

SCALE: 1" = 100'

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 plotting rules and regulations of the City of Addison, Texas.

*Donald C. Moreau*  
 Donald C. Moreau, R.F.S.  
 STATE OF TEXAS  
 COUNTY OF DALLAS  
 3433  
 PUBLIC SURVEYOR

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 13th day of August, 1987.  
*Laura James*  
 Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL  
 APPROVED by the City of Addison, Texas this 19 day of August, 1987.  
*Jerry Reading*  
 Jerry Reading, Mayor  
*Jacque Kruss*  
 Jacque Kruss, City Secretary

OWNER: SKYHAWK VENTURE  
 CONTACT: CONNELL DEVELOPMENT CO.  
 C.W. FOOTE, PRESIDENT  
 10930 SHADY TRAIL  
 P.O. BOX 1201069  
 DALLAS, TEXAS 75220  
 PHONE 214-4694

MAIL BACK TO  
 City of Addison  
 P.O. Box 144  
 Addison, TX 75001

OWNER'S CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF DALLAS  
 WHEREAS, Skyhawk Venture is the Owner of a tract of land situated in the George Syms Survey, Abstract No. 1344, City of Addison, Dallas County, Texas and being more particularly described as follows:  
 Beginning at an iron rod for corner at the intersection of the north line of Beltwood North Phase 2, an addition to the City of Addison as recorded in Volume 78201, Page 0001 of the Deed Records of Dallas County, Texas, with the east line of Midway Road (a 100-foot right-of-way);  
 THENCE, N. 00°09'30"E., 2020.49-feet along the east line of Midway Road to a point for corner;  
 THENCE, S. 20°39'10"E., 2155.91-feet along the west line of Addison Airport to a point for corner in the north line of Beltwood North Phase 2;  
 THENCE, S. 09°46'00"W., 765.99-feet along the north line of Beltwood North Phase 2 to the Point of Beginning and containing 773.816 square feet or 17.764 acres of land.  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT, SKYHAWK VENTURE ("Owner") does hereby adopt this plat designating the hereinabove property as BELTWOOD NORTH - AIRPORT ADDITION, an addition to the Town of Addison, 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 and maintenance 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 creek or creeks or for any damage or injury of 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 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 substance 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 or elevation of each lot shall be shown on the plat.

The maintenance of 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 any 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 endangers or interferes 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 service and sewer services from the main to 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.  
 WITNESS MY HAND AT DALLAS, TEXAS THIS 13th DAY OF AUGUST, 1987.  
*Mark Connell*  
 BY: SKYHAWK VENTURE Mark Connell, Exec. Vice President  
 CONNELL DEVELOPMENT CO.  
 MANAGER

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 Mark Connell, Exec. Vice-Pres. 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 of SKYHAWK VENTURE, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13th day of August, 1987.  
*Ana Compton*  
 Notary Public in and for Dallas County, Texas

FINAL PLAT

**BELTWOOD NORTH-AIRPORT ADDITION**  
 GEO. SYMS SURVEY, ABSTRACT 1344  
 CITY OF ADDISON, DALLAS COUNTY, TEXAS

DATE JUNE, 1987	SCALE 1" = 100'	SHEET
DONALD C. MOREAU • CONSULTING ENGINEER		
8585 STEMMONS FRWY. • SUITE 645N • DALLAS, TEXAS • 638-8430		

PROVISIONS CONTAINED IN ANY DOCUMENT WHICH RESTRICTS  
THE SALE, RENTAL OR USE OF THE REAL PROPERTY DESCRIBED  
THEREIN BECAUSE OF RACE OR COLOR ARE INVALID UNDER  
FEDERAL LAW AND ARE UNENFORCEABLE.

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 that this instrument was filed on the  
date and time stamped hereon by me and was duly re-  
corded in the volume and page of the named records  
of Dallas County, Texas as stamped hereon by me.

AUG 20 1987



*Earl Bullock*  
COUNTY CLERK, Dallas County, Texas

FILED FOR RECORD  
This 20 day of Aug  
1987 at 11:57 o'clock PM  
Earl Bullock, County Clerk  
Dallas County, Texas  
By ymc Deputy

87161 2671



That S&B INVESTMENTS AND SKYHAWK VENTURE, ("Owners") do hereby adopt this plat designating the hereinabove property as the BELTWOOD NORTH - AIRPORT ADDITION, an addition to the Town of Addison, 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 and maintenance 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 being 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 creek or creeks or for any damage or injury of 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 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 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 floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance 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 on 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 any 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 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 service and sewer services from the main to 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.

