

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

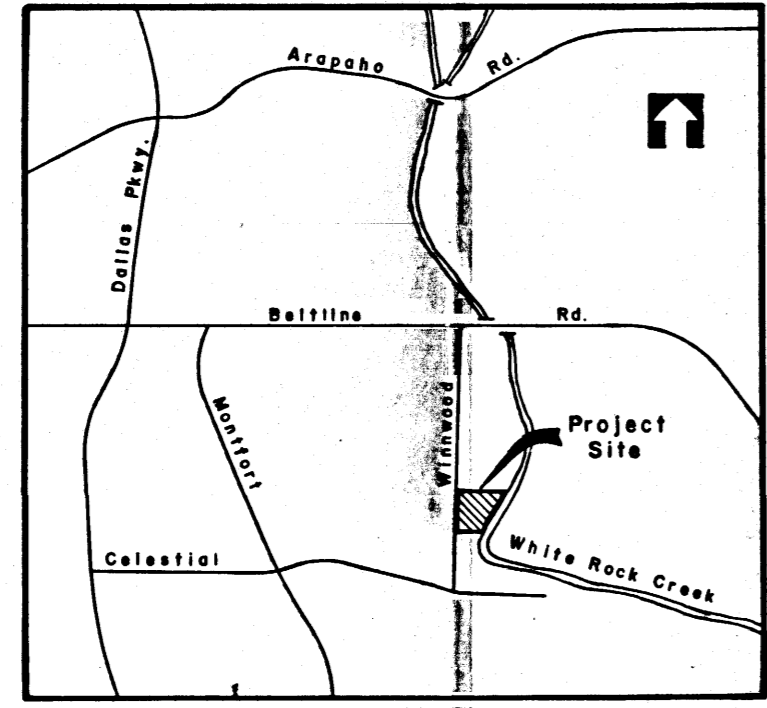
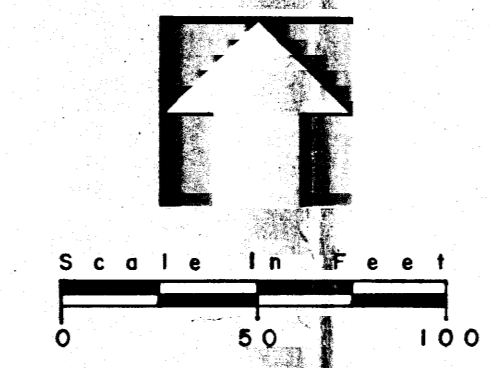
WHEREAS, STICO CORPORATION is the Owner of a tract of land out of the A. BLEDSOE SURVEY, Abstract No. 157, and being part of a tract of land conveyed to Charlotte Gysler by Otto Gysler by deed recorded in Volume 4734, Page 212, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for corner at the Northwest corner of said Gysler Tract, said point being in the East R.O.W. line of Winnwood Lane;
THENCE, S 89°44'37" E, with the North line of said Gysler Tract a distance of 647.09 feet to a point for a corner;
THENCE, S 18°56'00" W, a distance of 16.76 feet to an angle point;
THENCE, S 37°11'40" W, a distance of 139.27 feet to an angle point;
THENCE, S 53°09'52" W, a distance of 90.83 feet to an angle point;
THENCE, S 20°07'53" W, a distance of 112.74 feet to an angle point;

THENCE, S 02°08'12" W, a distance of 149.13 feet to an angle point;
THENCE, S 23°09'37" E, a distance of 55.38 feet to an angle point;
THENCE, S 02°28'50" W, a distance of 18.71 feet to a point for a corner;
THENCE, N 89°42'44" W, a distance of 503.91 feet to an iron rod for corner in the East R.O.W. line of Winnwood Lane;
THENCE, N 00°37'22" E, a distance of 45.14 feet to a point for a corner, said point also being the beginning of a tangent curve to the right having a central angle of 07°54'50", a radius of 2,615.00 feet, a tangent of 180.88 feet, and a chord bearing of N 04°34'47" E;
THENCE, along said East R.O.W. line of Winnwood Lane an arc distance of 361.19 feet to a point for a corner, said point also being the beginning of a tangent curve to the left, having a central angle of 02°11'10", a radius of 2,675.00 feet, a tangent of 51.04 feet, and a chord bearing of N 07°21'37" E;
THENCE, along said East R.O.W. line of Winnwood Lane an arc distance of 102.06 feet to the POINT OF BEGINNING and CONTAINING 266,408 Square Feet or 6.116 Acres of Land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT STICO CORPORATION does hereby adopt this plat designating the herein described property as STRASSBOURG an addition to the Town of Addison, Texas. The easements shown thereon are hereby reserved for the purposes of water, sanitary sewer, storm sewer, electric and telephone, gas and cable television locations to be determined by Grantor. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.
WITNESS MY HAND, at Addison, Texas on this, the 22 day of July, 1986.
STICO CORPORATION
BY: Adolf H. Scherer

