

BENCHMARK ON TOP OF OPERATING NUT.  
ELEVATION 462.92

TOWN OF ADDISON  
UNPLATTED  
5498 BELLINE ROAD

FORREST D. COLEGROVE  
UNPLATTED  
15022 NORTH LAKES DRIVE

DONALD R. LOEWEN & DONNA M. LOEWEN  
29,644.648 SQUARE FEET  
OR  
0.681 ACRES

ESTATE OF C. D. BELL SR.  
UNPLATTED  
15004 NORTH LAKES DRIVE

REPLAT OF  
BELLBROOK ESTATES  
VOL. 86234, PG. 4696

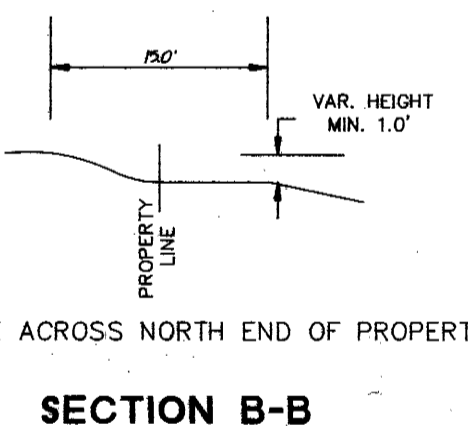
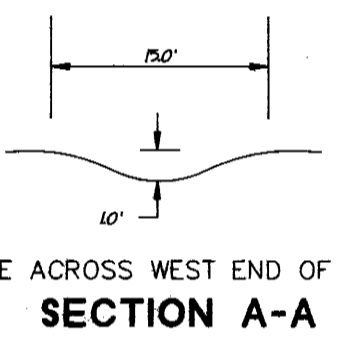
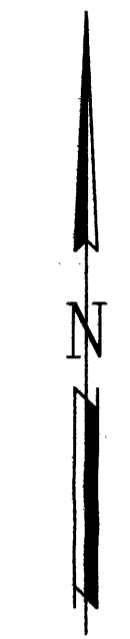
LOT 1  
BLOCK 3  
SHARIF & MUNIR  
14925 BELLBROOK DRIVE

**DRAINAGE CALCULATIONS**

RUNOFF  
 $Q = CIA$   
 $C = 0.45$   
 $I = 7.8$   
 $A = 2.98 \text{ or } 3.0 \text{ ACRES}$   
 $Q = 10.53 \text{ cfs}$

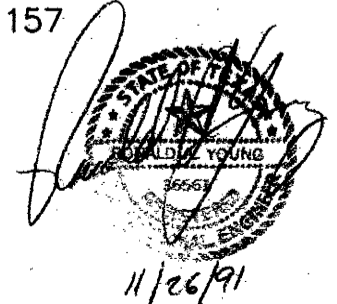
GRASS SWALE CAPACITY  
 $Q = 1.486 A(R)^{3/2} (S)^{1/2}$   
 $Q = 13.76 \text{ CFS}$