WITNESS our hand at Dallas, Texas, this the 2nd day of February, 1994.

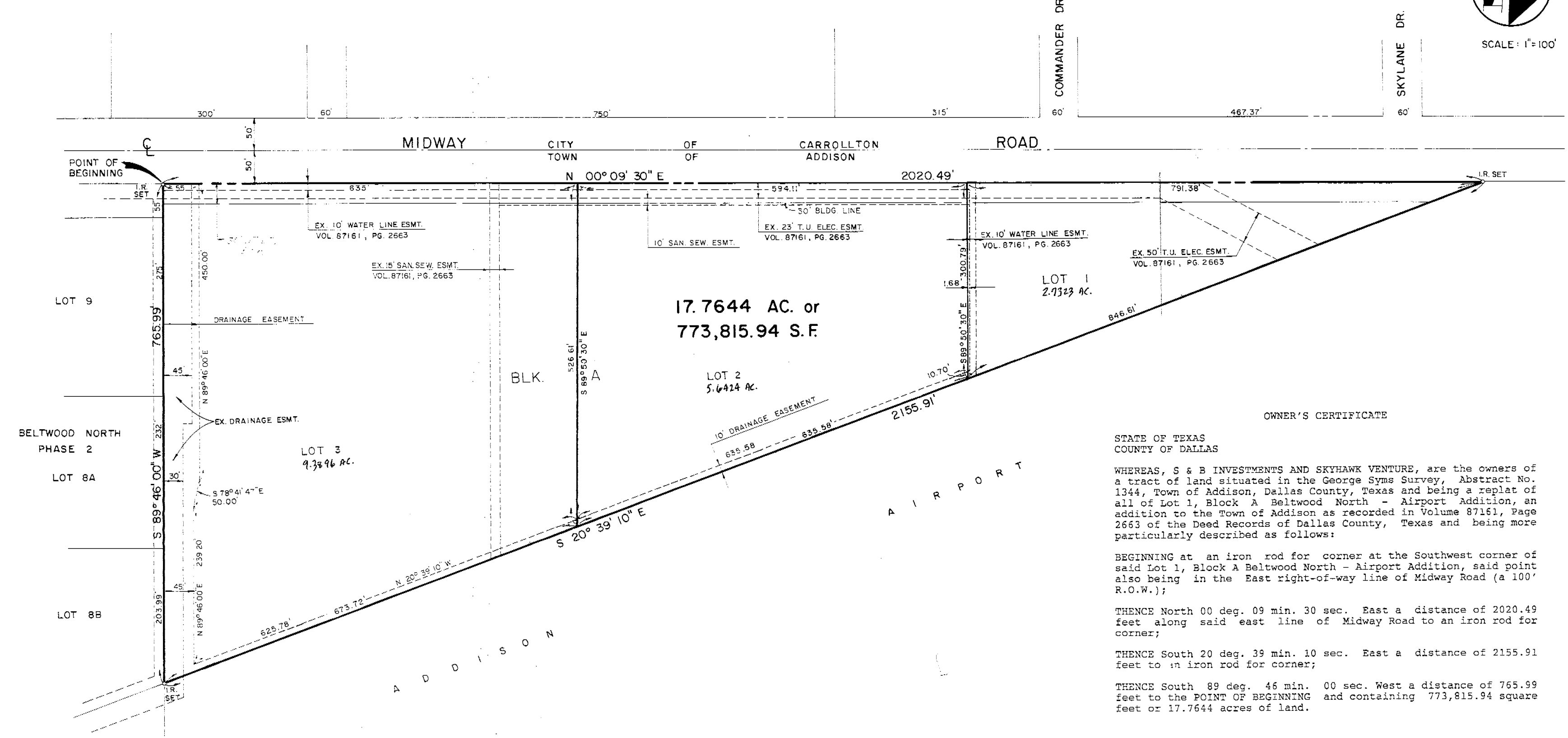
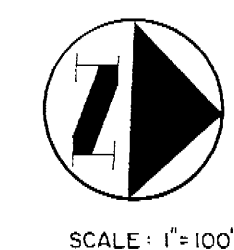
By: Victor A. Sahmit S&B INVESTMENTS  
Mark W. Connell SKYHAWK VENTURE  
 Connell Development Co., Manager

