

**FLOODWAY EASEMENT**

This plat is approved by the Director of Public Works of the City of Addison and accepted by the Owner, subject to the following conditions which shall be binding upon the Owner, his heirs, grantees, successors and assigns.

The existing creek or creeks traversing along Block 8172 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block 8172. The City of Addison will not be responsible for the maintenance and operation of said creek or creeks or for any damage 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 storm water run-off shall be permitted by filling, or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the natural drainage channels, as hereinafter defined in Block 8172 unless approved by the Director of Public Works. Provided, however, it is understood that in the event it becomes necessary for the City of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Addison shall have the right to enter upon the floodway easement at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

The natural drainage channels through Block 8172, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Addison shall not be held liable for any damages 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.

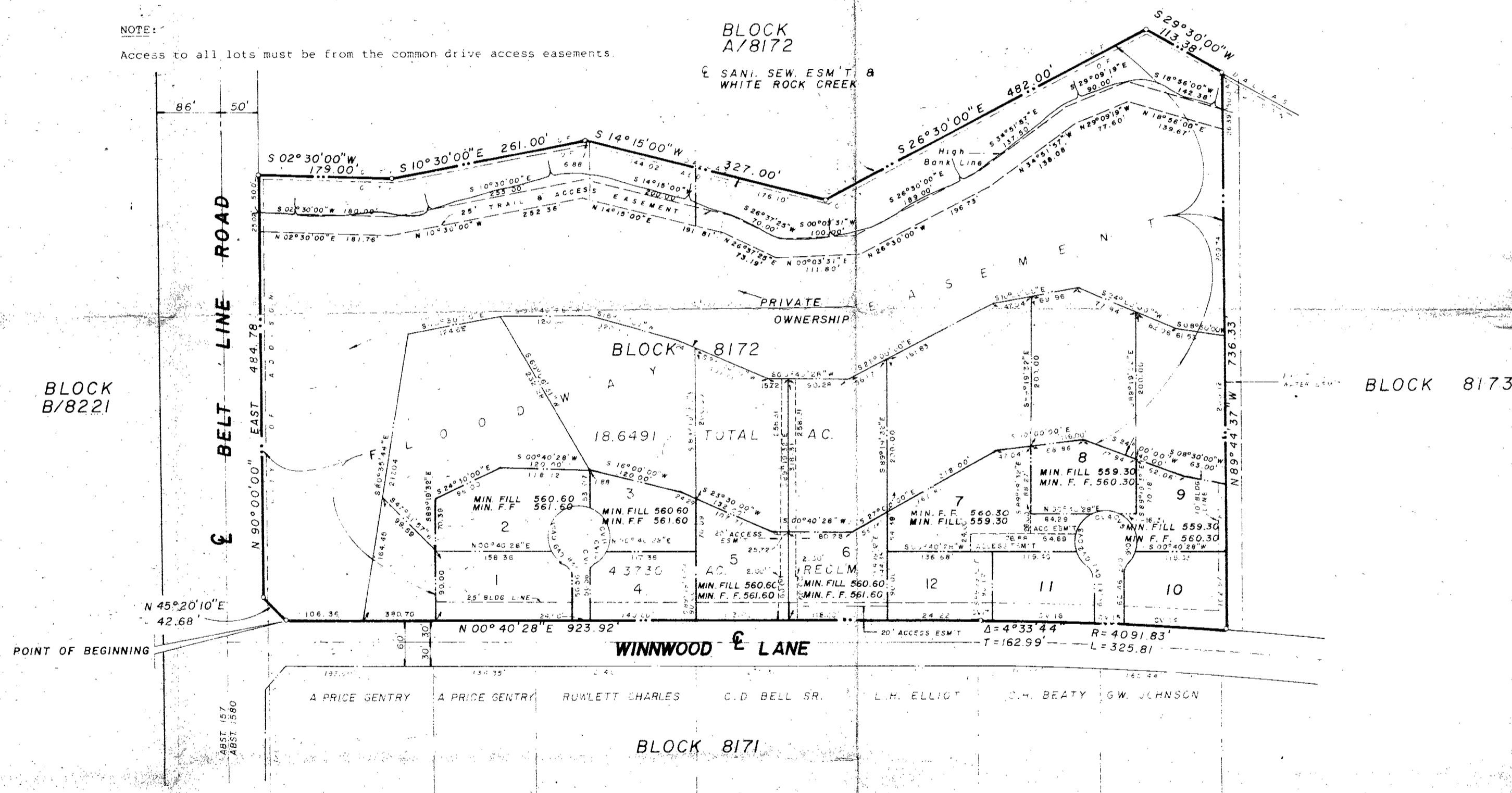
The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Building areas outside the Floodway Easement line should be filled to a minimum elevation as shown. The minimum floor elevations on houses built within this subdivision shall be as shown.

