ADDITIONAL COURSES

REF. NO.	BEARING	DISTANCE
1	N19° 6' 9"E	31.79
2	N37°49'17"E	42.15
3	N16°47'17"E	29.90
4	N23° 8'36"W	25.84
5	N38°31'13"W	18.33
6	N37°15'43"W	21.25
7	N26° 1'43"W	23.50
8	N10°45'43"W	44.40
9	N 0°31'43"W	18.60
10	N 7°47'17"E	43.15
11	N24°23'17"E	43.15
12	N32°39'17"E	32.00
13	N24°29'17"E	36.75
14	N 8°19'17"E	36.75
15	N 0° 2'17"E	65.40
16	N36°22'43"W	11.48
17	S36°49'51"E	11.85
18	S22°44'29"E	39.81
19	S15°50'10"W	39.20
20	S36°22'10"W	42.15
21	S33° 8'10"W	19.40
22	N87°45' 7"E	19.56
23	S79°49' 4"W	5.77
24	S 0° 3'52"W	12.77
25	S 0° 3'52"W	10.69
26	N 0° 3'52"E	23.47
27	S69°40'50"W	25.00
28	S69°40'50"W	30.86
29	N54°56' 2"E	31.71
30	S34°44'38"E	20.80

ADDITIONAL CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	TAN	CH.BEARING
1	6° 5'53"	300.00	31.93	31.91	15.98	N 65°24'19"E
2	6° 5'53"	275.00	29.27	29.25	14.65	S 65°24'19"W
3	41°41'41"	50.00	36.39	35.59	19.04	S 48°49'59"W
4	138°18'19"	50.00	120.69	93.45	131.30	S 41°10' 1"E
5	11° 2'57"	125.00	24.11	24.07	12.09	S 14°47'42"E
6	20°17'21"	125.00	44.26	44.03	22.37	S 0°52'27"W
7	31°20'18"	150.00	82.04	81.02	42.08	N 4°39' 1"W
8	31°20'18"	175.00	95.72	94.53	49.09	N 4°39' 1"W
9	88°40'41"	50.00	77.39	69.89	48.86	S 14°58'16"W
10	80°34'13"	50.00	70.31	64.66	42.38	S 69°39'11"E
11	130°45' 6"	50.00	114.10	90.91	109.09	N 4°41' 9"E
12	42°12'27"	175.00	128.92	126.02	67.54	S 21°47'38"E
13	42°12'27"	200.00	147.33	144.02	77.19	S 21°47'38"E
14	30° 2'59"	225.00	118.00	116.66	60.39	N 15°42'54"W
15	12° 9'28"	225.00	47.74	47.65	23.96	N 36°49' 7"W

WHEREAS, SHARIF-MUNIR-DAVIDSON DEVELOPMENT CORPORATION is the owner of a tract of land situated in the A. Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas, and being part of the tract described in deed to Claude D. Bell, as recorded in Volume 1976, Page 268 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 3/4-inch iron rod which bears South 00°02'15" West, 569.87 feet from the intersection of the south line of Belt Line Road (50 feet from the original centerline) and the west line of Winnwood Road (60 feet wide);

THENCE South 00°02'15" West, along the west line of said Winnwood Road, 214.48 feet to a found 1/2-inch iron rod, said point being the northeast corner of a tract described in deed to Lynn H. Elliott, dated November 14, 1963;

THENCE South 83°19'26" West, along said Lynn H. Elliott's north line, passing a 1-inch iron pipe at 199.85 feet, in all a distance of 214.68 feet to a found 3/4-inch iron rod;

THENCE South 01°59'01" West, along the west line of the said Lynn H. Elliott tract and the west line of the Stewart H. Beatty tract described in deed dated June 23, 1971, 319.16 feet to a found 3/4-inch iron rod;

THENCE South 88°29'26" East, along the south line of the said Stewart H. Beatty tract, 15.39 feet to a found 1-inch iron pipe;

THENCE South 03°59'56" West, along the west line of a 10-foot alley, reference G.W. Johnsen Subdivision, Volume 76061, Page 1014 of the Deed Records of Dallas County, Texas, 160.16 feet to a found 1-inch iron pipe;

