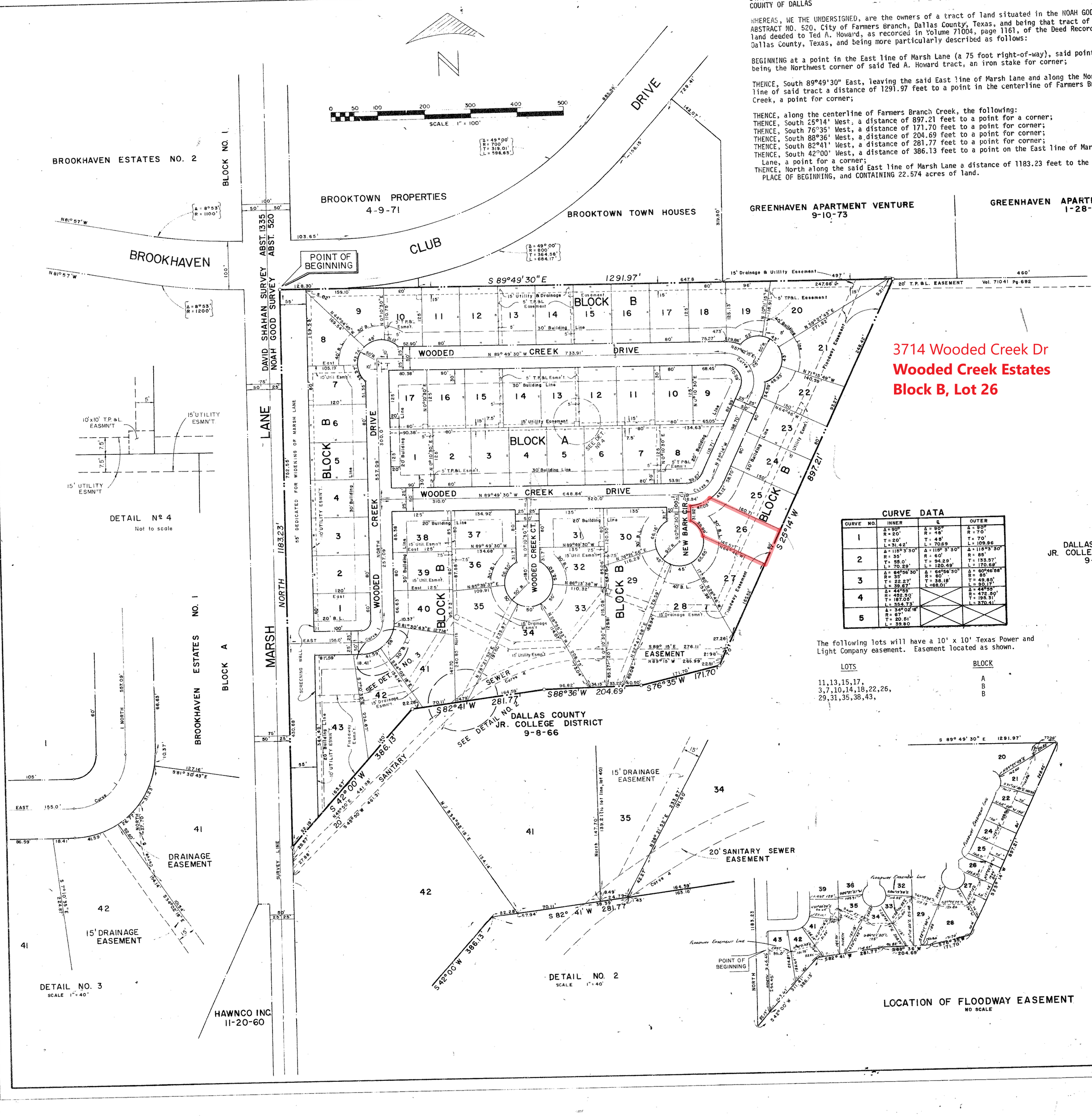

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, WE THE UNDERSIGNED, are the owners of a tract of land situated in the NOAH GOOD SURVEY, ABSTRACT NO. 520, City of Farmers Branch, Dallas County, Texas, and being that tract of land deeded to Ted A. Howard, as recorded in Volume 71004, page 1161, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East line of Marsh Lane (a 75 foot right-of-way), said point being the Northwest corner of said Ted A. Howard tract, an iron stake for corner;

THENCE, South 89°49'30" East, leaving the said East line of Marsh Lane and along the North line of said tract a distance of 1291.97 feet to a point in the centerline of Farmers Branch Creek, a point for corner;

THENCE, along the centerline of Farmers Branch Creek, the following:
THENCE, South 25°14' West, a distance of 897.21 feet to a point for a corner;
THENCE, South 76°35' West, a distance of 171.70 feet to a point for corner;
THENCE, South 88°36' West, a distance of 204.69 feet to a point for corner;
THENCE, South 82°41' West, a distance of 281.77 feet to a point for corner;
THENCE, South 42°00' West, a distance of 386.13 feet to a point on the East line of Marsh Lane, a point for a corner;
THENCE, North along the said East line of Marsh Lane a distance of 1183.23 feet to the PLACE OF BEGINNING, and CONTAINING 22.574 acres of land.