REPLAT

BELTWOOD NORTH - AIRPORT ADDITION

AN ADDITION TO THE TOWN OF ADDISON, TEXAS OUT OF THE GEORGE SYMS SURVEY, ABSTRACT NO. 1344, DALLAS COUNTY, TEXAS AND BEING A REPLAT OF THE BELTWOOD NORTH - AIRPORT ADDITION.

OWNERS:  
 S & B INVESTMENTS  
 P.O. BOX 11-0518  
 CARROLLTON, TX. 75011-0518  
 (214) 245-0252  
 SKYHAWK VENTURE  
 C/O CONNELL DEVELOPMENT  
 COMPANY  
 P.O. BOX 541057  
 DALLAS, TX 75354-1057  
 (214) 357-4694  
 ENGINEER:  
 NEEDHAM WRIGHT - LASKEY ENGINEERS  
 17120 DALLAS PARKWAY, SUITE 130  
 DALLAS, TEXAS 75248  
 (214) 250-4110



OWNER'S CERTIFICATE

STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS, S & B INVESTMENTS AND SKYHAWK VENTURE, are the owners of a tract of land situated in the George Syms Survey, Abstract No. 1344, Town of Addison, Dallas County, Texas and being a replat of all of Lot 1, Block A Beltwood North - Airport Addition, an addition to the Town of Addison as recorded in Volume 87161, Page 2663 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for corner at the Southwest corner of said Lot 1, Block A Beltwood North - Airport Addition, said point also being in the East right-of-way line of Midway Road (a 100' R.O.W.);

THENCE North 00 deg. 09 min. 30 sec. East a distance of 2020.49 feet along said east line of Midway Road to an iron rod for corner;

THENCE South 20 deg. 39 min. 10 sec. East a distance of 2155.91 feet to an iron rod for corner;

THENCE South 89 deg. 46 min. 00 sec. West a distance of 765.99 feet to the POINT OF BEGINNING and containing 773,815.94 square feet or 17.7644 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT L. WRIGHT, do hereby certify 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 City Plan Commission of the Town of Addison, Texas.

ROBERT L. WRIGHT  
 Registered Professional Surveyor  
 No. 3917.

STATE OF TEXAS X

BEFORE ME, the Undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Victor A. Sahmit 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of February, 1994.

MARY ANN DITT  
 Notary Public in and for the State of Texas

My Commission Expires 5/24/97

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC in and for said State, on this day personally appeared Robert L. Wright 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of February, 1994.

CANDACE DANIEL  
 Notary Public in and for the State of Texas  
 My Commission Expires: 10-26-96

STATE OF TEXAS X

BEFORE ME, the Undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Connell 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22nd day of February, 1994.

AVA COMPTON  
 Notary Public, State of Texas  
 My Commission Expires 11-25-1996

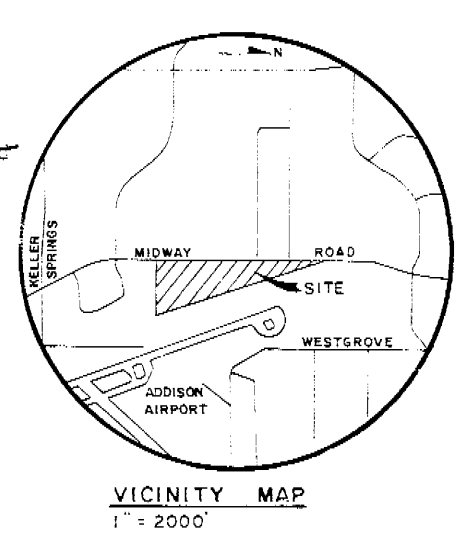
My Commission Expires 11-25-96

CERTIFICATE OF APPROVAL

APPROVED THIS 25th day of JANUARY, 1994 by the Planning and Zoning Commission of the Town of Addison, Texas.

