



OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS, Bent Addison Joint Venture is the owner of a tract of land situated in the William Lomax Survey Abstract No. 792 and being part of Lots 19 & 20 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 842.09' from the intersection of the West line of said Addison Road with the North line of Sunbelt Drive (70' R.O.W.); 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 30.0' to a point for corner; THENCE South 89°50'15" East a distance of 591.50' to a point 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 30.0' to the Point of Beginning and containing 0.4074 Acres (17,745 Sq. Ft.) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bent Addison Joint Venture does hereby adopt this plat designating the hereinabove described property as 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 24th day of February, 19 82 A.D.

BENT ADDISON JOINT VENTURE

*Danny Holman*

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 Danny Holman, of Bent Addison Joint Venture, 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 Bent Addison Joint Venture and in the capacity therein expressed.

*Josely Rhoads*

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*  
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 11 day of March, 19 82 A.D.

*Danny Joste*  
Notary Public in and for Dallas County, Texas

11-10-81

*Jaquie Sharp*  
City Secretary

*Jim Redding*  
Mayor

A REPLAT OF PART OF LOTS 19 & 20 BLOCK B  
OF CARROLL ESTATES  
AN ADDITION TO THE CITY OF ADDISON  
OUT OF THE  
WILLIAM LOMAX SURVEY-ABST. NO. 792  
DALLAS COUNTY, TEXAS

SCALE: 1"=50'  
OWNER:  
BENT ADDISON JOINT VENTURE

DATE: OCT. 1, 1981  
ENGINEER:  
ACREY, ROBERTS, & PIERSON, INC.  
9250 AMBERTON PKWY.  
SUITE 112  
DALLAS, TEXAS 75243

JT JOINT VENTURE II  
Vol. 80229 Pg. 2796

70' R.O.W. SUNBELT DRIVE