

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, T.H.D.S. CORPORATION does hereby adopt this plat designating the hereinabove property as The Pfluger Addition, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions, and reservations stated hereinafter, owner dedicated 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 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 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 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 drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to this 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 Town 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 Town 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 Town 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 easement 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.

WITNESS my hand at Dallas, Texas, this the 8th day of August, 1994.

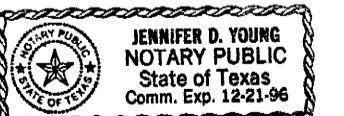
Ken Suri, T.H.D.S. CORPORATION

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Ken Suri, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the 8th day of August, 1994.

Jennifer D. Young, Notary Public in and for Dallas County, Texas



FINAL PLAT

PFLUGER ADDITION

0.574 ACRES OF LAND SITUATED IN THE D. MYERS SURVEY, ABSTRACT NO. 923 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

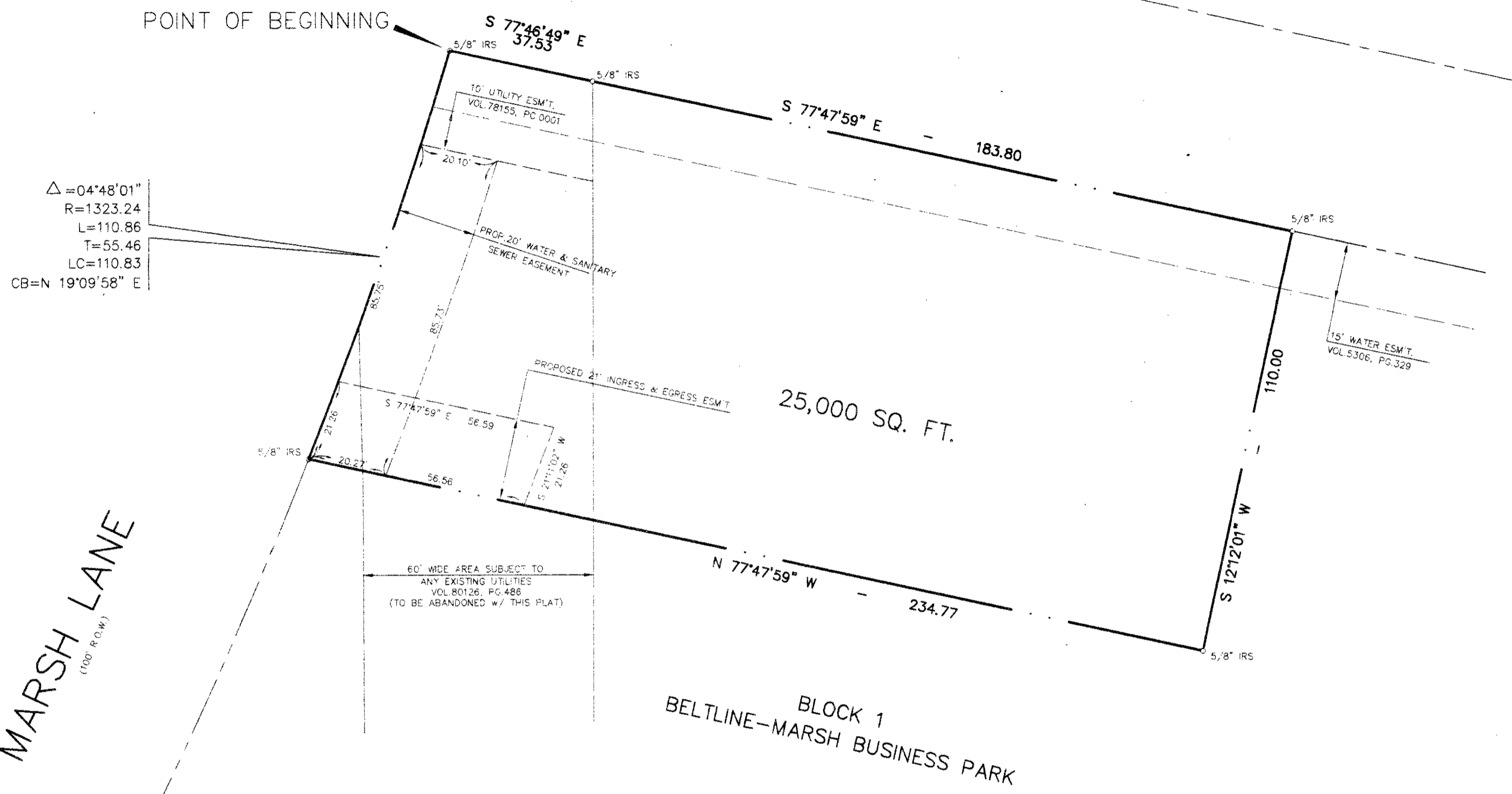
OWNER: BROCKETTE DAVIS DRAKE, INC. 3108 Andrew Lane Carrollton, Texas 75007

SURVEYORS: BROCKETTE DAVIS DRAKE, INC. 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214) 824-3647, fax (214) 824-7064

