

Water and sanitary easements shall also include additional area of working space for construction and maintenance of the system. Additional easement area is also covered for 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 granted shall be determined by their locations as installed.

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PRESTONWOOD POND II ASSOCIATES, a Texas joint venture which is the owner of the leasehold estate in the property described herein pursuant to a certain Second Restated Indenture of Lease IV dated as of March 3, 1982, between Stonegate Company, Ltd., a Texas limited partnership, and Montfort Joint Venture, a Texas joint venture are the owners of a tract of land out of the Allen Bledsoe Survey, Abstract No. 157, City of Addison, Dallas County, Texas, and further being part of Lot D, Block 2 of Oaks North-East No. 4, an Addition in the City of Addison as recorded in Volume 79121 at Page 555 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the Northeast ROW line of Montfort Drive (an 85' ROW), said point being 435.00 feet Northerly from the centerline of Paladium Drive, said point also being the Northwest corner of MONTFORT OFFICE PARK, an Addition in the City of Addison as recorded in Volume 81131 at Page 310 of Deed Records, Dallas County, Texas;

THENCE: N 23°24' W, a distance of 565.64 feet along the Northeast ROW line of Montfort Drive to an iron stake for corner;

THENCE: N 89°49'50" E, a distance of 195.47 feet to an iron stake for corner;

THENCE: N 0°10'10" W, a distance of 197.00 feet to an iron stake for corner;

THENCE: N 89°49'50" E, a distance of 485.00 feet to an iron stake for corner;

THENCE: S 0°10'10" E, a distance of 97.56 feet to a point along the Westerly line of Oaks North Addition, an Addition in the City of Addison, an iron stake for corner;

THENCE: S 47°39'12" W, a distance of 335.00 feet to an iron stake for corner;

THENCE: S 20°51'20" W, a distance of 390.71 feet to an iron stake for corner;

THENCE: S 66°36' W, a distance of 75.00 feet to the PLACE OF BEGINNING and CONTAINING 234,728.06 square feet or 5.3886 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PRESTONWOOD POND II ASSOCIATES, a Texas joint venture which is the owner of the leasehold estate in the property described herein pursuant to a certain Second Restated Indenture of Lease IV dated as of March 3, 1982, between Stonegate Company, Ltd., a Texas limited partnership, and Montfort Joint Venture, a Texas joint venture, does hereby adopt this plat designating the herein described property as Prestonwood Pond II Addition, 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, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing of anyone. All 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.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas.

EXECUTED this _____ day of _____, 1984.

Joyce Russ - City Secretary
Terry Clayton, Mayor
PRESTONWOOD POND II ASSOCIATES,
a Texas joint venture

By: DONDI COMMERCIAL PROPERTIES, INC.
a Texas corporation,
Venturer

By: _____
President

By: T. Cullen Davis, Venturer

By: Richard E. Wensel, Venturer

By: William J. Clayton, Venturer

By: Roy N. Wensel, Venturer

By: Terry Clayton, Venturer

Stonegate Company, Ltd., being the owner of the herein described property, does hereby join in the execution of this plat to evidence its consent hereto, but without liability or obligation of any kind or character on Stonegate Company, Ltd.
STONEGATE COMPANY, LTD.
By: J.B. McEntire, Jr.
Its Manager and Attorney-in-Fact

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 1984
by J.B. McEntire, Jr., Manager and Attorney, Stonegate Company, Ltd.

Notary Public in and for the
State of Texas
My Commission expires: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 1984,
by T. Cullen Davis, Venturer.

Notary Public in and for the
State of Texas
My Commission expires: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 1984,
by Richard E. Wensel, Venturer.

Notary Public in and for the
State of Texas
My Commission expires: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 1984,
by William J. Clayton, Venturer.

