

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, J. STILES, INC. is the owner of three tracts of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, Tract "A" being part of Lot 41, Block "C" and all of lots 20 through 40, Block "C"; Tract "B" being all of lots 1 through 9, Block "F"; Tract "C" being all of lots 17 and 18, Block "F" and being part of lot 19, Block "F"; all being part of Midway Meadows - Revised, an addition to the City of Addison, as filed for record in Volume 80068 at Page 2077 of the Dallas County Map Records, and being more particularly described as follows:

TRACT "A"

BEGINNING at the point of intersection of the Westerly line of Le Grande Drive with the Southerly line of Beltway Drive, said point being the Northeast corner of said Lot 20, Block "C", an iron stake for corner;

THENCE, along the said Westerly line of Le Grande Drive the following: S5°43'14"E, a distance of 102.90 feet to an iron stake for corner; S0°08'37"E, a distance of 288.37 feet to the beginning of a curve to the right having a central angle of 60°33'37" and a radius of 175.0 feet, an iron stake for corner; Southwesterly, around said curve a distance of 184.97 feet to an iron stake for corner; S60°25'W, a distance of 76.83 feet to the beginning of a curve to the left having a central angle of 11°35' and a radius of 424.36 feet, an iron stake for corner; Southwesterly, around said curve a distance of 85.79 feet to an iron stake for corner;

S48°50'W, a distance of 96.74 feet to the point of intersection of the said Westerly line of Le Grande Drive with the Northerly line of Winter Park Road, an iron stake for corner;

THENCE, Westerly, along the said Northerly line of Winter Park Road and around a curve to the left having a central angle of 68°58'56" and a radius of 330.0 feet, a distance of 397.31 feet to an iron stake for corner;

THENCE, N33°02'53"W, leaving the said Northerly line of Winter Park Road, a distance of 71.0 feet to an iron stake for corner;

THENCE, N56°57'07"E, a distance of 13.32 feet to an iron stake for corner;

THENCE, N24°51'11"W, a distance of 42.84 feet to a point on the Southeastery line of a 15 foot alley, an iron stake for corner;

THENCE, along the Southerly and Easterly line of said 15 foot alley the following: Easterly, around a curve to the right having a central angle of 47°51'11" and a radius of 445.0 feet, a distance of 371.66 feet to an iron stake for corner;

S67°00'E, a distance of 49.61 feet to an iron stake for corner; N48°50'E, a distance of 253.92 feet to an iron stake for corner; N0°08'37"W, a distance of 290.34 feet to an iron stake for corner;

N15°08'W, a distance of 64.04 feet to a point on the above mentioned Southerly line of Beltway Drive, an iron stake for corner;

THENCE, Easterly, along said Southerly line of Beltway Drive and around a curve to the right having a central angle of 7°01'41" and a radius of 1010.0 feet, a distance of 123.89 feet to the PLACE OF BEGINNING and containing 3.121 acres of land.

TRACT "B"

BEGINNING at the point of intersection of the Easterly line of Le Grande Drive with the Southerly line of Beltway Drive, said point being the Northwest corner of said Lot 1, Block "F", an iron stake for corner;

THENCE, Easterly, along the said Southerly line of Beltway Drive and around a curve to the right having a central angle of 3°07'12" and a radius of 1010.0 feet, a distance of 55.0 feet to an iron stake for corner;

THENCE, East, continuing along the said Southerly line of Beltway Drive, a distance of 50.0 feet to an iron stake for corner;

THENCE, S0°08'37"E, leaving said Beltway Drive, a distance of 461.0 feet to an iron stake for corner;

THENCE, S89°51'23"W, a distance of 123.22 feet to a point on the above mentioned Easterly line of Le Grande Drive, an iron stake for corner;

THENCE, along the said Easterly line of Le Grande Drive the following: Northerly, around a curve to the left having a central angle of 15°12'15" and a radius of 235.0 feet, a distance of 62.36 feet to an iron stake for corner; N0°08'37"W, a distance of 288.37 feet to an iron stake for corner; N5°03'43"E, a distance of 110.21 feet to the PLACE OF BEGINNING and containing 1.208 acres of land.

TRACT "C"

BEGINNING at the point of intersection of the Southeast line of Le Grande Drive with the Northeast line of Le Grande Drive, said point being the most Westerly corner of said Lot 19, Block "F", an iron stake for corner;

THENCE, along the Easterly line of said Le Grande Drive the following: N48°50'E, a distance of 96.74 feet to the beginning of a curve to the right having a central angle of 11°35' and a radius of 364.36 feet, an iron stake for corner;

Northeasterly, around said curve a distance of 73.66 feet to an iron stake for corner; N60°25'E, a distance of 50.33 feet to an iron stake for corner; S29°35'E, a distance of 25.61 feet to an iron stake for corner;

THENCE, S0°07'40"E, leaving said Le Grande Drive, a distance of 78.0 feet to an iron stake for corner;

