

STATE OF TEXAS (X)  
COUNTY OF DALLAS (X)  
TOWN OF ADDISON (X)

WHEREAS, WE, STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, an Illinois Corporation, are the Owners of a tract of land situated in the G. W. FISHER SURVEY, ABSTRACT NO. 482 in the Town of Addison, Dallas County, Texas, and being a part of a 12.252 acre tract of land conveyed to Hope Investment LTD., as recorded in Volume 94015, Page 725, in the Deed Records of Dallas County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an X-cut found for corner at the intersection of the North line of Airport Parkway (having a 55.0 foot wide right-of-way) with the East line of Addison Road (having a 60.0 foot wide right-of-way);

THENCE North 00 degrees 26 minutes 35 seconds West along the said East line of Addison Road for a distance of 320.03 feet to a 1/2 inch iron rod set for corner;

THENCE South 89 degrees 37 minutes 15 seconds East for a distance of 349.06 feet to a 1/2 inch iron rod set for corner in the West line of Lot 1 of FEDERAL EXPRESS ADDITION, an Addition to the Town of Addison, Texas, according to the Plat recorded in Volume 94226, Page 3552, in the Plat Records of Dallas County, Texas;

THENCE South 00 degrees 22 minutes 45 seconds West along the said West line of Lot 1 of FEDERAL EXPRESS ADDITION, for a distance of 320.00 feet to a 1/2 inch capped iron rod found for corner in the said North line of Airport Parkway;

THENCE North 89 degrees 37 minutes 15 seconds West along the said North line of Airport Parkway for a distance of 344.47 feet to the POINT OF BEGINNING.

CONTAINING 110,965 square feet or 2.5474 acres of land, more or less.

That STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, an Illinois Corporation, (Owner) does hereby adopt this plat designating the hereinabove property as STATE FARM SERVICE CENTER ADDITION, an Addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public 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 on, over and across all such easements for the benefit of the provider of services for which easements are granted.

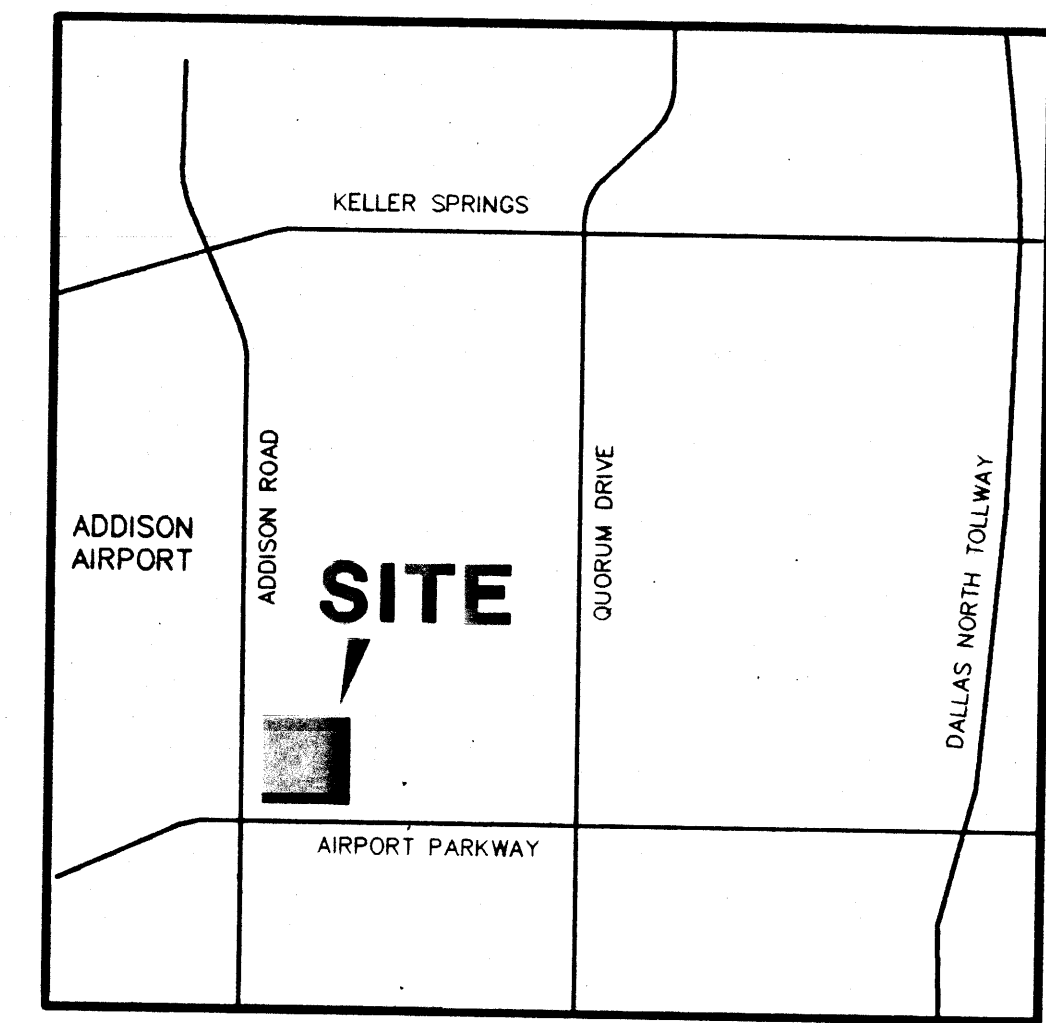
Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required 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 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 or 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 of 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 at any time 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 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 service.