GREENHAVEN APARTMENT VENTURE
9-10-73

GREENHAVEN APARTMENT VENTURE
1-28-73

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, WE THE UNDERSIGNED BEING THE LOT OWNERS, do hereby adopt this plat designating the herein above described tract as WOODED CREEK ESTATES, an addition to the City of Farmers Branch, Texas and do hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes as indicated. No permanent structures shall be constructed or placed upon,over or across said easements as shown. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said Easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. There will be no fences, buildings, landscaping or other obstruction built, placed or planted within the 100 year Flood Plain. The maintenance of the floodway easement shall be the responsibility of the individual property owners.

This plat approved subject to all platting ordinances, rules, regulation and resolutions of the City of Farmers Branch.

Witness my hand at Dallas County, Texas this ____ day of _____ 1975.

ARTHUR SKIBELL
JOHN E. BOEHM
CHARLES D. KELLY, JR.
MILFORD W. HOLLIS
GWEN MARTIN
DEE CLAUNCH
JERRY D. STILES
TOM GRIFFIN, PRESIDENT
GRIFFIN DEVELOPMENT, INC.
LAWRENCE MOFFITT
ALLEN HOMES, INC.
TALMEDGE TINSLEY, PRESIDENT
TALMEDGE TINSLEY, INC.
DANNY JACQUES
HAYWOOD EASON President
HAYWOOD EASON AND ASSOCIATES, INC.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared the above named known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this the 6th day of August, 1975.

Donna Ellis
NOTARY PUBLIC IN AND FOR ~~DALLAS~~ COLLIN COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:

That I, Jack C. Cook, III, 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 placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Farmers Branch, Texas.

Jack C. Cook, III
Registered Professional Engineer

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 Jack C. Cook, III 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 expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 4th day of August, 1975.

Gloyce Grogan
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS
GLOYCE GROGAN
Notary Public in and for Dallas County, Texas

CURVE DATA

CURVE NO.	INNER	Δ	OUTER
1	Δ = 90° R = 20' T = 20' L = 31.42'	Δ = 90° R = 45' T = 45' L = 70.69	Δ = 90° R = 70' T = 70' L = 109.96
2	Δ = 115° 3' 30" R = 35' T = 95.0' L = 70.69'	Δ = 115° 3' 30" R = 60' T = 94.29 L = 120.49'	Δ = 115° 3' 30" R = 85' T = 133.57' L = 170.68'
3	Δ = 64° 56' 30" R = 35' T = 22.27' L = 39.67'	Δ = 64° 56' 30" R = 60' T = 38.18' L = 68.01'	Δ = 60° 46' 08" R = 85' T = 49.85' L = 90.17'
4	Δ = 44° 55' R = 482.50' T = 197.00' L = 354.73'		Δ = 44° 55' R = 472.50' T = 195.51' L = 370.41'
5	Δ = 34° 02' 18" R = 67' T = 20.61' L = 39.80		

The following lots will have a 10' x 10' Texas Power and Light Company easement. Easement located as shown.

LOTS	BLOCK
11,13,15,17,	A
3,7,10,14,18,22,26,	B
29,31,35,38,43,	B

DALLAS COUNTY JR. COLLEGE DISTRICT 9-8-66

* 10' T.P.&L. ESM'T. ALONG EAST R.O.W. MARSH LANE (As Recorded In Vol. 74064 Pg. 0901 of Deed Records Dallas Co. Texas.) CHANGED To 10' UTILITY ESM'T. 4-9-74

2nd.
RE-PLAT
OF
WOODED CREEK ESTATES
OUT OF
THE NOAH GOOD SURVEY ABSTRACT 520
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
FOR
TALMADGE TINSLEY
6505 SOUTHPOINT DR.
DALLAS, TEXAS
BY

APPROVED BY CITY PLANNING AND ZONING COMMISSION, CITY OF FARMERS BRANCH, TEXAS
Date 8/14/75

COOK CONSULTANTS, INC.

'75 AUG 19 PM 1 56
DALLAS COUNTY, TEXAS
H-30

73524 E.B. 4-12-74 5-28-75 8-4-75

W-310