

A hand-drawn map in brown ink on a white background. The map shows a road network. A vertical line on the left is labeled 'WESTLAKE'. A horizontal line across the middle is labeled 'ADDISON'. A diagonal line from the top left to the middle right is labeled 'DALLAS NORTH TOLLWAY'. Another diagonal line, parallel to the tollway, is labeled 'KROLL TRAIL'. A vertical line on the right is labeled 'KELLER SPRINGS'. A small area between the tollway and the Kroll Trail is labeled 'LEEDOMONT'. An arrow points to a spot on the tollway labeled 'THIS SITE'. A north arrow is in the bottom left corner, pointing upwards and labeled 'N'.

vol. 78121 p6. 2673

(60' R.O.W.)

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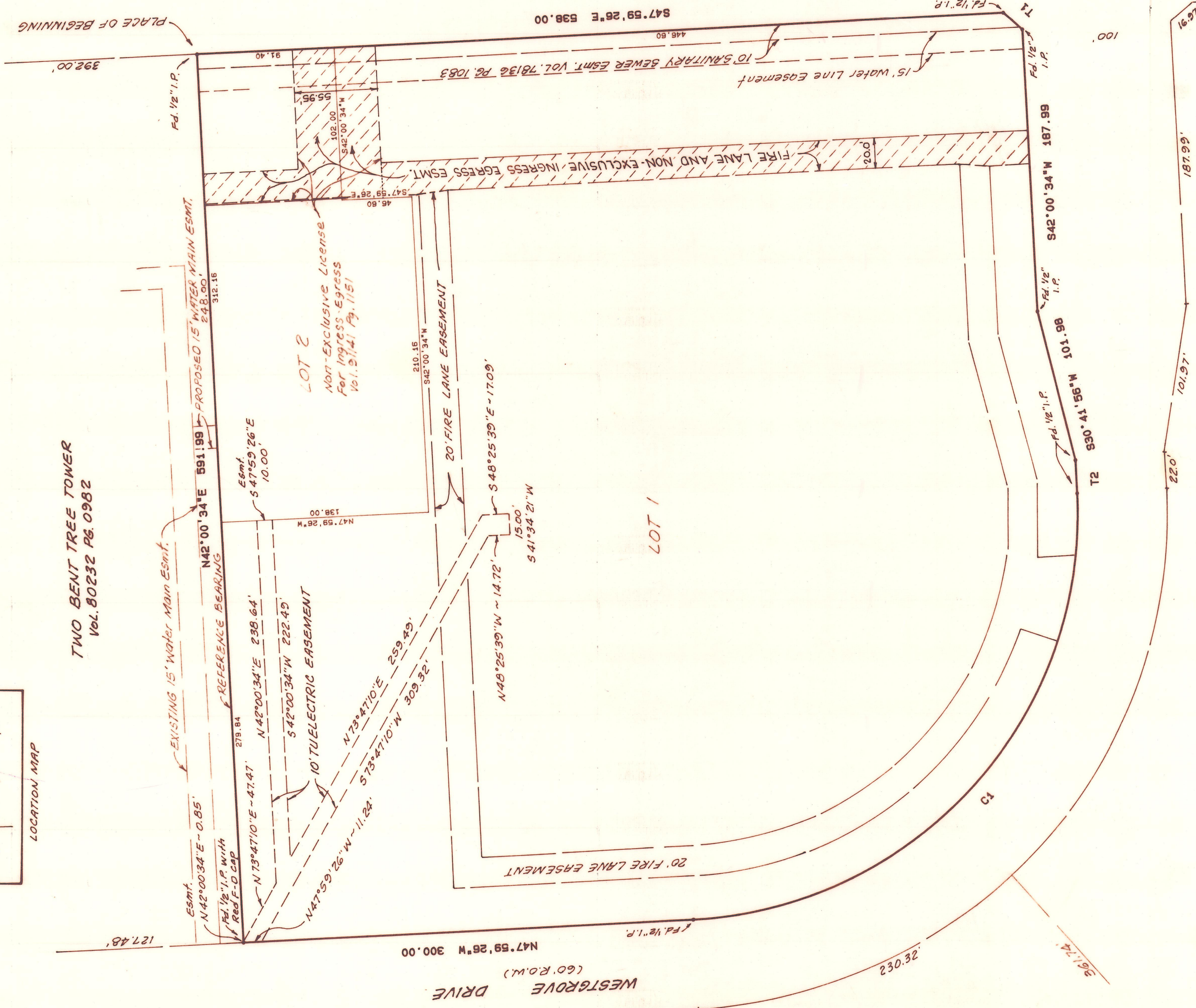
(1) REFERENCE BEARING FROM PLAT OF BENT TREE TOWERS
VOL. 78/188 Pg. 2026.

