

ADDITIONA REF - NO - 2 3 4 5 6 7 8 9 0 11 12 13 14 5 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 9 40 41	L COURSES BEARING N19'6'9'E N37'49'17'E N23'8'36'W N38'31'13'W N37'15'43'W N26'1'43'W N0'45'43'W N'0'45'43'W N'0'45'43'W N'0'45'43'W N'0'31'43'W N'0'45'43'W N'0'31'43'W N'0'31'43'W N'0'31'43'W N'0'31'43'W N'0'31'43'W N'0'31'43'W N'0'31'43'W N'0'31'43'W N'0'31'43'W N'0'31'43'W N'0'31'43'W N'0'31'43'W N'0'31'43'W S35'30'5'E S22'44'29'E S15'50'10'W S36'22'10'W S36'22'10'W S35'30'5'E S22'44'29'E S15'50'10'W S36'22'10'W S35'30'5'E S22'44'29'E S15'50'10'W S36'22'10'W S35'30'5'E S22'44'29'E S34'44'38'E N26'01'43'W N'0'3'52'E S69'40'50'W S69'40'50'W S69'40'50'W N54'56'2'E S34'44'38'E N26'01'43'W N'0'9'3'1''E N'0'9'3''''E N'0'3''''''''''''''''''''''''''''''''''	DISTANCE 31.79 42.15 29.90 25.84 18.33 21.25 23.50 44.40 18.60 43.15 32.00 36.75 36.75 36.75 36.75 19.40 19.56 5.77 12.77 10.69 23.47 25.00 30.86 31.71 20.80 39.20 30.86 31.71 20.80 39.05 32.14 15.36 3.8.78 3.8.79 3.1.98 3.1.98 3.1.98 3.1.98 3.1.98 3.1.98 3.1.71 20.80 3.1.98 3.1.98 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 20.80 3.1.71 2.14 1.5.36 3.8.78 3.1.98 4.1.02 4.1.04 7.3.43 2.4.77						WHEREA tract Addisc to Cla of Dai BEGINN 569.87 feet f feet v THENCE 214.48 corner 1963; THENCE passir to a f THENCE tract dated THENCE Beatty THENCE
CUPVE NO 2 3 4 5 6 7 8 9 0 2 3 4 5	ADDITIONAL DELTA 6 5 5 3 6 5 5 3 4 4 4 1 4 38 18 19 11 2 57 20 7 7 2 3 20 18 3 20 18 88 40 4 80 34 3 130 45 6 42 2 27 30 2 59 12 9 28	CURVE DATA RADIUS 300.C0 275.CC 50.C0 125.C0 150.C0 150.C0 150.C0 50.0C 50.0C 50.0C 225.0C 225.0C 225.0C	LENGTH 31.93 29.27 36.39 20.69 24.1 44.26 82.04 95.72 77.39 70.3 14.10 28.92 47.33 18.00 47.74	CPORD 3.9: 29.25 35.59 93.45 24.03 81.02 94.53 69.89 64.66 90.91 26.02 14.02 16.66 47.65	TAN 15.98 14.65 19.04 131.30 12.09 22.37 42.08 49.09 48.86 42.38 109.09 67.54 77.19 60.39 23.96	C. 85. S. 40. S. 50. S. 50.		Record THENCE Subdiv the we THENCE 49.12 THENCE Estate Dallas THENCE Estate Dallas THENCE Estate Dallas THENCE Estate Dallas THENCE Estate
								THENCE refere Deed F rod ; THENCE Subdiv Dallas THENCE Howard THENCE THENCE 64.59 THENCE 64.59 THENCE Road, THENCE THENCE THENCE THENCE THENCE
							DESIGNED BY: DRAWN BY	record Texas

SCALE

N.C. NOV.25,85

BY DATE

CHANGED BLDG. LINE FROM 35' TO 20' ON LOT I BLK. 2 & LOT 12 BLK I

REVISION

TELEDYNE POST NS2316

DATE: FEB 18, 1985.

