

1998 TCA - ELECTRICAL EASEMENT

New file
for TCA
Elec. Easement

From the desk of
Elaine Difiglia, CTA, RTA
Tax Assessor-Collector

Town of Addison
5350 Belt Line Road
P. O. Box 699
Addison, Texas 75001
(214) 450-7080
(214) 386-0938 FAX

Date:

Dallas Central
Appraisal Dist.

Commercial Dept.

Bill Holland

John Threadgill

214-637-2194

DCAD #

100042400AD150000

Addison!

WARRANTY DEED

STATE OF TEXAS X

COUNTY OF DALLAS X

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, ROGER C. SULLIVAN, TRUSTEE, of Dallas County, Texas, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS CASH and other good and valuable considerations to said GRANTOR in hand paid by the GRANTEE hereinafter named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto GROVER HOPE, TRUSTEE, of Dallas County, Texas, all that certain property situated in Dallas County, Texas, described as follows, to-wit:

BEING a 40.495 acre tract of land situated in the LEVI NOBLE SURVEY, ABSTRACT NO. 1098, and the ELI SHEPHERD SURVEY, ABSTRACT NO. 1361, in Dallas County, Texas, all as more particularly described on Exhibit "A" attached hereto and made a part hereof;

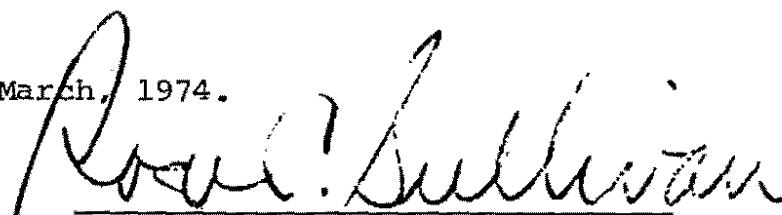
THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO Deed of Trust dated August 26, 1969, executed by GRANTOR herein, to Lynn E. Nicholson, Trustee, securing Note of even date therewith, in the original principal sum of \$270,000.00, payable to the order of RICHARD C. KNOWLES; said Deed of Trust recorded in Vol. 69176, page 803, Deed of Trust Records of Dallas County, Texas; said Note and liens securing same covers only a part of the hereindescribed property.

GRANTEE herein assumes full payment of all taxes for the current year.

TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging, unto the said GRANTEE above named, his successors and assigns forever. And I do hereby bind myself, my successors and assigns, to WARRANT AND FOREVER DEFEND the title to said property unto the said GRANTEE above named, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED this 22nd day of March, 1974.

VOL PAGE
74069 1679


(Roger) C. Sullivan, Trustee

WARRANTY DEED

STATE OF TEXAS X

COUNTY OF DALLAS X

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, GROVER HOPE, TRUSTEE, of Dallas County, Texas, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS CASH and other good and valuable considerations to said GRANTOR in hand paid by the GRANTEE hereinafter named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto TRINITY CHRISTIAN ACADEMY, a Texas Non-Profit Corporation, of Dallas County, Texas, all that certain property situated in Dallas County, Texas, described as follows, to-wit:

BEING a 40.495 acre tract of land situated in the LEVI NOBLE SURVEY, ABSTRACT NO. 1098, and the ELI SHEPHERD SURVEY, ABSTRACT NO. 1361, in Dallas County, Texas, all as more particularly described on Exhibit "A" attached hereto and made a part hereof;

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO Deed of Trust dated August 26, 1969, executed by Roger C. Sullivan, Trustee, to Lynn E. Nicholson, Trustee, securing Note of even date therewith, in the original principal sum of \$270,000.00, payable to the order of RICHARD C. KNOWLES; said Deed of Trust recorded in Vol. 69176, page 803, Deed of Trust Records of Dallas County, Texas; said Note and liens securing same covers only a part of the hereindescribed property.

GRANTEE herein assumes full payment of all taxes for the current year.

TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging, unto the said GRANTEE above named, its successors and assigns forever. And I do hereby bind myself, my successors and assigns, to WARRANT AND FOREVER DEFEND the title to said property unto the said GRANTEE above named, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED this 22nd day of March, 1974.

VOL PAGE
74060 1683

Grover Hope

(Grover Hope), Trustee
Grover Hope

EXHIBIT "A"

BEING a tract or parcel of land situated in the LEVI NOBLE SURVEY, ABSTRACT NO. 1090, and the ELI SHEPHERD SURVEY, ABSTRACT NO. 1361 in Dallas County, Texas, said tract also being all of Lots 9, 10, 15 and 16, Block A, and all of Lots 9, 10, 14 and 15, Block B and a portion of abandoned Carroll Road of CARROLL ESTATES, an addition to the County of Dallas, Texas, according to the map thereof recorded in Volume 10, page 473 of the Map Records of Dallas County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a point in the West line of Addison Road, a 60 foot right-of-way, said point also being the Southeast corner of said Lot 15, Block B of Carroll Estates, an iron pin for corner;

THENCE N. 89 deg. 45' 30" W., 2595.67 feet to a point in the East line of Dooley Road, a 60 foot right-of-way, an iron pin for corner;

THENCE N. 0 deg. 16' 10" E., 676.90 feet along the said East line of Dooley Road, an iron pin for corner;

THENCE S. 89 deg. 43' 50" E., 2621.16 feet to a point in the said West line of Addison Road, an iron pin for corner;

THENCE S. 2 deg. 25' 50" W., 676.12 feet along the said West line of Addison Road to the PLACE OF BEGINNING, and containing 40.495 acres of land.

*Over Recorder shown
Land of Owner to be 40.5516*

VOL. PAGE
74060 1681

ORIGINAL 40 ACRE TRACT

TCA Purchased

Consists of:

Block A - LOTS 9, 10, 15 & 16

Block B - LOTS 9, 10, 14 & 15

1-01-0004

ACCOUNT FLOWCHART

DRAFTER: ROBERT STEWART

SEQ# R3-4-Q
 CLK. Mary Matthews
 DATE 3-27-88

MARCH 14, 1988

THIS IS A REAL ACTION

REC. ACCOUNT NO. <u>1-01-0004</u>		PROP. ADDR. DIR. ST. NAME <u>16701 ADDISON RD</u>		SFX. <u>RD</u>	BLDG. <u></u>	UNIT <u></u>		
L <u>100042400A0150000</u>								
LEGAL	1. <u>CARROLL ESTATES</u>			TRINITY CHRISTIAN ACADEMY				
	2. <u>BLK A FT LOT 15 & 16 AND PT.</u>			17001 ADDISON RD.				
	3. <u>OF ABND. ROW 4.1916 Acs</u>			DALLAS, TX 75248				
	4. <u>VOL NO DEED PG FILE EX</u>							
	5. <u></u>			SPLIT <u></u> NEW ADDITION <u></u> CORR. <input checked="" type="checkbox"/>				
ADJ.	TAX YR. <u>1988</u>	I.S.D. <u>DS</u>	COMMENTS					
DELETE	REGION <u>3</u>	SPEC. <u></u>	FOR PRIOR YEARS, SEE ACCT.					
NEW <input checked="" type="checkbox"/>	CNTY. <u>DC</u>	HOSP. <u>PH</u>						
EXEMPT <input checked="" type="checkbox"/>	CITY <u>CA</u>	COLL. <u>DO</u>	<u>00000911910000000</u>					
<u>PR J.A.</u>								
CURRENT YEAR	DIMENSION <u>182586</u>		PRIOR YEAR	TX. YR.	IMP. VALUE	LND. VALUE	MKT. VALUE	SPEC.
	PRICE <u>10.00</u>	FLAG <u>50</u>						
	MKT. ADJ.	AG. USE						
	HMSTD.	% OWN						
	LND. MKT. AREA	PC <u>410</u>						
	NBHD.	SPTB <u>01.2</u>						
	ZONING	MAPSCO <u>4-2</u>						
STREETS		TYPE	CURB	SDWK	ALLEY	<u>1-01-0004</u>		
UTILITIES		SEWER	WATER	ELEC	GAS	<u>0011</u>		
<u>4-14-88 Copy to Exemptions - M.A.</u>								

