

STATE OF TEXAS I  
COUNTY OF DALLAS I

WHEREAS, BENT TREE OFFICE PARK, JOINT VENTURE is the owner of a tract of land situated in the William Lomax Survey, Abstract No. 792, Dallas County, Texas, and also being situated in the City of Addison, Texas, and being more particularly described as follows:

COMMENCING at the most Northwestern corner of BENT TREE OAKS, Block 1, Lot 1, an addition to the City of Addison as recorded in Volume 78004, Page 0007 of the Map Records of Dallas County, Texas, S 89° 36' 17" W, 10.00 feet to a point in the east line of Addison Road (a variable R.O.W.) and the Place of Beginning;

THENCE FROM THE PLACE OF BEGINNING, N 00° 21' 09" W, along said east line 639.26 feet to a point in the south line of Bent Tree Plaza Parkway (an 80 foot R.O.W.);

THENCE along said south line N 89° 36' 35" E, 493.08 feet to a point in the Southwest line of Dallas Parkway (a 200 foot R.O.W.);

THENCE along said Southwest line with a curve to the left, said curve having a chord bearing of S 32° 11' 56" E, a central angle of 14° 01' 09" and a radius of 1600.00 feet for an arc distance of 391.49 feet;

THENCE with a curve to the left, said curve having a chord bearing of S 44° 47' 22" W, a central angle of 13° 07' 07" and a radius of 1908.61 feet for an arc distance of 437.00 feet;

THENCE S 89° 36' 17" W, 390.04 feet to the Place of Beginning and containing 8.229 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BENT TREE OFFICE PARK, JOINT VENTURE, does hereby adopt this plat designating the hereinabove described property as BENT TREE BANK TOWER ADDITION, an addition to the City of Addison, Texas, The easements shown thereon are hereby reserved for the purposes as indicated.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utilities 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 Easement" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas.

EXECUTED at Addison, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1984.

ROBERT S. FOLSOM  
General Partner

STATE OF TEXAS I  
COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ROBERT FOLSOM, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

Notary Public in the State of Texas  
My Appointment Expires \_\_\_\_\_

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, JOHN H. FERGUSON for FERGUSON-DEERE, INC., 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 supervision and in accordance with the platting rules and regulations of the City of Addison, Texas.

JOHN H. FERGUSON, Licensed Public  
Surveyor

STATE OF TEXAS I  
COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

RICHARD SLAY  
Notary Public in the State of Texas  
My Appointment Expires 04-14-85

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 1985 by the City Council of Addison, Texas.

MAYOR \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

DEC 0 1 1984

APPROVED BY

PLANNING & ZONING

CITY COUNCIL

# BENT TREE BANK TOWER ADDITION

AN ADDITION TO THE CITY OF ADDISON  
WILLIAM LOMAX SURVEY ABSTRACT NO. 792  
DALLAS COUNTY, TEXAS

BENT TREE OFFICE PARK, JOINT VENTURE \* OWNER  
16475 DALLAS PARKWAY  
DALLAS TEXAS 75238

FERGUSON DEERE, INC. \* ENGINEERS  
9817 KINGSLEY ROAD DALLAS, TEXAS  
NOVEMBER 1984 SCALE: 1"=100'

NOTE: BLDG. LINES PER RD SITE PLAN

PRINT  
12/12/84  
12/14/84



VANTAGE PROP. INC.

TRIANGLE PACIFIC ADDN.

BENT TREE PLAZA PARKWAY  
N89°36'35"E 493.08'

BENT ADISON JOINT VENTURE

ADDISON ROAD  
N00°21'05"W 639.26'

POWER LINE IN ROW WITH EASEMENT ON PROPERTY

LOT 1  
8.229 Acres

PLACE OF BEGINNING

BENT TREE OAKS  
BLOCK 1 LOT 1  
VOL. 78004 Pg. 0007

WESTGROVE DRIVE

DALLAS PARKWAY