



That I, Don R. Daseke do hereby adopt this plat designating the hereinabove property as The Daseke 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, 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 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 undesirable 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity of 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 improvement 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 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 5th day of December, 1996. Don R. Daseke

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared, Don R. Daseke, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of December, 1996.

Notary Public, Dallas County, Texas Kimberly Ann Ogles My Commission Expires 8-30-2001

NO.	BEARING	DIST
L1	S52°07'05"W	38.41
L2	N35°27'17"W	11.21
L3	S53°32'31"W	49.60
L4	S80°23'58"W	10.63
L5	N86°55'16"W	25.13
L6	S53°32'34"W	38.53
L7	S36°27'25"E	28.24
L8	S03°18'18"W	23.58
L9	S21°05'45"W	41.93
L10	S10°07'03"E	47.80
L11	N59°28'49"E	42.38
L12	S68°00'35"E	31.48
L13	S24°41'07"E	28.21
L14	S10°07'03"E	14.58
L15	S32°02'48"E	50.19
L16	S64°02'17"E	21.08
L17	S25°00'01"E	8.48
L18	S19°47'02"W	46.80

NOTE: CITY OF DALLAS BLOCK MAP SHOWS 15 FT SAN SEW ESMT (VOL 70152 PG 680) ESMT NO. 2 AS BEING LOCATED APPROX 30 FT WEST OF EAST PROPERTY LINE

BASIS OF BEARINGS IS THE WEST LINE OF THE WATSON TRACT N01°30'00"W AS RECORDED IN Vol. 91184 Pg. 4870

Being a tract of land situated in the Thomas Garvin Survey, Abstract No. 524, Dallas County, Texas, and being a part of City Block 8166, City of Dallas, Texas and also being all of a tract of land described in deed to Ronald D. Watson, as recorded in Volume 91184, Page 4870 of the Deed Records of Dallas County, Texas, (DRDCT) and being more particularly described as follows:

BEGINNING at a set 'X' at the northwest corner of said Watson tract, said corner also being on the south right-of-way for Celestial Road;

THENCE North 88 degrees 30 minutes 00 seconds East along said south right-of-way line a distance of 190.26 feet to a 1/2 inch iron rod set for a corner on the common line between the west line of the Jefferson Oaks Addition Phase Two, as recorded in Volume 94027 Page 6910 (DRDCT), and the east line of said Watson tract;

THENCE South 06 degrees 04 minutes 36 seconds East departing said south line and along said common line, a distance of 44.37 feet to a 1/2 inch iron rod set for a corner;

THENCE North 81 degrees 03 minutes 36 seconds East continuing along said common line a distance of 39.55 feet to a 1/2 inch iron rod set for a corner;

THENCE South 14 degrees 08 minutes 46 seconds East a distance of 60.50 feet to a 1/2 inch iron rod set for a corner;

THENCE South 32 degrees 48 minutes 45 seconds East a distance of 45.72 feet to a P.K. nail set for a corner;

THENCE South 16 degrees 08 minutes 52 seconds East a distance of 50.98 feet to a 1/2 inch iron rod set for a corner;

THENCE South 64 degrees 46 minutes 34 seconds West a distance of 53.01 feet to a 1/2 inch iron rod set for a corner;

THENCE South 06 degrees 42 minutes 47 seconds West a distance of 72.29 feet to a 1/2 inch iron rod found for a corner;

THENCE South 04 degrees 45 minutes 50 seconds East a distance of 85.91 feet to a 1/2 inch iron rod found for a corner;

THENCE South 62 degrees 26 minutes 58 seconds West a distance of 36.41 feet to a 1/2 inch iron rod found for a corner;

THENCE South 19 degrees 04 minutes 37 seconds West a distance of 24.78 feet to a 60d nail set for a corner at the most southeasterly corner of this tract, said corner also being on the north line of the Jefferson Oaks Addition as recorded in Volume 93185 Page 1518 (DRDCT);

THENCE North 77 degrees 55 minutes 04 seconds West, departing said common line, and along the north line of said Jefferson Oaks Addition a distance of 192.92 feet to a tack found in a fence corner at the southwest corner of this tract, said corner also being the southeast corner of the Armstrong Addition as recorded in Volume 79050 Page 1857 (DRDCT);

THENCE North 01 degrees 30 minutes 00 seconds West departing said north line and along said east line of the Armstrong Addition passing a found 1/2 inch iron rod at 326.50 feet at the Northeast corner of said Armstrong Addition in a total distance of 359.05 feet to THE POINT OF BEGINNING AND CONTAINING 90,213 square feet or 2.071 acres of land more or less.

SURVEYOR'S CERTIFICATE. This is to certify that I, Andrew J. Shafer, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all corners, angle points, and points of curve shall be property marked on the ground, and that this plat correctly represents that survey made by me, or under my supervision.

Andrew J. Shafer, Registered Professional Land Surveyor, Texas, No. 5017. Dec 3rd, 1996.

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared, Andrew J. Shafer, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3rd day of December, 1996. Michelle F. Macdowell, Notary Public, Dallas County, Texas. My Commission Expires 9/24/00.

My Commission Expires 9/24/00.

FINAL PLAT LOT 1 BLOCK 1 DASEKE ADDITION AN ADDITION TO THE CITY OF ADDISON, TEXAS THOMAS GARVIN SURVEY, ABSTRACT NO. 524 DALLAS COUNTY, TEXAS FOR DON R. DASEKE 5656 CELESTIAL DRIVE ADDISON, TEXAS 75248 HALF ASSOCIATES INC. ENGINEERS SCIENTISTS SURVEYORS PLANNERS 8618 NORTHWEST PLAZA DRIVE DALLAS TEXAS, 75225 SCALE 1"=30' AVO 15787 DATE DEC 1996

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under Federal law.  
STATE OF TEXAS  
COUNTY OF DALLAS  
I hereby certify this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped herein by me.



MAR 11 1997

*Earl Bink*  
COUNTY CLERK, Dallas County, Texas

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FEB 28 1997

*Earl Bink*  
COUNTY CLERK, Dallas County, Texas

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97 FEB 28 PM 1:19  
FILED  
EARL BINK  
COUNTY CLERK  
DALLAS COUNTY  
TEXAS

97048 00060

RETURN TO: *Andy Eads*  
NAME Town of ADDISON  
ADDRESS P.O. Box 144  
CITY Addison TX 75001

97041 02229