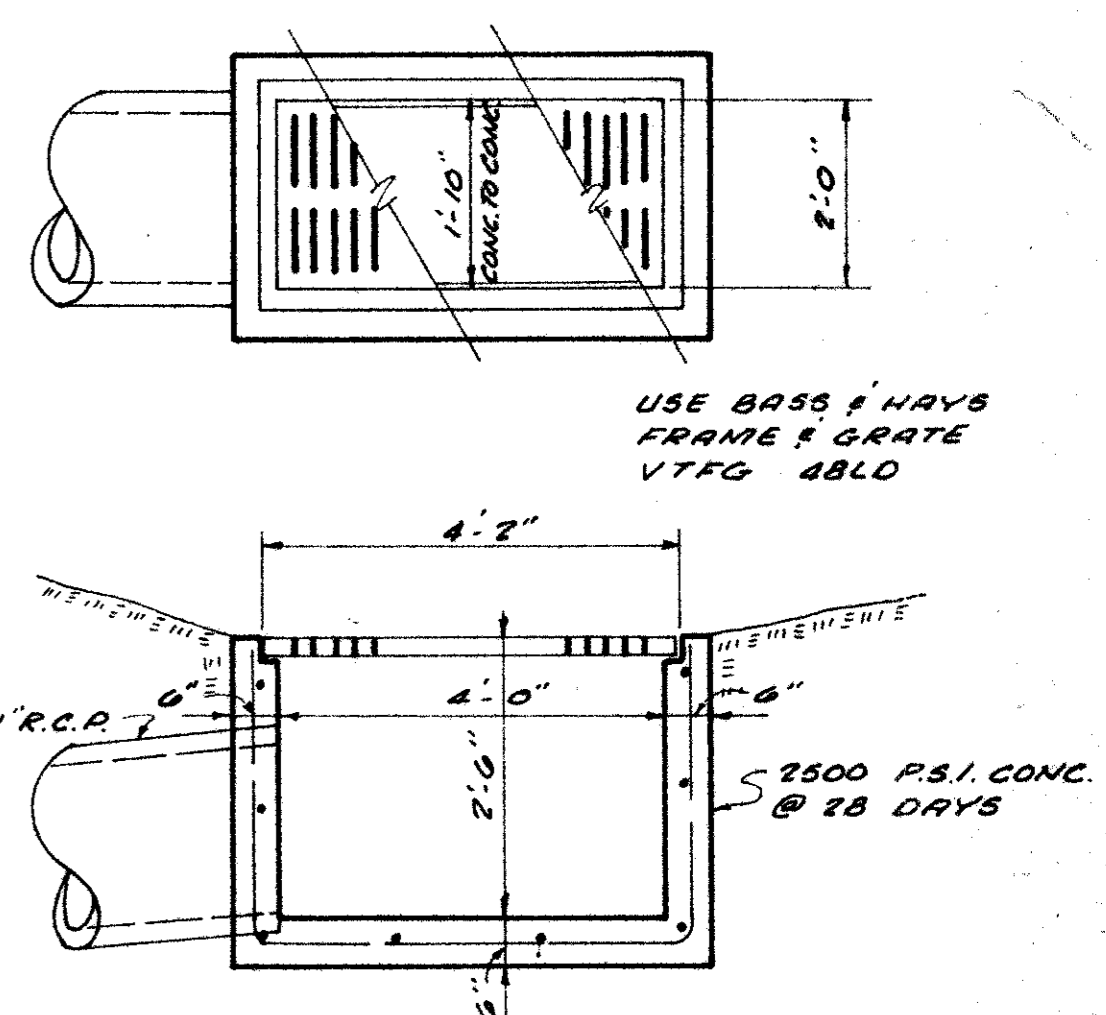
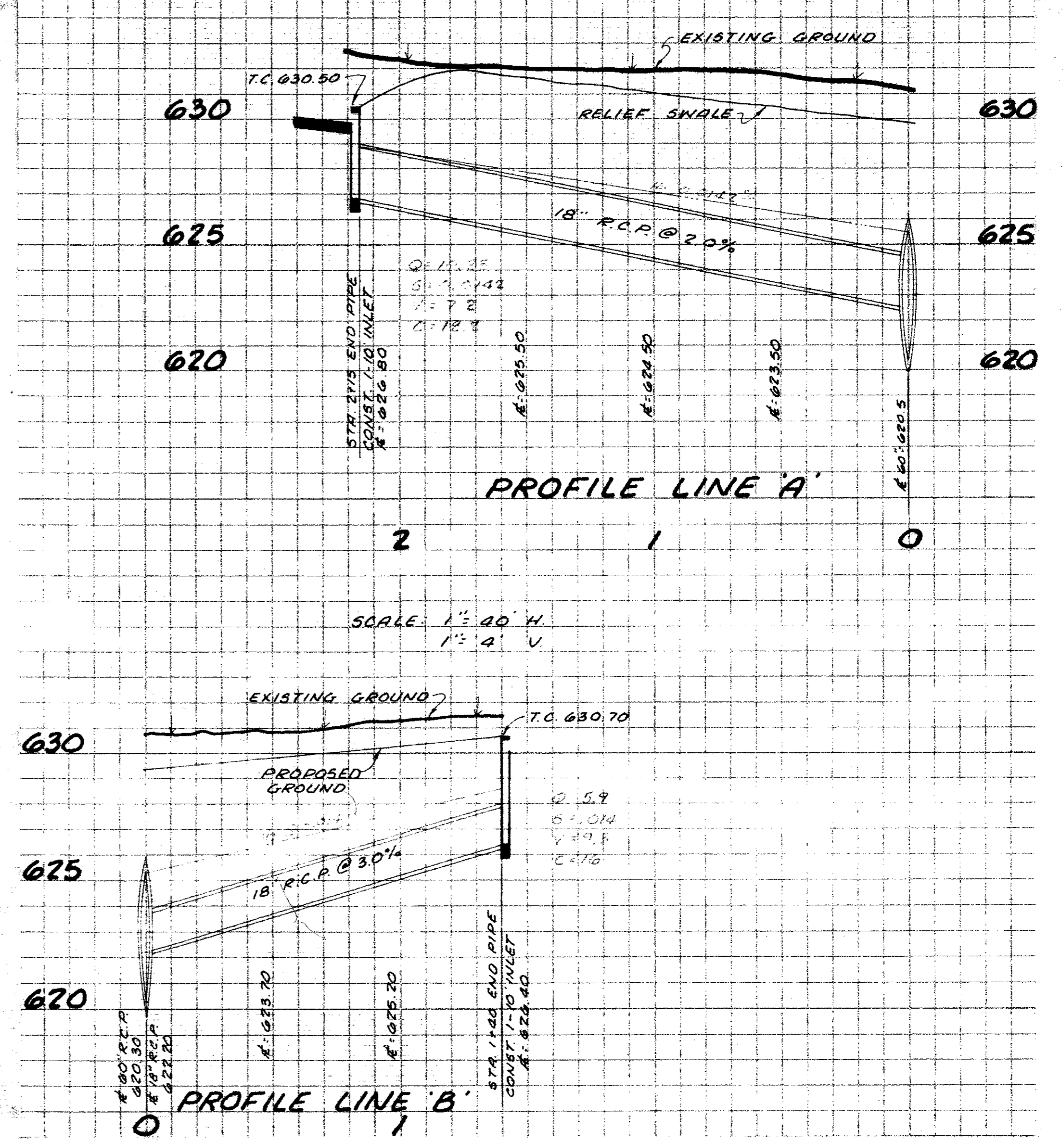
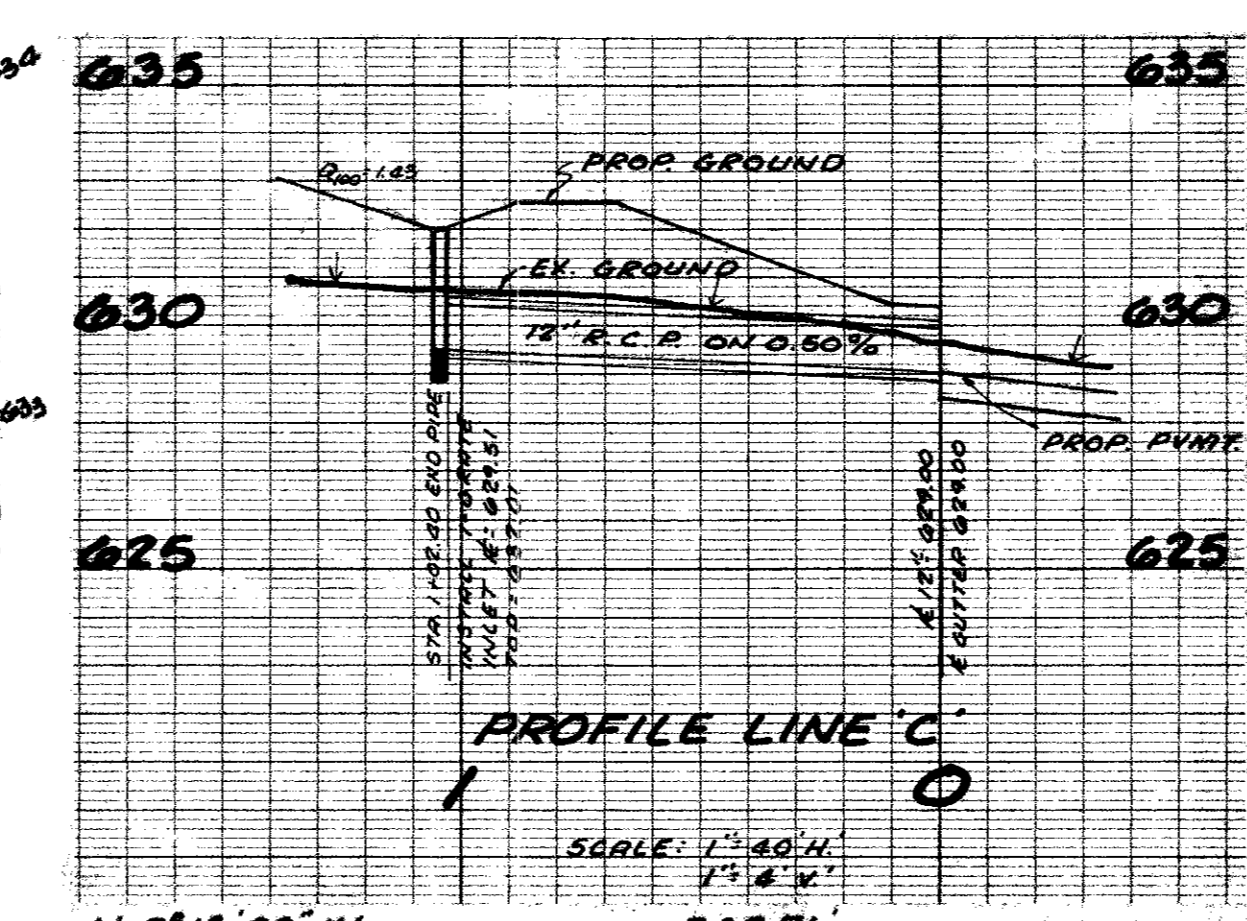
