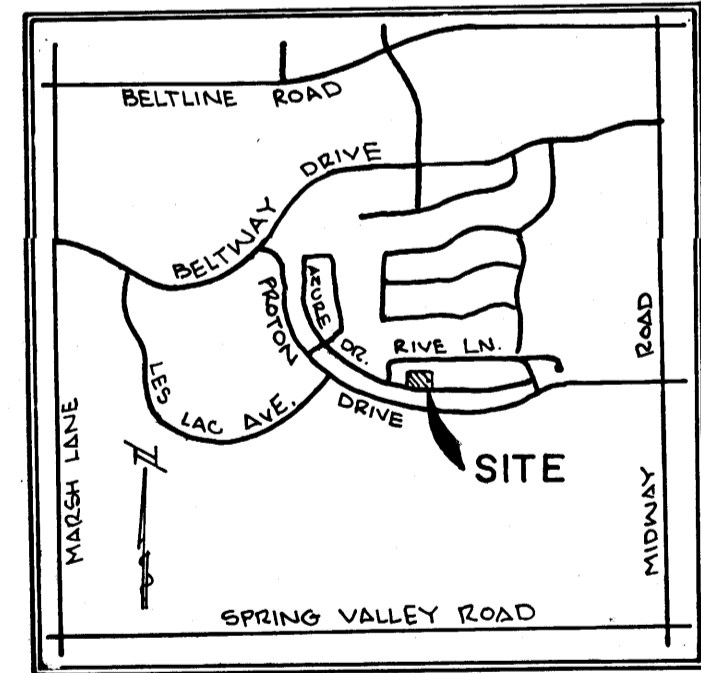


RADIUS = 185.50'
 DELTA = 04°20'59"
 TAN. = 7.04'
 LENGTH = 14.08'
 L.C. = N. 69°57'17" W.
 14.08'

RADIUS = 1332.00'
 DELTA = 09°44'06"
 TAN. = 113.43'
 LENGTH = 226.32'
 L.C. = N. 76°58'32" W.
 226.04'



VICINITY MAP
 N.T.S.

AUGUST 23, 1991
 SCALE 1"=30'

owner:
 WATERFORD VILLAGE, INC.
 8525 FERNDAL ROAD
 SUITE 204
 DALLAS, TEXAS 75238-4423

prepared by:
GEODATA
SURVEYING, INC.
 P.O. BOX 13556
 ARLINGTON, TEXAS
 76014-0556
 (817) 261-2878

State of Texas
 County of Dallas

Whereas, Waterford Village, Inc., a Texas Corporation, is the owner of a tract of land located in the Thomas L. Chenowith Survey, Abstract No. 273 according to the Deed recorded in Volume 91104, Page 2607, Deed Records, Dallas County, Texas and also being all of Lots 49, 50, 51, 52 and 53, Block C, WATERFORD, an Addition to the City of Addison, Dallas County, Texas, according to the Map thereof recorded in Volume 84066, Page 5001, Map Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a "x" cut in concrete found in place at the Southwest corner of said Lot 49, Block C, said Point also being in the North line of Azure Drive;
 THENCE North 21 degrees 20 minutes 12 seconds East, 107.30 feet to an iron rod found in place at the Northwest corner of said Lot 49;
 THENCE South 82 degrees 15 minutes 38 seconds East, 83.00 feet to an iron rod found in place;
 THENCE South 89 degrees 23 minutes 17 seconds East, 123.60 feet to an iron rod found in place at the Northeast corner of the aforementioned Lot 53, Block C;
 THENCE South 04 degrees 33 minutes 36 seconds West, 143.67 feet to a iron rod found in place at the Southeast corner of said Lot 53, said iron rod also being in the North line of said Azure Drive;
 THENCE Westerly, 226.32 feet along said North line and along a curve to the right having a radius of 1332.00 feet, a central angle of 09 degrees 44 minutes 06 seconds and a chord bearing North 76 degrees 58 minutes 32 seconds West, 226.04 feet to "x" cut in concrete found in place at the beginning of a curve to the right;
 THENCE Westerly, 14.08 feet along said curve to the right having a radius of 185.50 feet, a central angle of 4 degrees 20 minutes 59 seconds and a chord bearing North 69 degrees 57 minutes 17 seconds West, 14.08 feet to the Place of Beginning and containing 0.639 acre of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS :

That Waterford Village, Inc. does hereby adopt this plat designating the hereinabove property as Lots 50R, 51R, 52R and 53R, Block C, WATERFORD, 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.

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 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.

APPROVED *[Signature]* 1991.
 BY: *[Signature]*
 MAYOR
 BY: *[Signature]*
 CITY SECRETARY

The maintenance or paving of the utility 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 system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right to ingress and egress to private property for the purpose of reading meters and any easement 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.

WITNESS my hand at Dallas, Texas, this 17th day of *[Signature]*, 1991.

WATERFORD VILLAGE, INC.
 By: *[Signature]*
 Benton Rutledge

State of Texas §
 County of Dallas §

Before me, the undersigned authority, on this day personally appeared Benton Rutledge, 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 and in the capacity therein stated, and as the act and deed of said corporation.

GIVEN under my hand and seal of office this 17th day of *[Signature]*, 1991.

[Signature]
 Notary Public in and for Dallas County, Texas.

My commission expires: 12-5-94
 RAINELLE GEE
 Notary Public, State of Texas
 My Commission Expires 12-05-94



SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Glenn W. Miller, do hereby certify that I prepared this partial replat from an actual and accurate survey of the land in accordance with the platting rules and regulations of the City of Addison, Texas.

[Signature]
 Glenn W. Miller, R.P.L.S.
 State of Texas No. 4223



REPLAT OF
 LOTS 50-R, 51-R, 52-R AND 53-R, BLOCK C
 BEING A REVISION OF
 LOTS 49, 50, 51, 52 AND 53, BLOCK C

WATERFORD

AN ADDITION TO THE CITY OF ADDISON,
 DALLAS COUNTY, TEXAS, LOCATED IN
 THE THOMAS L. CHENOWITH SURVEY,
 ABSTRACT NO. 273, CITY OF ADDISON,
 DALLAS COUNTY, TEXAS.

Town of Addison
 PO Box 144
 Addison TX 75001
 Attn: Diana Miller

NOV 20 1991
 COUNTY CLERK, DALLAS COUNTY, TEXAS

NOV 20 PM 3:37
 COUNTY CLERK, DALLAS COUNTY, TEXAS