

60'

ADDISON ROAD

549.70'

N. 0° 22' 17" W.

N. 89° 37' 43" E. 346.08'

4.800 ACRES
209,088 SQ. FT.

A=20° 07' 25"

25' STRIP FOR GREENBELT

R1600.00'

T=283.91'

L=51.97'

10' SANITARY SEWER ESWT. - VOL. 78136 - PG. 1083
NO PARKING OR BUILDING TO BE CONSTRUCTED

200'

DALLAS

PARKWAY

200'

POINT OF BEGINNING S. 89° 37' 43" W. 448.09'

748.26'

S. 89° 35' 11" W. 10.00'

N.W. CORNER LOT 1, BLK. 1 BENT TREE OAKS

70'

616.95'

WESTGROVE ROAD
(60' R.O.W.)

CERTIFICATE OF APPROVAL

APPROVED this the 8th day of May A.D., 1979 by the City Council of Addison, Texas.

Jim Redding
MAYOR

Jacque Sharp
SECRETARY

STATE OF TEXAS I
COUNTY OF DALLAS I

WHEREAS, TRIANGLE PACIFIC CORP. is the owner of a tract of land situated in the William Lomax Survey, Abstract No. 792 in the City of Addison, Dallas County, Texas and being more particularly described as follows:
BEGINNING at a point on the east line of Addison Road (a 60 foot right-of-way), said point being S. 89° 35' 11" W., 10.00 feet and N. 0° 22' 17" W., 748.26 feet from the northwest corner of Lot 1, Block 1 of Bent Tree Oaks, an addition to the City of Addison as recorded in Volume 78004 at Page 0007 of the Deed Records of Dallas County, Texas;
THENCE N. 0° 22' 17" W., 549.70 feet continuing along the said east line of Addison Road to a point for corner;
THENCE N. 89° 37' 43" E., 346.08 feet to a point for corner on the westerly line of Dallas Parkway (a 200 foot right-of-way), said point also being in a curve to the left having a central angle of 20° 07' 26" a radius of 1600.00 feet and a tangent bearing of S. 0° 49' 21" E.;
THENCE along said curve, and the said westerly line of Dallas Parkway, 561.97 feet to the end of said curve;
THENCE S. 89° 37' 43" W., 448.09 feet to the Point of Beginning and containing 209,088 square feet or 4.800 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT TRIANGLE PACIFIC CORP., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as TRIANGLE PACIFIC ADDITION, an Addition to the City of Addison, Texas, and does hereby dedicate to the public use forever the streets, alleys and public use areas shown thereon. The easements, as shown 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 Utility Easements as shown. Said Utility Easements 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 right to remove and keep removed all or parts of any buildings, fences, shrubs, trees, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said Easement 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. 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 27th day of June A.D., 1979.

TRIANGLE PACIFIC CORP.
M. Joseph McHugh
M. Joseph McHugh, Vice President - Finance and Treasurer

STATE OF TEXAS I
COUNTY OF DALLAS I

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared M. JOSEPH MCHUGH, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TRIANGLE PACIFIC CORP., and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 27th day of June A.D., 1979.

J. Threadgill
Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

STATE OF TEXAS I
COUNTY OF DALLAS I

KNOW ALL MEN BY THESE PRESENTS: That I, J. G. THREADGILL, do hereby certify that I prepared this plat from an actual and accurate survey of the land; that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Addison, Texas.

J. G. Threadgill
J. G. THREADGILL, REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS I
COUNTY OF DALLAS I

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J.C. THREADGILL, 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 consideration therein expressed.

Given under my hand and seal of office, this the 27th day of June A.D., 1979.

J. Threadgill
Notary Public in and for Dallas County, Texas

FINAL PLAT
TRIANGLE PACIFIC ADDITION
AN ADDITION TO THE CITY OF ADDISON
WILLIAM LOMAX SURVEY, ABSTRACT 792
DALLAS COUNTY, TEXAS
APRIL, 1979 SCALE: 1" = 40'

OWNER
TRIANGLE PACIFIC CORP.
4255 L.B.J. FREEWAY DALLAS, TEXAS
PHONE: 661-2800

THREADGILL-DOWDEY and ASSOCIATES
CONSULTING ENGINEERS
4639 INSURANCE LANE DALLAS, TEXAS

PLATE NO.

79 JUN 27 AM 10:50