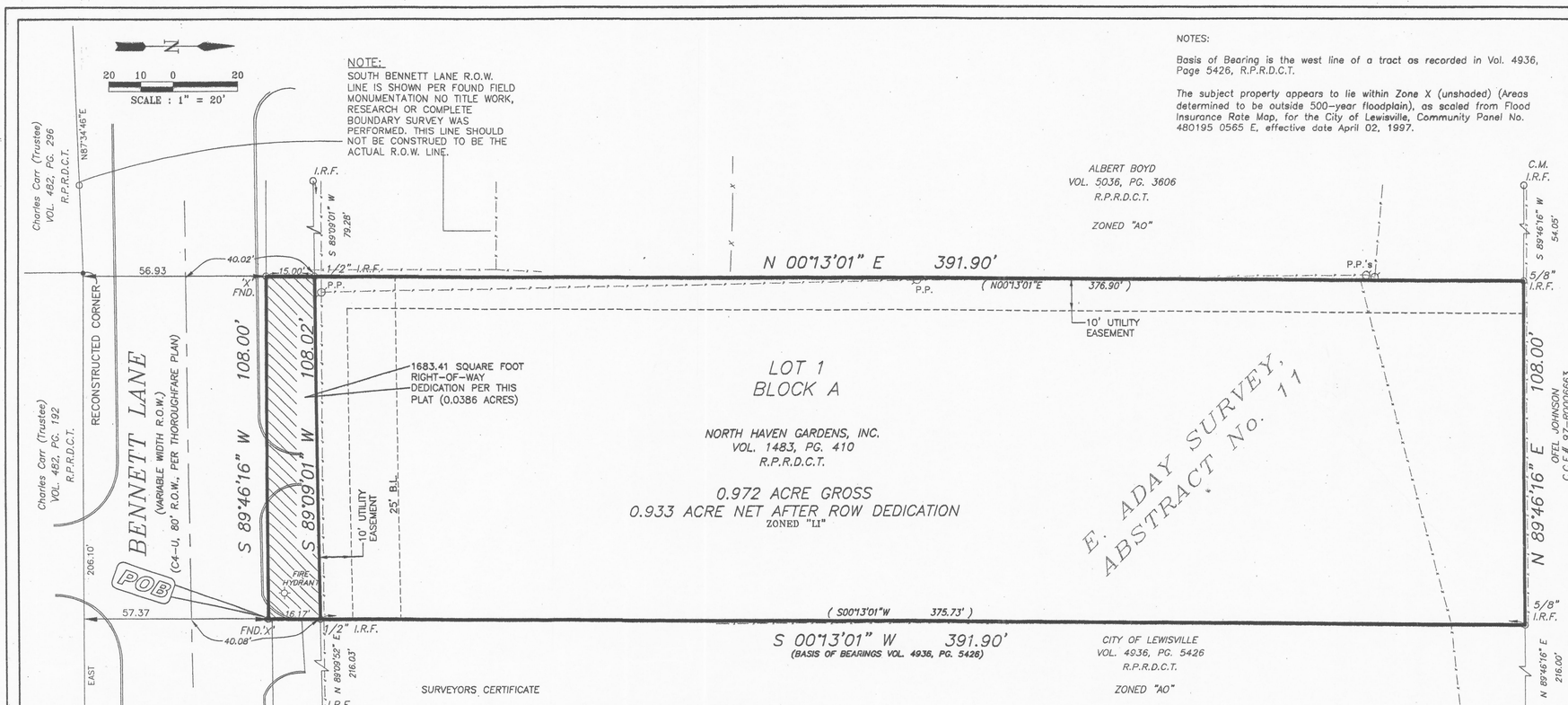
Attachment to
Ordinance No. _____
Exhibit "A"
Page 1 of 1



NOTES:

Basis of Bearing is the west line of a tract as recorded in Vol. 4936, Page 5426, R.P.R.D.C.T.

The subject property appears to lie within Zone X (unshaded) (Areas determined to be outside 500-year floodplain), as scaled from Flood Insurance Rate Map, for the City of Lewisville, Community Panel No. 480195 0565 E, effective date April 02, 1997.

SURVEYORS CERTIFICATE

This is to certify that I, Craig A. Wallendorf, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey performed on the ground under my direct supervision, and that the monumentation shown existed as described at the time of the survey.

STATE OF TEXAS REGISTERED CRAIG A. WALLENDORF 5810 PROFESSIONAL LAND SURVEYOR

Craig A. Wallendorf
Registered Professional Land Surveyor No. 5810

12-27-04

STATE OF TEXAS)(
COUNTY OF ~~BENTON~~ Collin)(

BEFORE ME, the undersigned authority, on this day personally appeared JOHN SCRUGGS known to me to be the person whose name is subscribed to this foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of December, 2004

Notary Public, Denton County, Texas

My Commission Expires: April 8 2008

SHEILA J. CLEARY Notary Public, State of Texas My Commission Expires APRIL 8, 2008

