

OWNER'S CERTIFICATE

WHEREAS, MONTFORT CORPORATION is the owner of a tract of land situated in the ALLEN BLEDSOE SURVEY, Abstract No. 157, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the Northerly property line of Celestial Drive with the Easterly Property Line of Montfort Drive, an iron stake for corner;

THENCE, N. 23°49'41"W, along said Easterly property line of Montfort Drive, and leaving said Northerly property line of Celestial Drive, a distance of 818.34 feet to an iron stake for corner;

THENCE, N. 66°10'19"E, leaving said Easterly property line of Montfort Drive, a distance of 230.0 feet to an iron stake for corner;

THENCE, N. 40°35'E, a distance of 340.0 feet to an iron stake for corner;

THENCE, N. 31°50'W, a distance of 185.0 feet to an iron stake for corner;

THENCE, N. 47°30'W, a distance of 125.0 feet to an iron stake for corner;

THENCE, N. 34°18'W, a distance of 54.10 feet to an iron stake for corner;

THENCE, N. 42°20'48"W, a distance of 98.00 feet to an iron stake for corner;

THENCE, N. 47°39'12"E, a distance of 277.00 feet to an iron stake for corner;

THENCE, S. 41°57'E, a distance of 69.00 feet to an iron stake for corner;

THENCE, N. 64°38'E, a distance of 136.00 feet to an iron stake for corner;

THENCE, N. 44°45'E, a distance of 348.0 feet to an iron stake for corner;

THENCE, N. 5°30'W, a distance of 56.0 feet to an iron stake for corner;

THENCE, N. 43°53'E, a distance of 65.0 feet to an iron stake for corner;

THENCE, N. 88°05'E, a distance of 162.62 feet to an iron stake for corner;

THENCE, S. 0°14'28"E, a distance of 1940.07 feet to a point on the Northerly property line of Celestial Drive, an iron stake for corner;

THENCE, Westerly, along said Northerly property line of Celestial Drive the following:

N. 71°12'W, a distance of 206.96 feet to an iron stake for corner;

S. 73°22'W, a distance of 467.51 feet to the PLACE OF BEGINNING and containing 29.345 Acres of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MONTFORT CORPORATION, does hereby adopt this plat designating the hereinabove described property as OAKS NORTH ADDITION, an 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 \_\_\_\_\_, 1978.

MONTFORT CORPORATION

Ray Williamson, President

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ray Williamson, President of MONTFORT CORPORATION, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 1978.

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.

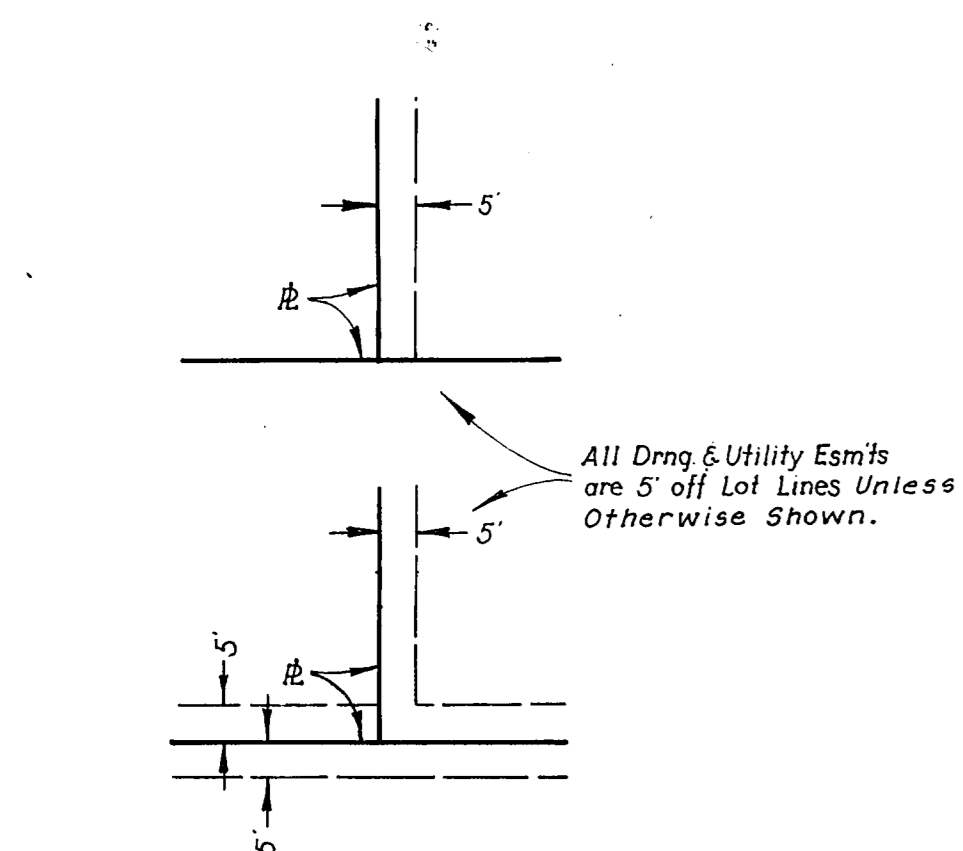
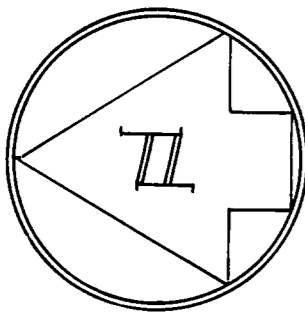
DON A. TIPTON  
Registered Professional Engineer

