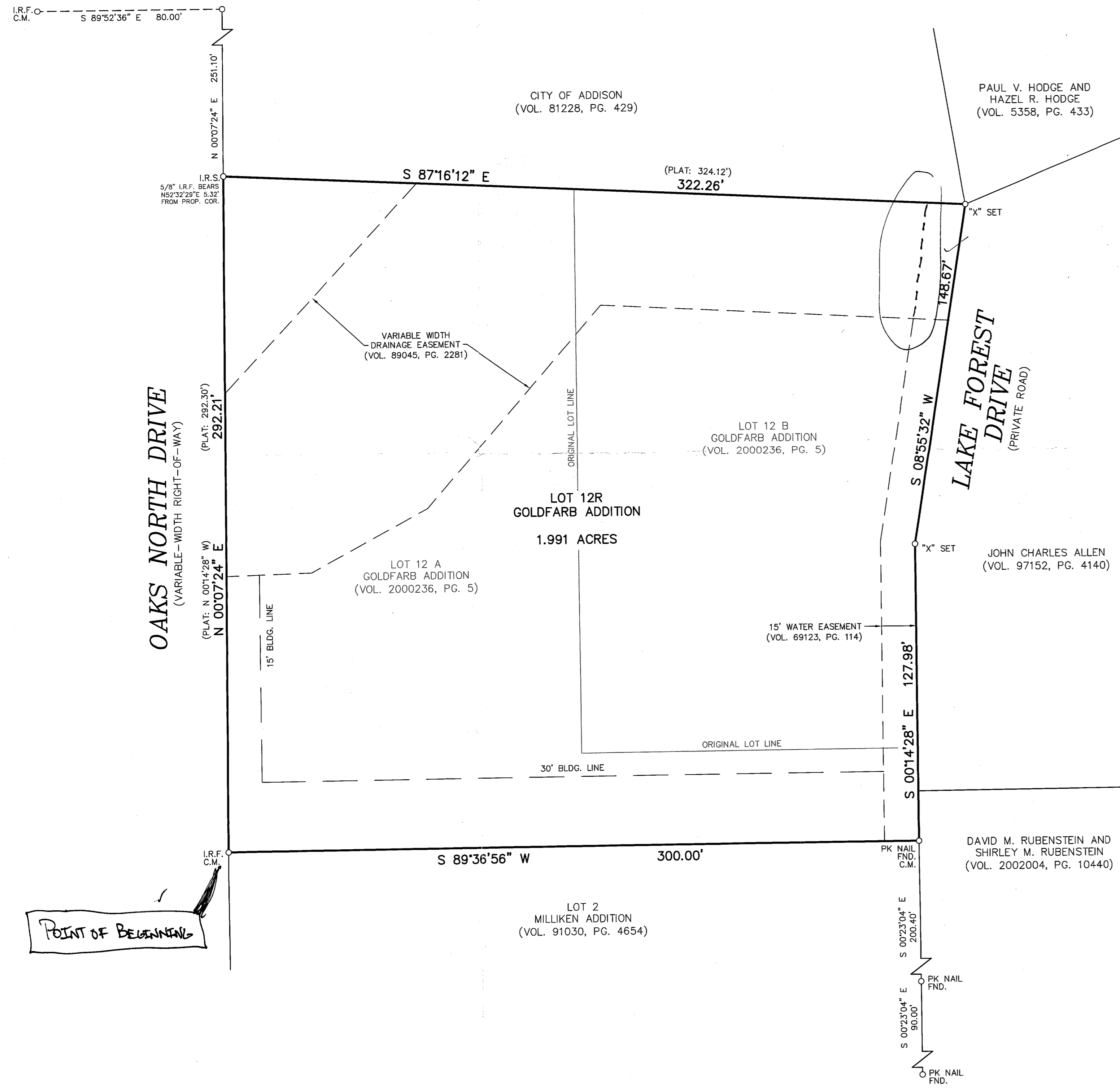


VICINITY MAP SCALE 1"=2000'