KNOW ALL MEN BY THESE PRESENTS:
THAT I, E. LARRY HUITT, a Registered Public Surveyor, 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 Town of Addison, Texas.
E. LARRY HUITT
Registered Public Surveyor 07-22-86



The Woods Subdivisions
Michael Hall Inc.

BLOCK 8172
TOWN OF ADDISON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ADOLF H. SCHERER, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this, the 22 day of July, 1986.

Notary Public in and for Dallas County, Texas
G. ENUM
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 10-28-87

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned Notary Public in and for Dallas County, Texas, on this day personally appeared E. LARRY HUITT, 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 considerations therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this, the 22 day of July, 1986.
Charlotte FitzGerald, Notary Public
State of Texas
My Commission Expires 5-12-90

FLOODWAY EASEMENT
This plat is accepted by the Owner subject to the following conditions which shall be binding upon the Owner, his heirs, grantees, successors and assigns.

The existing creek or creeks traversing along Block 8173 within the limits of this addition, will remain as an open channel at all times. The Town of Addison will not be responsible for the maintenance and operation of said creek or creeks or for any damage to 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 storm water runoff shall be permitted by filling, or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the natural drainage channels, as hereinafter defined in Block 8173 unless approved by the Director of Public Works. Provided, however, it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the Town of Addison shall have the right to enter upon the floodway easement at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris silt and any substance which would result in unsanitary conditions and the Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

The natural drainage channels through Block 8173, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town of Addison shall not be held liable for any damages 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. Property owners shall be responsible for replacement of any bank erosion which occurs on their lots. The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Building areas outside the Floodway Easement line should be filled to a minimum elevation as shown. The minimum floor elevations or houses built within this subdivision shall be as shown.

STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

JUL 29 1986
Earl Bullock
COUNTY CLERK, Dallas County, Texas

CERTIFICATE OF APPROVAL
Approved This 22nd Day of July, 1986, by the Town of Addison, Texas.

