



TALON CONSTRUCTION CO.
10-8-73

Lot 18

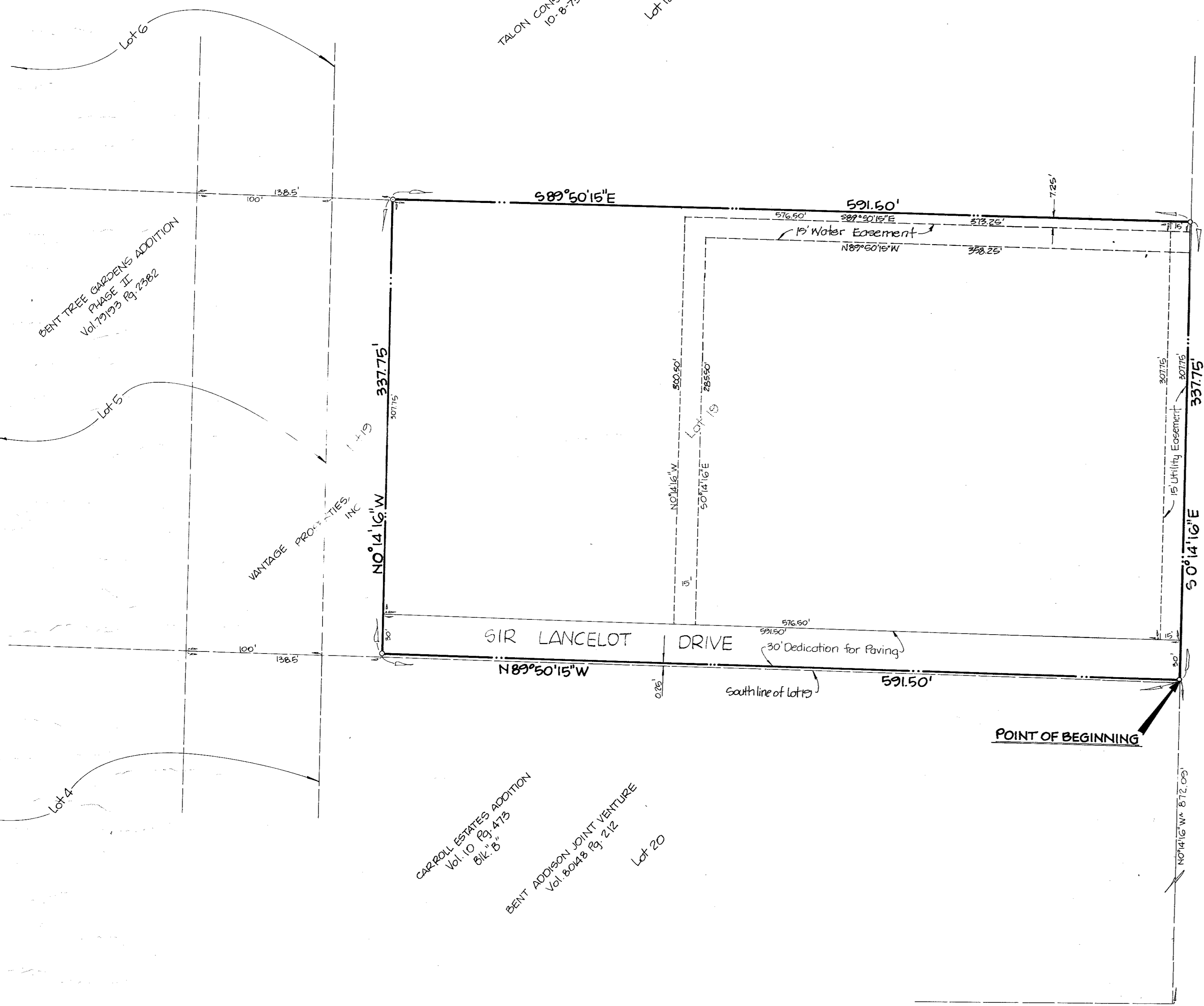
BENT TREE GARDENS ADDITION
PHASE II
Vol. 17923 Pg. 2282

VANTAGE PROPERTIES, INC.