Notary Public in and for the
State of Texas
My Commission expires: _____

STATE OF TEXAS
COUNTY OF DALLAS

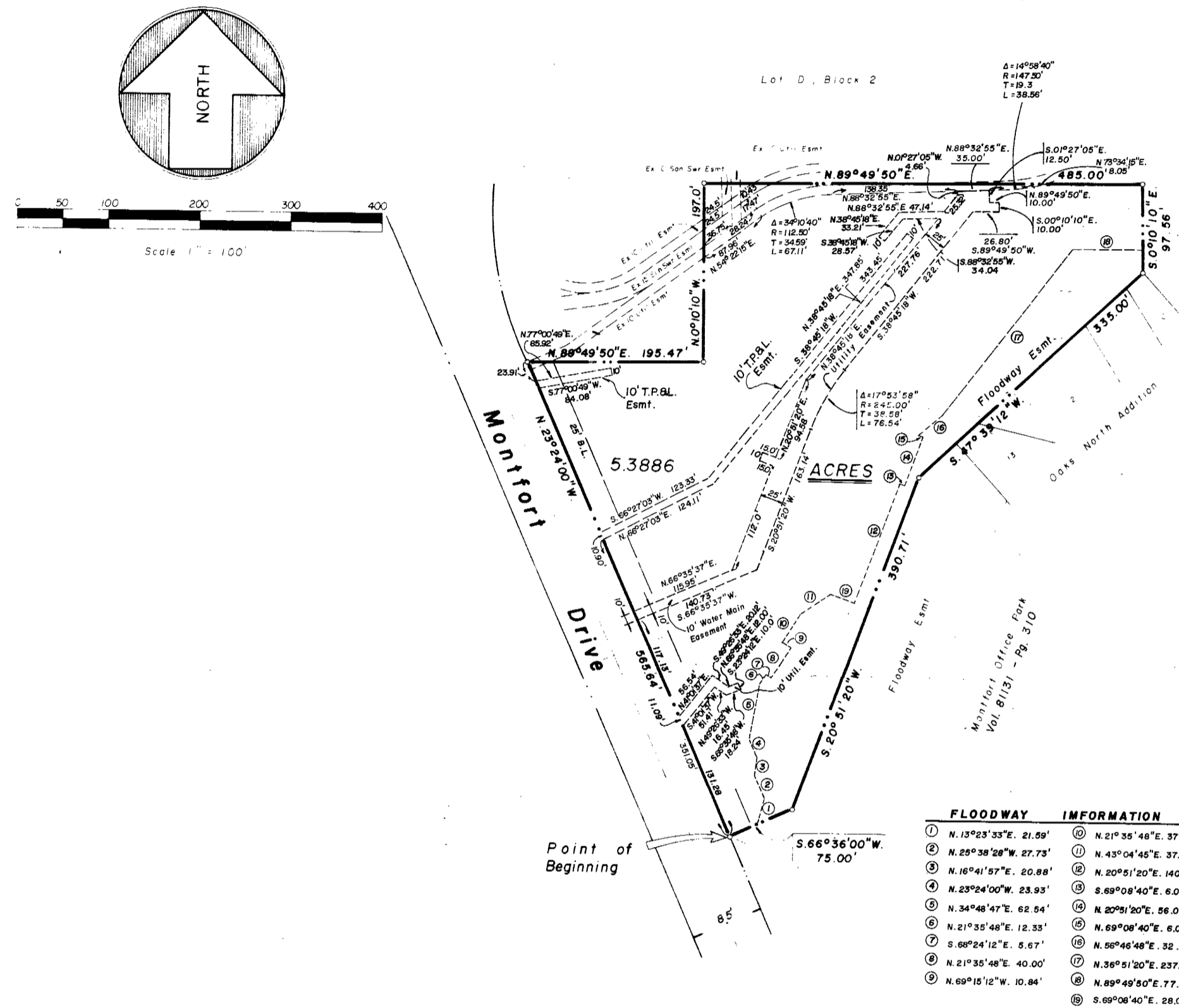
This instrument was acknowledged before me on _____, 1984,
by Roy N. Wensel, Venturer.

Notary Public in and for the
State of Texas
My Commission expires: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 1984,
by Terry Clayton, Venturer.

Notary Public in and for the
State of Texas
My Commission expires: _____



FLOODWAY INFORMATION

1 N. 18°23'33"E. 21.89'	11 N. 21°35'48"E. 37.0'
2 N. 29°38'58"W. 27.73'	12 N. 43°04'45"E. 37.38'
3 N. 16°41'57"E. 20.88'	13 N. 20°51'20"E. 140.00'
4 N. 23°24'00"W. 23.93'	14 S. 66°36'40"E. 6.0'
5 N. 34°48'47"E. 62.54'	15 N. 20°51'20"E. 36.00'
6 N. 21°35'48"E. 12.33'	16 N. 69°08'40"E. 6.0'
7 S. 66°24'12"E. 5.67'	17 N. 56°46'48"E. 32.84'
8 N. 21°35'48"E. 40.00'	18 N. 36°51'30"E. 237.73'
9 N. 69°15'12"W. 10.84'	19 N. 89°49'50"E. 77.70'
	20 S. 69°08'40"E. 28.00'

SURVEYORS CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J.L. LANE, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision and in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison, Texas.

J.L. LANE, REGISTERED PUBLIC LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared J.L. Lane, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 1984

NOTARY PUBLIC, Dallas County, Texas

CITY PLAN FILE NO. _____
FINAL PLAT

PRESTONWOOD POND II

out of the

ALLEN BLEDSOE SURVEY ABSTRACT NO. 157
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER
PRESTONWOOD POND II ASSOCIATES
14850 MONTFORT DRIVE SUITE 100
DALLAS TEXAS 75240

PREPARED BY
TREECE & COMPANY, INC.
14850 MONTFORT DRIVE SUITE 171
DALLAS TEXAS 75240

JULY 1984 PROJ B4008
SCALE 1"=100'

APPROVED BY
11-29-84 PLANNING & ZONING
12-8-84 CITY COUNCIL