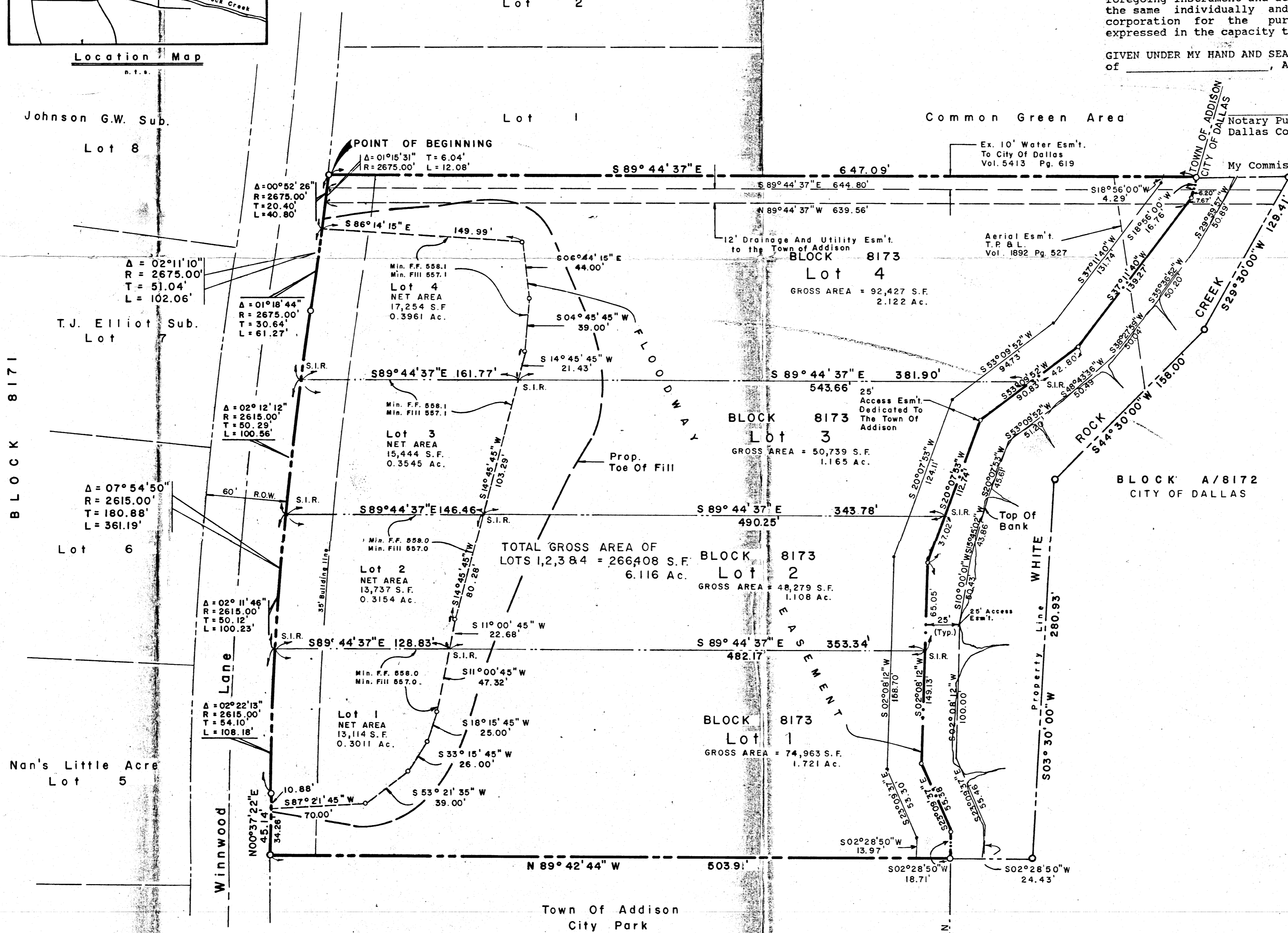
Mayor and Secretary signatures and names.

John D. Addison
P.O. Box 144
Addison, Texas 75001

Final Plat of RECEIVED JUL 25 1986

STRASSBOURG ESTATES
An Addition to the Town of Addison
Out of the A. Bledsoe Survey
Abstract No. 157
Dallas County, Texas

STICO CORPORATION
8633 Bent Tree Drive
Dallas, Texas 75248
HUITT-ZOLLARS, INC.
3131 McKinney Ave.
Suite 600
Dallas, Texas 75201



STATE OF TEXAS:
COUNTY OF DALLAS:

Being a tract of land in City Block 8173, out of the A. Bledsoe Survey, Abstract No. 157, and being part of a tract of land conveyed to Charlotte Gysler by Otto Gysler by deed recorded in Volume 4734, Page 212, Deed Records, Dallas County, Texas, and being described as follows:

BEGINNING at an Iron Rod for corner at the Northwest corner of said Gysler Tract, said point being in the present R.O.W. of Winnwood Lane;

