

OWNER'S CERTIFICATE

Whereas, We, Tom J. Shepherd and Sandra D. Shepherd are the owners of a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas, and being all of that same tract of land as described in deed to Tom J. Shepherd recorded in Volume 92083, Page 3057 of the Deed Records of Dallas County, Texas (DRDCT), and being all of that same tract of land as described in deed to Tom J. and Sandra D. Shepherd recorded in Volume 92229, Page 4451 DRDCT, and being more particularly described as follows:

BEGINNING at 1/2-inch iron rod found in the east line of Addison Road (60 foot right-of-way), said point being a called distance of 463.58 feet from the intersection of the east line of said Addison Road with the south line of Airport Parkway (50 foot right-of-way), said beginning point also being the southwest corner of a tract of land as described in deed to C.B. and Eleanor Dedmon recorded in Volume 70117, Page 1849 DRDCT;

THENCE S 89°27'54" E, departing the east line of said Addison Road, along the south line of said Dedmon tract, 209.04 feet to a 1/2-inch iron pipe found at the southeast corner of said Dedmon tract;

THENCE N 00°25'58" E, along the east line of said Dedmon tract, 103.77 feet to a 3/4-inch iron rod found at the northeast corner of said Dedmon tract, and lying in the south line of a tract of land as described in deed to Hope Investments, Ltd. recorded in Volume 91248, Page 2974 DRDCT;

THENCE S 89°23'59" E, along the south line of said Hope Investments tract, 91.47 feet to a "PK" nail found at the northwest corner of a tract of land as described in deed to Opubco Properties, Inc. recorded in Volume 82052, Page 145 DRDCT;

THENCE S 00°24'29" W, along the west line of said Opubco Properties tract, 208.28 feet to a 1/2-inch iron rod found at the northeast corner of a tract of land as described in deed to Crossroads Aviation, Inc. recorded in Volume 67044, Page 0213 DRDCT;

THENCE N 89°25'55" W, along the north line of said Crossroads Aviation tract, 299.02 feet to a found cut "X" in concrete at the northwest corner of said Crossroads Aviation tract, and lying in the east line of said Addison Road;

THENCE N 00°26'15" W, along the east line of said Addison Road, 104.46 feet to the POINT OF BEGINNING and containing 0.937 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, do hereby adopt this plat as SHEPHERD ADDITION, an Addition to the Town of Addison, Dallas County, Texas, and do hereby dedicate to the public use and benefit forever the streets and alleys shown thereon for all public purposes including but not limited to all street purposes and the right of the Town of Addison and its assigns to lay, install, operate, repair, replace and remove and reconstruct any and all public utilities including but not limited to water lines, sanitary sewer lines, drainage and storm sewer lines and canals, gas lines, telephone poles and lines, electrical power lines and appurtenances. The right to establish grades on said dedicated streets and alleys is hereby granted to the Town of Addison and all claims for damages which may arise by reason of changing the present surface of said street to conform to said grades are hereby waived.

The easements shown on the plat are hereby granted, dedicated and reserved for the mutual use and accommodation of the Town of Addison and all public utilities desiring to use, or using the same for public utilities for the purpose including but not limited to water lines, sanitary sewer lines, drainage and storm sewer canals and lines, gas lines, telephone poles and lines, electrical power lines and appurtenances. All and any public utility and the Town of Addison shall have the right to remove and keep removed all or part of any residence, building, fences, trees, shrubs or other improvements, growths or obstructions which may in any way endanger or interfere with the construction, maintenance, operation or efficiency of the respective utility in, on or under said easement strips. The Town of Addison and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of the respective systems without the necessity at any time of procuring the permission of anyone.

WE do further bind ourselves to grade and construct all drainage structures and facilities through, and on, the streets and easements in accordance with the requirements, standards and specifications of the Town of Addison. All improvements are to be done under the supervision of and approved by the Engineering Department of the Town of Addison.

WE do further dedicate, subject to the exceptions and reservations set forth herein after, to the public use forever, all use spaces shown on the face of the plat.

All lots in the subdivision shall be sold subject to the building lines shown on the plat, and the minimum building set back lines in the Town of Addison ordinances.

We, the undersigned, owners of the land shown on this plat, and designated herein as the SHEPHERD ADDITION, addition to the Town of Addison, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown of the purpose and consideration therein expressed.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth need of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

IN WITNESS THEREFORE, WE have hereunto set our hands this the _____ day of _____, 1997.

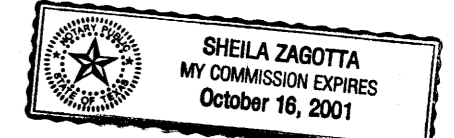
Tom J. Shepherd
Tom J. Shepherd
Sandra D. Shepherd
Sandra D. Shepherd

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned authority, on this date, personally appeared Tom J. Shepherd, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of October, 1997.

Sheila Zagotta
Notary Public
For The State of Texas

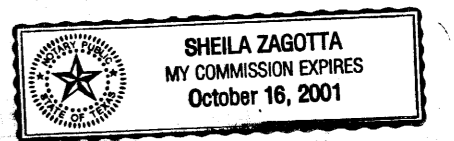


STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned authority, on this date, personally appeared Sandra D. Shepherd, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of October, 1997.

Sheila Zagotta
Notary Public
For The State of Texas



SURVEYOR'S CERTIFICATE

I, Brad Sparr, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey on the ground of the property and that all corners were placed under my personal supervision.

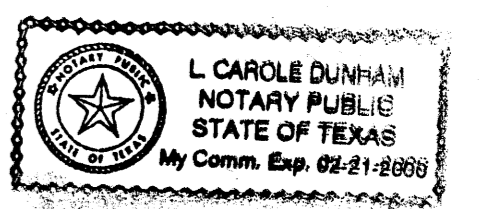
Brad Sparr
Brad Sparr
Registered Professional
Land Surveyor No. 3701

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned authority, on this date, personally appeared Brad Sparr, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of October, 1997.

L. Carole Dunham
Notary Public
For The State of Texas

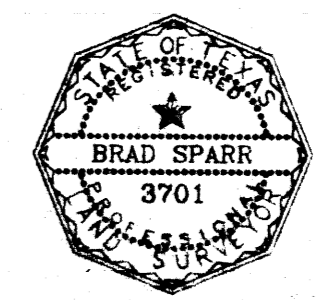


Approved by the Addison City Council on the 14th of October, 1997.

[Signature]
Mayor
[Signature]
City Secretary
VOLUME 97214
PAGE 4261

OWNER
Tom J. & Sandra D. Shepherd
7406 Hillwood Lane
Dallas, Texas 75248

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
SCALE: 1" = 20'
DATE: SEPT. 8, 1997
JOB NO 15698B



PRELIMINARY/FINAL PLAT
LOT 1, BLOCK A
SHEPHERD ADDITION
A 0.937 ACRE TRACT
SITUATED IN THE
G.W. FISHER SURVEY
ABSTRACT No. 482
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
Sparr Surveys
803 E. Main Street, Suite C
P.O. Box 1270
Allen, Texas 75013-1270
972/390-9936

97 NOV -3 PM 3:54
FILED
COUNTY CLERK
DALLAS COUNTY, TEXAS