

NORTH DALLAS ASSOCIATES I, LTD.



OWNER'S CERTIFICATE

STATE OF TEXAS X  
COUNTY OF DALLAS X

WHEREAS, ROBERT COOPER, is the owner of a tract of land situated in the THOMAS L. CHENOWETH SURVEY, A-273, City of Addison, Dallas County, Texas; said tract being more particularly described as follows:

BEGINNING at the southwest corner of the MARSH LANE APARTMENTS ADDITION, an addition to the City of Addison, Dallas County, Texas, recorded in Volume 76203, Page 1272 of the Deed Records of Dallas County, Texas;

THENCE S 89°50'00" E, 379.61' with the south line of the abovementioned addition to the northwest corner of a tract of land described in a deed to North Dallas Associates I, Ltd., recorded in Volume 77073, Page 1835 of the Deed Records of Dallas County, Texas;

THENCE S 00°05'25" W, 405.00' with the west line of the North Dallas Associates I, Ltd. tract to a point for corner in the north ROW line of Spring Valley Road (a 60' ROW);

THENCE N 89°50'00" W, 228.55' with the north line of Spring Valley Road to the southeast corner of a tract of land described in a deed to William J. Harrell recorded in Volume 71071, Page 1082 of the Deed Records of Dallas County, Texas;

THENCE N 00°03'33" W, 150.00' with the east line of the Harrell tract to a point for corner;

THENCE N 89°50'00" W, 150.00' with the north line of the Harrell tract to a point for corner in the east ROW line of Marsh Lane (a 100' ROW);

THENCE N 00°03'33" W, 255.00' with the east line of Marsh Lane to the place of beginning and containing 131,025.63 square feet or 3.0079 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT COOPER does hereby adopt this plat designating the herein described property as BOTANICAL BATH HOUSE ADDITION, an addition to the City of Addison, Texas. I do hereby dedicate to the public use forever the street and alleys shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easement shall be open to fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. 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 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. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

WITNESS MY HAND AT DALLAS, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 1979.

ROBERT COOPER - Owner

STATE OF TEXAS X  
COUNTY OF DALLAS X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert Cooper, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 1979.

Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

I, Len Davis, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and the the corner monuments shown hereon were placed under my supervision in accordance with the platting rules and regulations of the City of Addison.

Len Davis  
Registered Public Surveyor No. 1625

STATE OF TEXAS X  
COUNTY OF DALLAS X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Len Davis, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 1979.

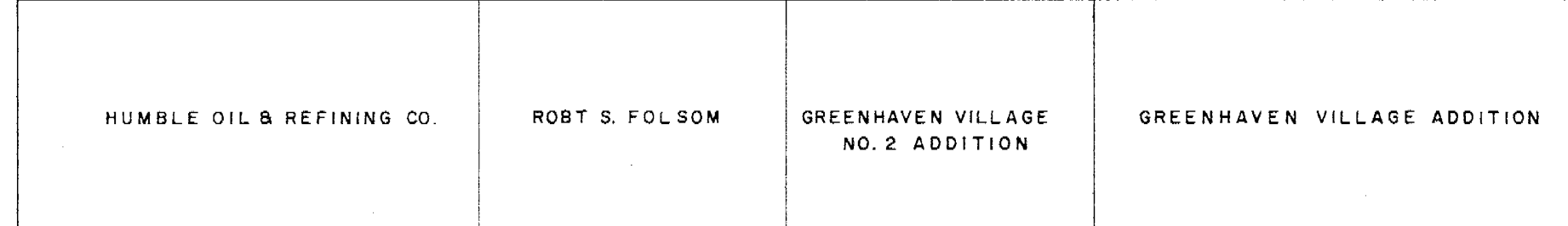
Notary Public in and for Dallas County, Texas

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

APPROVED, this the \_\_\_\_\_ day of \_\_\_\_\_, 1979.

ATTEST: \_\_\_\_\_ day of \_\_\_\_\_, 1979. MAYOR, CITY OF ADDISON, TEXAS

CITY SECRETARY



ROBERT COOPER-OWNER  
4120 UNIVERSITY BLVD.  
DALLAS, TEXAS 75205

<b>FINAL PLAT</b>					
<b>BOTANICAL BATH HOUSE ADDITION</b>					
<b>THOMAS L. CHENOWETH SURVEY, A-273</b>					
<b>ADDISON, TEXAS</b>					
DESIGN	DRAWN	APPROVED	SCALE	DATE	JOB
	J.R.W.T.	L.D.	1" = 40'	2-10-79	79-13
<b>BILL PERRY &amp; ASSOCIATES</b>					
1515 W. Mockingbird Ln.			Suite 102		
Dallas, Texas 75235			634-9591		