

BELT LINE ROAD
(A VARIABLE WIDTH R.O.W.)

D=00°27'10"
R=1971.00'
L=15.58'
CB=N83°13'33"E
LC=15.58'

SURVEYOR'S CERTIFICATE

I, Hugh E. Peiser, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Plotting Rules and regulations of the City Planning Commission of the Town of Addison, Texas.

PRELIMINARY

RELEASED 05/03/2004 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Hugh E. Peiser
Registered Professional Land Surveyor, No. 3688

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared HUGH E. PEISER, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 20__

Notary Public in and for Dallas County, Texas

NOTES:

1. FND. - Found
2. IRS - Iron Rod Set
3. IRF - Iron Rod Found
4. C.M. - Controlling Monument
5. Basis of Bearing - Based on S25°08'43"E 120.82' of the Vedali Ranch Steak House Addition as recorded in Volume 96216, Page 6707, of the Plat Records of Dallas County, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

Whereas, Arturo Torres and Laura Torres are the sole owners of a tract of land out of the Thomas L. Chenoweth Survey, Abstract No. 273, in the Town of Addison, Dallas County, Texas, and being all of Lot 5R, and Lot 6R, Block D, of the Vedali Ranch Steak House Addition, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 96216, Page 6707, of the Plat Records of Dallas County, Texas, and being a 3.69 acre tract of land conveyed to Arturo Torres and Laura Torres by deed recorded in Volume 96102, Page 5116, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the northwest corner of said Lot 5R, same being the northeast corner of Lot 1R, of the Printemps Addition No. 2, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 92152, Page 2251, of the Plat Records of Dallas County, Texas, same being in the south right-of-way line of Belt Line Road (a variable width R.O.W.);

THENCE S 89°00'26" E, along the common line of said Lot 5R, and the south right-of-way line of said Belt Line Road, passing a common corner of said Lot 5R, and said Lot 6R at a distance of 98.55 feet, and continuing a total distance of 178.12 feet to a "X" cut in concrete set for corner;

THENCE N 05°46'28" W, along the common line of said Lot 6R, and the south right-of-way line of said Belt Line Road, a distance of 15.57 feet to a "X" cut in concrete set for corner, said point being the beginning of a curve to the left having a radius of 1971.00 feet, and a delta angle of 00°27'10";

THENCE along the common line of said Lot 5R, and the south right-of-way line of said Belt Line Road, and said curve to the left, an arc distance of 15.58 feet, and a chord bearing and distance of N 83°13'33" E, 15.58 feet to a 1/2 inch iron rod found for corner, said point being a common corner of said Lot 5R, and Lot 2R, of the Printemps Addition No. 2, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 93108, Page 3477, of the Plat Records of Dallas County, Texas;

THENCE along the common line of said Lot 6R, and said Lot 2R as follows:
S 00°00'00" E, 70.00 feet to a 1/2 inch iron rod set for corner;
S 33°08'17" W, 84.83 feet to a "X" cut in concrete found for corner;
S 10°42'39" W, 34.00 feet to a "X" cut in concrete found for corner;
S 25°08'43" E, 120.82 feet to a 1/2 inch iron rod found for corner;
S 52°33'10" E, 61.03 feet to a 1/2 inch iron rod set for corner;
N 64°51'17" E, 93.08 feet to a 1/2 inch iron rod found for corner;
N 25°08'43" W, 18.00 feet to a "X" cut in concrete found for corner;
N 64°51'17" E, 69.48 feet to a 1/2 inch iron rod found for corner, said point being a common corner of said Lot 6R, and said Lot 2R, same being in the west line of a tract of land conveyed to PHCG Investments by deed recorded in Volume 93233, Page 3084, of the Deed Records of Dallas County, Texas;