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 1978.

Notary Public in and for Dallas County, Texas

BELT LINE ROAD



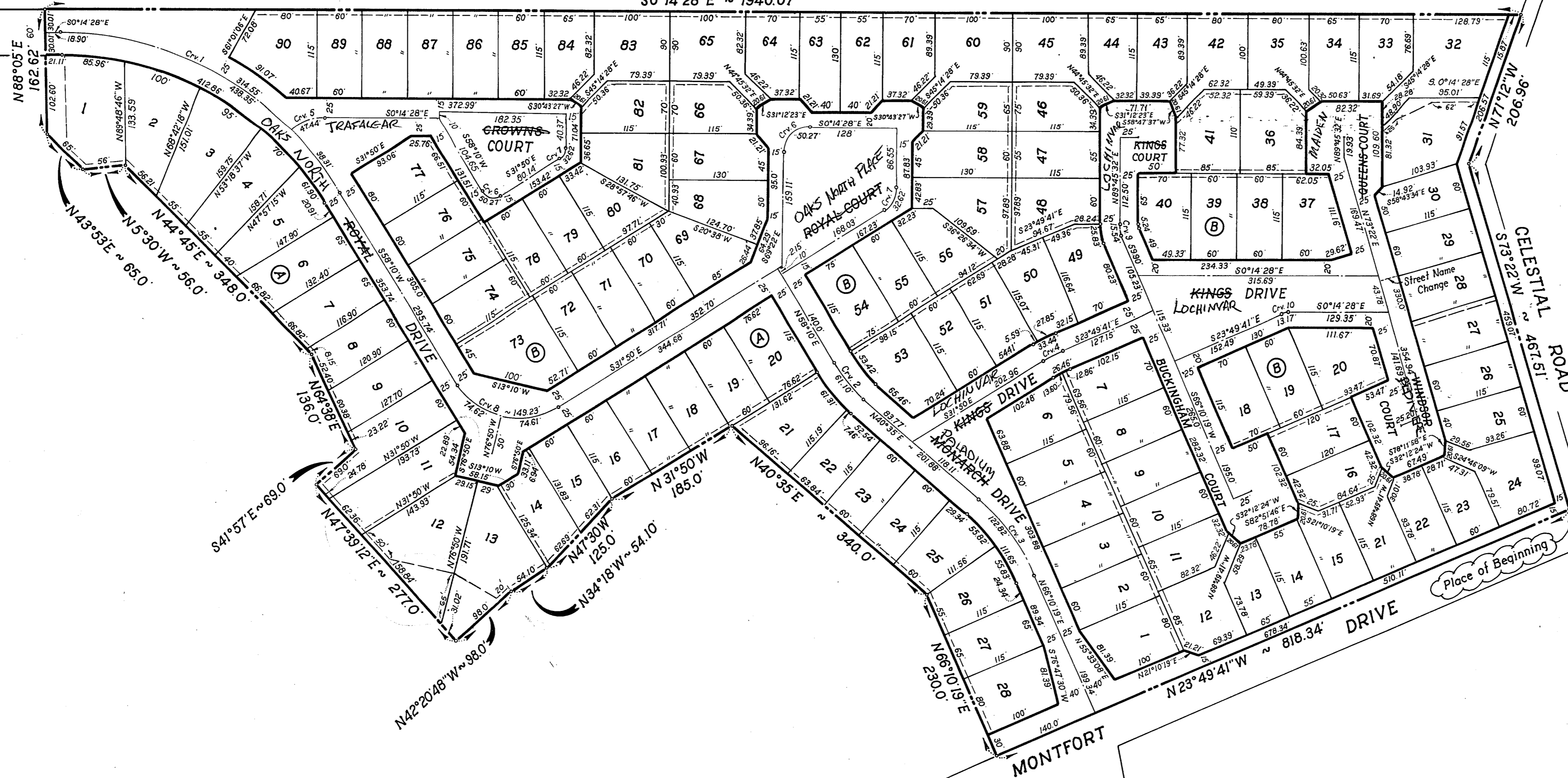
TYPICAL DRAINAGE & UTILITY ESM'TS.  
No Scale

