

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Carl R. Milliken and Patsy B. Milliken are the owners of a tract of land out of the Allen Bledsoe Survey, Abstract no. 157, City of Addison, Dallas County, Texas, said tract being formerly in City of Dallas Block 8171, now City of Addison, and being out of a 20 acre tract conveyed to Carroll H. Sherman by Republic National Bank, Independent Executor of the Estate of Wirt Davis, Deceased, dated March 7, 1949, recorded in Volume 3103, Page 104, Deed Records of Dallas County, Texas, and being known as Lot 1, Milliken Addition, an addition to the City of Addison, as recorded in Volume 91030 Page 4654, Map Records Dallas, County, Texas, and being further described by metes and bounds as follows:

BEGINNING at an iron rod found for corner being 569.3 feet North 0 degrees 14 minutes 28 seconds West, of the southwest corner of said 20 acre tract and in the West line of said 20 acre tract, said point also being in the East line of Oaks North Addition, an Addition to the City of Addison, filed 1-12-79, recorded in Volume 79010, Page 1955 Map Records of Dallas County, Texas, and being the Southwest corner of said Lot 1;

THENCE North 0 degrees 14 minutes 28 seconds West, along the common line of said 20 acre tract and said Oaks North Addition, also being the west line of said Lot 1, 210.4 ft. to an iron rod found for corner, said point being a measured distance of 196.17 feet from the Northeast corner of said Oaks North Addition;

THENCE South 86 degrees 25 minutes 37 seconds East, along the North line of said Lot 1, 300.67 ft. to a PK Nail found for corner, being in the centerline of Lake Forest Drive, and being the Northeast corner of said Lot 1;

THENCE South 0 degrees 14 minutes 28 seconds East, along the centerline of Lake Forest Drive, being the east line of said Lot 1, 190.4 ft. to a PK Nail found at the Southeast corner of said Lot 1;

THENCE South 89 degrees 45 minutes 32 seconds West, along the south line of said Lot 1, 300 ft. to the PLACE OF BEGINNING and containing 60,119.93 Square Feet or 1.38 Acres of Land.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Carl R. Milliken and Patsy B. Milliken do hereby adopt this plat designating the hereinabove property as REPLAT LOT 1 MILLIKEN ADDITION, an Addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter.

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 undesirable 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 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 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems 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 growths 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 pavements line, and the description 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.

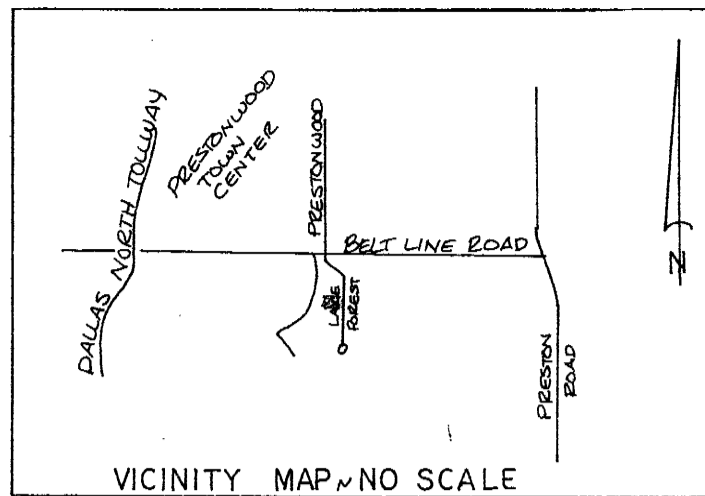
OWNER:
CARL R. MILLIKEN
PATSY B. MILLIKEN
14905 LAKE FOREST DR.
ADDISON TEXAS
75240
(214) 387-3177

