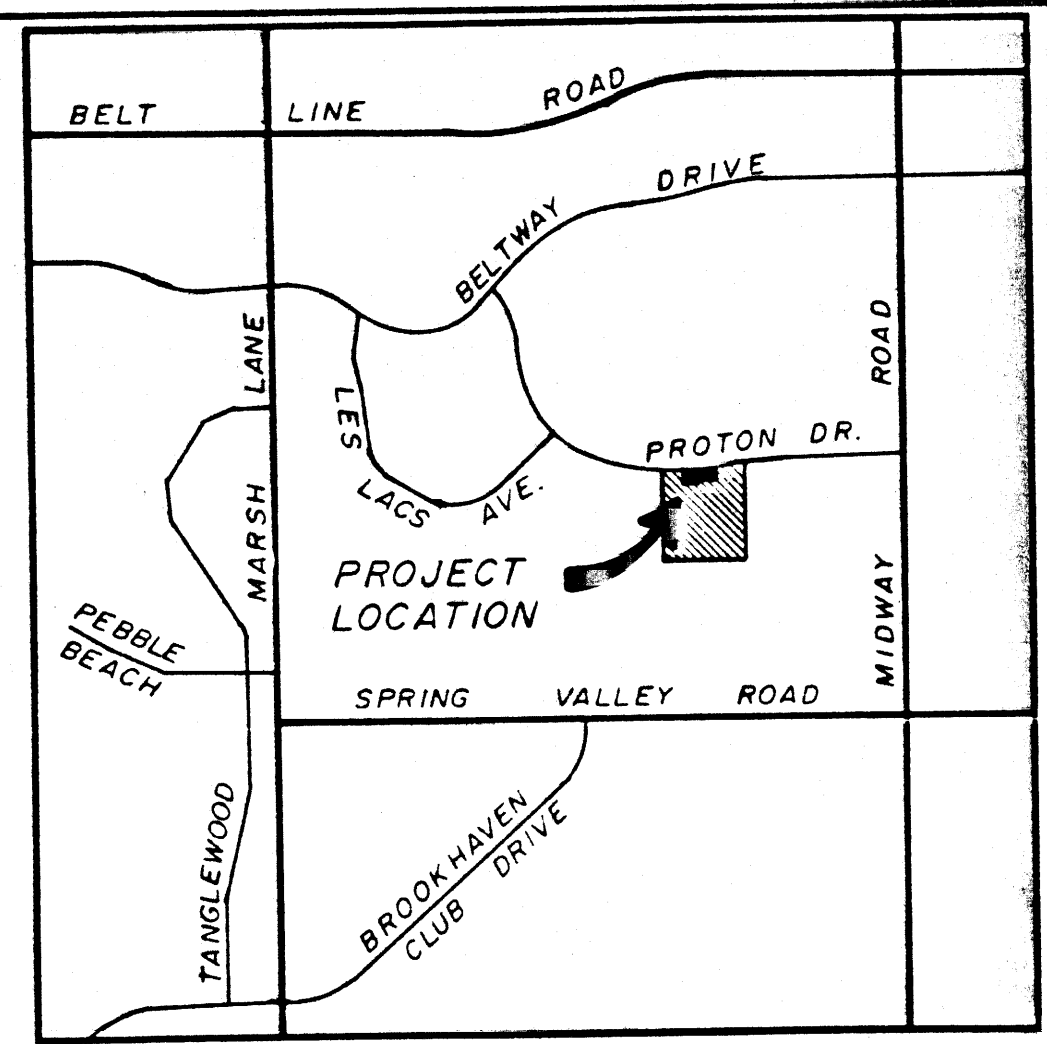


LES LACS GARDEN HOMES
VOLUME 82049, PAGE 1860



LOCATION MAP

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS JERRY BRAGG AND DAVID GRIFFITH is the owner of Lot 1, Block B, and DAVID GRIFFITH is the owner of Lot 16, Block B out of the THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273 and being all of Lots 1 and 16, Block B of WESTFIELD COURT, an Addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 91227, Page 5411, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped (D.C. & A. RPS 3935) at the intersection of the South R.O.W. line of Proton Drive (a 60' R.O.W.) and the East R.O.W. line of Heritage Lane (a 50' R.O.W.) and being in a curve to the left, having a radius of 1530.00 feet, a central angle of 08 deg. 38 min. 35 sec., a chord bearing of North 84 deg. 06 min. 27 sec. East, a chord distance of 230.58 feet;

