

B7-16

OWNER'S CERTIFICATE

WHEREAS, ENGLISHMAN'S ANTIQUES, is the owner of a 1.872 acre tract of land situated in the Thomas L. Chenowith Survey, Abstract No. 273, Dallas County, Texas, some being part of the tract of land described in the Substitute Trustee's Deed to AmWest Savings Association dated April 3, 1990 and recorded in Volume 90065, Page 2523 in the Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at a 1/2" set iron rod at the intersection of the West line of Midway Road (100 foot right-of-way) and the North line of Proton Drive (60 foot right-of-way) as described in the Proton Drive addition to the Town of Addison recorded in Volume 82053, Page 1900 in the Deed Records of Dallas County, Texas;

THENCE North 89 degrees 23 minutes 17 seconds West a distance of 50.38 feet along the north line of Proton Drive to a 1/2" set iron rod at the point of curvature of a circular curve to the right having a radius of 370.00 feet and whose chord bears North 83 degrees 01 minutes 08 seconds West a distance of 82.09 feet;

THENCE Northwesterly along said north line of Proton Drive and along said curve an arc distance of 82.26 feet and through a central angle of 12 degrees 44 minutes 18 seconds to a found 1/2" iron rod at the point of reverse curvature of a curve to the left having a radius of 430.00 feet and whose chord bears North 83 degrees 01 minutes 08 seconds West a distance of 95.40 feet;

THENCE Northwesterly along said north line of Proton Drive and along said curve an arc distance of 95.60 feet and through a central angle of 12 degrees 44 minutes 18 seconds to a found 1/2" iron rod at the point of tangency;

THENCE North 89 degrees 23 minutes 17 seconds West, along said north line of Proton Drive a distance of 31.65 feet to a found 1/2" iron rod for a corner at the Southeast corner of Lot 1, Block A of the Courtyard by Marriott No. 1, an addition to the Town of Addison recorded in Volume 4598, Page 48 in the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 49 minutes 25 seconds East along the east line of said Lot 1 to a found P.N. nail in concrete pavement in the South line of a 100 foot wide tract of land described in the Deed to Dallas Power and Light Company dated October 22, 1956 and recorded in Volume 4598, Page 130 in the Deed Records of Dallas County, Texas;

THENCE South 89 degrees 23 minutes 17 seconds East along the south line of said Dallas Power and Light right-of-way to a found 1/2" iron rod on the West line of Midway Road;

THENCE South 00 degrees 49 minutes 25 seconds West along the West line of Midway Road, a distance of 324.69 feet to the POINT OF BEGINNING AND CONTAINING 81,214 square feet or 1.872 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ANTHONY CLINGLY ("Owner") does hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK A OF ENGLISHMAN'S PLAZA AN 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 being 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 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 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 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 platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

Anthony J. Clingly

OWNER'S SIGNATURE

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

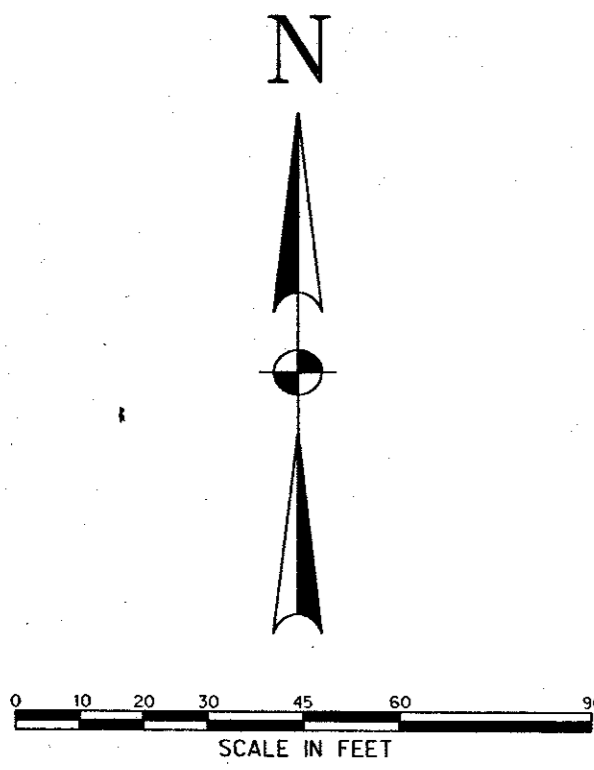
ON THIS DAY PERSONALLY APPEARED, *Anthony J. Clingly*
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF May, 1998.
MY COMMISSION EXPIRES 4-8-2002.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Susan D. Ash

