



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS & COUNTY OF COLLIN

WHEREAS, Connell Development Co. is the Owner of a tract of land situated in the Wm. B. Rowe Survey, Abstract No. 1257 and in the Wm. Kingwell Survey, Abstract No. 736, City of Carrollton, Dallas and Collin Counties, Texas and being more particularly described as follows:

BEGINNING at an iron rod for corner at the intersection of the west right-of-way line of Westgrove Drive (a 60' right-of-way) and the north right-of-way line of Sojourn Drive (a 60' right-of-way);

THENCE, along the north line of Sojourn Drive in a curve to the left, having a tangent bearing of S. 89°56'40" W. and a tangent length of 109.77-feet, a central angle of 45°00'00", a radius of 265.00-feet and a length of 208.13 to the beginning of a curve to the right in the north line of Sojourn Drive;

THENCE, continuing along the north line of Sojourn Drive in a curve to the right, having a tangent bearing of S. 44°55'10" W. and a tangent length of 86.10-feet, a central angle of 44°55'10", a radius of 208.27-feet and a length of 163.28-feet;

THENCE, S. 89°55'50" W., 664.15-feet continuing along the north line of Sojourn Drive to an iron rod for corner;

THENCE, continuing along the north line of Sojourn Drive in a curve to the right having a tangent bearing of S. 89°55'50" W. and a tangent length of 41.31-feet, a central angle of 24°48'26", a radius of 187.87-feet and a length of 31.32-feet to an iron rod for corner at the intersection of the north line of Sojourn Drive with the east line of Midway Road (a 100-foot right-of-way);

THENCE, N. 65°19'14" W., 100.00-feet to an iron rod for corner at the intersection of the north line of Sojourn Drive with the west line of Midway Road;

THENCE, continuing along the north line of Sojourn Drive in a curve to the left having a tangent bearing of N. 65°19'14" W. and a tangent length of 102.47-feet, a central angle of 24°35'56", a radius of 470.00-feet and a length of 201.79-feet;

THENCE, N. 89°55'40" W., 331.22-feet continuing along the north line of Sojourn Drive to an iron rod for corner;

THENCE, N. 00°00'20" E., 1,339.58-feet to an iron rod for corner on the south right-of-way line of Trinity Mills Road (a 100-foot right-of-way);

THENCE, N. 89°55'51" E., 718.01-feet along the south line of Midway Road to an iron rod for corner at the intersection of the south line of Midway Road with the west line of Midway Road;

THENCE, S. 89°55'09" E., 100.00-feet to a point on the east line of Midway Road;

THENCE, W. 00°00'51" E., 11.83-feet along the east line of Midway Road to an iron rod for corner at the intersection of the east line of Midway Road with the south line of Trinity Mills Road;

THENCE, along the south line of Trinity Mills Road in a curve to the left having a tangent bearing of N. 89°55'09" E. and a tangent length of 159.55-feet, a central angle of 7°36'24", a radius of 2,400.00-feet and a length of 318.63-feet;

THENCE, N. 73°00'11" E., 586.58-feet continuing along the south line of Trinity Mills to an iron rod for corner at the intersection of the south line of Trinity Mills Road with the west line of Westgrove Drive;

THENCE, S. 00°00'14" W., 22.38-feet along the west line of Westgrove Drive in a curve to the left having a tangent bearing of S. 00°00'14" W. and a tangent length of 57.94-feet, a central angle of 18°48'58", a radius of 349.41-feet and a length of 114.75-feet to the beginning of a curve to the right in the west line of Westgrove Drive;

THENCE, continuing along the west line of Westgrove Drive in a curve to the right having a tangent bearing of S. 18°35'44" E. and a tangent length of 51.18-feet, a central angle of 18°35'44", a radius of 312.71-feet and a length of 101.46-feet;

THENCE, S. 00°00'20" E., 1,243.76-feet continuing along the west line of Westgrove Drive to the Point of Beginning and containing a gross area of 2,507,428 square feet, save and except 193,366 square feet in Midway Road (a 100-foot right-of-way) from Sojourn Drive to Trinity Mills Road as described in dedication plat No. 10,000 for record in Volume 75224 Page 036 of the Dallas County Deed Records, and containing a net area of 2,364,018 square feet or 54,272-acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Connell Development Co. does hereby adopt this plat designating the herein above described property as BELTWOOD NORTH-TRINITY ADDITION an addition to the City of Carrollton, Texas and does hereby dedicate to the City of Carrollton, Texas and to the use and accommodation of all public utilities, forever the street right-of-way shown thereon for the mutual use and accommodation of all public utilities, and for use or enjoyment. Any utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on or over any part of the right-of-way, and any public utility shall at all times have the right of ingress and egress to and from and upon the said right-of-way for the purpose of constructing, inspecting, and maintaining, and adding to or removing all or any part of its respective system and for the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND & SEAL OF OFFICE, this 14th DAY OF May, 1984.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared C. W. Foote, President of Connell Development Co., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act and deed of Connell Development Co. for the purposes and consideration therein expressed, and in my capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of May, 1984.

Thomas Stegemoller
Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That, I, Donald C. Moreau, do hereby certify that I prepared this plat from an actual and accurate Survey of the land and that the corner monuments shown therein were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Carrollton, Texas.

Donald C. Moreau
Donald C. Moreau, R.P.S.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Donald C. Moreau, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of May, 1984.

Thomas Stegemoller
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED by the City of Carrollton, Texas this 23rd day of May, 1984.

ATTEST: Date

Clara C. ...
I, Clara C. ... City Manager, certify that this plat has been approved by the Planning Commission of the City of Carrollton, Texas.

UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED UTILITY EASEMENTS FOR THE DEVELOPMENT

DATE	SIGNATURE
5-22-84	<i>Tom Stegemoller</i>
5-24-84	<i>Clara C. ...</i>
5-30-84	<i>Wayne ...</i>

OWNER: CONNELL DEVELOPMENT CO.
CONTACT: CONNELL DEVELOPMENT COMPANY
10939 SHADY TRAIL
P.O. BOX 201069
DALLAS, TEXAS 75220
PHONE 357-4694
BILL FOOSE, MARK CONNELL

BELTWOOD NORTH-TRINITY ADDITION

WM. B. ROWE SUR-ABST. NO. 1257
WM. KINGWELL SUR-ABST. NO. 736

CITY OF CARROLLTON, COLLIN & DALLAS COUNTY, TEXAS

DATE: OCTOBER 1983 SCALE: 1"=100'

DONALD C. MOREAU - CONSULTING ENGINEER
2355 STEMMONS FRYKY, SUITE 906 • DALLAS, TEXAS • 638-8430