ACCOUNT NUMBER 100042400A0150000
 TAX YEARS 1988
 REC. YR. R3-4-Q

REC. ACCOUNT NO. <u>1-01-0011</u>		PROP. ADDR. DIR. ST. NAME <u>16701 ADDISON</u>		SFX. <u>RD</u>	BLDG. <u></u>	UNIT <u></u>		
R <u>100042400B0090000</u>								
LEGAL	1. <u>CARROLL ESTATES</u>			Same as above				
	2. <u>BLK B LOT 9, 10, 14 & 15 AND PT.</u>							
	3. <u>OF ABND ROW 19.6282 Acs</u>							
	4. <u>VOL PG FILE EX</u>							
	5. <u></u>			SPLIT <u></u> NEW ADDITION <u></u> CORR. <input checked="" type="checkbox"/>				
ADJ.	TAX YR. <u>1988</u>	I.S.D. <u>DS</u>	COMMENTS					
DELETE	REGION <u>3</u>	SPEC. <u></u>	FOR PRIOR YEARS, SEE ACCT.					
NEW <input checked="" type="checkbox"/>	CNTY. <u>DC</u>	HOSP. <u>PH</u>						
EXEMPT <input checked="" type="checkbox"/>	CITY <u>CA</u>	COLL. <u>DO</u>	<u>00000911931000000</u>					
<u>PR J.A.</u>								
CURRENT YEAR	DIMENSION <u>B55004</u>		PRIOR YEAR	TX. YR.	IMP. VALUE	LND. VALUE	MKT. VALUE	SPEC.
	PRICE <u>10.00</u>	FLAG <u>50</u>						
	MKT. ADJ.	AG. USE						
	HMSTD.	% OWN						
	LND. MKT. AREA	PC <u>410</u>						
	NBHD.	SPTB <u>01.2</u>						
	ZONING	MAPSCO <u>4-2</u>						
STREETS		TYPE	CURB	SDWK	ALLEY			
UTILITIES		SEWER	WATER	ELEC	GAS			

CNTY. DC CITY CA I.S.D. DS
 Pg. 1 OF 2

UPDATED BY: msm DATE: 2-14-88 VERIFIED BY: _____ DATE: _____

REJ 3-28-88

COPY TO COMM'L DICK

ACCOUNT FLOWCHART

DRAFTER: ROBERT STEWART

SEQ#	_____
CLK.	_____
DATE	_____

REC	ACCOUNT NO.	PROP. ADDR. DIR. STNAME	SFX.	BLDG.	UNIT			
C	0000091191000000							
LEGAL	1	CARROLLTON ESTATES	Same as in CRT					
	2	BLK B PT LOTS 15 & 16						
	3	4.1916 Acs						
	4	VOL PG FILE EX						
	5		SPLIT	NEW ADDITION	CORR.	<input checked="" type="checkbox"/>		
ADJ.	TAX YR.	1988	I.S.D.	DS	COMMENTS			
DELETE	REGION	3	SPEC.		"CRT" - NOTE 8 PER MAPSCO AND			
NEW	CNTY.	DC	HOSP.	PH				
EXEMPT	CITY	CA	COLL.	DO	CITY MAP OF ADDISON, THIS			
ACCT SHOULD BE IN CITY OF ADDISON. DELETE THIS ACCT, AND SET UP NEW UNDER ACCT. 100042400A0150000. LEGAL TO BE ADJ.								
CURRENT YEAR	DIMENSION		PRIOR YEAR	TX. YR.	IMP VALUE	LND. VALUE	MKT. VALUE	SPEC.
	PRICE	FLAG						
	MKT. ADJ.	AGUSE						
	HMSTD.	%OWN						
	LND. MKT. AREA	PC						
	NBHD.	SPTB						
	ZONING	MAPSCO						
STREETS		TYPE	CURB	SDWK	ALLEY			
UTILITIES		SEWER	WATER	ELEC	GAS			

Delete
APR 14 1988 M H

ACCOUNT NUMBER
TAX YEARS
REC. TYP.

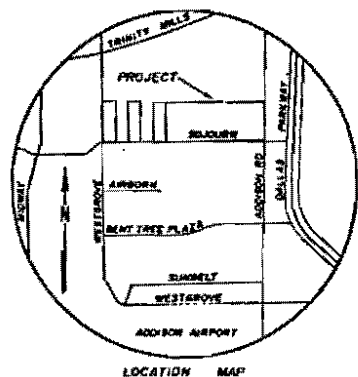
REC	ACCOUNT NO.	PROP. ADDR. DIR. STNAME	SFX.	BLDG.	UNIT			
X	0000091193100000							
LEGAL	1	CARROLLTON ESTATES	Same as in CRT					
	2	PT. LOTS 9 & 15 & ALL LOTS 10 & 14						
	3	19.6282 Acs ADDISON RD.						
	4	VOL PG FILE EX						
	5	EXEMPT 1976	SPLIT	NEW ADDITION	CORR.	<input checked="" type="checkbox"/>		
ADJ.	TAX YR.	1988	I.S.D.	DS	COMMENTS			
DELETE	REGION	3 (4 in CRT)	SPEC.		"CRT" - NOTES Same as above			
NEW	CNTY.	DC	HOSP.	PH				
EXEMPT	CITY	CA	COLL.	DO	... NEW UNDER ACCT No. 100042400B0090000. LEGAL ADJ.			
CURRENT YEAR	DIMENSION		PRIOR YEAR	TX. YR.	IMP VALUE	LND. VALUE	MKT. VALUE	SPEC.
	PRICE	FLAG						
	MKT. ADJ.	AGUSE						
	HMSTD.	%OWN						
	LND. MKT. AREA	PC						
	NBHD.	SPTB						
	ZONING	MAPSCO						
STREETS		TYPE	CURB	SDWK	ALLEY			
UTILITIES		SEWER	WATER	ELEC	GAS			

Delete
APR 14 1988 M H

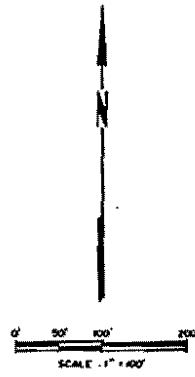
CNTY. _____ CITY _____ I.S.D. _____ PG. 2 OF 2

UPDATED BY: mm DATE: 4-14-88 VERIFIED BY: _____ DATE: _____

1-01-0011



LOCATION MAP



LEGEND

IRS	Iron Rod Set
IRF	Iron Rod Found
Conc	Concrete

NOTE: At the time of this survey a title report was not furnished, therefore easements which may be of record that may affect the subject property are not shown.