THENCE, N89°52'20"E, a distance of 11.0 feet to an iron stake for corner;

THENCE, S0°07'40"E, a distance of 37.0 feet to an iron stake for corner;

THENCE, S89°52'20"W, a distance of 33.0 feet to an iron stake for corner;

THENCE, S58°42'18"W, a distance of 145.33 feet to a point on the above mentioned Northeast line of Le Grande Drive, an iron stake for corner;

THENCE, Northwesterly, along said Le Grande Drive, and around a curve to the left having a central angle of 16°06'31" and a radius of 330.0 feet, a distance of 92.78 feet to the PLACE OF BEGINNING and containing 0.500 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, J. STILES, INC. does hereby adopt this plat designating the hereinabove described property as a replat of part of Lot 41, Block "C"; and all of Lots 20 through 40, Block "C" and part of Lot 19, Block "F" and all of Lots 1 through 9 and 17 and 18, Block "F" of MIDWAY MEADOWS - REVISED, an addition to the City of Addison, Dallas County, Texas, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using them. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips; and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity, at any time, of procuring the permission of anyone.

WITNESS MY HAND AT DALLAS, TEXAS, this the 25th day of July, 1980.

J. STILES, INC.

Jerry D. Stiles
Jerry D. Stiles, President

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared JERRY D. STILES, 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 the said J. STILES, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of July, 1980.

Don A. Tipton
Notary Public, State of Texas

ENGINEER'S CERTIFICATE

THAT, I, DON A. TIPTON, do hereby certify that I have 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 of Addison, Texas.

Don A. Tipton
DON A. TIPTON, Registered Professional Engineer

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared DON A. TIPTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

Eartha J. Abbott
Notary Public, State of Texas

APPROVED BY
R. C. Williamson
R. C. WILLIAMSON, Successor in Interest to Benchmark Properties, Inc., Developer

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared R. C. WILLIAMSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

Eartha J. Abbott
Notary Public, State of Texas

APPROVED BY ADDISON CITY COUNCIL:

Jacque Sharp
CITY SECRETARY

Jim Redding
MAYOR

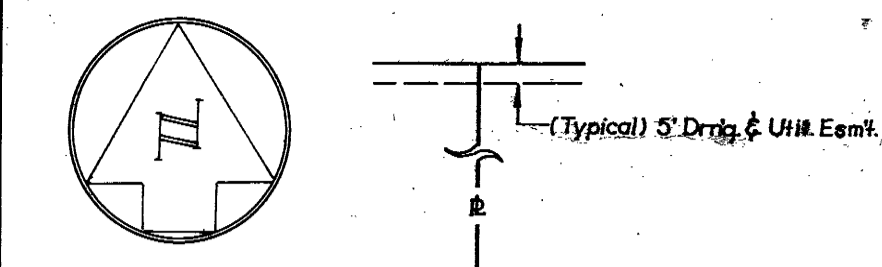
J. STILES, INC. ~ OWNER

19200 Preston Rd. Plano, Texas

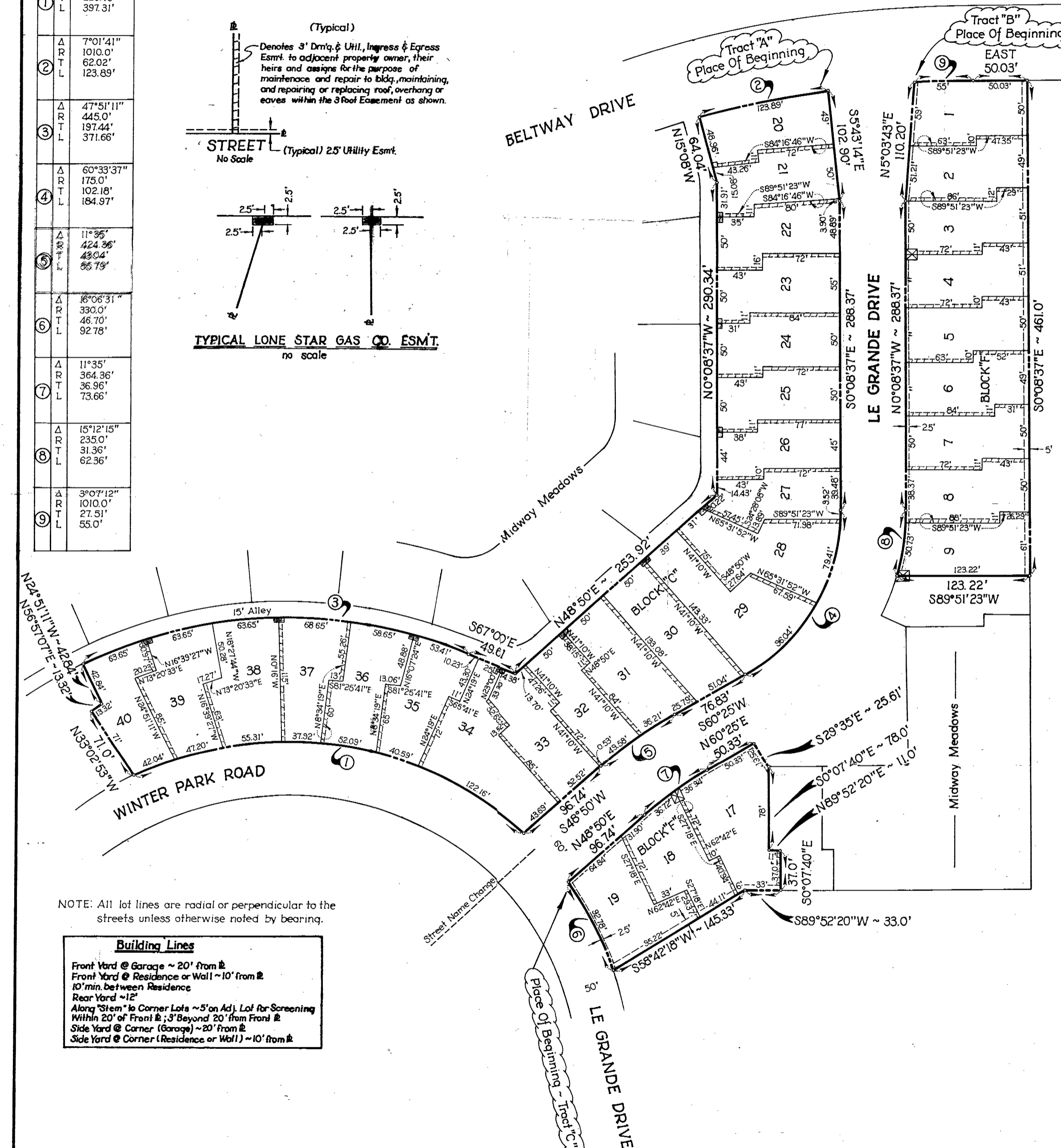
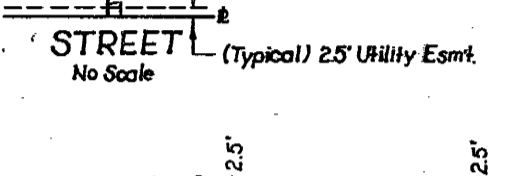
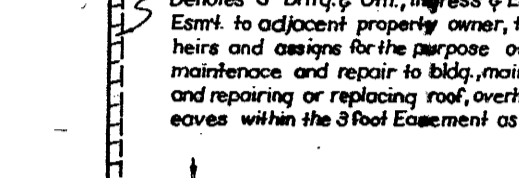
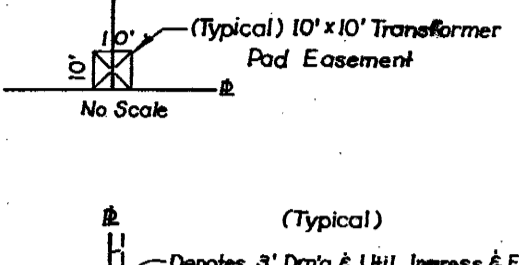
REPLAT OF LOTS 1-9 & 17-19 BLOCK "F"

AND LOTS 20-40 BLOCK "C"					
REVISED MIDWAY MEADOWS					
ADDISON, TEXAS					
Don A. Tipton, Inc.			Consulting Engineers		
13600 L.B.J. Freeway		Garland, Texas 75041			
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
D.A.T., Inc.	qe.	July 22, 1980	1" = 60'	d.b.	Addison Surveys

1980 AUG 5 AM 10:05



No.	Curve Data
1	68°58'56" 330.0' 226.73' 397.31'
2	7°01'41" 1010.0' 62.02' 123.89'
3	47°51'11" 445.0' 197.44' 371.66'
4	60°33'37" 175.0' 102.18' 184.97'
5	11°36' 424.36' 43.04' 86.79'
6	16°06'31" 330.0' 46.70' 92.78'
7	11°35' 364.36' 36.96' 73.66'
8	15°12'15" 235.0' 31.36' 62.36'
9	3°07'12" 1010.0' 27.51' 55.0'



NOTE: All lot lines are radial or perpendicular to the streets unless otherwise noted by bearing.

Building Lines
Front Yard @ Garage ~ 20' from #
Front Yard @ Residence or Wall ~ 10' from #
10' min. between Residence
Rear Yard ~ 12'
Along "Stem" to Corner Lots ~ 5' on Adj. Lot for Screening
Within 20' of Front #; 3' Beyond 20' from Front #
Side Yard @ Corner (Garage) ~ 20' from #
Side Yard @ Corner (Residence or Wall) ~ 10' from #