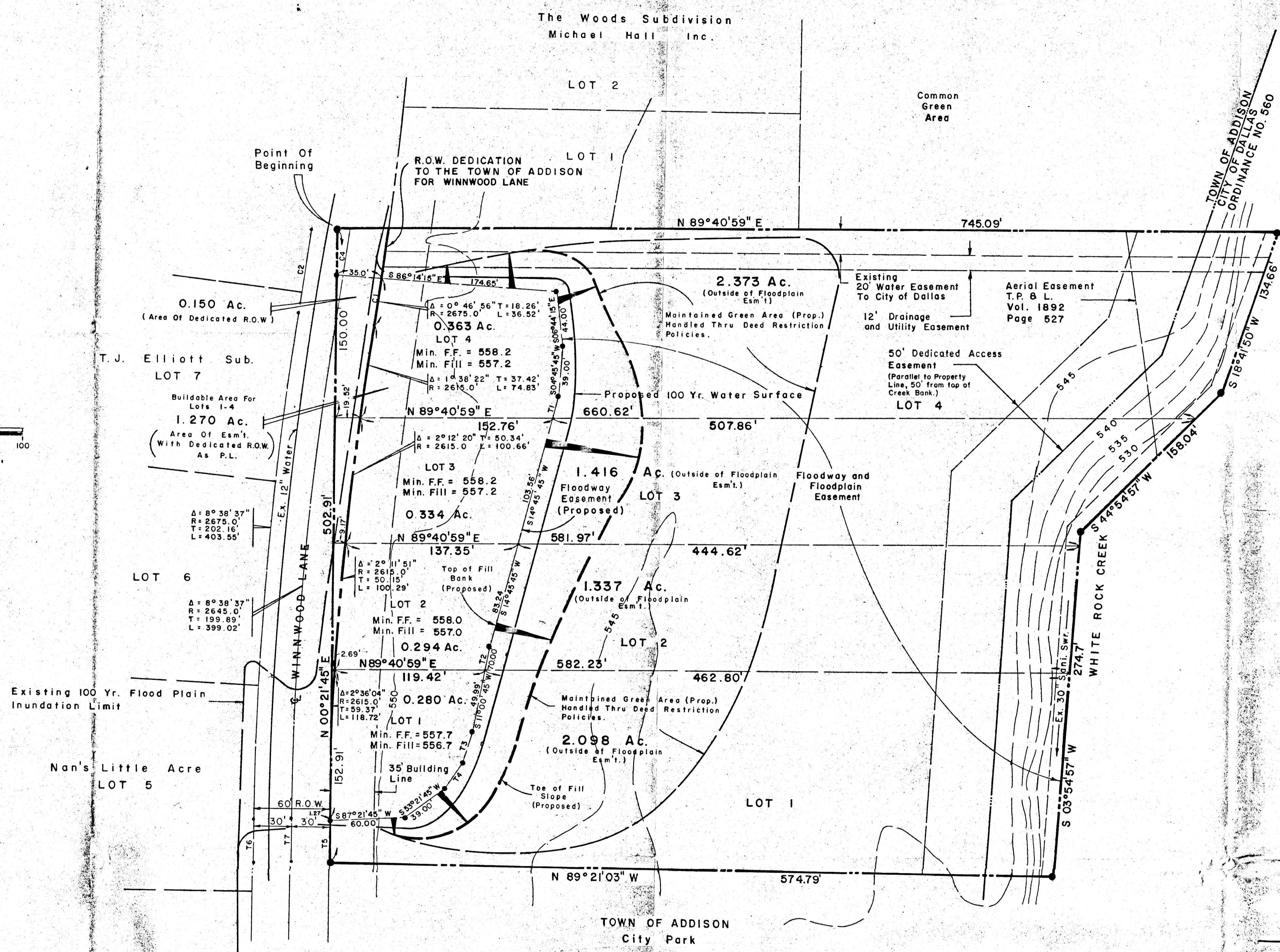
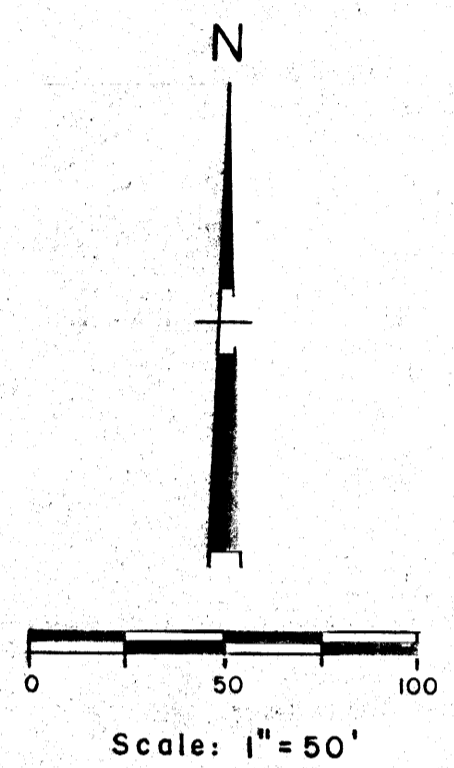
THENCE North 89 degrees 40 minutes 59 seconds East with the North line of said Gysler Tract a distance of 745.09 feet to an Iron Rod for corner in the center of White Rock Creek;