Page 1098 of the Deed Records of Dallas County, Texas (1918X77) and being more particularly described as follows:

THENCE at a 3/8 inch iron rod set in concrete for the point of intersection of the westerly right-of-way line of Addison Road (60 feet wide) with the southerly right-of-way line of Sojourn Drive (60 feet wide) as recorded in Volume 79073, Page 0268 (1918X77), said iron rod being in the east line of said 46.495 acre tract of land;

THENCE along the southerly right-of-way line of said Sojourn Drive, North 89°45'30" West a distance of 1386.21 feet to a 3/8 inch iron rod in concrete set for the southeast corner of Addison Place Addition, an addition to the City of Addison as recorded in Volume 82938, Page 1386 (1918X77);

THENCE along the easterly line of said Addison Place Addition, North 89°45'30" East a distance of 646.41 feet to a 3/8 inch iron rod found in concrete for the northeast corner of said Addison Place Addition, said iron rod being in the southerly line of said 46.495 acre tract of land;

THENCE along the northerly line of said 46.495 acre tract of land, South 89°45'30" East a distance of 1610.88 feet to a 3/8 inch iron rod in concrete found in the westerly right-of-way line of said Addison Road and being the northeast corner of said 46.495 acre tract of land;

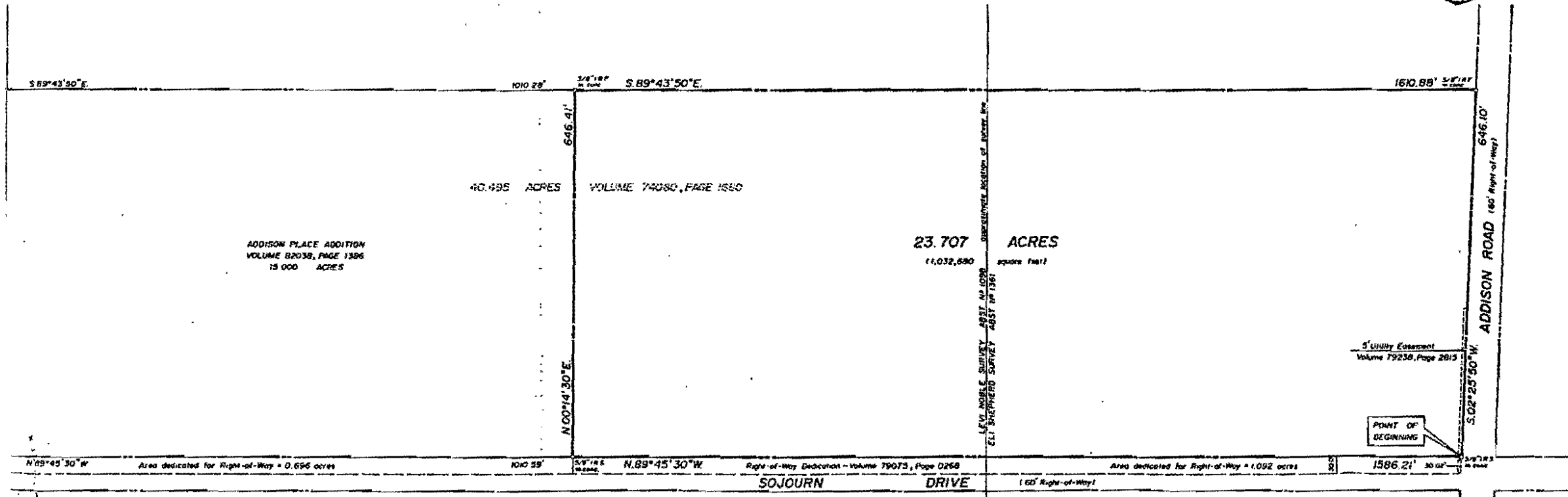
THENCE along the westerly right-of-way line of said Addison Road and following the easterly line of said 46.495 acre tract of land, South 82°33'54" West a distance of 646.19 feet to the POINT OF BEGINNING;

CONTAINING within these water and bounds 23.707 acres or 1,632,680 square feet of land, more or less and being subject to easements of record.

SURVEYOR'S CERTIFICATE

I, Anita J. Bedford, a Registered Public Surveyor in the State of Texas do hereby certify that on the ground survey of the property shown was made under my supervision and direction and that the quantity of area shown in the attached field notes is correct, and that all property corners are correctly located as shown hereon.

Date _____ Anita J. Bedford
 Registered Public Surveyor #4132
 PAWA-Winkelmann & Associates, Inc.
 13849 Coll Road #200
 Dallas, TX 75241



PAWA-Winkelmann & Associates, Inc.

LEVI NOBLE SURVEY ABST. NO. 1098
 ELI SHEPHERD SURVEY ABST. NO. 1361
 CITY OF ADDISON
 DALLAS COUNTY, TEXAS
 CLIENT - TOM DANCE ARCHITECTS
 8950 N. CENTRAL EXPRESSWAY

CITY: MEETA, 1986
 SURVEYOR: WINKELMANN
 BOOK: 239, 247

FIELD NOTE DESCRIPTION

1-01-0004
+
1-01-0041

BEING a 23.707 acre tract of land situated in the Levi Noble Survey, Abstract No. 1098 and the Eli Shepherd Survey, Abstract No. 1361 in the City of Addison, Dallas County, Texas and being part of a 40.495 acre tract of land as recorded in Volume 74060, Page 1688 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in concrete for the point of intersection of the westerly right-of-way line of Addison Road (60 feet wide) with the northerly right-of-way line of Sojourn Drive (60 feet wide) as recorded in Volume 79075, Page 0268 (DRDCT), said iron rod being in the east line of said 40.495 acre tract of land;

THENCE along the northerly right-of-way line of said Sojourn Drive, North 89°45'30" West a distance of 1586.21 feet to a 5/8 inch iron rod in concrete set for the southeast corner of Addison Place Addition, an addition to the City of Addison as recorded in Volume 82038, Page 1386 (DRDCT);

THENCE along the easterly line of said Addison Place Addition, North 00°14'30" East a distance of 646.41 feet to a 5/8 inch iron rod found in concrete for the northeast corner of said Addison Place Addition, said iron rod being in the northerly line of said 40.495 acre tract of land;

THENCE along the northerly line of said 40.495 acre tract of land, South 89°43'50" East a distance of 1610.88 feet to a 5/8 inch iron rod in concrete found in the westerly right-of-way line of said Addison Road and being the northeast corner of said 40.495 acre tract of land;

THENCE along the westerly right-of-way line of said Addison Road and following the easterly line of said 40.495 acre tract of land, South 02°25'50" West a distance of 646.10 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 23.707 acres or 1,032,680 square feet of land, more or less and being subject to easements of record.

*What is date of this document?
was it ever filed?*

State of Texas do hereby certify that the foregoing plat was made under my supervision and that the same is correct, true and accurate.

1997 acres or 1,032,680 square feet of record.

14.495 acre tract of land, less from rod in concrete found and being the northeast corner of said 40.495 acre tract of land.

1/2 inch iron rod in concrete set for the southeast corner of said Addison Place Addition to the City of Addison as recorded in Volume 82038, Page 1386 (DRDCT).

1/2 inch iron rod in concrete set for the northeast corner of said Addison Place Addition, said iron rod being in the northerly line of said 40.495 acre tract of land.

1/2 inch iron rod in concrete found in the westerly right-of-way line of said Addison Road and being the northeast corner of said 40.495 acre tract of land.

1/2 inch iron rod in concrete found in the westerly right-of-way line of said Addison Road and being the northeast corner of said 40.495 acre tract of land.

