

Cr. No.	Δ	R	T	L
1	05°03'00"	7.95'	3.54'	4.67'
2	01°57'00"	10.22'	22.92'	23.53'
3	30°00'00"	18.0'	18.0'	29.27'
4	30°00'00"	16.5'	14.5'	25.92'
5	1°17'42"	1080.93'	12.22'	24.43'
6	80°27'23"	12.0'	10.09'	16.78'
7	80°47'19"	20.5'	17.44'	28.91'
8	30°00'00"	7.5'	7.5'	11.78'
9	12°57'20"	18.0'	40.38'	41.45'
10	180°03'00"	18.0'	46.95'	49.97'
11	180°00'00"	21.5'	-	67.94'
12	360°00'00"	20.0'	-	125.46'
13	26°04'26"	1126.43'	260.88'	512.61'
14	9°39'25"	1102.43'	93.13'	185.81'
15	30°21'59"	7.5'	7.55'	11.83'
16	18°33'00"	98.5'	14.09'	31.89'
17	3°18'28"	1014.93'	29.26'	58.50'
18	10°02'54"	1420.93'	95.04'	189.59'
19	12°53'23"	1102.43'	125.51'	249.94'
20	30°22'20"	7.5'	7.55'	11.83'



STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, VILLAGE PARKWAY VENTURE, a partnership, is the sole owner of a tract of land situated in the Allen Bledsoe Survey Abstract No. 157, the G. W. Fisher Survey Abstract No. 482 and the J. Pancoast Survey Abstract No. 1146, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point being the intersection of the east right-of-way line of Dallas Parkway and the south right-of-way line of Belt Line Road;

THENCE East along said south line, a distance of 251.34 feet to a point for a corner;

THENCE South 65°51'30" East, a distance of 54.24 feet to a point for a corner;

THENCE North 48°03'00" East, a distance of 5.0 feet to a point for a corner, said point lying on the west right-of-way line of Noel Road (50 feet wide);

THENCE South 41°57'00" East, a distance of 737.45 feet to an angle point;

THENCE South 23°24'00" East, continuing along common west line of Noel Road and west line of Montfort Drive a distance of 394.98 feet to a point for a corner;

THENCE South 85°31'25" West, departing said west line, a distance of 706.89 feet to an angle point;

THENCE North 85°30'06" West, a distance of 882.99 feet to a point for a corner, said point lying on the east right-of-way of Dallas Parkway;

THENCE Northeasterly, along said east line being a circular curve to the right having a central angle of 34°36'34", a tangent length of 391.60 feet, and whose center bears S 88°39'35" E, 256.93 feet, an arc distance of 759.25 feet to the point of reverse curve to the left having a central angle of 36°13'00", a tangent length of 331.89 feet, and a radius of 1014.93 feet;

THENCE Northeasterly, along said curve continuing along said east line, an arc distance of 441.34 feet to its point of tangency;

THENCE North 00°16'01" West, a distance of 65.52 feet to the POINT OF BEGINNING AND CONTAINING 33.0231 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That VILLAGE PARKWAY VENTURE does hereby adopt this plat as "THE VILLAGE ON THE PARKWAY", an Addition to the City of Addison, Texas, and dedicates to the public use forever the area designated thereon as "Dedication For Street Widening." The fire lanes shown hereon are hereby reserved for the use and accommodation of the City of Addison, Texas. The utility easements shown hereon are hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. No buildings, fences or other improvements shall be constructed or placed upon, over or across the utility easements shown hereon except as hereinafter provided. 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 the respective utility systems located in the utility easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective utility system without the necessity at any time of procuring the permission of anyone. Additional easement areas are hereby reserved for the installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meter boxes, sewer laterals, from the main to the curb or pavement line and the descriptions of such additional easements herein reserved shall be determined by their locations as installed. VILLAGE PARKWAY VENTURE, its successors and assigns, shall have the right to construct and install pavement on and over the utility easements shown hereon and to use and permit others to use such areas designated hereon as utility easements for pedestrian and/or vehicular traffic and passage and to also use and permit others to use for parking purposes the portions of said utility easements not reserved for fire lane easements. Sidewalks shall be constructed by VILLAGE PARKWAY VENTURE as required by the City Council of the City of Addison and in accordance with the requirements of the Director of Public Works. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas.

EXECUTED this 19<sup>th</sup> day of March, 1982.

VILLAGE PARKWAY VENTURE  
By *Levin Grossman*  
General Partner

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 19<sup>th</sup> day of March, 1982 by *Levin Grossman*, partner, on behalf of VILLAGE PARKWAY VENTURE, a partnership.

*Bill J. Vernon*  
Notary Public in and for the State of Texas

My Commission Expires: Nov. 6, 1985

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: That I, MICHAEL K. KOESLING, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plat Commission of the City of Addison, Texas.

*Michael K. Koesling* 3-19-82  
MICHAEL K. KOESLING  
Registered Public Surveyor, Texas

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 19<sup>th</sup> day of March, 1982 by MICHAEL K. KOESLING.

*Bill J. Vernon*  
Notary Public in and for the State of Texas

My Commission Expires: Nov. 6, 1985

**CERTIFICATE OF APPROVAL**

Approved by the City of Addison, Dallas County, Texas this 13<sup>th</sup> day of March, 1982.