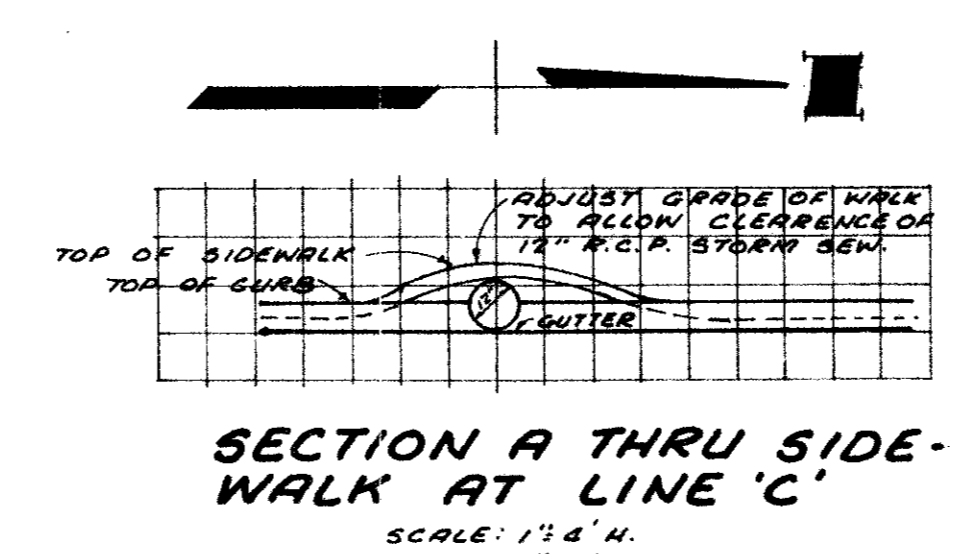
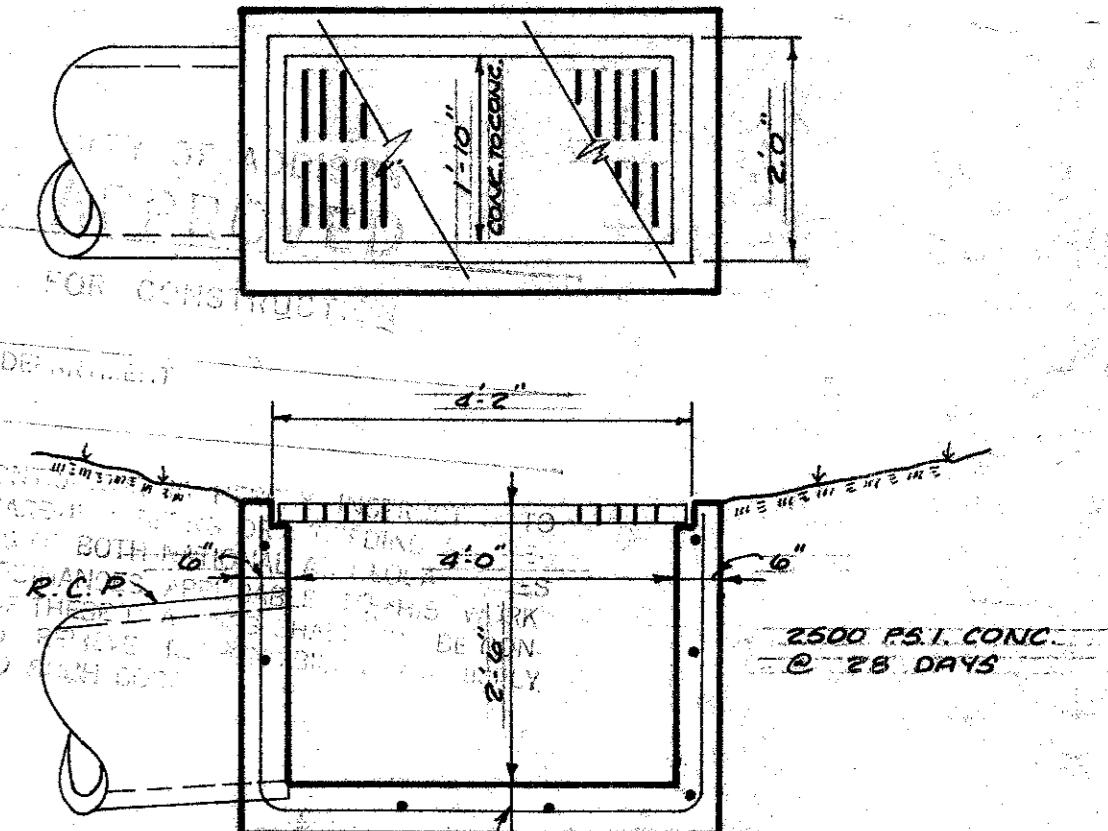
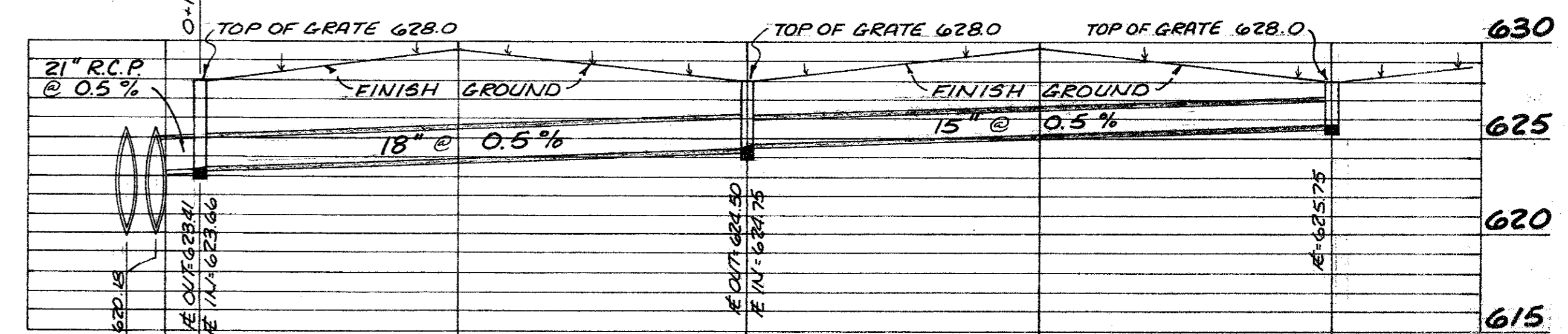