Dist. March, 1986
T. Whitaker
T. Weidner
Book 239, 247
02-03-5000

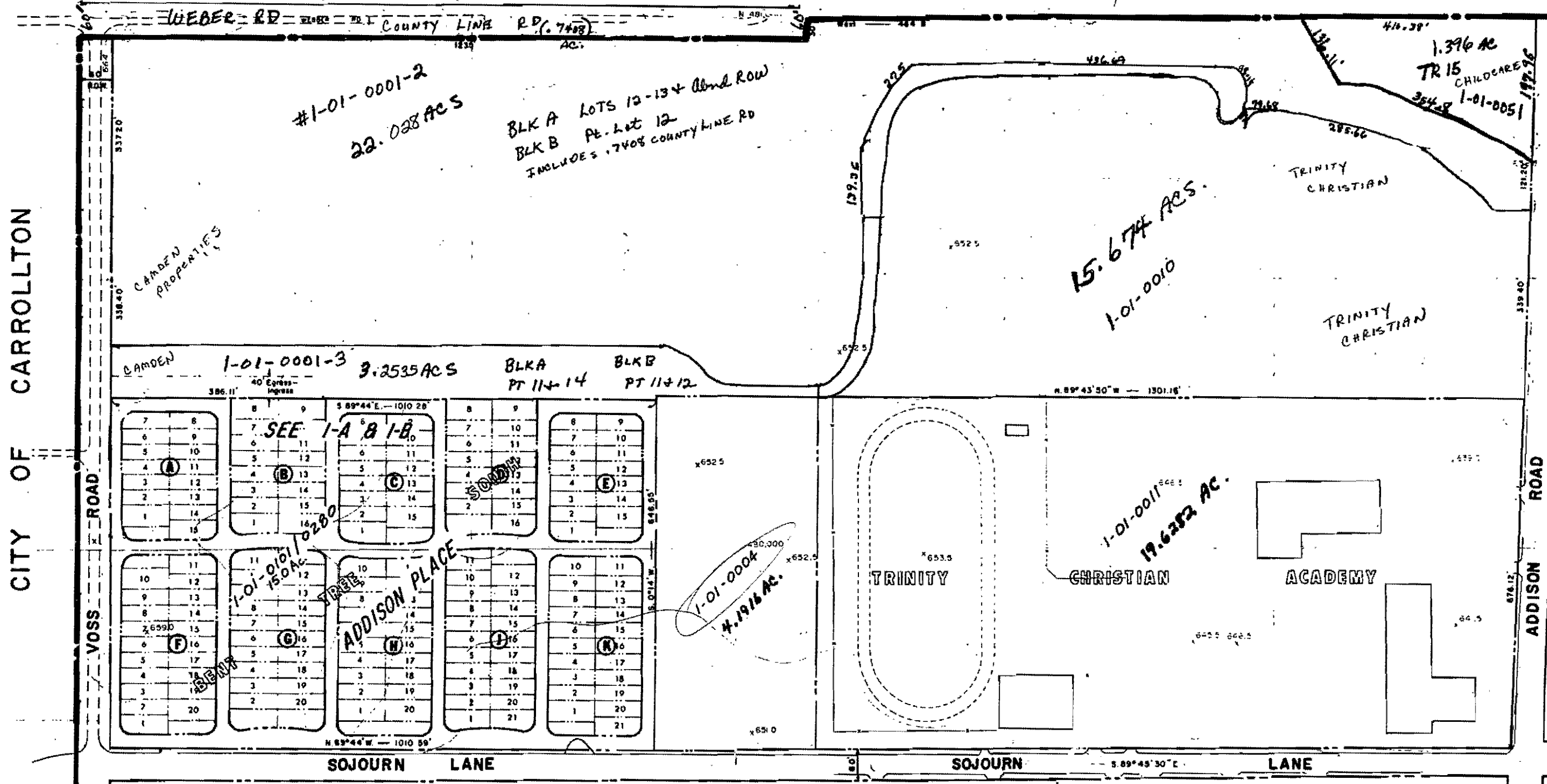
BOUNDARY SURVEY
23.707 ACRES

LEVI NOBLE SURVEY ABST. NO. 1098
ELI SHEPHERD SURVEY ABST. NO. 1361
CITY OF ADDISON
DALLAS COUNTY, TEXAS

CLIENT - TOM DANCE ARCHITECTS
8950 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75231
12141 671-1414

No.	Date	Revisions

CITY OF DALLAS



CITY OF CARROLLTON

See Map 2

SEE MAP 1

A-1098
A-1361

ADDITION CARROLL ESTATES (PART) SHEET 1
 CITY ADDISON
 SCHOOL DALLAS
 VOLUME _____ PAGE _____
 DATE FILED 2-24-47 TAX YEAR _____

DALLAS COUNTY APPRAISAL DISTRICT PLAT BOOKS

BLOCK PT A & B
 SURVEY WILLIAM LOMAX
 SCALE 200 FT.
 DRAWN BY OJS
 UPDATED 3-17-98

3013-
 94082-1229)

000000)
 49237-1662
 85003-1789
 AND ROW

AC TO TR 15

AC REM

AC # 100042400A012-

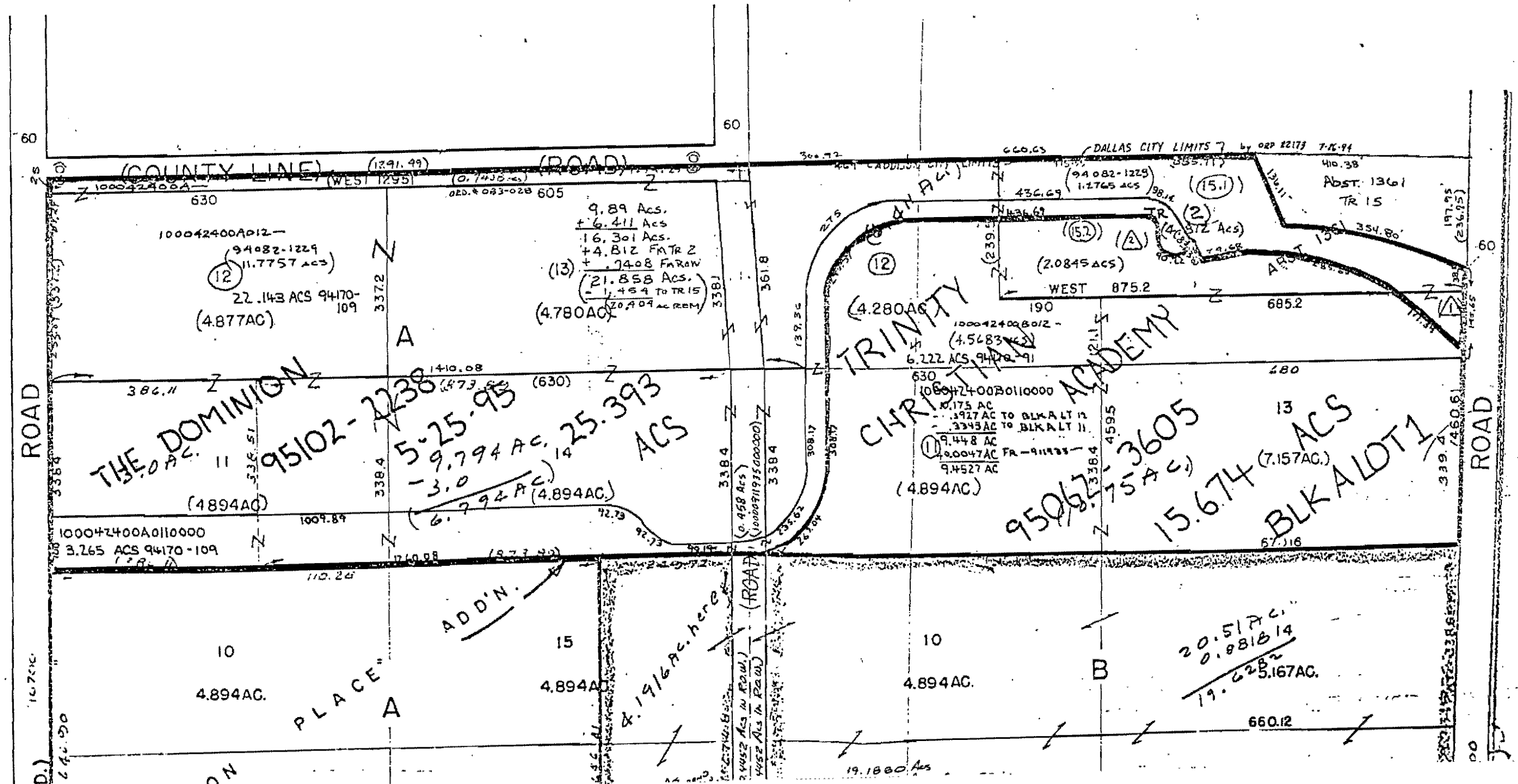
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AC # 65136141010150100

