

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That A/FC PROPERTIES, LTD. ("Owner") does hereby adopt this plat designating the hereinabove property as LOTS 1 AND 2, BLOCK 1 EXPRESS 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 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.

A/FC PROPERTIES, LTD., a Texas limited partnership
 BY: A/FC Holdings, Ltd., a Texas limited partnership, general partner
 BY: A/FC Management, Inc., a Texas corporation, general partner

BY: _____
 Jack D. Howard, Jr., President

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a tract of land situated in the David Myers Survey, Abstract No. 923, in the City of Addison, Dallas County, Texas, and being all of the land conveyed to A/FC Properties, Ltd. by deed recorded in Volume 93191, Page 1671, and also being all of Duncan's Addition, an Addition to the City of Addison according to the Map thereof as recorded in Volume 79056, Page 1912, of Deed Records, Dallas County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a "+" cut set in concrete sidewalk for corner at the intersection of the North line of Beltline Road, (a 100 foot right-of-way) with the East line of Runyon Road, (a 60 foot right-of-way), point also being the Southwest corner of said Duncan's Addition;

THENCE North 00°08'05" East, with the East line of said Runyon Road, a distance of 350.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "A. Half" found for corner in the South line of Centurion Drive, (a 60 foot right-of-way);

THENCE South 89°51'55" East, with the South line of said Centurion Drive, a distance of 398.75 feet to a 1/2 inch iron rod with yellow plastic cap stamped "A. Half" found for corner, said point being the Northwest corner of Lot 3 of Surveyor Addition in Addison West Industrial Park, an Addition to the City of Addison according to the Map thereof recorded in Volume 77173, Page 0135, of said Deed Records;

THENCE South 00°03'55" East, with the West line of said Lot 3, a distance of 350.00 feet to a 1 inch iron pipe found for corner in the North line of Beltline Road, (a 100 foot right-of-way);

THENCE North 89°51'55" West, with the North line of said Beltline Road, in all a distance of 400.00 feet to the **POINT OF BEGINNING**, containing 139,787 square feet or 3.209 acres of land, more or less.

SURVEYOR'S CERTIFICATE

This is to certify that I, Charles F. Stark, a Registered Public Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

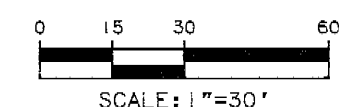
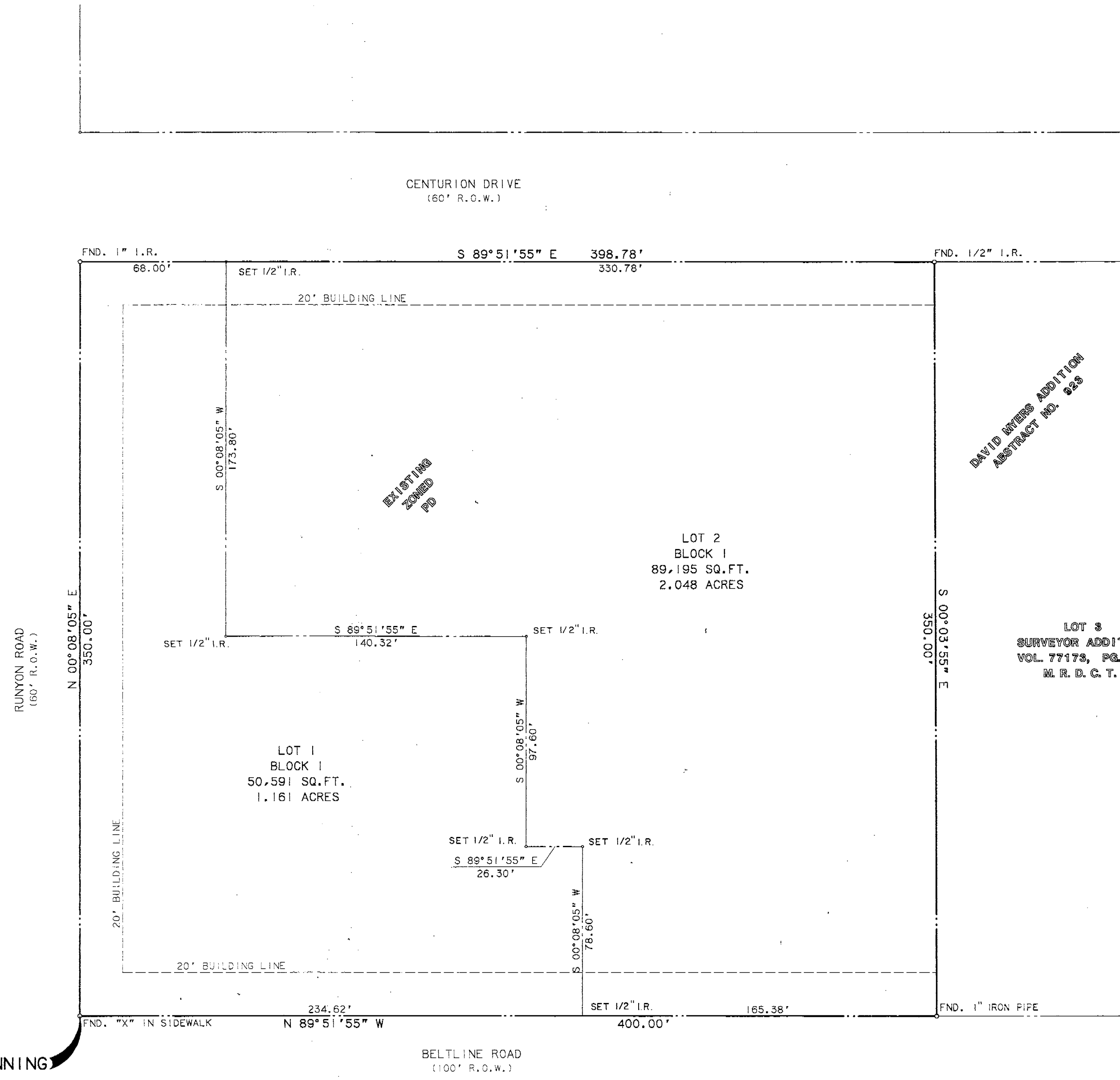
Charles F. Stark, Surveyor
 Texas Registration No. 5084


STATE OF TEXAS }
 COUNTY OF DALLAS }

Before me, a Notary Public in and for the State of Texas, on this day personally appeared Charles F. Stark, personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

Notary Public, State of Texas
 My Commission Expires: _____

POINT OF BEGINNING



FINAL PLAT	
LOT 1 & LOT 2 BLOCK 1 EXPRESS ADDITION	
BEING OUT OF THE DAVID MYERS SURVEY ABSTRACT NO. 923 CITY OF ADDISON, TEXAS DALLAS COUNTY, TEXAS	
 Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS 616 SIX FLAGS DRIVE, SUITE 400 ARLINGTON, TEXAS 76011 (817) 640-8535	Date APR 14, 1994 File 9805-1004
Drawn By: G.A.I.	Sheet: 1 of 1