

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

THAT I, Maurice E. Worrell, III, do hereby certify that I prepared this plat from an actual 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.

Maurice E. Worrell, III
Registered Public Surveyor

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Maurice E. Worrell, III, 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 9th day of August, 1983.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, Watson & Taylor Realty Company, Trustee, is the owner of a tract of land situated in the William Lomax Survey, Abstract No. 792, City of Addison, Dallas County, Texas, said tract being part of Lots 4 and 21 in Block A, and part of Lots 4 and 5 in Block B of Carroll Estates, a subdivision of land in Dallas County, Texas according to the map of said subdivision recorded in Volume 10, Page 473, Deed Records, Dallas County, Texas together with that portion of Carroll Road (now abandoned) lying between said lots; said tract being more particularly described as follows:

BEGINNING at an iron rod in the east line of Voss Road (a 60-foot right-of-way); said point being N 00° 02' 26" W, a distance of 467.55 feet from the northwest corner of Sunbelt Business Park Tract 1, an addition to the City of Addison, Texas as recorded in Volume 77215, Page 2834, Plat Records of Dallas County, Texas;

THENCE, N 00° 02' 26" W, continuing along said east line of Voss Road a distance of 80.00 feet to an iron rod for corner;

THENCE, S 89° 59' 00" E, leaving said east line of Voss Road a distance of 1291.82 feet to an iron rod said point being the beginning of a curve to the left having a central angle of 32° 54' 17", a radius of 460.00 feet, and a tangent length of 135.84 feet;

THENCE, in a northeasterly direction along said curve to the left, an arc length of 264.18 feet to an iron rod, said point being the beginning of a reverse curve to the right having a central angle of 33° 06' 33", a radius of 540.00 feet, and a tangent length of 160.51 feet;

THENCE, in a southeasterly direction along said curve to the right, an arc distance of 312.05 feet to an iron rod at the end of said curve;

THENCE, S 89° 46' 45" E, a distance of 9.72 feet to an iron rod for corner;

THENCE, S 00° 10' 45" E, a distance of 80.00 feet to an iron rod for corner;

THENCE, N 89° 46' 45" W, a distance of 10.28 feet to an iron rod, said point being the beginning of a curve to the left having a central angle of 33° 06' 33", a radius of 460.00 feet, and a tangent length of 136.73 feet;

THENCE, in a southwesterly direction along said curve to the left, an arc distance of 265.82 feet to an iron rod, said point being the beginning of a reverse curve to the right having a central angle of 32° 54' 17", a radius of 540.00 feet, and a tangent length of 159.47 feet;

THENCE, in a southwesterly direction along said curve to the right an arc distance of 310.12 feet to an iron rod the end of said curve;

THENCE, N 89° 59' 00" W, a distance of 1291.74 feet to the POINT OF BEGINNING and CONTAINING 3.4488 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Watson & Taylor Realty Company, Trustee, does hereby adopt this plat designating the hereinabove described property as Bent Tree Plaza Parkway, an addition to the City of Addison, Texas and does hereby dedicate to the public use forever the street hereon.

WITNESS MY HAND at Dallas, Texas this 9th day of August, 1983.

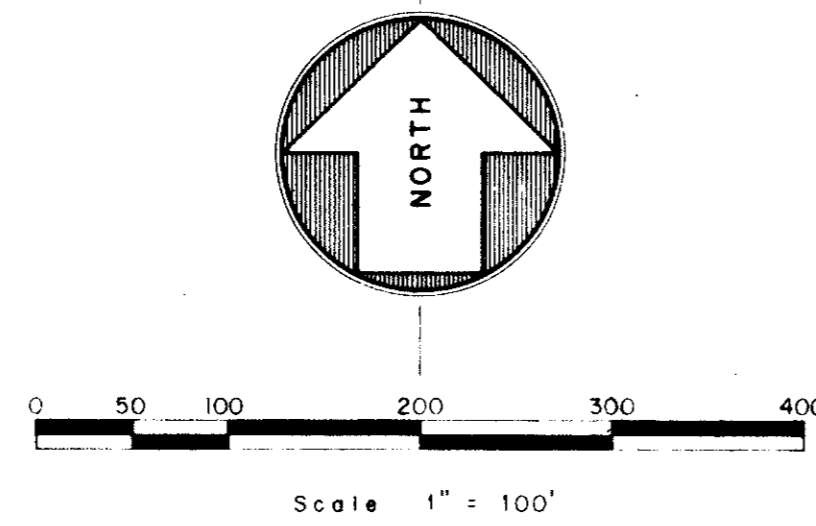
Stephen J. Bezner
Watson & Taylor Realty Company, Trustee
Stephen J. Bezner, Vice President

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Stephen J. Bezner, Vice President of Watson & Taylor Realty Company, Trustee, 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 consideration therein expressed, as the act and deed of said Watson & Taylor Realty Company, Trustee, and in the capacity therein expressed.