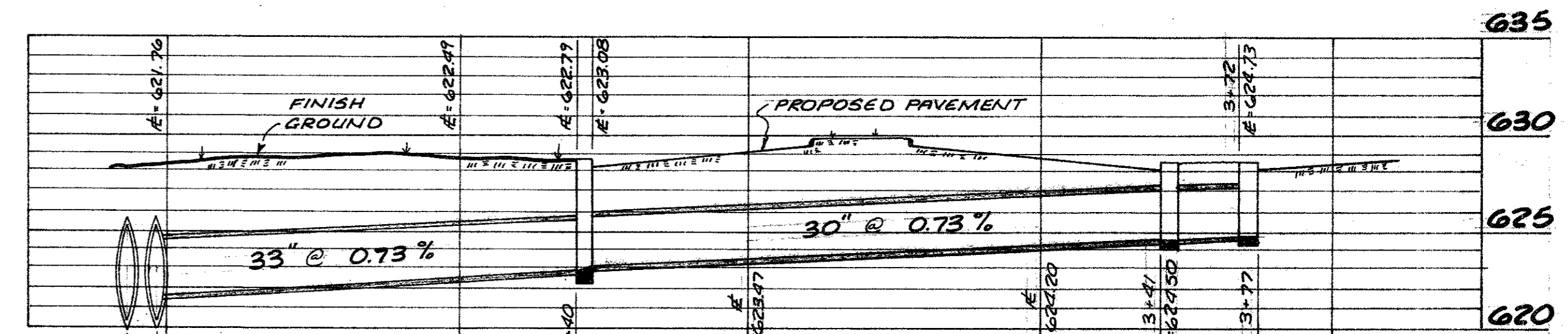
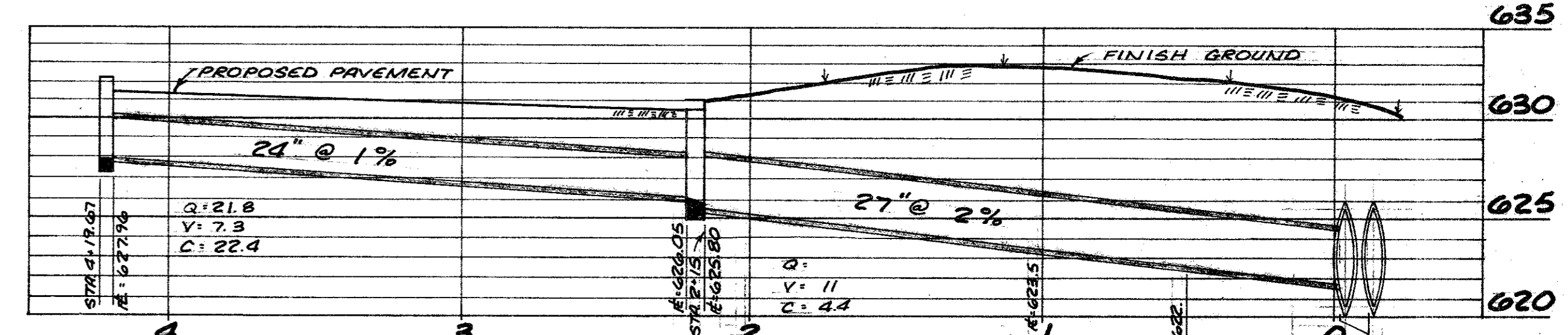
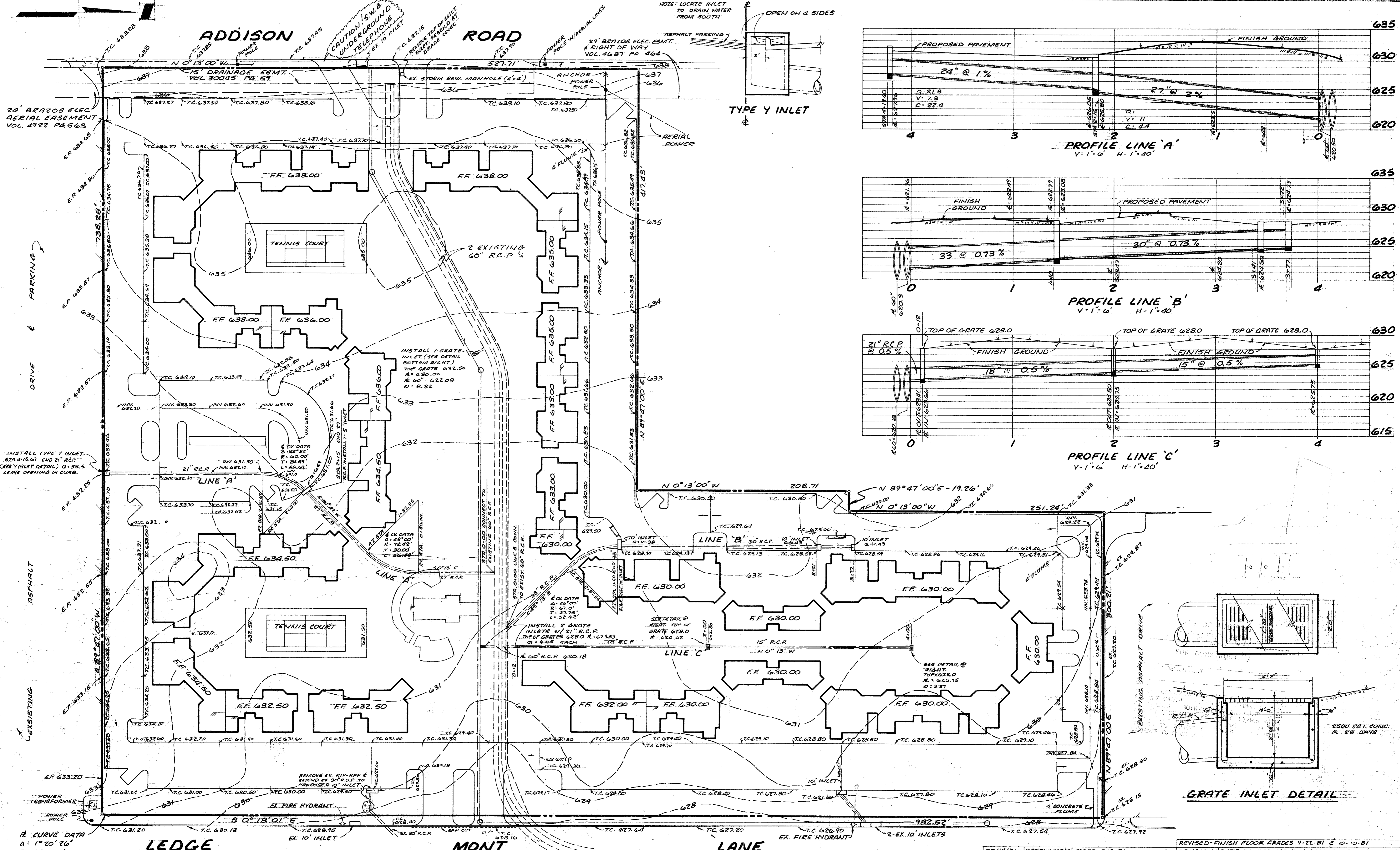


