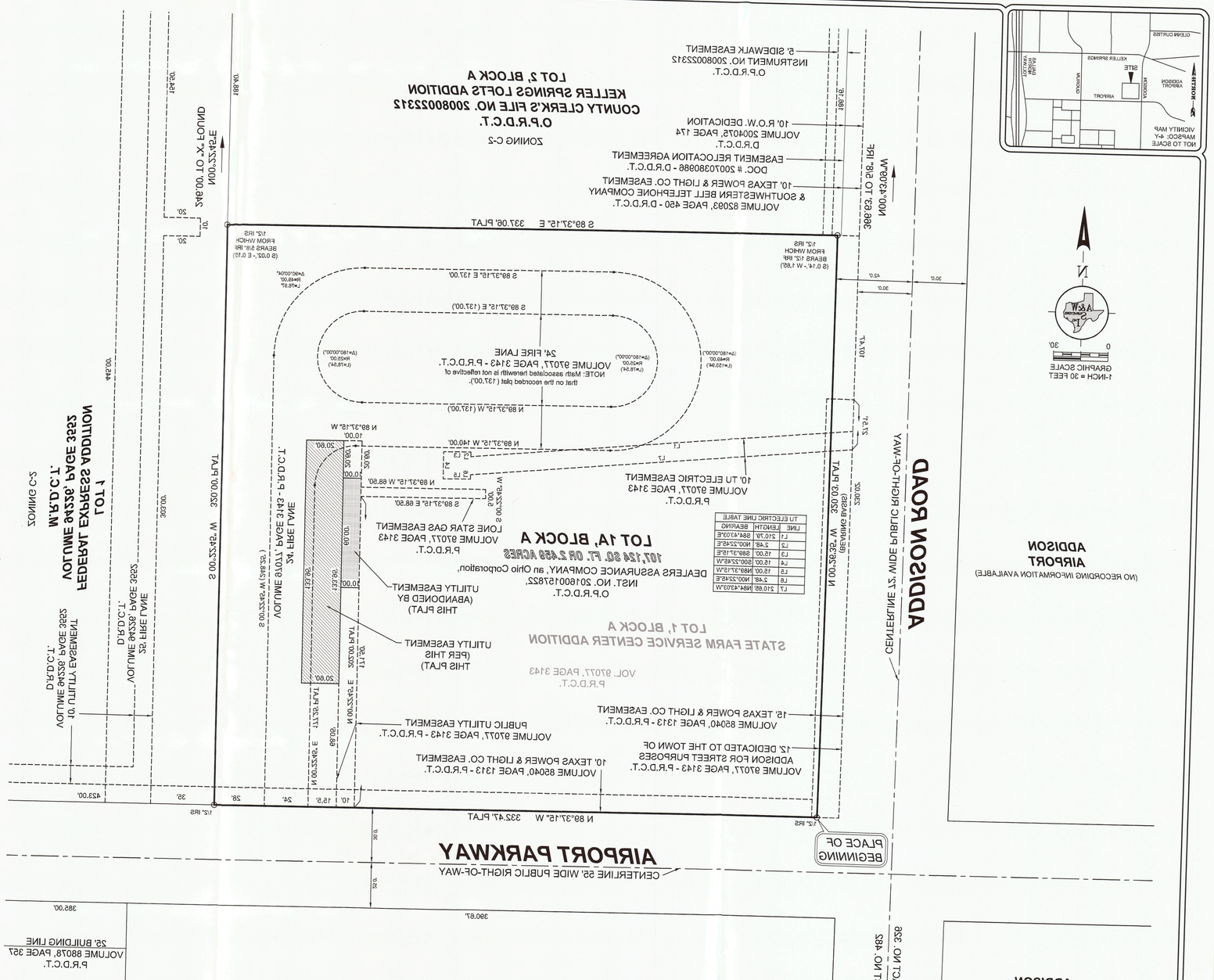
VICINITY MAP
NOT TO SCALE
GRAPHIC SCALE
1-INCH = 30 FEET
ADDISON AIRPORT
(NO RECORDING INFORMATION AVAILABLE)
ADDISON ROAD
CENTERLINE 35' WIDE PUBLIC RIGHT-OF-WAY
AIRPORT PARKWAY
CENTERLINE 55' WIDE PUBLIC RIGHT-OF-WAY
PLACE OF BEGINNING
LOT 2, BLOCK A
KELLER SPRINGS LOFTS ADDITION
COUNTY CLERK'S FILE NO. 200800222 12
O.P.R.D.C.T.
ZONING C-2
LOT 14, BLOCK A
107,124 SQ. FT. OR 2.459 ACRES
DELAERS ASSURANCE COMPANY, an Ohio Corporation,
INST. NO. 201600175822,
O.P.R.D.C.T.
LOT 1, BLOCK A
STATE FARM SERVICE CENTER ADDITION
VOL. 97077, PAGE 3143
P.R.D.C.T.
CROSS TIMBERS HOLDINGS, LTD.
COUNTY CLERK'S FILE NO. 2005035309 91
O.P.R.D.C.T.
UNITED STATES POSTAL SERVICE
LOT 1, BLOCK A
ADDISON ADDITION
VOLUME 78108, PAGE 1257
D.R.D.C.T.
25' BUILDING LINE
VOLUME 88078, PAGE 357
P.R.D.C.T.
