

LEGEND

- 5/8" IRON ROD FOUND
- XFND CHISELED X CUT IN CONCRETE FOUND
- PKFND PK NAIL FOUND
- XSET CHISELED X CUT IN CONCRETE SET
- 5/8" IRON ROD WITH CAP MARKED "WEBB-4125" SET

SURVEYOR CERTIFICATE

STATE OF TEXAS

I, Kurtis R. Webb, Registered Public Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Addison, Texas.

Surveyor's Signature



NOTARY CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Kurtis R. Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of TEXAS.

My commission expires: _____

BELTLINE ROAD
(ROW VARIES)

LEGAL DESCRIPTION

BEING all of Lot 2, Block D of Addison Town Center, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 93237, Page 3840, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail found for the northeast corner of said Lot 2, Block D, being on the south right-of-way line of Beltline Road (right-of-way varies) also being the most northerly northwest corner of Lot 3C-1, Block D, Replat of Addison Town Center, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 94176, Page 1630, Map Records, Dallas County, Texas;

THENCE along the east line of said Lot 2, Block D, same being an interior line of said Lot 3C-1, Block D, South 00 degrees 31 minutes 15 seconds East, a distance of 212.50 feet to a 5/8" iron rod found for the southeast corner hereof, same being an interior corner of said Lot 3C-1, Block D;

THENCE along the south line of said Lot 2, Block D, South 89 degrees 28 minutes 45 seconds West, passing at a distance of 136.43 feet the most westerly northwest corner of said Lot 3C-1, Block D, same being the most easterly northeast corner of Lot 3B, Block D of said Replat of Addison Town Center, and continuing for a total distance of 354.46 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the southwest corner hereof, same being an interior corner of said Lot 3B, Block D;

THENCE along the west line of said Lot 2, Block D, same being an interior line of said Lot 3B, Block D, North 00 degrees 31 minutes 15 seconds West, a distance of 223.50 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northwest corner hereof;

THENCE along the north line of said Lot 2, Block D, same being the south right-of-way line of Beltline Road the following three (3) courses:

1. North 89 degrees 28 minutes 45 seconds East, a distance of 115.13 feet to a 5/8" iron rod set with cap marked "WEBB-4125"
2. South 84 degrees 12 minutes 44 seconds East, a distance of 100.11 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
3. North 89 degrees 28 minutes 45 seconds East, a distance of 139.83 feet to the POINT OF BEGINNING hereof and containing 1.7708 acres or 77,136 square feet of land, more or less.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TRAVIS HOLDINGS, L.L.C., a Texas limited liability company, does hereby adopt this plat designating the hereinabove property as **REPLAT OF LOT 2, BLOCK D, ADDISON TOWN CENTER**, on addition to the Town of Addison, Texas, and 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 reserved by mutual use and accommodation of all public utilities using or 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's use forever, but including the following covenants with regards 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 Town 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 runoff shall be permitted by construction of any type of 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 Town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the Town 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 Town for maintenance or efficiency of its respective system or service.

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 services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all plotting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

TRAVIS HOLDINGS, L.L.C.
A Texas limited liability company

By: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of _____.

