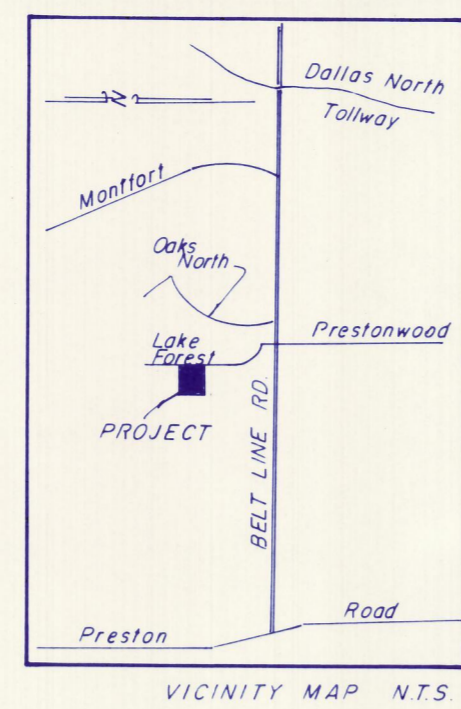




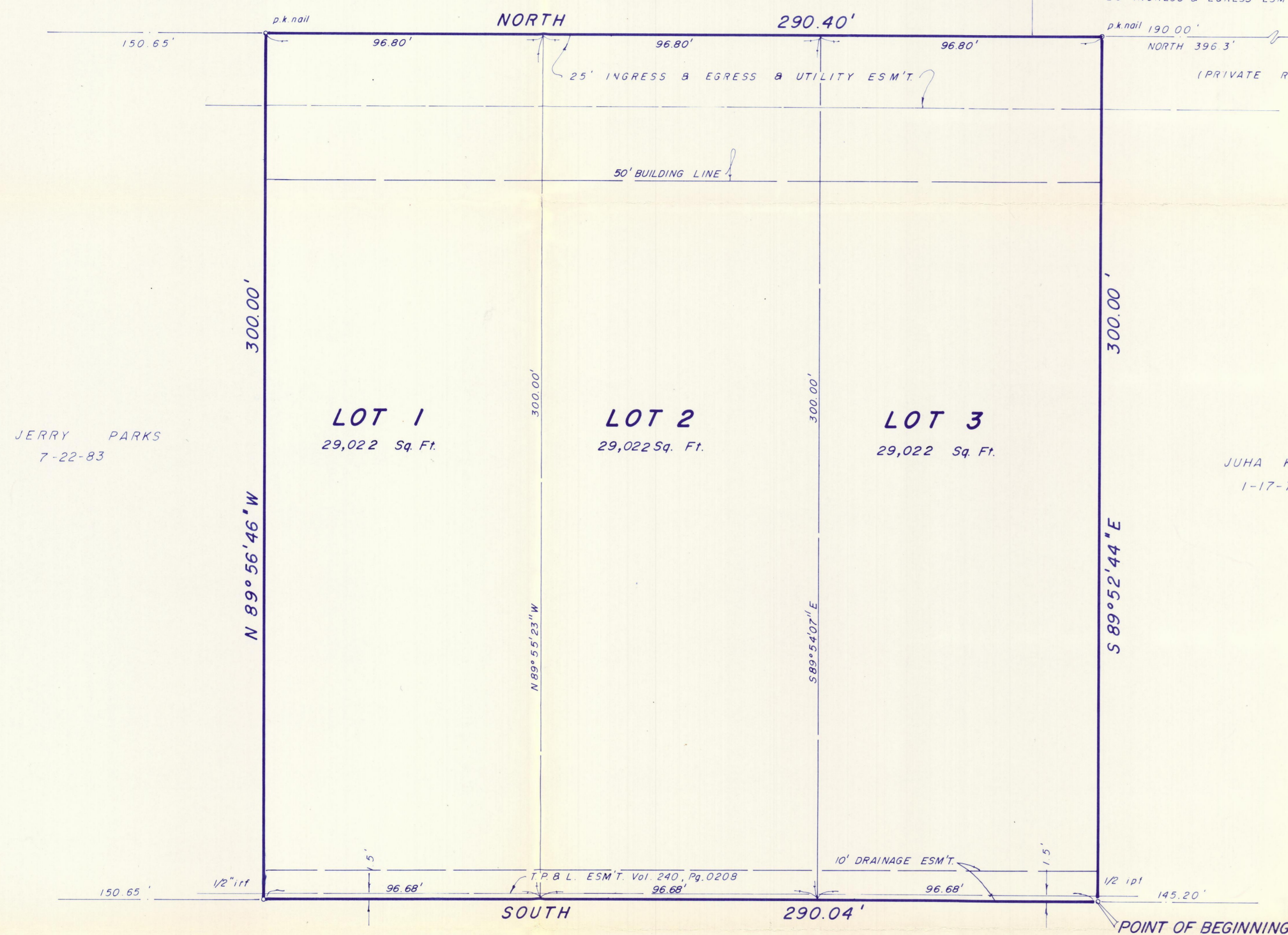
GRAPHIC SCALE
0 30 50 100



FRANK L. CROWDER
9-9-68

MILLIKEN ADDITION
LOT 1

LAKE FOREST DRIVE



STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS RICHARD RODER is the Owner of a tract of land situated in the A. Bledsoe Survey, Abstract No. 157, City of Addison, Dallas County, Texas, and being part of a 20 acre tract described in deed to Carroll E. Sherman by Republic National Bank of Dallas, Independent Executor and Trustee of the Estate of Wirt Davis, deceased, recorded in Volume 3103, Page 104, Deed Records, Dallas County, Texas, and also being part of a tract of land described in deed to Agnes Lucille Wilson by Carroll E. Sherman, recorded in Volume 3594, Page 309, Deed Records, Dallas County, Texas, and being part of a tract of land described in Deed of Trust to Harold N. Shannon, Trustee, recorded in Volume 80002, Page 2572, Deed Records, Dallas County, Texas, and being more particularly as follows:

Beginning at a 1/2" diameter iron pipe found at the Northeast corner of said Harold Shannon tract, said iron also being the Southeast corner of a tract of land described in deed to Kenneth L. Staggs, et ux, from Agnes Lucille Wilson, recorded in Volume 68111, Page 0753, Deed Records, Dallas County, Texas;

Thence South, 290.04 feet with the East line of said Harold N. Shannon, Trustee tract, and along a fence line to a 1/2" diameter iron rod found;

Thence N 89°56'46" W, 300.00 feet to a PK nail found in the centerline of Lake Forest Drive;

Thence North 290.40 feet with the said centerline of Lake Forest Drive to a PK nail found;

Thence S 89°52'44" E, 300.00 feet with the South line of said Staggs tract and along a fence line part of the way to the POINT OF BEGINNING and containing 87,066 square feet, 1.998 acres of land, more or less.