All Lot Lines Are Radial or Perpendicular to the Streets Unless Otherwise Noted By Bearing.

BUILDING LINES

- Front Yard @ Garage - 20' from #
- Front Yard @ Residence or Wall - 10' from #
- Side Yard - 10'
- Side Yard on Zero Lot Line Side - 2'
- Rear Yard - 12'
- Along "Stem" to Corner Lots - 5' on Adjacent Lots for Screening Walls

30°14'28"E ~ 1940.07'



OAKS NORTH ADDITION  
ADDISON, TEXAS

ALLEN BLEDSOE SURVEY ABSTRACT NO. 157

DALLAS COUNTY, TEXAS

MONTFORT CORPORATION - OWNER

3362 - A Wiley Post Road Carrollton, Texas 75006

JOHN C. GIBSON CO., INC. ~ CONSULTING ENGINEERS

9510 Military Parkway Dallas, Texas 75227

Scale 1" = 100'

CURVE DATA							
No.	f	Inner	¢	Outer	No.	f	Outer
1	A	58°24'28"	58°24'28"	11°28'06"	A	R	90°00'
	T	405.0'	430.0'	455.0'	R	T	32.0'
	L	226.38	240.36	45.69'	T	L	50.27'
	D	412.86	438.35	31.07'	D	D	179.04938
	d	14.25269	13.32460	12.59248	d	d	0.69525
		0.07126	0.06662	0.06296			
2	A	17°35'	17°35'	17°35'	A	R	58°24'28"
	R	174.08	199.08	224.08	R	T	32.0'
	T	26.92	30.79	34.66	T	L	17.69'
	D	33.42	61.10	68.77'	D	D	32.62
	d	32.91349	28.78029	25.56935	d	d	179.04938
		0.16457	0.14390	0.12785			0.69525
3	A	25°35'19"	25°35'19"	25°35'19"	A	R	90°00'
	R	250.0'	275.0'	300.0'	R	T	95.0'
	T	56.77'	62.45'	68.13'	T	L	95.0'
	D	111.65'	122.82'	134.00'	D	D	149.23'
	d	22.91832	20.63484	18.35137	d	d	60.31137
		0.11459	0.10417	0.09375			0.30156
4	A	8°00'19"	8°00'19"	8°00'19"	A	R	23°35'13"
	R	189.37'	214.37'	239.37'	R	T	37.74'
	T	13.25	15.0	16.75	T	L	62.74'
	L	26.46	29.95	33.44	L	L	15.54'
	D	30.25601	26.72753	23.93608	D	D	151.81717
	d	0.15128	0.13364	0.11968	d	d	179.04938
							0.45661
5	A	44°41'29"	44°41'29"	44°41'29"	A	R	23°35'13"
	R	60.82'	60.82'	60.82'	R	T	32.0'
	T	25.0	25.0	25.0	T	L	6.68'
	L	47.44'	47.44'	47.44'	L	L	13.17'
	D	34.20552	34.20552	34.20552	D	D	179.04938
	d	0.47103	0.47103	0.47103	d	d	0.69525