CURVE DATA
 A: 1° 20' 30"
 R: 220.00'
 T: 2.57'
 L: 5.15'



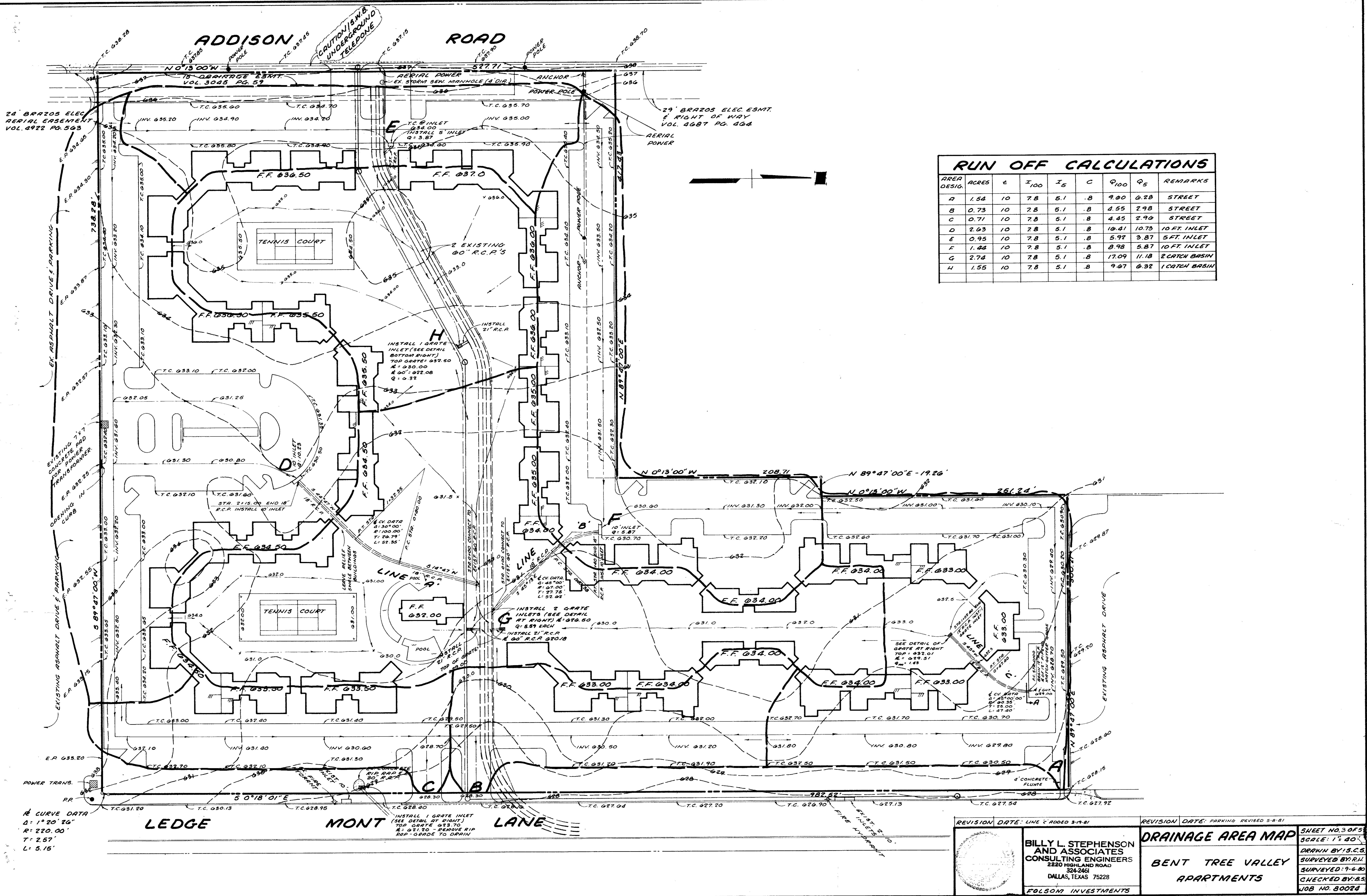
GRATE INLET DETAIL

REVISION DATE: LINE 'C' ADDED 3-18-81 	REVISION DATE: PARKING REVISED 5-8-81 SITE GRADING BENT TREE VALLEY APARTMENTS FOLSOM INVESTMENTS	SHEET NO. 2 OF 5 SCALE: 1" = 40' DRAWN BY: S.C.S. SURVEYED BY: R.H. SURVEYED: 9-6-80 CHECKED BY: B.S. JOB NO. 80028
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R CURVE DATA
 $\Delta = 1^{\circ} 20' 26''$
 $R = 220.00'$
 $T = 2.57'$
 $L = 5.15'$