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RICHARD RODER 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 dedicated 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 or 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 purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesired conditions which may occur. The natural drainage channels and creeks through the 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 construction, 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 easement 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 2 day of Sept, 1993.

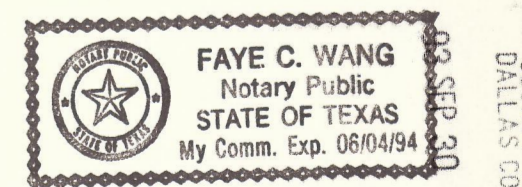
BY: [Signature]

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared RICHARD RODER, 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 2 day of September, 1993.

[Signature]
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS.



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Page 2309

FINAL PLAT LAKE FOREST ADDITION

1.998 ACRES OF LAND
SITUATED IN THE A. BLEDSOE SURVEY, ABSTRACT NO. 157
CITY OF ADDISON, DALLAS COUNTY, TX.

OWNER
RICHARD RODER
15280 ADDISON RD., S-300
DALLAS, TEXAS 75248

SURVEYORS
BROCKETTE-DAVIS-DRAKE, INC.
3535 TRAVIS, S-100
DALLAS, TEXAS 75204
(214) 522-9540

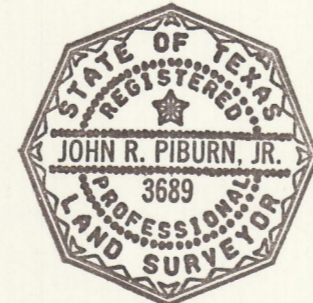
SURVEYOR'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

THAT I, John R. Piburn, Jr., a Registered Professional Land Surveyor do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that the tract shown hereon was determined by a survey made on the ground during the month of FEBRUARY, 1991 under my direction and supervision.

WITNESS, my hand and seal at Dallas, Dallas County, Texas, this the 2 day of Sept, 1993.

[Signature]
JOHN R. PIBURN, JR., REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 3689

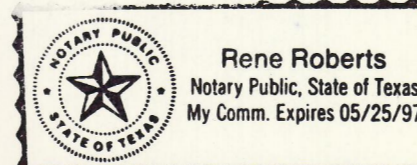


STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared John R. Piburn, Jr., 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 2 day of September, 1993.

[Signature]
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS



APPROVAL CERTIFICATE

Approved by the Town of Addison this 9th day of APRIL, 1993.

[Signature]
MAYOR
[Signature]
CITY SECRETARY