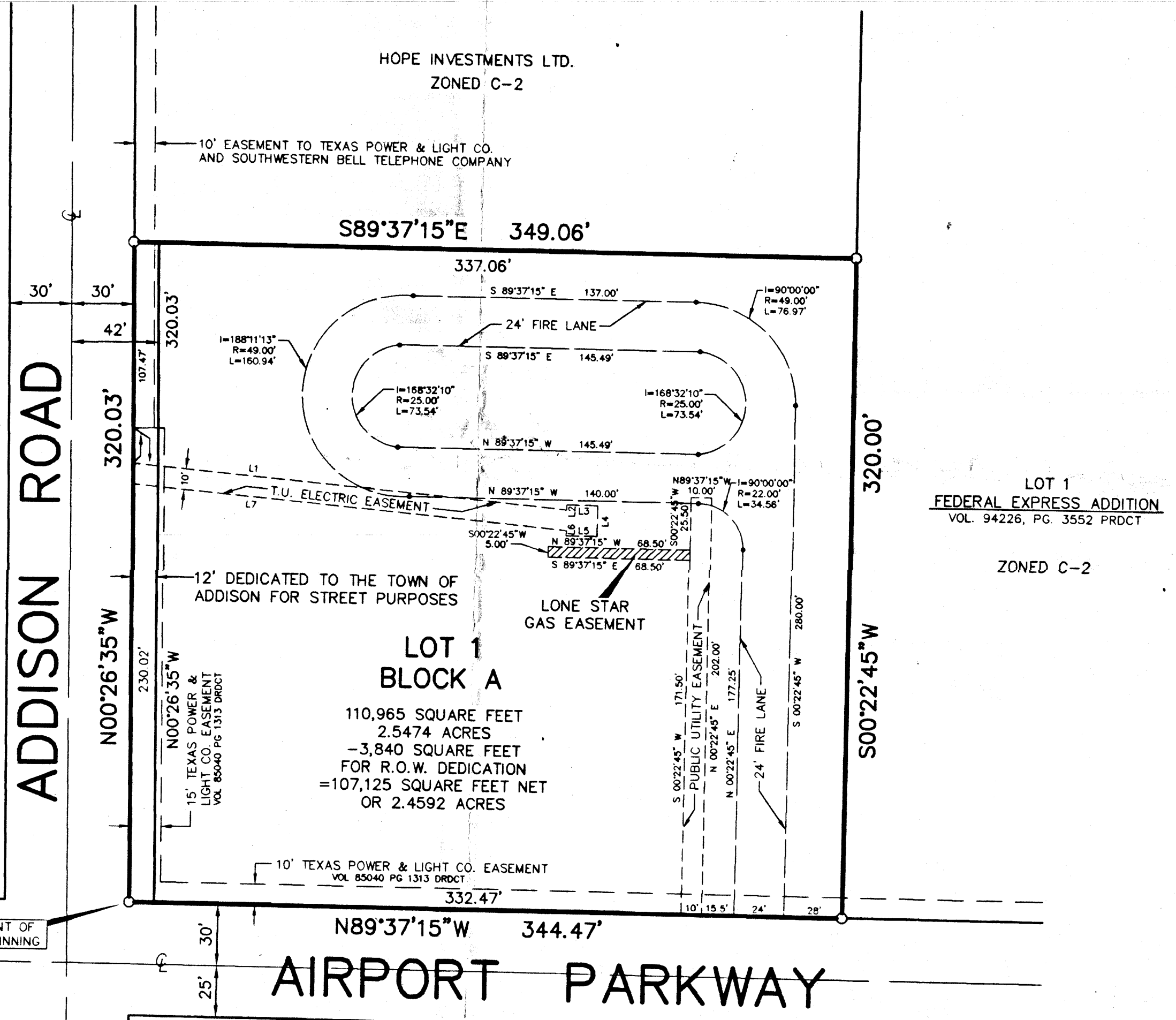
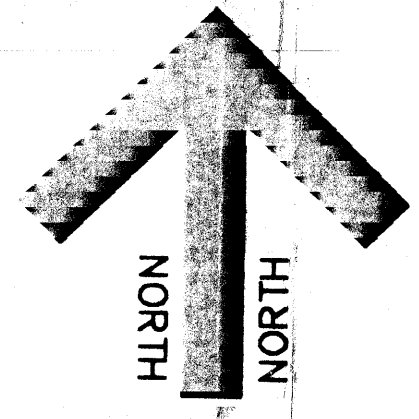
Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main 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.