**OWNER'S CERTIFICATE AND DEDICATION**

WHEREAS, BEN GOLDFARB is the owner of a 1.991 acre tract of land situated in the Allen Bledsoe Survey, Abstract No. 157, City of Addison, Dallas County, Texas, said tract being all of Lot 12 A and Lot 12 B, Block 90 of Goldfarb Addition, an addition to the City of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 2000236, Page 5 of the Deed Records of Dallas County, Texas, said 1.991 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the east right-of-way line of Oakes North Drive (a variable-width right-of-way), said point being the southwest corner of said Lot 12 A and the northwest corner of Lot 2 of Milliken Addition, an addition to the City of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 91030, Page 4654 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 07 minutes 24 seconds East, with the said east line of Oakes North Drive, a distance of 292.21 feet to a 1/2-inch iron rod with yellow cap marked "Arthur Surveying Company" set for the southwest corner of that certain tract of land described, in deed to the City of Addison recorded in Volume 81228, Page 429 of the Deed Records of Dallas County, Texas;

THENCE South 67 degrees 16 minutes 12 seconds East, departing the said east line of Oakes North Drive and with the south line of said City of Addison tract, a distance of 322.26 feet to a "X" cut in concrete set for corner in Lake Forest Drive;

THENCE along or near the centerline of said Lake Forest Drive, the following two (2) calls:

South 08 degrees 55 minutes 32 seconds West, a distance of 148.67 feet to a "X" cut in concrete set for corner;

South 00 degrees 14 minutes 28 seconds East, a distance of 127.98 feet to a PK nail found for the northeast corner of said Lot 2;

THENCE South 89 degrees 36 minutes 56 seconds West, departing said Lake Forest Drive and with the north line of said Lot 2, a distance of 300.00 feet to the POINT OF BEGINNING, containing 1.991 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, BEN GOLDFARB, do hereby adopt this plat designating the hereinabove property as LOT 12R, GOLDFARB ADDITION, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, do hereby dedicate 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 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 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.

Ben Goldfarb

COUNTY OF DALLAS  
STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Ben Goldfarb, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office on the \_\_\_\_ day of \_\_\_\_\_, 2007.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

*ADD 15' WATER EASEMENT FROM SUBDIVISION ORD.*

- NOTES:
1. Bearing system for this survey is based the plat of Lot 12 A and 12 B, Block 90 of Goldfarb Addition, an addition to the City of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 2000236, Page 5 of the Deed Records of Dallas County, Texas.
  2. I.R.F. = Iron Rod Found, I.R.S. = Iron Rod Set, "X" = "X" Cut in Concrete, C.M. = Controlling Monument. All iron rods found are 1/2-inch unless otherwise noted. All iron rods set are 1/2-inch with yellow cap marked "Arthur Surveying Company".
  3. The subject property does not lie within the 100-year flood plain according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 481089 0180 J, present effective date of map August 23, 2001.

**SURVEYORS CERTIFICATE:**

This is to certify that I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey, performed on the ground, and that this plat correctly represents that survey made by Arthur Surveying Company, Inc.

W. Thad Murley III  
Registered Professional Land Surveyor No. 5802

- ADD A 25' MUTUAL INGRESS/EGRESS ESMT ALONG THE EAST PROPERTY LINE FOR LAKE FOREST DRIVE.
- CONTINUE THE 15' WATER ESMT TO THE NORTH PROPERTY LINE
- ADD A SIGNATURE BLOCK FOR THE MAYOR AND CITY SECRETARY
- REMOVE BUILDING LINES
- CHANGE ALL REFERENCES OF CITY OF ADDISON TO TOWN OF ADDISON.
- PROVIDE CLOSURE SHEET
- ADD A NORTH BLOCK FOR THE SURVEYOR'S CERTIFICATE.

OWNER / DEVELOPER  
BEN GOLDFARB  
11937 Denton Drive  
Dallas, Texas 75234  
(972) 241-9171

**PRELIMINARY DOCUMENT**

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW AND IS INTENDED TO BE USED FOR RECORDING PURPOSES. THIS AS A DOCUMENT IS NOT TO BE RECORDED. W. THAD MURLEY III, R.P.L.S. #8922 DATED 08/07/2007

**REPLAT**  
of  
Lot 12R, Block 90  
Goldfarb Addition  
1.991 acres out of the  
Allen Bledsoe Survey, Abstract No. 157  
City of Addison  
Dallas County, Texas  
-- August 2007 --

**ARTHUR SURVEYING COMPANY, INC.**  
Registered Professional Land Surveyors  
P.O. Box 54 - Lewisville, Texas 75067  
Office: (972) 221-9439 Fax: (972) 221-4675