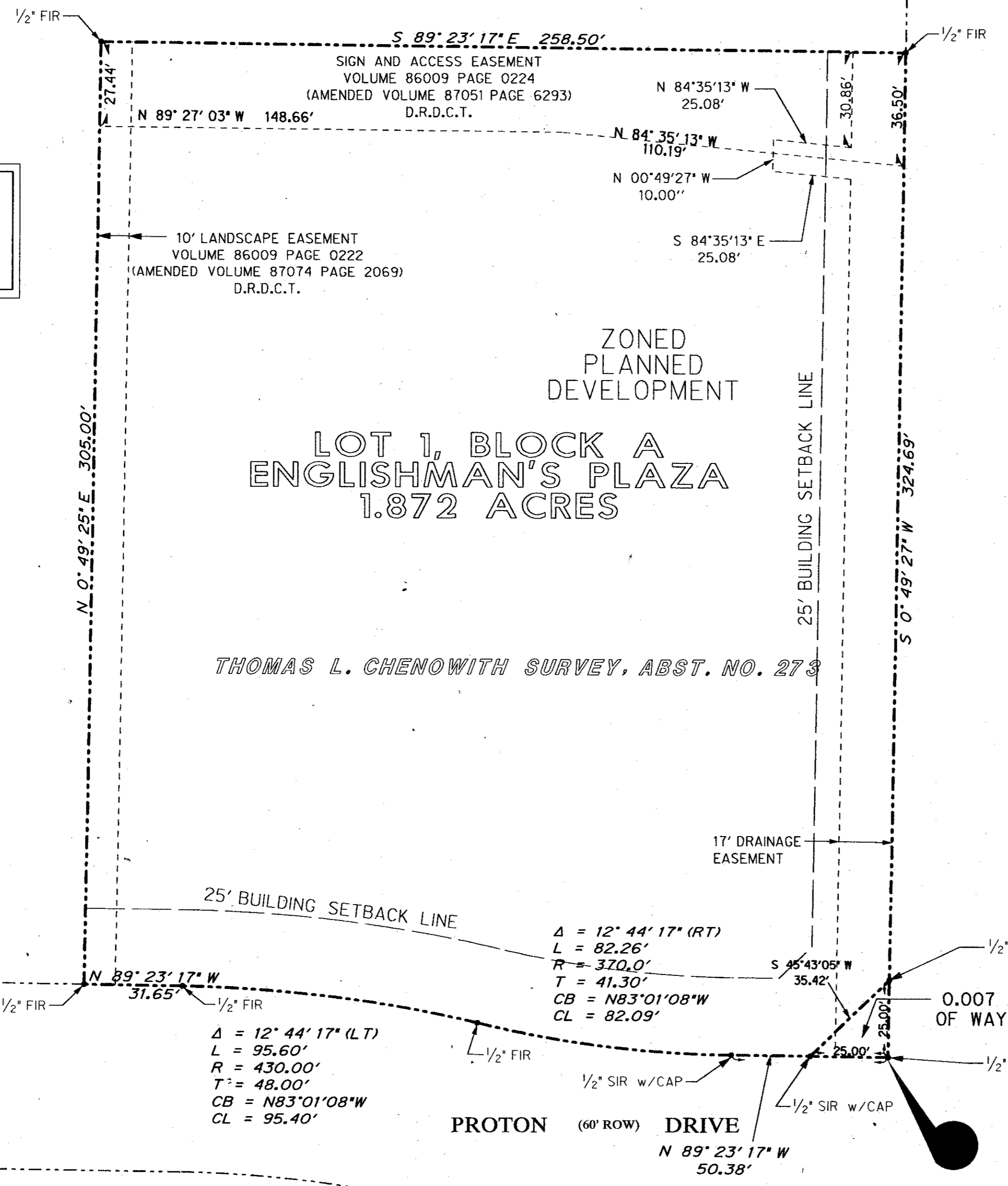
B7-16

AS-BUILT'S REG 7/29/99
ENGLISHMAN'S ANTIQUES



DALLAS POWER AND LIGHT COMPANY RIGHT OF WAY (100' ROW)
VOLUME 4598, PAGE 130 D.R.D.C.T.

LEGEND:
1/2" SIR w/CAP — 1/2" SET IRON ROD w/YELLOW PLASTIC CAP STAMPED HALFF ASSOCIATES, INC.
1/2" FIR — 1/2" FOUND IRON ROD



LOT 1, BLOCK A
COURTYARD BY MARRIOTT NO.1
AN ADDITION TO THE TOWN OF ADDISON
VOLUME 86146, PAGE 48
D.R.D.C.T.

ZONED
PLANNED
DEVELOPMENT
LOT 1, BLOCK A
ENGLISHMAN'S PLAZA
1.872 ACRES

THOMAS L. CHENOWITH SURVEY, ABST. NO. 273

25' BUILDING SETBACK LINE
 $\Delta = 12^\circ 44' 17''$ (RT)
 $L = 82.26'$
 $R = 370.0'$
 $T = 41.30'$
 $CB = N83^\circ 01' 08'' W$
 $CL = 82.09'$

17' DRAINAGE EASEMENT

25' BUILDING SETBACK LINE
 $\Delta = 12^\circ 44' 17''$ (LT)
 $L = 95.60'$
 $R = 430.00'$
 $T = 48.00'$
 $CB = N83^\circ 01' 08'' W$
 $CL = 95.40'$

POINT OF BEGINNING

BASIS OF BEARING IS THE MONUMENTED EAST PROPERTY LINE OF LOT 1, BLOCK A, COURTYARD BY MARRIOTT NO.1, AN ADDITION TO THE TOWN OF ADDISON WITH A RECORD BEARING OF S 00° 49' 25" W, AS RECORDED IN VOLUME 86146, PAGE 48 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT EVERETTE R. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAS PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY SUPERVISION.

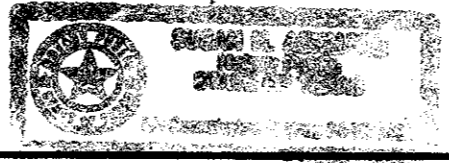
Everette R. Jones 5/29/98
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS
NO. 4568



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, *Everette R. Jones*
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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF May, 1998.
MY COMMISSION EXPIRES 4-8-2002.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VOLUME 98112
PAGE 00027

FINAL PLAT
OF
LOT 1, BLOCK A
ENGLISHMAN'S PLAZA
AN ADDITION TO THE
TOWN OF ADDISON, TEXAS

OUT OF THE
THOMAS L. CHENOWITH SURVEY, ABST. No. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
FOR

ENGLISHMAN'S ANTIQUES
15304 MIDWAY ROAD, ADDISON, TEXAS

PREPARED BY:
HALFF ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • SURVEYORS
8616 NORTHWEST PLAZA DRIVE, DALLAS, TEXAS 75225
DALLAS ~ FORT WORTH ~ HOUSTON
SCALE: 1"=30' AVO 16749 MAY 1998