*Jacque Shoup* SECRETARY  
*Jim Redding* MAYOR

**APPROVED BY**

3-25-83 PLANNING & ZONING

4-13-83 CITY COUNCIL

filed DALLAS COUNTY - Vol-82069

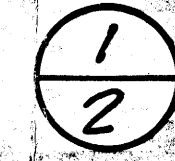
p. 1553

PLAT OF STAFF REVIEW COPY

"THE VILLAGE ON THE PARKWAY"  
AN ADDITION TO THE CITY OF ADDISON, TEXAS  
OUT OF THE  
G. W. FISHER SURVEY, ABSTRACT 482  
ALLEN BLEDSOE SURVEY, ABSTRACT 157  
J. PANCOAST SURVEY, ABSTRACT 1146  
DALLAS COUNTY, TEXAS

FOR: VILLAGE PARKWAY VENTURE

ALBERT H. HALFE ASSOCIATES, INC. - ENGINEERS - DALLAS  
3636 LEMMON AVE. MARCH, 1982 SCALE: 1" = 50'

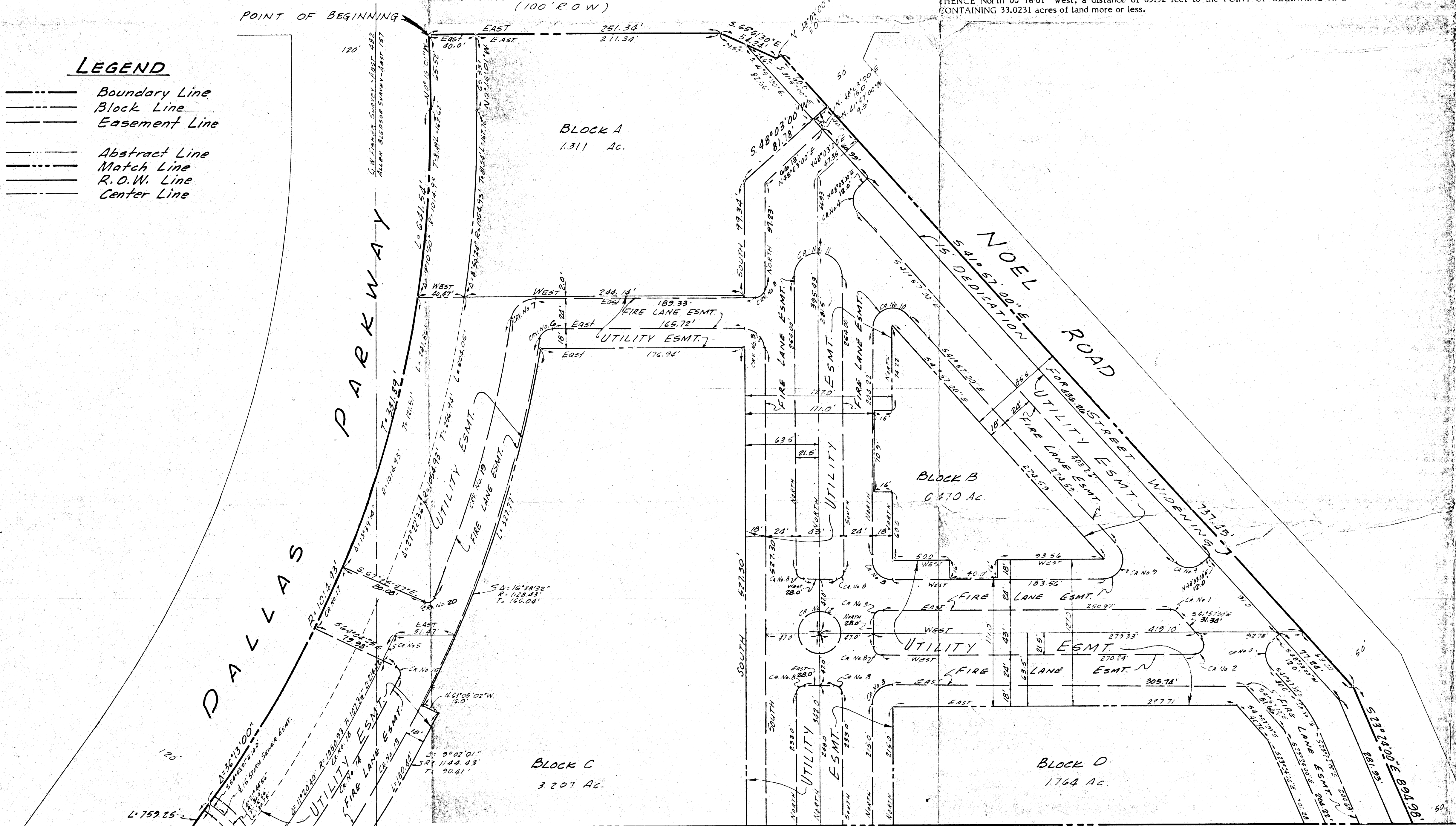


A.V.O. 7096 File (E-1932)

**BELT LINE ROAD**  
(100' ROW)

**LEGEND**

- Boundary Line
- Block Line
- Easement Line
- Abstract Line
- Match Line
- R.O.W. Line
- Center Line



MATCH LINE SEE SHEET 2 OF 2