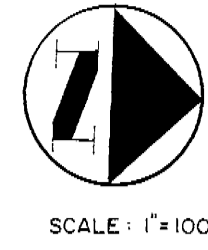
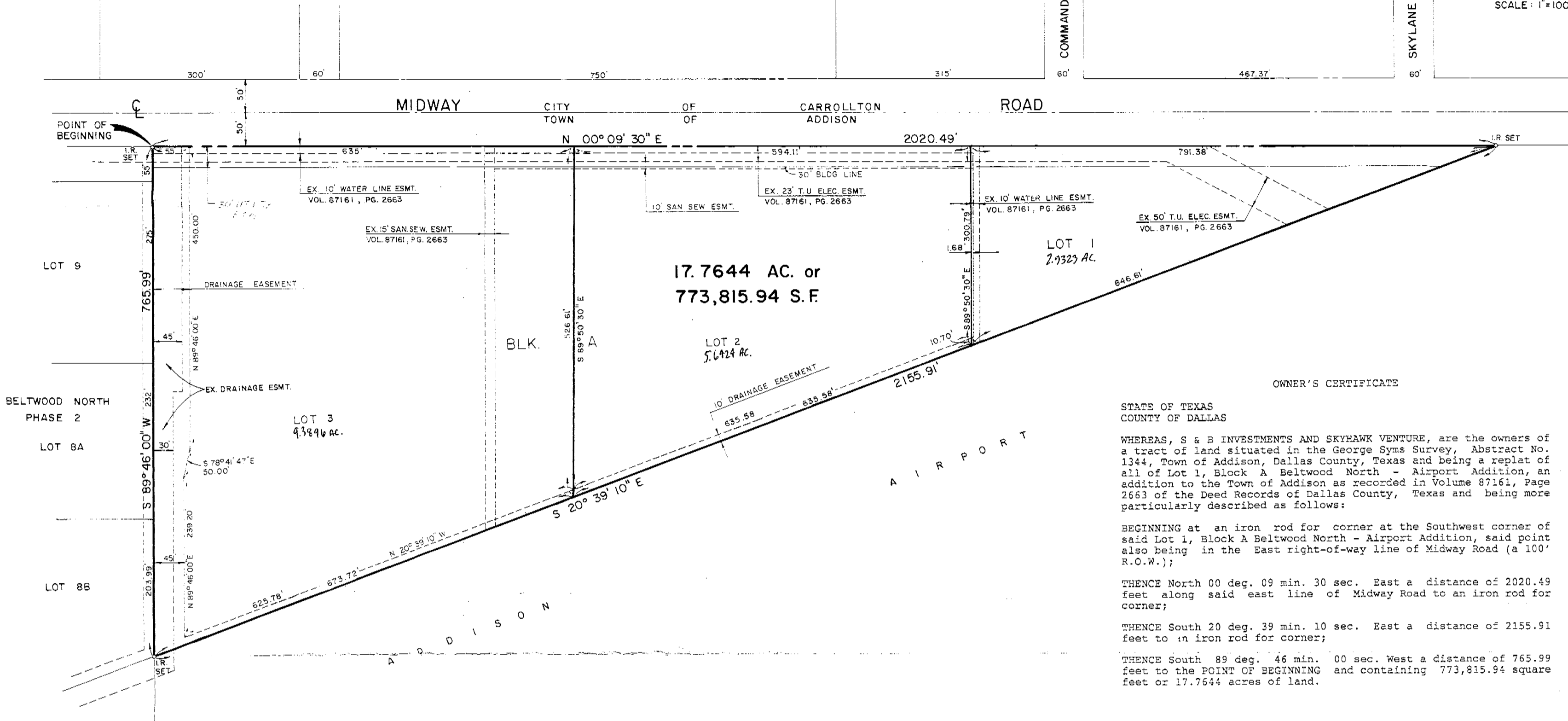
C. Moran  
 Mayor

C. Moran  
 City Secretary



FILED  
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 DALLAS COUNTY  
 VOLUME 9230 PAGE 2550

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2/1/94



17.7644 AC. or  
773,815.94 S.F.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, S & B INVESTMENTS AND SKYHAWK VENTURE, are the owners of a tract of land situated in the George Syms Survey, Abstract No. 1344, Town of Addison, Dallas County, Texas and being a replat of all of Lot 1, Block A Beltwood North - Airport Addition, an addition to the Town of Addison as recorded in Volume 87161, Page 2663 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

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The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance 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 being 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.

