

I. G. IMPERIAL GROUP IV, N.V.
Vol. 80066, Pg. 3690 DRDCT.

FND 3/8" I.D. 0.10' NORTH OF LINE

6 89° 25' 00" E 797.78'

$\Delta = 07^{\circ}16'10"$
 $R = 630.00'$
 $T = 40.02'$
 $L = 79.93'$
 $CB = N03^{\circ}26'34"W$
 $C = 79.88'$

OUTER CURVE
 $\Delta = 89^{\circ}38'20"$
 $R = 54.00'$
 $T = 53.66'$
 $L = 84.48'$
 $CH = 76.15'$
 $S44^{\circ}35'50"E$

INNER CURVE
 $\Delta = 89^{\circ}38'20"$
 $R = 30.00'$
 $T = 29.81'$
 $L = 42.94'$
 $CH = 42.29'$
 $N44^{\circ}35'50"W$

$\Delta = 08^{\circ}10'16"$
 $R = 1080.00'$
 $T = 77.14'$
 $L = 154.02'$
 $C = 153.85'$
 $CB = S67^{\circ}01'53"W$

$\Delta = 26^{\circ}56'00"$
 $R = 450.00'$
 $T = 107.76'$
 $L = 211.53'$
 $C = 209.59'$
 $CB = S76^{\circ}24'45"W$

6.868 ACRES ±

SURVEYOR BOULEVARD
(60' RIGHT-OF-WAY)

N 00° 11' 31" E 320.71'

5 89° 25' 00" E 721.42'
N 89° 25' 00" W 721.25'

24' FIRE LANE & UTILITY EASEMENT

500° 03' 20" W 282.09'

ADDITION PLAZA II
Vol. 79069, Pg. 1424, DRDCT.

S 89° 52' 45" W 448.32'

BELTWAY DRIVE
(60' RIGHT-OF-WAY)

POINT OF BEGINNING

DESCRIPTION & CERTIFICATE

Whereas we, PECAN SQUARE JOINT VENTURE, A TEXAS JOINT VENTURE PARTNERSHIP, are the owners of a tract of land out of the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being that same tract of land as described in deed to C. E. Seal, II, as recorded in Volume 80066, Page 3700, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 3/8-inch iron rod at the intersection of the East line of Surveyor Boulevard (60-foot right-of-way) and the North line of Beltway Drive (60-foot right-of-way);

THENCE N 00° 11' 31" E, along said East line of Surveyor Boulevard, a distance of 320.71 feet to a found 3/8-inch iron rod for the point of curvature of a circular curve to the left having a radius of 630.00 feet;

THENCE northwesterly, along said circular curve to the left through a central angle of 07° 16' 10", an arc distance of 79.93 feet, and having a chord which bears N 03° 26' 34" W, a distance of 79.88 feet to a found 3/8-inch iron rod;

THENCE S 89° 25' 00" E, along the South line of a tract of land as described in deed to I. G. Imperial Group IV, N.V., as recorded in Volume 80066, Page 3690, of the Deed Records of Dallas County, Texas, and passing a found 3/8-inch iron rod, 0.10 feet north at 398.39 feet, in all a distance of 797.78 feet to a found 3/8-inch iron rod;

THENCE S 00° 03' 20" W, along the west line of Addison Plaza II, an addition to the City of Addison, Dallas County, Texas, as recorded in Volume 79069, Page 1424, of the said Deed Records of Dallas County, Texas, a distance of 282.09 feet to a found 3/8-inch iron rod in the northerly line of said Beltway Drive, said iron rod being in a circular curve to the left having a radius of 1080.00 feet;

THENCE southwesterly, along the northerly line of said Beltway Drive and along said circular curve to the left through a central angle of 08° 10' 16", an arc distance of 154.02 feet, and having a chord which bears S 67° 01' 53" W, a distance of 153.85 feet to a found 3/8-inch iron rod for the point of reverse curvature of a circular curve to the right having a radius of 450.00 feet;

THENCE southwesterly continuing along the northerly line of said Beltway Drive and along said circular curve to the right through a central angle of 26° 56' 00", an arc distance of 211.53 feet, and having a chord which bears S 76° 24' 45" W, a distance of 209.59 feet to a found 3/8-inch iron rod for the point of tangency;

THENCE S 89° 52' 45" W, continuing along the northerly line of said Beltway Drive a distance of 448.32 feet to the POINT OF BEGINNING and CONTAINING 6.868 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PECAN SQUARE JOINT VENTURE, A TEXAS JOINT VENTURE PARTNERSHIP, being the owner does hereby adopt this plat designating the hereinabove described property as "PECAN SQUARE CONDOMINIUMS," an addition to the City of Addison, Dallas County, Texas, and do hereby dedicate to the public use forever the easements shown thereon. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, re-constructed or placed upon, over or across the utility easements as shown, said utility easements being hereby reserved for the mutual use and accommodation of all public using or desiring to use same. Paving, parking areas, curbs and sidewalks may be constructed upon said utility easements.

All 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 growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and 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 construction, re-constructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems 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 purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

Witness my hand this _____ day of _____, 1982.

A. STARKE TAYLOR, III
THOMAS HODGES, PRESIDENT

STATE OF TEXAS I
COUNTY OF DALLAS I

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared A. STARKE TAYLOR, III, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 1982.

Notary Public, Dallas County, Texas

STATE OF TEXAS I
COUNTY OF DALLAS I

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared THOMAS HODGES, PRESIDENT OF GREEN-BELT PROPERTIES, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 1982.

Notary Public, Dallas County, Texas

STATE OF TEXAS I
COUNTY OF DALLAS I

KNOW ALL MEN BY THESE PRESENTS:

I, BRAD SPARR, a Registered Public Surveyor, do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that the tract shown hereon was determined by a survey made on the ground during March 1982 under my direction and supervision.

Witness my hand and seal at Dallas, Dallas County, Texas this _____ day of _____, 1982.

BRAD SPARR
REGISTERED PUBLIC SURVEYOR
NO. 3701 - STATE OF TEXAS

STATE OF TEXAS I
COUNTY OF DALLAS I

Before me, the undersigned authority, a Notary Public in and for said county and state on this day personally appeared BRAD SPARR, 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 _____ day of _____, 1982.

Notary Public, Dallas County, Texas

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

This _____ day of _____, 1982.

MAYOR
ATTEST: _____
CITY SECRETARY

NO.	REVISION	BY	DATE

DESIGNED BY: _____
DRAWN BY: *R. Anderson*
CHECKED BY: _____
SCALE: 1" = 30'
DATE: March 23, 1981

eh ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
P.O. Box 402305, Dallas, TX 75240
(214) 669-9600

FINAL PLAT
PECAN SQUARE CONDOMINIUMS
THOMAS L. CHENOWETH SURVEY, ABSTRACT 273
CITY OF ADDISON, DALLAS COUNTY, TEXAS
for
PECAN SQUARE JOINT VENTURE
4015 Beltline Road, Dallas, TX 75234

SHEET NO. 1
OF SHEETS
JOB NO. 2201-11