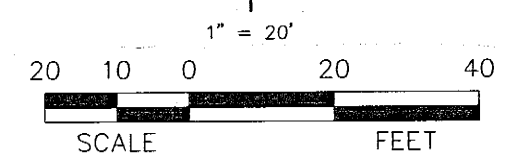


A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A 100-YEAR FLOODPLAIN AREA AS SHOWN ON FIRM MAP 480771, PANEL 0630 D, DATED JULY 2, 1991. THIS PROPERTY LIES IN ZONE "C" AND ZONE "B".



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RANDALL L. AND SHERRY D. REED do hereby adopt this plat designating the hereinabove property as the REED ESTATES, 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 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 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 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 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 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 any occurrences 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 area outside the drainage and floodway easement line shall be filled to a minimum elevation as 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 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 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 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 and seal of the Town of Addison, Texas, this the 13th day of April, 1993.

By: *Randall L. Reed*  
 By: *Sherry D. Reed*

APPROVED BY THE TOWN OF ADDISON THIS THE 23rd DAY OF March, 1993.

*[Signature]*  
 CITY SECRETARY

OWNER'S CERTIFICATE

STATE OF TEXAS;  
 COUNTY OF DALLAS;

WHEREAS, RANDALL L. REED AND SHERRY D. REED are the owners of a tract of land situated in the Town of Addison, DALLAS County, Texas, and being in the Allen Bledsoe Survey, Abstract No. 157 and being that tract of land conveyed to C.D. Bell by deed recorded in Volume 1976, Page 268, Deed Records, Dallas County, Texas and being more particularly described as follows:

- BEGINNING at an iron rod found at corner of Lot 5, Block 2 of BELLBROOK ESTATES, recorded in Volume 86243, Page 4696, Map records of Dallas County, Texas said point being in the North east line of Bellbrook Drive;
- THENCE North 20 degrees, 19 minutes 10 seconds West, a distance of 212.09 feet along the northeast line of Bellbrook Drive to an iron rod for corner;
- THENCE North 70 degrees 25 minutes East, a distance of 188.12 feet to an iron rod found for corner;
- THENCE South 20 degrees 18 minutes East a distance of 112.21 feet to an iron rod for corner;
- THENCE South 70 degrees 27 minutes 10 seconds West a distance of 188.05 feet to the POINT OF BEGINNING and containing 39.899 square feet or 0.916 acres of land.

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this the 13th day personally appeared RANDALL L. REED and SHERRY D. REED 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 considerations therein expressed in the capacity therein stated.

GIVEN under my hand and seal of office, on this the 13th day of April, 1993.  
*[Signature]*  
 Notary Public in and for the State of Texas  
 My commission expires 9-10-94

KNOW ALL MEN THESE PRESENTS:

THAT I, Charles R. Reed, do hereby certify that I prepared this plat in accordance with the rules and regulations of the State of Texas and the rules and regulations of the City of Dallas, Texas.

R.P.S. *[Signature]* 4/13/93  
 Charles R. Reed

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Charles R. Reed, 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 stated and in the capacity therein stated.

GIVEN under my hand and seal of office, on this the 9th day of April, 1993.  
*[Signature]*  
 Notary Public in and for the State of Texas  
 My commission expires 10/23/93

FINAL PLAT  
 REED ESTATES

ALLEN BLEDSOE SURVEY - ABSTRACT 157  
 TOWN OF ADDISON DALLAS COUNTY, TEXAS

~ OWNER ~  
 RANDALL L. AND SHERRY D. REED  
 P.O. BOX 802647 ~ DALLAS, TEXAS 75380 - 2647

~ SURVEYOR ~  
 REED - YOUNG ENGINEERING & SURVEYING, INC.  
 14114 DALLAS PARKWAY ~ SUITE 670 ~ DALLAS, TEXAS 75240

MAIL TO: *[Signature]*  
 TOWN OF ADDISON  
 PO Box 144  
 ADDISON, TX 75001

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 hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

APR 20 1993



*Earl Bullock*  
COUNTY CLERK, Dallas County, Texas

FILED FOR RECORD

This 20 day of April  
1993 at 3:27 o'clock P M

Earl Bullock, County Clerk  
Dallas County, Texas

By Regina Blunt Deputy

93076 4304