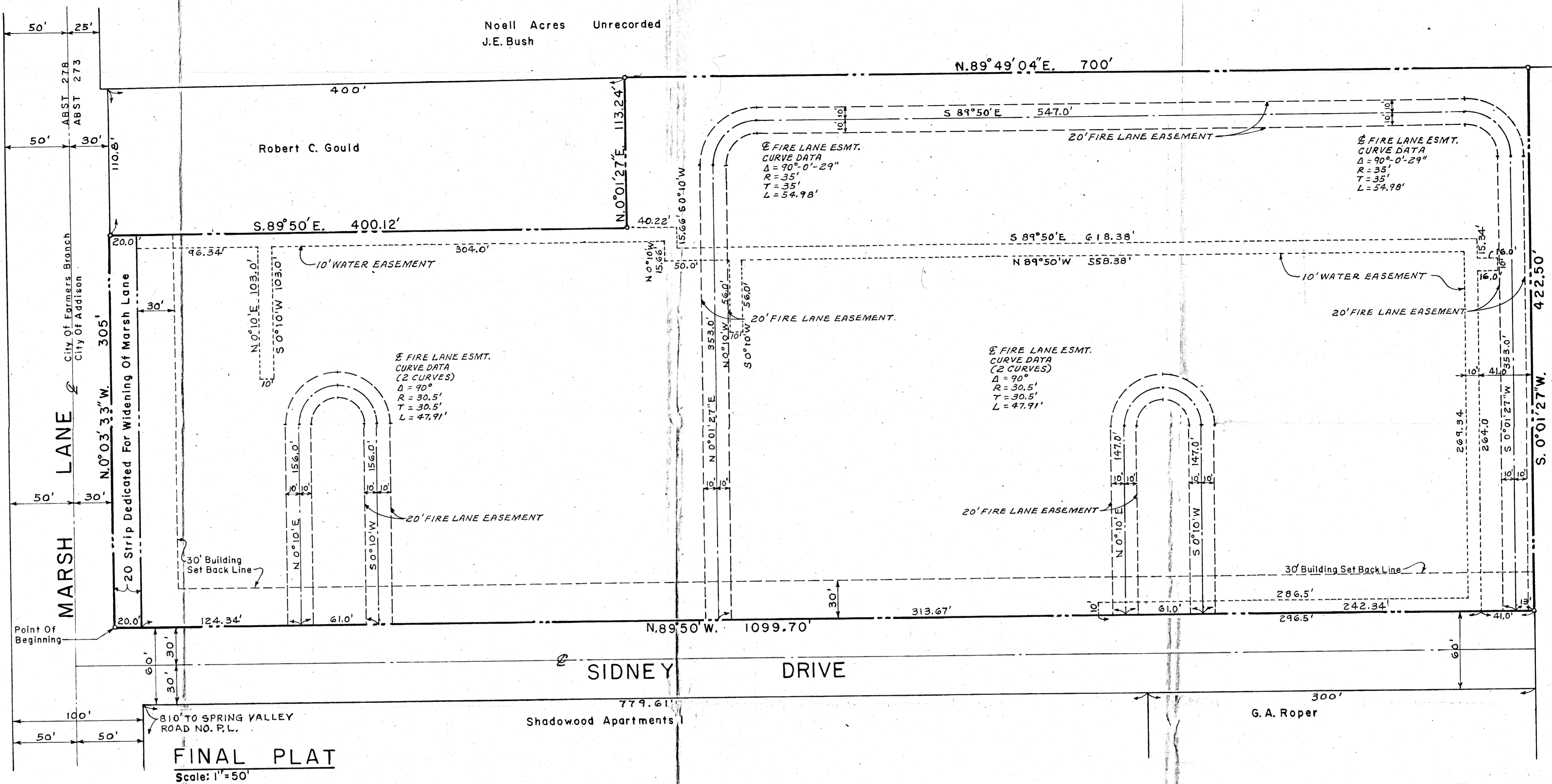




Brookhaven Hills Addition To Farmers Branch



FINAL PLAT
Scale: 1"=50'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CARL W. SUMMERS DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE FINAL PLAT OF SHADOWWOOD APARTMENTS 2, AN ADDITION TO THE CITY OF ADDISON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE 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 PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN THEREON, A HARD SURFACE AND THAT THE OWNER SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OF OBSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

WITNESS MY HAND AT DALLAS, TEXAS THIS _____ DAY OF _____, 19____

CARL W. SUMMERS

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 19____

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ADDISON, TEXAS. THIS THE _____ DAY OF _____, 19____

MAYOR, CITY OF ADDISON

CITY SECRETARY

RECORDED IN VOL. _____ PAGE _____

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, 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, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 19____

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DONALD E. DAVIS DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF ADDISON, TEXAS.

DONALD E. DAVIS
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, 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, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 19____

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

FIELD NOTES

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN DALLAS COUNTY, TEXAS, OUT OF THE THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, AND BEING LOT 2 THROUGH 11 IN BLOCK 2 OF THE UNRECORDED PLAT OF NOELL ACRES ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SIDNEY DRIVE WITH THE EAST LINE OF MARSH LANE, SAID POINT BEING N 0° 30' 30" W, A DISTANCE OF 900 FEET AND S 89° 50' E, A DISTANCE OF 30 FEET FROM THE SOUTHWEST CORNER OF THE THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273;

THENCE, N 0° 03' 33" W, ALONG THE EAST LINE OF MARSH LANE, A DISTANCE OF 305 FEET TO A POINT FOR CORNER;

THENCE, S 89° 50' E, A DISTANCE OF 400.12 FEET TO A POINT FOR CORNER;

THENCE, N 0° 01' 27" E, A DISTANCE OF 113.24 FEET TO A POINT FOR CORNER IN A FENCE LINE;

THENCE, N 89° 49' 04" E, ALONG SAID FENCE LINE, A DISTANCE OF 700 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO DALLAS INDEPENDENT SCHOOL DISTRICT BY DEED FILED AUGUST 8, 1963 AND RECORDED IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, S 0° 01' 27" W, ALONG THE WEST LINE OF SAID DALLAS INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 422.50 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SIDNEY DRIVE;

THENCE, N 89° 50' W, ALONG THE NORTH LINE OF SIDNEY DRIVE, A DISTANCE OF 1099.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 416,206 SQUARE FEET OR 9.555 ACRES OF LAND.

FINAL PLAT OF
SHADOWWOOD APARTMENTS 2
OUT OF THOMAS L. CHENOWETH SURVEY, ABST. NO. 273
ADDISON, TEXAS

FOR CARL W. SUMMERS
9221 AMBERTON PKWY., DALLAS

C 0976 JAN. 1977



Donald E. Davis
CONSULTING ENGINEERS



3000 McKinney Ave., Dallas, Texas 75204