THENCE in a Southerly direction with the center of said White Rock Creek the following course and distances:

- South 18 degrees 41 minutes 50 seconds West 134.66 feet;
- South 44 degrees 54 minutes 57 seconds West 158.04 feet;
- South 03 degrees 54 minutes 57 seconds West 274.70 feet;

THENCE North 89 degrees 21 minutes 03 seconds West a distance of 574.79 feet to an Iron Rod for corner in the East line of Winnwood Lane;

THENCE North 00 degrees 21 minutes 45 seconds East a distance of 502.91 feet to the PLACE OF BEGINNING, and containing 321,225.73 square feet or 7.374 acres of land, more or less.



RECLAMATION EASEMENT

BEING a tract of land in City Block 8173, out of the A. BLEDSOE SURVEY, Abstract No. 157, and being part of land conveyed to CHARLOTTE GYSLER by deed recorded in Volume 4734, Page 212, Deed Records, Dallas County, Texas, said tract being the area delineated from existing 100-year Floodway and being described as follows:

BEGINNING at an Iron Rod for a corner at the Northwest corner of said Gysler tract, said point being in the present R.O.W. of Winnwood Lane;

THENCE, S 00°21'45" E, a distance of 37.42 feet to a point for a corner;

THENCE, S 84°14'15" E, a distance of 35.00 feet to the POINT OF BEGINNING;

THENCE, departing from the above said corner, S 84°14'15" E, a distance of 139.65 feet, to a point for a corner;

THENCE, S 06°44'15" E, a distance of 44.00 feet to a point;

THENCE, S 04°45'45" W, a distance of 39.00 feet to a point;

THENCE, S 14°45'45" W, a distance of 205.00 feet to a point;

THENCE, S 11°00'45" W, a distance of 70.00 feet to a point;

THENCE, S 19°15'45" W, a distance of 25.00 feet to a point;

THENCE, S 39°15'45" W, a distance of 24.00 feet to a point;

THENCE, S 53°21'45" W, a distance of 35.60 feet to a point;

THENCE, S 87°21'45" W, a distance of 40.80 feet to a point for a corner, said point also being on the Northwest property line;

THENCE, W 00°21'45" E, a distance of 1.87 feet along the Northwest property line for a point, said point also being the beginning of a curve to the right having a central angle of 08°38'37", a radius of 2615.00 feet, a tangent length of 397.42 feet and a chord bearing of S 04°41'03" E;

THENCE, along the said curve to the right an arc distance of 38.50 feet to a point, said point also being the beginning of a curve to the left having a central angle of 08°38'37", a radius of 2615.00 feet, a tangent length of 397.42 feet and a chord bearing of S 04°41'03" E;

THENCE, along the said curve to the left an arc distance of 36.52 feet to the POINT OF BEGINNING AND CONTAINING 5231.826 Square Feet of 1.17025 Acres of Land, more or less.

RIGHT-OF-WAY DEDICATION

BEING a tract of land in City Block 8173, out of the A. BLEDSOE SURVEY, Abstract No. 157, and being part of land conveyed to CHARLOTTE GYSLER by deed recorded in Volume 4734, Page 212, Deed Records, Dallas County, Texas, said tract being the area dedicated to the R.O.W. and being more particularly described as follows:

BEGINNING at an Iron Rod for corner at the Northwest corner of said Gysler tract, said point being in the present R.O.W. of Winnwood Lane;

THENCE, N 89°40'59" E, along the North property line a distance of 40.16 feet to a point, said point also being the beginning of a curve to the right having a central angle of 11°38'45", a radius of 2615.00 feet, a tangent length of 39.42 feet and a chord bearing of S 08°11'00" W;

THENCE, along the said curve to the right an arc distance of 74.83 feet to a point, said point also being the beginning of a curve to the left having a central angle of 08°38'37", a radius of 2615.00 feet, a tangent length of 397.42 feet and a chord bearing of S 04°41'03" W;

THENCE, along the said curve to the left an arc distance of 74.83 feet to a point, said point also being on the Northwest property line;

THENCE, W 00°21'45" E, a distance of 488.84 feet to the POINT OF BEGINNING AND CONTAINING 6545.076 Square Feet or 0.15025 Acres of Land, more or less.

