

**OWNERS CERTIFICATE AND DEDICATION**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas, BENT TREE TOWER JOINT VENTURE, is the owner of a tract of land situated in the William Lomax Survey, Abstract No. 792, Dallas County, Texas, and all of Lot 1 and Lot 2 of Replat of Bent Tree Towers, an addition to the City of Addison, Texas, as recorded in Volume 96177, Page 5566 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the most northerly corner of a corner clip at the intersection of the southwest line of Dallas Parkway (200 foot right-of-way) and the north-west line of Westgrove Drive (100 foot right-of-way);

THENCE S02°59'26"E along the street right-of-way of Westgrove Drive, 16.97 feet to a 1/2" iron rod found for corner;

THENCE S42°00'34"W continuing along said street right-of-way, 188.00 feet to a 1/2" iron rod found for corner;

THENCE S30°41'58"W continuing along said street right-of-way, 101.98 feet to a 1/2" iron rod found for corner;

THENCE S42°00'34"W continuing along said street right-of-way, 21.99 feet to a 1/2" iron rod found for corner;

THENCE in a northwesterly direction continuing along said street right-of-way with a curve to the right, Chord Bearing S87°00'34"W, said curve having a central angle of 90°00'00" and a radius of 270.00 feet, an arc distance of 424.12 feet to a 1/2" iron rod with red Cd cap found for corner;

THENCE N47°59'26"W continuing along said street right-of-way, 300.00 feet to a 1/2" iron rod found for corner;

THENCE N42°00'35"E, 591.99 feet to a 1/2" iron rod found for corner in the southwest line of Dallas Parkway (200 foot right-of-way);

THENCE S4°59'26"E along said southwest line, 538.00 feet to a 1/2" iron rod found for corner and the place of beginning and containing 7.271 acres (316,718 Sq.Ft.) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Bent Tree Tower, JV ("Owner") does hereby adopt this plat designating the hereinabove property as BENT TREE TOWERS REPLAT, 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 easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, election, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted. Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for maintenance or efficiency of its respective system or service. Water main and sanitary sewer easements shall also include additional area of working spaces for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.

By: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS  
\_\_\_\_\_, a notary public, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_ 2006.

\_\_\_\_\_  
printed name  
Notary Public in the State of Texas  
My appointment Expires \_\_\_\_\_

**SURVEYOR CERTIFICATE**  
KNOW ALL MEN BY THESE PRESENTS  
I, DON H. DEERE for FERGUSON-DEERE, INC., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Melissa, Texas.

DON H. DEERE, Texas Registered  
Professional Land Surveyor #2233

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, RICHARD E. SLAY, a notary public, on this day personally appeared DON H. DEERE, 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 \_\_\_\_\_ day of \_\_\_\_\_ 2006.

\_\_\_\_\_  
RICHARD E. SLAY  
Notary Public in the State of Texas  
My appointment Expires 04-14-2009

**NOTES:**

1. Basis of Bearings is the southwest line of Dallas Parkway Bearing S47°59'26"E as recorded in Volume 96177, Page 5566 of the Deed Records of Dallas County, Texas.
2. (C.M.) indicates controlling monument.
3. No lot to lot drainage will be permitted.

