



J.T. McCORD'S REVISED ADDITION

An addition to the city of Addison out of the Edward Cook Survey, Abst. No. 326, Dallas County, Texas

SCALE: 1" = 100.0'
 DATE: 3-5-81

OWNER:
 Dr. Stanley Spont c/o
 Pizza Inn Inc.
 2930 Stemmons Frwy.
 Dallas, Tx. 75247
 Ph.: 214-638-7250

ENGINEER:
 Designs
 124 N.E. 8th Street
 Grand Prairie, Tx. 75050
 Ph.: 214-264-6271

OWNER'S CERTIFICATE

STATE OF TEXAS }
 COUNTY OF DALLAS }

WHEREAS, Dr. Stanley Spont is the owner of a tract of land situated in the City of Addison, Dallas County, Texas, and being part of the Edward Cook Survey, Abstract No. 326, D.C.T., and containing all of the J.T. McCord's Addition to the City of Addison as recorded in Volume 78183, Page 2161, Map Records, D.C.T., and all of that tract of land as described in a deed to Dr. Stanley Spont as recorded in Volume 79208, Page 3548, Deed Records, D.C.T.; and being more particularly described as follows:

- BEGINNING at the intersecting point of the North R.O.W. line of Belt Line Road (a 100.0 ft. wide R.O.W.) with the N.E. R.O.W. line of the St. Louis & Southwestern (Cotton Belt) Railway R.O.W. (a 100.0 ft. wide R.O.W.);
- THENCE N 17° 01' W, along the N.E. R.O.W. line of said railroad, at 245.10 the N.W. corner of said J.T. McCord's Addition, in all 327.68 ft. to the N.W. corner of said Sponts Tract, being point for corner;
- THENCE S 89° 58' 54" E, along the North line of said Sponts Tract, a distance of 203.25 ft. to a point for corner in the West R.O.W. line of Addison Road (a 60.0 ft. wide R.O.W. at this point);
- THENCE S 00° 17' W, along the west R.O.W. line of Addison Road, a distance of 79.0 ft. to a point of angle to the right in said R.O.W. line and continuing N 89° 58' W, a distance of 10.0 ft. to a point of angle to the left in said R.O.W. and continuing S 00° 17' W, a distance of 204.08 ft. to a point for corner being the North corner of a R.O.W. clip corner;
- THENCE S 45° 05' W, along said R.O.W. clip corner, a distance of 42.57 ft. to the South corner of said R.O.W. clip corner, being point for corner in the North R.O.W. line of Belt Line Road;
- THENCE S 89° 53' W, along the North R.O.W. line of Belt Line Road, a distance of 65.81 ft. to the POINT OF BEGINNING and containing 45,665.061 Square Feet or 1.048 Acres of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT Dr. Stanley Spont hereby adopts this plat designating the herein described property as J.T. McCord's Revised Addition, an addition to the City of Addison, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. 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 and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, 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. All public utilities 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 the utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas;
 WITNESS my hand at Addison, Texas, this the 24th day of April, 1981

Dr. Stanley Spont, Owner
 By: Bill Dally
 Bill Dally
 Pizza Inn, Inc.
 Acting as agent for Dr. Stanley Spont

STATE OF TEXAS }
 COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, on this day personally appeared Bill Dally, 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 the 24th day of April, 1981

Sharon Brown
 Notary Public in and for Dallas County, Texas

ENGINEER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, Robert C. Patterson, do hereby declare that I prepared this plat from an actual and accurate survey of the land in accordance with the platting rules and regulations of the City of Addison, Texas. This property is subject to any and all easements shown and/or recorded.

Robert C. Patterson
 Robert C. Patterson, R.P.E. No. 15819

STATE OF TEXAS }
 COUNTY OF DALLAS }

BEFORE ME, the undersigned authority on this day personally appeared Robert C. Patterson, 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 the 5th day of March, 1981

Margaret Manning
 Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, this the 14th day of April, 1981.

Mayor: James Redding
 Secretary: Jeane Sharp

1981 APR 27 AM 10:11
 City of Addison
 Planning Commission
 Clerk: Clay