EDWARD COOK SURVEY - ABSTRACT NO. 32
W.H. STEPHENS SURVEY - ABS. NO. 1347
ADDISON AIRPORT
(NO RECORDING INFORMATION AVAILABLE)
LEGEND
D.R.D.C.T. Deed Records, Dallas County, Texas
M.R.D.C.T. Map Records, Dallas County, Texas
O.P.R.D.C.T. Official Public Records, Dallas County, Texas
C.M. Controlling Monument
VOL. Volume
PG. Page
INST. NO. Instrument Number
IRF Iron rod found
IRS 1/2" iron rod with a yellow cap stamped "RPLS 5310" set
SURVEYOR'S NOTES
1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
2) ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON TOWN OF ADDISON MONUMENTS NUMBER 12 AND 13.
3) ALL BEARINGS ARE BASED ON TOWN AS ADDISON MONUMENTS AS REFERENCED IN PREVIOUS NOTE.
4) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
5) LINE FOR DIRECTIONAL CONTROL IS THE EAST LINE OF AIRPORT ROAD.
AMENDING PLAT
FOR
LOT 1, BLOCK A
STATE FARM SERVICE CENTER ADDITION
TO
LOT 1A, BLOCK A
STATE FARM SERVICE CENTER ADDITION
AN ADDITION TO THE TOWN OF ADDISON,
DALLAS COUNTY, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482
A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 10074-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4675 FAX: (972) 681-4654
WWW.AWSURVEY.COM
– PROPERTY ADDRESS: 15920 Addison Road –
Owner: Delaers Assurance Company
– 240 N. Fifth Street, Ste. 350, Columbus, Ohio 43215 –
– 214-533-2505 –
Job No. 17-0188 | Drawn by: SKS | Date:03-06-2017 | Revised:
"A professional company operating in your best interest"
NOTE:
THE PURPOSE OF THIS AMENDING PLAT IS TO ADD ADDITIONAL EASEMENTS AND ABANDON EXISTING EASEMENTS.
OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DALLAS
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Delaers Assurance Company, an Ohio Corporation, acting by and through its duly authorized agent _____ does hereby adopt this plat designating the herein above property as LOT 1A, BLOCK A, STATE FARM SERVICE CENTER 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, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede by the provision of the services to others. Said utility easements are hereby being received 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.
Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the town to channelize or consider any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all right of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for maintenance or efficiency of its respective system of service.
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, deadmans, the hydrants, water service and sewer services from the main to curb or pavement line, and the backfill of such additional easements hereto 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.
The construction plans shall be prepared by or under the supervision of a registered professional engineer in the State of Texas and shall bear the seal on each sheet.
The plans shall contain all necessary information for construction of the project, including screening walls. All materials specified shall conform to the standard specifications of the Town of Addison.
Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made.
After review of the plat and plans by the public works department and town engineer, the plat and plans shall be submitted to the planning and zoning commission and the city council in their consideration. If approved by those bodies subject to changes, the engineer for the owner shall make all changes required. The director of public works or his designated agent will approve all plans and return sufficient approved sets to the plans to the engineer for owner for use by the contractor. Each contractor shall maintain one set of plans, stamped with town approval, on the project at all times during construction.
_____
Delaers Assurance Company, an Ohio Corporation
Authorized Agent
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me 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 8th day of May, 2017.
Notary Public in and for The State of Texas
ANTHONY M. NEEDHAM
My Notary ID # 126806869
Expires February 22, 2021
CERTIFICATE OF APPROVAL
Approved and accepted by the City Council of the Town of Addison this 16 day of May, 2017.
Planning and Zoning Chair
City Secretary, Town of Addison
TOWN OF ADDISON, TEXAS
OWNER'S CERTIFICATE
WHEREAS Delaers Assurance Company, an Ohio corporation is the sole owner of a tract of land located in the G.W. FISHER SURVEY, Abstract No. 482, Town of Addison, Dallas County, Texas, and being Lot 1, Block A, of State Farm Service Center Addition, an Addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 97077, Page 3143, Map Records, Dallas County, Texas, and being the same tract of land described in Assumption Special Warranty Deed to Delaers Assurance Company, an Ohio corporation, recorded in Instrument No. 201600175822, Official Public Records, Dallas County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the North line of Airport Parkway, a 55' wide public right-of-way with the present East line of Addison Road, a 72' wide public right-of-way, same being the Southwest corner of said Lot 1;
THENCE North 00°38'36" West, a distance of 320.03' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of Lot 2, Block A of Keller Springs Lofts Addition, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in County Clerk's File No. 20080022212, Official Public Records, Dallas County, Texas, at the Northwest corner of said Lot 1;
THENCE South 89°37'15" East, a distance of 337.08' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of Lot 1 of Federal Express Addition, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 94226, Page 3355, Map Records, Dallas County, Texas, at the Southeast corner of said Lot 2 and the Northeast corner of said Lot 1, Block A;
THENCE South 00°22'46" West, a distance of 320.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of Airport Parkway, at the Southwest corner of said Lot 1 and the Southeast corner of said Lot 1, Block A;
THENCE North 89°37'15" West, a distance of 332.47' to the PLACE OF BEGINNING and containing 107,124 square feet or 2.459 acres of land.
SURVEYOR'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon actually exist and that their location, size and materials are correctly shown, were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the Town of Addison, Texas.
Witness my hand at Mesquite, Texas,
This 8th day of May, 2017.
John S. Turner
Registered Professional Land Surveyor #5310
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 8th day of May, 2017.
Notary Public in and for the State of Texas
RAY GLENN LACY
Notary ID #11824798
My Commission Expires
March 1, 2021
Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, Texas
08/29/2017 03:12:49 PM
$86.00
20170021455