FILED  
97 APR 21 PM 1:37  
EARL BULLOCK  
COUNTY CLERK  
DALLAS COUNTY



LOCATION MAP



TU ELECTRIC EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 84°43'03" E	210.79'
L2	N 00°22'45" E	2.48'
L3	S 89°37'15" E	15.00'
L4	S 00°22'45" W	15.00'
L5	N 89°37'15" W	15.00'
L6	N 00°22'45" E	2.48'
L7	N 84°43'03" W	210.65'

CERTIFICATE OF APPROVAL:

MAYOR, TOWN OF ADDISON

CITY SECRETARY

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ P.R.D.C.T.

IN WITNESS THEREOF, WE have hereunto set our hands this 2<sup>nd</sup> day of April 1997 A.D., 1997.

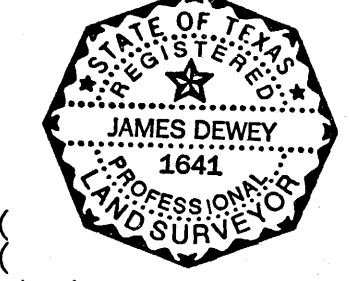
John F. Harris  
Mutual State Farm Automobile Insurance Company, an Illinois Corporation  
John F. Harris, Assistant Vice President

NOTARY PUBLIC (X)  
STATE OF ILLINOIS (X)  
BEFORE ME, the undersigned authority, on this day personally appeared JOHN F. HARRIS, Assistant Vice President, of State Farm Automobile Insurance Company, an Illinois Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said corporation, and that he executed the same as the act of such corporation for the purposes and considerations therein expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2<sup>nd</sup> day of April, 1997.

"OFFICIAL SEAL"  
Kathy Jean Askin  
Notary Public, State of Illinois  
My Commission Expires 5/21/00

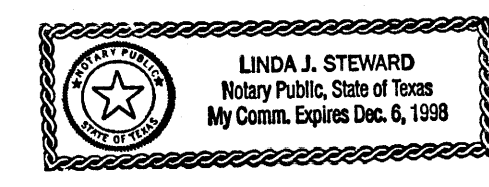
Kathy Jean Askin  
NOTARY PUBLIC IN AND FOR THE STATE OF ILLINOIS

SURVEYOR'S CERTIFICATE (X)  
THAT I, JAMES DEWEY, do hereby certify that I prepared this plat from an actual and accurate survey on the ground of property and that all block monuments and corners were placed under my personal supervision.



JAMES DEWEY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1641

NOTARY PUBLIC (X)  
STATE OF TEXAS (X)  
BEFORE ME, the undersigned, a Notary Public in and for said State on this date personally appeared JAMES DEWEY, known to me personally 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.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7<sup>th</sup> day of April, 1997.



Linda J. Steward  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
My Commission Expires: 12-06-98

FILED  
VOL. 97077 PG. 3143 D.R.D.C.T.

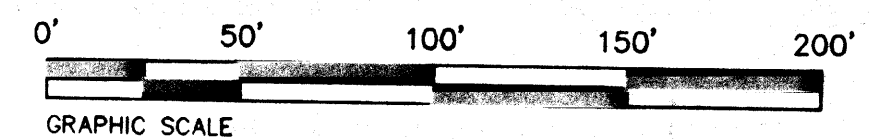
# STATE FARM SERVICE CENTER ADDITION

AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:  
STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY  
an ILLINOIS CORPORATION  
ONE STATE FARM PLAZA  
BLOOMINGTON, ILLINOIS 61710  
309-766-4617

FEBRUARY - 1997

SCALE: 1" = 50'



PREPARED BY:  
DEWEY & ASSOCIATES  
ENGINEERING, SURVEYING  
LAND PLANNING, CAD DESIGNS  
2505 TEXAS DRIVE, SUITE 110 • IRVING, TEXAS 75062 • 972/255-1501