THENCE: along said curve to the left and the South R.O.W. line of Proton Drive, an arc length of 230.80 feet to an "X" found in concrete for corner and being the intersection of the South R.O.W. line of Proton Drive and the West R.O.W. line of Vintage Lane (a 50' R.O.W.);

THENCE: South 00 deg. 38 min. 38 sec. West, along the West R.O.W. line of Vintage Lane, a distance of 65.16 feet to an iron rod found, set yellow plastic cap stamped (D.C. & A. RPS 3935) for corner in the North R.O.W. line of a 15 foot alley;

THENCE: South 83 deg. 18 min. 17 sec. West, along the North R.O.W. line of 15 foot alley, a distance of 116.14 feet to an iron rod with yellow plastic cap stamped (D.C. & A. RPS 3935) for corner and being the common corner of Lots 1 and 16, Block B of said Addition;

THENCE: South 28 deg. 00 min. 00 sec. West, along the Northwest R.O.W. line of 15 foot alley, a distance of 15.00 feet to an "X" found in concrete for corner and being the most Easterly common corner of Lots 1 and 2, Block B of said Addition;

THENCE: North 89 deg. 21 min. 22 sec. West, along the common line of Lots 1 and 2, Block B, a distance of 107.00 feet to an iron rod found, set yellow plastic cap stamped (D.C. & A. RPS 3935) for corner in the East R.O.W. line of Heritage Lane and the most Westerly common corner of Lots 1 and 2, Block B of said Addition;

THENCE: North 00 deg. 38 min. 38 sec. East, along the East R.O.W. line of Heritage Lane, a distance of 67.07 feet to the POINT OF BEGINNING and containing 15,267.0813 square feet or 0.3505 acres of land.

OWNER'S CERTIFICATE

That JERRY BRAGG AND DAVID GRIFFITH does hereby adopt this plat designating the hereinabove property as A REPLAT OF LOTS 1 AND 16, BLOCK B OF WESTFIELD COURT, an addition to the City 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 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 of 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 purposes 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, are subject to 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 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 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 at Dallas, Texas, this the _____ day of _____, 1993.

BY _____
JERRY BRAGG, DAVID GRIFFITH

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears _____ 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 _____ day of _____, 1993.

Notary Public in and for Dallas County, Texas
My Commission Expires _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears _____ 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 _____ day of _____, 1993.

Notary Public in and for Dallas County, Texas
My Commission Expires _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I DOUG CONNALLY do hereby certify that I have prepared this plat from an actual and accurate survey, of the land and that Corner Monuments shown thereon were properly placed under my personal supervision and in accordance with the Subdivision Regulations of the City of Dallas, Texas

