

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, JWL INVESTMENTS is the owner of an 8.128 acre tract of land located in the George Syms Survey, Abstract No. 1344 in the City of Addison, Texas, said tract being the same tract conveyed by Warranty Deed from Beltwood North Venture, a joint venture, to JWL Investments as recorded in Volume 81039, Page 0812 of the Deed Records of Dallas County, Texas; said tract being more particularly described as follows:

Beginning at the intersection of the east line of Midway Road (a 100-foot right-of-way) and the south line of Kellway Drive (a 60-foot right-of-way);  
THENCE, N. 66°21'30" E., 129.61-feet along the south line of Kellway Drive to the beginning of a curve to the right having a central angle of 23°24'39", a radius of 300.00-feet and a tangent length of 62.16-feet;  
THENCE, easterly along the curve and the south line of Kellway Drive 122.58-feet to the end of curve;  
THENCE, N. 89°46'09" E., 273.45-feet along the south line of Kellway Drive to the beginning of a curve to the left having a central angle of 86°09'41", a radius of 80.00-feet and a tangent length of 74.83-feet;  
THENCE, northerly along the curve and the southeasterly line of Kellway Drive 120.31-feet to the end of curve;  
THENCE, East, 180.14-feet along the north line of Lot 4, Block B, Beltwood North, Phase 2, to a point for corner on the east line of Phase 2;  
THENCE, South, 323.93-feet passing the southeast corner of Phase 2 and continuing for a total distance of 581.43-feet to a point for corner on the north line of Keller Springs Road (a 50-foot right-of-way);  
THENCE, S. 89°46'09" W., 538.32-feet along the north line of Keller Springs Road to a point for corner;  
THENCE, N. 00°13'00" W., 25.0-feet along the north line of Keller Springs Road;  
THENCE, S. 89°46'09" W., 19.30-feet along the north line of Keller Springs Road to a point on the proposed east right-of-way line of Midway Road;  
THENCE, N. 33°13'25" W., 120.10-feet along the proposed east line of Midway Road to the beginning of a curve to the right having a central angle of 9°39'55", a radius of 887.98-feet and a tangent length of 75.07-feet;  
THENCE, northwesterly along the curve and the proposed easterly line of Midway Road 149.79-feet to the end of curve and a point on the existing Midway Road right-of-way (a 100-foot right-of-way at this point);  
THENCE, N. 23°38'30" W., 189.46-feet along the existing easterly line of Midway Road to the Point of Beginning and containing 8.128 acres of land.

HOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JWL INVESTMENTS, does hereby adopt this plat designating the herein described property as BELTWOOD NORTH, JWL ADDITION, 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 and police 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, over 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 buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective systems on 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 or egress to private property for the purpose of reading meters and performing any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Addison, Texas.

WITNESS MY HAND AT DALLAS, TEXAS this 21st day of September, 1981.

JWL INVESTMENTS

*J. Waymon Levell*  
Waymon Levell

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 J. Waymon Levell, 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 purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF September, 1981.

*George Ann Underly*  
Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Donald C. Moreau, do hereby certify that I prepared this plat from an actual and accurate survey on the ground and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the regulations of the City of Addison, Texas.

*Donald C. Moreau*  
Donald C. Moreau, R.S.

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, a Notary Public, on this day personally appeared Donald C. Moreau, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF September, 1981.

*Karvon Dalton*  
Notary Public in and for Dallas County, Texas

RECOMMENDED FOR APPROVAL:

*Jacquie Sharp*  
City Secretary  
Date: 10-27-1981

OWNER'S CONTACT: JWL INVESTMENTS  
J. WAYMON LEVELL  
2710 OAK LAWN AVE.  
DALLAS, TEXAS  
PHONE: 528-7651



FINAL PLAT  
BELTWOOD NORTH, JWL ADDITION  
GEO. SYMS SURVEY, ABSTRACT 1344  
ADDISON, TEXAS

DATE AUGUST, 1981 SCALE 1" = 50'  
DONALD C. MOREAU - CONSULTING ENGINEER  
2355 STEMMONS FRWY. • SUITE 1004 • DALLAS, TEXAS • 638-8430

SHEET  
OF

