

STATE OF TEXAS }  
COUNTY OF DALLAS }

WHEREAS Garden Oaks Ltd. is the owner of a Tract of Land situated in the City of Addison, out of the Noah Good Survey, Abstract No. 520, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the South right-of-way line of Spring Valley Road and the East right-of-way line of Marsh Lane; thence South along the East right-of-way line of Marsh Lane for a distance of 1460.91 ft. to a corner; thence departing from the East right-of-way line of Marsh Lane South 89° 47' 34" East for a distance of 431.00 ft. to a corner; thence along the West property line of the Dunhill Apartments North for a distance of 541.00 ft. to the Place of Beginning;

THENCE North a distance of 210.52 ft. to a corner;  
THENCE South 89° 48' 09" East a distance of 369.35 ft. to a corner;  
THENCE North 0° 16' 34" East a distance of 168.05 ft. to a corner;  
THENCE South 89° 43' 26" East a distance of 525.00 ft. to a corner;  
THENCE South 0° 16' 34" West a distance of 704.21 ft. to a corner also being a point of curvature of a circular curve to the left whose central angle is 18° 21' 38" whose radius is 434.00' whose tangent is 70.14' and whose tangent bears South 59° 33' 49" West;  
THENCE along said circular curve to the left a distance of 139.08 ft. to the point of tangency;  
THENCE South 41° 12' 11" West a distance of 42.26 ft. to a corner;  
THENCE North 48° 42' 47" West a distance of 83.50 ft. to a corner;  
THENCE North 41° 12' 11" East a distance of 191.58 ft. to a corner;  
THENCE North 0° 16' 34" East a distance of 193.93 ft. to a corner;  
THENCE North 89° 47' 34" West a distance of 373.00 ft. to a corner;  
THENCE North a distance of 37.95 ft. to a corner;  
THENCE North 89° 47' 34" West a distance of 155.00 ft. to a corner;  
THENCE North a distance of 59.00 ft. to a corner;  
THENCE North 89° 47' 34" West a distance of 216.00 ft. to a corner;  
THENCE South a distance of 40.52 ft. to a corner;  
THENCE North 89° 47' 34" West a distance of 75.00 ft. to the Place of Beginning and containing 7.564 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That I, \_\_\_\_\_ do hereby designate this plat as the Garden Oaks Apartments Addition to the City of Addison, Texas and do hereby dedicate any claim we may have on the public streets to the public use forever.

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ 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 the \_\_\_\_\_ day of \_\_\_\_\_, 1977.

Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Billy L. Stephenson, 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.

Billy L. Stephenson, P.E.  
Registered Professional Engineer 12950  
Registered Public Surveyor 1317

STATE OF TEXAS }  
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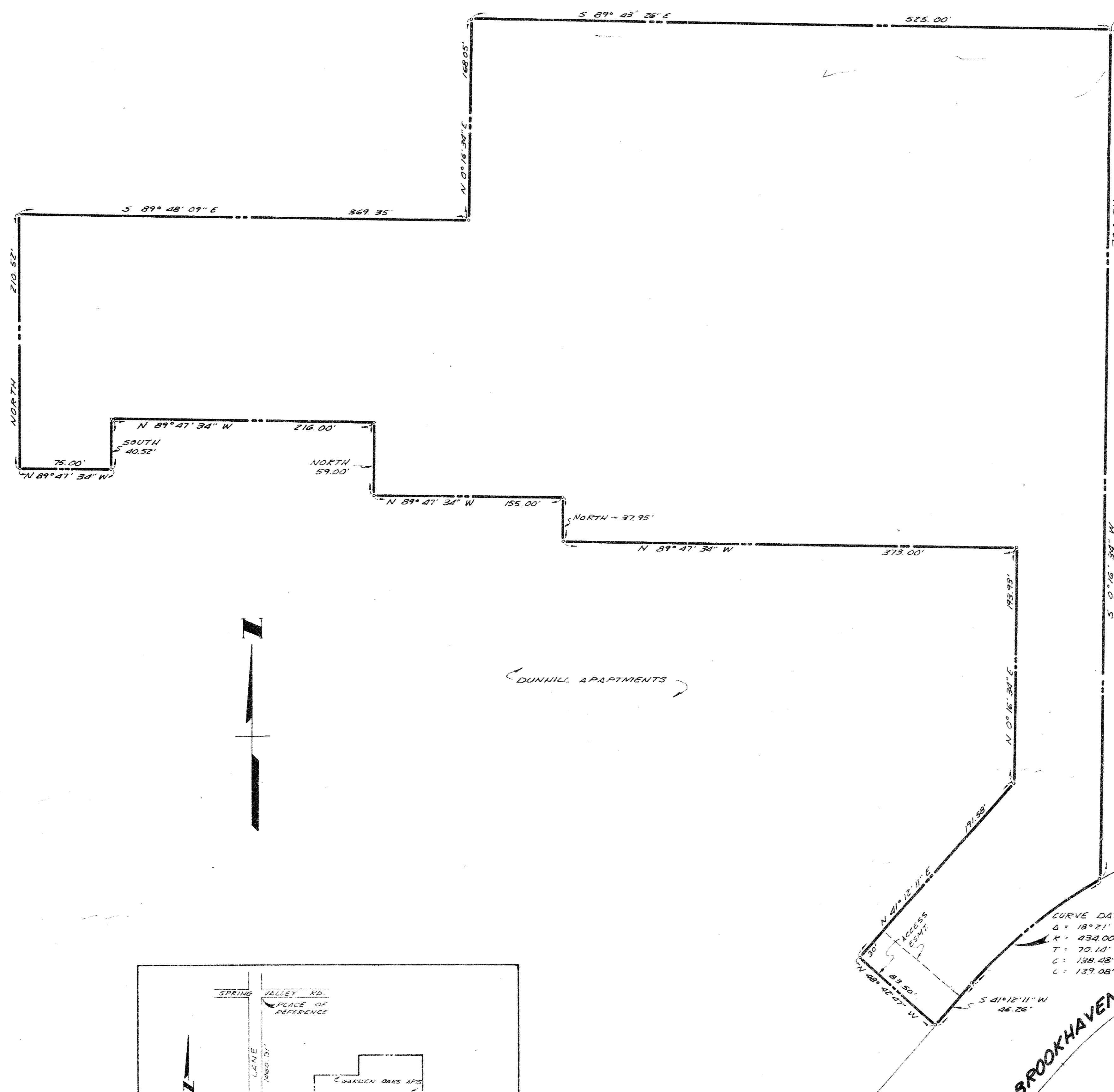
BEFORE me, the undersigned, a Notary Public in and for said County and State on this day personally appeared Billy L. Stephenson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 1977.

