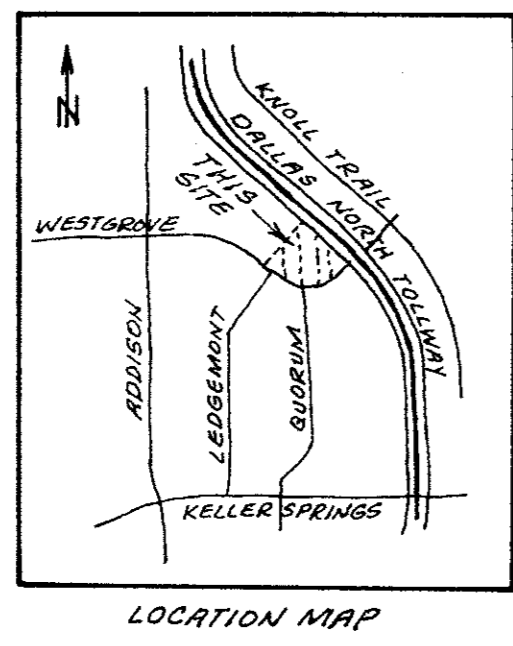


NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S87°00'34"W	381.84	90°00'00"	270.00	424.12	270.00

NO.	BEARING	DISTANCE
T1	S02°59'26"E	16.97
T2	S42°00'34"W	22.00

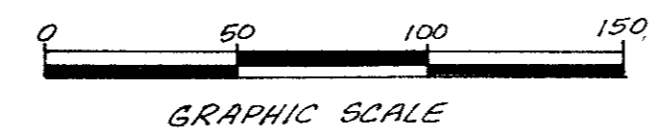
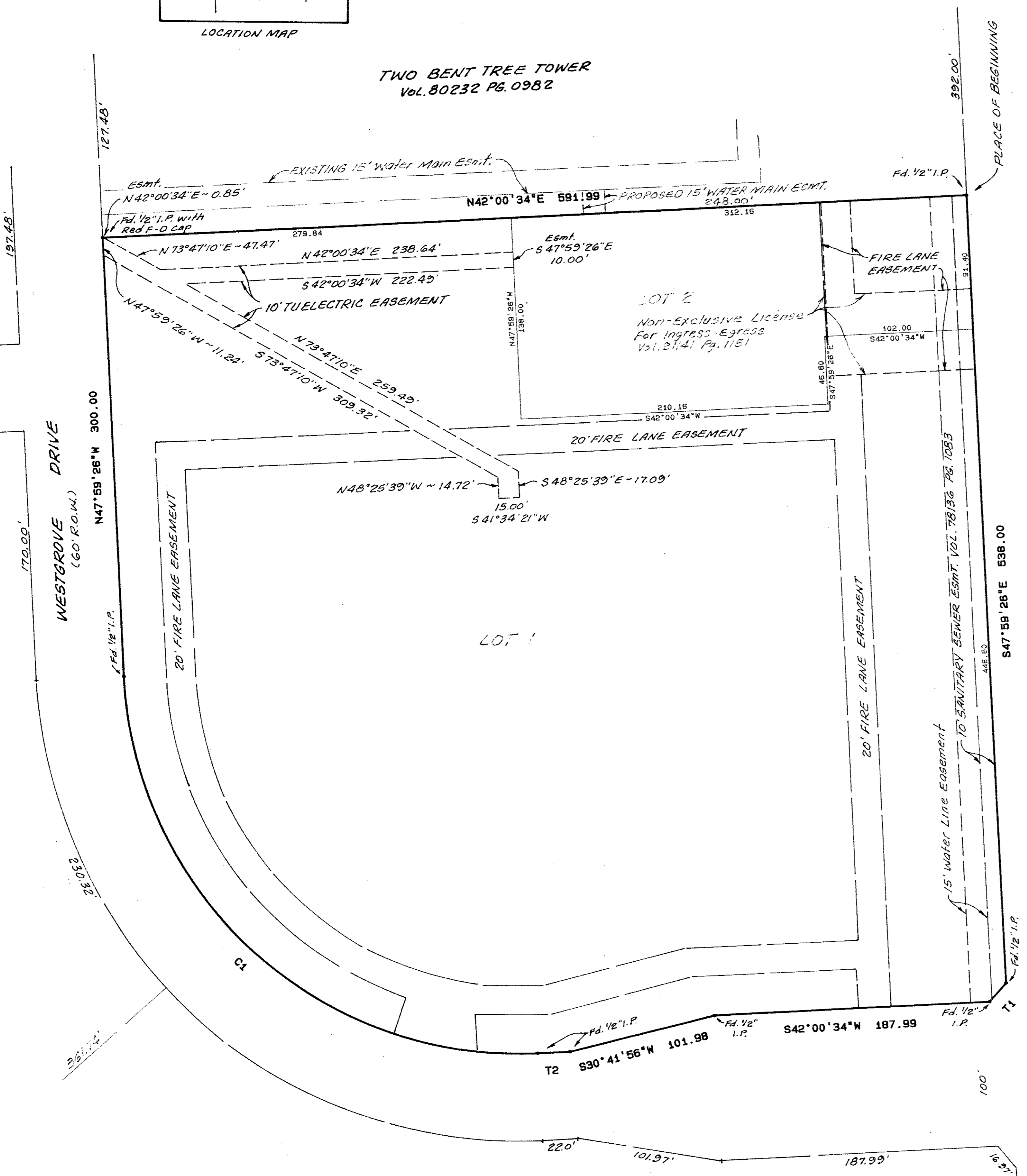


