



420,142.25 Sq. Ft.
9.645 Ac.
(0.649 Ac. FUTURE R.O.W.)

G. W. FISHER SURVEY
ABSTRACT 482

$\Delta = 64^{\circ} 21' 46''$
 $R = 270.42'$
 $T = 170.17'$
 $L = 303.77'$
 $LC = 288.05'$

OWNERS CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT IONA OFFICE BUILDING DEVELOPMENT DOES HEREBY ADOPT THIS PLAT DESIGNATED THEREIN ABOVE DESCRIBED PROPERTY AS AN ADDITION TO THE CITY OF DALLAS, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND FIRE LANES SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AND FIRE LANES AS SHOWN. SAID FIRE LANES AND UTILITY EASEMENT BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. 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 GROWTH WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS 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 EASEMENT FOR THE CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADJUDICATING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT DALLAS, TEXAS, THIS _____ DAY OF _____ 1981.

BY: _____

CERTIFICATE OF APPROVAL

APPROVED THIS 20th DAY OF November, 1981 BY THE CITY COUNCIL OF DALLAS, TEXAS.

WITNESSES:
John Maggione
CHAIRMAN OF PLANNING & ZONING COMMISSION
Angela Sharp
CITY SECRETARY

THE 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 whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 1981.

Notary Public in and for Dallas County, Texas

Filed at County on Jan. 9, 1982

*Vol. 82005
Pg. 2791*



SCALE: 1" = 60'

BOUNDARY DESCRIPTION

A 9.645 acre tract of land out of the G. W. Fisher Survey, Abstract No. 482, and being part of a 104.05 acre tract described as First Tract in deed recorded in Volume 2465, Page 413 of the Deed Records of Dallas County, Texas on March 24, 1944, said part being more particularly described as follows:

- BEGINNING at a point, said point being in the west right-of-way line of Quorum Loop North (80 foot R.O.W.) and the north right-of-way line of Factory Street (60 foot R.O.W.);
- THENCE S 89° 56' 04" W along said north right-of-way of Factory Street (60 foot R.O.W.) for a distance of 380.00 feet to the point for corner, said point also being in the east right-of-way line of Marcey Street (60 foot R.O.W.);
- THENCE N 00° 25' 00" W for a distance of 628.84 feet to a point for corner, said point also being located in the south right-of-way line of the St. Louis and Southwestern Railroad (100 foot R.O.W.);
- THENCE N 66° 12' 00" E along said south right-of-way line of the St. Louis and Southwestern Railroad for a distance of 655.83 feet to a point for corner;
- THENCE S 26° 03' 10" E for a distance of 414.80 feet to a point for corner, said point also being in the north right-of-way line of said Quorum Loop North;
- THENCE S 63° 56' 46" W along north right-of-way line of said Quorum Loop North for a distance of 275.11 feet to a point, said point being the point of curvature of a curve to the left whose delta is 64° 21' 46" and whose radius is 270.42 feet;
- THENCE Southerly along said curve for a distance of 303.77 feet to the POINT of tangency of said curve;
- THENCE S 00° 25' 00" E along west right-of-way of said Quorum Loop North for a distance of 154.66 feet to a point for corner, also being the POINT OF BEGINNING;

CONTAINING 420,142.25 square feet or 9.645 acres of land.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I JOHN MAGGIORE, P. E. hereby certify that I have prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon were placed under my personal supervision. The improvements shown on the plat are certified to be in existence on the date of survey, October 19, 1981, and there are no visible encroachments or encroachments other than those shown on this plat.

FOR: GRAHAM ASSOCIATES, INC.

JOHN MAGGIORE Registered Public Surveyor Date _____



THE 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 JOHN MAGGIORE, 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 purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 1981.



FINAL PLAT		STAFF REVIEW COPY
9.645 ACRE TRACT		
G.W. FISHER SURVEY ABSTRACT NO. 482		
TOWN OF ADDISON, DALLAS COUNTY, TEXAS		
Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS		
SUB.	REV.	
DRAWN BY: G.A.I.	PROJECT NO: 9047-2424	SHEET 1 OF 1
DATE: OCT 27, 1981	FILE NO.	