

TRINITY CHRISTIAN ACADEMY
(CARROLL ESTATES BLK. "D")

BURNS PETROLEUM
REAL ESTATE DIV.
VOL. 80017 PG. 2389

POINT OF BEGINNING

SOJOURN LANE

CERTIFICATE OF APPROVAL

APPROVED THIS 8 DAY OF September, 1981
BY THE CITY COUNCIL OF ADDISON, TEXAS.

MAYOR *Jim Redding*

CHAIRMAN OF PLANNING & ZONING
COMMISSION

Jacque Sharp
CITY SECRETARY

BOUNDARY DESCRIPTION
Being 2.410 acres of land situated in the E. Shepherd Survey, Abstract 1361 and the W. Lomax Survey, Abstract 792 and in the City of Addison, Texas, Dallas County and being more particularly described as follows:

Beginning at a point which is the intersection of the East Right-of-Way line of Addison Road (A 60' R.O.W.) and the South Right-of-Way line of Sojourn Lane (a 60' R.O.W.);

Thence North 89° 34' 56" East a distance of 350.32 feet along said South Right-of-Way line of Sojourn Lane to a point for a corner, said corner being on the West Right-of-Way line of Dallas Parkway (a 200' R.O.W.);

Thence South 02° 01' 34" West along said West Right-of-Way line of Dallas Parkway a distance of 300.00 feet to a point for corner;

Thence South 89° 34' 56" West a distance of 350.32 feet to a point for a corner, said corner being on said East Right-of-Way line of Addison Road;

Thence North 02° 01' 34" East along side East Right-of-Way line of Addison Road a distance of 300.00 feet to the point of beginning;

Containing 104,979.60 square feet or 2.410 acres of land.

SET I.P.

N 89°34'56" E 350.32'

60' ROW

FND I.P.

E. SHEPHERD SURVEY
ABST. 1361

Δ = 08° 36' 22"
R = 370.00'
T = 2735'
L = 55.75'

SURVEY LINE

W. LOMAX SURVEY
ABST. 792

2.410 AC.
104,979.60 SQ. FT.

OWNERS CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ASHMONT DEVELOPMENT CORP. DOES HEREBY ADOPT THIS PLAT DESIGNATED THEREIN ABOVE DESCRIBED PROPERTY AS AN ADDITION TO THE CITY OF DALLAS, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND FIRE LANES SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AND FIRE LANES AS SHOWN. SAID FIRE LANES AND UTILITY EASEMENT BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENT AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID UTILITY EASEMENT FOR THE CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE.

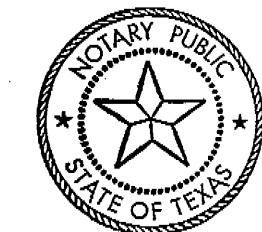
WITNESS MY HAND AT DALLAS, TEXAS, THIS 7th DAY OF August, 1981.

BY: *William Shevaland*
EXECUTIVE VICE PRESIDENT
ASHMONT DEVELOPMENT CORP.

THE 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 William Shevaland, 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 purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF August, 1981.



James Wyatt Anthony
Notary Public in and for
Dallas County, Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I JOHN MAGGIORE, P. E. hereby certify that I have prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon were placed under my personal supervision. The improvement shown on the plat are certified to be in existence on the date of survey, August 3, 1981, and there are no visible easements or encroachments other than those shown on this plat.

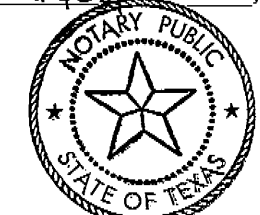
FOR:
GRAHAM ASSOCIATES, INC.
John Maggione
JOHN MAGGIORE
Registered Public Surveyor



THE STATE OF TEXAS }
COUNTY OF DALLAS }

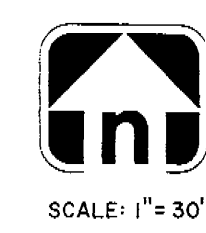
BEFORE, me the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared JOHN MAGGIORE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF August, 1981.



James Wyatt Anthony
Notary Public in and for
Dallas County, Texas

FINAL PLAT		
THE ARBOR		
2.410 ACRES		
ADDISON, TEXAS - DALLAS COUNTY		
Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS		
SUB.	REC.	
DATE: AUG. 1981	PROJECT NO: 900-1029	SHEET 1 OF 1



SCALE: 1" = 30'

1981 OCT 15 AM 11:20