



STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, Jerry Don Stiles, is the owner of two tracts of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, Tract "A" being part of Lot 19, Block "F" and all of lots 20 through 60, Block "F" of Midway Meadows-Revised; Tract "B" being all of Lots 86 through 90, Block "C" of Midway Meadows-Revised, an addition to the City of Addison, as filed for record in Volume 80068 at Page 2007 of the Dallas County, Map Records, and being more particularly described as follows:

TRACT "A"

BEGINNING at the point of intersection of the East line of LeGrande Drive with the North line of a Dallas Power & Light Company 100' R.O.W., an iron stake for corner;
THENCE, N. 0°07'40"W, along the said East line of LeGrande Drive a distance of 116.54 feet to the Southeast corner of LeGrande Drive and Rush Circle, an iron stake for corner;
THENCE, along the R.O.W. of Rush Circle the following:
N. 89°52'20"E, a distance of 291.98 feet to an iron stake for corner;
N. 44°52'20"E, a distance of 20.0 feet to an iron stake for corner;
N. 0°07'40"W, a distance of 60.86 feet to an iron stake for corner;
N. 45°07'40"W, a distance of 20.0 feet to an iron stake for corner;
S. 89°52'20"W, a distance of 81.98 feet to an iron stake for corner;
S. 0°07'40"E, a distance of 50.0 feet to an iron stake for corner;
S. 89°52'20"W, a distance of 210.0 feet to the Northeast corner of LeGrande Drive and Rush Circle, an iron stake for corner;
THENCE, N. 0°07'40"W, along the said East line of LeGrande Drive a distance of 230.0 feet to the Southeast corner of LeGrande Drive and Leadville Place, an iron stake for corner;
THENCE, along the R.O.W. of Leadville Place the following:
N. 89°52'20"E, a distance of 210.0 feet to an iron stake for corner;
S. 0°07'40"E, a distance of 50.0 feet to an iron stake for corner;
N. 89°52'20"E, a distance of 81.98 feet to an iron stake for corner;
N. 44°52'20"E, a distance of 20.0 feet to an iron stake for corner;
N. 0°07'40"W, a distance of 60.86 feet to an iron stake for corner;
N. 45°07'40"W, a distance of 20.0 feet to an iron stake for corner;
S. 89°52'20"W, a distance of 288.32 feet to the Northeast corner of LeGrande Drive and Leadville Place, an iron stake for corner;
THENCE, Northerly, along the said East line of LeGrande Drive and around a curve to the right having a central angle of 10°22'24" and a radius of 343.28 feet, a distance of 62.15 feet to an iron stake for corner;
THENCE, N. 18°37'16"E, continuing along said East line of LeGrande Drive, a distance of 44.40 feet to the beginning of a curve to the left having a central angle of 22°29'28" and a radius of 330.0 feet, an iron stake for corner;
THENCE, Northerly, continuing along said East line of LeGrande Drive and around said curve to the left, a distance of 129.54 feet to the Southeast corner of LeGrande Drive and Pokolodi Circle, an iron stake for corner;
THENCE, along the R.O.W. of Pokolodi Circle the following:
N. 89°52'20"E, a distance of 242.69 feet to an iron stake for corner;
N. 44°52'20"E, a distance of 20.0 feet to an iron stake for corner;
N. 0°07'40"W, a distance of 60.86 feet to an iron stake for corner;
N. 45°07'40"W, a distance of 20.0 feet to an iron stake for corner;
S. 89°52'20"W, a distance of 81.98 feet to an iron stake for corner;
S. 0°07'40"E, a distance of 50.0 feet to an iron stake for corner;
S. 89°52'20"W, a distance of 167.86 feet to the Northeast corner of LeGrande Drive and Pokolodi Circle, an iron stake for corner;
THENCE, Northerly, continuing along said East line of LeGrande Drive and around a curve to the left having a central angle of 7°11'33" and a radius of 330.0 feet, a distance of 41.43 feet to an iron stake for corner;
THENCE, N. 58°42'18"E, leaving said East line of LeGrande Drive, a distance of 145.33 feet to an iron stake for corner;
THENCE, N. 89°52'20"E, a distance of 267.03 feet to a point on the East line of above mentioned Midway Meadows-Revised, an iron stake for corner;
THENCE, S. 0°08'37"E, along said East line of Midway Meadows-Revised, a distance of 123.82 feet to an iron stake for corner;
THENCE, S. 0°26'23"W, continuing along said East line of Midway Meadows-Revised, a distance of 715.22 feet to the Southeast corner of said Midway Meadows-Revised, also being a point on the said North line of a Dallas Power & Light Company 100' R.O.W., an iron stake for corner;
THENCE, S. 89°30'25"W, along the South line of said Midway Meadows-Revised, and along the said North line of a Dallas Power & Light Company 100' R.O.W., a distance of 397.15 feet to an iron stake for corner;
THENCE, S. 89°52'20"W, continuing along the common line between Midway Meadows-Revised and Dallas Power & Light Company 100' R.O.W. a distance of 17.85 feet to the PLACE OF BEGINNING and containing Acres of Land.