STATE OF TEXAS)(
COUNTY OF ~~BENTON~~ Collin)(

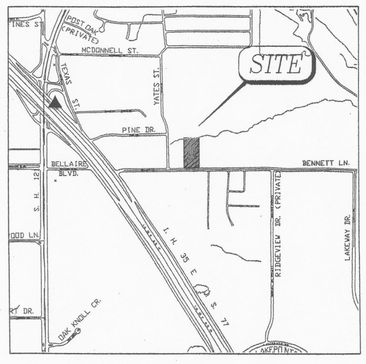
BEFORE ME, the undersigned authority, on this day personally appeared HYANG SCRUGGS known to me to be the person whose name is subscribed to this foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of December 2004

Notary Public, Denton County, Texas

My Commission Expires: April 8 2008

SHEILA J. CLEARY Notary Public, State of Texas My Commission Expires APRIL 8, 2008



VICINITY MAP
SCALE: 1"=1000'

STATE OF TEXAS)(
COUNTY OF ~~BENTON~~ Collin)(

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT K. NORDHAUS, known to me to be the person whose name is subscribed to this foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of ~~said~~ First American Bank, SSB ~~partnership~~.

authorization by Paul J. Barch, on behalf of and

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of December, 2004.

Notary Public, Denton County, Texas

My Commission Expires: April 8 2008

SHEILA J. CLEARY Notary Public, State of Texas My Commission Expires APRIL 8, 2008

"All variances (if any) from the General Development Ordinance Approved by the City Council.

01-04-2005
Date

Chairman,
Planning and Zoning Commission
City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing Final Plat of BENNET PARK CENTER ADDITION, to the City of Lewisville was submitted to the appropriate Planning and Zoning Commission of City Council as required by the ordinance of the City of Lewisville on the 4th day of JAN 2005, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness by my hand this 4th day of January 2005.

Julie Heinz
City Secretary
City of Lewisville, Texas

John K Hancock My Commission Expires July 24, 2005

CITY OF LEWISVILLE)(
COUNTY OF DENTON)(

WHEREAS, JOHN AND HYANG SCRUGGS are the owners of a 0.972 acre tract of land situated in the E. Aday Survey, Abstract Number 11, in the City of Lewisville, Denton County, Texas, and being all of that certain tract of land as described by deed to North Haven Gardens Inc., as recorded in Volume 1483, Page 410 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found in concrete for the southeast corner of herein described tract, same point being in the north Right-of-Way line of Bennet Lane;

THENCE South 89 degrees 46 minutes 16 seconds West, with said Bennet Lane Right-of-Way a distance of 108.00 feet to an "X" found in concrete for corner, said "X" also being in the East line of a tract of land conveyed to Albert Boyd as described in the Volume 5036, Page 3606 of the Real Property Records of Denton County Texas;

THENCE North 00 degrees 13 minutes 01 seconds East, passing on line at a distance of 15.00 feet a found 1/2" iron, continuing on said course with the east line of said Boyd tract a total distance of 391.90 feet to a 5/8" iron rod found for corner in the south line of a tract of land conveyed to Ofel Johnson as described by deed found in County Clerk's File No. 97-R0006663, R.P.R.D.C.T.;

THENCE North 89 degrees 46 minutes 16 seconds East, with the south line of said said Johnson tract and, along or near a fence line, a distance of 108.00 feet to a 1/2" iron rod found for corner, same point being the northwest corner of a tract of land conveyed to the City of Lewisville as recorded in Volume 4936, Page 5426 R.P.R.D.C.T.;

THENCE South 00 degrees 13 minutes 01 seconds West with the west line of said City of Lewisville tract, passing at a distance of 375.73 feet a 1/2" iron rod found on line, continuing with said course a total distance of 391.90 feet to the POINT OF BEGINNING and containing 0.972 of an acre of land, more or less, and being subject to any and all easements that affect.

Owner's certificate of dedication

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT JOHN SCRUGGS, HYANG SCRUGGS AND ROBERT K NORDHAUS the undersigned authority, do/does hereby adopt this plat designating the herein above described property as BENNET PARK CENTER ADDITION LOT 1, BLOCK A" an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances. We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat. All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

OWNERS:

JOHN SCRUGGS – OWNER

HYANG SCRUGGS – OWNER

ROBERT K NORDHAUS
TRUSTEE
FIRST AMERICAN BANK SSB
LIENHOLDER
By: Paul J. Barch with authorization

OWNER:
JOHN AND HYANG SCRUGGS
519 BENNETT LANE
LEWISVILLE, TEXAS 75057
972-906-0003

SURVEYOR:
ARTHUR AND WALLENDORF CONSULTANTS, INC.
376 WEST MAIN ST.
SUITE E.
LEWISVILLE, TEXAS 75057
972-353-8863

CITY OF LEWISVILLE TEXAS

Arthur & Wallendorf
CONSULTANTS, INC.
Civil Engineers Land Surveyors Land Planners
376 West Main Street, Suite E
Lewisville, Texas 75057
Office: (972) 353-8863 Fax: (972) 353-0943

FINAL PLAT
BENNETT PARK CENTER ADDITION
LOT 1, BLOCK A
0.972 ACRES
ZONED – LIGHT INDUSTRIAL
E. ADAY SURVEY, ABSTRACT NO. 11

Document Number 2005-4121
Date: Jan 19, 2005 at 08:28A
Amount 43.00
Pages 1
Receipt Number - 164215
Linda Holden

THIS PLAT FILED IN CABINET W, PAGE 60 DATE 01-19-2005, 2005, P.R.D.C.T.