

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, Thomas A. O'Dwyer is the owner of a tract of land situated in the ELISHA FIKE SURVEY, ABSTRACT NO. 478, and the JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, Addison, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Being a part of that certain tract of land described in deed to J. R. and Jack Maxfield, filed 8-18-59 and recorded in the Deed Records of said County, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of that certain one acre tract of land conveyed to Thomas A. O'Dwyer by deed dated 2 May 1974 and recorded in the said Deed Records, point being in the present West line of Inwood Road, a 60 foot right-of-way, point also being S 17° 15' E 734.95 feet from the Southern most corner of the visibility clip on the South line of Belt Line Road, a 100 foot right-of-way, point also being the Southeast corner of that certain 4.07 acre tract conveyed to Edward H. Harrison by deed filed 9-22-69 and recorded in the said Deed Records, an iron rod for corner;

THENCE S 17° 15' E 207.04 feet along the said present West line of Inwood Road to an iron rod for corner;
THENCE West 470.56 feet to an iron rod for corner in the East line of the Beltwood Business Park, Second Installment, an addition to the City of Farmers Branch, Texas, according to the file plat recorded in Volume 72054, Page 515, of the Map Records of said County;
THENCE N 0° 26' W 197.73 feet along the East line of said Beltwood Business Park to an iron rod for corner;
THENCE East 410.66 feet along the South line of said Harrison tract to the point of beginning and containing 2.000 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Thomas A. O'Dwyer does hereby adopt this plat designating the herein described property as O'DWYER INWOOD ADDITION, an addition to the City of Addison, Texas. 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 endanger or interfere with the construction, maintenance or efficiency of its respective systems on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the 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. 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.

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

WITNESS my hand at Dallas, Texas, this 29th day of November, 1976.

Thomas A. O'Dwyer
Thomas A. O'Dwyer, Owner

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, a Notary Public in and for the said County and State, on this day personally appeared Thomas A. O'Dwyer, 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 29th day of November, 1976.

June E. Maxwell
Notary Public, Dallas County, Texas

ENGINEERS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, that I, H. Lou Horne, Jr., 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 Plan Commission of the City of Addison, Texas.

H. Lou Horne, Jr.
H. Lou Horne, Jr., P.E.
Registered Professional Civil Engineer

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, a Notary Public in and for the said County and State, on this day personally appeared H. Lou Horne, Jr., 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 29th day of November, 1976.

Janice Nash
Notary Public, Dallas County, Texas

THIS PLAT APPROVED SUBJECT TO ALL RULES, REGULATIONS AND PLATTING ORDINANCES OF THE CITY OF ADDISON:

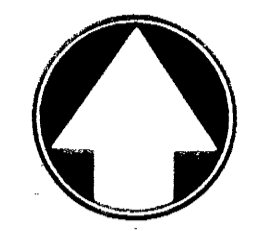
Jim Redding 12/10/76
MAYOR DATE

Joyce J. Avera 12/10/76
CITY SECRETARY DATE

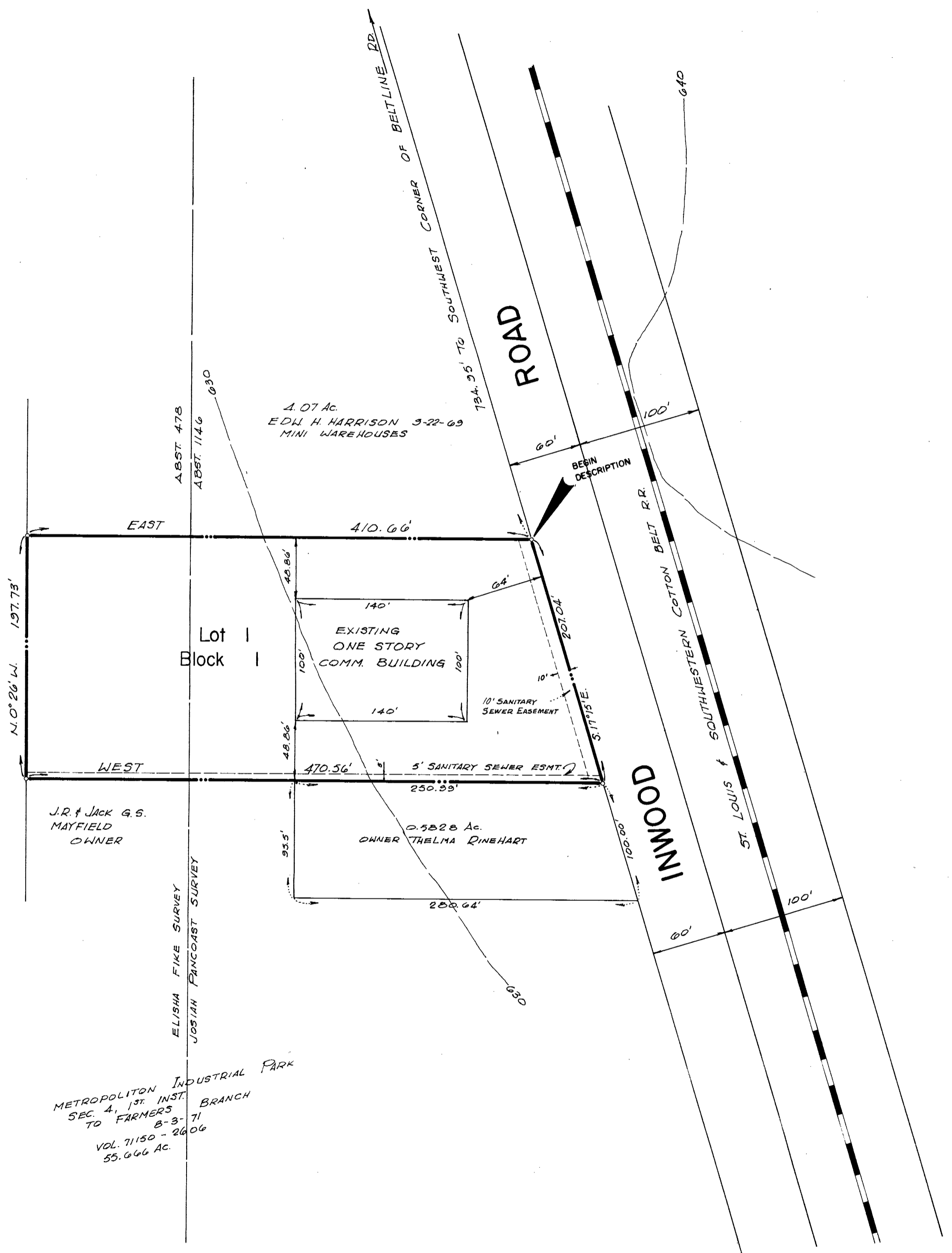
O'DWYER INWOOD ADDITION

JOSIAH PANCOAST SURVEY ABSTRACT NO. 1146
ELISHA FIKE SURVEY ABSTRACT NO. 478
ADDISON, DALLAS COUNTY, TEXAS

THOMAS A. O'DWYER P.O. BOX 5529, DALLAS, TEXAS OWNER
H. LOU HORNE JR. 11208 GARLAND ROAD, DALLAS, TEXAS 75218 ENGINEER
SCALE: 1" = 50' OCTOBER 1976



SCALE 1" = 50'



BELTWOOD BUSINESS PARK
2ND INST. 3-15-72
VOL. 72054 - 515
FARMERS BRANCH
40.111 AC.

METROPOLITAN INDUSTRIAL PARK
SEC. 4, 1ST INST. TO FARMERS
B-3-71
VOL. 71150 - 2606
55.666 AC.