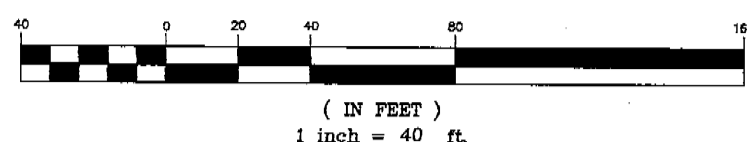


NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

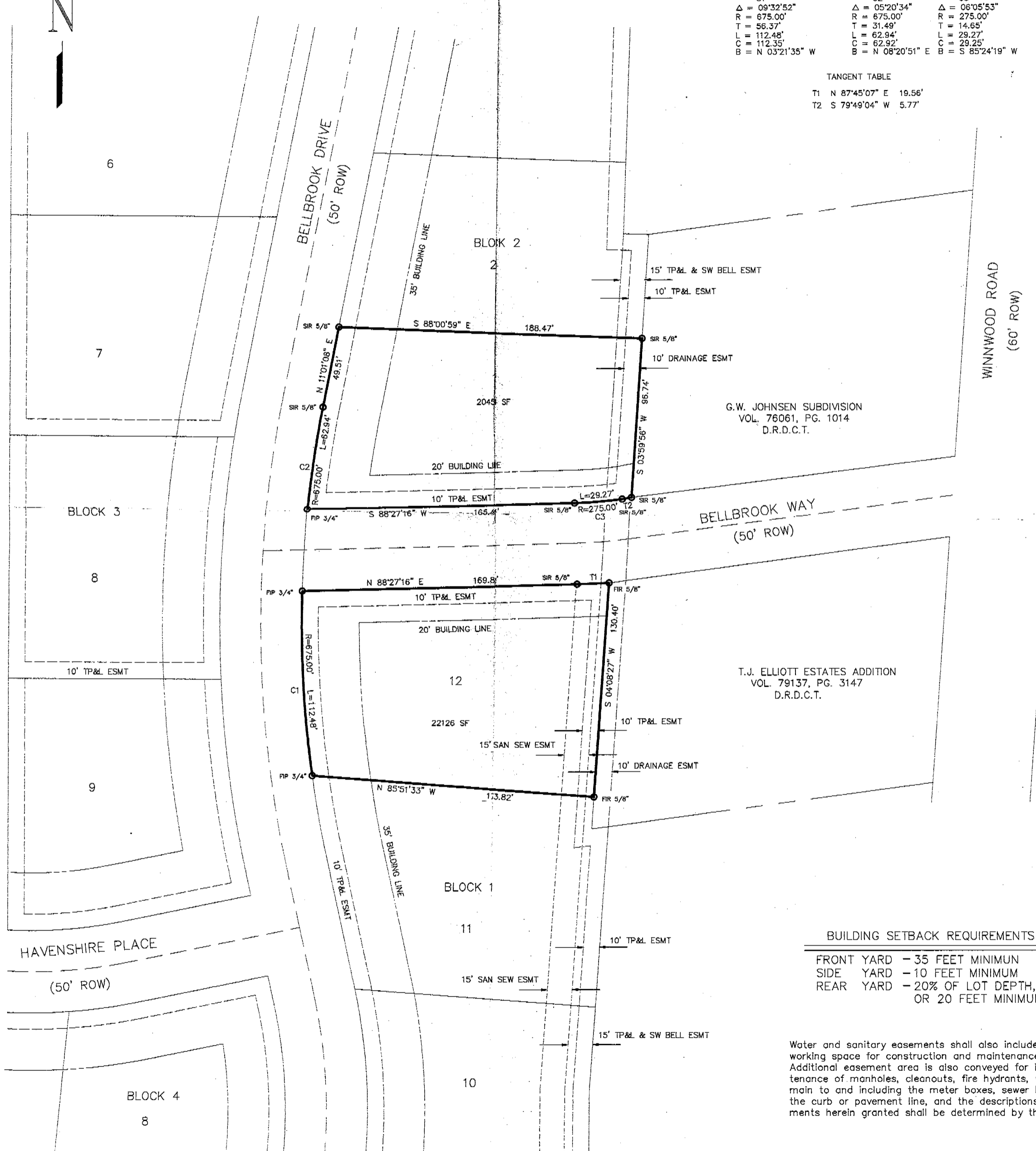


CURVE TABLE

C1	C2	C3
Δ = 09°32'52"	Δ = 05°20'34"	Δ = 06°05'53"
R = 875.00'	R = 675.00'	R = 275.00'
T = 56.37'	T = 31.49'	T = 14.65'
L = 112.48'	L = 62.84'	L = 29.27'
C = 112.35'	C = 62.82'	C = 29.25'
B = N 03°21'35" W	B = N 08°20'51" E	B = S 85°24'19" W