TRACT "B"

BEGINNING at the point of intersection of the West line of LeGrande Drive with the North line of a Dallas Power & Light Company 100' R.O.W., an iron stake for corner;
THENCE, S. 89°52'20"W, along the said North line of a Dallas Power & Light Company 100' R.O.W., same being the South line of above mentioned Midway Meadows-Revised, a distance of 11.0 feet to an iron stake for corner;
THENCE, N. 0°07'40"W, leaving said common line between a Dallas Power & Light Company 100' R.O.W. and Midway Meadows-Revised, and proceeding along the East line of a 15 foot alley a distance of 259.96 feet to a point on the South line of Dome Drive, an iron stake for corner;
THENCE, Easterly along said South line of Dome Drive and around a curve to the right having a central angle of 0°52'05" and a radius of 330.0 feet, a distance of 5.0 feet to an iron stake for corner;
THENCE, N. 89°52'20"E, continuing along the said South line of Dome Drive, a distance of 110.0 feet to the Southwest corner of Dome Drive and LeGrande Drive, an iron stake for corner;
THENCE, S. 0°07'40"E, along said East line of LeGrande Drive, a distance of 260.0 feet to the PLACE OF BEGINNING and containing 0.686 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Jerry Don Stiles does hereby adopt this plat designating the hereinabove described property as a replat of part of Lot 19, Block "F" and Lots 20-60, Block "F", and Lots 86-90, Block "C", of Midway Meadows, revised, on Addition to the City of Addison, Dallas County, Texas and does hereby dedicate to the public use forever, the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips; and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity, at any time, or procuring the permission of anyone.

WITNESS MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 1980.

STATE OF TEXAS
COUNTY OF DALLAS

JERRY DON STILES

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Jerry Don Stiles, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 1980.
Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, I, DON A. TIPTON, 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 were properly placed under my personal supervision, in accordance with the Platting Rules and Regulations of the City of Addison, Texas.

DON A. TIPTON, Registered Professional Engineer

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DON A. TIPTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.
Notary Public in and for Dallas County, Texas

APPROVED BY ADDISON CITY COUNCIL
Mayor: *James Sharp*
City Secretary: *Jim Redding*

Building Lines
Front Yard @ Garage ~ 20' from R.
Front Yard @ Residence or Wall ~ 10' from R.
10' min. between Residence
Rear Yard ~ 12'
Along "Stem" to Corner Lots ~ 5' on Adj. Lots for Screening Wall
Within 20' of Front R.; 5' Beyond 20' from Front R.
Side Yard @ Corner (Garage) ~ 20' from R.
Side Yard @ Corner (Residence or Wall) ~ 10' from R.

JERRY DON STILES ~ OWNER
19200 Preston Rd. Plano, Texas

REPLAT OF PART OF LOT 19 & 20-60
BLOCK "F" ~ LOTS 86-90 BLOCK "C"
REVISED MIDWAY MEADOWS
ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
D.A.T., Inc.	qe	May 12, 1980	1" = 40'	db	Addison Surveys	12