



SCALE: 1"=40'

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, SULLIVAN DEVELOPMENT COMPANY, is the sole owner of a tract of land situated in the City of Addison, Dallas County, Texas, out of the Josiah Pancoast Survey, Abstract 1146, and also being a part of that tract described in deed to J.R. and Jack Maxfield, filed August 18, 1959, and recorded in Volume 5179, Page 604 of the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point for corner in the westerly line of Inwood Road (60 feet wide); said point being South 17°15'00" East a distance of 1354.45 feet from the southern most corner of a visibility clip between the southerly line of Belt Line Road (100 feet wide) and said westerly line of Inwood Road;

THENCE South 17°15'00" East along said westerly line of Inwood Road a distance of 302.27 feet to a point for corner; said point being the southeasterly corner of a tract of land conveyed to Jerome A. Copelan et ux, as recorded in Volume 79205, Page 1807 of the Deed Records of Dallas County, Texas;

THENCE South 80°34'00" West a distance of 221.49 feet to a point for corner at the southwesterly corner of said Copelan tract;

THENCE North 17°15'00" West a distance of 302.90 feet to a point for corner;

THENCE North 80°43'43" East a distance of 221.60 feet to the POINT OF BEGINNING and containing 66,397 square feet, more or less, or 1.5243 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, SULLIVAN DEVELOPMENT COMPANY, does hereby adopt this plat designating the herein described property as SULLIVAN 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 easement, 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 or 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 Dallas, Texas, this the 22nd day of October, 1961.

SULLIVAN DEVELOPMENT COMPANY  
BY: John A. Sullivan, President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared JOHN A. SULLIVAN, 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 22nd day of October, 1961.  
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 or recorded.  
Robert G. Wood, RPS No. 1711

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 22nd day of October, 1961.  
Notary Public in and for Dallas County, Texas.

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, this the 8th day of December, 1961.  
Mayor: James Keating  
Secretary: Jacques Sharp

FILE PLAT  
SULLIVAN ADDITION  
SUBDIVISION OF PART OF  
JOSIAH PANCOAST SURVEY, ABSTRACT 1146  
CITY OF ADDISON, DALLAS COUNTY, TEXAS  
FOR  
SULLIVAN DEVELOPMENT COMPANY  
8340 MEADOW ROAD SUITE 248  
DALLAS, TEXAS 75231  
BY  
RAYMOND L. GOODSON, JR., INC. ENGINEERS  
3409 OAK GROVE  
DALLAS, TEXAS

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