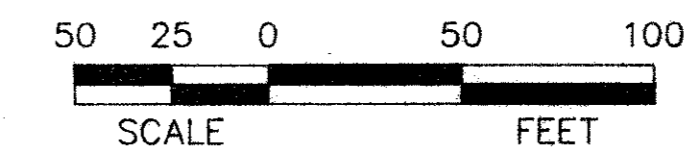
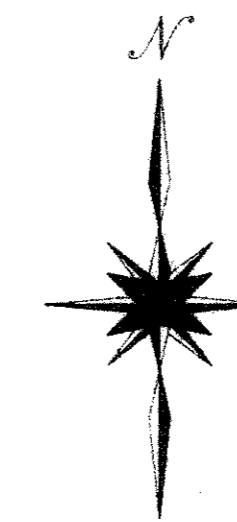


LOCATION MAP

CRV NO	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C-1	50.00	286°15'37"	37.50'	249.81'	60.00'
C-2	50.00	239°20'22"	87.77'	208.86'	86.89'
C-3	210.00	34°55'21"	66.06'	128.00'	126.03'
C-4	250.00	30°19'49"	67.76'	132.34'	130.80'
C-5	250.00	34°55'21"	78.64'	152.38'	150.03'
C-6	168.50	36°29'18"	55.54'	107.31'	105.50'



OWNER CERTIFICATE
STATE OF TEXAS, COUNTY OF DALLAS

That CHARLES D. AMES does hereby adopt this plat designating the hereinabove property as CELESTIAL PLACE ADDITION as 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, 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 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 of any time of procuring the permission of anyone. Any public utility shall have the right of ingress or 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 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 building, fences, trees, shrubs or other improvements or growth which in any way endangers or interferes 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.

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority a notary public in and for Dallas County, Texas, on this day personally appeared CHARLES D. AMES 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 _____ day of 1994.

Notary Public in and for
The State of Texas

PRELIMINARY/FINAL PLAT
CELESTIAL PLACE ADDITION
ADDISON/DALLAS, TEXAS

FOR :
ALLEGIANCE GROUP, INC.
8080 N. CENTRAL EXPWY.
DALLAS, TEXAS 75206

BY :
DAL-TECH ENGINEERING INC
11020 AUDELIA RD., SUITE C207
DALLAS, TEXAS 75342
PH. (214)553-5500

MARCH 1994

JOB NO. 9313

LEGAL DESCRIPTION
BEING 6.878 acres of land located in the ALLEN BLEDSOE SURVEY, Abstract No. 157, and the THOMAS GARVIN SURVEY, Abstract No. 524, Dallas County, Texas, and being a portion of the tract of land conveyed to Southwest Savings Association by the Substitute Trustee's Deed recorded in Volume 89192, Page 2611 of the Deed Records of Dallas County, Texas. Said 6.878 acres being more particularly described by metes and bounds as follows:

BEGINNING at an "x" cut in concrete in the Northeast right-of-way line of Montfort Drive (a fifty foot wide right-of-way at this point), lying South 31 degrees, 31 minutes, 26 seconds East, a distance of 378.47 feet from the former center line of Celestial Road; said beginning point also being the South corner of the tract of land conveyed to Walden Preparatory School Foundation by the deed recorded in Volume 72054, Page 954 of the Deed Records of Dallas County, Texas;

THENCE along the South and East boundary line of said School Trust tract as follows:

North 58 degrees, 20 minutes, 00 seconds East, at 14.85 feet passing a 1/2" iron rod in the East line of the right-of-way easement conveyed to the City of Dallas for Montfort Drive recorded in Volume 85180, Page 2082 of the Deed Records of Dallas County, Texas, and continuing in all 286.92 feet to a 1/2" iron rod found for corner;

North 16 degrees, 10 minutes, 03 seconds West, a distance of 287.84 feet to 1/2" iron rod at the North corner of said School Trust tract;

THENCE North 73 degrees, 49 minutes, 34 seconds East, a distance of 75.54 feet to an "x" cut in concrete within Celestial Road;

THENCE South 72 degrees, 27 minutes, 27 seconds East, a distance of 404.79 feet to an "x" cut in concrete within Celestial Road;

THENCE South 17 degrees, 24 minutes, 19 seconds West, departing Celestial Road, at 35.00 feet passing a 3/8" iron rod at the most Northerly Northwest corner of CELESTIAL ROAD

WATER FACILITIES, an addition to the City of Addison, Dallas County, Texas according to the plat recorded in Volume 88229, Page 509 of the Deed Records of Dallas County, Texas, and continuing in all 105.03 feet to a 3/8" iron rod found for corner;

THENCE continuing along the West boundary line of said WATER FACILITIES as follows:

South 31 degrees, 31 minutes, 42 seconds East, a distance of 200.00 feet to a 1/2" iron rod found for corner;

South 13 degrees, 20 minutes, 00 seconds West, a distance of 195.55 feet to a 1/2" iron rod in the North boundary line of Lot 1, Block A/8168, 14400 MONTFORT ADDITION to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 86013, Page 4250 of the Deed Records of Dallas County, Texas;

THENCE along the North boundary line of said MONTFORT ADDITION as follows:

North 73 degrees, 41 minutes, 14 seconds West, a distance of 112.31 feet to a 1/2" iron rod found for corner;

South 47 degrees, 21 minutes, 54 seconds West, a distance of 46.09 feet to a 1/2" iron rod found for corner;

South 58 degrees, 20 minutes, 24 seconds West at 348.56 feet passing a 1/2" iron rod at the West corner of said MONTFORT ADDITION, and the East right-of-way line of aforesaid Montfort Drive, and continuing in all 363.50 feet to a point within Montfort Drive;

THENCE North 31 degrees, 31 minutes, 26 seconds West, a distance of 381.65 feet along the former East right-of-way line of Montfort Drive to the PLACE OF BEGINNING, containing 6.898 acres (304,702 square feet) of land.

Surveyors Certificate

KNOW ALL MEN BY THESE PRESENTS:
That I, Buddy J. Roberts, do hereby certify that I prepared this plat from actual and accurate survey of the land and that the iron pins at each corner were properly located or placed under my personal supervision in accordance with the platting rules and regulations of the city plan commission of the City of Dallas, Dallas County, Texas.

Buddy J. Roberts
Registered Professional Surveyor
No. 3510
State of Texas

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority a notary public in and for Dallas County, Texas, on this day personally appeared Buddy J. Roberts, 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 _____ day of 1993.

Notary Public in and for
The State of Texas



LOT 1, BLK. A/8168
14400 MONTFORT ADDITION
VOL. 86013, PG. 4250 D.R.D.C.T.

NOTES:
PROPOSED SINGLE FAMILY, 21 LOTS
MAX. LOT COVERAGE 60%
AREA DRAINS REQUIRED ON LOTS 1, 2, & 3 OF BLK. "A" AND LOTS 11 & 12 OF BLK. "B" W/ HOUSE CONSTRUCTION.
ON LOTS 1-5 OF BLK. "B" PROVIDE OPENINGS UNDER ANY FENCE CONSTRUCTED ON SIDE LOT LINES TO ALLOW BACKYARD DRAINAGE TO PASS UNDER THE FENCE INTO SWALE BESIDES HOUSE ON ADJACENT LOT.

C:\CELESTIAL\9313\PLAT.DWG