

NOTE:
 Water 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, services, operation of the systems. (Also, must be shown on final plat or easement).

Water and Sanitary Sewer Easements shall also include additional area of working space for construction and maintenance of the system. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meter boxes, sewer laterals from the main to the curb, pavement line, and the descriptions of such additional easements herein granted shall be determined by their location as installed.

STATE OF TEXAS
 COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, Mary Tom McEntire Knight, as owner of a life estate and joined by her remaindermen: Mary Shelton Simpson, Sara Knight Trotter, John McEntire Knight, ("McEntire"), is collectively the fee owner of a tract of land described below and which land is subject to an Indenture of Lease dated December 29, 1977, on a short form of which is recorded at Volume 78017, page 427 of the Deed Records Dallas County, Texas, wherein the aforesaid fee owner, as Landlord, designated J. B. McEntire, Jr., as Manager and Attorney-in-Fact to do all things necessary under the aforesaid Lease; and
 WHEREAS, Montfort Joint Venture is the Tenant under the aforesaid Lease, owns the leasehold interest under said Lease, and acts herein by and through W. Christopher Price, its' Managing Venturer; and
 WHEREAS, the above parties are together the "Owner" of a tract of land situated in the Allen Bledsoe Survey, Abstract No. 157, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the South Property line of Belt Line Road, (a 100' R.O.W.), and the East Property line of Proposed Montfort Drive, (an 80' R.O.W.), an iron stake for corner;
 THENCE, N. 89°49'50"E, along said South Property line of Belt Line Road, a distance of 221.11 feet to the Northwest corner of Oaks North-East No. 2, an addition to the City of Addison, Texas, an iron stake for corner;
 THENCE, S. 00°10'10"E, along the West Property line of said Oaks North-East No. 2, a distance of 366.58 feet to the Southwest corner of same Addition;
 THENCE, S. 89°49'50"W, leaving said Southwest corner of Oaks North-East No. 2, a distance of 216.08 feet to a point on the Easterly Property line of said Proposed Montfort Drive, an iron stake for corner;
 THENCE, Northerly, along said Easterly Property line of Proposed Montfort Drive, the following:
 Around a curve to the Left, having a back tangent bearing of N. 15°24'16"E, a central angle of 28°22'34", and a radius of 540.0 feet, a distance of 267.44 feet to the beginning of a curve to the Right, having a Central Angle of 12°48'08", and a radius of 4600 feet, an iron stake for corner;
 Thence, around said curve to the Right a distance of 102.78 feet to the PLACE OF BEGINNING and containing 1.735 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, McENTIRE AND MONTFORT JOINT VENTURE do hereby adopt this plat designating the hereinabove described property as OAKS NORTH - EAST NO. 1, an addition to the City of Addison, Dallas County, Texas, and do hereby dedicate to the Public use forever, the streets and alleys shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its' respective systems on any of these easement strips, and any public utility shall at all times, have the Right of Ingress and Egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its' respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS OUR HANDS AT DALLAS, TEXAS, this the 23rd day of April, 1979.

"MCENTIRE" MONTFORT JOINT VENTURE
 BY: J. B. McENTIRE, JR. ITS: Manager and Attorney-in-Fact for "McEntire"
 BY: W. CHRISTOPHER PRICE ITS: Managing Venturer

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared J. B. McENTIRE, JR., Manager and Attorney-in-Fact for "McEntire", known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of April, 1979.

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared W. CHRISTOPHER PRICE, Managing Venturer of MONTFORT-JOINT VENTURE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of April, 1979.