SURVEYOR:
JIMMY W. POGUE INC
3510 MARVIN D LOVE
DALLAS, TEXAS
75224
(214) 371-0666

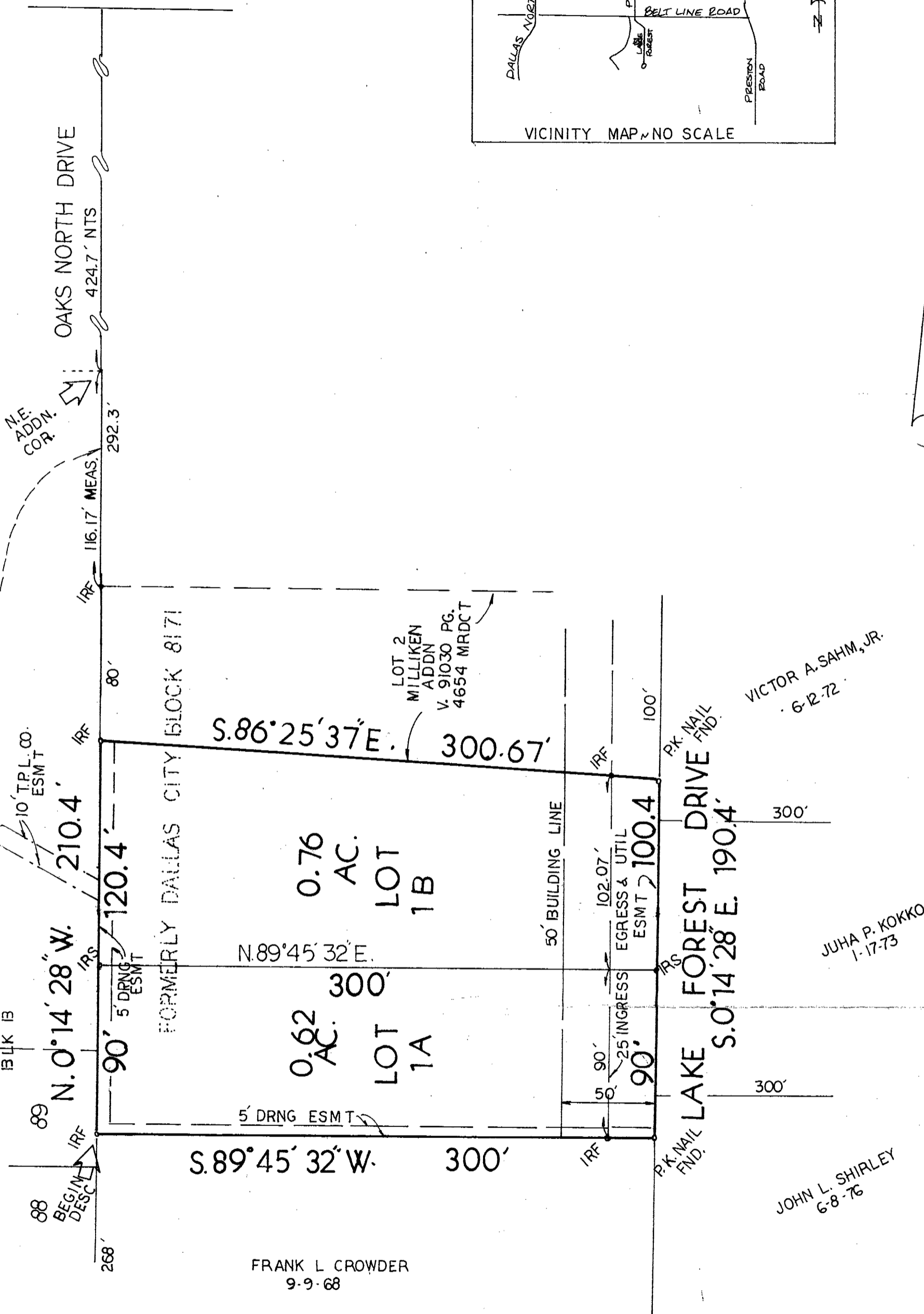
REPLAT OF LOT 1
MILLIKEN ADDITION
OUT OF THE ALLEN BLEDSOE SURVEY
ABSTRACT NO. 157
CITY OF ADDISON, DALLAS CO., TEXAS

SCALE: 1"=40'
DATE: 2-14-91
JOB NO. 33579 ND-B

BELT LINE ROAD



OAKS NORTH ADDITION TO ADDISON
FILED 11-2-79 VOL 79010 PG 1955



SURVEYOR:
NOTE N.T.S. NOT TO SCALE
ALL IRON RODS SET WERE
CAPPED WITH PLASTIC TOPS.
STAMPED RPS. 4490

WITNESS, my hand at Addison, Texas, this the 11th day of April, 1991.

BY: Carl R. Milliken
CARL R. MILLIKEN

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 Carl R. Milliken, 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 11th day of April, 1991.

Jackie L. Stubbs
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS.

WITNESS, my hand at Addison, Texas, this the 11th day of April, 1991.

BY: Patsy B. Milliken
PATSY B. MILLIKEN

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County Texas, on this day personally appeared Patsy B. Milliken, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of April, 1991.

Jackie L. Stubbs
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS:

THAT I, Paul A. Hidalgo, a Registered Professional Land Surveyor for Jimmy W. Pogue, Inc., 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 11th day of April, 1991.

Paul A. Hidalgo
PAUL A. HIDALGO - REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4490

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 Paul A. Hidalgo, 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 11th day of April, 1991.

Jackie L. Stubbs
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

APPROVAL CERTIFICATE

Approved by the Town of Addison this 9th day of April, 1991.

City Secretary

FILED
19 APR 19 PM 3:37
EARL BILLOCK
COUNTY CLERK
DALLAS COUNTY

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REC'D IN VOL