

F & T. PARTNERSHIP  
% ARNOLD N. ABLON  
(Vol. 78162, Pg. 2677)

LOT 1, BLK. A

JANET S. SHAW  
(Vol. 88161 Pg. 3338)

LOT 4A, BLK. A

JAMES D. VANDERMEER  
(Vol. 83202, Pg. 0054)

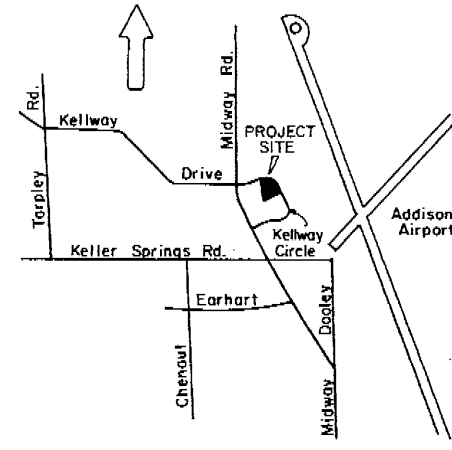
LOT 2, BLK. A

LOT 4B, BLK. A

66,214 Sq. Ft.  
1.520 Ac.

(Vol. 78201, Pg. 0001)

LOT 6  
EMIL T. DALMAS, JR.  
(Vol. 84035, Pg. 193)



NOTE: All bearings are referenced to bearings of record as recorded on Beltwood North, Phase 2 Final Plat.

POINT OF BEGINNING

$\Delta = 69^{\circ}37'50''$   
 $R = 20.0'$   
 $T = 13.9'$   
 $L = 24.3'$

$\Delta = 12^{\circ}14'32''$   
 $R = 300.0'$   
 $T = 32.17'$   
 $L = 64.10'$

**SURVEYOR'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 of the land and that the corner monuments shown therein were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Addison, Texas, and current Texas Surveyors Assn. Standards and Regulations for a Category IB, II Survey.

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 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 10th day of February, 1988.

**CERTIFICATE OF APPROVAL**  
APPROVED by the City of Addison, Texas this 10th day of February, 1988.  
Lynn Spruill, Mayor  
Carmen Moran, City Secretary

OWNER : SKYHAWK VENTURE  
10939 SHADY TRAIL  
P.O. BOX 541057  
DALLAS, TEXAS 75354-1057  
CONTACT : C.W. FOOSE, PRESIDENT  
214-357-4694

STATE OF TEXAS |  
COUNTY OF DALLAS |

OWNER'S CERTIFICATE  
WHEREAS SKYHAWK VENTURE is the Owner of a tract of land located in the George Syms Survey, Abstract No. 1344 and being part of Lot 4, Block A, Beltwood North, Phase 2, an addition to the Town of Addison, Texas, as recorded in Volume 78201, Page 0001 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

Commencing at the northwest corner of Beltwood North, Phase 2, said point being on the east line of Midway Road (a 100-foot right-of-way); Thence S 00°09'30" W, 502.36-feet along the east line of Midway Road to the point of intersection of the east line of Midway Road with the south line of Kellway Circle (a 60-foot right-of-way) said point being the beginning of a curve to the left having a central angle of 45°16'48", a radius of 273.00-feet and a tangent length of 113.86-feet; Thence, 215.75-feet along the south line of Kellway Circle to the end of curve, said point being the beginning of a curve to the right having a central angle of 44°53'18", a radius of 215.36-feet and a tangent length of 88.96-feet; Thence, 168.72-feet along the south line of Kellway Circle to the end of curve; Thence, N 89°46'00" E, 55.88-feet to a 1/2-inch iron rod set and the Point of Beginning;

THENCE N 89°46'00" E, 124.12-feet along the south line of Kellway Circle to a 1/2-inch iron rod found and the beginning of a curve to the right having a central angle of 69°37'50", a radius of 20.00-feet and tangent length of 13.91-feet;  
THENCE 24.31-feet to a 1/2-inch iron rod found and the end of curve;  
THENCE S 20°36'10" E, 274.55-feet along the west line of Kellway Circle to a 1/2-inch iron rod found and the beginning of a curve to the right having a central angle of 12°14'32", a radius of 300.00-feet and a tangent length of 32.17-feet;  
THENCE 64.10-feet along the west line of Kellway Circle to a 1/2-inch iron rod set and the end of curve;  
THENCE S 89°46'00" W, 254.18-feet to a 1/2-inch iron rod set for corner;  
THENCE N 00°13'51" W, 332.42-feet to the Point of Beginning; and containing 66,214 square feet or 1.520 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT SKYHAWK VENTURE ("Owner") does hereby adopt this plat designating the hereinabove property as "Lot 4B, Block A, Beltwood North, Phase 2, a Replat of part of Lot 4, Block A, Beltwood North, Phase 2", 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. Said utility easements are hereby being 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.

An 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 of creeks traversing the drainage and floodway easement will remain 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 and operation of said creek or creeks or for any damage or injury of 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 all natural channels, are subject to storm water overflow and natural 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 such damages and injuries. Building areas outside the drainage and floodway easement 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.

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 the 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 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 as 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 10th day of Feb. 1988.  
C.W. Foose  
By: Connell Development Co., MGR. - C.W. Foose, President  
Skyhawk Venture

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 C.W. Foose, President of Connell Development Company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of Connell Development Co.; for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10th day of Feb. 1988.

**CERTIFICATE OF APPROVAL**  
APPROVED by the City of Addison, Texas this 10th day of February, 1988.  
Lynn Spruill, Mayor  
Carmen Moran, City Secretary



**REPLAT LOT 4B, BLOCK A**  
**BELTWOOD NORTH, PHASE 2**  
A REPLAT OF PART OF LOT 4, BLOCK A-BELTWOOD NORTH PHASE 2  
AN ADDITION TO THE CITY OF ADDISON, DALLAS COUNTY, TEXAS  
GEORGE SYMS SURVEY, ABST. NO. 1344  
CITY OF ADDISON, DALLAS COUNTY, TEXAS

DATE: DECEMBER, 1988 SCALE: 1" = 30'  
**DONALD C. MOREAU - CONSULTING ENGINEER**  
8585 STEMMONS FRWY. • SUITE 645N • DALLAS, TEXAS • 638-8430

89 FEB 24 1988  
VOLUME 84035  
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