NOTE:  
CALCULATIONS BASED ON 100 YEAR RUNOFF



**DRAINAGE AND  
GRADING PLAN**

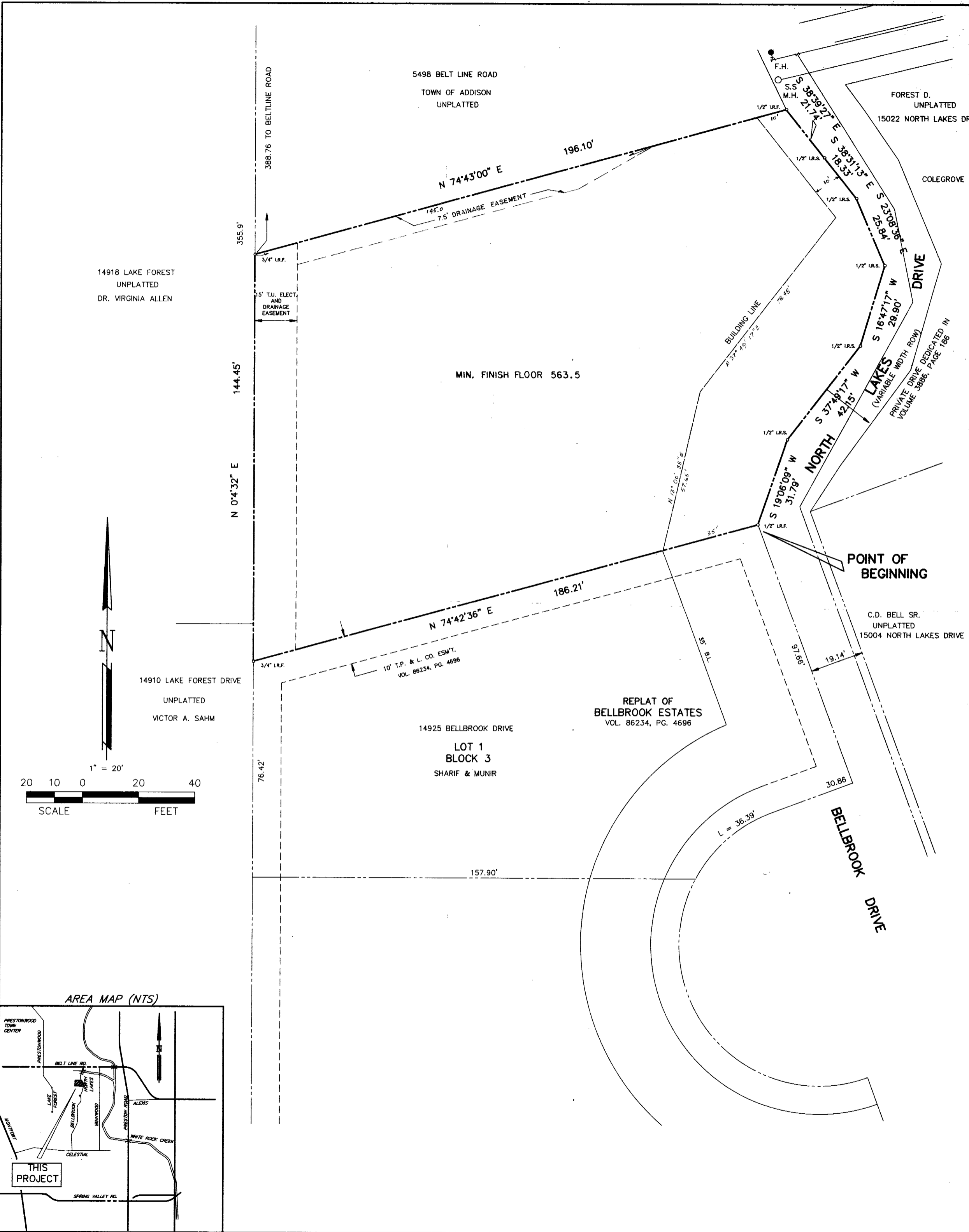
LOEWEN TRACT  
ALLEN BLEDSOE SURVEY - ABSTRACT NO. 157  
ADDISON, DALLAS COUNTY, TEXAS



No.	Description	Date
<b>REVISIONS</b>		

**REDD-YOUNG ENGINEERING & SURVEYING INC.**  
14114 DALLAS PKWY SUITE 580  
DALLAS, TEXAS 75240  
(214) 392-3644

DATE: SEPT. 1991 SCALE: 1" = 20' SHEET NO. 1 JOB NO. 91386



**OWNER'S CERTIFICATE**

STATE OF TEXAS :  
COUNTY OF DALLAS :

WE, DONALD R. LOEWEN and DONNA M. LOEWEN are the owners of a tract of land situated in the Town of Addison, Dallas County, Texas, and being in the Allen Bledsoe Survey, Abstract 157, and being the tract of land conveyed to Donald R. and Donna M. Loewen by deed recorded in Volume 7283, Page 1742, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCE at a 1/2" iron rod found at the Northwest corner of Lot 1, Block 3 of the Replat of Bellbrook Estates, an addition to the City of Addison, Dallas County, Texas, according to the plat recorded in Volume 86234, Page 4696, Deed Records of Dallas County, Texas, said point also being the Southeast corner said tract conveyed to Donald and Donna Loewen and lying in the East line of North Lakes Drive (a variable width Private Drive);

