85

84

83

64

63

G/

<u>89.39°</u>

60

POINT OF

BEGINNING

..... OAKS NORTH ADDITION.

VOL 79010 PG. 1955

BLOCK ~"B"

P.K. Nail Find.

1/2"I.R.S.

FRANK L.CROWDER

ÉMARION N. CROWDER

VOL. 68177 FG. 2104

(N89°53'55"E~300.00") N 89°56'44"E ~ 299.90"

LOT- 2

BLOCK ~ 1

N 89°59'09"W

299.76

LOT~/

1.000 AC

N89°59'09"W~ 299.63' 204.66

(589°53'55"W~ 300.00")

1,0722 Ac.

184.42

BLOCK~"3"

162.19

136.65

129.52

CORRECTED FINAL PLAT

VOL. 86024 PG. 4884

BELLBROOK ESTATES.

## 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 and being all of a tract of land deeded to William J. Coppola and wife Teresa Ann Coppola as recorded in Volume 88147, Page 3087 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

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; said rod also being in the east line of Lot 64, Block B of the Oaks North Addition as recorded in Volume 79010, Page 1955 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 & Marion N. Crowder as recorded in Volume 68177, Page 2104 of the Deed Records of Dallas County, Texas;

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 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° 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

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 there-

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. Said utility easements are hereby reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services. for which easements are granted.

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 City will not be responsible for the maintenance or operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of natural channels, are subject to storm water overflow and bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any damages or injuries. Building areas outside the drainage floodway easements line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

- 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 parenthises are from current owners Deed recorded in Volume 88147, Page 3087 of the Deed Records of Dallas County, Texas.

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. 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. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of any such improvements or growth, 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 growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

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 NYLLIAM J. CORPOLA

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 67

Notary Public in and for Da My Commission Expires 🚄

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.

> Ayub R. Saradhu Registered Public Surveyor No

> > 2010

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

APPROVAL CERTIFICATE

APPROVED THIS THE 2300 DAY OF MARCH PLANNING AND ZONING COMMISSION, TOWN OF ADDISION, TEXAS.

CARMEN MORAN

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

P.O. BOX 17/30 DALLAS, DALLAS COUNTY, TX

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

A.R.S. Engineers, Inc.

Civil Design • Land Surveying
Flanning • Hydrology • Project Manageme 5401 North Central Expressway, Suite 350 • Dallas, Texas 75205 • (214) 522-09

MAIL TO: TOWN OF ADDISON P.O. Box TULL

99084

LOCATION MAP SCALE: |"= 1000"

BLOCK #3"

CORRECTED FINAL PLAT

BELLBROOK ESTATES.

VOL. 86024 PG. 4884

RICHARD RODER

VOL. 86075 PG.4959

300.00

FRANCESCO SECCHI & WIFE JANE

VOL. 85190 PG. 1239

300.0

JOHN L. SHIRLEY

140.42

sonal 7508

89084 2507 ... -

Annisod TX 75001

ATTN: CARMEN WORAN