BENT TREE BROOK ADDN.  
VOL. 78121 Pg. 2673

LEDGE MONT LANE  
(60' R.O.W.)

BENT TREE III  
VOL. 79148 Pg. 1365

REFERENCE BEARING FROM PLAT OF BENT TREE TOWERS  
VOL. 78188 Pg. 2026.



OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS)  
COUNTY OF DALLAS)

WHEREAS, BENT TREE TOWER JOINT VENTURE, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE WILLIAM LOMAX SURVEY, ABSTRACT NO. 792, DALLAS COUNTY, TEXAS, AND BEING PART OF BENT TREE TOWERS, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, AS RECORDED IN VOLUME 78188, PAGE 2026, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID BENT TREE TOWERS, AN ADDITION TO THE TOWN OF ADDISON, SAID CORNER ALSO BEING IN THE SOUTHWEST R.O.W. LINE OF DALLAS PARKWAY (A VARIABLE WIDTH R.O.W.);

THENCE S 47°59'26"E, 538.00 FEET ALONG SAID SOUTHWEST LINE OF DALLAS PARKWAY TO A 1/2" IRON PIN FOUND FOR CORNER;  
 THENCE S 02°56'09"E, 16.97 FEET TO A POINT IN THE NORTHWEST LINE OF WESTGROVE DRIVE (A VARIABLE WIDTH R.O.W. AT THIS POINT) AND A 1/2" IRON PIN FOUND FOR CORNER;  
 THENCE S 42°00'34"W, 188.00 FEET ALONG SAID NORTHWEST LINE TO A 1/2" IRON PIN FOUND FOR CORNER;  
 THENCE S 30°41'56"W, 101.98 FEET ALONG SAID NORTHWEST LINE TO A 1/2" IRON PIN FOUND FOR CORNER;  
 THENCE S 42°00'34"W, 22.00 FEET ALONG SAID NORTHWEST LINE TO A 1/2" IRON PIN FOUND FOR CORNER;  
 THENCE IN A NORTHWESTERLY DIRECTION WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD BEARING OF S 87°00'34"W, A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 270.00 FEET FOR AN ARC DISTANCE OF 424.12 FEET ALONG THE NORTHEAST LINE OF WESTGROVE DRIVE (A 60 FT. R.O.W.) TO A 1/2" IRON PIN FOUND FOR CORNER;  
 THENCE N 47°59'26"W, 300.00 FEET ALONG SAID NORTHEAST LINE TO A 1/2" IRON PIN WITH A RED F-D CAP FOUND FOR CORNER;  
 THENCE S 42°00'34"E, 591.99 FEET TO A 1/2" IRON PIN FOUND FOR CORNER AND THE PLACE OF BEGINNING AND CONTAINING 7.271 ACRES OF LAND.

