

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 16 THROUGH 21 AND PART OF LOT 22 IN BLOCK 1 OF THE UNRECORDED PLAT OF NOELL ACRES ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE NORTH LINE OF SPRING VALLEY ROAD, SAID POINT BEING S 89° 50' E, A DISTANCE OF 378.55 FEET FROM ITS INTERSECTION WITH THE PRESENT EAST LINE OF MARSH LANE, AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RAY B. BLANCHARD AND GERALD J. FORD BY DEED DATED JANUARY 30, 1973 AND RECORDED IN VOLUME 73026 AT PAGE 1971 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N 0° 05' 25" E, ALONG THE EAST LINE OF SAID BLANCHARD AND FORD TRACT, A DISTANCE OF 405 FEET TO A POINT FOR CORNER;

THENCE S 89° 50' E, A DISTANCE OF 669.41 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF ADDISON, TEXAS FOR STREET PURPOSES BY DEED FILED MARCH 17, 1966 AND RECORDED IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE S 0° 01' 27" W, ALONG THE WEST LINE OF SAID CITY OF ADDISON TRACT, A DISTANCE OF 405 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SPRING VALLEY ROAD;

THENCE N 89° 50' W, ALONG THE NORTH LINE OF SPRING VALLEY ROAD, A DISTANCE OF 669.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.226 ACRES OF LAND.

Shadowood Apartments I

G.A. Roper

S 89° 50' E 669.41'

N 0° 05' 25" E 405'

S 0° 01' 27" W 405'

378.55' TO MARSH LANE

POINT OF BEGINNING

N 89° 50' W 669.88'

SPRING VALLEY ROAD

Greenhaven Village

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 SPRING VALLEY ROAD APARTMENTS, 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 OR 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

Dallas Independent School District

FINAL PLAT OF SPRING VALLEY ROAD APARTMENTS OUT OF THOMAS L. CHENOWETH SURVEY, ABST. NO. 273 ADDISON, TEXAS

FOR CARL W. SUMMERS 9221 AMBERTON PKWY., DALLAS

C1076 FEB. 1977

DONALD E. DAVIS CONSULTING ENGINEERS



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