



STATE OF TEXAS
 COUNTY OF COLLIN & DALLAS

Whereas TUNG INTERNATIONAL DEVELOPMENT COMPANY, a Texas limited corporation is the owner of a tract of land out of the G. D. Drake Survey, Abstract No. 273, and the E11 Shepherd Survey, Abstract No. 1113, 1361, City of Addison, Dallas County, Texas, and the City of Addison, Dallas County, Texas, being all of Lot 1A, Block 6/8705, a Replat of Lot No. 1, Block 6/8705 of Addison Road-Trinity Mills Shopping Center, an addition to the City of Dallas, Collin County, Texas, as recorded in Abstract C, page 860, Map Records of Collin County, Texas, and also being all of a 13.677 acre tract of land conveyed to Trinity Mills-Addison, Ltd., a Texas limited partnership, as recorded in Volume 2140, page 630, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the most northerly northeast corner of the above mentioned Lot 1A, Block 6/8705; said corner being the most northern corner of a corner clip located at the southwest corner of the intersection of the south line of Trinity Mills Road (100' right-of-way) and the west line of Addison Road (60' right-of-way);

THENCE, S 48° 39' 39" E, along the east line of said Lot 1A, Block 6/8705 and the west right-of-way line of said Addison Road and along said corner clip, a distance of 16.39 feet to a 1/2 inch iron rod set for corner at the most southern corner of said corner clip in the west right-of-way line of said Addison Road, same being a point in a curve to the left having a central angle of 11° 28' 20", a radius of 550.00 feet, a tangent distance of 154.57 feet, and a chord bearing and distance of S 22° 47' 12" E, 298.33 feet;

THENCE, Southeasterly, continuing along the east line of said Lot 1A, Block 6/8705 and the west right-of-way line of said Addison Road and with said curve to the left, an arc distance of 302.11 feet to a 1/2 inch iron rod set for corner at the end of said curve to the left;

THENCE, S 30° 31' 22" E, continuing along the east line of said Lot 1A, Block 6/8705 and the west right-of-way line of said Addison Road, a distance of 70.40 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right having a central angle of 40° 29' 20", a radius of 520.00 feet, a tangent distance of 191.78 feet, and a chord bearing and distance of S 18° 16' 42" E, 359.87 feet;

THENCE, Southeasterly, continuing along the east line of said Lot 1A, Block 6/8705 and the west right-of-way line of said Addison Road and with said curve to the right, passing a 1/2 inch iron rod set found at the southeast corner of said Lot 1A, Block 6/8705 and the most easterly northeast corner of the above mentioned 13.677 acre tract at an arc distance of 136.54 feet, and continuing along the west right-of-way line of said Addison Road and the most easterly east line of said 13.677 acre tract and with said curve to the right, a total arc distance of 307.47 feet to a 1/2 inch iron rod set for corner at the end of said curve to the right;

THENCE, S 01° 57' 58" W, continuing along the west right-of-way line of said Addison Road and the east line of said 13.677 acre tract, a distance of 336.94 feet to a 1/2 inch iron rod set for corner at the southeast corner of said 13.677 acre tract;

THENCE, S 89° 56' 29" W, leaving the west right-of-way line of said Addison Road and along the south line of said 13.677 acre tract, a distance of 1071.27 feet to a 1/2 inch iron rod set for corner at the southwest corner of said 13.677 acre tract and the southeast corner of a 7.001 acre tract of land conveyed to Burns & Burns - Trinity Mills Joint Venture, as recorded in Volume 1885, page 712, Deed Records of Collin County, Texas;

THENCE, N 01° 57' 12" E, along the west line of said 13.677 acre tract and the east line of said 7.001 acre tract, a distance of 663.40 feet to a 1/2 inch iron rod set for corner;

THENCE, N 25° 05' 42" W, continuing along the west line of said 13.663 acre tract and the east line of said 7.001 acre tract, a distance of 117.55 feet to a 1/2 inch iron rod set for corner for the northwest corner of said 13.677 acre tract and the northeast corner of said 7.001 acre tract in the south right-of-way line of said Trinity Mills Road;

THENCE, N 63° 54' 18" E, along the south right-of-way line of said Trinity Mills Road and the most northern north line of said 13.677 acre tract, passing the most northern northeast corner of said 13.677 acre tract and the northwest corner of said Lot 1A, Block 6/8705 at a distance of 100.00 feet, and continuing along the south right-of-way line of said Trinity Mills Road and the north line of said Lot 1A, Block 6/8705, a total distance of 345.96 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right having a central angle of 25° 18' 10", a radius of 950.00 feet, a tangent distance of 213.25 feet, and a chord bearing and distance of N 78° 33' 25" E, 416.14 feet;

