

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, William J. Coppola and wife Teresa Ann Coppola are the owners of a tract of land situated in the A. Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas...

BEGINNING at a 3/8 inch iron rod found for the southwest corner of the said Coppola tract and also being the northwest corner of Lot 13, Block 3 of the Bellbrook Estates as recorded in Volume 86024, Page 4884 of the Plat Records of Dallas County, Texas...

THENCE North 0° 03' 02" West with the east line of the said Oaks North Addition a distance of 300.93 feet to a 3/8 inch iron rod found for corner; said corner also being the southwest corner of a tract of land conveyed to Frank L. Crowder & Marton N. Crowder as recorded in Volume 68177, Page 2104 of the Deed Records of Dallas County, Texas;

THENCE South along the centerline of Lake Forest Drive and the west line of said Secchi tract a distance of 301.29 feet to the north line of Lot 12, Block 3 of the said Bellbrook Estates to a 1/2 inch iron rod set for corner;

THENCE North 89° 56' 44" East with the south line of the said Crowder tract a distance of 299.90 feet to a PK nail found in the centerline of Lake Forest Drive (a private drive) for corner;

THENCE North 89° 59' 09" West with the north line of Lots 12 and 13 of the said Bellbrook Estates a distance of 299.63 feet to the POINT OF BEGINNING and containing 2.0722 acres (90,263 square feet) of land more or less.

That William J. Coppola and wife Teresa Ann Coppola ("Owner") do hereby adopt this plat designating the hereinabove property as the COPPOLA ESTATES, 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. Owner 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.

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 maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

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 installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas

WITNESS, my hand at Dallas, Texas, this the 6th day of April, 1989.

BY: William J. Coppola (Signature) BY: Teresa Ann Coppola (Signature)
WILLIAM J. COPPOLA TERESA ANN COPPOLA

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared William J. Coppola and Teresa Ann Coppola, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 6th day of April, 1989.

(Signature) Notary Public in and for Dallas County, Texas
My Commission Expires 12-31-91

SURVEYOR'S DECLARATION

THAT I, Ayub R. Sandhu of A.R.S. Engineers, Inc., do hereby declare that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision in accordance with the subdivision regulations of the Town of Addison, Texas.

(Signature) Ayub R. Sandhu
Ayub R. Sandhu
Registered Public Surveyor No. 2810

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Ayub R. Sandhu, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7th day of April, 1989.

(Signature) Notary Public in and for Dallas County, Texas
My Commission Expires 12-7-91

APPROVAL CERTIFICATE

APPROVED THIS THE 23rd DAY OF MARCH, 1989 BY THE PLANNING AND ZONING COMMISSION, TOWN OF ADDISON, TEXAS.

BY: (Signature) Mayor BY: (Signature) City Secretary

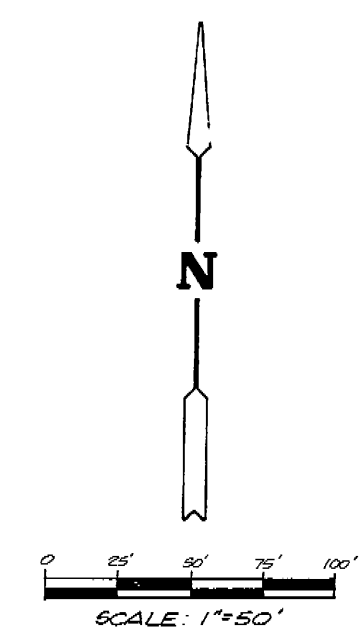
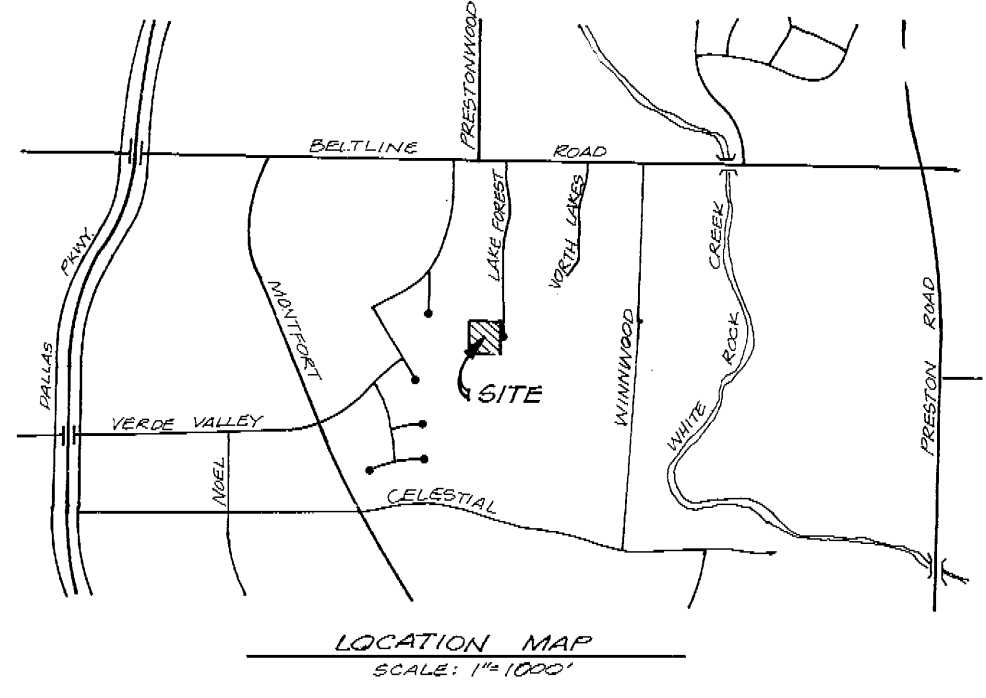
FINAL PLAT
COPPOLA ESTATES
A. BLEDSOE SURVEY ABSTRACT NO. 157
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

WILLIAM J. COPPOLA & WIFE TERESA ANN COPPOLA OWNERS
P.O. BOX 17130 DALLAS, DALLAS COUNTY, TX

SCALE: 1"=50' DATE: 2-24-1989

A.R.S. Engineers, Inc.
Civil Design • Land Surveying
Planning • Hydrology • Project Management
5401 North Central Expressway, Suite 550 • Dallas, Texas 75205 • (214) 522-6970

MAIL TO: TOWN OF ADDISON
P.O. Box 1144
Addison, TX 75001 89084 2510
ATTN: CAROL WICK



- NOTE
1. Origin of bearings are from a Deed recorded in Volume 88147, Page 3087 of the Deed Records of Dallas County, Texas.
2. Numbers indicated in parentheses are from current owners Deed recorded in Volume 88147, Page 3087 of the Deed Records of Dallas County, Texas.