

ABST. 923

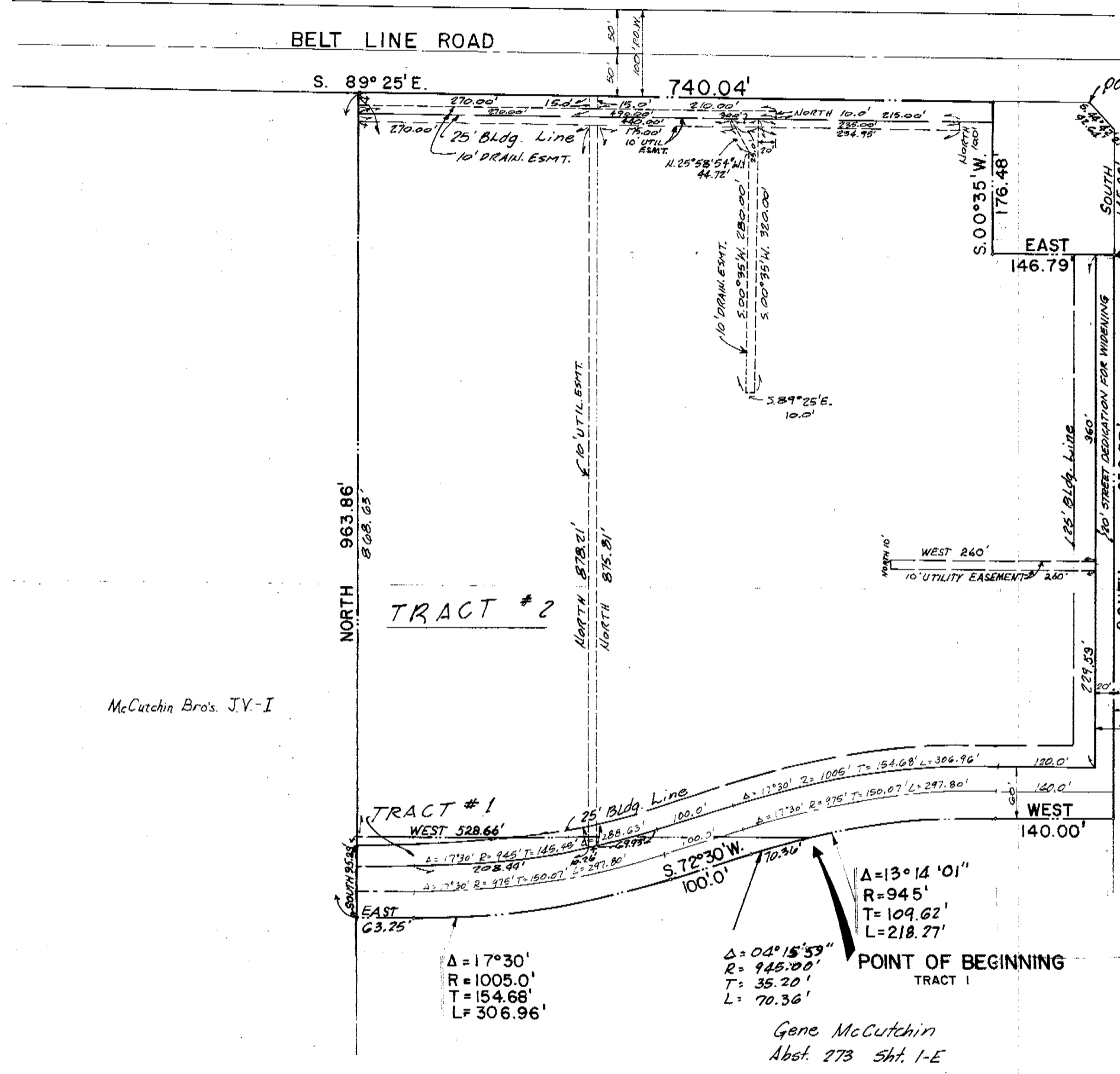
ABST. 1609

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, GENE McCUTCHIN, being the Owner do hereby adopt this plat designating the hereinabove described property as Addison Plaza an addition to the City of Addison, Dallas County, Texas and do hereby dedicate to the public use forever the streets, and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed 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 utilities using or desiring to use same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may 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 constructing, reconstructing, 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. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Addison, Texas.