THENCE North 82°58'35" East, along the south line of said G. W. Johnsen Subdivision, 199.04 feet to a found 1-inch iron pipe, said point being in the west line of Winnwood Road;

THENCE South 04°02'38" West, along the west line of said Winnwood Road, 49.12 feet to a found 3/8-inch iron rod;

THENCE South 82°21'22" West, along the north line of the T.J. Elliott Estates, as recorded in Volume 79137, Page 3147, of the Deed Records of Dallas County, Texas, 209.90 feet to a set 3/4-inch iron pipe;

THENCE South 04°08'27" West, along the west line of a 10-foot alley and the west line of the said T.J. Elliott Estates, 149.90 feet to a set 3/4-inch iron pipe;

THENCE North 82°21'24" East, along the south line of said T. J. Elliott Estates, 10.21 feet to a found 1/2-inch iron rod;

THENCE South 04°11'14" West, along the west line of a 10-foot alley, reference Wismer Estate, Volume 69195, Page 1908, of the Deed Records of Dallas County, Texas, 161.57 feet to a set 3/4" iron pipe;

THENCE South 00°30'12" West, along the west line of a 10-foot alley, reference Nan's Little Acre Addition Volume 69229, Page 32, of the Deed Records of Dallas County, Texas, 161.90 feet to a set 3/4-inch iron pipe;

THENCE South 00°32'04" West, along the west line of a 10-foot alley; reference Charles E. Painter Subdivision Volume 78162, Page 3337, of the Deed Records of Dallas County, Texas, 161.96 feet to a found 3/8"-inch iron rod ;

THENCE South 00°28'53" West, 186.78 feet to a set 3/4-inch iron pipe;

THENCE North 53°15'42" West, along the north line of the Charles K. Howard Subdivision as recorded in Volume 72168, Page 51, of the Deed Records of Dallas County, Texas, 13.08 feet to a found 3/8-inch iron rod;

THENCE South 00°03'02" East, along the west line of the said Charles K. Howard Subdivision, 209.31 feet to a set 3/4-inch iron pipe;

THENCE South 89°34'20" West, 426.28 feet to a found 3/8-inch iron rod;

THENCE South 03°03'22" East, 177.43 feet to a found 3/8-inch iron rod, said point being in the north line of Celestial Road, (30 feet wide) as recorded in Volume 83103, Page 3709, Deed Records of Dallas County, Texas;

THENCE North 71°19'48" West, along the north line of said Celestial Road, 64.59 feet to a set 3/4-inch iron pipe;

THENCE North 03°03'22" West, departing the north line of said Celestial Road, 512.33 feet to a found 3/8" iron rod;

THENCE South 86°35'29" West, 434.36 feet to a set 3/4-inch iron pipe;

THENCE North 00°02'00" West, 636.02 feet to a found 1-inch iron pipe;

THENCE East, 598.42 feet to a set 3/4-inch iron pipe;

THENCE North 00°04'32" East, 866.12 feet to a found 3/4-inch iron rod;

THENCE North 74°42'36" East, along the south line of the Donald R. Lorwen tract (Feb. 17, 1972), 186.21 feet to a found 3/4-inch iron rod, said point being in the west line of North Lakes Drive (a private 20-foot wide road as recorded in Volume 3886, Page 186, of the Deed Records of Dallas County, Texas);

THENCE along the west line of said North Lakes Drive the following:

North 19°06'10" East, 31.79 feet to a set 3/4-inch iron pipe;

North 37°49'17" East, 42.15 feet to a set 3/4-inch iron pipe;

North 16°47'17" East, 29.90 feet to a set 3/4-inch iron pipe;

North 23°08'36" West, 25.84 feet to a found 3/4-inch iron rod;

North 38°31'13" West, 18.33 feet to a set 3/4-inch iron pipe;

North 37°15'43" West, 21.25 feet to a set 3/4-inch iron pipe;

North 26°01'43" West, 23.50 feet to a set 3/4-inch iron pipe;

