

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS I  
COUNTY OF DALLAS I

WHEREAS, B.T.B. INVESTMENTS, JOINT VENTURE, is the owner of a tract of land situated in the William Lomax, Abstract No. 792, Dallas County, Texas, and being part of Lot 1 in Block 1 of TRIANGLE PACIFIC ADDITION, an addition to the City of Addison, Texas, as recorded in Volume 79129, Page 0012 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the north line of Bent Tree Plaza Parkway (80 foot width R.O.W.) and the east line of Addison Road (60 foot width R.O.W.);  
 THENCE N 00° 21' 09" W, along said east line, 122.99 feet to an iron pin for corner;  
 THENCE N 89° 40' 25" E, 415.56 feet to an iron pin for corner and the west line of Dallas Parkway (200 foot width R.O.W.);  
 THENCE in a Southerly direction along said west line with a curve to the left, Chord Bearing S 19° 44' 43" E, said curve having a central angle of 04° 39' 06" and a radius of 1600.00 feet, an arc distance of 129.90 feet to an iron pin for corner and the north line of Bent Tree Plaza Parkway;  
 THENCE S 89° 36' 35" W, along said north line, 458.68 feet to an iron pin for corner and the Place Of Beginning and containing 1.229 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT, B.T.B. INVESTMENTS, JOINT VENTURE, does hereby adopt this plat designating the hereinabove described property as BENT TREE BANK TOWER ADDITION NO. 2, 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 14<sup>th</sup> day of MAY, 1985.

*B.T.B. INVESTMENTS, JOINT VENTURE*  
*Michael K. Sanders*  
 MICHAEL K. SANDERS, Venture Manager

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 MICHAEL SANDERS 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 14<sup>th</sup> day of MAY, 1985.  
*Norma J. Weather*  
 Notary Public in the State of Texas  
 My Appointment Expires 12-14-87

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*  
 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 13<sup>th</sup> day of MAY, 1985.  
*Richard E. Slay*  
 RICHARD SLAY  
 Notary Public in the State of Texas  
 My Appointment Expires 04-14-89

APPROVED this the 26<sup>th</sup> day of March, 1985 the the City Council of Addison, Texas.

*Jim Addis* MAYOR  
*Wagui Huss* CITY SECRETARY

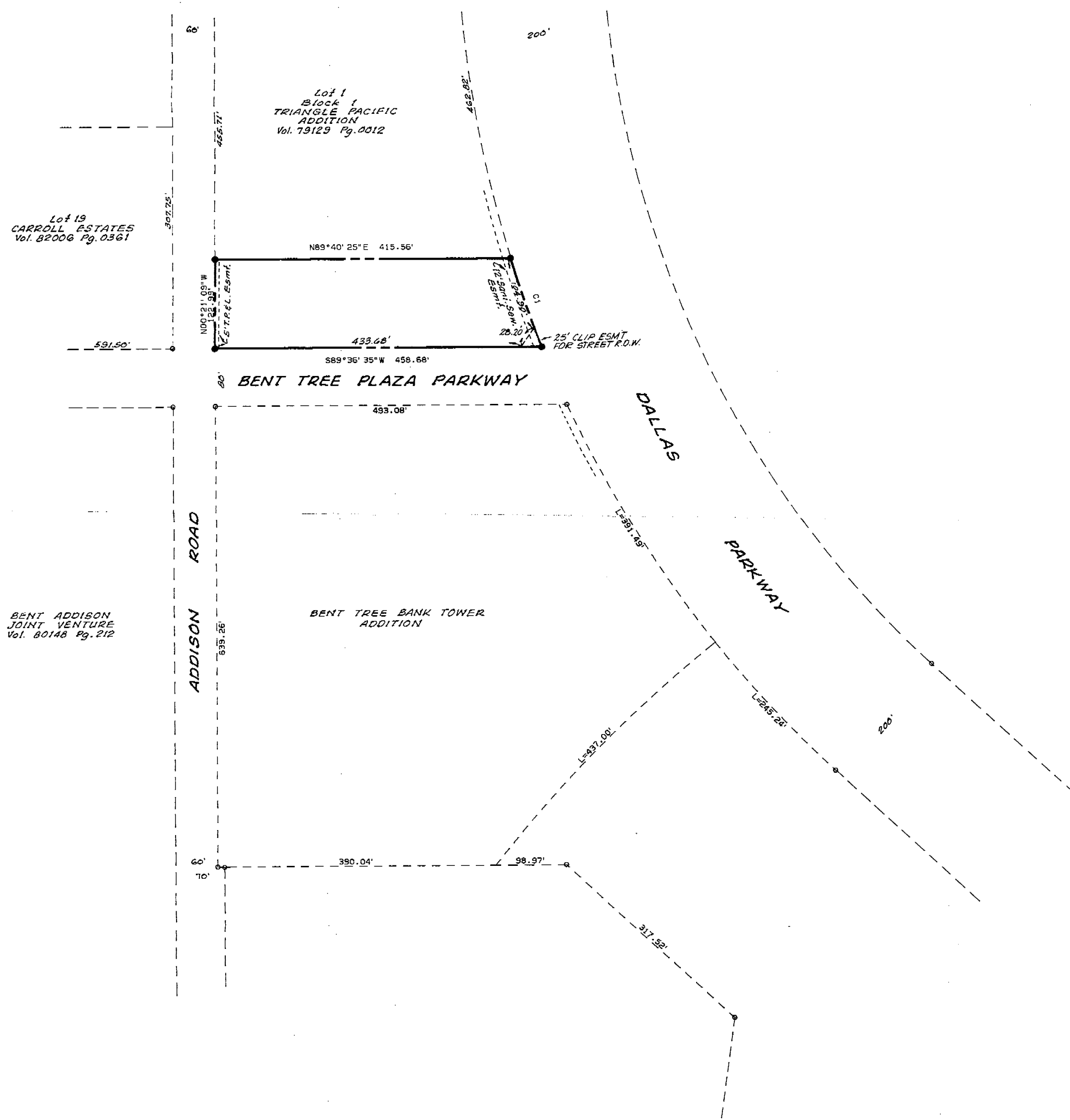
APPROVED BY  
 2-20-85 PLANNING & ZONING  
 3-26-85 CITY COUNCIL

BENT TREE BANK TOWER ADDITION NO.2

AN ADDITION TO THE CITY OF ADDISON  
 WILLIAM LOMAX SURVEY ABSTRACT NO. 792  
 DALLAS COUNTY, TEXAS  
 B.T.B. INVESTMENTS, JOINT VENTURE \* OWNER  
 16475 DALLAS PKWY. SUITE 100  
 DALLAS TEXAS 75238

FERGUSON DEERE, INC. \* ENGINEERS  
 9817 KINGSLEY ROAD DALLAS, TEXAS  
 JANUARY, 1985 SCALE: 1"=100'

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S19°44'43"E	129.87	4°39'06"	1600.00	129.90	64.98



NOTE: ALL UTILITIES PLACED ON THIS TRACT FOR DEVELOPMENT TO BE PLACED BELOW GROUND.

FILED  
 County Clerk  
 Dallas County  
 1985 MAY 21 PM 4:03