

STATE OF TEXAS }  
COUNTY OF DALLAS }

OWNER'S CERTIFICATE

BEING all that certain lot, tract or parcel of land situated in the A. Bledsoe Survey, Abstract No. 157, Dallas County, Texas and being part of a called 2.006 acre tract of land described in deed conveyed to Carroll E. Sherman, recorded in Volume 3103, Page 104, Deed Records, Dallas County, Texas, also being the same property described in deed conveyed to John Charles Allen, recorded in Volume 97152, Page 4140, Deed Records, Dallas County, Texas, described as follows:

BEGINNING at a 60-D nail found for the southwest corner of said Allen tract, the northwest corner of a tract of land conveyed to David M. Rubenstein and Shirley M. Rubenstein by deed recorded in Volume 2002004, Page 10440, Deed Records, Dallas County, Texas, being in the east line of a tract of land conveyed to Charles L. Butler and Stacey M. Butler by deed recorded in Instrument Number 20070237908, Deed Records, Dallas County, Texas and being near the centerline of Lake Forest Drive, from which a 1/2-inch iron rod found for witness bears East, 0.55 feet and a 1-inch iron pipe found for witness bears North 89 degrees 39 minutes 11 seconds East, 14.87 feet;

THENCE along the west line of said Allen tract, the centerline of a 30-foot-wide Private Roadway Easement recorded in Volume 69123, Page 1107, Deed Records, Dallas County, Texas, along the centerline of said Lake Forest Drive, the following course and distances:

North 00 degrees 28 minutes 59 seconds West, a distance of 105.90 feet to a PK nail found for a corner, from which a 60-D nail found for witness bears North 05 degrees 29 minutes 40 seconds East, a distance of 0.64 feet;

North 09 degrees 09 minutes 48 seconds East, a distance of 149.17 feet to an "X" found in concrete for the northwest corner of said Allen tract, said point being the Southwest corner of a tract of land conveyed to Hazel R. Hodge and Milton L. Morris by deed dated January 30, 1998, said point also being in a creek, an "X" found for witness bears North 34 degrees 02 minutes 33 seconds East, a distance of 7.44 feet and an "X" found for witness bears North 75 degrees 28 minutes 57 seconds East, a distance of 9.34 feet;

THENCE along the North line of said Allen tract along said creek, the following course and distances: North 68 degrees 10 minutes 00 seconds East, a distance of 100.00 feet to a point for a corner; North 84 degrees 10 minutes 00 seconds East, a distance of 70.00 feet to a point for a corner; North 63 degrees 00 minutes 00 seconds East, a distance of 128.70 feet to a 1/2-inch iron rod found for a corner, said corner being the northeast corner of said Allen tract, said corner also being the northwest corner of a tract of land conveyed to Town of Addison by deed recorded in Volume 88181, Page 1984, Deed Records, Dallas County, Texas;

THENCE South (Reference Bearing) along the east line of said Allen tract, a distance of 355.90 feet to a 1/2-inch iron rod set for the southeast corner of same, the northeast corner of the aforementioned Rubenstein tract and said point also being in the west line of a tract of land conveyed to Donald R. Loewen by deed recorded in Volume 72034, Page 174, Deed Records, Dallas County, Texas, from which a 5/8-inch iron rod found for witness bears South, a distance of 14.87 feet, same being the southwest corner of the Loewen tract;

THENCE West, along the south line of said Allen tract, a distance of 300.00 feet to the POINT OF BEGINNING, containing 87,374 square feet, or 2.006 acres of land, more or less.

STATE OF TEXAS }  
COUNTY OF DALLAS }

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That JOHN CHARLES ALLEN ("Owner") does hereby adopt this plat designating the hereinabove property as LAKE FOREST 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 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 to 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 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.

John Charles Allen

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John Charles Allen, known to me to be the person and officer 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 SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2007.

My commission expires: \_\_\_\_\_ Notary Public, State of Texas

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS }  
COUNTY OF COLLIN }

KNOW ALL MEN BY THESE PRESENTS: THAT I, DENNIS D. VOTE, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Addison, Texas.

Date: This the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

DENNIS D. VOTE, Registered Professional Land Surveyor, #4813  
Votex Surveying Company (972)-964-0858

