



No	Curve Data
1	Δ 90°00'
	R 90.0'
	T 30.0'
	L 47.12'
2	Δ 90°00'
	R 54.0'
	T 54.0'
	L 84.82'

Ewing Buick
 S. Finley Ewing Addition To Addison, Texas
 Vol. 73093, P. 1346

STATE OF TEXAS X
 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 situated in the Josiah Pancoast Survey, Abstract No. 1146 of Dallas County, Texas, said tract conveyed by W. O. Bankston to Vantage Properties Inc., as filed for record in Volume _____ Page _____, Deed Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a point in the West line of Dallas Parkway (120 feet wide), said point being the northeast corner of the S. Finley Ewing, Jr. Addition, an addition to the City of Addison, Texas, recorded in Volume 73093, Page 1346, Map Records Dallas, County, Texas;

THENCE S 88°41'19" W, along the north line of said addition, a distance of 975.34 feet to a point for a corner, said point lying on the City Limits Line of Addison and Farmers Branch;

THENCE N 0°21'01" E, along said City Limits Line, a distance of 672.41 feet to a point for a corner;

THENCE N 88°41'19" E, a distance of 819.30 feet to a point for a corner in the said west line of Dallas Parkway;

THENCE S 18°05'08" E, along said west line, a distance of 493.20 feet to the POINT OF BEGINNING AND CONTAINING 423,728 square feet or 9.727 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT VANTAGE PROPERTIES, INC., does hereby adopt this plat as "WELLINGTON SQUARE," an addition to the City of Addison, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. 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 may 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 the said easements for the purpose of 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 purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Water main and sanitary sewer easements shall also include additional area of work space for construction and maintenance of the systems. Additional area is also conveyed for installing and maintaining cleanouts, manholes, fire hydrants, sewer laterals, meters and other appurtenances necessary for the proper operation of the systems. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Addison, Texas. Sidewalks shall be constructed by the homebuilder as required by the City Council and in accordance with the requirements of the Director of Public Works.

WITNESS MY HAND at Dallas, Texas, this _____ Day of _____, 1979.

ATTEST : VANTAGE PROPERTIES, INC.

Jerry Tahu, Assistant Secretary Arthur L. Ruff, Vice President

STATE OF TEXAS X
 COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Arthur L. Ruff, 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 _____ day of _____, A.D. 1979.

Notary Public, Dallas County, Texas

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS That I, ALBERT H. HALFF, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Richardson, Texas.

ALBERT H. HALFF
 REGISTERED PROFESSIONAL ENGINEER, TEXAS

STATE OF TEXAS X
 COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally 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 of _____, 1979.

Notary Public, Dallas, Texas

CERTIFICATE OF APPROVAL

Approved by the City of Addison, Dallas County, Texas. This _____ day of _____, 1979.

Mayor Secretary

CITY OF ADDISON
 FINAL PLAT APPROVED
 FOR CONSTRUCTION
 WELLINGTON SQUARE

An Addition To The City Of Addison, Texas
 JOSEPH PANCOAST SURVEY
 DALLAS COUNTY, TEXAS
 APPROVED TO BELIEVE RESPONSIBILITY OR IMPLY

OWNER
 VANTAGE PROPERTIES, INC.

2525 Stemmons Freeway ~ Dallas, Texas

Albert H. Halff Associates, Inc. ~ Engineers ~ Dallas
 3636 Lemmon Ave.
 Scale: 1"=60' Aug. 1979
 A.V.D. 6514

Recorded Nov 9/79
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