AC # 100042400B012-

AC # 65136141010150200)

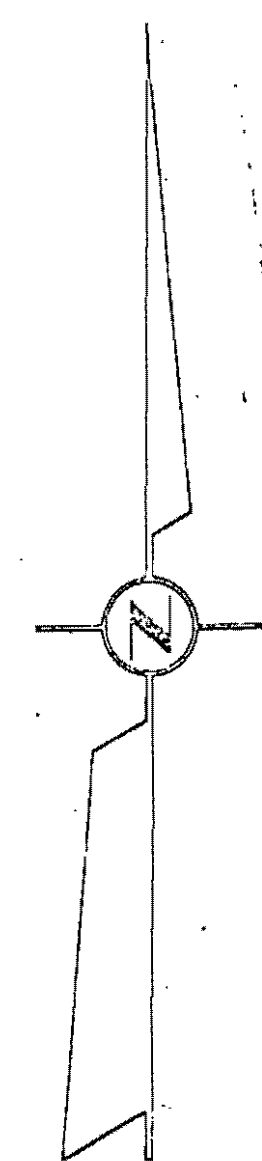
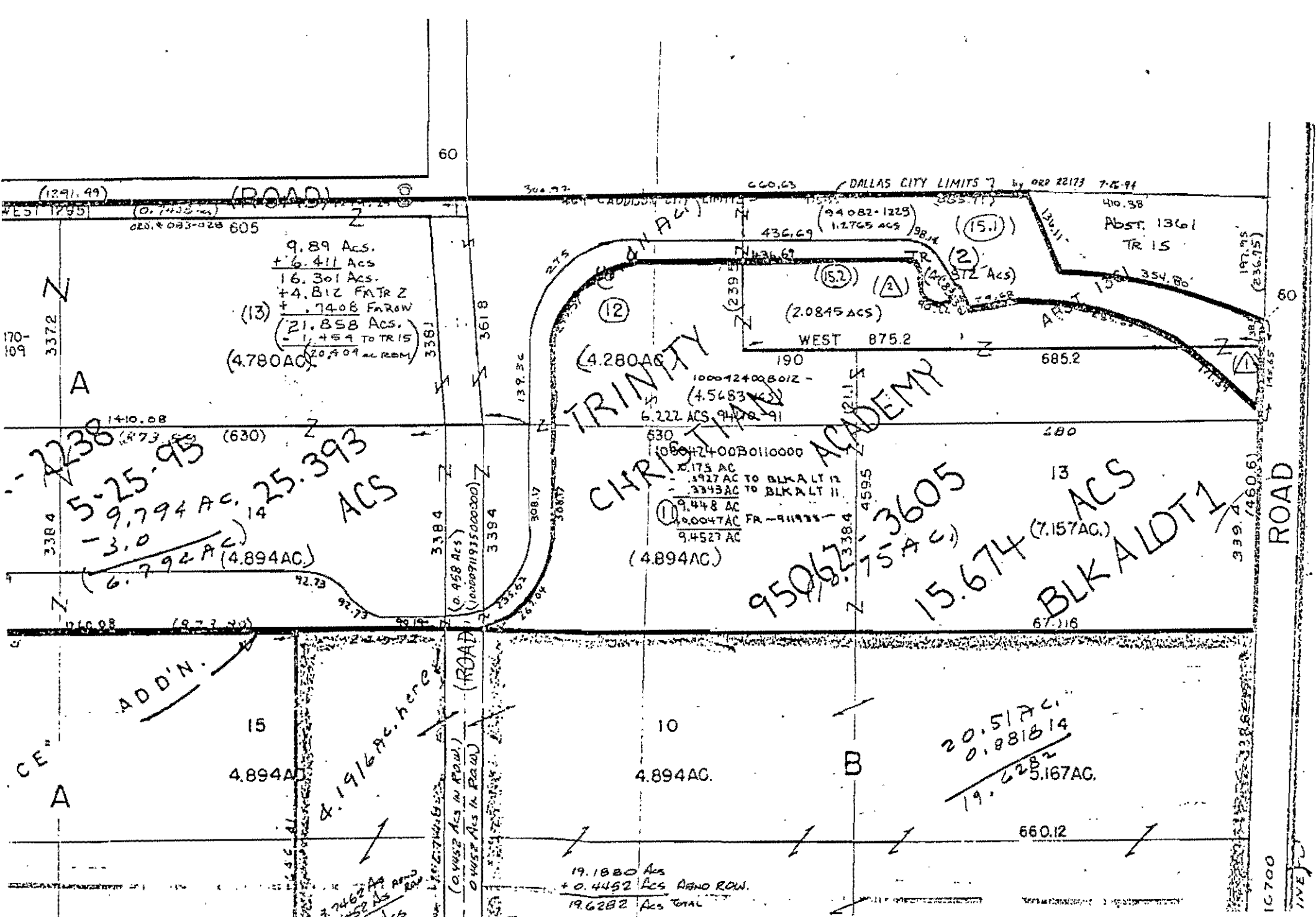


DALLAS COUNTY APPRAISAL DISTRICT PLAT BOOKS

BLOCK PT A & B
 SURVEY WILLIAM LOMAX ABST. 792
 SCALE 200 FT. EQUAL 1 INCH
 DRAWN BY OJS DATE 2-28-84
 UPDATED 3-17-98 SUBD. NO. 00424

