

VICINITY MAP
SC. 1" = 2000'

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Milton J. Noell, 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 on this the 8th day of JUNE, 1987.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS, Noell Properties, Ltd., a Texas Limited Partnership, is the owner of a tract of land situated in the Edward Cook Survey, Abstract no. 326 and being in the Town of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found Nail in pavement in the West line of Addison Road (a 60' R.O.W.) at its intersection with the Southeast line of the St. Louis & Southwestern Railroad (50.0 feet from the centerline of the mainline tracks of said Railroad);

THENCE, continuing S 00°13'00"W, along the West line of said Addison Road, 632.86 feet to a found 5/8" iron rod that is N 00°13' E from the centerline of Belt Line Road (as established by the County Engineer's Office);

THENCE, West, 330.89 feet to a found 5/8" iron rod in the East line of the said S.L. & S.W. Railroad, and 50 feet from the centerline of said Railroad's tracks;

THENCE, Northeastly along the east and southeasterly line of said Railroad around a curve to the right that has a central angle of 60°07'17", a radius of 713.94 feet (the radial bearing at this point being N 87°42'44"E, a tangent of 413.20 feet and for a distance of 749.15 feet to the POINT OF BEGINNING and containing 151,146 square feet or 3.4696 acres of land.

D79:19

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NOELL PROPERTIES, LTD. does hereby adopt this plat designating the herein above described property as ADDISON CAR CARE, an addition to the Town of Addison, Texas and does hereby dedicate, to the public use forever the streets shown hereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress or egress to or from and upon said easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

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

WITNESS, My hand at Addison, Texas, this the 8th day of JUNE, 1987.

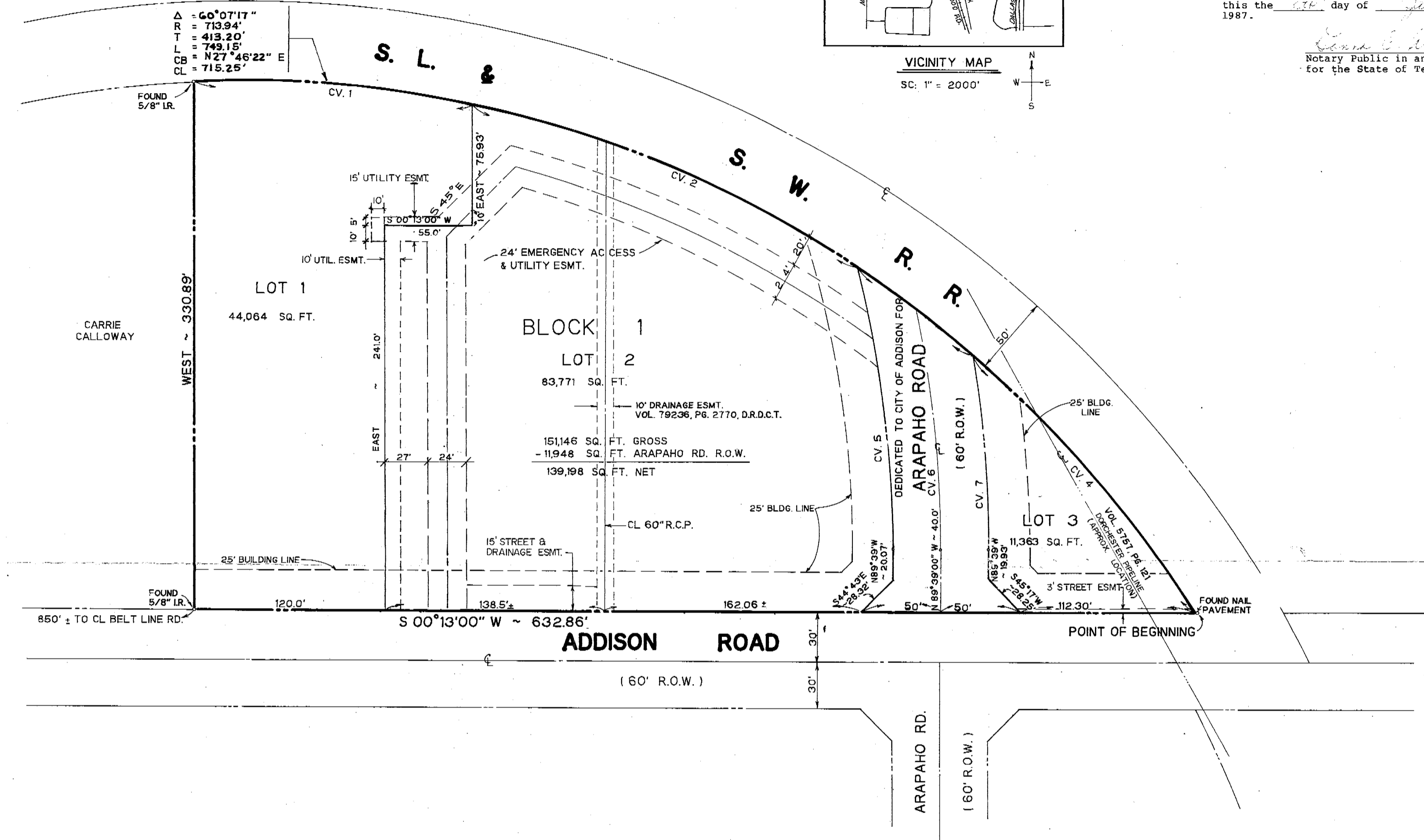
Milton J. Noell
MILTON J. NOELL
General Partner

D-79:19

FILE COPY

RECEIVED JUN 9 1987

FILED
COUNTY CLERK
DALLAS COUNTY
JUN 10 AM 8:26



CURVE DATA

CURVE #	Δ	R	T	L
1	14°07'44"	713.94'	88.48'	176.05'
2	21°13'21"	713.94'	133.75'	264.44'
3	07°19'18"	713.94'	45.68'	91.23'
4	17°26'54"	713.94'	109.56'	217.42'
5	15°20'42"	670.0'	90.26'	179.44'
6	12°30'51"	700.0'	76.75'	152.89'
7	09°43'07"	730.0'	62.06'	123.82'

D-79:19

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, PETER F. HENNESSEY, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Planning Commission of the Town of Addison, Texas.

Peter F. Hennessey
PETER F. HENNESSEY
Registered Public Surveyor #3740

BEFORE ME, the undersigned authority on this day personally appeared Peter F. Hennessey, 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 on this the 8th day of JUNE, 1987.



Notary Public in and for the State of Texas

DEVELOPER:
DON MURPHY
ADDISON CAR CARE, INC.
4004 BELT LINE RD.
SUITE 210 / LB 9
ADDISON, TEXAS 75244
PH. 214-960-6966

CERTIFICATE OF APPROVAL

This plat was approved 6/9/87, by the Town of Addison, Texas.

By: [Signature]
By: [Signature]
City Secretary



FINAL PLAT						
ADDISON CAR CARE ADDITION						
HENNESSEY ENGINEERING, INC.						
1409 THIRD STREET, CARROLLTON, TEXAS, 75006, (214) 245-9478						
TOWN OF ADDISON, DALLAS COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NUMBER
J.H.	J.H.	3/11/87 2/19/87 3/27/87	1" = 40'		8672	C-1

4-27-87