

BENT TREE III ADDITION  
VOL. 79148 PG. 1365 D.R.D.C.T.

BENT TREE VALLEY  
VOL. 81191 PG. 1909 M.R.D.C.T.

KEMP ENGINEERING COMPANY SUBDIVISION  
VOL. 72152 PG. 432 D.R.D.C.T.

BENT TREE VALLEY  
VOL. 81191 PG. 1909 M.R.D.C.T.

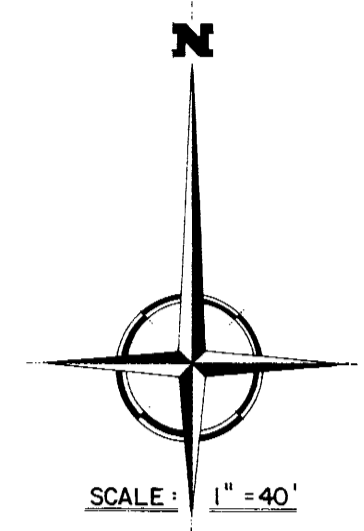
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JOHN McCREADY SUBDIVISION  
AN ADDITION TO THE  
CITY OF ADDISON, DALLAS COUNTY, TEXAS  
WILLIAM LOMAX SURVEY ABSTRACT NO. 792

2M ENTERPRISES INC., TRUSTEE OWNER  
5310 HARVEST HILL RD. SUITE # 200  
DALLAS, TEXAS 75230

SHIELDS & LEE SURVEYORS SURVEYORS  
1421 FERDALE AVENUE  
DALLAS, TEXAS 75224

DATED: JUNE 1985 SCALE: 1" = 40'



STATE OF TEXAS  
COUNTY OF DALLAS

OWNER'S CERTIFICATE

Whereas, 2M Enterprises Inc., Trustee is the owner of a tract of land situated in the William Lomax Survey Abstract No. 792, City of Addison, Dallas County, Texas and being part of a 23.81 acre tract of land conveyed to A. R. Sowell by deed recorded in Volume 694 at page 289 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the East line of Addison Road (a 60 foot R.O.W.) said point being the Northwest corner of the Sowell 23.81 acre tract same being the Southwest corner of Kemp Engineering Company Addition, an addition to the City of Addison, Texas according to the plat recorded in Volume 72152 at page 432 of the Deed Records of Dallas County, Texas;

THENCE, North 89 deg. 58 min. 00 sec. East with the North line of the Sowell 23.81 acre tract same being with the South line of the Kemp Engineering Company Addition, a distance of 436.69 feet to an iron rod found in the West line of Bent Tree III Addition, an addition to the City of Addison, Texas according to the plat recorded in Volume 79148 at page 1365 of the Deed Records of Dallas County, Texas;

THENCE, South part of the way with the West line of Bent Tree III Addition, and part of the way with a Westerly line of a tract of land conveyed to Robert S. Folsom Investments Inc., by deed filed 10/14/74 in the Deed Records of Dallas County, Texas, a distance of 445.95 feet to the Southeast corner of a 4.471 acre tract of land conveyed to Harry Lee and wife Sophie Lee by deed recorded in Volume 80068 at page 2006 of the Deed Records of Dallas County, Texas, an iron rod set for corner;

THENCE, South 89 deg. 58 min. 00 sec. West with the South line of the Lee 4.471 acre tract, a distance of 19.26 feet, an iron rod set for corner;

THENCE, South with a Westerly line of the Folsom tract, a distance of 208.71 feet, an iron rod set for corner;

THENCE, South 89 deg. 58 min. 00 sec. West with a Northerly line of the Folsom tract a distance of 208.72 feet, an iron rod set for corner;

THENCE, North a distance of 208.71 feet to an iron rod found in the South line of the Lee 4.471 acre tract;

THENCE, South 89 deg. 58 min. 00 sec. West, a distance of 208.71 feet to an iron rod found in the East line of Addison Road said point being the Southwest corner of the Lee 4.471 acre tract;

THENCE, North with the East line of Addison Road same being with the East line of the Lee 4.471 acre tract a distance of 445.95 feet to the Place of Beginning, and containing 238,304 square feet of land of which 12,933 square feet lies within the easement.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, 2M Enterprises Inc., Trustee, does hereby adopt this plat designating the hereinabove described property as John McCreedy Subdivision, an addition to the City of Addison, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way, endanger or interfere with the construction maintenance or efficiency of its respective systems on any of these easement strips; and any public utility shall, at all times, have the Right of Ingress and Egress to and from and upon the said easement strips 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, or procuring the permission of anyone.

WITNESS MY HAND AT DALLAS, TEXAS, this the 5th day of June, 1985.

2M Enterprises Inc., Trustee  
*G. Russell Mortenson*  
G. Russell Mortenson, Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared G. Russell Mortenson, Vice President of 2M Enterprises Inc., Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of June, 1985.  
*Andres W. [Signature]*  
Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, W. R. Lee, do hereby certify that I have 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 State of Addison, Texas.

*W. R. Lee*  
W. R. Lee  
Registered Public Surveyor No. 2038

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared W. R. Lee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

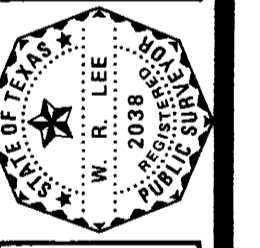
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of June, 1985.  
*Andres W. [Signature]*  
Notary Public in and for Dallas County, Texas.

This plat approved subject to the rules, regulations and platting ordinances of the City of Addison, Texas.  
The \_\_\_ day of \_\_\_, 1985.

Attest  
City Secretary \_\_\_\_\_ Mayor \_\_\_\_\_

DRAWN BY  
Reed Porterson  
JOB NO.  
75669-A  
L. M. NO.  
2952 - C.P.

APPROVED BY  
PLANNING & ZONING  
CITY COUNCIL  
RECEIVED JUN 05 1985



SHIELDS & LEE  
SURVEYORS  
942-8496  
1421 FERDALE AVE. DALLAS, TEXAS

