-way dedication recorded in Volume 82019, Page 3352, said map records:
 Thence N 00 degrees 17 minutes 40 seconds W with the east line of Quorum Drive, 71.00 feet to a 5/8" iron with cap set;
 Thence N 89 degrees 55 minutes 18 seconds E, 490.15 feet to a 5/8" iron with cap set, on a westerly line of Tract 1, Block 3, Spectrum Center/Quorum North, an addition to the Town of Addison as shown on the map recorded in Volume 84062, Page 5890, said map records:
 Thence S 00 degrees 34 minutes 57 seconds E, with a westerly line of Tract 1, Block 3, Spectrum Center/Quorum North, 71.00 feet to the point of beginning and containing 0.799 of an acre or 34,814 square feet.
 And does hereby adopt this plat designating the hereinabove property as Meyerson I Addition, Tract 2, an addition to the Town of Addison, Texas.

That Communities Foundation of Texas, Inc. is the owner of the following tract of land:
 Being a tract of land situated in the S.W. Fisher Survey, Abstract No. 482, Dallas County, Texas, and being that tract of land described in a deed to Communities Foundation of Texas, Inc. as recorded in Volume 86251, Page 5380, deed records, Dallas County, Texas, and being more particularly described as follows:
 Beginning at an "X" with nail in concrete found at the most southerly southwest corner of the Addison School Addition, an addition to the Town of Addison as shown on the map recorded in Volume 80010, Page 718, map records, Dallas County, Texas, and being on the north line of Belt Line Road (a 100' right-of-way):
 Thence N 89 degrees 56 minutes 40 seconds W, with the north line of said Belt Line Road, 135.02 feet to an "X" in concrete, set, on an east line of Quorum Drive (a variable width right-of-way) as taken by right-of-way dedication recorded in Volume 82117, Page 1650, said map records:
 Thence N 26 degrees 47 minutes 21 seconds W, with said east line of Quorum Drive, 22.37 feet to a 1/2" iron found;
 Thence N 00 degrees 17 minutes 40 seconds W, continuing with an east line of said Quorum Drive, 180.12 feet to a 5/8" iron with cap set, at the most westerly southwest corner of aforementioned Addison School Addition:
 Thence S 89 degrees 53 minutes 19 seconds E, with a south line of said Addison School Addition, 145.07 feet to a 1/2" pipe found:
 Thence S 00 degrees 16 minutes 34 seconds E, with a west line of said Addison School Addition, 199.94 feet to the point of beginning and containing 0.664 of an acre or 28,908 square feet.
 And does hereby adopt this plat designating the hereinabove property as Meyerson I Addition, Tract 1, an addition to the Town of Addison, Texas.

The land platted is subject to the conditions, restrictions and reservations stated 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 accommodation of all public utilities 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 a use forever, but including the following covenants with regard 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 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 any 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 maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify 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 of any form 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 and all 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 services.

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 service to curb or pavement. The methods of curb or pavement 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 at Dallas, Texas this 13th day of June, 1993.

2M Companies, Inc.
 by: *Richard W. Slaven*
 Richard W. Slaven, Vice President
 THE STATE OF TEXAS)
 COUNTY OF DALLAS)

Witness my hand at Dallas, Texas, this 13th day of June, 1993.
 Communities Foundation of Texas, Inc.
 by: *Edward M. Flordbak*
 Edward M. Flordbak, President
 THE STATE OF TEXAS)
 COUNTY OF DALLAS)

BEFORE me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Richard W. Slaven, 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 13th DAY OF June, 1993.

Mary P. Warren
 Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

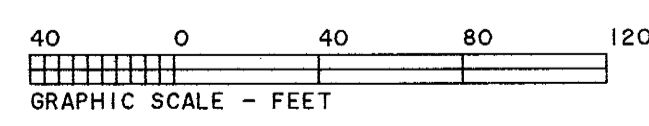
This is to certify that the plat hereon is a true, correct and accurate representation of the properties as determined by survey.

Steve Miller
 Steve Miller
 Registered Professional Land Surveyor
 Texas Registration No. 4224



CERTIFICATE OF APPROVAL

Approved by the City of Addison this 11th day of June, 1993.
[Signature]
 City Secretary



BEFORE me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Edward M. Flordbak, 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 13th DAY OF June, 1993.

Maria Williams Padon
 Notary Public in and for Dallas County, Texas

FINAL PLAT OF MEYERSON I ADDITION

CONSISTING OF
 TRACT 1 - A 0.664 OF AN ACRE TRACT AND
 TRACT 2 - A REPLAT OF A PORTION OF BLOCK 3, QUORUM NORTH, AN ADDITION TO THE TOWN OF ADDISON AS SHOWN ON THE MAP RECORDED IN VOLUME 80005, PAGE 1768, PLAT RECORDS, DALLAS COUNTY, TEXAS

BOTH TRACTS BEING IN THE G. W. FISHER SURVEY, ABSTRACT NO. 482, TOWN OF ADDISON, DALLAS COUNTY, TEXAS

<i>STEVE MILLER LAND SURVEYING</i>		
1240 SOUTHDRIVE COURT - HURST, TEXAS 76053 PHONE (817) 282-7860		
DRAWN BY: KD	DATE: 3-11-93	JOB NO.: 92043
REVISED:		

VOLUME 93134
 PAGE 3515

FILED
 93 JUN 13 PM 3:51
 EARL BULLOCK
 COUNTY CLERK
 DALLAS COUNTY, TEXAS

OWNER / DEVELOPER

2M COMPANIES, INC. 4514 COLE AVENUE SUITE 400 DALLAS, TEXAS 75205-4100 (214) 443-1900	COMMUNITIES FOUNDATION OF TEXAS, INC. 4605 LIVE OAK STREET DALLAS, TEXAS 75204 (214) 826-9231
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