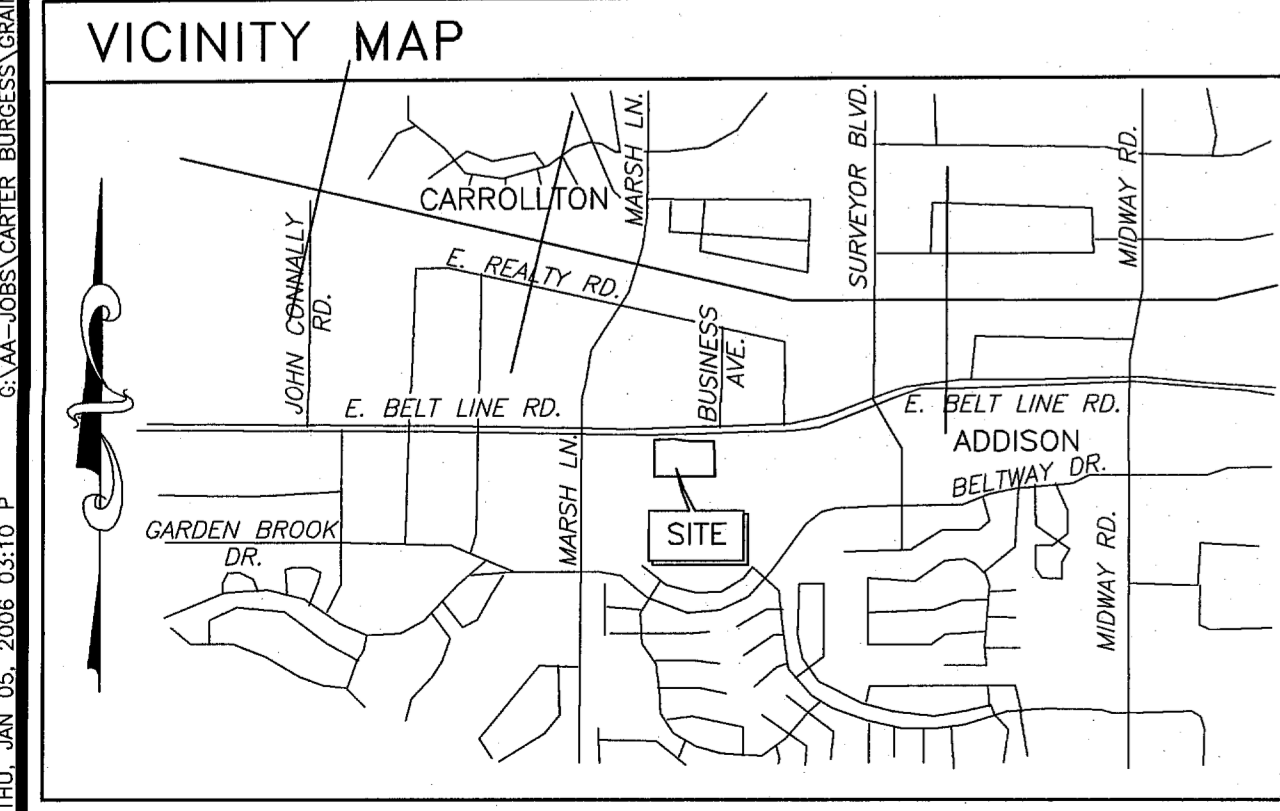
My commission expires: _____

**REPLAT OF LOT 2, BLOCK D
ADDISON TOWN CENTER**

OWNER:
TRAVIS HOLDINGS, LLC
9127 KING ARTHUR DRIVE
DALLAS, TX 75247

BEING A TOTAL OF 77,136 SQAURE FEET
OR 1.7708 ACRES IN THE
THOMAS L. CHENOWETH SURVEY
ABSTRACT NO. 273
CITY OF ADDISON, DALLAS COUNTY, TEXAS

DATE: 5/2/2006



Notes:

Bearings shown hereon are Grid Bearings, NAD83, Texas North Central Zone, based on GPS observation taken coincident with survey.

By graphic plotting only, this property is within zone "X", areas outside of a 100 yr. flood plain as shown by FIRM Map Community Panel Number 48113C 0180 J, dated AUG. 23, 2001.

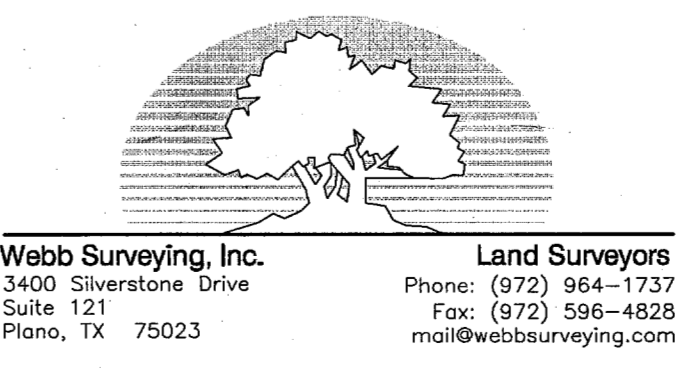
NUMBER	DIRECTION	DISTANCE
L1	S 51°08'24" E	7.88'
L2	N 89°28'45" E	11.15'
L3	S 00°38'42" E	17.00'
L4	S 89°28'45" W	14.00'
L5	N 00°38'39" W	6.39'
L6	N 51°08'24" W	24.61'
L7	SOUTH	16.18'
L8	EAST	11.33'
L9	SOUTH	10.00'
L10	WEST	21.33'
L11	NORTH	27.19'

CERTIFICATE OF APPROVAL:

Approved by the Addison City Council on the _____ day of _____, 20____.

Mayor _____

City Secretary _____



THU JAN 05 2006 03:10 P G:\A\JOES\CATER_BURGESS\GRANGER - CARROLLTON\GRANGER-CARROLLTON REPLAT.DWG

2006-12