Director of Public Works

**NOTE:**

Access to all lots must be from the common drive access easements



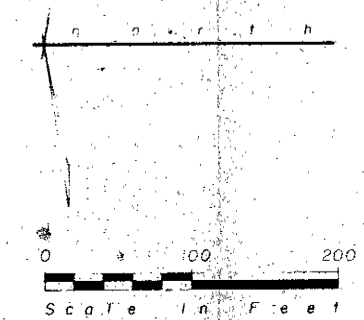
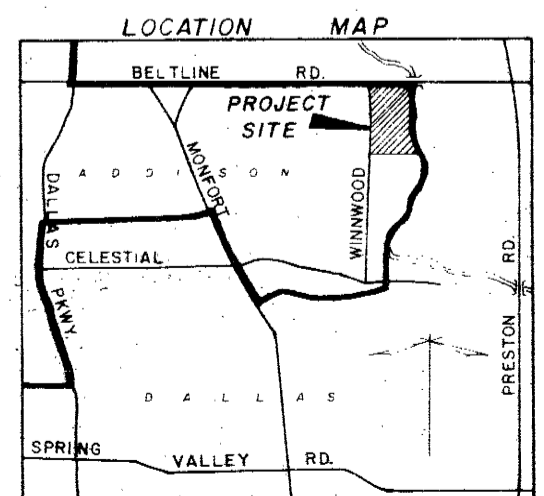
BLOCK B/8221

BLOCK 8173

BLOCK 8171

**Curve Table Data**

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
CV1	46° 11' 13"	25.00'	20.15'	N 67° 34' 52" E	19.61'
CV2	24° 00' 47"	40.00'	16.87'	N 56° 34' 08" E	16.74'
CV3	63° 04' 08"	40.00'	57.99'	S 69° 49' 01" E	53.04'
CV4	57° 54' 36"	40.00'	40.43'	S 00° 40' 14" W	38.73'
CV5	83° 04' 08"	40.00'	57.99'	S 71° 09' 36" W	55.05'
CV6	24° 10' 00"	40.00'	16.87'	N 55° 13' 19" W	16.75'
CV7	46° 11' 13"	25.00'	20.15'	N 66° 13' 56" W	19.61'
CV8	55° 18' 12"	25.00'	24.13'	N 63° 01' 22" E	23.20'
CV9	25° 18' 12"	40.00'	17.67'	N 48° 01' 22" E	17.52'
CV10	37° 27' 27"	40.00'	95.36'	S 50° 35' 48" E	74.55'
CV11	102° 32' 33"	40.00'	71.53'	S 69° 24' 12" W	62.41'
CV12	25° 18' 12"	40.00'	17.67'	N 46° 40' 26" W	17.52'
CV13	55° 18' 12"	25.00'	24.13'	N 61° 40' 26" W	23.20'
CV14	01° 54' 52"	4091.83'	136.72'	N 0° 49' 16" E	136.71'
CV15	00° 32' 15"	4091.83'	38.38'	N 0° 02' 51" E	38.38'
CV16	00° 55' 16"	4091.83'	137.20'	N 0° 48' 11" E	137.20'
CV17	00° 09' 21"	4091.83'	11.13'	N 00° 45' 53" E	11.13'



NOTE: THIS IS A RECORD OF THE PLAT PRIOR TO REVISION ON 5/24/82.  
REVISED 10/24/84

**OWNER'S CERTIFICATE**

WHEREAS, Michael Hall Enterprises, Inc., is the owner of a tract of land out of the A. BLEDSOE SURVEY, Abstract No. 157, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Southerly most point of a R.O.W. clip, said point being on the East R.O.W. line of Winnwood Lane (60' R.O.W.), and South R.O.W. line of Belt Line Road (136' R.O.W.);

THENCE, N. 45°20'10" E, along said R.O.W. clip, a distance of 42.66 feet to a point for a corner, said point being the most Northerly point of said R.O.W. clip;

THENCE, East, along the South R.O.W. line of Belt Line Road, a distance of 559.80 feet to a point for a corner;

