

STATE OF TEXAS X
COUNTY OF DALLAS X

OWNERS CERTIFICATE

WHEREAS: Devon Construction, Inc., is the owner as evidenced by deed recorded in Volume 94037, Page 2638, Deed Records, Dallas County, Texas, of a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, Town of Addison, Dallas County, Texas, and being all of Lot 6, Block B of Midway Meadows, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 80068, Page 2077, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in a westerly line of Morman Drive (variable in width) at the southeast corner of said Lot 6;

THENCE North 89 degrees 46 minutes 26 seconds West along the south line of said Lot 6, a distance of 110.00 feet to a 5/8 inch iron rod found in the east line of a 15 foot wide alley at the southwest corner of said Lot 6;

THENCE North 00 degrees 11 minutes 34 seconds East along said alley, a distance of 99.61 feet to a 5/8 inch iron rod found at the beginning of a curve to the right;

THENCE Northeasterly continuing along said alley and with said curve to the right having a central angle of 89 degrees 40 minutes 46 seconds, a radius of 40.00 feet, and a chord bearing North 45 degrees 01 minutes 57 seconds East, an arc distance of 62.61 feet to a 5/8 inch iron rod found at the end of said curve;

THENCE North 89 degrees 52 minutes 20 seconds East along the south line of said alley, a distance of 48.23 feet to a 1/2 inch iron rod found at the northeast corner of said Lot 6;

THENCE South 12 degrees 07 minutes 40 seconds East along the common line between said Lot 6 and Lot 7, a distance of 112.46 feet to a 5/8 inch iron rod found in Morman Drive at the southwest corner of said Lot 7;

THENCE South 00 degrees 11 minutes 34 seconds West along Morman Drive, a distance of 30.00 feet to the PLACE OF BEGINNING and containing 13,706 square feet or 0.3147 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Devon Construction, Inc., does hereby adopt this plat designating the hereinabove property as **LOT 6 IN BLOCK B OF REVERSED MIDWAY MEADOWS**, 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 an 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 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 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; 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 plating ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS MY HAND AT DALLAS, TEXAS, this the 9th day of August, 1994.

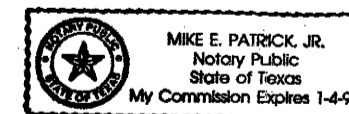
Terry Lewis
Terry Lewis, President, Devon Construction, Inc.

STATE OF TEXAS X
COUNTY OF DALLAS X

Before me, the undersigned authority a notary public in and for the State of Texas, on this day personally appeared Terry T. Lewis, 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 consideration therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE, this the 9th day of August, 1994.

Mike E. Patrick, Jr.
Notary Public in and for the State of Texas



APPROVED BY THE TOWN COUNCIL OF ADDISON, TEXAS
ON THIS THE 10th DAY OF August, 1994

BY: *R. Brubaker*
MAYOR, TOWN OF ADDISON
ATTEST: *C. Moran*
TOWN SECRETARY

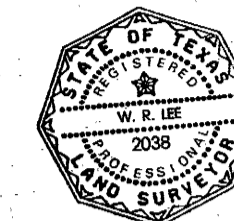
STATE OF TEXAS X
COUNTY OF DALLAS X

SURVEYORS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, I, W. R. Lee, 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 actually exist or were properly placed under my personal direction or supervision in accordance with the plating rules and regulation of the Town of Addison, Texas.

W. R. Lee
W. R. Lee, Registered Professional Land Surveyor No. 2038



STATE OF TEXAS X
COUNTY OF DALLAS X

Before me, the undersigned authority a notary public in and for the State of Texas, on this day personally appeared W. R. Lee, 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 consideration therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE, this the 9th day of August, 1994.

Mike E. Patrick, Jr.
Notary Public in and for the State of Texas



FILED
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EARR BUILDING
COUNTY CLERK
DALLAS COUNTY
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REPLAT OF LOT 6 IN BLOCK B OF REVERSED
MIDWAY MEADOWS
THOMAS L. CHENOWETH SURVEY, ABSTRACT NO 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

DEVON CONSTRUCTION - OWNER
4004 BELT LINE ROAD DALLAS, TEXAS 75224
PH: (214) 385-0508

SHIELDS AND LEE - SURVEYORS
1421 FERNDALE AVENUE DALLAS, TEXAS 75224
PH: (214) 942-9486

SCALE: 1" = 30' DATE: JUNE, 1994

SHIELDS & LEE
SURVEYORS 1421 Ferndale Avenue Dallas, Texas 75224
(214) 942-9486