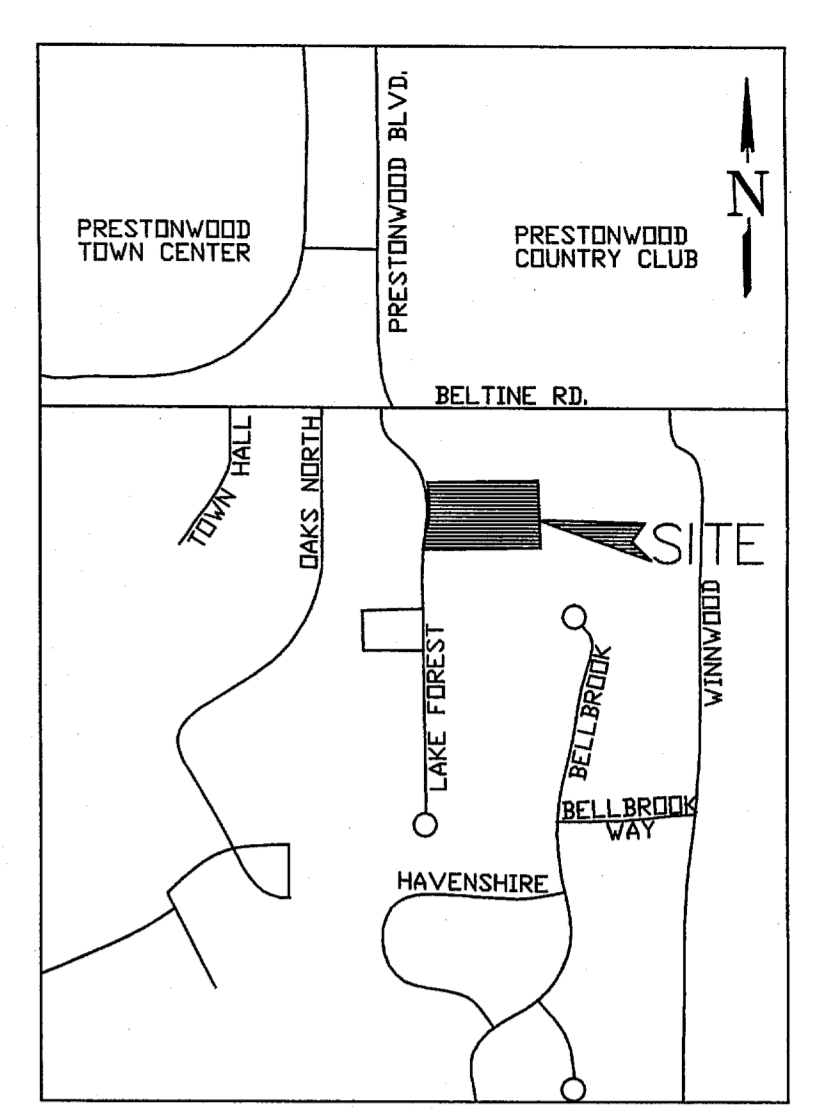
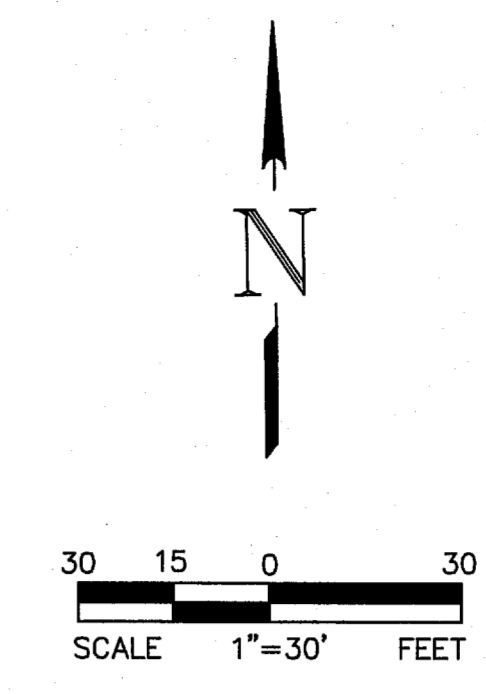
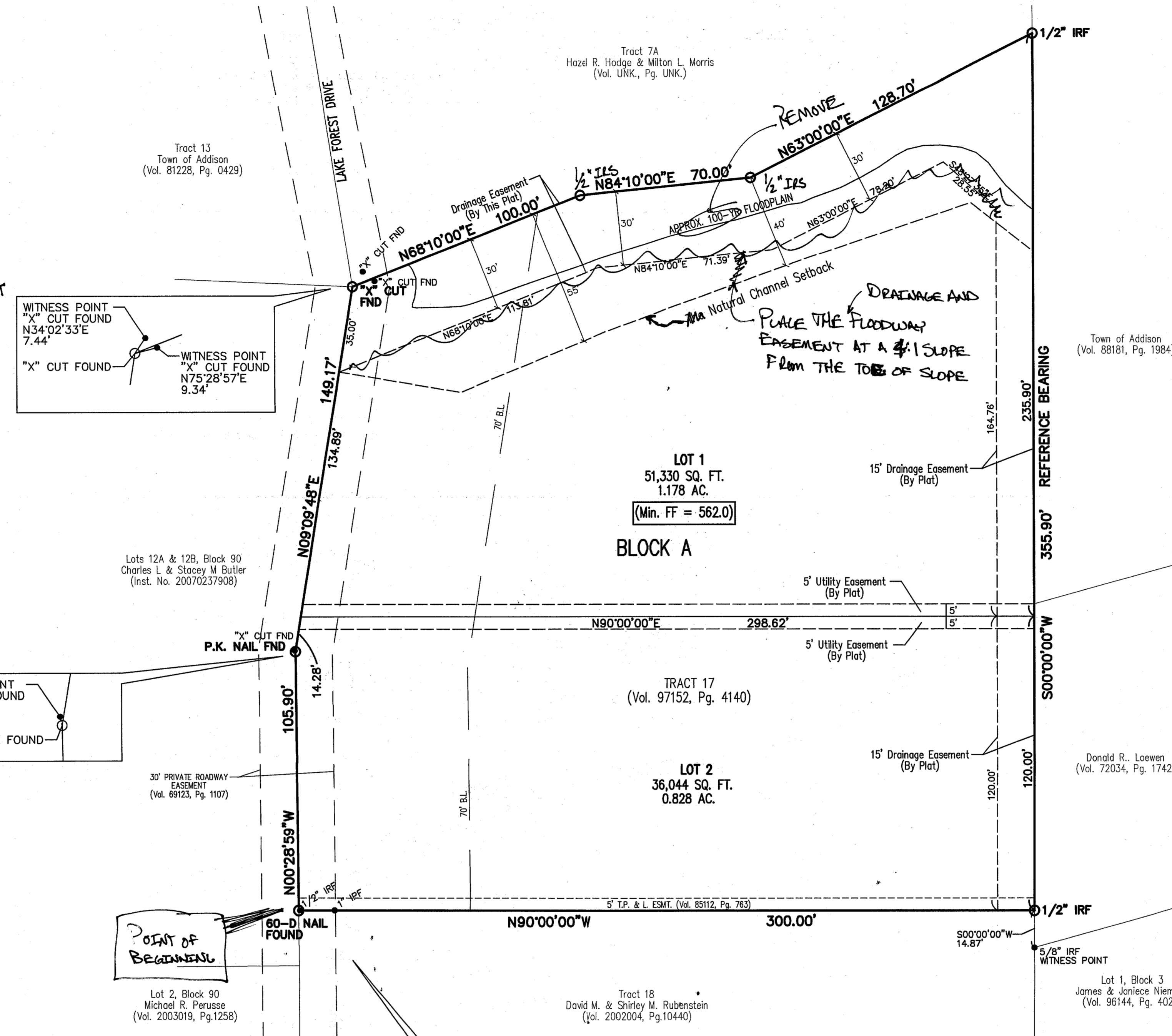
STATE OF TEXAS }  
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Dennis D. Vote, 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 SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2007.