Doug Connally Registered Professional Land Surveyor No. 3935

STATE OF TEXAS
COUNTY OF DALLAS

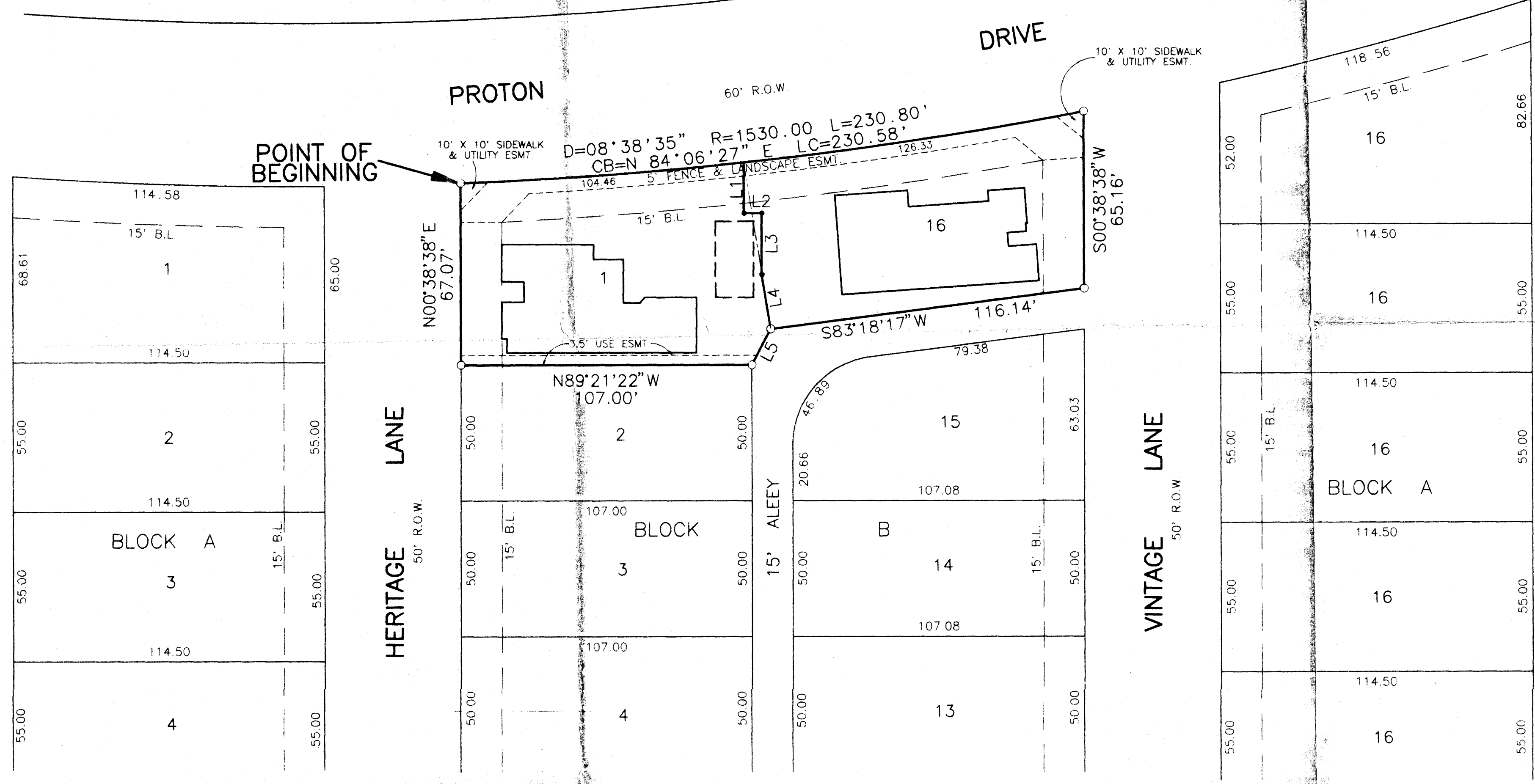
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Doug Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 1993.

Notary Public in and for Dallas County, Texas
My Commission Expires _____

received
17-10-93

| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--|
| A REPLAT OF LOTS 1 & 16, BLOCK B OF WESTFIELD COURT THOMAS L. CHENOWETH SURVEY, ABSTRACT No. 273 TOWN OF ADDISON, DALLAS COUNTY, TEXAS | | DOUG CONNALLY & ASSOC., INC. 9726 SKILLMAN STREET DALLAS, TEXAS 75243 PHONE (214) 349-9485 FAX (214) 349-2216 | |
| OWNERS LOT 1, BLOCK B JERRY BRAGG 14640 HERITAGE LANE ADDISON, TEXAS PH. (214) 387-1277 | SCALE: DATE: JOB No. S.F.No. DRAWN BY: 1"=30' 6-17-93 93-2331 T.L.D. | | |
| LOT 16, BLOCK B DAVID GRIFFITH 14641 VINTAGE LANE ADDISON, TEXAS PH. (214) 385-1279 | | | |



| LINE | BEARING | DISTANCE | LOT | AREA SQUARE FEET | ACRES |
|------|-------------|----------|--------|---------------------|--------|
| L1 | S00°21'51"W | 18.67' | LOT 1 | 7715.7569 | 0.1771 |
| L2 | S89°21'22"E | 6.45' | LOT 16 | 7551.3377 | 0.1734 |
| L3 | S00°38'38"W | 22.61' | TOTAL | 15,267.0813 | 0.3505 |
| L4 | S08°21'57"E | 20.31' | | | |
| L5 | S28°00'00"W | 15.00' | | | |