

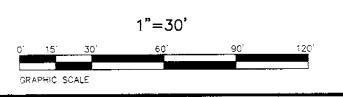
FINAL PLAT

## CHILDCARE ENTERPRISE ADDITION

AN ADDITION TO THE TOWN OF ADDISION, DALLAS COUNTY, TEXAS

APRIL, 1994

JAMES F. CONROW & MARLYN CONROW
18712 SAGEWOOD
DALLAS, TEXAS 75252
(214) 964-8906



DEWEY & ASSOCIATES
ENGINEERING, SURVEYING, LAND PLANNING, CAD DESIGN
2505 TEXAS DRIVE • SUITE 110 • IRVING, TEXAS 75062 • 214/255-1501

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS CITY OF ADDISON

WHEREAS, WE, JAMES F. CONROW and wife MARILYN N. CONROW, are the Owners of the following described property to wit:

BEING a tract of land situated in the ELI SHEPHERD SURVEY, ABSTRACT NO. 1361, in the City of Addison, Dallas County, Texas, and being part of a tract of land as conveyed to Jack Pogue by deed recorded in Volume 85003, Page 1789, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner on the West line of Addison Road (a 60.0 foot wide right—of—way), said point being the Southeast corner of the SARATOGA SPRINGS ADDITION, an Addition to the City of Dallas as recorded in Volume 93161. Page 3724, of the Deed Records of Dallas County, Texas;

THENCE South 02 degrees 22 minutes 55 seconds West, 197.95 feet along the said West line of Addison Road to a 1/2 inch iron rod set for corner, said point being in a curve to the right running in a Westerly direction and having a central angle of 20 degrees 19 minutes 43 seconds, a radius of 1000.00 feet and a chord bearing of North 77 degrees 27 minutes 13 seconds West:

THENCE along said curve and leaving the said West line of Addison Road, 354.80 feet to the end of said curve, a 1/2 inch iron rod set for corner;

THENCE North 25 degrees 03 minutes 01 seconds West 136.11 feet to a 1/2 inch iron rod set for corner on the South line of the said SARATOGA SPRINGS ADDITION;

THENCE South 89 degrees 41 minutes 35 seconds East 410.38 feet along the said South line of the SARATOGA SPRINGS ADDITION to the POINT OF BEGINNING.

CONTAINING 63,321 square feet or 1.454 acres of land, more or less.

NOW, KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES F. CONROW and wife MARILYN N. CONROW, ("Owners") does hereby adopt this plat designating the herein above property as CHILDCARE ENTERPRISES 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 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.

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 produring 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 easements 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.

F. CONROW

NOTARY PUBLIC )(
STATE OF TEXAS )(
BEFORE ME, the undersigned, a Notary Public in and for the State on this date, personally

appeared JAMES F. CONROW and wife, MARLYN N. CONROW, known to me personally to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN CONTROL OF CONT

Notary Public, State of Texas My Commission Expires 10/26/98

NOTARY PUBLIC IN AND FOR THE STATE OF TEXASTRUCTURE TO THE STATE

THAT I, JAMES DEWEY, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were found or property placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Addison, Texas.

JAMES DEVEY

1 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1641

STATE OF TEXAS )(
BEFORE ME, the undersigned, a Notary Public in and for said State on this date personally appeared JAMES DEWEY, known to me personally 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of 1000

LINDA J. STEWARD

Notary Public, State of Texas

My Commission Expires 12-04-1994

LINDA J. STEWARD

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires: 12-04-94

CHILDCARE ENTERPRISE ADDITION FILE NO. 1681

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EARL DULLOCK COUNTY CLERK DALLAS COUNTY

COUNTY CLERK, Ballas County, Texast

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RETURN TO:

MM DIANA MILLER

AMP. TOWN OF ADMON

P.O. Box 144 ADDISON TX 75001

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