

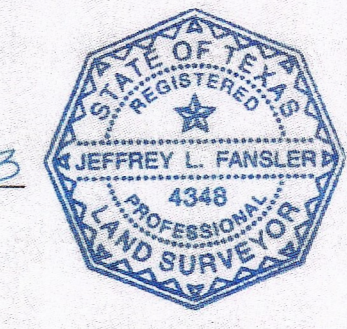
NOTES:

- Notice: Selling a portion of this addition by metes and bounds is violation to Town ordinance and state law and subject to fines and withholding of utilities and building permits.
- Development standards of this plat shall comply with Appendix A of the Addison Code of Ordinances.
- No floodplain exists on site.
- Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone, and are based on the North American Datum of 1983, 2011 Adjustment. All coordinates shown hereon are Surface values displayed in US Survey Feet and may be converted to Grid values by dividing those Surface values by a Surface Adjustment Factor of 1.000136506. All distances shown hereon are Surface values displayed in US Survey feet and may be converted to Grid values by dividing those Surface values by a Surface Adjustment Factor of 1.000136506.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
That I, Jeffrey L. Fansler, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments and/or other control shown thereon were placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Addison, Texas.

Jeffrey L. Fansler 04-19-2023
Jeffrey L. Fansler
Registered Professional Land Surveyor
No. 4348



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared *Jeffrey L. Fansler* known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of April, 2023.

Jacian Martin
NOTARY PUBLIC in and for the STATE OF TEXAS



APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON

David G. Parker 2023.
Chair, Planning and Zoning Commission
Donna G. Parker
City Secretary



Filed for Record
in the Official Records Of:
Dallas County
On: 5/3/2023 10:54:49 AM
In the PLAT Records
Doc Number: 2023-202300086337
Number of Pages: 1
Amount: 64.00
Order#: 20230503000404
By: DC

OWNER:
TOWN OF ADDISON
5300 BELT LINE RD
DALLAS, TEXAS 75254

ENGINEER & SURVEYOR:
COBB, FENDLEY & ASSOCIATES, INC.
ONE RIDGMAR CENTER
6500 WEST FREEWAY, STE. 300,
FORT WORTH, TEXAS 76116
PHONE: 972-335-3214

OWNERS CERTIFICATE:

WHEREAS The Town of Addison being the sole owner of the following tract of land herein proposed as Lots 18X-1 and 18X-2, Block F, Addison Grove Addition to the Town of Addison, Dallas County, Texas, situated in Section 218C, Block 218 of the Thomas L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being all of Lot 18X, Block F, of the Addison Grove Addition to the Town of Addison, Dallas County, Texas, as recorded in Instrument Number 201700353297, Official Public Records, Dallas County, Texas, and also being further described by metes and bounds as follows:

BEGINNING at 1 inch iron pipe found (Northing: 7033633.11 feet, Easting: 2477811.89 feet) for an eastern corner of said Lot 18X on the north line of Lot 3, Block A, of the Sams Club Addition to the Town of Addison, Dallas County, Texas, as recorded in Instrument Number 199201090772, Official Public Records, Dallas County, Texas, from which a 1 inch iron pipe found for the northeast corner of said Lot 3, Block A bears North 89°25'15" East, a distance of 134.18 feet.

THENCE South 89°25'15" West, a distance of 95.66 feet (called South 89°56'40" West - 95.80 feet) along the north line of said Lot 3, Block A, to a 5/8 inch iron rod found for a corner and being the same as a corner of said Lot 18X and the northwest corner of said Lot 3, Block A;

THENCE South 00°30'45" East, a distance of 289.41 feet (called South 00°01'22" East - 289.41 feet) along the common east line of said Lot 18X and west line of said Lot 3, Block A, to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set for a corner and being the same as the southeast corner of said Lot 18X and the northeast corner of a tract of land deeded to the Town of Addison on February 08, 2000 as described in Instrument Number 200000890457, Dallas County, Texas, also known as Lot 1.1, Block A of said Sams Club Addition, from which 1/2 inch iron rod with cap stamped "Summit Surveying" found for the southwest corner of said Lot 3, Block A, bears South 00°30'45" East a distance of 16.06 feet.

THENCE along the common south line of said Lot 18X and the north line of said Lot 1.1, Block A, the following courses:
South 89°28'34" West, a distance of 20.16 feet (called North 89°59'45" West - 20.12 feet) to a point for a corner, from which a 5/8 inch iron rod found for reference bears North 00°47'25" West a distance of 1.91 feet;
South 85°54'10" West, a distance of 15.13 feet (called South 86°25'51" West - 15.13 feet) to a point for a corner;
South 65°33'25" West, a distance of 9.84 feet (called South 66°05'06" West - 9.84 feet) to a point for a corner, from which a 5/8 inch iron rod found for reference bears North 28°16'34" West, a distance of 1.87 feet;
South 63°53'14" West, a distance of 15.43 feet (called South 64°24'55" West - 15.43 feet) to a point for a corner, from which a 5/8 inch iron rod found for reference bears North 29°28'23" West, a distance of 1.97 feet;
South 62°01'20" West, a distance of 15.64 feet (called South 62°33'01" West - 15.64 feet) to a point for a corner from which a 5/8 inch iron rod found for reference bears North 24°39'22" West, a distance of 1.93 feet;
South 66°22'00" West, a distance of 16.43 feet (called South 66°53'41" West - 16.43 feet) to a point for a corner, from which a 5/8 inch iron rod found for reference bears North 13°24'29" West, a distance of 1.87 feet;
South 76°48'45" West, a distance of 16.07 feet (called South 77°20'26" West - 16.07 feet) to a point for a corner;
South 79°53'58" West, a distance of 3.21 feet (called South 80°25'39" West - 3.21 feet) to a point for a corner on the east right-of-way line of Magnolia Street (variable width) dedicated by said Addison Grove Addition and being the same as the southwest corner of said Lot 18X;