THAT BENT TREE TOWER JOINT VENTURE DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS REPLAT OF BENT TREE TOWERS, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, AND, SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS STATED HEREINAFTER, OWNER DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON.

THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED, INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION. OWNER SHALL HAVE THE RIGHT TO USE THESE EASEMENTS, PROVIDED HOWEVER THAT IT DOES NOT UNREASONABLY INTERFERE OR IMPEDE WITH THE PROVISION OF THE SERVICES TO OTHERS. SAID UTILITY EASEMENTS ARE HEREBY RESERVED BY MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. AN EXPRESS EASEMENT OF INGRESS AND EGRESS IS HEREBY EXPRESSLY GRANTED ON, OVER AND ACROSS ALL SUCH EASEMENTS FOR THE BENEFIT OF THE PROVIDER OF SERVICES FOR WHICH EASEMENTS ARE GRANTED.

THE MAINTENANCE OR PAVING OF THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND 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 SYSTEM 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. BUILDING FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH MAY BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE UTILITY EASEMENTS AS SHOWN; PROVIDED, HOWEVER, THAT OWNER SHALL AT ITS SOLE COST AND EXPENSE BE RESPONSIBLE UNDER ANY AND ALL CIRCUMSTANCES FOR THE MAINTENANCE AND REPAIR OF SUCH IMPROVEMENTS OR GROWTH, 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 GROWTH WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR SERVICE.

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 IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF ADDISON, TEXAS.

WITNESS MY HAND AT ADDISON, TEXAS THE \_\_\_\_ DAY OF \_\_\_\_\_, 1996

BENT TREE TOWER JOINT VENTURE  
BY RSF PROPERTIES INC., MANAGING VENTURER

BY  
HADDON O. WINCKLER  
PRESIDENT

STATE OF TEXAS)  
COUNTY OF DALLAS)  
BEFORE ME, KATHY TIMMONS, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED HADDON O. WINCKLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME WAS FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. EXPRESSED AND IN THE CAPACITY THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 1996

KATHY TIMMONS  
NOTARY PUBLIC IN THE STATE OF TEXAS  
MY APPOINTMENT EXPIRES 4/12/98

SURVEYOR CERTIFICATION)  
KNOW ALL MEN BY THESE PRESENTS)  
THAT I, JOHN H. FERGUSON FOR FERGUSON-DEERE, INC., DO HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE ON THE GROUND OF THIS LAND UNDER MY SUPERVISION, AND THAT THIS PLAT WAS PREPARED FROM SAID SURVEY UNDER MY SUPERVISION IN ACCORDANCE WITH THE PLATTING RULE AND REGULATIONS OF THE TOWN OF ADDISON, TEXAS.

JOHN H. FERGUSON, REGISTERED  
PROFESSIONAL LAND SURVEYOR #2237

STATE OF TEXAS)  
COUNTY OF DALLAS)  
BEFORE ME, RICHARD E. SLAY, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, JOHN H. FERGUSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME WAS FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. EXPRESSED AND IN THE CAPACITY THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 1996

RICHARD E. SLAY  
NOTARY PUBLIC IN THE STATE OF TEXAS  
MY APPOINTMENT EXPIRES 4/14/97

REPLAT OF  
**BENT TREE TOWERS**  
WILLIAM LOMAX SURVEY, ABSTRACT NO. 792  
DALLAS COUNTY, TEXAS  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS  
BENT TREE TOWER JOINT VENTURE - OWNER  
16475 DALLAS PARKWAY  
DALLAS, TEXAS 75248  
FERGUSON-DEERE, INC. - ENGINEERS  
9817 KINGSLEY ROAD-DALLAS, TEXAS 75238  
JUNE, 1996  
SCALE: 1" = 50'

Prepared File  
19 June 96  
18 June 96  
26 June 96  
25 June 96  
PREPARED UNDER MY SUPERVISION  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE 19 June 96