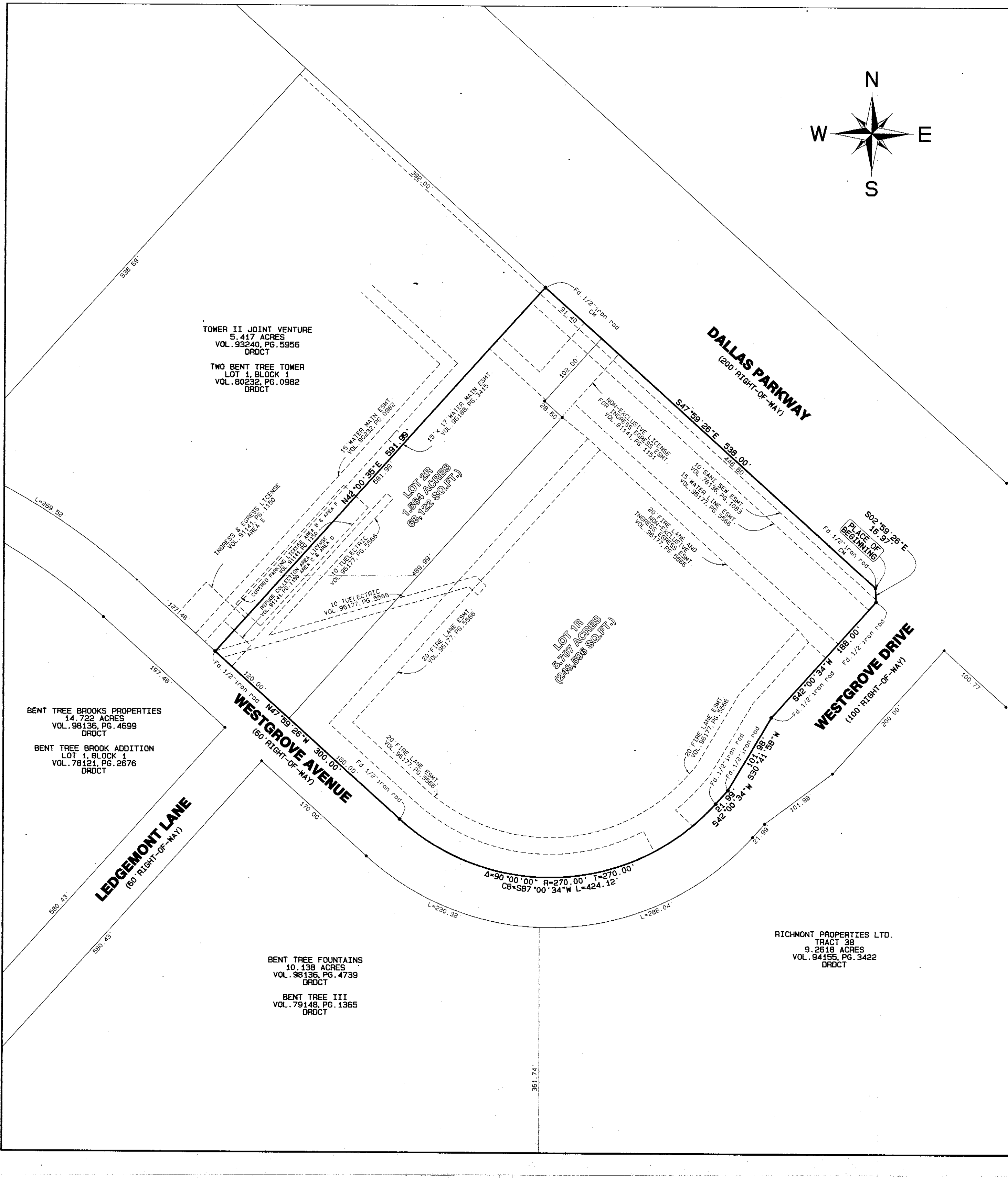
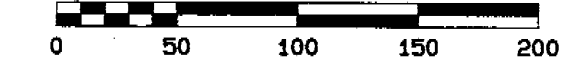
**FINAL PLAT  
BENT TREE TOWER REPLAT**

BENT TREE TOWER JOINT VENTURE LTD. \* OWNER  
16475 DALLAS PARKWAY  
DALLAS, TEXAS 75248  
PHONE: 972-931-7400

FERGUSON-DEERE, INC. \* ENGINEERS  
9817 WALNUT HILL LANE  
DALLAS, TEXAS 75238  
PHONE: 214-348-2821

APRIL 2006 - SCALE: 1"=60'

GRAPHIC SCALE



TOWER II JOINT VENTURE  
5.417 ACRES  
VOL. 93240, PG. 5956  
DROCT

TWO BENT TREE TOWER  
LOT 1, BLOCK 1  
VOL. 80232, PG. 0982  
DROCT

INGRESS & EGRESS LICENSE  
VOL. 91149, PG. 1150  
AREA F

15" WATER MAIN ESMT.  
VOL. 80232, PG. 0982

15" x 17" WATER MAIN ESMT.  
VOL. 50189, PG. 3415

NON-EXCLUSIVE LICENSE  
FOR LINES FOR ELEC. & SEWER  
VOL. 91149, PG. 1151

10" SAN. SEW. ESMT.  
VOL. 91149, PG. 1151

12" WATER MAIN ESMT.  
VOL. 91177, PG. 5286

20" FIRE LANE AND  
INGRESS EGRESS ESMT.  
VOL. 96177, PG. 5888

10" TELEPHONE ESMT.  
VOL. 96177, PG. 5888

20" FIRE LANE AND  
INGRESS EGRESS ESMT.  
VOL. 96177, PG. 5888

LOT 2A  
1.586 ACRES  
(68,122 SQ.FT.)

LOT 1B  
& 10C  
248,536 SQ.FT.

BENT TREE BROOKS PROPERTIES  
14.722 ACRES  
VOL. 98136, PG. 4699  
DROCT

BENT TREE BROOK ADDITION  
LOT 1, BLOCK 1  
VOL. 78121, PG. 2676  
DROCT

BENT TREE FOUNTAINS  
10.138 ACRES  
VOL. 98136, PG. 4739  
DROCT

BENT TREE III  
VOL. 79148, PG. 1365  
DROCT

RICHMONT PROPERTIES LTD.  
TRACT 38  
9.2618 ACRES  
VOL. 94155, PG. 3422  
DROCT