

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS CENTEX HOMES is the owner of a tract of land situated in the G.W. FISHER SURVEY ABSTRACT No. 482, Dallas County, Texas, an addition to the Town of Addison according to the plat as recorded in Volume 2002240, Page 3529 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the northerly right of way line of MORRIS AVENUE (a 61' right of way) and the westerly right of way line of SPECTRUM DRIVE (a 69' right of way);

THENCE N 89°04'47" W, along the northerly right of way line of said MORRIS AVENUE, a distance of 496.03 feet to a chiseled "x" cut found for corner;

THENCE N 00°55'13" E, departing the northerly right of way line of said MORRIS AVENUE, a distance of 34.50 feet to a capped iron rod stamped "Huitt-Zollars" found for corner;

THENCE N 89°04'47" W, a distance of 13.00 feet to a capped iron rod stamped "Huitt-Zollars" found for corner, same being in the east right of way line of QUORUM DRIVE (a 80' right of way);

THENCE N 00°55'13" E, along the easterly right of way line of said QUORUM DRIVE, a distance of 750.33 feet to a capped iron rod stamped "Huitt-Zollars" found for corner, same being the southwest corner of Quorum East Addition, as evidenced in a Deed recorded in Volume 98001, Page 33, Deed Records of Dallas County, Texas;

THENCE S 89°05'45" E, departing the easterly right of way line of said QUORUM DRIVE and along the common line with said Quorum East Addition, a distance of 543.53 feet to a point for corner, from which a 1/2" capped iron rod with a random cap bears N 89°05'45" W - 2.00', same being the northwest corner of Tract 3 as conveyed to Texok Properties, L.P., as evidenced in a Deed recorded in Volume 2002240, Page 3529, Deed Records of Dallas County, Texas;

THENCE S 00°55'13" W, departing said Quorum East Addition and along the common line of said Tracts 2 and 3, a distance of 719.98 feet to a capped iron rod stamped "Huitt-Zollars" found for corner;

THENCE N 89°04'47" W, departing said Tract 3 and continuing along said Tract 2, a distance of 34.50 feet to a capped iron rod stamped "Huitt-Zollars" found for corner;

THENCE S 00°53'13" W, a distance of 65.00 feet to the POINT OF BEGINNING and containing within these metes and bounds 9.732 acres or 423,924 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CENTEX HOMES does hereby adopt this plat designating the hereinabove property as PARKVIEW AT ADDISON CIRCLE 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

CENTEX HOMES,  
A Nevada general partnership

By: Centex Real Estate Corporation  
A Nevada corporation  
Its managing general partner

By: \_\_\_\_\_  
Bret L. Pedigo  
Vice President - Land Development & Engineering  
DFW (Metro)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared BRET L. PEDIGO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public in and for State of Texas

SURVEYOR'S CERTIFICATION

I, MICHAEL B. MARX, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from a actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision.

\_\_\_\_\_  
MICHAEL B. MARX  
Registered Professional Land Surveyor  
Texas Registration No. 5181

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL B. MARX, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public in and for State of Texas

APPROVED and ACCEPTED for the Town of Addison this the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

The approval of this plat is contingent upon the plat being filed for record with the County Clerk of Dallas County within 180 days from the above date.

\_\_\_\_\_  
Mayor: R. Scott Wheeler

\_\_\_\_\_  
City Secretary

**FINAL PLAT**  
**PARK VIEW AT ADDISON CIRCLE**

LOTS 1 & 2, BLOCK A, LOTS 1 thru 5, BLOCK B,  
LOT 1, BLOCK C, LOTS 1 thru 5, BLOCK D,  
and LOTS 1 and 2, BLOCK E  
9.016 ACRES

G.W. FISHER SURVEY ABSTRACT No. 482  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER: CENTEX HOMES  
2800 SURVEYOR BOULEVARD  
CARROLLTON, TEXAS 75006  
(972)417-3562

SURVEYOR: BROCKETTE-DAVIS-DRAKE, INC.  
4144 NORTH CENTRAL EXPRESSWAY  
SUITE 1100  
DALLAS, TEXAS 75204  
(214)824-3647  
(214)824-7064 (fax)