

KNOW ALL MEN BY THESE PRESENTS:

THAT CHARLES R. CREWS AND CORBIN CREWS ("Owner") do hereby adopt this replat designating the hereinabove property as the MIDWAY MEADOWS ADDITION - LOT 10, BLOCK A AND LOT 8, BLOCK B, 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 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 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 filed 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 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 be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that the 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 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 Addison, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

By \_\_\_\_\_ By \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES R. CREWS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_\_\_

Notary Public in and for  
State of Texas

Notary Public in and for  
State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS CHARLES R. CREWS and CORBIN CREWS are the owners of two tracts of land situated in the Thomas Chenoweth Survey, Abstract No. 273, Town of Addison, Dallas County, Texas, and being all of Lot 10, Block A and all of Lot 8, Block B of Midway Meadows Addition, an addition to the Town of Addison as recorded in Volume 80068, Page 2077, Deed Records, Dallas County, Texas and being more particularly described as follows:

Lot 10, Block A

BEGINNING at a 3/8 inch iron rod found at the intersection of the north line of Morman Lane (a 50 foot right-of-way) and the west line of Surveyor Boulevard (a 50 foot right-of-way);

THENCE South 89 deg. 52 min. 20 sec. West along the north line of said Morman Lane a distance of 110.00 feet to a 1/2 inch iron rod found for corner in the east line of a 15 foot alley;

THENCE North 00 deg. 11 min. 34 sec. East along the east line of said alley a distance of 100.33 feet to a 1/2 inch iron rod set at the southwest corner of the Replat of Lot 11 of said Midway Meadows Addition, an addition to the Town of Addison as recorded in Volume 83071, Page 1296, Deed Records, Dallas County, Texas;

THENCE South 89 deg. 48 min. 26 sec. East along the south line of said Lot 11 a distance of 110.00 feet to a 3/8 inch iron rod found for corner in the west line of said Surveyor Boulevard;

THENCE South 00 deg. 11 min. 34 sec. West along the west line of said Surveyor Boulevard a distance of 11,002 square feet or 0.2526 acres of land.

Lot 8, Block B

BEGINNING at a 1/2 inch iron rod found for corner at the southwest corner of the Replat of Lot 9, Block 5 of said Midway Meadows Addition, an addition to the Town of Addison as recorded in Volume 83016, Page 1468, Deed Records, Dallas County, Texas, said point also being in the north line of Morman Lane (a variable width right-of-way at this point);

THENCE South 89 deg. 52 min. 20 sec. West along the north line of said Morman Lane a distance of 100.00 feet to a 1/2 inch iron rod found at the southeast corner of the Replat of Lot 7 of said Midway Meadows Addition, an addition to the Town of Addison as recorded in Volume 84048, Page 6669, Deed Records, Dallas County, Texas;

THENCE North 00 deg. 11 min. 34 sec. East along the east line of said Lot 7 a distance of 110.00 feet to a 1/2 inch iron rod found for corner in the south line of a 15 foot alley;

THENCE North 89 deg. 52 min. 20 sec. East along the south line of said alley a distance of 100.00 feet to a 1/2 inch iron rod found at the northwest corner of said Lot 9;

THENCE South 00 deg. 11 min. 34 sec. West along the west line of said Lot 9 a distance of 110,000 square feet or 0.2525 acres of land.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared CORBIN CREWS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_\_\_

Notary Public in and for  
State of Texas

CERTIFICATE OF APPROVAL

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by the  
Planning and Zoning Commission of the Town of Addison, Texas.