WITNESS MY HAND this the 19th day of Sept., 1978.

Gene McCutchin
Owner



McCutchin Bros. J.V.-I

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 Ron McCutchin, known to me to be the person and officer 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 the 19th day of September, 1978.



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 Gene McCutchin, known to me to be the person and officer 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 the 19th day of Sept., 1978.

Ron McCutchin
Notary Public, Dallas County, 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 M.P. Spain, 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 19th day of September, 1978.

M. Paul Spain
Notary Public
Dallas, Dallas County, Texas

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

The 21st day of Sept., 1978.

Attest

Ineague Sharp
City Secretary

NOW ALL MEN BY THESE PRESENTS:

THAT I, M. Paul Spain, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison.

M. Paul Spain
Registered Professional Engineer

OWNER'S CERTIFICATE

TRACT I

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Gene McCutchin being the sole owner of a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being particularly described as follows:

From a reference point in the south line of Belt Line Road, said point being N. 89°25'00"W. 60.00 feet and south 50.00 feet from the intersection of the centerline of Belt Line Rd. with the centerline of Midway Road;
THENCE, S 44°42'27"E, 42.64 feet to a point in West line of Midway Road;
THENCE, South with west line of Midway Road, 145.00 feet to a point;
THENCE, South 659.53 ft. to a point;
THENCE, West 140.00 feet to the beginning of a curve to the left having a central angle of 13°14'01" and a radius of 945.00 feet;
THENCE, along said curve 218.27 feet to the POINT OF BEGINNING of tract 1;
THENCE, West 528.66 feet to a point for a corner;
THENCE, South 95.23 feet to a point for a corner;
THENCE, East 63.25 feet to the beginning of a curve to the left having a central angle of 17°30' and a radius of 1005.00 feet;
THENCE, along said curve 306.96 feet to the point of tangency;
THENCE, N 72°30'E, 100.00 feet to the beginning of a curve to the right having a central angle of 4°15'59" and a radius of 945.00 feet;
THENCE, along said curve 70.36 feet to the Point of Beginning and Containing 33,974 Sq. Feet or 0.7799 acres of land, more or less.

OWNER'S CERTIFICATE
TRACT II

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, McCutchin Brothers J.V.I, are the sole owners of a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being particularly described as follows:

From a reference point in the south line of Belt Line Road, said point being N 89°25'00"W. 60.00 feet and south 50.00 feet from the intersection of the centerline of Belt Line Road with the centerline of Midway Road:
THENCE, S 44°42'27"E, 42.64 feet to a point in the west line of Midway Road;
THENCE, South with west line of Midway Road, 145.00 feet to the POINT OF BEGINNING;
THENCE, South with west line of Midway Road, 659.53 feet to a point for a corner;
THENCE, West 140.00 feet to the beginning of a curve to the left having a central angle of 13°14'01" and a radius of 945.00 feet;
THENCE, along said curve 218.27 feet to a point for a corner;
THENCE, West 528.66 feet to a point for a corner;
THENCE, North 868.63 feet to a point for a corner in the south line of Belt Line Road;
THENCE, S 89°25'00"E, with the south line of Belt Line Road, 740.04 feet to a point for a corner;
THENCE, S 00°35'00"W, 176.48 feet to a point for a corner;
THENCE, East 146.79 feet to the POINT OF BEGINNING and containing 16.80 acres (731,965 Square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, McCutchin Bros., J.V.I, acting by and through Ron McCutchin duly authorized so to act being the Owner do hereby adopt this plat designating the hereinabove described property as Addison Plaza an addition to the City of Addison, Dallas County, Texas and do hereby dedicate to the public use forever the streets, and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed 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 utilities using or desiring to use same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may 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 constructing, reconstructing, 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. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Addison, Texas.

WITNESS MY HAND this the 15 day of Sept., 1978.

Ron McCutchin, President
McCutchin Bros., J.V.I

FINAL PLAT

ADDISON PLAZA

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

McCUTCHIN BROTHERS JV-I
14902 PRESTON RD. SUITE 200
DALLAS, TEXAS

BY

SPAIN & ASSOCIATES INC.
CONSULTING ENGINEERS
2342 FABENS RD. - DALLAS, TEXAS
214 243-7881 75228

JULY 17, 1978

FILED: VOL. PAGE:

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COUNTY CLERK
DALLAS COUNTY, TEXAS