



**FINAL PLAT
FOR
THE EMBASSY AT BENT TREE**

PART OF
THE ELI SHEPHERD SURVEY
ABSTRACT # 1301
ADDISON, TEXAS

PREPARED BY
LISSIAK/BLACK & ASSOCIATES
4500 BELTLINE, SUITE 400
DALLAS, TEX 75240
PHONE: 001-8187

PREPARED FOR:
CHARLES J. ZIFF
15059 PRESTON ROAD
DALLAS, TEX 75248

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, CHARLES J. ZIFF, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, AND BEING PART OF THE ELI SHEPHERD SURVEY, ABSTRACT NO. 1361, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF ADDISON ROAD (A 60 FOOT RIGHT-OF-WAY), WITH THE PROPOSED NORTH LINE OF ACADEMY DRIVE (A 60 FOOT RIGHT-OF-WAY); SAID POINT BEING N 00° 22' 17" W., 1446.25 FEET, AND N 02° 01' 34" E., 623.36 FEET FROM THE NORTHWEST CORNER OF BENT TREE OAKS, AN ADDITION TO THE CITY OF ADDISON, AS RECORDED IN VOLUME 78004 AT PAGE 007 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;
THENCE N 02° 01' 34" E., ALONG THE SAID EAST LINE OF ADDISON ROAD, 629.76 FEET TO A POINT FOR CORNER;
THENCE S 87° 58' 26" E., 350.00 FEET TO A POINT FOR CORNER; SAID POINT BEING IN THE WEST LINE OF DALLAS PARKWAY (A 200 FOOT RIGHT-OF-WAY);
THENCE S 02° 01' 34" W., ALONG THE SAID WEST LINE OF DALLAS PARKWAY, 614.82 FEET TO A POINT FOR CORNER; SAID POINT BEING THE INTERSECTION OF THE SAID WEST LINE OF DALLAS PARKWAY WITH THE SAID PROPOSED NORTH LINE OF ACADEMY DRIVE;
THENCE S 89° 34' 56" W., ALONG THE SAID PROPOSED NORTH LINE OF ACADEMY DRIVE, 350.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

THAT, CHARLES J. ZIFF, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY, 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 GROUNTS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS OR GROUNTS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE 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 GROUNTS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ALL PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ADDISON, TEXAS.

I DO HEREBY ACKNOWLEDGE THAT CLOSING SHALL BE COMPLETED ON OR BEFORE 90 DAYS FROM THE DATE OF THE ACCEPTANCE OF FINAL PLAT UNLESS IT IS MUTUALLY AGREED THAT AN EXTENSION BEYOND THE 90 DAY PERIOD IS NECESSARY. THIS PLAT WILL BECOME NULL AND VOID IF CLOSING DOES NOT OCCUR AS PROVIDED ABOVE.

WITNESS MY HAND AT ADDISON, TEXAS, THIS THE _____ DAY OF _____ 1978.

CHARLES J. ZIFF

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY APPEARED CHARLES J. ZIFF, 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 _____ 1978.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

ENGINEER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I RODNEY BLACK, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF ADDISON, TEXAS. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS SHOWN AND OR RECORDED.

RODNEY BLACK
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RODNEY BLACK, 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 _____ 1978.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS
THIS _____ DAY OF _____ 1978.

MAJOR

SECRETARY