

BELT ROAD LINE 3Place of Beginning 149.80 137.80 265.56 24' Private Access Easement 42' Building BLOCK LOT A LOT B 2.92 0

STATE OF TEXAS COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, MONTFORT - JOINT VENTURE is the owner of a tract of land situated in the ALLEN BLEDSOE SURVEY, Abstract No. 157, City of Addison, Dallas County, Texas, and being more particularly described as follows: BEGINNING at the intersection of the South line of Belt Line Road (a 100' R.O.W.), with a cut-back line from said Belt Line Road South line to the Northeast line of Montfort Road (a 50' R.O.W.), an iron stake for corner; THENCE, N. 89°49'50"E, along said Belt Line Road South line, a distance of 425.98 feet to an iron stake

THENCE, S. 0°10'10"E, leaving said Belt Line Road South line a distance of 283.08 feet to an iron stake

THENCE, S. 48°06'W, a distance of 157.38 feet to a point on the said Montfort Road Northeast line, an iron

THENCE, N. 41°54'W, along said Montfort Road Northeast line a distance of 485.00 feet to a point on the said cut-back line between Montfort Road and Belt Line Road, an iron stake for corner; THENCE, N. 28°44'55"E, along said cut-back line between Montfort Road and Belt Line Road a distance of 29.59 feet to the PLACE OF BEGINNING and containing 2.433 Acres of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MONTFORT - JOINT VENTURE, does hereby adopt this plat designating the hereinabove described property as OAKS NORTH - WEST NO. 1, an addition to the City of Addison, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way, endanger or interfere with the construction, maintenance or efficiency of its' respective systems on any of these easement strips; and any public utility shall, at all times, have the Right of Ingress and Egress to and from and upon the said easement strips for the purpose of constructing,

WITNESS MY HAND 1	-	-	1 #	aring the p	Sof	and an		1978
				MONTFORT	- JOINT VE	INTURE		
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			• .	A	Clark			
				W. CHRIST	OPHER PRICE,	Managing '	Venturer	

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared W. CHRISTOPHER PRICE, Managing Venturer of MONTFORT - JOINT VENTURE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DON A. TIPTON, do hereby certify 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 personal supervision, in accordance with the Platting Rules and Regulations of the City of Addison, Texas.

Registered Professional Engineer

STATE OF TEXAS COUNTY OF DALLAS Y

COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DON A. TIPTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes

and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL

APPROVED this the day of the leave, 1978.

MONTFORT-JOINT VENTURE ~ OWNER 3362-A Wiley Post Road Carrollton, Texas 7500 75006

OAKS NORTH-WEST NO. 1 ALLEN BLEDSOE SURVEY ~ ABSTRACT NO. 157 CITY OF ADDISON, DALLAS COUNTY, TEXAS JOHN C. GIBSON CO., INC. - CONSULTING ENGINEERS 9510 Military Parkway Dallas, Texas 75227 DESIGN DRAWN DATE SCALE NOTES FILE NO. a.d.m. a.d.m. July 7, 1"= 40' D.B.