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

WITNESS our hand at Dallas, Texas, this the 2nd day of February, 1994.

Victor A. Sahm  
S&B INVESTMENTS

Mark D. Connell  
SKYHAWK VENTURE  
CONNELL DEVELOPMENT CO., MANAGER

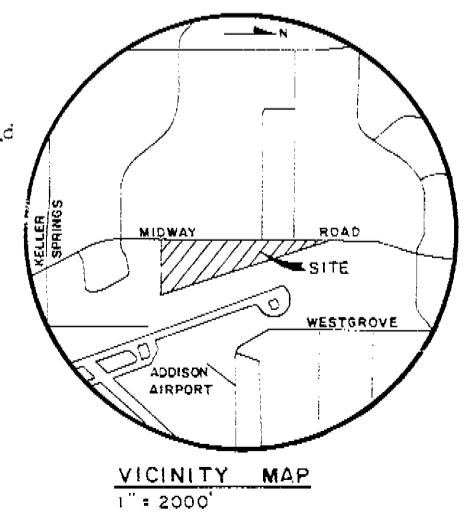
REPLAT  
BELTWOOD NORTH - AIRPORT ADDITION

AN ADDITION TO THE TOWN OF ADDISON, TEXAS OUT OF THE GEORGE SYMS SURVEY, ABSTRACT NO. 1344, DALLAS COUNTY, TEXAS AND BEING A REPLAT OF THE BELTWOOD NORTH - AIRPORT ADDITION.

OWNERS:  
S & B INVESTMENTS  
PO BOX 11-0518  
CARROLLTON, TX 75011-0518  
(214) 245-0252

SKYHAWK VENTURE  
C/O CONNELL DEVELOPMENT  
17120 DALLAS PARKWAY, SUITE 130  
DALLAS, TX 75354-1057  
(214) 357-4694

ENGINEER:  
NEEDHAM WRIGHT-LASKEY ENGINEERS  
DALLAS, TEXAS 75248  
(214) 250-4110



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT L. WRIGHT, do hereby certify 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 City Plan Commission of the Town of Addison, Texas.

Robert L. Wright  
ROBERT L. WRIGHT  
Registered Professional Surveyor  
No. 3917.



STATE OF TEXAS )  
BEFORE ME, the Undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Victor A. Sahm 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 purpose and consideration therein expressed.

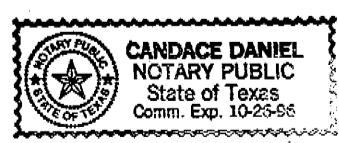
Mary Ann Utt  
Notary Public in and for the State of Texas



My Commission Expires 5/24/97

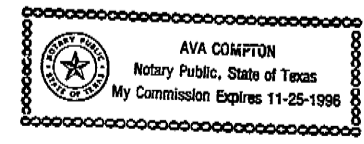
STATE OF TEXAS )  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC in and for said State, on this day personally appeared Robert L. Wright known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Candace Daniel  
Notary Public in and for  
The State of Texas  
My Commission Expires: 10-26-96



STATE OF TEXAS )  
BEFORE ME, the Undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Mark D. Connell 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 purpose and consideration therein expressed.

Ana Constanza  
Notary Public in and for the State of Texas



My Commission Expires 11-25-96

CERTIFICATE OF APPROVAL  
APPROVED THIS 25th day of JANUARY, 1994 by the Planning and Zoning Commission of the Town of Addison, Texas.

Mayor  
C. Moran  
CITY SECRETARY

Any provision herein which restricts the sale, rental, or use of the  
premises based on race, color, or sex is hereby declared null and void  
under federal law.

STATE OF TEXAS

COUNTY OF DALLAS

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

FEB 16 1994



Earl Bullock

COUNTY CLERK, Dallas County, Texas

PLEASE MAIL TO:

DIANA MILLER

TOWN OF ADDISON

PO Box 1144

ADDISON, TX 75001

EARL BULLOCK  
COUNTY CLERK  
DALLAS COUNTY

94 FEB 16 AM 10:53

FILED

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