



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, BELTWOOD NORTH VENTURE is the owner of a tract defined as Lot 8A and 8B and UNIVERSAL INVESTMENTS, INC., is the owner of a tract defined as Lot 8A, all in the George Syms Survey, Abstract No. 1344, Beltwood North, Phase 2, an addition to the City of Addison, Texas as recorded in Volume 78201, Page 0001 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

Commencing at the northeast corner of Beltwood North, Phase 2; Thence S 89°46'00"W, 202.70-feet along the north addition line of Beltwood North, Phase 2 to the Point of Beginning;

THENCE S 20°36'10"E 576.04-feet along the common line between Lot 7 and Lot 8 to an angle point being on the east line of Beltwood North, Phase 2;

THENCE, South, 98.26-feet along the east line of Beltwood North Phase 2 to a point for a corner being on the common line between Lot 6 and Lot 8;

THENCE, West, 263.45-feet along the common line between Lots 6 and 8 to a point for a corner on the east line of Midway Circle, said point being the beginning of a curve to the left having a central angle of 4°38'05", a radius of 360.00-feet and a tangent length of 14.57-feet that bears N.15°58'05"W;

THENCE, 29.12-feet along the east line of Midway Circle to the end of curve;

THENCE N 20°36'10"W, 274.55-feet along the easterly line of Midway Circle to the beginning of a curve to the left having a central angle of 69°37'50", a radius of 80.00 feet and a tangent length of 55.63-feet;

THENCE 97.22-feet along the easterly line of Midway Circle to the end of curve;

THENCE, S.89°46'00"W., 180.00-feet along the north line of Midway Circle to the beginning of a curve to the left having a central angle of 2°43'22", a radius of 275.36-feet and a tangent length of 6.54-feet;

THENCE, 13.09-feet along the north line of Midway Circle and the curve to the left to the end of curve;

THENCE, N.00°14'00"W., 300.30-feet to a point for corner on the north line of Beltwood North, Phase 2;

THENCE, N.89°46'00"E., 435.99-feet along the north line of Beltwood North, Phase 2 to the Point of Beginning and containing 5.674 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BELTWOOD NORTH VENTURE AND UNIVERSAL INVESTMENTS, INC., do hereby adopt this plat designating the herein described property as Replat of LOT 8, BLOCK B, BELTWOOD NORTH, PHASE 2, an addition to the City of Addison, Texas and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements 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. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. 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 respective systems on the 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 at any time of procuring the permission of anyone. Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and performing any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Addison, Texas.

WITNESS MY HAND AT DALLAS, TEXAS this \_\_\_\_\_ day of \_\_\_\_\_, 1979.

UNIVERSAL INVESTMENTS, INC.

BELTWOOD NORTH VENTURE

Len Di Giacomo, President

C. W. Foose, President

STATE OF TEXAS  
COUNTY OF TEXAS

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared C. W. Foose, President of BELTWOOD NORTH VENTURE, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 1979.

Notary Public in and For Dallas County, Texas

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 Len Di Giacomo, President of UNIVERSAL INVESTMENTS, INC., 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 1979.

Notary Public in and For Dallas County, Texas

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 made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the regulations of the City of Addison, Texas.

Donald C. Moreau, P.E.

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, a Notary Public, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1979.

Notary Public in and For Dallas County, Texas

OWNER: BELTWOOD NORTH VENTURE  
P.O. BOX 201069  
DALLAS, TEXAS 75220  
CONTACT: BILL FOOSE

RECOMMENDED FOR APPROVAL:

*Tom Redding*  
Mayor  
City of Addison, Texas

*Jaqueline Sharp* 10/9  
City Secretary



REPLAT  
LOT 8, BLOCK B  
BELTWOOD NORTH, PHASE 2  
GEO. SYMS. SURVEY ABSTRACT 1344  
ADDISON, TEXAS

DATE AUGUST, 1979 SCALE 1"=100'  
DONALD C. MOREAU - CONSULTING ENGINEER  
2355 STEMMONS FRWY. • SUITE 1004 • DALLAS, TEXAS • 638-8430

SHEET  
OF