THENCE, S 02°30'00" W, a distance of 179.00 feet to an angle point;

THENCE, S 10°30'00" E, a distance of 261.00 feet to an angle point;

THENCE, S 14°15'00" W, a distance of 327.00 feet to an angle point;

THENCE, S 26°30'00" E, a distance of 482.00 feet to an angle point;

THENCE, S 29°30'00" W, a distance of 113.38 feet to a point for a corner;

THENCE, N 89°44'37" W, a distance of 736.33 feet to a point for a corner, said point being on the East R.O.W. line of Winnwood Lane;

THENCE, in a Northerly direction, along the East R.O.W. line of Winnwood Lane, a curve to the left, with a tangent bearing of N 05°14'12" E, having a center angle of 04°33'44", a radius of 4,091.83 feet, and an arc length of 125.81 feet;

THENCE, N 00°40'28" E, along the East R.O.W. of said Winnwood Lane a distance of 923.92 feet to the POINT OF BEGINNING AND CONTAINING 812,354 Square Feet or 18.6491 Acres of Land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Michael Hall Enterprises, Inc., does hereby adopt this plat designating the herein described property as OAK BEND ESTATES, an Addition to the City of Addison, Texas, and does hereby dedicate to the public use the streets shown hereon. The easements shown thereon are hereby reserved for purposes of water, sanitary sewer, storm sewer, electric and telephone, gas and cable TV locations to be determined by Grantor. The park area dedicated to the City shall be used exclusively for park purposes. If, at any time, this area is used for other than park purposes, free title of the area shall revert to the Grantor.

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

WITNESS My Hand at Addison, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

Michael Hall Enterprises, Inc.

Michael Hall (owner)

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, on this, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

Notary Public in and for Dallas County, Texas

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert L. Zollars, a Registered Public Surveyor, 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 properly placed under my personal supervision, in accordance with the platting rules and regulations of the City of Addison, Texas.

Robert L. Zollars  
Registered Public Surveyor

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for Dallas County, Texas, on this day personally appeared Robert L. Zollars, 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, the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_.

Notary Public in and for Dallas County, Texas

**APPROVED BY**

CITY FILE NO. \_\_\_\_\_ PLANNING & ZONING  
FINAL PLAT \_\_\_\_\_ CITY COUNCIL

**OAK BEND ESTATES**  
AN ADDITION TO THE CITY OF ADDISON  
OUT OF THE A. BLEDSOE SURVEY  
ABSTRACT NO. 157, DALLAS COUNTY, TEXAS

OWNER  
Michael Hall Enterprises, Inc.  
4488 Spring Valley Rd.  
Suite 101  
Dallas, Texas 75234