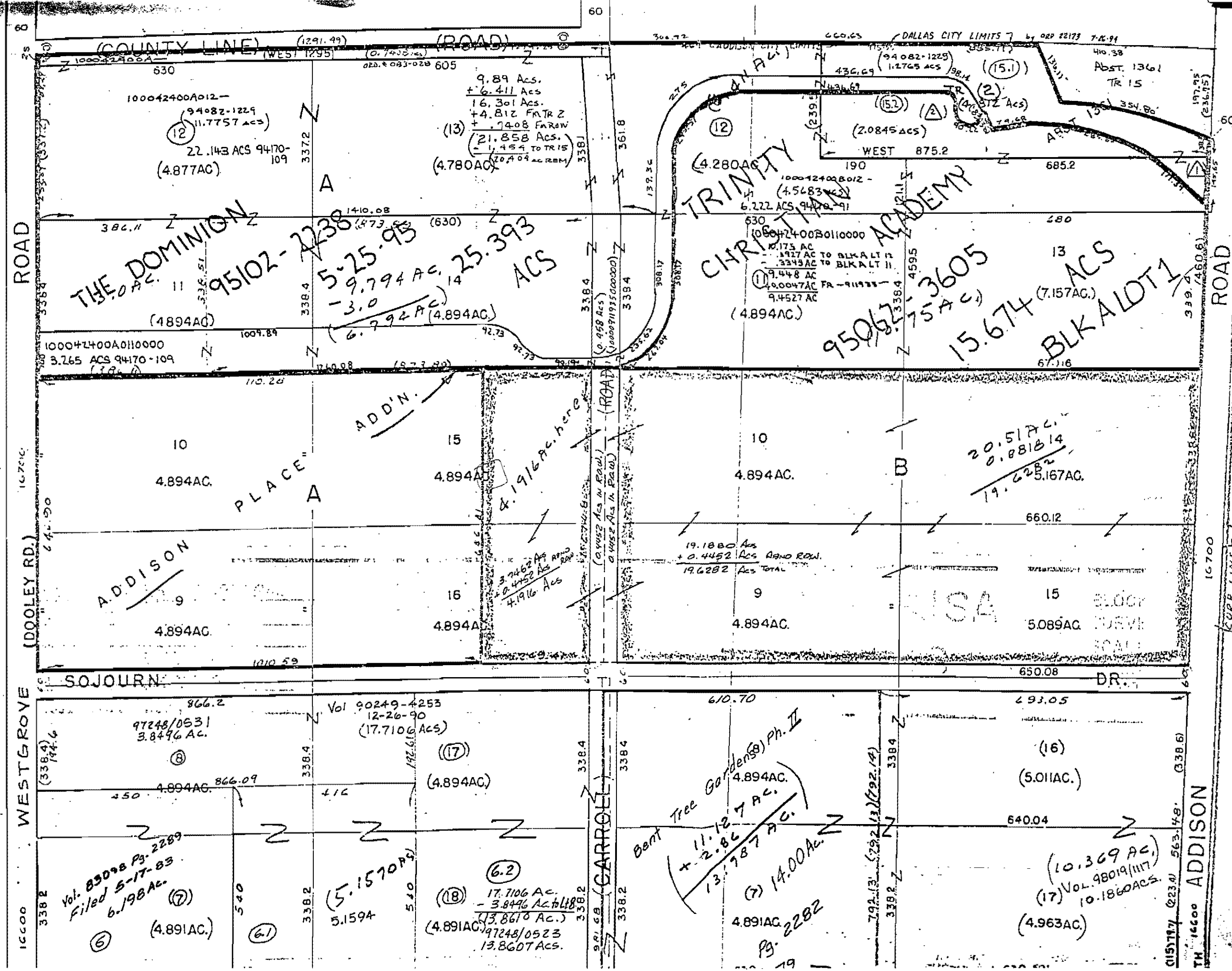


COPY



8228

311160100
005012-
310150200



THE DOMINION PLACE

CHRISTIAN TRINITY ACADEMY

ADDISON

USA

Bent Tree Gardens (8) Ph. II

Vol. 83098 Pg. 2289
Filed 5-17-83
6.198 AC.
⑥ (4.891 AC.)

Vol. 90249-4253
12-26-90
(17.7106 ACs)
⑦ (5.1570 AC)
5.1594

⑧ 3.8446 AC.
⑨ 4.894 AC.
⑩ 4.894 AC.
⑪ 4.894 AC.
⑫ 4.894 AC.
⑬ 4.894 AC.
⑭ 4.894 AC.
⑮ 4.894 AC.
⑯ 4.894 AC.
⑰ 5.011 AC.
⑱ 4.891 AC.

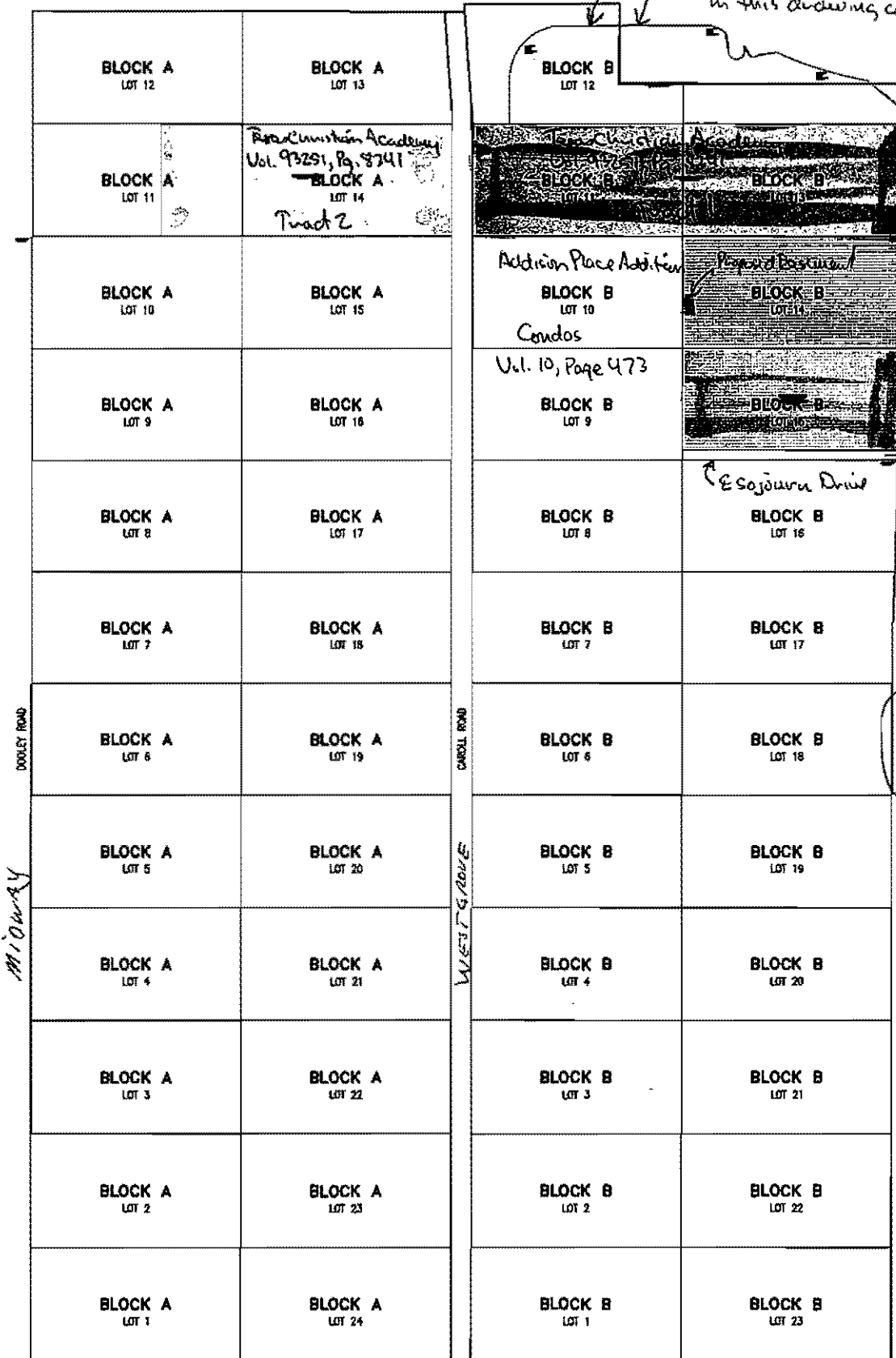
⑲ 13.787 AC.
⑳ 14.00 AC.
㉑ 4.891 AC.
㉒ 4.894 AC.
㉓ 10.309 AC.
㉔ 10.1860 ACs.