THENCE South 74 degrees 42 minutes 35 seconds West along the common line of said Loewen tract and said Lot 1, Block 3, Bellbrook Estates, a distance of 186.21 feet to a 3/4" iron rod found for corner, said point being the Southwest corner of said Loewen tract and the Northwest corner of said Lot 1, Block 3;

THENCE North 09 degrees 04 minutes 22 seconds East along the East line of said Loewen tract a distance of 184.45 feet to a 3/4" iron rod found at the Northwest corner of said Loewen tract and the Southwest corner of a tract of land owned by the Town of Addison;

THENCE North 74 degrees 43 minutes 09 seconds East along the common line of said Loewen and Town of Addison tracts, a distance of 186.50 feet to a 1/2" iron rod found for corner in the East line of said North Lakes Drive;

THENCE along said East line of North Lakes Drive the following courses and distances:

South 38 degrees 39 minutes 27 seconds West, a distance of 21.74 feet to a 1/2" iron rod set for corner;

South 38 degrees 31 minutes 13 seconds East, a distance of 18.33 feet to a 1/2" iron rod set for corner;

South 72 degrees 09 minutes 36 seconds East, a distance of 25.84 feet to a 1/2" iron rod set for corner;

South 16 degrees 47 minutes 17 seconds West, a distance of 29.58 feet to a 1/2" iron rod set for corner;

South 37 degrees 49 minutes 17 seconds West, a distance of 42.15 feet to a 1/2" iron rod set for corner;

South 13 degrees 09 minutes 09 seconds West, a distance of 31.79 feet to the POINT OF BEGINNING and containing approximately 29,644.648 square feet or 0.681 acres of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Don and Donna Loewen do hereby adopt this plat designating the hereinabove property as The Loewen 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 actual 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 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 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.

**FINAL PLAT**

**THE LOEWEN ADDITION**

ALLEN BLEDSOE SURVEY - ABSTRACT 157  
TOWN OF ADDISON DALLAS COUNTY, TEXAS

**OWNER**  
DONALD & DONNA LOEWEN  
12418 VERONICA CIRCLE  
DALLAS, TEXAS 75234

**ENGINEER:**  
REDD-YOUNG ENGINEERING & SURVEYING, INC.  
14114 DALLAS PARKWAY, #580  
DALLAS, TEXAS 75240

(214) 247-0090  
SEPTEMBER, 1991

(214) 392-3644  
SCALE: 1" = 40'

The City shall not be held liable for any damages or injuries of any nature resulting from any occurrences or injuries of any nature 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 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 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 interfere with the construction, maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional areas of working space for construction and maintenance of the same. Additionally, easement areas 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 existing ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

Witness my hand at Addison, Texas, this the 26 day of December, 1991.

By: Donald R. Loewen  
Donald R. Loewen  
Donna M. Loewen  
Donna M. Loewen

STATE OF TEXAS :  
COUNTY OF Dallas :

BEFORE ME, the undersigned authority, on this day personally appeared Donald R. Loewen and Donna M. Loewen 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 in the capacity therein stated.

GIVEN under my hand and seal of office, on this the 26 day of December, 1991.

Christine Hodsson  
Notary Public in and for the State of Texas  
My commission expires 11-6-95

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Charles R. Redd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the monuments shown thereon were properly placed under my supervision in accordance with the platting rules and regulations of the Commission of the City of Dallas, Texas.

R.P.S. # 1859  
Charles R. Redd  
Charles R. Redd  
12/9/91

STATE OF TEXAS :  
COUNTY OF DALLAS :

BEFORE ME, the undersigned authority, on this day personally appeared Charles R. Redd, 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 in the capacity therein stated.

GIVEN under my hand and seal of office, on this the 9th day of December, 1991.

Linda M. Augs  
Notary Public in and for the State of Texas  
My Commission Expires: 10/25/1992

APPROVED BY THE ADDISON CITY COUNCIL  
ON DECEMBER 14, 1991

C. Moran  
CITY SECRETARY

Quinn  
CITY CLERK

92 JAN-7 PM 2:23  
FILED  
VOLUME 7204  
PAGE 452  
REV. 11/27/91  
DATE: OCT. 1991 SCALE: 1" = 20' SHEET NO. # 1 JOB NO. 91386