THENCE S 25°08'43" E, along the common line of said Lot 6R, and said PHCG Investments tract, a distance of 215.31 feet to a 1/2 inch iron rod set for corner, said point being a common corner of said Lot 6R, and said PHCG Investments tract, and a tract of land conveyed to the Town of Addison Park by deed recorded in Volume 93237, Page 3840, of the Deed Records of Dallas County, Texas, and Lot 4R-1, of Addison Town Center, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 94176, Page 1630, of the Plat Records of Dallas County, Texas;

THENCE S 79°49'35" W, along the common line of said Lot 6R, and said Lot 4R-1, a distance of 419.73 feet to a 1/2 inch iron rod set for corner, said point being a common corner of said Lot 6R, and said Lot 4R-1, same being in the east line of Lot 3C-1, of said Addison Town Center;

THENCE N 41°13'05" W, along the common line of said Lot 6R, and said Lot 3C-1, passing a common corner of said Lot 6R, and said Lot 5R at a distance of 117.77 feet, and continuing a total distance of 342.92 feet to a "X" cut in concrete set for corner, said point being a common corner of said Lot 5R, and said Lot 3C-1, same being in the east line of said Lot 1R;

THENCE N 39°49'52" E, along the common line of said Lot 5R, and said Lot 1R, a distance of 262.96 feet to a 1/2 inch iron rod set for corner;
THENCE N 00°59'34" E, along the common line of said Lot 5R, and said Lot 1R, a distance of 30.50 feet to the POINT OF BEGINNING and containing 160,643 square feet or 3.69 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Arturo Torres and Laura Torres ("Owners") do hereby adopt this plat designating the hereinabove property as SKIP BAILEY 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. Owners 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 town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to 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 runoff 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 town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town 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 town for 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 plotting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS my hand at Addison, this the ____ day of _____ 20__

Arturo Torres _____ Laura Torres _____

STATE OF:
COUNTY OF:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Arturo Torres, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 20__

Notary Public in and for _____ County

STATE OF:
COUNTY OF:

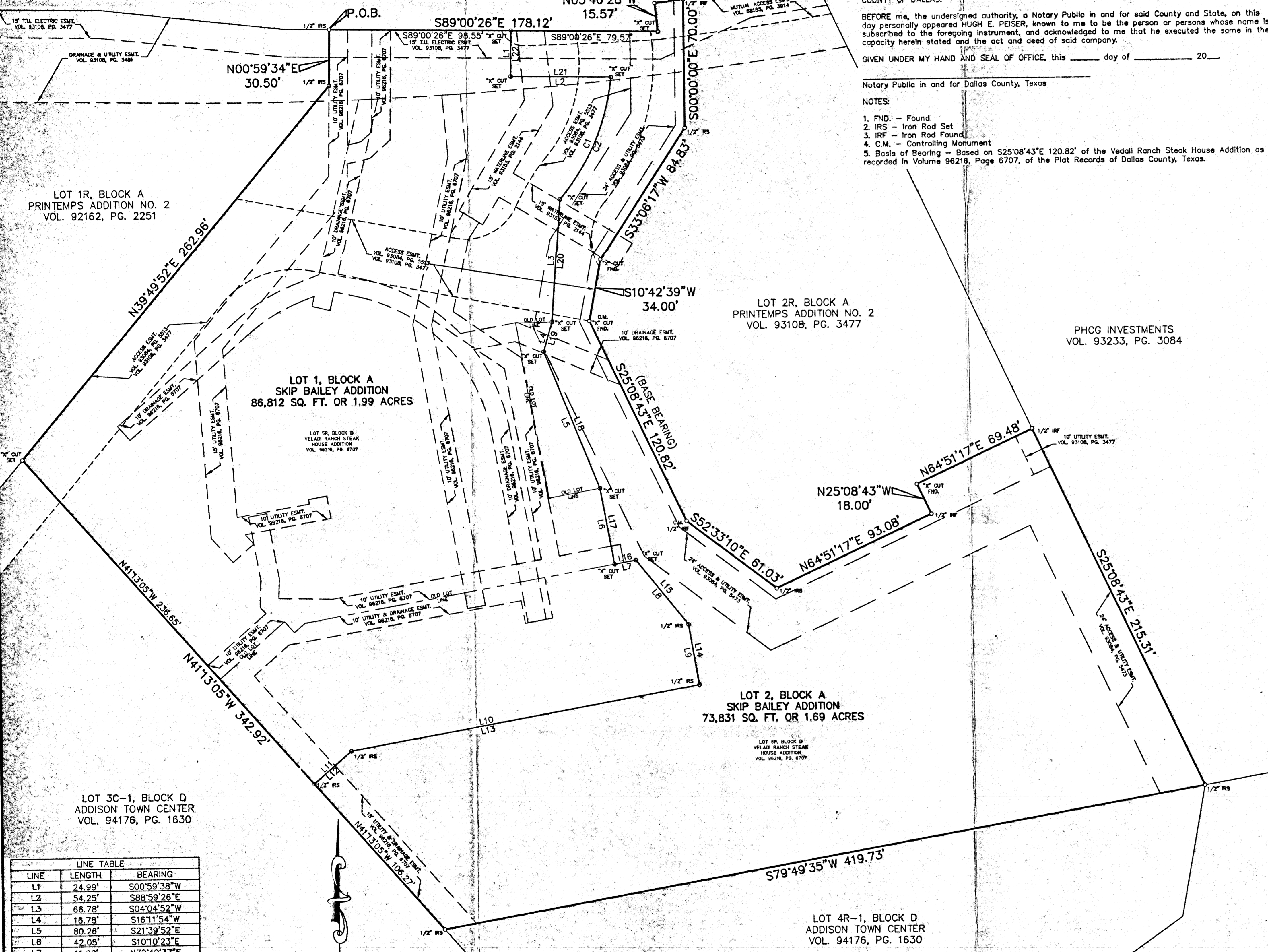
BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Laura Torres, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 20__

