

STATE OF TEXAS )  
DALLAS COUNTY )  
TOWN OF ADDISON )

WHEREAS I, Sharon Shelby, am the owner of a tract of land situated in the Elisha Fike Survey, Abstract No. 478, Town of Addison, Dallas County, Texas by deed recorded in Volume 88006, Page 468 of the Deed Records of Dallas County, Texas, and being all of Bel-Air Grill Addition, an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 77246, Page 214 of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail found for corner at the intersection of the east line of Beltwood Parkway (a 60 foot right-of-way) with the south line of Belt Line Road (a 100 foot right-of-way);

THENCE North 89 degrees 56 minutes 45 seconds East, along said south line of Belt Line Road, a distance of 221.90 feet to an 'x' cut in concrete found for corner at the northeast corner of said Bel-Air Grill Addition, same being the northwest corner of Tract 1, Inwood Road Subdivision, an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 77246, Page 214 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 24 minutes 00 seconds East, along the common line between said Bel-Air Grill Addition and said Inwood Road Subdivision, a distance of 190.00 feet to a 1/2 inch iron rod found for corner, same being the southeast corner of said Bel-Air Grill Addition;

THENCE South 89 degrees 56 minutes 45 seconds West, along the south line of said Bel-Air Grill Addition, a distance of 221.90 feet to a 1/2 inch iron rod found for corner in said east line of Beltwood Parkway;

THENCE North 00 degrees 24 minutes 00 seconds West a distance of 190.00 feet to the POINT OF BEGINNING Containing a computed area of 42,160 square feet or 0.9679 acre of land, more or less.

DEDICATION STATEMENT

That SHARON SHELBY ("Owner") does hereby adopt this plat designating the hereinabove property as BEL-AIR GRILL ADDITION REVISED, 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 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 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 creeks or creeks or for any damage or injury to 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 the 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 structure in order to improve the storm 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 substances 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 of 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 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 purpose of reading meters and 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 buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere 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 services and sewer services from the main 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.

*Sharon Shelby*  
SHARON SHELBY

Notary Public )  
State of Texas )

BEFORE ME, the undersigned, a Notary Public in and for said State on this date personally appeared SHARON SHELBY, known to me personally to be the person whose name is for the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18<sup>th</sup> day of August, 1999.

*Chela Beale*  
Notary Public in and for the State  
Texas

Notary Public Seal: Chela Beale, Notary Public, State of Texas, Commission Expires 08/2001

Notary Seal: Notary Public, State of Texas, Commission Expires 08/2001

AFTER RECORDING PLEASE  
RETURN TO:  
CARMEN MORAN  
TOWN OF ADDISON  
P.O. Box 9010  
ADDISON, TX 75001

FINAL PLAT  
**BEL-AIR GRILL ADDITION  
REVISED**

AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS  
BEING A REPLAT OF BEL-AIR GRILL ADDITION  
ACCORDING TO THE PLAT RECORDED IN VOLUME 86067, PAGE 4602  
ELISHA FIKE SURVEY, ABSTRACT NO. 478  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS  
JUNE - 1999

PREPARED BY:  
**JDJR ENGINEERS AND CONSULTANTS**  
ENGINEERS • LAND PLANNERS • CAD DESIGNS  
2505 Texas Drive Suite 109 Irving, Texas 75062  
Tel 972-252-5357 Fax 972-273-8880

OWNER : SHARON SHELBY  
8931 DEVONSHIRE DRIVE  
DALLAS, TEXAS 75209  
(214)739-1107

CERTIFICATE OF APPROVAL  
MAYOR, TOWN OF ADDISON: *[Signature]*  
CITY SECRETARY: *[Signature]*  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

SURVEYOR'S CERTIFICATE )

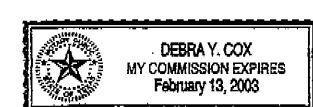
THAT I, GEARY BAILEY, do hereby certify that I prepared this plat from an actual and accurate survey on the ground of property and that all block monuments and corners were placed under my personal supervision.



