



TRACT 1
BLOCK B

BEGINNING at an iron rod at the intersection of the south right-of-way line of Bent Tree Plaza Parkway (an 80-foot right-of-way) with the east right-of-way line of Westgrove Road (a 60-foot right-of-way);

THENCE S 89° 59' 00" E, along said right-of-way line of Bent Tree Plaza Parkway, a distance of 1291.74 feet to an iron rod; said point being at the beginning of a curve to the left, having a central angle of 32° 54' 17", a radius of 540.00 feet, and a tangent length of 159.47 feet;

THENCE in a northeasterly direction along said curve to the left of said right-of-way line of Bent Tree Plaza Parkway, an arc length of 310.12 feet to an iron rod, said point being the beginning of a reverse curve to the right, having a central angle of 33° 06' 33", a radius of 460.00 feet, and a tangent length of 136.73 feet;

THENCE in a southeasterly direction along said curve to the right of said right-of-way line of Bent Tree Plaza Parkway, an arc length of 265.82 feet to an iron rod at the end of said curve;

THENCE S 89° 46' 45" W, along said right-of-way line of Bent Tree Plaza Parkway, a distance of 740.48 feet to an iron rod for corner; said point being the intersection of said right-of-way line of Bent Tree Plaza Parkway with the west right-of-way line of Addison Road (a 60-foot right-of-way);

THENCE S 00° 15' 15" E, along said right-of-way line of Addison Road, a distance of 625.34 feet to an iron rod for corner and being the southwest corner of this tract and the northeast corner of Sunbelt Business Park, an addition to the town of Addison as recorded in Volume 77215, Page 2834 of the Deed Records of Dallas County, Texas;

THENCE N 89° 59' 00" W, along the north property line of said tract of said Sunbelt Business Park, 2579.60 feet to an iron rod for corner; said point being on the east right-of-way line of aforementioned Westgrove Road;

THENCE N 00° 02' 26" W, along said right-of-way line of Westgrove Road, a distance of 467.55 feet to the POINT OF BEGINNING and CONTAINING 31.3625 acres of land.

TRACT 1
BLOCK A

BEGINNING at an iron rod at the intersection of the north right-of-way line of Bent Tree Plaza (an 80-foot right-of-way) with the east right-of-way line of Westgrove Road (a 60-foot right-of-way);

THENCE N 00° 02' 28" W, along the east right-of-way line of Westgrove Road a distance of 467.54 feet to an iron rod for corner, said corner also being the southwest corner of Carroll Estates Addition, an addition to the town of Addison, Dallas County, Texas, as recorded in Volume 10, Page 473, of Deed Records, Dallas County, Texas;

THENCE S 89° 57' 40" E, along the south property line of said Carroll Estates Addition, a distance of 1289.79 feet to an iron rod as an angle point; said point being the southeast corner of said Carroll Estates Addition, and also being the southwest corner of Bent Tree Gardens, Phase II, an addition to the City of Addison, Dallas County, Texas, as recorded in Volume 79193, Page 2282, Deed Records, Dallas County, Texas;

THENCE N 89° 54' 14" E, along the south property line of said Bent Tree Gardens, Phase II Addition, a distance of 556.34 feet to an iron rod for corner on said property line;

THENCE S 00° 01' 46" E, leaving the said south property line of Bent Tree Gardens, Phase II Addition, a distance of 307.75 feet to an iron rod for corner; said corner being on the north right-of-way line of Bent Tree Plaza Parkway (an 80-foot right-of-way);

THENCE N 89° 46' 45" W, along said right-of-way line of Bent Tree Plaza Parkway, a distance of 9.72 feet to an iron rod; said point being the beginning of a curve to the left having a central angle of 33° 06' 33", a radius of 540.00 feet, and a tangent length of 160.51 feet;

THENCE in a southwesterly direction along said curve to the left, an arc distance of 312.05 feet to an iron rod; said point being the beginning of a reverse curve to the right having a central angle of 32° 54' 17", a radius of 460.00 feet, and a tangent length of 135.84 feet;

THENCE in a northwesterly direction along said curve to the right an arc distance of 264.18 feet to an iron rod and the end of said curve;

THENCE N 89° 59' 00" W, a distance of 1291.82 feet to the POINT OF BEGINNING and CONTAINING 18.7415 acres of land.

APPROVED BY

10-24-85 PLANNING & ZONING
11-26-85 CITY COUNCIL
J. C. Kuss
City Secretary
RECEIVED NOV 9 1985
J. Holman
Mayor

PRELIMINARY PLAT
BENT TREE CENTER
50.1039 ACRES
OUT OF THE
Wm. Lomax Survey, Abstract No. 792
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER
WATSON & TAYLOR REALTY COMPANY, TRUSTEE
4015 Bellline Road
Dallas, Texas 75234
prepared by
WORRELL & ASSOCIATES, INC.
Engineers - Planners
13619 Inwood Road - Suite 300
Dallas, Texas 75244
Sept. 1985 - Scale: 1" = 100'