BY  
HUITT-ZOLLARS, INC.  
1440 Empire Central  
Suite 420  
Dallas, Texas 75247

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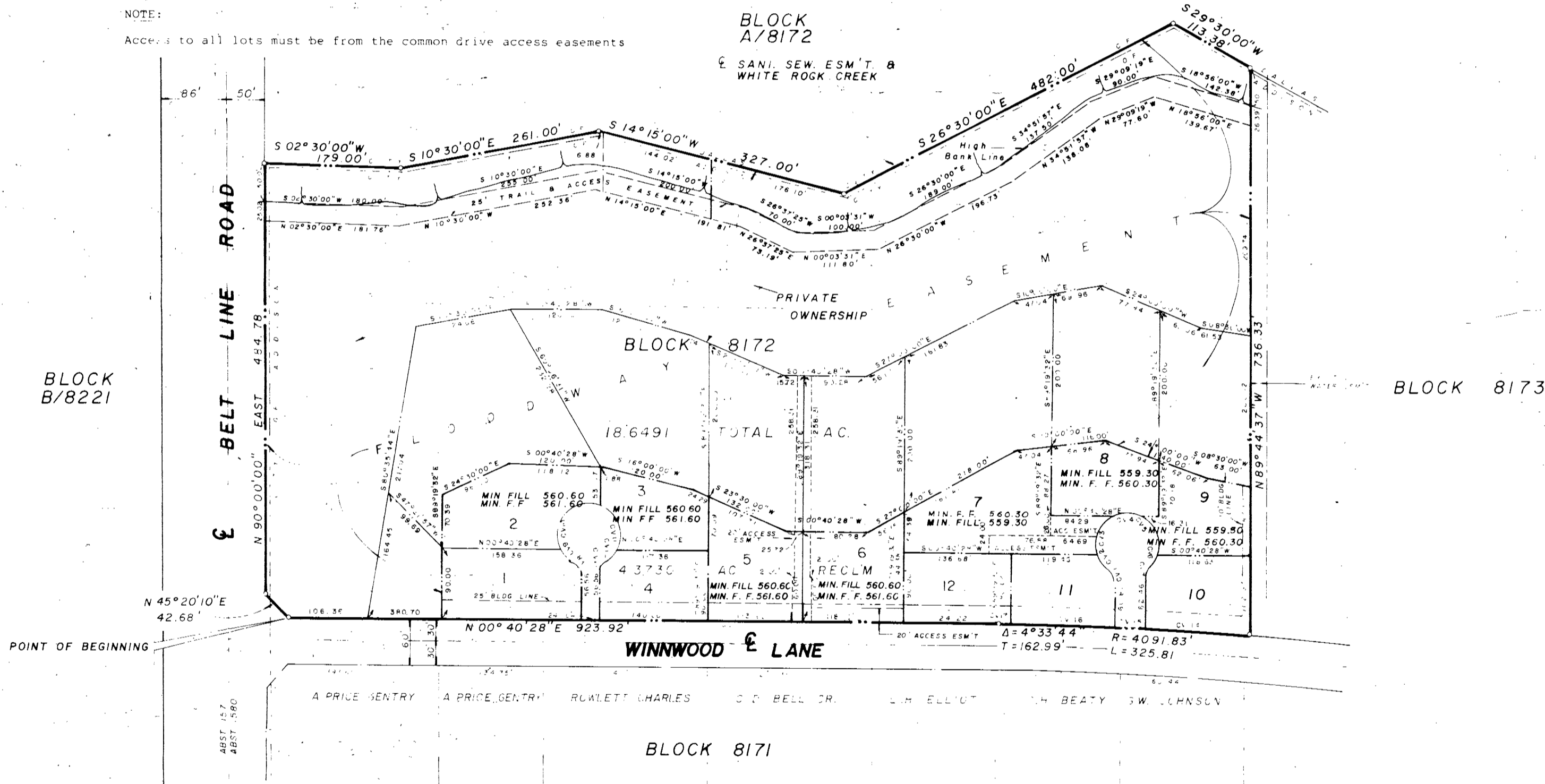
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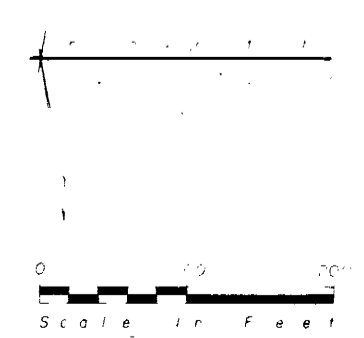
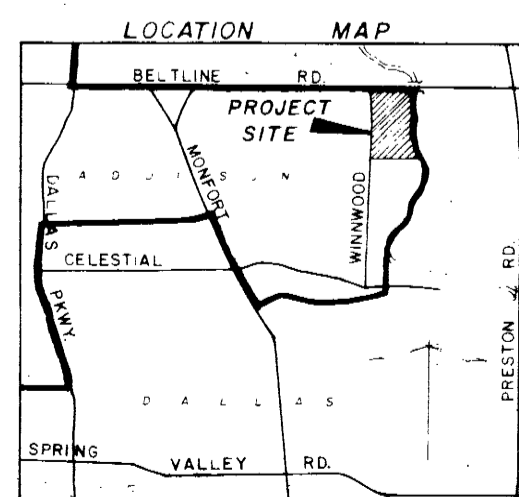
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NOTE THIS PLAT WAS REVISION 5/24/82 REVISED 10/24/84

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WITNESS MY HAND, in Addison, Texas, on this, the \_\_\_\_\_ day of \_\_\_\_\_, 1982.

Michael Hall Enterprises, Inc.

BY: Michael Hall (owner)

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, on this, the \_\_\_\_\_ day of \_\_\_\_\_, 1982.

Notary Public in and for Dallas County, Texas

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Notary Public in and for Dallas County, Texas

**APPROVED BY**  
PLANNING & ZONING  
CITY COUNCIL

CITY FILE NO. \_\_\_\_\_  
FINAL PLAT  
**OAK BEND ESTATES**  
AN ADDITION TO THE CITY OF ADDISON  
OUT OF THE A. BLEDSOE SURVEY  
ABSTRACT NO. 157, DALLAS COUNTY, TEXAS

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