

**LEGEND**

- 5/8" IRON ROD FOUND
- 5/8" IRON ROD WITH CAP MARKED "WEBB-4125" SET
- X FND CHISELED X CUT IN CONCRETE FOUND
- PK FND PK NAIL FOUND
- X SET CHISELED X CUT IN CONCRETE SET

**SURVEYOR CERTIFICATE**

STATE OF TEXAS

I, Kurtis R. Webb, Registered Public Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Addison, Texas.

Surveyor's Signature \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF TEXAS}

COUNTY OF COLLIN}

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Kurtis R. Webb, 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 in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of TEXAS.

My commission expires: \_\_\_\_\_

**LEGAL DESCRIPTION**

BEING all of Lot 2, Block D of Addison Town Center, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 93237, Page 3840, Deed Records, Dallas County, Texas.

**OWNER'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TRAVIS HOLDINGS, L.L.C., a Texas limited liability company, does hereby adopt this plat designating the hereinabove property as **REPLAT OF LOT 2, BLOCK D, ADDISON TOWN CENTER**, 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 plot 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 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 curbs 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 plotting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

TRAVIS HOLDINGS, L.L.C.  
A Texas limited liability company

BY: \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the said County and State, 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/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

My commission expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL:**

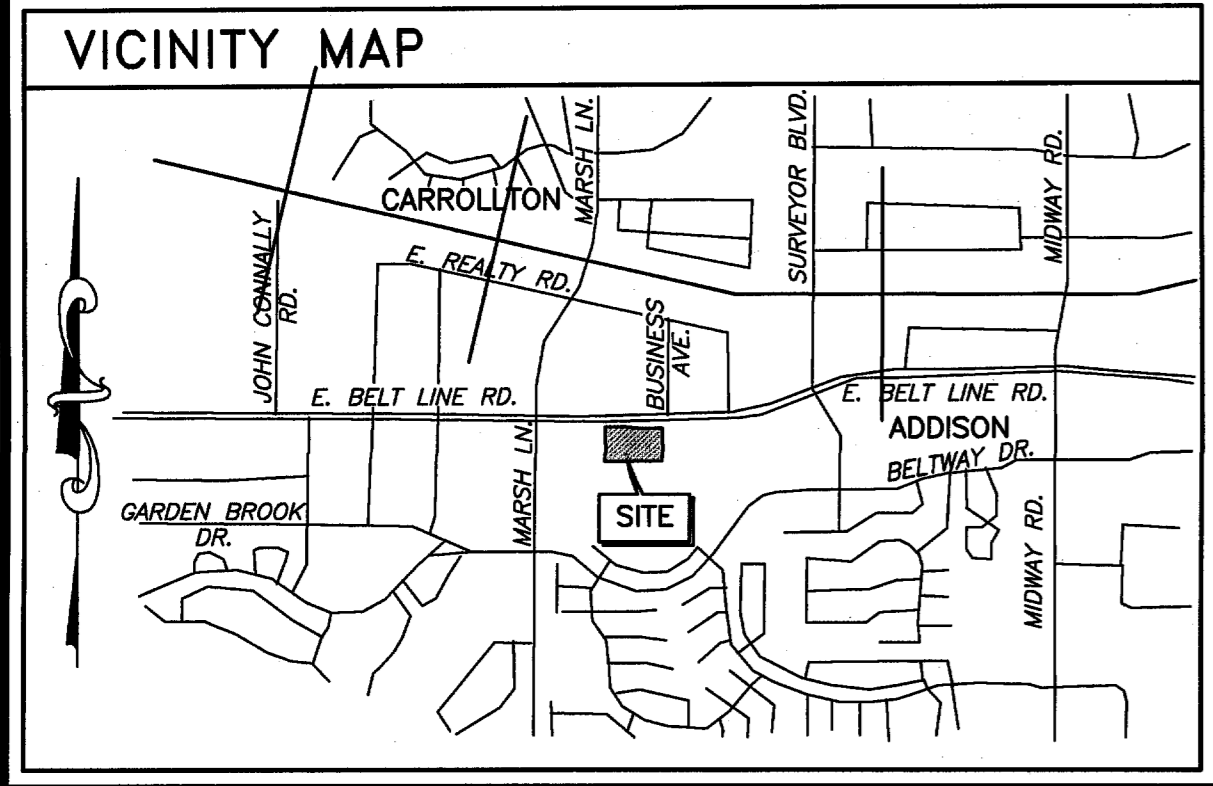
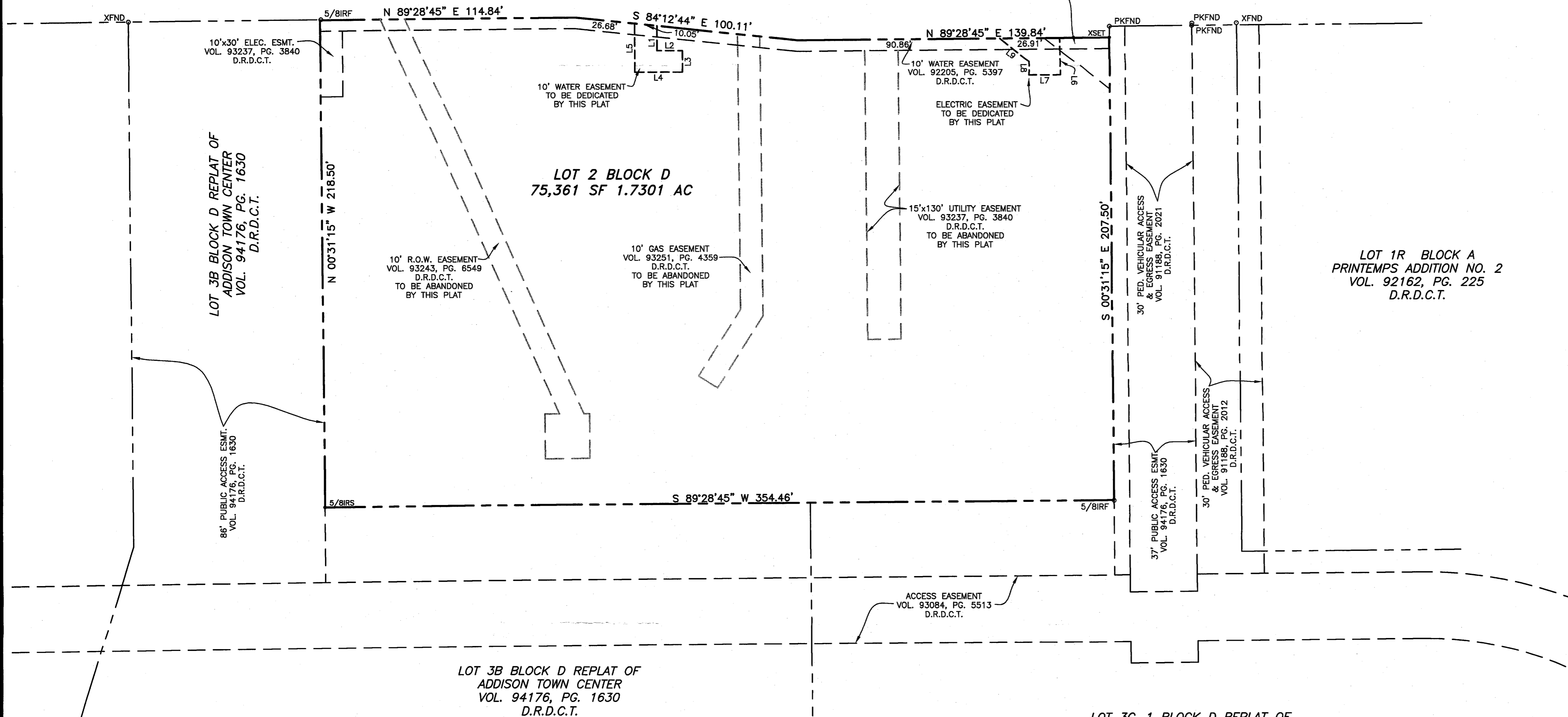
Approved by the Addison City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor \_\_\_\_\_