TANGENT TABLE

T1	N 87°45'07" E	19.56'
T2	S 79°49'04" W	5.77'



BUILDING SETBACK REQUIREMENTS

- FRONT YARD - 35 FEET MINIMUM
- SIDE YARD - 10 FEET MINIMUM
- REAR YARD - 20% OF LOT DEPTH, OR 20 FEET MINIMUM

Water and sanitary easements shall also include additional area of working space for construction and maintenance of the system. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meter boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

NOTE: This plot was created for the purpose of changing the building setback line on Bellbrook Way from 35 foot to 20 foot. Any easements, rights or restrictions that applied to these lots prior to recording this plat will remain unchanged.

A. BLEDSOE SURVEY, ABSTRACT NO. 157
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

WHEREAS, BELLBROOK ESTATES LIMITED, is the owner of Lot 12 Block 1 and Lot 1 Block 2 of Bellbrook Estates, an Addition to the Town of Addison, as recorded in Volume 86234, Page 4696, of the Deed Records of Dallas, County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BELLBROOK ESTATES LIMITED, acting herein by and through its duly authorized officers, does hereby adopt this plat designated as Replat of Lot 12 Block 1 and Lot 1 Block 2 of Bellbrook Estates, an Addition to the Town of Addison, Dallas County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All 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 growths which in any way endanger or interfere with the construction, maintenance or efficiency of its perspective system on the utility easements and 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 systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison.

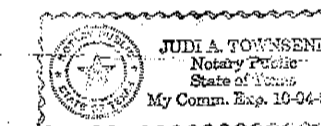
Witness my hand this the 2 day of June, 1995.

Vernon H. Berry, Jr.
VERNON H. BERRY, JR.
President of Bellbrook Development, Inc., General Partners

STATE OF TEXAS X
COUNTY OF DALLAS X

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared VERNON H. BERRY, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 2nd day of June, 1995.

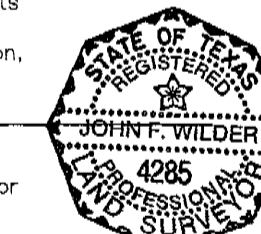


Judi A. Townsend
Notary Public in and for
Dallas County, Texas

STATE OF TEXAS X
COUNTY OF DALLAS X

THAT I, JOHN F. WILDER, a Registered Public Land Surveyor for Espy, Huston & Associates, Inc., do hereby declare that I 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 Town of Addison, Texas.

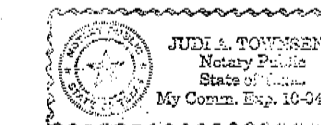
John F. Wilder
JOHN F. WILDER
Registered Public Land Surveyor
Texas Registration No. 4285



STATE OF TEXAS X
COUNTY OF DALLAS X

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared JOHN F. WILDER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 2nd day of June, 1995.



Judi A. Townsend
Notary Public in and for
Dallas County, Texas

APPROVAL CERTIFICATE

Approved this 27th day of JUNE, 1995 by the Planning & Zoning Commission, Town of Addison.

Richard N. Beckert
Richard N. Beckert, Mayor
Carmen Maran
Carmen Maran, City Secretary

REPLAT OF LOT 12 BLOCK 1
AND LOT 1 BLOCK 2
BELLBROOK ESTATES

A. BLEDSOE SURVEY, ABSTRACT NO. 157
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

FOR

BELLBROOK ESTATES LIMITED

DRAWN BY	GC	AREA	42,580 SF	CAD DATE	6/1/95
CHK. BY	JW	DATE	JUNE, 1995	CAD FILE	REPLAT.dwg
JOB NO.	16638-01	SCALE	1" = 40'	SHEET 1	OF 1



95153 03676

RETURN TO:

NAME DIANA MILLER

ADDRESS TOWN OF ADDISON P.O. Box 144

~~117~~ Addison, TX 75001

EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

01:41 PM 8-8-95

FILED

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

STATE OF TEXAS

COUNTY OF DALLAS

I hereby certify this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

AUG 8 1995



Earl Bullock
COUNTY CLERK, Dallas County, Texas