	REVISION DATE: LINE 'C' ADDED 3-19-81 BILLY L. STEPHENSON AND ASSOCIATES CONSULTING ENGINEERS 2820 HIGHLAND ROAD DALLAS, TEXAS 75228 FOLSOM INVESTMENTS	REVISION DATE: FINISH GRADES 9-22-81 & 10-10-81 REVISION DATE: REVISED PARKING GRADES 5-8-81 & 10-14-81 SITE GRADING BENT TREE VALLEY APARTMENTS	SHEET NO. 2 OF 5 SCALE 1" = 40' DRAWN BY: D.R.M. SURVEYED BY: R.H. SURVEYED 9-6-80 CHECKED BY: JOB NO. 80024
	2500 P.S.I. CONC. @ 28 DAYS		

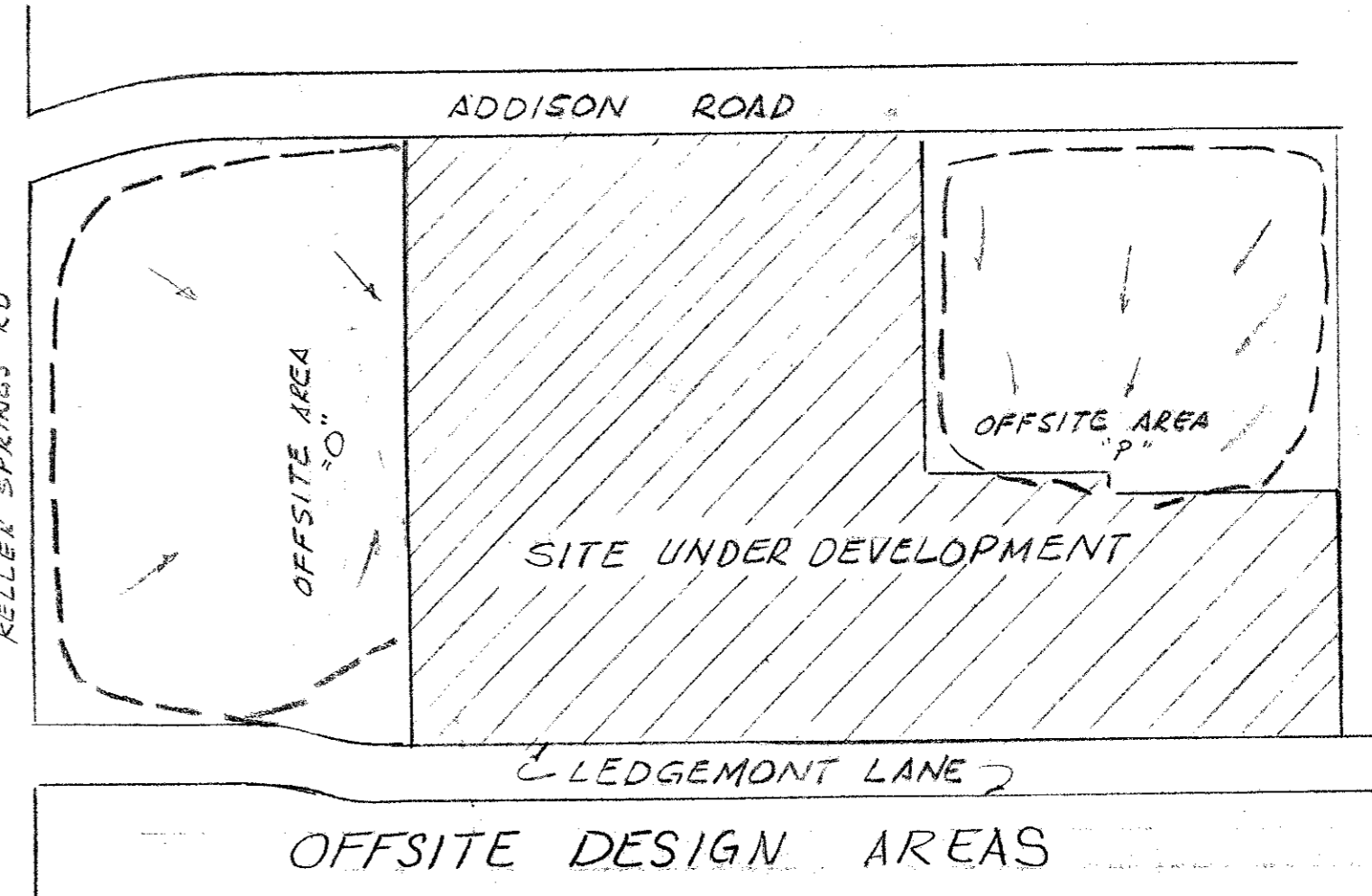
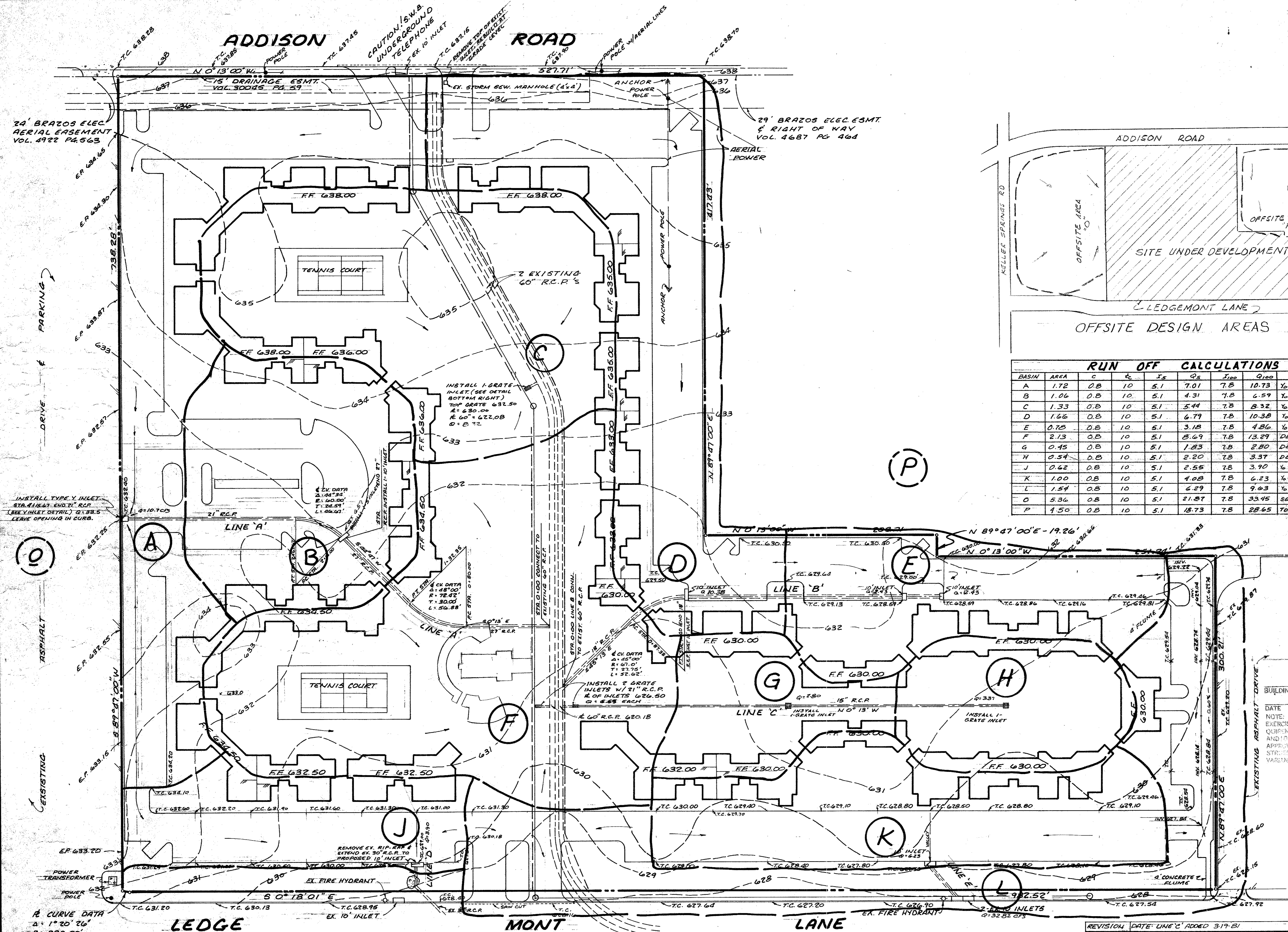