THENCE North 00°29'35" West, along the common east line of said Magnolia Street and west line of said Lot 18X, at a distance of 1.91 feet pass a 5/8 inch iron rod found for reference and continuing for a total distance of 429.15 feet (called North 00°02'06" West - 429.15 feet) to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set on the south line of Lot 2, Block A, of said Sams Club Addition for the northwest corner and being the same as the northwest corner of said Lot 18X;

THENCE North 89°28'18" East, a distance of 199.16 feet (called North 89°56'38" East - 199.18 feet) along the common north line of said Lot 18X and south line of said Lot 2, Block A, to a 5/8 inch iron rod found for the northeast corner and being the same as the northeast corner of said Lot 18X and southeast corner of said Lot 2, Block A;

THENCE South 01°44'22" East, a distance of 110.49 feet (called South 01°16'17" East - 110.56 feet) along the common east line of said Lot 18X and west line of Tract 2 of the Addison Plaza Addition to the Town of Addison, Dallas County, Texas as recorded in Instrument Number 200503483287, Official Public Records, Dallas County, Texas, to the POINT OF BEGINNING and containing with these calls a calculated area of 1.24 acres (54002 square feet) of land.

OWNERS DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That The Town of Addison, Texas ("Owner") does hereby adopt this plat designating the hereinabove property as **ADDISON GROVE ADDITION**, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, election, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

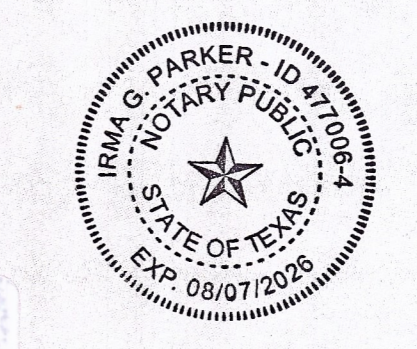
WITNESS, my hand this 27th day of April, 2023.

OWNER: TOWN OF ADDISON, TEXAS
By: TOWN OF ADDISON, TEXAS
By: *David G. Parker*
David G. Parker
City Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared *David G. Parker* known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of April, 2023.

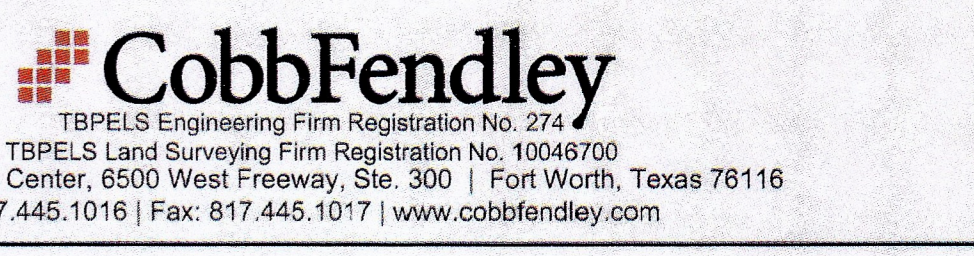
Donna G. Parker
NOTARY PUBLIC in and for the STATE OF TEXAS



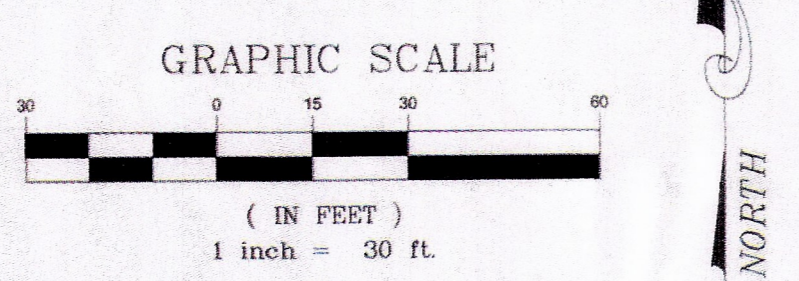
CASE NO. R2022-04
THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS FROM LOT 18X, BLOCK F.

REPLAT
ADDISON GROVE ADDITION
BLOCK F, LOTS 18X-1 & 18X-2
TOTAL 1.24 ACRES

BEING REPLAT OF LOT 18X, BLOCK F, OF THE ADDISON GROVE ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TX.
OUT OF SECTION 218C, BLOCK 218 OF THE THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273 TOWN OF ADDISON, DALLAS COUNTY, TX.



DATE	SCALE	NO.	DATE	COMMENT
04/19/2023	1" = 30.0'			
DRAWN BY: PTT	CHECKED BY: JLF			
SHEET NO. 1 of 1	JOB NUMBER: 2212-054-01			
SHEET ID: 2212-054-01-Lot18x Replat.dwg				



- LEGEND:**
- Monument Found (As Noted)
 - Monument Set (5/8" Iron Rod with Yellow Plastic Cap Stamped "Cobb Fendley & Associates")
 - Plat Limits
 - Lot Line
 - Adjoiner Property Line
 - Easement - As Described
 - Centerline of road
 - Instrument Number
 - Volume / Page
 - Official Public Records, Dallas County, Texas
 - Deed Records, Dallas County, Texas
 - Measured
 - as Called by Plat/Deed

Inst. No. Vol. / Pg. O.P.R.D.C.T. D.R.D.C.T. (M) (C)