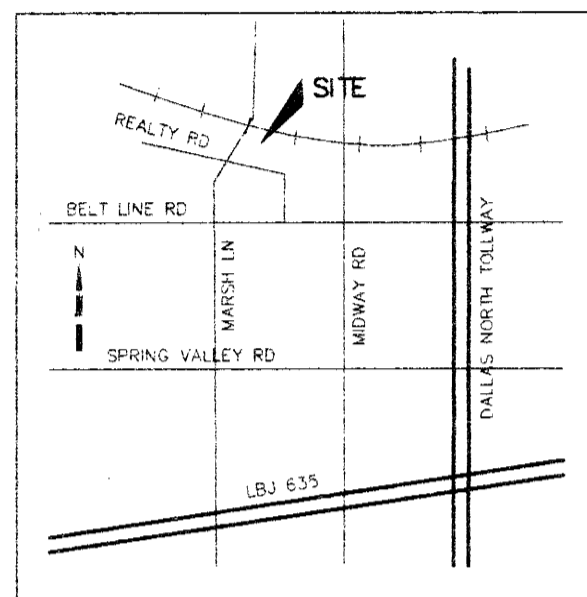
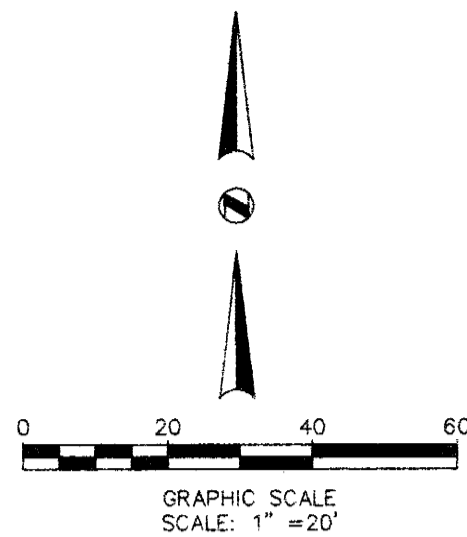
July 15, 1994

ST. LOUIS & SOUTHWESTERN RAILROAD

POINT OF BEGINNING



Δ=04°48'01" R=1323.24 L=110.86 T=55.46 LC=110.83 CB=N 19°09'58" E



LOCATION MAP N.T.S.

MARSH LANE (100' R.O.W.)

BLOCK 1 BELTLINE-MARSH BUSINESS PARK

SURVEYOR'S CERTIFICATE

STATE OF TEXAS: COUNTY OF DALLAS:

THAT I, JOHN R. PIBURN JR., a Registered Professional Land Surveyor do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that the tract shown hereon was determined by a survey made on the ground during the month of July, 1994 under my supervision.

WITNESS my hand and seal at Dallas, Dallas County, Texas, this the 8th day of August, 1994.

John R. Piburn, Jr., Registered Professional Land Surveyor No. 3689

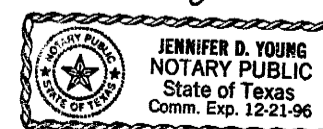


STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared John R. Piburn, Jr., 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 the 8th day of August, 1994.

Jennifer D. Young, Notary Public in and for Dallas County, Texas



STATE OF TEXAS: COUNTY OF DALLAS:

WHEREAS, T.H.D.S. CORPORATION is the owner of a tract of land situated in the D. Myers Survey, Abstract No. 923, Dallas County, Texas, also being a part of Block 1, BELTLINE-MARSH BUSINESS PARK, an addition to the Town of Addison, according to the plat thereof recorded in Volume 78155, Page 0001, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set for corner in the east line of Marsh Lane (100' R.O.W.), and the south line of a 100-foot St. Louis & Southwestern Railroad (St.L. & S.W. R.R.) R.O.W., said point also being the northwest corner of said BELTLINE-MARSH BUSINESS PARK;

THENCE S77°46'49"E, departing the said east line of Marsh Lane and along the said south line of St.L. & S.W. R.R. R.O.W., a distance of 37.53 feet to a 5/8-inch iron rod set for corner;

THENCE S77°47'59"E, continuing along the said south line of St.L. & S.W. R.R. R.O.W., a distance of 183.80 feet to a 5/8-inch iron rod set for corner;

THENCE S12°12'01"W, departing the said south line of St.L. & S.W. R.R. R.O.W., a distance of 110.00 feet to a 5/8-inch iron rod set for corner;

THENCE N77°47'59"W, a distance of 234.77 feet to a 5/8-inch iron rod set in the said east line of Marsh Lane for corner, said point also being on a circular curve to the left having a radius of 1323.24 feet and whose chord bears N19°09'58"E, a distance of 110.83 feet;

THENCE Northerly, along said curve and east line of Marsh Lane, through a central angle of 04°48'01", an arc distance of 110.86 feet, to the POINT OF BEGINNING AND CONTAINING 25,000 square feet or 0.5739 acres of land, more or less.

APPROVAL CERTIFICATE

Approved by the Town of Addison this 14th day of June, 1994.

Mayor signature

City Secretary signature

VOLUME 94176 PAGE 1850 FILED 04 SEP 13 AM 10:40 EARL BULLOCK COUNTY CLERK DALLAS COUNTY