

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Adelstein Investments/First Continental Development Corporation, are the owners of a tract of land situated in the City of Addison, Dallas County, Texas, and being a part of the G. W. Fisher Survey, Abstract 482 and the Robert Wilburn Survey, Abstract 1580, and also being a part of Quorum North, an addition to the City of Addison, Texas, as recorded in Volume 80005, Page 1768, of the Map Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the westerly right-of-way line of Dallas North Parkway (100 feet from centerline), and the northerly right-of-way line of Arapaho Road (variable width at this point);

THENCE South 72° 05' 09" West along the said northerly line of Arapaho Road a distance of 183.88 feet to an angle point; THENCE South 85° 25' 21" West continuing along said northerly line a distance of 177.18 feet to the beginning of a curve to the left;

THENCE in a westerly direction continuing along said northerly line of Arapaho Road and along said curve to the left having a radius of 830.96 feet, a central angle of 21° 28' 35", and an arc length of 311.47 feet to the end of said curve to the left;

THENCE South 63° 56' 46" West continuing along said northerly line of Arapaho Road a distance of 93.80 feet to a point for corner;

THENCE North 26° 03' 10" West a distance of 414.80 feet to a point for corner in the southerly line of a 100.00 foot wide St. Louis and Southwestern Railroad right-of-way;

THENCE North 66° 12' East along said southerly line of said railroad right-of-way a distance of 824.12 feet to a point for corner in the westerly line of said Dallas North Parkway;

THENCE South 13° 45' East along said westerly line of Dallas North Parkway a distance of 107.37 feet to the beginning of a curve to the right;

THENCE in a southerly direction continuing along said westerly line and along said curve to the right, having a radius of 2191.83 feet, a central angle of 11° 25' 11", and an arc length of 436.86 feet to the end of said curve to the right and to the POINT OF BEGINNING and containing 348,385 square feet, more or less, or 7.9978 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Adelstein Investments/First Continental Development Corporation do hereby adopt this plat designating the herein described property as ADLESTEIN ADDITION, an addition to the City of Addison, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. 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 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 at any time of procuring the permission of anyone. All public utilities 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 at Addison, Texas, this the 11 day of February, 1981.

ADLESTEIN INVESTMENTS/FIRST CONTINENTAL DEVELOPMENT CORPORATION
By: Charles D. Schmidt, President
Charles D. Schmidt, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Charles D. Schmidt, 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 the 11 day of February, 1981.

Notary Public in and for Dallas County, Texas

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert G. Wood of Raymond L. Goodson, Jr. Inc., do hereby declare that I prepared this plat from an actual and accurate survey of the land in accordance with the platting rules and regulations of the city of Addison, Texas.

This property is subject to any and all easements shown and recorded.

Robert G. Wood, RPS No. 17111

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority on this day personally appeared Robert G. Wood, 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 the 11 day of February, 1981.

Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, this the 14 day of April, 1981.