RUN OFF CALCULATIONS

AREA DESIG.	ACRES	c	I ₁₀₀	I ₅	C	Q ₁₀₀	Q ₅	REMARKS
A	1.54	10	7.8	5.1	.8	9.00	0.28	STREET
B	0.73	10	7.8	5.1	.8	4.55	2.98	STREET
C	0.71	10	7.8	5.1	.8	4.45	2.90	STREET
D	2.63	10	7.8	5.1	.8	10.41	10.78	10 FT. INLET
E	0.95	10	7.8	5.1	.8	5.97	3.87	5 FT. INLET
F	1.44	10	7.8	5.1	.8	8.98	5.87	10 FT. INLET
G	2.74	10	7.8	5.1	.8	17.09	11.18	2 CATCH BASIN
H	1.55	10	7.8	5.1	.8	9.67	6.32	1 CATCH BASIN

R CURVE DATA
 Δ: 1° 20' 26"
 R: 220.00'
 T: 2.57'
 L: 5.15'

REVISION	DATE: LINE 'C' ADDED 3-19-81	REVISION	DATE: PARKING REVISED 5-8-81
		DRAINAGE AREA MAP	
		BENT TREE VALLEY APARTMENTS	
BILLY L. STEPHENSON AND ASSOCIATES CONSULTING ENGINEERS 2220 HIGHLAND ROAD DALLAS, TEXAS 75228		SHEET NO. 3 OF 5 SCALE: 1" = 40' DRAWN BY: J.C.S. SURVEYED BY: R.H. SURVEYED: 9-6-80 CHECKED BY: B.S. JOB NO. 80024	



RUN OFF CALCULATIONS										
BASIN	AREA	C	S _c	S _e	Q _s	I ₁₀₀	Q ₁₀₀	COMMENTS		
A	1.72	0.8	10	5.1	7.01	7.8	10.73	1/2" - 1' OFFSITE - USE 1-4K TYPE Y		
B	1.06	0.8	10	5.1	4.31	7.8	6.59	1/2" - 0.4' - USE 1-5' STD INLET		
C	1.33	0.8	10	5.1	5.44	7.8	8.32	1/2" - 1' - USE 1-4GRATE INLET		
D	1.66	0.8	10	5.1	6.79	7.8	10.38	1/2" - 1' - USE 1-10' STD INLET		
E	0.75	0.8	10	5.1	3.18	7.8	4.86	1/2" - 1' - USE 2-10' STD INLET		
F	2.13	0.8	10	5.1	8.69	7.8	13.29	DEPTH 1' - USE 2-4GRATE INLETS		
G	0.45	0.8	10	5.1	1.83	7.8	2.80	DEPTH 1' - USE 1-3GRATE INLET		
H	0.54	0.8	10	5.1	2.20	7.8	3.37	DEPTH 1' - USE 1-3GRATE INLET		
J	0.62	0.8	10	5.1	2.55	7.8	3.90	1/2" - 0.5' - USE 1-10' INLET		
K	1.00	0.8	10	5.1	4.08	7.8	6.23	1/2" - 1' - USE 1-10' INLET		
L	1.54	0.8	10	5.1	6.29	7.8	9.63	1/2" - 0.4' - USE EXIST 2-10' INLETS		
O	5.36	0.8	10	5.1	21.87	7.8	33.45	SEE BASIN A		
P	4.50	0.8	10	5.1	18.73	7.8	28.65	TO BASIN L - USE EXIST 2-10' INLETS		

CITY OF ADDISON
APPROVED
 FOR CONSTRUCTION

BUILDING DEPARTMENT

DATE: _____

NOTE: CONTRACTOR IS HEREBY RESTRICTED TO EXERCISE CARE IN THE CONSTRUCTION OF THE WORK AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF THE CITY OF ADDISON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF THE CITY OF ADDISON.

R CURVE DATA
 Δ: 1° 20' 26"
 R: 220.00'
 T: 2.57'
 L: 5.15'

REVISION DATE: LINE C ADDED 3-19-81

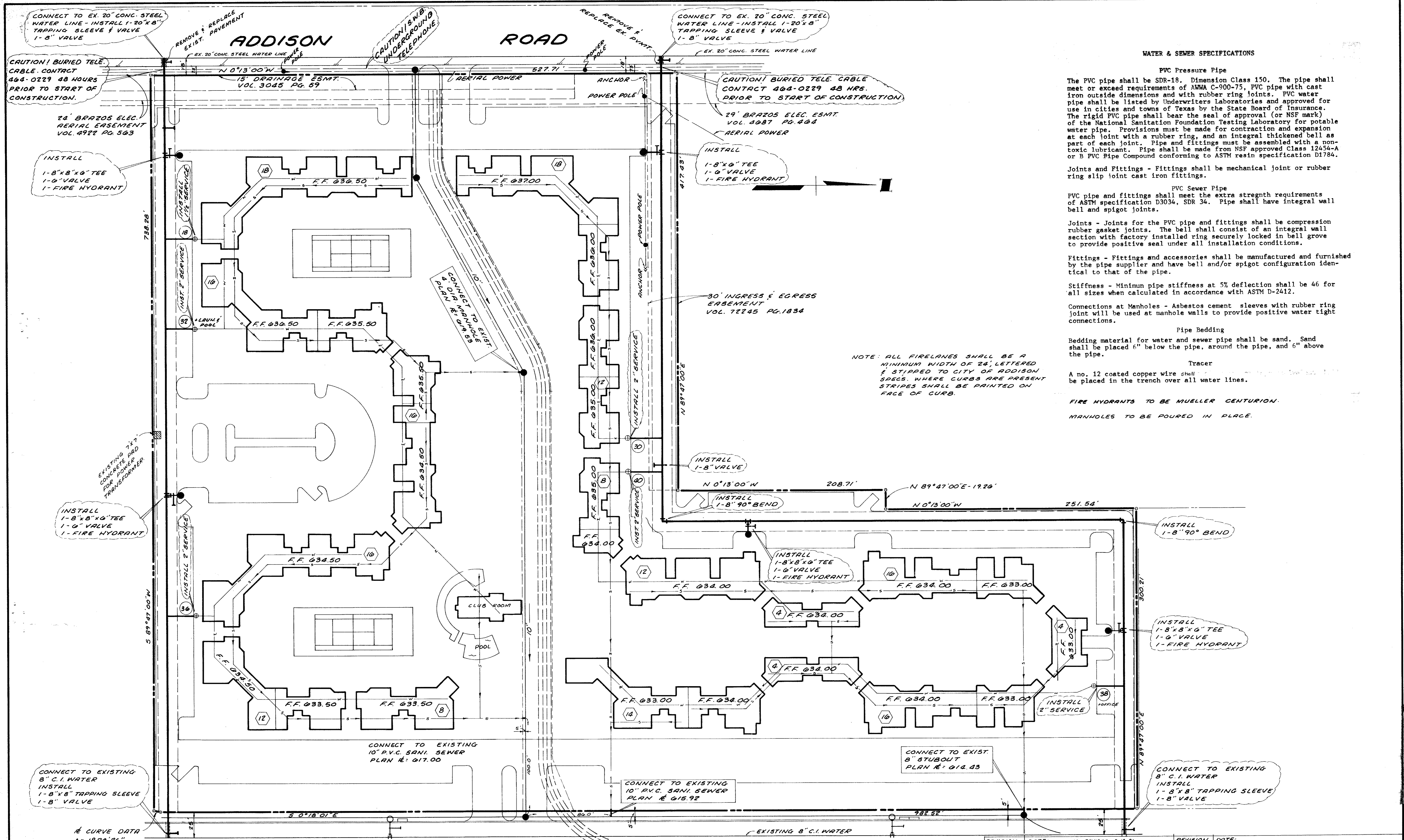
REVISION DATE: REVISED PARKING GRADES 5-B-81 & 10-14-81