North 10°45'43" West, 44.40 feet to a set 3/4-inch iron pipe;

North 00°31'43" West, 18.60 feet to a set 3/4-inch iron pipe;

North 07°47'17" East, 43.15 feet to a set 3/4-inch iron pipe;

North 24°23'17" East, 43.15 feet to a set 3/4-inch iron pipe;

North 32°39'17" East, 32.00 feet to a set 3/4-inch iron pipe;

North 24°29'17" East, 36.75 feet to a set 3/4-inch iron pipe;

North 08°19'17" East, 36.75 feet to a set 3/4-inch iron pipe;

North 00°02'17" East, 65.40 feet to a set 3/4-inch iron pipe;

North 36°22'43" West, 11.48 feet to a found 1/2-inch iron rod, said point being in the south line of said Belt Line Road;

THENCE North 89°47'36" East, along the south line of said Belt Line Road, 223.72 feet to a found 3/4-inch iron rod;

THENCE South 10°44'33" West, departing the south line of Belt Line Road, 288.76 feet to a found 1-inch iron pipe;

THENCE South 76°25'09" West, 191.04 feet to a found 3/8-inch iron rod, said point being in the east line of said North Lakes Drive;

THENCE along the east line of said North Lakes Drive the following:

South 36°49'51" East, 11.85 feet to a set 3/4-inch iron pipe;

South 34°44'38" East, 20.80 feet to a found 3/4-inch iron rod;

South 22°44'29" East, 39.81 feet to a found 2-inch sapling;

South 15°50'10" West, 39.20 feet to a set 3/4-inch iron pipe;

South 36°22'10" West, 42.15 feet to a set 3/4-inch iron pipe;

South 33°08'10" West, 19.40 feet to a found 3/4-inch iron rod;

THENCE South 20°19'10" East, departing the east line of said North Lakes Drive, 212.09 feet to a set 3/4-inch iron pipe;

THENCE North 70°27'10" East, 188.05 feet to a found 3/4-inch iron rod;

THENCE North 73°01'46" East, 158.95 feet to the POINT OF BEGINNING and containing 27.942 acres of land, more or less.

Water and sanitary easements shall also include additional area of working space for construction and maintenance of the system. Additional easement area is also coveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meter boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, SHARIF-MUNIR-DAVIDSON DEVELOPMENT CORPORATION, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as Bellbrook Estates, an addition to the Town of Addison, Dallas County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or deserving to use same.

All 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 growths which in any way endanger or interfere with the construction, maintenance or efficiency of its perspective system on the utility easements and 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 systems 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 purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison.

Witness my hand this the _____ day of _____, 1985.

_____
MICKEY MUNIR
President

STATE OF TEXAS X

COUNTY OF DALLAS X

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared MICKEY MUNIR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 1985.

_____
Nortary Public in and for
Dallas County, Texas

STATE OF TEXAS X

COUNTY OF DALLAS X

THAT I, BRAD SPARR, a Registered Public Surveyor for Espey, Huston & Associates, Inc., do hereby declare that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Town of Addison, Texas.

_____
BRAD SPARR
Registered Public Surveyor
Texas Registration No. 3701

STATE OF TEXAS X

COUNTY OF DALLAS X

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared BRAD SPARR, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 1985.

_____
Notary Public, Dallas County

APPROVAL CERTIFICATE

Approved this _____ day of _____, 19__ by the Planning & Zoning Commission, Town of Addision.

_____
City Secretary

_____
Planning Commission Chairman

NO.	REVISION	BY	DATE

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: Gary Robins
SCALE: _____
DATE: NOV. 1984

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
333 W. Campbell Rd. Richardson, Texas 75080
(214) 669-9600

FINAL PLAT
BELLBROOK ESTATES
(27.942 ACRES TRACT)
A. BLEDSOE SURVEY, ABSTRACT NO. 157
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
FOR
SHARIF - MUNIR - DAVIDSON DEVELOPMENT CORP.

ET NO. 2
SHEETS
5076

TELEDYNE POST N32316