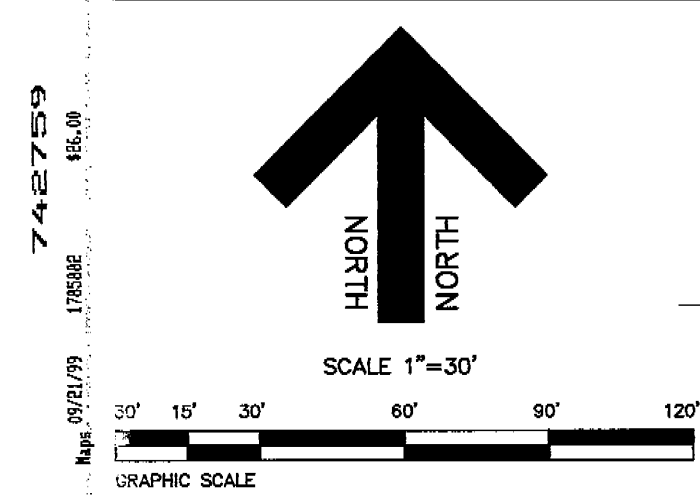
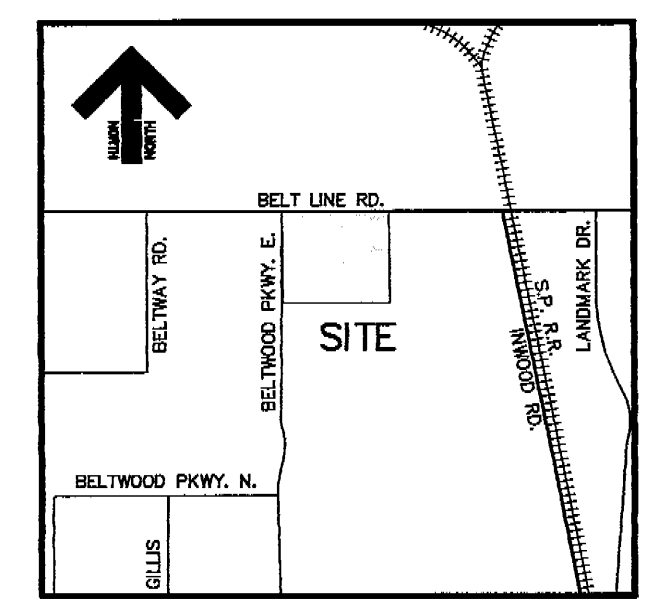
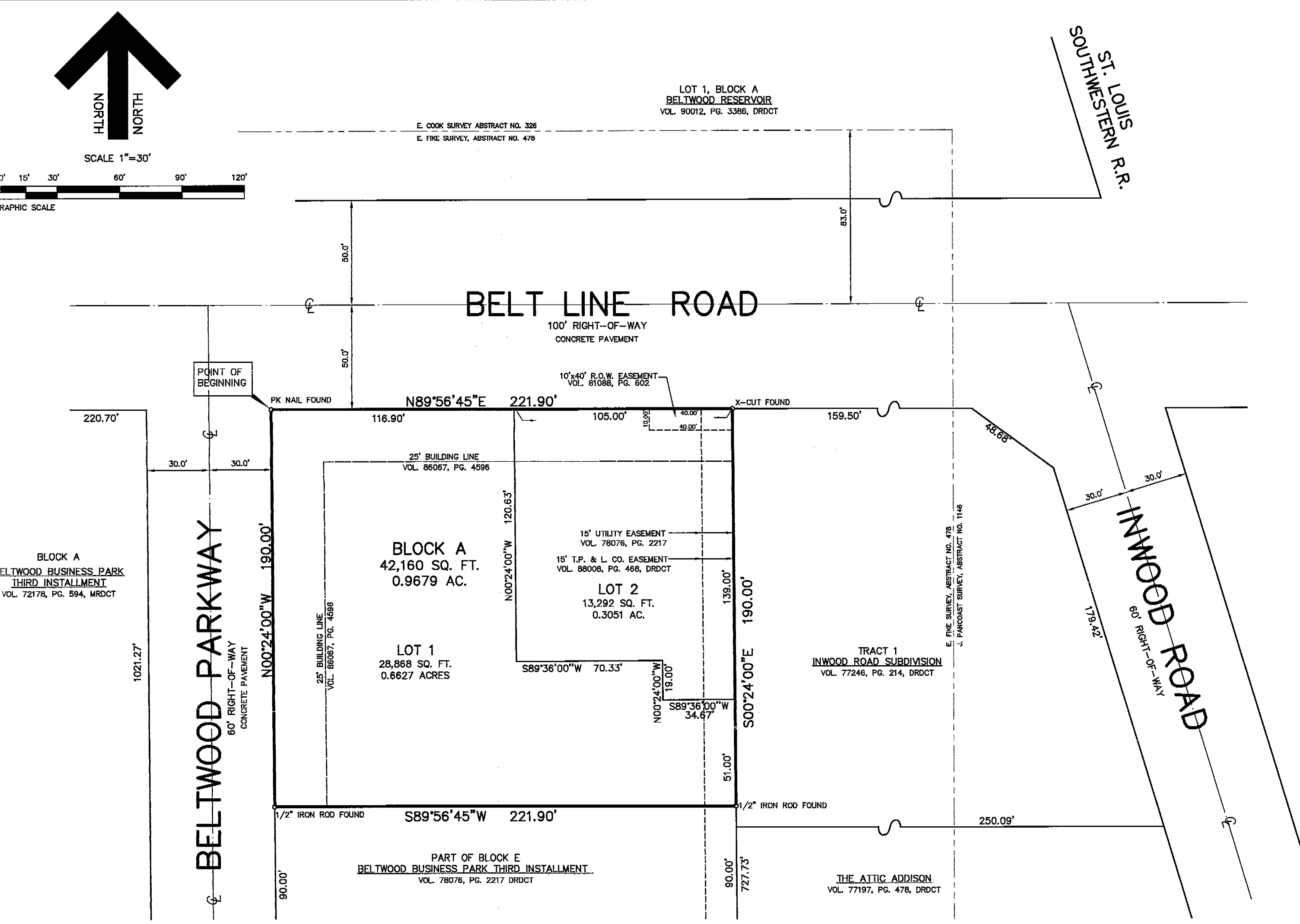
*Geary Bailey*  
GEARY BAILEY  
REGISTERED PROFESSIONAL  
SURVEYOR NO. 4573

Notary Public )  
State of Texas )

BEFORE ME, the undersigned, a Notary Public in and for said State on this date personally appeared GEARY BAILEY, known to me personally to be the person whose name is for the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18<sup>th</sup> day of August, 1999.



*Debra Y. Cox*  
Notary Public in and for the  
STATE OF TEXAS



742759 156.00  
09/21/99 172686  
82110 48166  
JDJR Engineers & Consultants, Inc. • JDJR  
Tel Aug 18 10:12:16 1999

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FILED