BILLY L. STEPHENSON AND ASSOCIATES CONSULTING ENGINEERS
 2220 HIGHLAND ROAD
 324-2461
 DALLAS, TEXAS 75228

DRAINAGE AREA MAP

BENT TREE VALLEY APARTMENTS

SHEET NO 3 OF 5
 SCALE 1" = 40'
 DRAWN BY: D.R.M.
 SURVEYED BY: R.H.
 SURVEYED 9-6-80
 CHECKED BY:
 JOB NO 80024



WATER & SEWER SPECIFICATIONS

PVC Pressure Pipe

The PVC pipe shall be SDR-18, Dimension Class 150. The pipe shall meet or exceed requirements of AWWA C-900-75, PVC pipe with cast iron outside dimensions and with rubber ring joints. PVC water pipe shall be listed by Underwriters Laboratories and approved for use in cities and towns of Texas by the State Board of Insurance. The rigid PVC pipe shall bear the seal of approval (or NSF mark) of the National Sanitation Foundation Testing Laboratory for potable water pipe. Provisions must be made for contraction and expansion at each joint with a rubber ring, and an integral thickened bell as part of each joint. Pipe and fittings must be assembled with a non-toxic lubricant. Pipe shall be made from NSF approved Class 12454-A or B PVC Pipe Compound conforming to ASTM resin specification D1784.

Joints and Fittings - Fittings shall be mechanical joint or rubber ring slip joint cast iron fittings.

PVC Sewer Pipe

PVC pipe and fittings shall meet the extra strength requirements of ASTM specification D3034, SDR 34. Pipe shall have integral wall bell and spigot joints.

Joints - Joints for the PVC pipe and fittings shall be compression rubber gasket joints. The bell shall consist of an integral wall section with factory installed ring securely locked in bell groove to provide positive seal under all installation conditions.

Fittings - Fittings and accessories shall be manufactured and furnished by the pipe supplier and have bell and/or spigot configuration identical to that of the pipe.

Stiffness - Minimum pipe stiffness at 5% deflection shall be 46 for all sizes when calculated in accordance with ASTM D-2412.

Connections at Manholes - Asbestos cement sleeves with rubber ring joint will be used at manhole walls to provide positive water tight connections.

Pipe Bedding

Bedding material for water and sewer pipe shall be sand. Sand shall be placed 6" below the pipe, around the pipe, and 6" above the pipe.

Tracer

A no. 12 coated copper wire shall be placed in the trench over all water lines.

FIRE HYDRANTS TO BE MUELLER CENTURION.
MANHOLES TO BE POURED IN PLACE.

NOTE: ALL FIRELANES SHALL BE A MINIMUM WIDTH OF 24', LETTERED & STRIPPED TO CITY OF ADDISON SPECS. WHERE CURBS ARE PRESENT STRIPES SHALL BE PAINTED ON FACE OF CURB.

CONNECT TO EX. 20" CONC. STEEL WATER LINE - INSTALL 1-20"x8" TAPPING SLEEVE & VALVE 1-8" VALVE

REMOVE & REPLACE EXIST. PAVEMENT

CAUTION! B.W.B. UNDERGROUND TELEPHONE

REMOVE & REPLACE EX. PAVT.

CONNECT TO EX. 20" CONC. STEEL WATER LINE - INSTALL 1-20"x8" TAPPING SLEEVE & VALVE 1-8" VALVE

CAUTION! BURIED TELE. CABLE CONTACT 404-0229 48 HRS. PRIOR TO START OF CONSTRUCTION.

