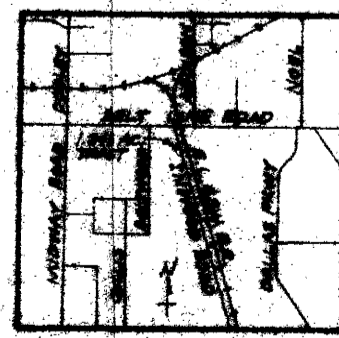


PLAT OF A 1.245 ACRE TRACT OF LAND  
SCALE: 1" = 20'



GRIFFIN INWOOD ADDITION  
JOSIAH PANCOAST SURVEY ABSTRACT 1146  
ADDISON, DALLAS COUNTY, TEXAS

**PROPERTY DESCRIPTION:**  
DESCRIPTION OF A 1.245 ACRE TRACT OF LAND IN THE JOSIAH PANCOAST SURVEY ABSTRACT NO. 1146; DALLAS COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A FOUND IRON ROD POINT ON THE SOUTHWEST R.O.W. LINE OF INWOOD ROAD, WHICH IS 722.23 FT. NORTH WEST ALONG SAID LINE FROM A POINT ON SAID LINE WHICH IS THE NORTHEAST CORNER OF A CERTAIN DALLAS POWER AND LIGHT CO. TRACT; DESCRIBED IN DEED DATED 11-30-56, DICT. BEING FURTHER LOCATED 110.00 FT. PERPENDICULAR DISTANCE FROM THE CENTERLINE OF TRACKS OF THE ST. LOUIS AND SOUTHWESTERN RAILROAD;  
THENCE S. 80 45' 45" W. A DISTANCE OF 291.00 FEET TO A SET IRON ROD POINT FOR CORNER;  
THENCE N. 9 15' 00" W. A DISTANCE OF 195.00 FEET TO A SET IRON ROD POINT FOR CORNER;  
THENCE N. 80 45' 00" A DISTANCE OF 265.10 FEET TO A SET IRON ROD POINT FOR CORNER ON THE SOUTHWEST R.O.W. LINE OF INWOOD ROAD;  
THENCE S. 16 49' 00" E. A DISTANCE OF 196.71 FEET ALONG THE SOUTHWEST R.O.W. LINE OF INWOOD ROAD TO THE FOUND IRON ROD POINT OF BEGINNING, CONTAINING 94219 SQUARE FEET OR 1.245 ACRES OF LAND MORE OR LESS.

**ENGINEER'S CERTIFICATE:**  
NOW ALL MEN BY THESE PRESENTS, THAT VICTOR LISSIAK, JR., 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 PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING LAWS AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF ADDISON, TEXAS.

VICTOR LISSIAK, JR., P.E.  
REGISTERED PROFESSIONAL CIVIL ENGINEER

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VICTOR LISSIAK, JR., 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 28th DAY OF October, 1976.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

**OWNER'S CERTIFICATE:**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT DON GRIFFIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS GRIFFIN INWOOD ADDITION, AN ADDITION TO THE CITY OF ADDISON, TEXAS. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY AND FIRE LINE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE DEPARTS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LINE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. 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 ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, IMPROVING, 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 ACCESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND FOR MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

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

WITNESS MY HAND AT DALLAS, TEXAS THIS 28th DAY OF October, 1976.

DON GRIFFIN, OWNER

STATE OF TEXAS;  
COUNTY OF DALLAS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DON GRIFFIN, 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 28th DAY OF October, 1976.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

