Penfeco Incorporated S Anderson & White Addition To Farmers Branch Vol. 953- Po. 895 100 W88°41'19"E 269.71 (15' Water & T.P. & L. Co. Esmt. 7 265.06' 257.87 LOT 4 LOT / BLOCK BLOCK 1 D 20' Storm Sew. Sani. Sew. & T.P. & L.Co. Esmt. 129.43' 123.23' 588°41'19"W -915.34' to northeast corner Ewing Addition POINT OF BEGINNING Ewing Buick S. Finley Ewing Addition To Addison, Texas Vol. 73093, Pg. 1346

This plat has been approved by the Planning and Zoning Commission on this the day of

This plat has been approved by the City Council on this the ____ day of ____

Chairman, Planning and Zoning Commission

City Secretary

ENGINEER'S CERTIFICATE

This is to certify that ALBERT H. HALFF, a Registered Professional Engineer of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Albert H. Halff
Engineer
Texas Registration No.
5698

STATE OF TEXAS X

COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personnally appeared Albert H. Halff, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____day ______, 1979.

Notary Public, Dallas, Texas

STATE OF TEXAS

COUNTY OF DALLAS X

WHEREAS, Vantage Properties, Inc. acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situted in the Josiah Pancoast Survey, Abstract No. 1146 of Dallas County, Texas, said tract being a part of the Anderson and White Addition to Farmers Branch as recorded in Volume 953, Page 895, Plat Records Dallas County, Texas, said tract conveyed by W. O. Bankston to Vantage Properties, Inc. as filed for records in Volume 79177, Page 4287, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the north line of the S. Finley Ewing Addition and the City Limits line between The City of Farmers Branch, Texas, and the City of Addison, Texas, said point being S 88°41'19" W, along said north line a distnce of 975.34 feet from the westerly line of Dallas Parkway (120 feet wide):

THENCE S 88°41'19" W, along said north line, a distance of 123.23 feet to a point for a corner in the easterly line of a D. P. & L Company right-of-way (100 feet wide);

THENCE N 17001' W, along said easterly line, a distance of 490.53 feet to a point for a corner;

THENCE N 88041'19" E, a distance of 269.71 feet to a point for a corner;

THENCE 5 0°21'01" W, a distance of 472.41 feet to the POINT OF BEGINNING AND CONTAINING 92,776 square feet or 2.130 acres of land more or less.

STATE OF TEXAS X

COUNTY OF DALLAS X

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT VANTAGE PROPERTIES, INC., does hereby adopt this plat designating the herein described property as "Wellington Square", an addition to the City of Farmers Branch, Dallas, County, Texas and does hereby dedicate to the public use forever the streets shown thereon. The utilities easement as shown are reserved for the public utilities designated on the map or plat. No buildings or fences shall be constructed or placed upon, over or across the utilities easements as shown. The utilities easements as shown are dedicated for mutual use and accommodations of the public utilities designated on the plat. All and any public utilities, so designated on the plat, shall have the right to remove and keep removed all or parts of any buildings, fences, trees, or shrubs which may in any way endanger or interfere with the maintenance or efficiency of the respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, controlling, 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.

ITNESS MY HAND at	Dallas, Texas, this	Day of	1979	
			, 17,7,	

ATTEST

VANTAGE INVESTMENT PROPERTIES, INC.

Jerry Tahu, Assistant Secretary

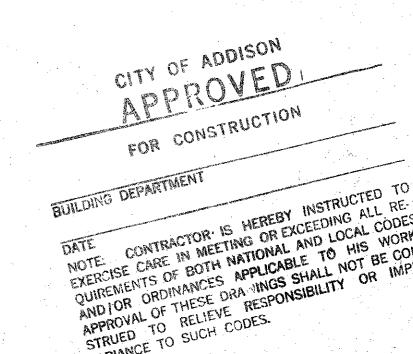
Arthur L. Ruff, Vice President

STATE OF TEXAS X

COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personnally appeared Authur L. Ruff, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day



FINAL PLAT

WELLINGTON SQUARE

AN ADDITION TO THE CITY OF FARMERS BRANCH, TEXAS

JOSIAH PANCOAST SURVEY- ABSTRACT 1146

DALLAS COUNTY, TEXAS

~ OWNER~

VANTAGE PROPERTIES, INC.

2525 Stemmons Freeway & Dallas, Texas

Albert H. Walff Associates, Inc. ~ Engineers ~ Dallas 3636 Lemmon Ave. Aug. 1979

1. V.O. 6514

VW-I