ADDISON

8228

This deed references being a part of Carroll Estates Addition, with a commencing point at the southeast corner of Savatoga Springs Addn. (which we don't have)

Texas Christian Academy, Vol. 94170, Pg. 0091, Tract 1 (may not have been placed in this drawing correctly)



We do not have the deed that covers this property

Texas Christian Academy
Vol. 77291, Pg. 2335

DOOLEY ROAD

MIDWAY

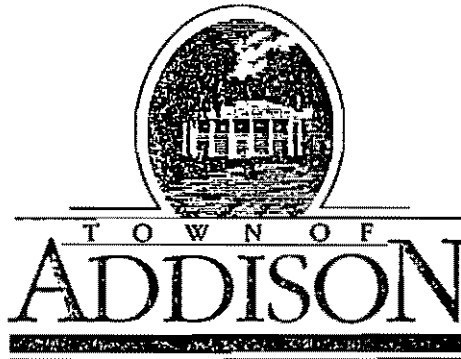
CARROLL ROAD

WEST GARDEN

ANDERSON ROAD

*Bill will check
FILES FOR PLAT
OR DEED.*

#4.1



April 17, 1986

STAFF REPORT

RE: Case 978-SUP/Trinity Christian Academy

LOCATION: About 25.0 acres on the northwest corner of Addison Road and Sojourn Road.

REQUEST: Requesting approval of an amendment to an existing Special Use Permit (S.U.P.) for a school in a District "R-1" (Residential-Single Family).

APPLICANT: Trinity Christian Academy represented by Mr. Larry Kivioja.

DISCUSSION:

The property in this case is developed with a private school. The school was approved in this residential zoning district by means of a Special Use Permit (S.U.P.). Like any other S.U.P., an amended site plan for the S.U.P. use must be renewed and approved by the city prior to any changes and/or expansion of the existing use.

At this time, the applicant is proposing some additions to the school campus. They include:

- a two story elementary building
- a recreation addition for the use of the Town of Addison
- a maintenance building addition
- a future tennis pavillion, an
- a future high school addition.

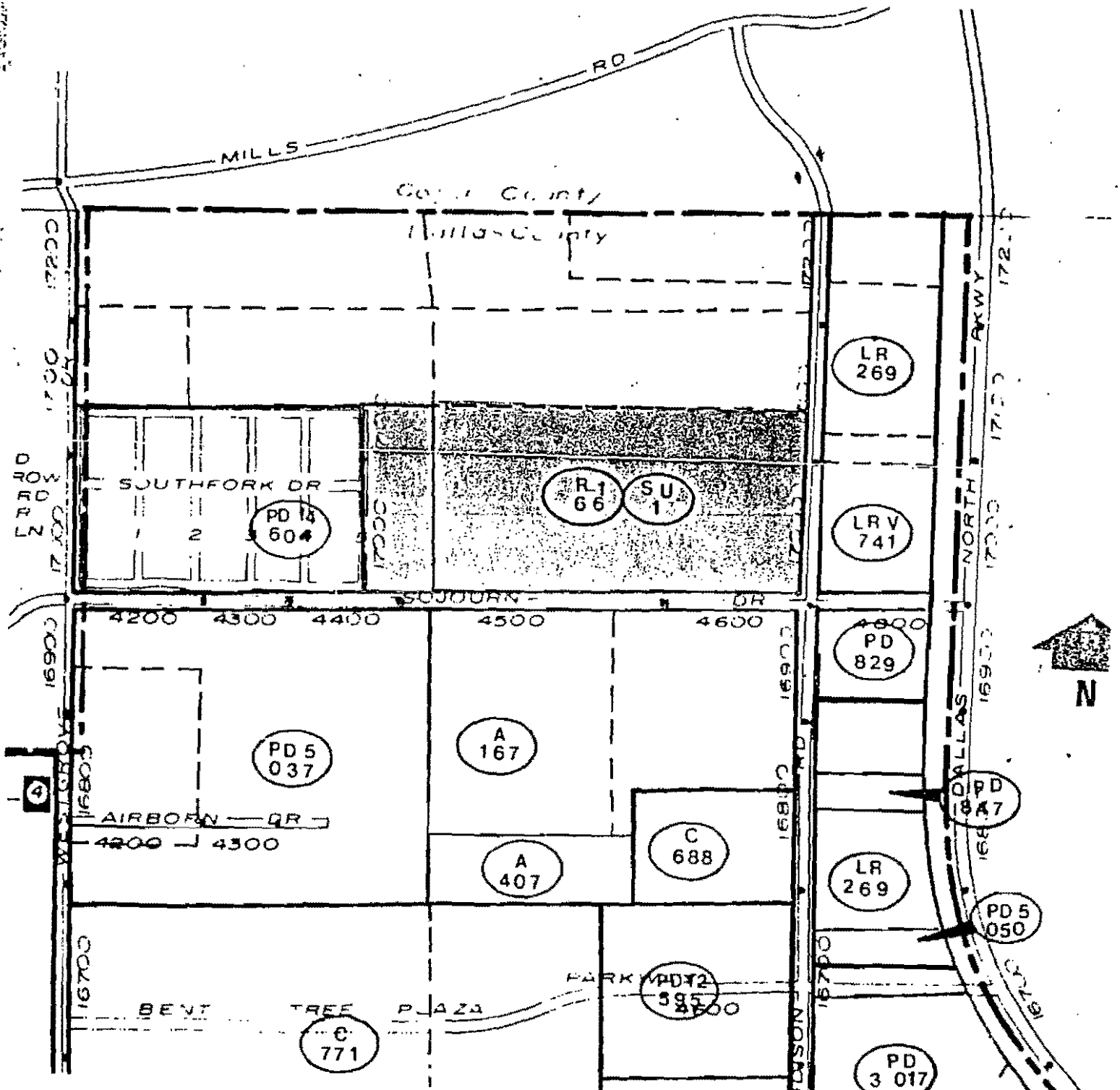
Access to the site is from several driveways on both Addison Road and Sojourn Lane. The site has a total of 320 parking spaces. A visit to the site on a school day indicated that about 190 of the parking spaces were being used by students and staff. Finally, it should be noted that not all of the additions will be done at the same time, but are planned over a period of years.

1-01-0004 + 0011

CASE 978-SUP

*Approved
by
Council
5-20-86*

Case 978-SUP/Trinity Christian Academy. Requesting approval of an amendment to an existing Special Use Permit (S.U.P.) for a school in a District "R-1" (Residential-Single Family). About 25.0 acres on the northwest corner of Addison Road and Sojourn Drive.