ENGINEER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

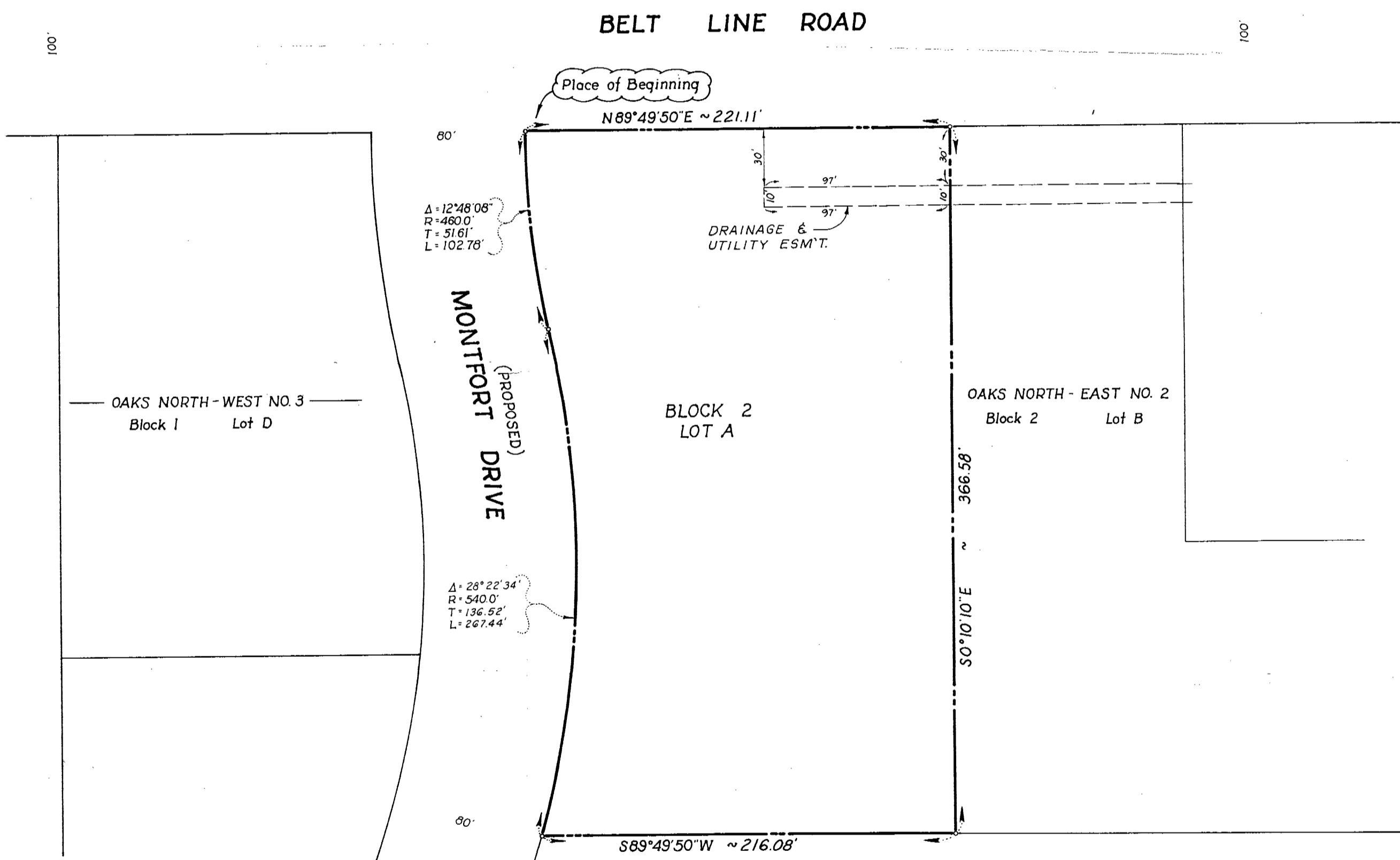
THAT, I, Roger L. Bridges, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Addison, Texas.

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared ROGER L. BRIDGES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of March, 1979.

Approved April 10, 1979
 Jacquie Sharp
 City Secretary



MONTFORT-JOINT VENTURE
 OWNER
 3362-A Wiley Post Road
 Carrollton, Texas 75006

OAKS NORTH - EAST NO. 1						
ALLEN BLEDSOE SURVEY ~ ABSTRACT NO. 157						
ADDISON, DALLAS COUNTY, TEXAS						
JOHN C. GIBSON CO., INC. - CONSULTING ENGINEERS						
9510 Military Parkway Dallas, Texas 75227						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
J.C. Gibson	c.p.r.	March, 7 1979	1" = 40'	db	Oaks North Addison	

APR 20 AM 9:22