My commission expires: \_\_\_\_\_ Notary Public, State of Texas

BENCH MARKS  
R.R. SPIKE IN 18" PECAN N. SIDE OF BELTLINE RD. STA 52+48 ~ 54" WATER  
~ E. OF INWOOD RD. NEAR LAKE FOREST RD. ELEV=568.34



GENERAL NOTE:  
1. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of Ordinance and State Law, as is subject to fines and withholding of utilities and building permits.  
2. No lot-to-lot drainage allowed except in drainage easements.  
3. The property lies within Zone X (Other) according to the FEMA Flood Insurance Rate Map Community Panel Nos. 4811300180J (8/23/01) and 4811300085J (8/23/01). Zone X (Other) is defined as "Areas of 500-year flood areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood."

BEARING SOURCE:  
THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE TOWN OF ADDISON BY DEED (VOL. 88181, PG. 1984, D.R.D.C.T.).

LEGEND table with symbols for Boundary Line, Ex. Easement Line, Proposed Easement Line, Proposed Lot Line, Existing Property Line, Iron Rod Found, Iron Pipe Found, 'X' Cut Found, Control Monument, Property Corner, Witness Point, Building Setback Line.

CERTIFICATE OF APPROVAL  
Approved by the Addison City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

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

FINAL PLAT  
LAKE FOREST ADDITION  
LOTS 1-2, BLOCK A  
2.006 Acres ~ 2 Residential Lots  
OUT OF THE  
A. BLEDSOE SURVEY, ABSTRACT NO. 157  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

SCALE: 1"=30' DATE: OCTOBER 2007

OWNER: JOHN CHARLES ALLEN, 14918 LAKE FOREST DRIVE, DALLAS, TEXAS 75254  
SURVEYOR: VOTEX SURVEYING COMPANY, 4548 TUSCANY DRIVE, PLANO, TEXAS 75093-7042, 972-964-0858, FAX 972-964-3604  
ENGINEER: MACATEE ENGINEERING, CONTACT: DAYTON MACATEE, 6440 N. CENTRAL EXPWY, #414, DALLAS, TEXAS 75206, 214-373-1180

2007-13