(2) FIRE LANE EASEMENT AND INGRESS - EGRESS EASEMENT
REDEFINED BY THIS PLAT.

1402
R. B. B.

VOL. 96177
PG. 5566

GRAPHIC SCALE



STATE OF TEXAS)
COUNTY OF DALLAS)

BEGINNING AT THE NORTH CORNER OF SAID BENT TREE TOWERS, AN ADDITION TO THE TOWN OF ADDISON, SAID CORNER ALSO BEING IN THE SOUTHWEST R.O.W. LINE OF DALLAS PARKWAY (A VARIABLE WIDTH R.O.W.);

THAT BENT TREE TOWER JOINT VENTURE, LTD. DOES HEREBY ADOPT THIS PLAN DESIGNATING THE HEREINAFORE PROPERTY AS REPLAT OF BENT TREE TOWERS, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, AND, SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS STATED HEREINAFTER, OWNER DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON.

THE MAINTENANCE OR PAVING OF THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY 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. BUILDING FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH MAY BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE UTILITY EASEMENTS AS SHOWN; PROVIDED, HOWEVER, THE OWNER SHALL PAY THE SOLE COST AND EXPENSE OF ANY SUCH UTILITY. THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR GROWTH OF ITS RESPECTIVE SYSTEM OR SERVICE.

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

BY Haddon O. Winckler
HADDON O. WINCKLER
PRESIDENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF SEPT., 1996

Kathy Timmons
KATHY TIMMONS
NOTARY PUBLIC IN THE STATE OF TEXAS
MY APPOINTMENT EXPIRES 4/12/98

KNOW ALL MEN BY THESE PRESENTS, THAT I, JOHN H. FERGUSON FOR FERGUSON-DEERE, INC., DO HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE ON THE GROUND OF THIS LAND UNDER MY SUPERVISION, AND THAT THIS PLAT WAS PREPARED FROM SAID SURVEY UNDER MY SUPERVISION IN ACCORDANCE WITH THE PLATTING RULE AND REGULATIONS OF THE TOWN OF ADDISON, TEXAS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5TH DAY OF SEPT. 1996

 RICHARD E. SLAY
Notary Public
STATE OF TEXAS

Richard E. Slay

RICHARD E. SLAY
NOTARY PUBLIC IN THE STATE OF TEXAS
MY APPOINTMENT EXPIRES 4/14/97

RICHARD E. SLAY
Notary Public
STATE OF TEXAS

My Commission Expires 4-14-97

WILLIAM LOMAX SURVEY, ABSTRACT NO. 792
DALLAS COUNTY, TEXAS
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
BENT TREE TOWER JOINT VENTURE LTD.* OWNER
10475 DALLAS PARKWAY

FERGUSON- DEERE, INC. ~ ENGINEERS
9817 KINGSLEY ROAD - DALLAS, TEXAS 75238
JUNE 1996 SCALE: 1" = 50'

OWNERS CERTIFICATE AND DEDICATION

FILED
96 SEP 10 PM 3:28
EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

281-187