



LEGAL DESCRIPTION

Being a tract of land situated in the William Lomas Survey, Abstract No. 792 in the Town of Addison, Dallas County, Texas, and being the same tract of land conveyed to Lebron Properties, LLC, by deed recorded in Instrument No. 201100214146, of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying in the East line of Addison Road (60 foot right-of-way) and being North 89 degrees 58 minutes 00 seconds East, 12.00 feet from the Northwest corner of 16200 Office Park, an Addition to the Town of Addison, Dallas County, Texas, according to the map or plat thereof recorded in Volume 94117, Page 6125, of the Map Records of Dallas County, Texas;

THENCE North, along the East line of said Addison Road, a distance of 208.71 feet to a 1/2 inch iron rod found for corner, said corner being South 89 degrees 58 minutes 00 seconds West, 12.00 feet from the Southwest corner of Block 1 of Storage USA Addition, an Addition to the Town of Addison, Dallas County, Texas, according to the map or plat thereof recorded in Volume 94117, Page 6125, of the Map Records of Dallas County, Texas;

THENCE North 89 degrees 58 minutes 00 seconds East, along the Southerly line of said Storage USA Addition, a distance of 208.71 feet to a 1/2 inch iron rod found for corner;

THENCE South, along the Westerly line of said Storage USA Addition, a distance of 208.71 feet to a 1/2 inch iron rod found for corner, said corner lying in the North line of said 16200 Office Park;

THENCE South 89 degrees 58 minutes 00 seconds West, along the North line of said 16200 Office Park, a distance of 208.71 feet to the POINT OF BEGINNING and containing 43,559 square feet or 0.99 acres of land.

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Greg Margolis ("Owner") does hereby adopt this plat designating the hereinabove property as **HOMETRONICS ADDITION**, 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 easement 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, election, 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 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 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 platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

After review of the plat and plans by the public works department and town engineer, the plat and plans shall be submitted to the planning and zoning commission and the city council for their consideration. If approved by those bodies subject to changes, the engineer for the owner shall make all changes required. The director of public works or his designated agent will approve all plans and return sufficient approved sets of the plans to the engineer for the owner for use by the contractors. Each contractor shall maintain one set of the plans, stamped with town approval, on the project at all times during construction.

WITNESS MY HAND THIS _____ DAY OF _____, 2014.

By: _____
Greg Margolis, Owner

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GREG MARGOLIS, 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 AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

NOTARY SIGNATURE

TOWN SIGNATURE BLOCK

APPROVED BY THE TOWN OF ADDISON On the _____ day of _____, 2014.

Signed: _____
TOWN OFFICIAL
TOWN OF ADDISON

Signed: _____
TOWN SECRETARY

SURVEYOR CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS

I, MICHAEL N. PEEPLES, REGISTERED PROFESSIONAL LAND 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 PLATTING RULES AND REGULATIONS OF THE TOWN OF ADDISON, TEXAS.

2014
MICHAEL N. PEEPLES RPLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR #2628

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL N. PEEPLES, 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 AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

NOTARY SIGNATURE

NOTARY STAMP:

REVISIONS		
DATE	BY	NOTES

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND (IRF)
- ⊙ 1/2" IRON ROD SET (IRS)
- ⊕ 1" IRON PIPE FOUND
- FENCE POST CORNER
- ⊗ "x" FOUND / SET
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- POWER POLE
- — ○ — ○ OVERHEAD ELECTRIC SERVICE
- — — OVERHEAD POWER LINE

SURVEYOR/ENGINEER:
MICHAEL PEEPLES ENGINEER
1930 E Rosemeade Parkway Suite 205
Carrollton, TX 75007
214-731-9948
mike@michaelpeebles.com

OWNER:
Greg Margolis
17819 Davenport Road Suite 210
Dallas, TX 75252
972-490-1090
greg@hometronics.com

**FINAL PLAT
HOMETRONICS ADDITION**

A tract of land situated in the William Lomas Survey, Abstract No. 792 in the Town of Addison, Dallas County, Texas

16316 ADDISON ROAD