HARIF-MUNIR-DAVIDSON DEVELOPMENT CORPORATION is the owner of a and situated in the A. Bledsoe Survey, Abstract No. 157, Town of allas County, Texas, and being part of the tract described in deed D. Bell, as recorded in Volume 1976, Page 268 of the Deed Records County, Texas, and being more particularly described as follows:

at a found 3/4-inch iron rod which bears South 00⁰02'15" West, t from the intersection of the south line of Belt Line Road (50 the original centerline) and the west line of Winnwood Road (60

th 00⁰02'15" West, along the west line of said Winnwood Road, t to a found 1/2-inch iron rod, said point being the northeast a tract described in deed to Lynn H. Elliott, dated November 14,

th 83⁰19'26" West, along said Lynn H. Elliott's north line, I-inch iron pipe at 199.85 feet, in all a distance of 214.68 feet 3/4-inch iron rod;

th 01⁰59'01" West, along the west line of the said Lynn H. Elliott the west line of the Stewart H. Beatty tract described in deed 23, 1971, 319.16 feet to a found 3/4-inch iron rod;

th 88⁰29'26" East, along the south line of the said Stewart H. t, 15.39 feet to a found 1-inch iron pipe;

th 03⁰59'56" West, along the west line of a 10-foot alley, G.W. Johnsen Subdivision, Volume 76061, Page 1014 of the Deed Dallas County, Texas, 160.16 feet to a found 1-inch iron pipe;

th 82°58'35" East, along the south line of said G. W. Johnsen n, 199.04 feet to a found 1-inch iron pipe, said point being in ine of Winnwood Road;

th 04[°]02'38" West, along the west line of said Winnwood Road, to a found 3/8-inch iron rod;

th 82⁰21'22" West, along the north line of the T.J. Elliott s recorded in Volume 79137, Page 3147, of the Deed Records of nty, Texas, 209.90 feet to a set 3/4-inch iron pipe;

th 04⁰08'27" West, along the west line of a 10-foot alley and the of the said T.J. Elliott Estates, 149.90 feet to a set 3/4-inch

h 82⁰21'24" East, along the south line of said T. J. Elliott .21 feet to a found 1/2-inch iron rod;

th 04⁰11'14" West, along the west line of a 10-foot alley, /ismer Estate, Volume 69195, Page 1908, of the Deed Records of ty, Texas, 161.57 feet to a set 3/4" iron pipe;

th 00⁰30'12" West, along the west line of a 10-foot alley, Nan's Little Acre Addition Volume 69229, Page 32, of the Deed Dallas County, Texas, 161.90 feet to a set 3/4-inch iron pipe;

th 00[°]32'04" West, along the west line of a 10-foot alley; Charles E. Painter Subdivision Volume 78162, Page 3337, of the Is of Dallas County, Texas, 161.96 feet to a found 3/8"-inch iron

h 00°28'53" West, 186.78 feet to a set 3/4-inch iron pipe;

h 53⁰15'42" West, along the north line of the Charles K. Howard as recorded in Volume 72168, Page 51, of the Deed Records of ty, Texas, 13.08 feet to a found 3/8-inch iron rod;

th 00⁰03'02" East, along the west line of the said Charles K. Nivision, 209.31 feet to a set 3/4-inch iron pipe;

h $89^{\circ}34'20''$ West, 426.28 feet to a found 3/8-inch iron rod;

h 03⁰03'22" East, 177.43 feet to a found 3/8-inch iron rod, said in the north line of Celestial Road, (30 feet wide) as recorded 3103, Page 3709, Deed Records of Dallas County, Texas;

th 71⁰19'48" West, along the north line of said Celestial Road, to a set 3/4-inch iron pipe;

th 03⁰03'22" West, departing the north line of said Celestial 3 feet to a found 3/8" iron rod;

h 86°35'29" West, 434.36 feet to a set 3/4-inch iron pipe;

h 00[°]02'00" West, 636.02 feet to a found 1-inch iron pipe;

, 598.42 feet to a set 3/4-inch iron pipe;

h 00[°]04'32" East, 866.12 feet to a found 3/4-inch iron rod;

th 74⁰42'36" East, along the south line of the Donald R. Lorwen . 17, 1972), 186.21 feet to a found 3/4-inch iron rod, said point he west line of North Lakes Drive (a private 20-foot wide road as n Volume 3886, Page 186, of the Deed Records of Dallas County,

THENCE along the west line of said North Lakes Drive the following:

