

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENT:  
 THAT I, Stanley Ray Felts, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were found or properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Addison, Texas.

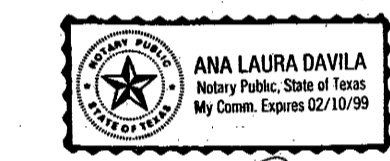


*Stanley Ray Felts*  
 Registered Professional Land Surveyor  
 Stanley Ray Felts, R.P.L.S.  
 No. 4625

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 Stanley Ray Felts, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20<sup>th</sup> day of Sept, 1995.



*Ana Laura Davila*  
 Notary Public, State of Texas  
 My Commission Expires 2/10/99

*Approved October 10, 1995*

**CERTIFICATE OF APPROVAL:**

*ADOA*  
 MAYOR, TOWN OF ADDISON

*C. M. Bran*  
 CITY SECRETARY

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**PROPERTY DESCRIPTION**

Being a tract of land located in the City of Addison, being part of the EDWARD COOK SURVEY, ABSTRACT NO. 326, and part of the W.H. WITT SURVEY, ABSTRACT NO. 1609, Dallas County, Texas being the same property conveyed to B.B. Corporation by deed recorded in Volume 75042, Page 1347 of the Deed Records of Dallas, County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found at the intersection of the east line of Midway Road (100 feet wide), with the south line of 100.0 foot wide St. Louis & Southwestern Railroad right-of-way;

**THENCE** S 89° 41' 00" E, along the south line of said Railroad right-of-way, a distance of 195.00 feet to a 1/2" iron rod found for corner situated in the west line of Rodeway Inn Addition as recorded in Volume 81052, Page 775, Deed Records, Dallas County, Texas;

**THENCE** along the west line of said Rodeway Inn Addition and departing the south line of said Railroad right-of-way the following:

- S 00° 42' 00" E, a distance of 60.00 feet to a 1/2" rod found for corner;
- S 89° 41' 00" E, parallel with said Railroad right-of-way, a distance of 76.00 feet to a 1/2" iron rod found for corner;
- S 00° 05' 08" E, a distance of 437.28 feet to a chain link fence post found for corner;

**THENCE** N 89° 48' 16" W, departing the west line of said Rodeway Inn Addition and along the north line of Chli's Center Joint Venture tract as recorded in Volume 81005, Page 2859, Deed Records, Dallas County, Texas, a distance of 276.30 feet to a point for corner;

**THENCE** N 00° 42' 00" W, continuing with the north line of said Chli's Center Joint Venture tract a distance of 1.12 feet to a point for corner;

**THENCE** S 89° 48' 00" W, continuing with the north line of said Chli's Center Joint Venture tract a distance of 71.24 feet to a "X" cut in concrete situated in the curving easterly line of said Midway Road;

**THENCE** along the curving easterly line of said Midway Road, the following:

- Northerly, along said curve to the right which has a radius of 904.93 feet, an arc distance of 26.08 feet, said arc having a central angle of 01° 39' 04" and a chord which bears N 10° 42' 48" E, to a 5/8" iron rod set at the end of said curve;
- N 11° 32' 20" E a distance of 251.10 feet to a point at the base of a powerpole also being the beginning of a curve to the left;
- Northerly, along said curve, having a radius of 1004.93 feet, and a central angle of 12° 14' 20", and an arc distance of 214.66 to a 1/2" iron rod found at the end of the curve;

**THENCE** N 00° 42' 00" W, a distance of 12.01 feet to the POINT OF BEGINNING and containing 3.330 acres of land, more or less.

That ADDISON R.E. does hereby adopt this plat designating the herein above property as the plot of ICEOPLEX 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 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 of water run-off 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 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 undesired 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 construction, 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 any 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.

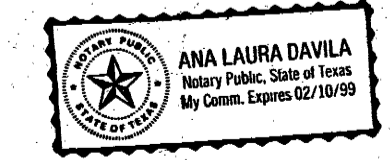
This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

ADDISON R.E.  
 BY: *Chris Bigenho*  
 CHRIS BIGENHO

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 Chris Bigenho, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20<sup>th</sup> day of Sept, 1995.



*Ana Laura Davila*  
 Notary Public, State of Texas  
 My Commission Expires 2/10/99

**FINAL PLAT  
 ICEOPLEX ADDITION**

SITUATED IN THE W.H. WITT SURVEY & THE EDWARD COOK SURVEY DALLAS COUNTY, TEXAS AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS

**OWNER**  
 ADDISON R.E.  
 16380 ROSCOE BLVD.  
 SUITE 115  
 VAN HOUTS, CALIFORNIA 91406  
 (818) 830-8696

**SURVEYOR**  
 BROCKETTE, DAVIS, DRAKE, INC.  
 4144 N. CENTRAL EXPRESSWAY  
 SUITE 1100  
 DALLAS, TEXAS 75204  
 (214)-824-7064

FILED  
 95 OCT 27 AM 10:58  
 EARL BULLOCK  
 COUNTY CLERK  
 DALLAS COUNTY  
 Volume 95210  
 Page 3012