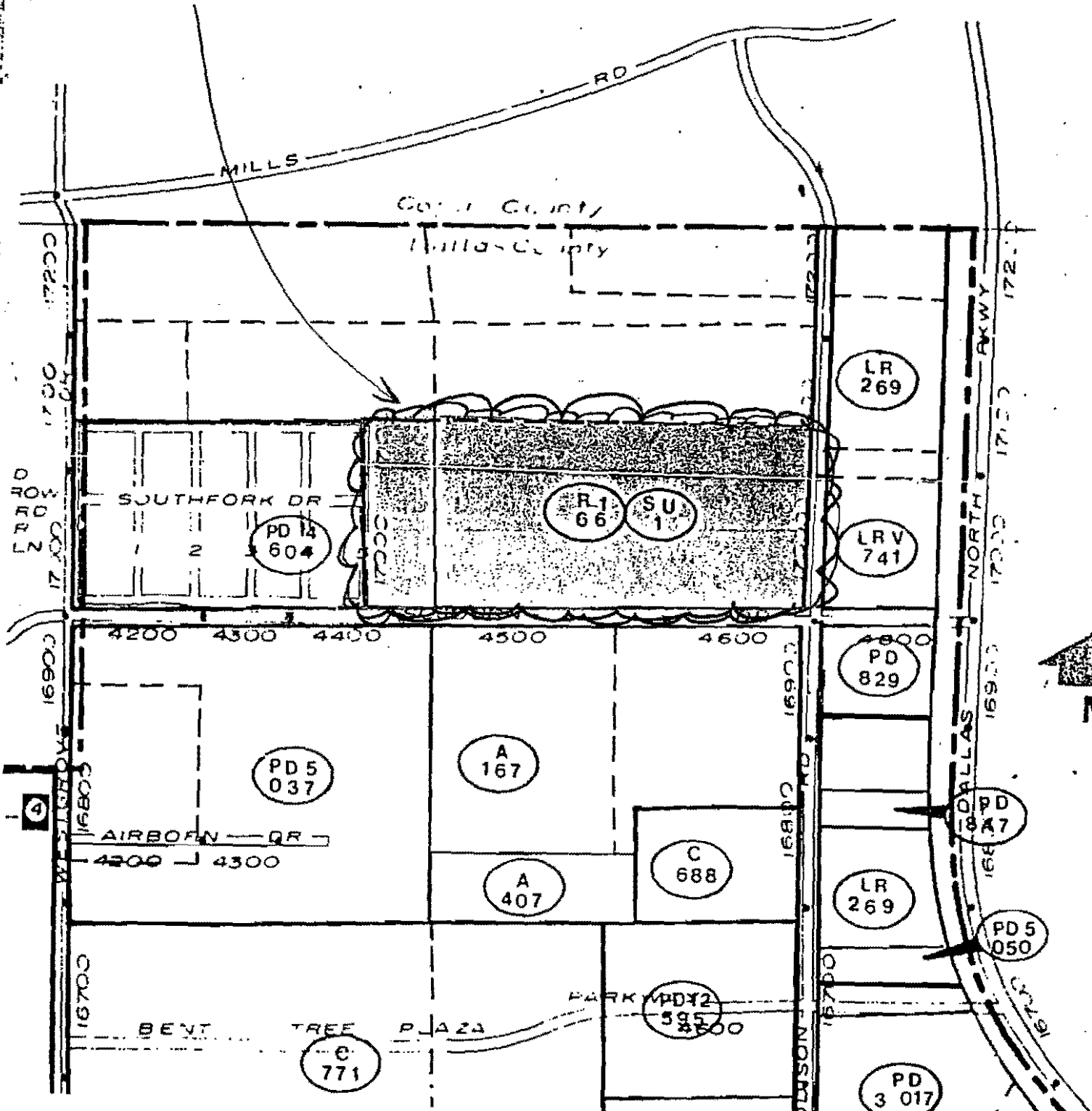
BILL - WE ARE LOOKING FOR THE DEED ON THIS TRACT FOR TCA.

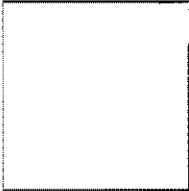
1-01-0004 + 0011

CASE 978-SUP

Approved by Council 5-20-86

Case 978-SUP/Trinity Christian Academy. Requesting approval of an amendment to an existing Special Use Permit (S.U.P.) for a school in a District "R-1" (Residential-Single Family). About 25.0 acres on the northwest corner of Addison Road and Sojourn Drive.





SHIMEK, JACOBS & FINKLEA, L.L.P.
CONSULTING ENGINEERS

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GARY C. HENDRICKS, P.E.
I. C. FINKLEA, P.E.

January 21, 1999

Mr. Jeff Markiewicz
Town of Addison
Post Office Box 144
Addison, Texas 75001-0144

Re: Trinity Christian Academy
Street Light Easement

Dear Mr. Markiewicz:

We are enclosing two preliminary copies of the field note description and plat for the proposed five-foot by five-foot street light easement on the Trinity Christian Academy property. We have researched the property ownership of the Trinity Christian Academy and find several deeds and references that make up the entire tract. The location of the easement is on a tract that we have been unable to locate a deed and associated Volume and Page in the Dallas County Deed Records.

We are also enclosing a copy of a map outlining the information that we have surrounding that portion of the Trinity Christian Academy tract where the easement is proposed. We recommend that the enclosed information be presented to Trinity Christian Academy and determine if they have the deed information available. Otherwise we will need to continue the deed research for this missing link. We are available at your convenience to discuss any questions you may with the enclosed information.

Sincerely,

John W. Birkhoff, P.E.

Enclosures

TOWN OF ADDISON, TEXAS
FIELD NOTE DESCRIPTION
FOR
TRINITY CHRISTIAN ACADEMY

BEING a tract of land for a street light easement located in the Eli Shepard Survey, Abstract No. 1361, Town of Addison, Dallas County, Texas, conveyed to Trinity Christian Academy, by a deed now of record in Volume ____, Page ____, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a ½-inch rod set for a corner, said corner being N 0°16'10" W, 390.67 feet from the intersection of the north line of Sojourn Drive (60-feet in width) and the west line of said Trinity Christian Academy (TCA) tract;

THENCE, N 00°16'10" W, along said west line of said TCA tract a distance of 5.0 feet to a ½-inch iron rod set for a corner;

THENCE, N 89°43'50" W, a distance of 5.0 feet to a ½-inch iron rod set for a corner;

THENCE, S 00°16'10" E, a distance of 5.0 feet to a ½-inch iron rod set for a corner;

THENCE, S 89°43'50" W, a distance of 5.0 feet to the Point of Beginning and containing 25.0 square feet of land.

ADDISON PLACE ADDITION

VOL. 10, PG. 473

*PROP. 5'x5'
(25.00 SQ. FT.)
PERMANENT UTILITY
EASEMENT*

POINT OF BEGINNING

N 00°16'10" W - 5.00'

N 00°16'10" E - 308.45'

N 00°16'10" W - 390.67'

N 00°16'10" E - 82.22'

S 89°43'50" W - 5.00'

N 89°43'50" E - 5.00'

S 00°16'10" E - 5.00'

ELI SHEPARD SURVEY

ABSTRACT NO. 1361, DALLAS COUNTY

TRINITY CHRISTIAN ACADEMY

VOL. XXXX, PG. XXXX
CARROLL ESTATES ADDITION
BLOCK B, LOT 14

TRINITY CHRISTIAN ACADEMY

VOL. 77251, PG. 2335
CARROLL ESTATES ADDITION
BLOCK B, LOT 15

SOJOURN DRIVE

R (R.O.W. LINE)

R



SCALE: 1" = 5'

CITY OF ADDISON, TEXAS

**TRINITY CHRISTIAN ACADEMY
UTILITY EASEMENT PLAT**

SHIMEK, JACOBS & FINKLEA, L.L.P.
CONSULTING ENGINEERS

JAN. 1999