Mayor
Secretary

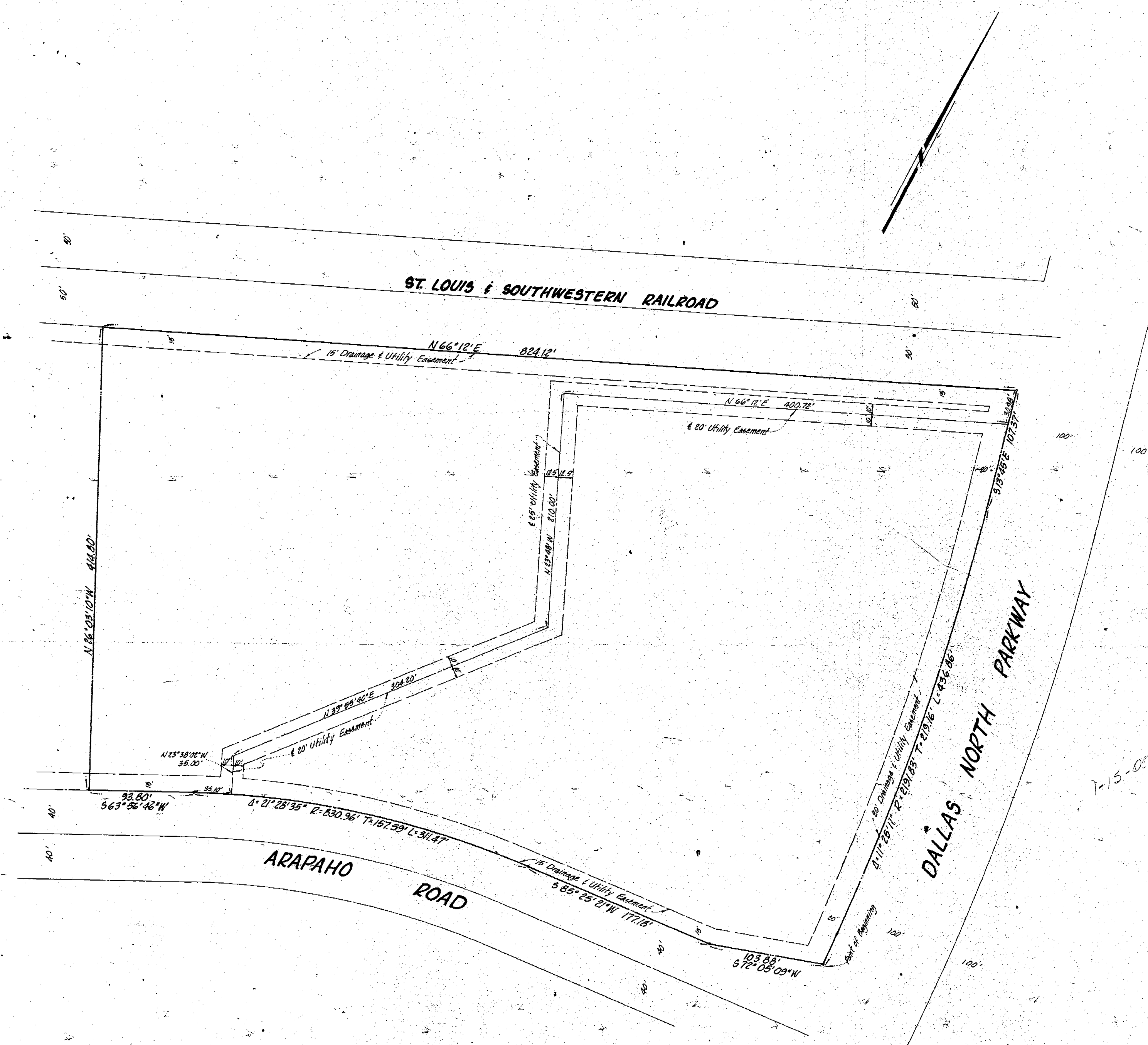
Vol 81075
Pg. 1696

FILE PLAT
ADLESTEIN ADDITION
A SUBDIVISION OF PART OF
G.W. FISHER SURVEY ABST. 482
& ROBERT WILBURN SURVEY ABST. 1580
CITY OF ADDISON, TEXAS
FOR
ADLESTEIN INVESTMENTS / CONTINENTAL DEVELOPMENT CORPORATION
C/O SHEPHERD & BOYD ARCHTS.
9307 E. ROCKINGBURY LN. DALLAS, TEXAS
BY

RAYMOND L. GOODSON, JR., INC. CONSULTING ENGINEERS

3400 OAK GROVE - DALLAS, TEXAS 75244 - AIR STATION 2008

Scale: 1" = 50'



APR 16 PM 2:00
COUNTY CLERK
DALLAS COUNTY, TEXAS

1-15-0005

Adelstein

Return