CARROLL ESTATES ADDITION
Vol. 10 Pg. 473
8-8-73

BENT ADDISON JOINT VENTURE
Vol. 8048 Pg. 212

Lot 20



POINT OF BEGINNING

ROAD

ADDISON

SUNBELT DRIVE

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, Vantage Properties, Inc. is the owner of a tract of land situated in the William Lomax Survey Abstract No. 792 and being part of Lot 19 of the Carroll Estates Addition to the City of Addison as recorded in Volume 10 Page 243 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point in the West line of Addison Road (60' R.O.W.), said point being North 0°14'16" West a distance of 872.09 ft. From the intersection of the North line of Sunbelt Drive (70' R.O.W.) with the West line of said Addison Road;
THENCE North 89°50'15" West a distance of 591.50' to a point for corner;
THENCE North 0°14'16" West a distance of 337.75' to a point for corner in the South line of Lot 18;
THENCE South 89°50'15" East along said line of Lot 18 a distance of 591.50' to a fence post for corner in the West line of said Addison Road;
THENCE South 0°14'16" East along the West line of said Addison Road a distance of 337.75' to the Point of Beginning and containing 4.5863 Acres (199,779 Sq. Ft.) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Vantage Properties, Inc., a Texas Corporation does hereby adopt this plat designating the hereinabove described property as The Atrium, a replat of part of Lot 19, Carroll Estates, an addition to the City of Addison, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon. The Utility Easements as shown are reserved for garbage collection and all public utilities desiring to use same. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the utility easement as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using 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 may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility 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.

WITNESS my hand at Dallas, Texas this _____ day of _____ 19____ A.D.

VANTAGE PROPERTIES, INC.

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared _____ of Vantage Properties, Inc., a Texas Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, as the Act and Deed of said Vantage Properties, Inc. and in the capacity therein expressed.

Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

That I, Buddy J. Roberts, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown 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.

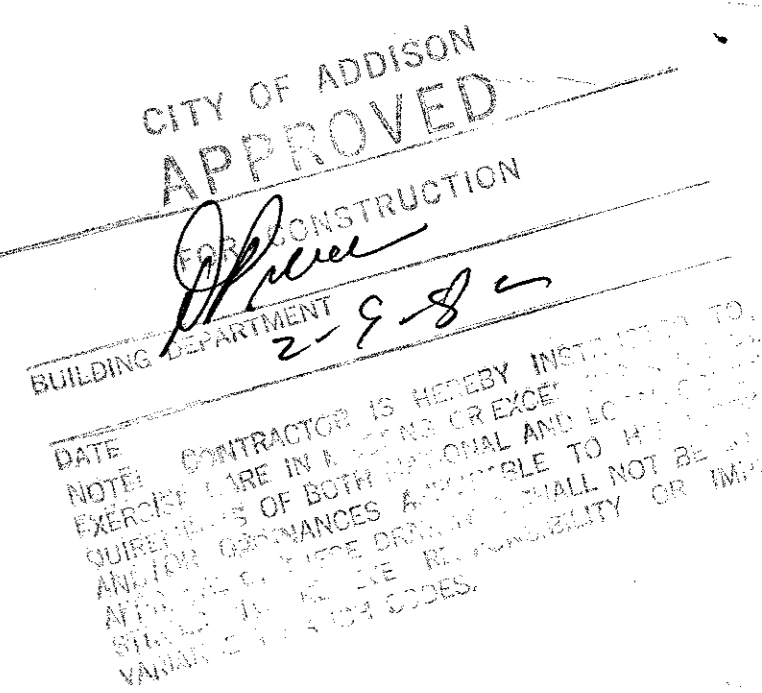
Buddy J. Roberts
Registered Public Surveyor

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned, a Notary Public in and for Dallas County, Texas, on this date personally appeared Buddy J. Roberts, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ 19____

Notary Public in and for Dallas County, Texas



THE ATRIUM
A REPLAT OF PART OF LOT 19 OF THE
CARROLL ESTATES ADDITION
AN ADDITION TO THE CITY OF ADDISON
OUT OF THE
WILLIAM LOMAX SURVEY ABST. NO. 792
DALLAS COUNTY, TEXAS

SCALE: 1"=50'
OWNER:
VANTAGE PROPERTIES, INC.
2525 STEMMONS FRWY.
DALLAS, TEXAS

DATE: SEPT. 22, 1981
ENGINEERS:
ACREY, ROBERTS, & PIERSON, INC.
9250 AMBERTON PARKWAY
SUITE 112
DALLAS, TEXAS 75243