THENCE, Northeasterly, continuing along the south right-of-way line of said Trinity Mills Road and the north line of said Lot 1A, Block 6/8705 and with said curve to the right, an arc distance of 619.54 feet to a 1/2 inch iron rod set for corner at the end of said curve to the right;

THENCE, N 89° 12' 28" E, continuing along the south right-of-way line of said Trinity Mills Road and the north line of said Lot 1A, Block 6/8705, a distance of 113.49 feet to the POINT OF BEGINNING and containing 948,417 square feet or 21.773 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TUNG INTERNATIONAL DEVELOPMENT COMPANY does hereby adopt this plat designating herein above described property as THE DALLAS INTERNATIONAL CENTRE an addition to the City of Dallas, Texas. The easements shown thereon are 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 removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

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 additional cleanouts, fire hydrants, water services and sewer services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidelines shall be constructed by the holder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this ___ day of ___, 1987.

Tung International Development Company

Patricia Tung, General Partner

TOTAL ACRES = 21.773 AC.
 TOTAL LOT = 1

ZONING DESCRIPTION

Being a tract of land out of the G. D. Drake Survey, Abstract No. 273, and the E11 Shepherd Survey, Abstract No. 1113, 1361, City of Addison, Dallas County, Texas, and being part of a 13.677 acre tract of land conveyed to Trinity Mills-Addison, Ltd., a Texas limited partnership, as recorded in Volume 2140, page 630, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the west right-of-way line of Addison Road (60' right-of-way), same being the Southeast corner of the above mentioned Trinity Mills-Addison, Ltd. tract;

THENCE, S 89° 56' 29" W, leaving the west right-of-way line of said Addison Road and along the South line of said Trinity Mills-Addison, Ltd. tract for a distance of 1071.27 feet to a 1/2 inch iron rod set at the southwest corner of said Trinity Mills-Addison, Ltd. tract, same being the Southeast corner of a 7.001 acre tract of land conveyed to Burns & Burns - Trinity Mills Joint Venture, as recorded in Volume 1885, page 712, Deed Records of Collin County, Texas;

THENCE, N 01° 57' 12" E, along the West line of said Trinity Mills-Addison, Ltd. tract and the East line of said Burns & Burns - Trinity Mills Joint Venture tract for a distance of 663.40 feet to a point for corner at the intersection of the West line of said Trinity Mills-Addison, Ltd. tract with the Collin and Dallas County line;

THENCE, S 89° 35' 38" E, along said Collin and Dallas County line for a distance of 1071.01 feet to a point for corner in the west right-of-way of said Addison Road;

THENCE, S 01° 57' 58" W, along the West right-of-way line of said Addison Road for a distance of 336.94 feet to the POINT OF BEGINNING and containing 68,388 square feet or 1.570 acres of land, more or less.

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Patricia Tung, General Partner of Tung International Development Company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that she was the act of the said corporation and that she executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 1987.

Notary Public in and for Dallas County, Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, John N. Cordie, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the plotting rules and regulations of the City Plan Commission of the City of Dallas.

John N. Cordie
 Registered Public Surveyor No. 2029

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared John N. Cordie, 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 ___ day of ___, 1987.

Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL:

Approved this ___ day of ___, 1987 by the City Plan Commission of the City of Dallas, Texas.

Chairman, City Plan Commission

PRELIMINARY PLAT
 THE DALLAS INTERNATIONAL CENTRE

CITY BLOCK NO. 8705
 CITY OF DALLAS, COLLIN COUNTY, TEXAS
 CITY OF ADDISON, DALLAS COUNTY, TEXAS
 E11 SHEPHERD SURVEY, ABSTRACT NO. 1113, 1361
 G. D. DRAKE SURVEY, ABSTRACT NO. 273
 21.773 ACRES INCLUDING ALL OF LOT 1A, BLOCK 6/8705,
 A REPLAT OF LOT 1, BLOCK 6/8705 OF ADDISON ROAD-
 TRINITY MILLS SHOPPING CENTER, B.110 ACRES, FILED CAB C-690,
 AND 13.663 ACRES OF UNPLATTED PORTION OF CITY BLOCK 8705.

DEVELOPER:
TUNG INTERNATIONAL DEVELOPMENT CO.
 5330 ALPHA ROAD, SUITE 100
 DALLAS, TEXAS 75240
 (214) 661-8882

PREPARED BY:
COOK CONSULTANTS, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 12204 MERIT DRIVE • SUITE 700 (214) 991-1890
 DALLAS, TEXAS 75251-2211 METRO (214) 263-8764
 PROJECT NO. 87035-00 JULY, 1987

AUG 18 1987