North	19 ⁰ 06'10''	East,	31.79	feet	to	a	set	3/4-inch	iron	pipe;	
North	37 [°] 49'17''	East,	42.15	feet	to	а	set	3/4-inch	iron	pipe;	
North	16 [°] 47'17''	East,	29.90	feet	to	а	set	3/4-inch	iron	pipe;	
North	23008 ' 36"	West,	25.84	feet	to	а	four	nd 3/4-inc	h irc	on rod;	
North	38°31'13"	West,	18.33	feet	to	а	set	3/4-inch	iron	pipe;	
North	37 [°] 15'43''	West,	21.25	feet	to	a	set	3/4-inch	iron	pipe;	
	26°01'43"										
	10°45'43"										
	00 [°] 31'43''										
	07 [°] 47'17''										
	24 [°] 23'17"										
	32 [°] 39'17''										
	24 ⁰ 29'17"										
	08 ⁰ 19'17"										
	00 ⁰ 02'17''										
	36°22'43''										d
said p	oint being	j in th	ne sout	th lir	ne c	of	said	Belt Lir	ne Roa	ıd;	-

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THENCE North 89⁰47'36" East, along the south line of said Belt Line Road, 223.72 feet to a found 3/4-inch iron rod;

THENCE South 10⁰44'33" West, departing the south line of Belt Line Road, 288.76 feet to a found 1-inch iron pipe;

THENCE South 76⁰25'09" West, 191.04 feet to a found 3/8-inch iron rod, said point being in the east line of said North Lakes Drive;

THENCE along the east line of said North Lakes Drive the following: South 36°49'51" East, 11.85 feet to a set 3/4-inch iron pipe, South 34°44'38" East, 20.80 feet to a found 3/4-inch iron rod; South 22°44'29" East, 39.81 feet to a found 2-inch sapling; South 15°50'10" West, 39.20 feet to a set 3/4-inch iron pipe;

South 36°22'10" West, 42.15 feet to a set 3/4-inch iron pipe;

South 33°08'10" West, 19.40 feet to a found 3/4-inch iron rod;

THENCE South 20⁰19'10" East, departing the east line of said North Lakes Drive, 212.09 feet to a set 3/4-inch iron pipe;

THENCE North 70°27'10" East, 188.05 feet to a found 3/4-inch iron rod;

THENCE North 73⁰01'46" East, 158.95 feet to the POINT OF BEGINNING and containing 27.942 acres of land, more or less.

Water and sanitary easements shall also include additional area of working space for construction and maintenance of the system. Additional easement area is also coveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meter boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

ESPEY, HUSTON & ASSOCIATES, INC. Engineering & Environmental Consultants 333 W. Campbell Rd. Richardson, Texas 75080 (214) 669-9600

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, SHARIF-MUNIR-DAVIDSON DEVELOPMENT CORPORATION, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as Bellbrook Estates, an addition to the Town of Addison, Dallas County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. The utility and fire lane easements (streets, alleys, and common areas) 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. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or deserving to use same.

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 perspective system on the utility easements and 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 systems 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 purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addision.

Witness my hand this the _____ day of _____, 1985.

		MICKEY MUNIR President
STATE OF TEXAS	X	
COUNTY OF DALLAS	X	

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared MICKEY MUNIR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under	my hand and _, 1985.	seal of office	this the	day of
		Nortary Pub Dallas Cour	olic in and for nty, Texas	,
STATE OF TEXAS	X			
COUNTY OF DALL	AS X			

THAT I, BRAD SPARR, a Registered Public Surveyor for Espey, Huston & Associates, Inc., do hereby declare that I 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 Town of Addison, Texas.

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	BRAD SPARR
	Registered Public Surveyor Texas Registration No. 3701
STATE OF TEXAS	X
COUNTY OF DALLAS	л л Х

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared BRAD SPARR, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 1985.

Notary Public, Dallas County

APPROVAL CERTIFICATE

Approved this _____ day of _____, 19__ by the Planning & Zoning Commission, Town of Addision.

Jerry Redding, Mayor

Jackie Kruse, City Secretary

CORRECTED FINAL PLAT BELLBROOK ESTATES	SHEET NO. 2
(27942 ACRES TRACT) A BLEDSOE SURVEY, ABSTRACT NO. 157 TOWN OF ADDISON, DALLAS COUNTY, TEXAS	OF 2 SHEETS
SHARIF - MUNIR - DAVIDSON DEVELOPMENT CORP.	JOB NO. 5676

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