Notary Public in and for Dallas County, Texas

This plat approved subject to all rules, regulations, and platting ordinances of the City of Addison, Texas; the \_\_\_\_\_ day of \_\_\_\_\_, 1977.

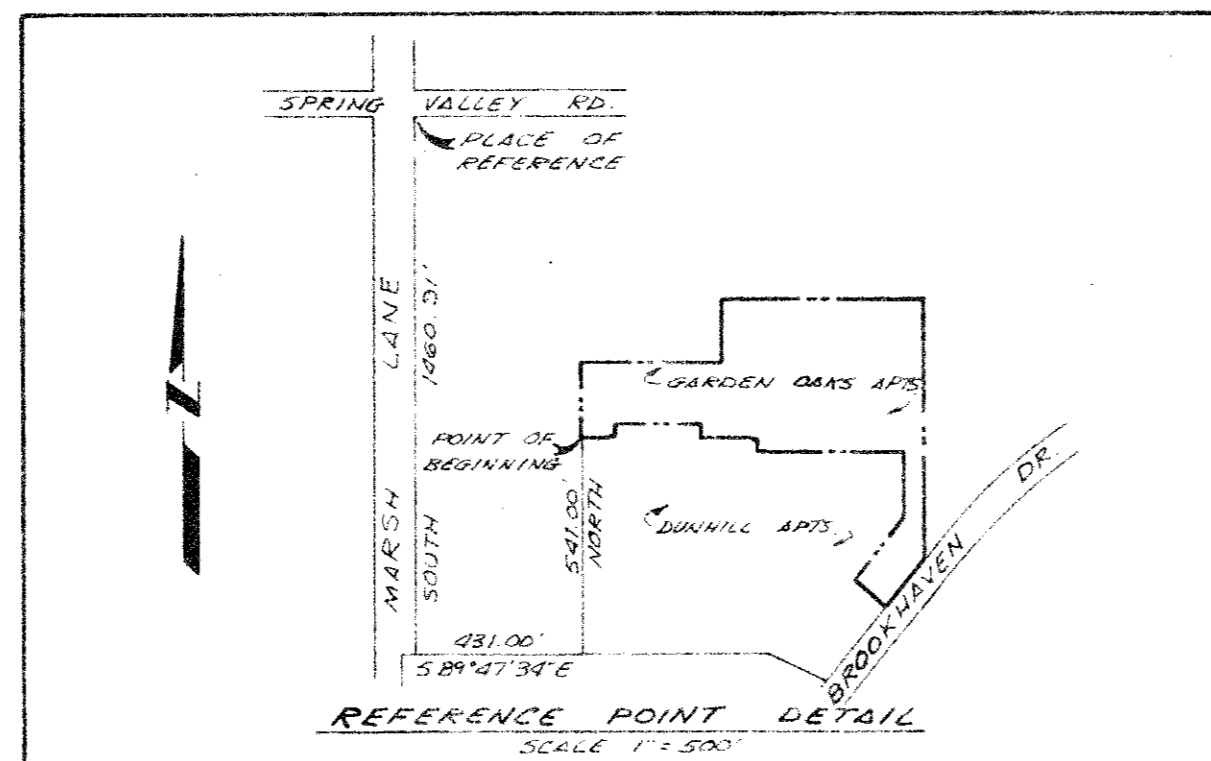
ATTEST: \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ MAYOR



DUNHILL APARTMENTS

BROOKHAVEN DRIVE

CURVE DATA  
Δ = 18° 21' 38"  
R = 434.00'  
T = 70.14'  
C = 138.48'  
L = 139.08'



**GARDEN OAKS APARTMENTS  
TO THE CITY OF ADDISON  
DALLAS COUNTY, TEXAS  
NOAH GOOD SURVEY, ABST. 520**

SCALE 1" = 50' APRIL 28, 1977

OWNER:  
GARDEN OAKS LTD.  
PARKER FOLSE TRUSTEE  
8790 CANYON DRIVE  
DALLAS TEXAS

ENGINEER:  
BILLY L. STEPHENSON  
2220 HIGHLAND RD.  
DALLAS, TEXAS 75228

324-2461