



OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS
 COUNTY OF DALLAS
 WHEREAS, James H. Coker, is the sole owner of a tract of land out of the Thomas L. Chenoweth Survey, Abstract No. 273, and being in the City of Addison, Dallas County, Texas, said tract being more particularly described as follows: BEGINNING at a point for a corner in the westerly right-of-way line of Midway Road (80 feet wide), said point being southerly 1903.20 feet from the centerline of Belt Line Road, said point also being in the southerly line of a tract of land as conveyed to Gene McCutchin by deed dated September 24, 1964; THENCE S 0° 16' 00" E, along the said westerly line of Midway Road, 430.71 feet to a point for a corner, said point being the northeastern corner of a tract of land as conveyed to T. G. I. Fridays, by deed dated April 4, 1977; THENCE S 89° 26' 54" W, along the said northerly line of T. G. I. Fridays, 436.00 feet to a point for a corner, said point being the north-westerly corner of the Fridays tract; THENCE S 0° 16' 00" E, along the westerly line of the said Fridays tract, 275.00 feet to a point for a corner in the north right-of-way line of Dallas Power & Light Company (100 feet wide); THENCE S 89° 26' 54" W, along the said Dallas Power & Light Company's north line, 429.72 feet to a point for a corner, said point being the most southeasterly corner of a tract of land as conveyed to the McCutchin Brothers J/W No. 1, by deed dated January 17, 1977; THENCE N 0° 08' 39" W, along the said line of the McCutchin Brothers tract, 715.17 feet to a point for a corner, said point being the southwesterly corner of a tract of land as conveyed to Gene McCutchin by deed dated October 12, 1964; THENCE S 89° 55' 31" E, along the southerly line of the above referenced McCutchin tracts, 864.19 feet to THE POINT OF BEGINNING and CONTAINING 494,594 square feet or 11.3543 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, James H. Coker, do hereby adopt this plat designating the hereinabove described property as OFFICE IN THE PARK, an addition to the City of Addison, Texas, and does hereby dedicate to the public use forever, the streets and alleys and public use areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, fences, trees shrubs or other improvements or growths shall be constructed, 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 and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity 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 ordinarily performed by that utility. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas.

WITNESS my hand at Dallas, Texas, this day of A. D., 1978

By: James H. Coker

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State, on this day personally appeared James H. Coker, 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 A. D., 1978.

Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, Floyd B. Simon, 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 properly placed under my supervision, in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison, Texas.

Floyd B. Simon
 Registered Professional Engineer, Texas

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Floyd B. Simon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, This the day of A. D., 1978

Notary Public in and for Dallas County, Texas

THIS PLAT APPROVED SUBJECT TO ALL RULES, REGULATIONS, RESOLUTIONS, AND PLATTING ORDINANCES OF THE CITY OF ADDISON.

APPROVED THIS DAY OF 1978.

ATTEST: Mayor City Secretary

FINAL PLAT OFFICE IN THE PARK

AN ADDITION TO THE CITY OF ADDISON THOMAS L. CHENOWETH SURVEY ABSTRACT NO. 273 COUNTY OF DALLAS, TEXAS

JAMES H. COKER 4227 HERSCHEL DALLAS, TEXAS DROMMER & ASSOCIATES SURVEYORS & ENGINEERS 9202 MARKVILLE DALLAS, TEXAS (214) 231-8721 MAP, 1978