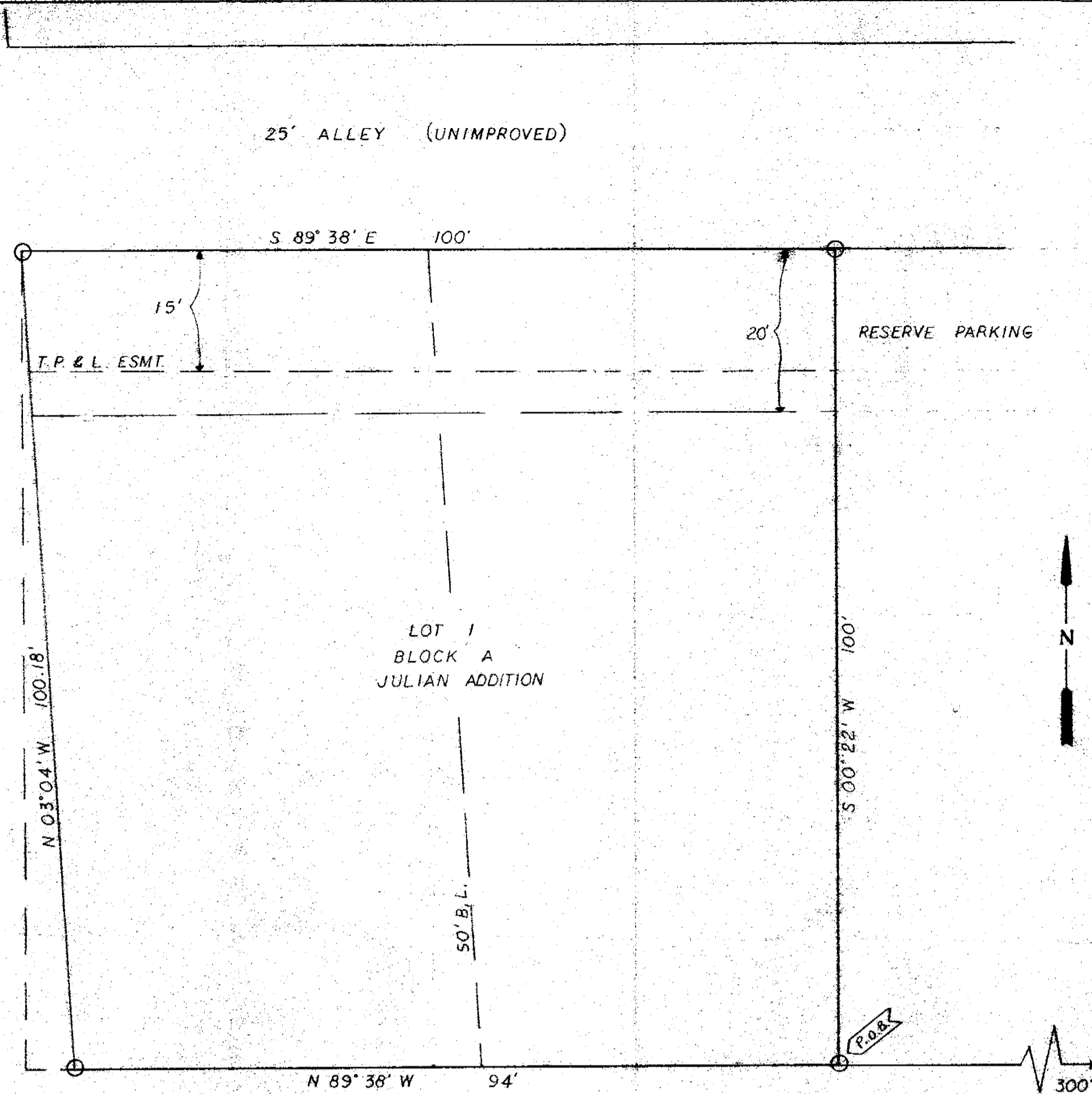


ADDISON ROAD 60'



25' ALLEY (UNIMPROVED)

S 89° 38' E 100'

15' T.P. & L. ESMT.

20' RESERVE PARKING

LOT 1
BLOCK A
JULIAN ADDITION

N 03° 04' W 100.18'

50' B.L.

S 00° 22' W 100'

N 89° 38' W 94'

7.02%

300'

BROADWAY STREET 70'

SURVEY PLAT
SCALE: 1" = 10'

OWNER'S CERTIFICATE

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

WHEREAS, JAMES S. MILLER, P. O. BOX 36478, DALLAS, TEXAS 75234 is the owner of Lot 1, of Block A of the JULIAN ADDITION, an Addition to the City of Addison, Dallas County, Texas, according to the Subdivision Plat thereof recorded in Volume 1, Page 338, of the Plat Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at an iron stake set for corner in the North line of Broadway Street (70' R.O.W.), said point being the Southwest corner of Lot 5 and the Southeast corner of Lot 1 of said Julian Addition, said point also being N 89 deg. 38 min. W 300.00 feet from the West line of Julian Avenue;

THENCE: N 89 deg. 38 min. W 94.00 feet along the North line of Broadway Street to an iron stake set for corner in the East line of Addison Road (60' R.O.W.), said point being the Southwest corner of said Lot 1, Block A, Julian Addition.

THENCE: N 03 deg. 04 min. W 100.18 feet along the East line of Addison Road to an iron stake set for corner in the South line of a 25' Alley (unimproved), said point being the Northwest corner of said Lot 1, Block A, Julian Addition.

THENCE: S 89 deg. 38 min. E 100.00 feet along the South line of said 25' Alley to an iron stake set for corner, said point being the Northeast corner of said Lot 1, Block A, Julian Addition.

THENCE: S 00 deg. 22 min. W 100.00 feet to the Place of Beginning and containing 0.223 acre of land.

THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR CONFLICTS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JAMES S. MILLER does hereby adopt this plat designating the herein property as JULIAN ADDITION, an Addition to the City of Addison, Texas. I do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open to fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the rights to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right to ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by the utility.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Addison, Texas.

WITNESS MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 1984.

James S. Miller
JAMES S. MILLER

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared JAMES S. MILLER, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of May, 1984.

Notary Public
Notary Public in and for Dallas County, Texas.

My Commission Expires: 4-30-85

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, EMMETT J. WILSON, of DANNY KERLEY AND ASSOCIATES, 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 properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission.

DANNY KERLEY AND ASSOCIATES
By *Emmett J. Wilson*
EMMETT J. WILSON, Registered Public Land Surveyor



THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared EMMETT J. WILSON, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of May, 1984.

Notary Public
Notary Public in and for Dallas County, Texas.

My Commission Expires: 3-29-85

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

APPROVED, this 22nd day of May, 1984.

ATTEST: 6th day of June, 1984.

James Kruel
CITY SECRETARY

STAFF REVIEW COPY

APPROVED BY
4-26-84 PLANNING & ZONING
5-22-84 CITY COUNCIL

REC'D
MAY 12 1984
CITY OF ADDISON, TEXAS