

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, SAADE HAMED AND SHARON BOND-HAMED, ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND, ACCORDING TO DEED FILED FOR RECORD IN CO#98-0076737, DENTON COUNTY DEED RECORDS, IN THE J.W. KING SURVEY, ABSTRACT NO. 695, CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK A, NATEX ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE ACCORDING TO PLAT FILED FOR RECORD IN CABINET F, PAGE 188, DENTON COUNTY PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS43233" SET FOR CORNER IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121 (A 140-FOOT WIDE RIGHT-WAY-OF AT THIS LOCATION), SAID CORNER BEING A COMMON CORNER OF LOT 1 AND LOT 2, OF SAID NATEX ADDITION;

THENCE, N.36°58'57"W., 255.00 FEET ALONG THE SAID COMMON LINE OF LOT 1 AND LOT 2 TO A R.R. SPIKE FOUND FOR CORNER;

THENCE, N.52°47'53"E., 119.69 FEET, DEPARTING SAID COMMON LINE OF LOT 1 AND LOT 2, TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, S.36°58'57"E., 249.55 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS43233" SET FOR CORNER IN THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121, SAID CORNER BEING IN A CURVE TO THE LEFT HAVING A CHORD BEARING OF S.50°24'35"W, A CHORD LENGTH OF 119.81 FEET, A CENTRAL ANGLE OF 01°22'41", AND A RADIUS OF 4981.09 FEET;

THENCE, ALONG SAID STATE HIGHWAY NO. 121 RIGHT-OF-WAY LINE AN ARC LENGTH OF 119.82 FEET TO END OF CURVE AND TO THE POINT OF BEGINNING AND CONTAINING 30,165.7 SQUARE FEET OR 0.6925 ACRES OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SAADE HAMED AND SHARON BOND-HAMED, do hereby adopt this Plat designating the herein above described property as HAMED ADDITION, LOT 1, BLOCK A, an addition to the City of Lewisville, Denton County, Texas, and do hereby dedicate in fee simple to the public use forever the streets and alleys shown hereon; and do hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growth which in any way endanger or interfere with the construction, maintenance, or its efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes and street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting, and maintaining the above named appurtenances.

We do further dedicate, subject to the expectations and reservations set forth hereinafter to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown hereon. There are no Lien Holders for the subject property.

WITNESS OUR HAND, this the 14th day of August, 2003.

SAADE HAMED, Owner

SHARON BOND-HAMED, Owner

STATE OF Indiana
COUNTY OF Wayne

BEFORE ME, the undersigned Notary Public for the State of IND on this day personally appeared SAADE HAMED, 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.

GIVEN UNDER MY HAND and seal of office this the 14th day of August, 2003.

Beth Brunner
Notary Public, State of Indiana

STATE OF Indiana
COUNTY OF Wayne

BEFORE ME, the undersigned Notary Public for the State of IND on this day personally appeared SHARON BOND-HAMED, 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 purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office this the 14th day of August, 2003.

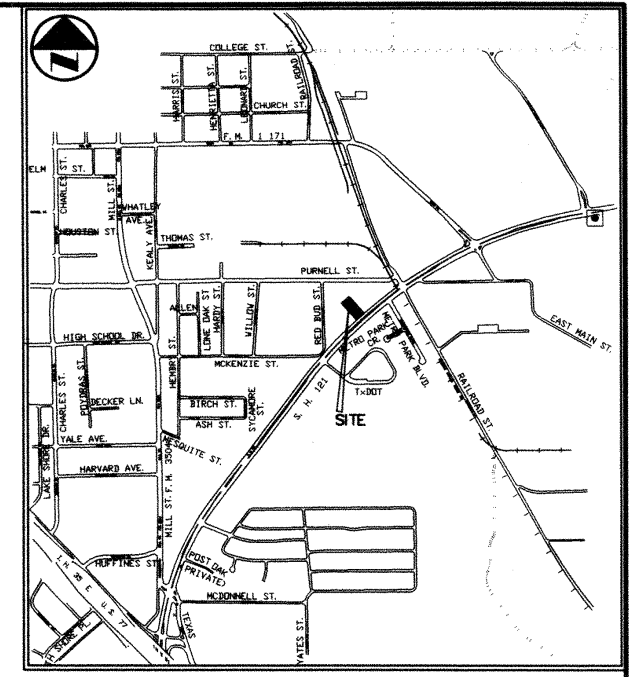
Beth Brunner
Notary Public, State of Indiana

SURVEYOR'S CERTIFICATE

This plat hereon correctly represents a survey made under my supervision and boundary markers are correctly placed as shown.

Roland Foerster, State of Texas R.P.L.S. #3233

OWNER:
SAADE HAMED & SHARON BOND-HAMED
2515 E. MAIN STREET
RICHMOND, IN 47374
765-935-1867



VICINITY MAP
1" = 1000'

All variances, if any, from General Development Ordinances approved by City Council.

VICTOR RHOADS, Chairman
Planning and Zoning Commission
City of Lewisville, Texas

08-19-2003

THE UNDERSIGNED, the City Secretary of Lewisville, Texas, hereby certifies that the foregoing plat of LOT 1, BLOCK A, HAMED ADDITION, an addition to the City of Lewisville, Texas, was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the 19th day of August, 2003, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness my hand this 19th day of August, 2003.

Marty Hendrix, TRMC/CMC, City Secretary
City of Lewisville, Texas

FINAL PLAT
OF
HAMED ADDITION
LOT 1, BLOCK A
0.6925 ACRES
ZONED LI

BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A
NATEX ADDITION
FILED IN CAB.F, PG. 188, P.R.D.C.T.

J.W. KING SURVEY, ABSTRACT NO. 695
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

PREPARED BY
ROLAND FOERSTER
CIVIL ENGINEERS
1801 WADWILL STREET, SUITE 104
MCKINNEY, TEXAS 75069
(214) 544-8888
FAX (214) 544-8887

FILED 08-20-2003
CABINET 186 PAGE 186 P.R.D.C.T. JUNE 27, 2003

Scale 1"=40'

Filed for Record in:
DENTON COUNTY CLERK
CYNTHIA MITCHELL, COUNTY CLERK
On Aug 20 2003
At 1:00pm
Receipt #: 51263
Recording: 32.00
Doc/Hgt: 6.00
Doc/Num: 2003-08137264
Doc/Type: PLR
Deputy: Felicia