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

**BELTLINE ROAD  
(ROW VARIES)**

CITY OF ADDISON  
ESMT. & PUBLIC ROW  
VOL. 94051, PG. 4265  
D.R.D.C.T.



NUMBER	DIRECTION	DISTANCE
L1	SOUTH	11.15'
L2	EAST	11.33'
L3	SOUTH	10.00'
L4	WEST	21.33'
L5	NORTH	22.16'
L6	S 00°38'42" E	17.00'
L7	S 89°28'45" W	14.00'
L8	N 00°38'39" W	6.39'
L9	N 51°08'24" W	16.73'

Webb Surveying, Inc.  
3400 Silverstone Drive  
Suite 121  
Plano, TX 75023

Land Surveyors  
Phone: (972) 964-1737  
Fax: (972) 596-4828  
mail@webbsurveying.com

OWNER:  
TRAVIS HOLDINGS, LLC  
9127 KING ARTHUR DRIVE  
DALLAS, TX 75247

**REPLAT OF LOT 2, BLOCK D  
ADDISON TOWN CENTER**

BEING A TOTAL OF 75,361 SQUARE FEET  
OR 1.7301 ACRES IN THE  
THOMAS L. CHENOWETH SURVEY  
ABSTRACT NO. 273  
CITY OF ADDISON, DALLAS COUNTY, TEXAS

DATE: 2/27/2006

2006-12