Mayor \_\_\_\_\_

City Secretary \_\_\_\_\_

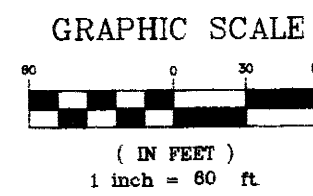
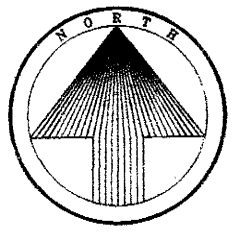
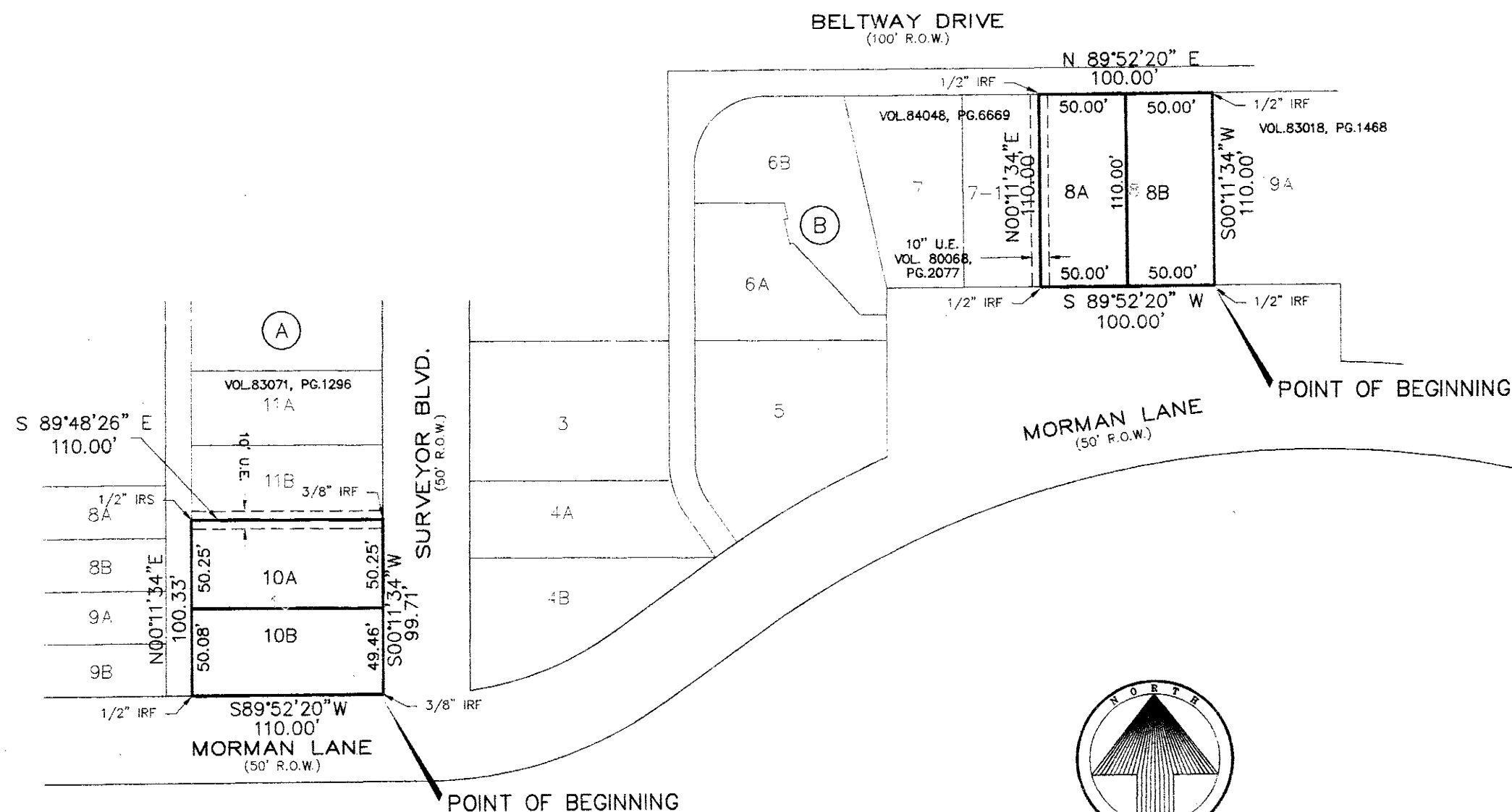
OWNER:  
CHARLES R. AND CORBIN CREWS  
P.O. BOX 1270  
FRISCO, TX 75034  
(972) 712-4844

ENGINEER:  
NEEDHAM WRIGHT ENGINEERS, INC.  
10290 MONROE DRIVE, SUITE 101  
DALLAS, TEXAS 75229  
VOICE: (214) 357-2981  
FAX: (214) 357-2985

FEBRUARY 9, 1998

#R5-4  
REPLAT  
MIDWAY MEADOWS ADDITION  
LOT 10, BLOCK A & LOT 8, BLOCK B  
AN ADDITION TO THE TOWN OF ADDISON, TEXAS  
OUT OF THE THOMAS CHENOWETH SURVEY ABSTRACT NO.  
273, DALLAS COUNTY, TEXAS.

JOB NO. 98404



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THERE PRESENTS:

THAT I, ROBERT L. WRIGHT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the Town of Addison, Texas

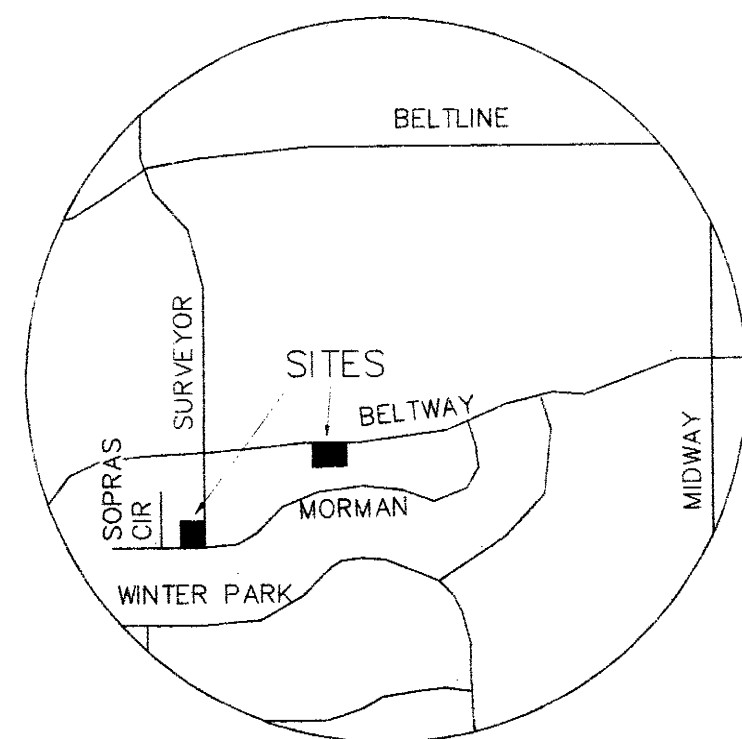
ROBERT L. WRIGHT R.P.L.S. 3917

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT L. WRIGHT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_\_\_

Notary Public in and for  
State of Texas



VICINITY MAP  
N.T.S.

BASIS OF BEARINGS: MIDWAY MEADOWS ADDITION, VOL.80068 PG.2077