

LOCATION MAP
N.T.S.

BEARINGS ARE REFERENCED TO A LINE N 23° 37' 46" W, 1156.66'
BEING THE EAST R.O.W. OF MONTFORT RD.
OF THE TOWN OF ADDISON BOUNDARY SURVEY
PREPARED BY GEOGRAM CORP., JULY, 1988

ACQUIRED BY THE TOWN OF ADDISON
BY CONDEMNATION CAUSE # CC-84-5498C
DATED 9-11-84

BELBROOK DRIVE
(A VARIABLE R.O.W.)
VOL. 85206 PG. 3231

FARAMARZ AZARIAN &
BITA AZARIAN
VOL. 84102 PG. 2394

P.O.B.
CELESTIAL RD.
(VARIABLE R.O.W.)

ALLEN BLEDSOE SURVEY ABSTRACT NO. 157
THOMAS GARVIN SURVEY ABSTRACT NO. 524

DERYL COMER
VOL. 84242 PG. 3386

DERYL COMER

CELESTIAL ROAD
WATER FACILITIES
4.047 Acs.

DONALD E. RICHMOND &
JEAN B. RICHMOND
VOL. 625 PG. 1290

14400 MONTFORT, LIMITED
VOL. 83184 PG. 2501

PA-KEY DEVELOPMENT CORP.
VOL. 79109 PG. 806

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Town of Addison ("Owner") does hereby adopt this plat designating the hereinabove property as CELESTIAL ROAD WATER FACILITY, 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 considering 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 titled 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 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 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 AND SEAL OF OFFICE this the 25th day of October, 1988.

[Signature]
Lynn Spruill
Mayor, Town of Addison

THIS PLAT approved subject to all rules, regulations, and platting ordinances of the Town of Addison, Texas.

This the 25th day of October, 1988.

[Signature]
Mayor, Town of Addison, Texas

ATTEST:
[Signature]
City Secretary of Addison, Texas

DESCRIPTION

BEING part of a tract of land in the Allen Bledsoe Survey, Abstract No. 157, and the Thomas Garvin Survey, Abstract No. 524, Dallas County, Texas, and also being part of the Town of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found three-fourth (3/4") inch diameter iron rod pipe in the south right-of-way line of Celestial Road (width varies) said point being the most northwesterly corner of a tract of land conveyed to Donald E. Richmond by deed recorded in Vol. 625, Pg. 1290 of the Deed Records of Dallas County, Texas;

THENCE S 01° 28' 26" W, departing said south R.O.W. line, along the common line with said tract of land conveyed to Donald E. Richmond, a distance of 309.46' to a found one-half (1/2") inch diameter iron rod for a corner;

THENCE S 52° 17' 21" W, a distance of 176.03' to a found one (1") inch diameter iron rod pipe for a corner;

THENCE N 73° 48' 21" W, continuing along a common line with a tract of land conveyed to Pa-Key Development Corporation by deed recorded in Volume 79109, Page 806 and a tract of land conveyed to 14400 Montfort, Limited by deed recorded in Volume 83184, Page 2501 of the Deed Records of Dallas County, Texas in all a distance of 314.25' to a found one-half (1/2") inch diameter iron rod for a corner;

THENCE N 13° 07' 40" E, a distance of 196.55' to a set three-eighths (3/8") inch diameter iron rod for a corner;

THENCE N 31° 50' 57" W, a distance of 200.00' to a set three-eighths (3/8") inch diameter iron rod for a corner;

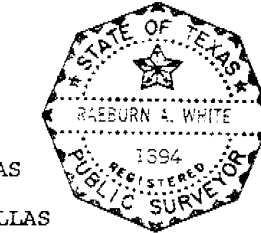
THENCE N 17° 14' 36" E, a distance of 70.03' to a set three-eighths (3/8") inch diameter iron rod for a corner, said point being in the south right-of-way line of Celestial Road (width varies);

THENCE S 72° 23' 02" E, continuing along said R.O.W. line, a distance of 318.08' to a set three-eighths (3/8") inch diameter iron rod for a corner;

THENCE S 89° 31' 34" E, continuing along said R.O.W. line, a distance of 186.21' to the POINT OF BEGINNING and containing 176,278 square feet or 4.047 acres of land more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, Raeburn A. White, a registered Public Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.



[Signature]
Raeburn A. White, R.P.S. No. 1394

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority in and for said County and State, on this day personally appeared Raeburn A. White, 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 10th day of November, 1988.

[Signature]
Notary Public in and for the State of Texas

My Commission expires:
7-25-92

[Signature]
Printed name of notary

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority in and for the County and State, on this day personally appeared D. Lynn Spruill, known to me to be the person and Mayor whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Town of Addison, and that she executed the same as the act of such Owner for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14 day of November, 1988.

[Signature]
Notary Public in and for the State of Texas

My Commission expires:
6-14-92

[Signature]
Printed name of notary

FINAL PLAT
CELESTIAL ROAD WATER FACILITIES

AN ADDITION TO THE TOWN OF ADDISON
ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157 &
THOMAS GARVIN SURVEY, ABSTRACT NO. 524
DALLAS COUNTY, TEXAS

JULY, 1988 SCALE: 1" = 50'

OWNERS:
TOWN OF ADDISON
P.O. BOX 144
ADDISON, TEXAS 75001

GINN, INC.
CONSULTING ENGINEERS
17103 PRESTON ROAD SUITE 100
DALLAS, TEXAS 75248 (214)-248-4900

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