Notary Public in and for _____ County

FINAL PLAT
SKIP BAILEY ADDITION
LOT 1 AND LOT 2, BLOCK A
BEING A REPLAT OF LOTS 5R AND 6R, BLOCK D OF THE VELADI RANCH STEAK HOUSE ADDITION OUT OF THE THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273 IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
THIS PLAT FILED IN VOLUME _____, PAGE _____

JOB NO.: P-3384	PEISER SURVEYING CO. www.peisersurveying.com	
DATE: 05/03/2004	801 ENTERPRISE DRIVE FLOWER MOUND, TEXAS 75028 972-724-5778 (O) 972-724-5779 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
SCALE: 1" = 30'	OWNER: Arturo and Laura Torres P.O. Box 17305 San Antonio, Texas 78217	Member Since 1977
DRAWN BY: C.A.		



LINE TABLE

LINE	LENGTH	BEARING
L1	24.99'	S00°59'38"W
L2	54.25'	S88°59'26"E
L3	66.78'	S04°04'52"W
L4	16.78'	S16°11'54"W
L5	80.26'	S21°39'52"E
L6	42.05'	S10°10'23"E
L7	11.69'	N79°49'37"E
L8	45.00'	S38°32'07"E
L9	33.40'	S08°30'23"E
L10	192.27'	S79°49'37"W
L11	26.95'	S48°46'56"W
L12	26.95'	N48°46'56"E
L13	192.27'	N79°49'37"E
L14	33.40'	N09°30'23"W
L15	45.00'	N38°32'07"W
L16	11.69'	S79°49'37"W
L17	42.05'	N10°10'23"W
L18	80.26'	N21°39'52"W
L19	16.78'	N16°11'54"E
L20	66.78'	N04°04'52"E
L21	54.25'	N88°59'26"W
L22	24.99'	N00°59'38"E

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CH. DIST.
C1	34°40'28"	73.29'	121.10'	S23°17'26"W	72.17'
C2	34°40'28"	73.29'	121.10'	N23°17'26"E	72.17'

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

