



STATE OF TEXAS }  
 COUNTY OF DALLAS }

**OWNER'S CERTIFICATE**

WHEREAS, LEVITZ FURNITURE CO. OF TEXAS, is the owner of a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southerly line of Belt line Road (a 100' R.O.W.), and the Easterly line of Surveyor Blvd. (a 60' R.O.W.), a point for corner;

THENCE Southerly leaving said Southerly line of Belt Line Road, and proceeding along said Easterly line of Surveyor Blvd., the following:

S 24° 07' 30" E, a distance of 49.76 feet to the beginning of a curve to the left having a central angle of 14° 19' 16" and a radius of 570.0 feet, a point for corner;

Southerly around said curve, a distance of 142.50 feet to a point for corner;

S 38° 26' 56" E, a distance of 60.86 feet to the beginning of a curve to the right having a central angle of 15° 48' 45" and a radius of 630.0 feet, a point for corner;

Southerly around said curve, a distance of 173.87 feet to the PLACE OF BEGINNING, an iron stake for corner;

THENCE N 67° 21' 50" E, leaving said Easterly line of Surveyor Blvd., a distance of 151.0 feet to an iron stake for corner;

THENCE N 41° 33' 27" E, a distance of 61.12 feet to an iron stake for corner;

THENCE S 89° 25' E, a distance of 265.0 feet to an iron stake for corner;

THENCE S 0° 35' W, a distance of 270.0 feet to an iron stake for corner;

THENCE N 89° 25' W, a distance of 398.45 feet to a point on the abovementioned Easterly line of Surveyor Blvd., an iron stake for corner;

THENCE along said Easterly line of Surveyor Blvd., and around a curve to the left having a back tangent bearing of N 7° 05' 04" W, a central angle of 15° 33' 06", a radius of 630.0 feet, a distance of 171.0 feet to the PLACE OF BEGINNING and containing 2.387 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, LEVITZ FURNITURE CO. OF TEXAS does hereby adopt this plat designating the hereinabove-described property as LEVITZ FURNITURE CO. OF ADDISON, TEXAS, an addition to the City of Addison, Dallas County, Texas, and does hereby dedicate to the City and public use forever the streets and easements shown thereon.

WITNESS MY HAND AT Miami, Florida on this the 21<sup>st</sup> day of February, 1988.

LEVITZ FURNITURE CO. OF TEXAS  
 RONALD MUSTAIN II, Senior Vice President

STATE OF Florida }  
 COUNTY OF Dade }

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State personally appeared DONALD MUSTAIN II, Senior Vice President of LEVITZ FURNITURE CO. OF TEXAS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL, this the 21<sup>st</sup> day of February, 1988.

Cecile R. Anheim  
 Notary Public, Dade County, Florida

**SURVEYOR'S CERTIFICATE**

I, DON A. TIPTON, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon. There are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown.

DATED this the 21<sup>st</sup> day of February, 1988.

Don A. Tipton  
 DON A. TIPTON, Registered Public Surveyor

STATE OF TEXAS }  
 COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State personally appeared DON A. TIPTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL, this the 21<sup>st</sup> day of February, 1988.

Janet J. Rust  
 Notary Public, Dallas County, Texas

**STAFF REVIEW COPY**

Approved by Addison City Council  
 on 9-21-82.

Jacque Kruse  
 City Secretary

APPROVED BY  
 8-26-82 PLANNING & ZONING  
 9-21-82 CITY COUNCIL

**LEVITZ FURNITURE CO.  
 OF ADDISON, TEXAS**

OWNER

**LEVITZ FURNITURE CO. OF TEXAS**  
 1317 N.W. 167th Street Miami, Florida 33169

THOMAS L. CHENOWETH SURVEY - ABST. NO. 273			
CITY OF ADDISON			
DALLAS COUNTY, TEXAS			
Don A. Tipton, Inc.		Consulting Engineers	
13600 L.B.J. Freeway		Garland, Texas 75041	
DESIGN	DRAWN	DATE	SCALE
d.a.t.	ge.	July 29, 1982	1"=40'
NOTES	FILE	NO.	
d.b.	Addison Surveys	2	5

1988 MAR 18 AM 10:26  
 COUNTY CLERK  
 DALLAS COUNTY, TEXAS