

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF DALLAS**

WHEREAS Addison 2003, LP is the owner of a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and being all of Tract 1 as described in instrument to Addison 2003, LP, as recorded in Volume 2004005, Page 17610 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set with Huitt-Zollars cap at the intersection of the westerly right-of-way line of Quorum Drive (80 foot right-of-way) as recorded in Volume 82093, Page 1073 of the Deed Records of Dallas County, Texas, and the northerly right-of-way line of Goodman Avenue (61 foot right-of-way) as established by the Final Plat of Addison Circle Phase I, an addition to the Town of Addison, Texas as recorded in Volume 97101, Page 5801, and re-filed in Volume 97189, Page 1039, Deed Records, Dallas County, Texas;

DOES NOT MATCH PLAT

THENCE North 89 degrees 04 minutes 47 seconds West along the platted northerly right-of-way line of said Goodman Avenue, and continuing along the platted northerly right-of-way line of Goodman Avenue (61 foot right-of-way) as shown on the final plat of Addison Circle Phase III, an addition to the Town of Addison, Texas as recorded in Volume 99140, Page 96 of the Deed Records of Dallas County, Texas, a distance of 630.00 feet to an X cut in brick sidewalk set on the easterly right-of-way line of Artist Way (61 foot right-of-way) as established by said Final Plat of Addison Circle Phase III;

THENCE North 00 degrees 55 minutes 13 seconds East along the easterly right-of-way line of said Artist Way a distance of 196.73 feet to a 5/8 inch iron rod set with Huitt-Zollars cap at the northeast corner of Artist Way;

THENCE departing the easterly right-of-way line of said Artist Way, North 89 degrees 04 minutes 47 seconds West along the northerly right-of-way line of Artist Way a distance of 61.00 feet to a 5/8 inch iron rod set with Huitt-Zollars cap at the northwest corner of Artist Way;

THENCE departing the northerly right-of-way line of said Artist Way, South 00 degrees 55 minutes 13 seconds West along the westerly right-of-way line of said Artist Way a distance of 84.73 feet to a 5/8 inch iron rod found with RPLS 1855 cap at the northeast corner of Lot 1, Block B, Addison Circle Phase III;

THENCE departing the westerly right-of-way line of said Artist Way, North 89 degrees 04 minutes 47 seconds West along the northerly line of said Lot 1, Block B, a distance of 164.45 feet to a 5/8 inch iron rod found with Huitt-Zollars cap for a corner on the west line of said Tract 1;

THENCE departing the northerly line of said Lot 1, Block B, North 00 degrees 12 minutes 25 seconds East along the west line of said Tract 1, a distance of 376.59 feet to a PK Nail set at the northwest corner of said Tract 1;

THENCE South 89 degrees 05 minutes 45 seconds East along the northerly line of said Tract 1 a distance of 860.14 feet to a 1/2 inch iron rod found for a corner on the westerly right-of-way line of said Quorum Drive;

THENCE departing the northerly line of said Tract 1, South 00 degrees 55 minutes 13 seconds West along the westerly right-of-way line of said Quorum Drive a distance of 488.80 feet to the **POINT OF BEGINNING** and containing 8.919 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Addison 2003, LP does hereby adopt this plat designating the herein above property as Addison Fairfield, 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 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 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 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.

ADDISON 2003, LP

BY: _____

TITLE: _____

WITNESS MY HAND at _____, Texas this the _____ day of _____, 2006.

**STATE OF TEXAS :
COUNTY OF DALLAS :**

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, _____, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2006.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

My commission expires: _____

SURVEYOR'S CERTIFICATE

I, ERIC J. YAHOUUDY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison.

for Huitt-Zollars, Inc.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

ERIC J. YAHOUUDY
Registered Professional Land Surveyor
Texas Registration No. 4862

**STATE OF TEXAS :
COUNTY OF DALLAS :**

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, _____, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2006.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

My commission expires: _____

SIGNATURE BLOCKS FOR THE
MAYOR + CITY SECRETARY NEED TO
BE ADDED

FINAL PLAT
LOT 1, BLOCK 1
LOT 1, BLOCK 2
LOT 1, BLOCK 3
ADDISON FAIRFIELD
AN ADDITION TO THE CITY OF ADDISON, DALLAS COUNTY, TEXAS
8.919 ACRES SITUATED IN THE
Q.W. FISHER SURVEY, ABSTRACT No. 482
AUGUST 2006
TOWN

PREPARED FOR
FAIRFIELD RESIDENTIAL, LLC
2045 N. HIGHWAY 360, SUITE 250
GRAND PRAIRIE, TEXAS 75050
TEL. 817-307-8060

PREPARED BY
HUITT-ZOLLARS
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