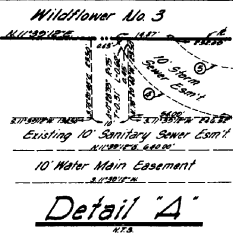


Storm Sewer Easement Curve Data

1-71°18'03"	2-300000"	3-99°09'48"
4-35.80'	5-103.30'	6-48.00'
7-23.14'	8-54.00'	9-25.51'
10-43.56'	11-54.00'	12-40.41'
13-39°04'45"	14-24°33'10"	15-42°35'50"
16-50.00'	17-50.00'	18-60.00'
19-27.28'	20-7.10.10'	21-24.11'
22-53.13'	23-12.10'	24-46.00'
25-300000"	26-317°45"	27-31°35'50"
28-25.46'	29-103.00'	30-48.00'
31-49.74'	32-7.11.21'	33-23.71'
34-46°37'55"	35-40°41'11"	36-64°04'48"
37-25.30'	38-78.00'	39-48.00'
40-32.30'	41-7.25.70'	42-23.16'
43-61.04'	44-12.13'	45-30.35'
46-31°36'54"	47-50°08'48"	
48-38.00'	49-35.00'	
50-22.15'	51-12.88'	
52-42.05'	53-36.10'	



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jack R. Davis, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas.

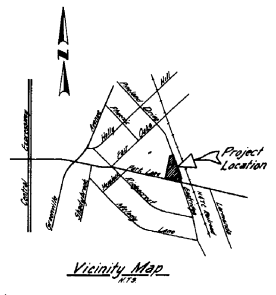
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority a Notary Public in and for said County and State on this day personally appeared Jack R. Davis, 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 23rd day of June, 1981.



Water and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed 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 vacillated.



STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS DALLAS WOODS COMPANY, LTD. a Texas Limited Partnership is the owner of a tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, and being part of the City of Dallas, Block No. 5217, Dallas County, Texas, and being part of the land conveyed to Mattie Caruth Byrd, W. W. Caruth, Jr., and the First National Bank in Dallas, Trustees of the "Main Trust" as set out in the Last Will and Testament of Earle Caruth, dated August 20, 1958, and recorded in Vol. 109, Page 41 of the Probate Minutes of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point, said point being the most Southerly point of Wildflower No. 3 Apartments, in addition to the City of Dallas, Dallas County as recorded in Volume 1522, Page 0218, Deed Records, Dallas County, Texas, said point also being in the North Line of Park Lane, a variable width R.O.M.;

THENCE N 11°39'12" E along said East line of Wildflower No. 3, a distance of 747.26 feet to a point for corner in said Wildflower No. 3;

THENCE N 74°33'04" E continuing along said common line of Wildflower No. 3, a distance of 183.16 feet to a point on the westerly line of Pineland Drive (44' R.O.M.);

THENCE S 20°46'08" E along said Pineland Drive westerly right-of-way line a distance of 812.36 feet to the beginning of a curve to the right;

THENCE continuing along said Pineland Drive westerly line in a South and Southwesterly direction on a curve to the right having a radius of 479.00 feet, a central angle of 32°25'20" and an arc length of 271.07 feet to the end of said curve to the right and the beginning of a curve to the left;

THENCE continuing along said Pineland Drive westerly line in a South and Southwesterly direction on a curve to the left having a radius of 482.00 feet, a central angle of 34°3'39", and an arc length of 31.36 feet to the end of said curve to the left;

THENCE S 54°20'37" W a distance of 20.37 feet to an angle point;

THENCE S 11°39'12" W a distance of 32.31 feet to the Northwest corner of said Pineland Drive and said Park Lane;

THENCE N 78°20'48" W along the North line of said Park Lane a distance of 642.97 feet to the POINT OF BEGINNING and containing 450,070 square feet or 10.493 acres of land, more or less.

NOW, THEREFORE, I, JACK R. DAVIS, BY THESE PRESENTS:

THAT DALLAS WOODS COMPANY, LTD., a Texas Limited Partnership does hereby adopt this plat describing the herein described property as THE WOODS ON PARK LANE, in addition to the City of Dallas, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby dedicated as indicated. The utility and fire line easements shall be open to the public fire utility, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growth 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 building, fences, trees, shrubs, or other improvements or growth 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 or egress, to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the developer as required by the City Council's Resolution 68-1038 and in accordance with the requirements of the Director of Public Works.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared D. M. Frazier of DALLAS WOODS CO., LTD., a Texas Limited Partnership, 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 as the act and deed of said corporation, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 23rd day of June, 1981.



CITY PLAN FILE NO. 3-301-248
FINAL PLAT
OF
The Woods on Park Lane
10.493 Acres
PART OF CITY BLOCK NO. 5217
W.P. WYCHE SURVEY ABSTRACT NO. 1522
FOR
PARAGON GROUP, INC.
12900 PRESTON ROAD
NORTH DALLAS BANK TOWER
DALLAS, TEXAS
BY
BROCKETTE / DAVIS / DRAKE, INC.
2902 CARLISLE
DALLAS, TEXAS

SCALE: 1" = 50'
FILED IN VOLUME _____ AT PAGE _____
DATE: _____

01 11 1981
J. D. Willoughby
Secretary

CERTIFICATE OF APPROVAL
JOE D. WILLOUGHBY

I, _____
Chairman of the City Planning Commission of the City of Dallas, State of Texas, hereby certify that the attached plan, _____, and the approval of the City Planning Commission of said City, _____, on the 21 day of May, 1981, and same was duly approved on the 11 day of June, 1981.

JUN 29 1981
J. D. Willoughby
Secretary

J. D. Willoughby
Secretary

Attest:
William R. Pate
Secretary

QUALITY ELECTRIC COPY

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