

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, FOLSON INVESTMENTS, INC., is the owner of a tract of land situated in the William Lomax Survey, Abstract No. 792 in the City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the east line of Addison Road (a 60 foot right-of-way) with the south line of Westgrove Drive (a 60 foot right-of-way);
THENCE along the said south line of Westgrove Drive the following courses and distances:
N. 89° 47' 00" E., 552.45 feet to the beginning of a curve to the right having a central angle of 42° 13' 34" and a radius of 745.00 feet; Thence S. 47° 59' 26" E., 257.49 feet to a point for corner;
THENCE leaving the southwesterly line of said Westgrove Drive, S. 42° 00' 34" W., 65.00 feet to a point for corner;
THENCE S. 51° 28' 18" W., 60.83 feet to a point for corner;
THENCE S. 42° 00' 34" W., 374.54 feet to a point for corner;
THENCE S. 89° 47' 00" W., 566.08 feet to a point for corner;
THENCE N. 0° 13' 00" W., 259.50 feet to a point for corner;
THENCE S. 89° 47' 00" W., 334.60 feet to a point for corner on the said east line of Addison Road;
THENCE N. 0° 13' 00" W., 470.06 feet along the said east line of Addison Road to the Point of Beginning and containing 15.450 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT FOLSON INVESTMENTS, INC., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as BENT TREE BROOK, an Addition to the City of Addison, Texas, and does hereby dedicate to the public use forever the streets, alleys and public use areas shown thereon. The easements, as shown are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the Utility Easements as shown. Said Utility Easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said Easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Addison, Texas.

Witness my hand at Dallas, Texas, this the 15th day of December A.D., 1977.

FOLSON INVESTMENTS, INC.
Larry Showalter
LARRY SHOWALTER

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LARRY SHOWALTER, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said FOLSON INVESTMENTS, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 14th day of December A.D., 1977.

James Amundson
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS: That I, VICTOR LISSIAK, JR., do hereby certify that I prepared this plat from an actual and accurate survey of the land in accordance with the platting rules and regulations of the City of Addison, Texas.

Victor Lissiak, Jr.
VICTOR LISSIAK, JR.
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared VICTOR LISSIAK, JR., 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.

Given under my hand and seal of office, this the 14th day of December A.D., 1977.

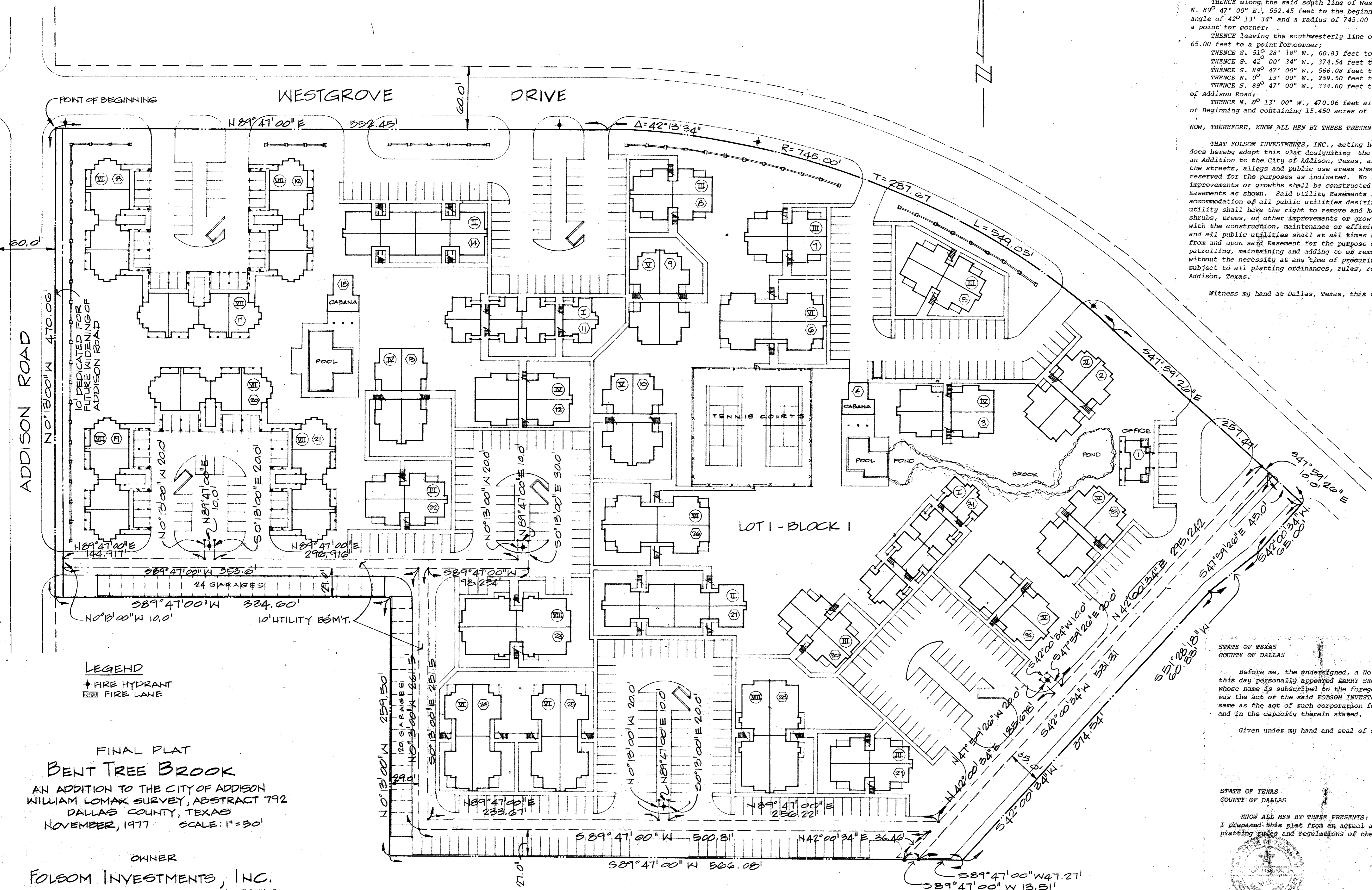
James Amundson
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED this the ___ day of ___, A.D., 1977 by the City Council of Addison, Texas.

MAYOR

SECRETARY



LEGEND
+ FIRE HYDRANT
▬ FIRE LANE

FINAL PLAT
BENT TREE BROOK
AN ADDITION TO THE CITY OF ADDISON
WILLIAM LOMAX SURVEY, ABSTRACT 792
DALLAS COUNTY, TEXAS
NOVEMBER, 1977 SCALE: 1"=50'

OWNER
FOLSON INVESTMENTS, INC.
4000 SPRING VALLEY ROAD DALLAS, TEXAS

Victor Lissiak, Jr.
CONSULTING ENGINEER
4560 BELTLINE ROAD SUITE 400
DALLAS, TEXAS 214-661-8137