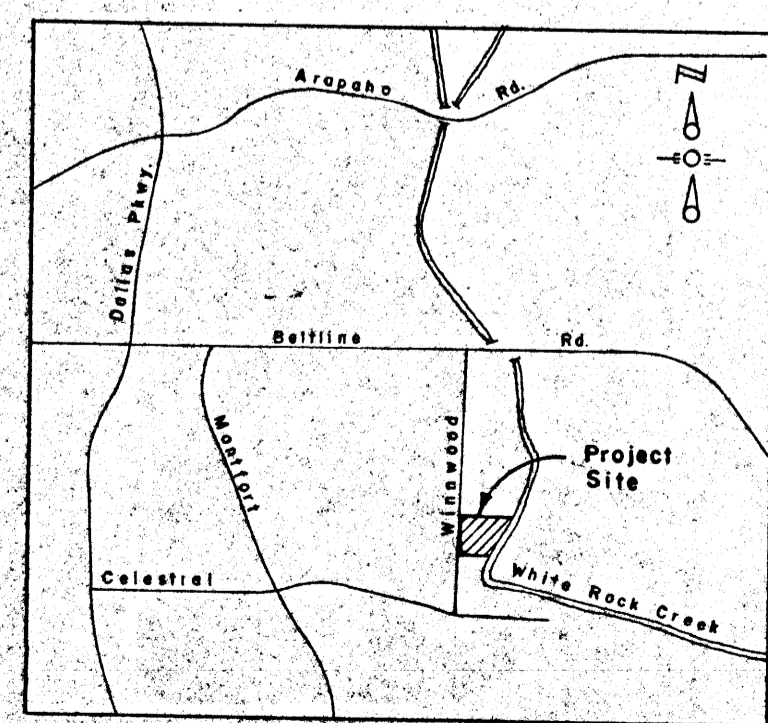
APPROVED BY
PLANNING & ZONING
CITY COUNCIL

PRELIMINARY PLAT & LAND USE PLAN
STRASSBOURG ESTATES
A MINOR SUBDIVISION

Prepared for: The Town of Addison, Texas
P.O. Box 144, 16801 Voss Road
Addison, Texas 75240

A Tract of Land out of City Block No. 8173, and out of the A. Bledsoe Survey, Abstract No. 157, Recorded in Volume 4734, Page 212, D.C.D.R.

LOCATION MAP



NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S08°10'59"72"W	78.83	1°38'44"56"	2675.00	79.83	38.42
C2	N08°18'18"78"E	67.02	1°28'06"45"	2615.00	67.02	33.51
C3	N08°18'18"78"E	67.02	1°28'06"45"	2615.00	67.02	33.51
C4	S08°13'37"42"W	71.93	1°33'29"16"	2645.00	71.93	35.97
C5	S08°13'37"42"W	71.93	1°33'29"16"	2645.00	71.93	35.97

NO.	BEARING	DISTANCE
T1	S14°45'45"00"W	19.20
T2	S11°00'45"00"W	20.01
T3	S18°15'45"00"W	25.00
T4	S33°15'45"00"W	28.00
T5	S00°21'45"00"W	34.26
T6	N00°21'45"00"E	34.26
T7	S00°21'45"00"W	34.26

Owner:
Stico Corporation
6342 Southpoint
Dallas, Texas 75248
(214)-380-1612

Developer:
Tober / Schmidt Properties
P.O. Box 802605
Dallas, Texas 75380-2605
(214)-530-4415

Engineer:
Hull - Zollars, Inc., Consulting Engineers
3131 McKinney Ave.
Suite 600
Dallas, Texas 75204
(214)-871-3311