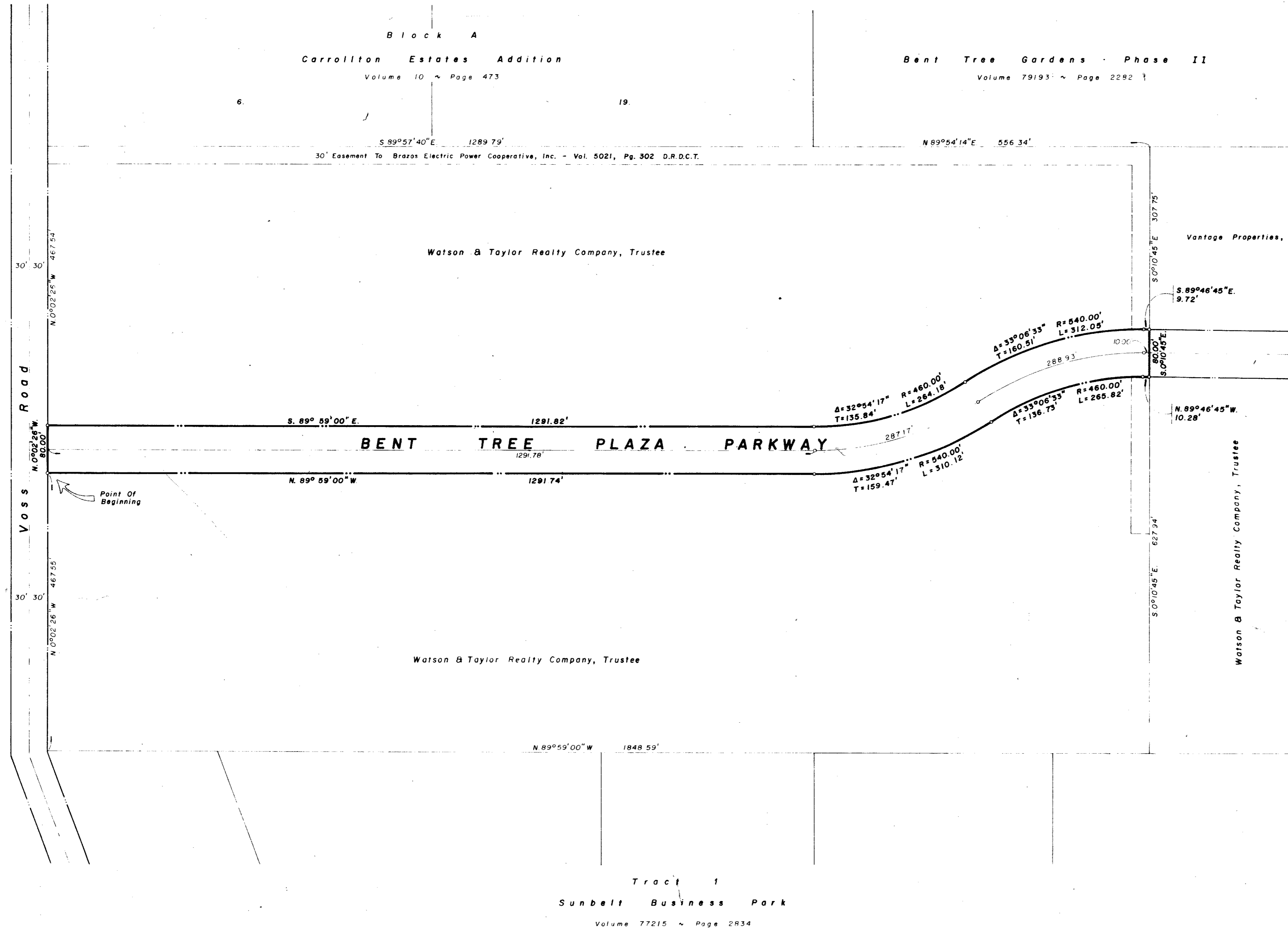
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of August, 1983.

Notary Public in and for the State of Texas



Block A
Carrollton Estates Addition
Volume 10 ~ Page 473

Bent Tree Gardens Phase II
Volume 79193 ~ Page 2292



FINAL PLAT
RIGHT OF WAY DEDICATION
BENT TREE PLAZA PARKWAY
3.4488 ACRES
OUT OF THE
Wm. Lomax Survey, Abstract No. 792
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER
WATSON & TAYLOR REALTY COMPANY, TRUSTEE
4015 Bellline Road
Dallas, Texas 75234

prepared by
WORRELL & ASSOCIATES, INC.
Engineers & Planners
13619 Inwood Rd. Suite 300
Dallas, Texas 75234

proj. no. 8201-01 July, '83

Approved _____
Mayor _____ City Secretary _____