29' BRAZOS ELEC. ESMT. VOL. 3087 PG. 404

INSTALL 1-8"x8"x6" TEE 1-6" VALVE 1-FIRE HYDRANT

INSTALL 1-8"x6" TEE 1-6" VALVE 1-FIRE HYDRANT

30' INGRESS & EGRESS EASEMENT VOL. 72245 PG. 1834

EXISTING 7'x7' CONCRETE PAD FOR POWER TRANSFORMER

INSTALL 1-8"x8"x6" TEE 1-6" VALVE 1-FIRE HYDRANT

INSTALL 1-8" VALVE

INSTALL 1-8" 90° BEND

INSTALL 1-8" 90° BEND

INSTALL 1-8"x8"x6" TEE 1-6" VALVE 1-FIRE HYDRANT

INSTALL 1-8"x8"x6" TEE 1-6" VALVE 1-FIRE HYDRANT

INSTALL 2" SERVICE

CONNECT TO EXISTING 8" C.I. WATER INSTALL 1-8"x8" TAPPING SLEEVE 1-8" VALVE

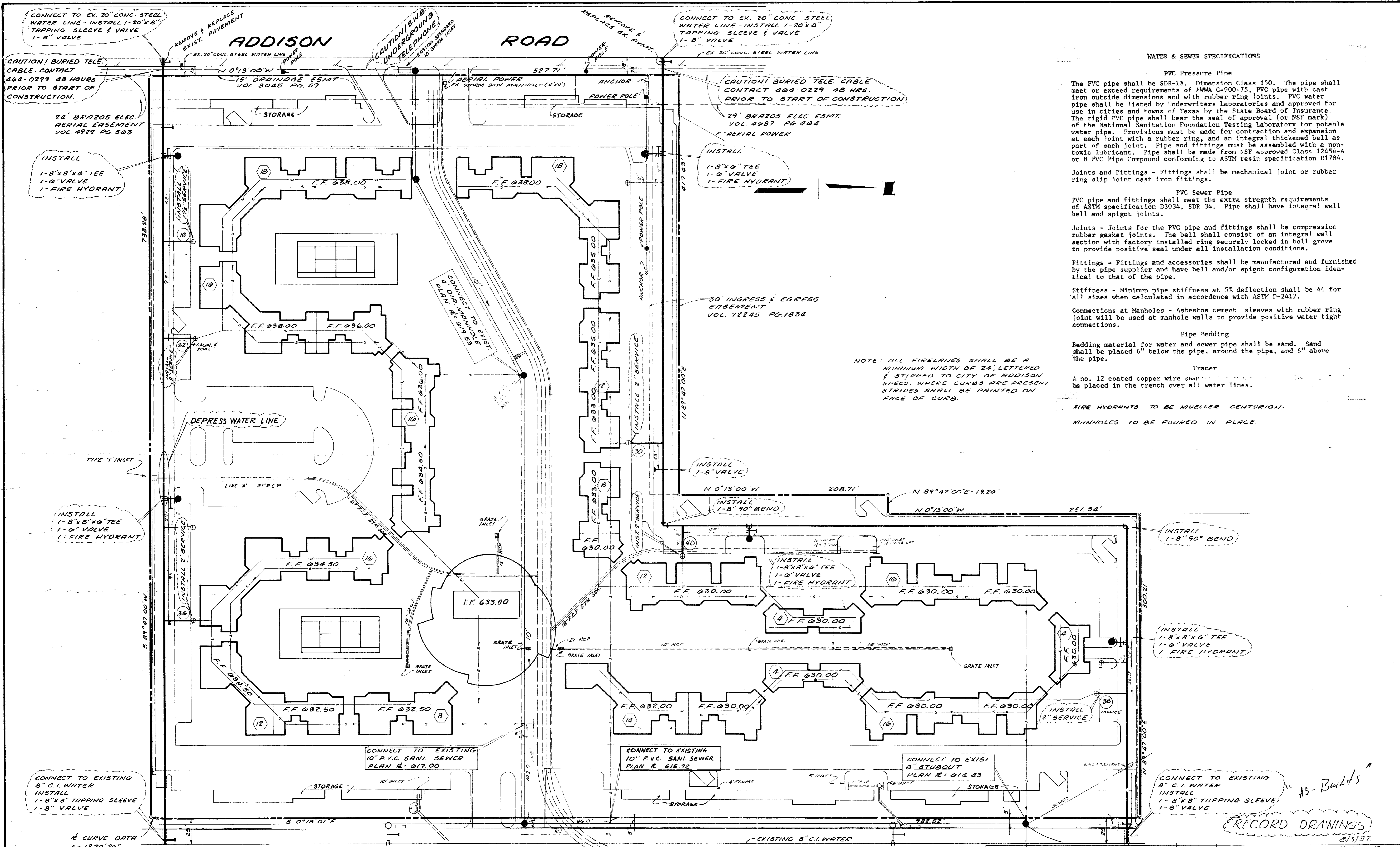
CONNECT TO EXISTING 10" P.V.C. SANI. SEWER PLAN E: Q15.92

CONNECT TO EXIST. 8" STUBOUT PLAN E: Q14.43

CONNECT TO EXISTING 8" C.I. WATER INSTALL 1-8"x8" TAPPING SLEEVE 1-8" VALVE

∆ CURVE DATA
∆ = 1° 20' 26"
R = 220.00'
T = 2.57'
L = 5.15'

REVISION	DATE	REVISION	DATE
BILLY L. STEPHENSON AND ASSOCIATES CONSULTING ENGINEERS 2825 HIGHLAND BLVD. HOUSTON, TEXAS 77005		WATER & SANITARY SEW. BENT TREE VALLEY APARTMENTS	
		SHEET NO. 4 OF 5 SCALE: 1" = 40' DRAWN BY: S.C.B. SURVEYED BY: R.H. CHECKED BY: B.L.S. JOB NO. 80024	



WATER & SEWER SPECIFICATIONS

PVC Pressure Pipe

The PVC pipe shall be SDR-18. Dimension Class 150. The pipe shall meet or exceed requirements of AWWA C-900-75, PVC pipe with cast iron outside dimensions and with rubber ring joints. PVC water pipe shall be listed by Underwriters Laboratories and approved for use in cities and towns of Texas by the State Board of Insurance. The rigid PVC pipe shall bear the seal of approval (or NSF mark) of the National Sanitation Foundation Testing Laboratory for potable water pipe. Provisions must be made for contraction and expansion at each joint with a rubber ring, and an integral thickened bell as part of each joint. Pipe and fittings must be assembled with a non-toxic lubricant. Pipe shall be made from NSF approved Class 12454-A or B PVC Pipe Compound conforming to ASTM resin specification D1784.

Joints and Fittings - Fittings shall be mechanical joint or rubber ring slip joint cast iron fittings.

PVC Sewer Pipe

PVC pipe and fittings shall meet the extra strength requirements of ASTM specification D3034, SDR 34. Pipe shall have integral wall bell and spigot joints.

Joints - Joints for the PVC pipe and fittings shall be compression rubber gasket joints. The bell shall consist of an integral wall section with factory installed ring securely locked in bell groove to provide positive seal under all installation conditions.

Fittings - Fittings and accessories shall be manufactured and furnished by the pipe supplier and have bell and/or spigot configuration identical to that of the pipe.

Stiffness - Minimum pipe stiffness at 5% deflection shall be 46 for all sizes when calculated in accordance with ASTM D-2412.

Connections at Manholes - Asbestos cement sleeves with rubber ring joint will be used at manhole walls to provide positive water tight connections.

Pipe Bedding

Bedding material for water and sewer pipe shall be sand. Sand shall be placed 6" below the pipe, around the pipe, and 6" above the pipe.

Tracer

A no. 12 coated copper wire shall be placed in the trench over all water lines.

FIRE HYDRANTS TO BE MUELLER CENTURION.

MANHOLES TO BE POURED IN PLACE.

NOTE: ALL FIRELANES SHALL BE A MINIMUM WIDTH OF 24', LETTERED & STRIPPED TO CITY OF ADDISON SPECS. WHERE CURBS ARE PRESENT STRIPES SHALL BE PAINTED ON FACE OF CURB.

CONNECT TO EX. 20" CONC. STEEL WATER LINE - INSTALL 1-20"x8" TAPPING SLEEVE & VALVE 1-8" VALVE

REMOVE & REPLACE EXIST. PAVEMENT

CAUTION! BURIED TELE. UNDERGROUND

REMOVE & REPLACE EX. PAVT.

CONNECT TO EX. 20" CONC. STEEL WATER LINE - INSTALL 1-20"x8" TAPPING SLEEVE & VALVE 1-8" VALVE

CAUTION! BURIED TELE. CABLE CONTACT 464-0229 48 HRS. PRIOR TO START OF CONSTRUCTION

24' BRAZOS ELEC. AERIAL EASEMENT VOL. 4922 PG. 563

INSTALL 1-8"x8"x6" TEE 1-6" VALVE 1-FIRE HYDRANT

INSTALL 1-8"x6" TEE 1-6" VALVE 1-FIRE HYDRANT

30' INGRESS & EGRESS EASEMENT VOL. 72245 PG. 1834

INSTALL 1-8"x8"x6" TEE 1-6" VALVE 1-FIRE HYDRANT

INSTALL 1-8" VALVE

INSTALL 1-8" 90° BEND

INSTALL 1-8" 90° BEND

INSTALL 1-8"x8"x6" TEE 1-6" VALVE 1-FIRE HYDRANT

INSTALL 2" SERVICE

CONNECT TO EXISTING 8" C.I. WATER INSTALL 1-8"x8" TAPPING SLEEVE 1-8" VALVE

CONNECT TO EXISTING 8" C.I. WATER INSTALL 1-8"x8" TAPPING SLEEVE 1-8" VALVE

ARC CURVE DATA
 Δ = 1° 20' 26"
 R = 220.00'
 T = 2.57'
 L = 5.15'

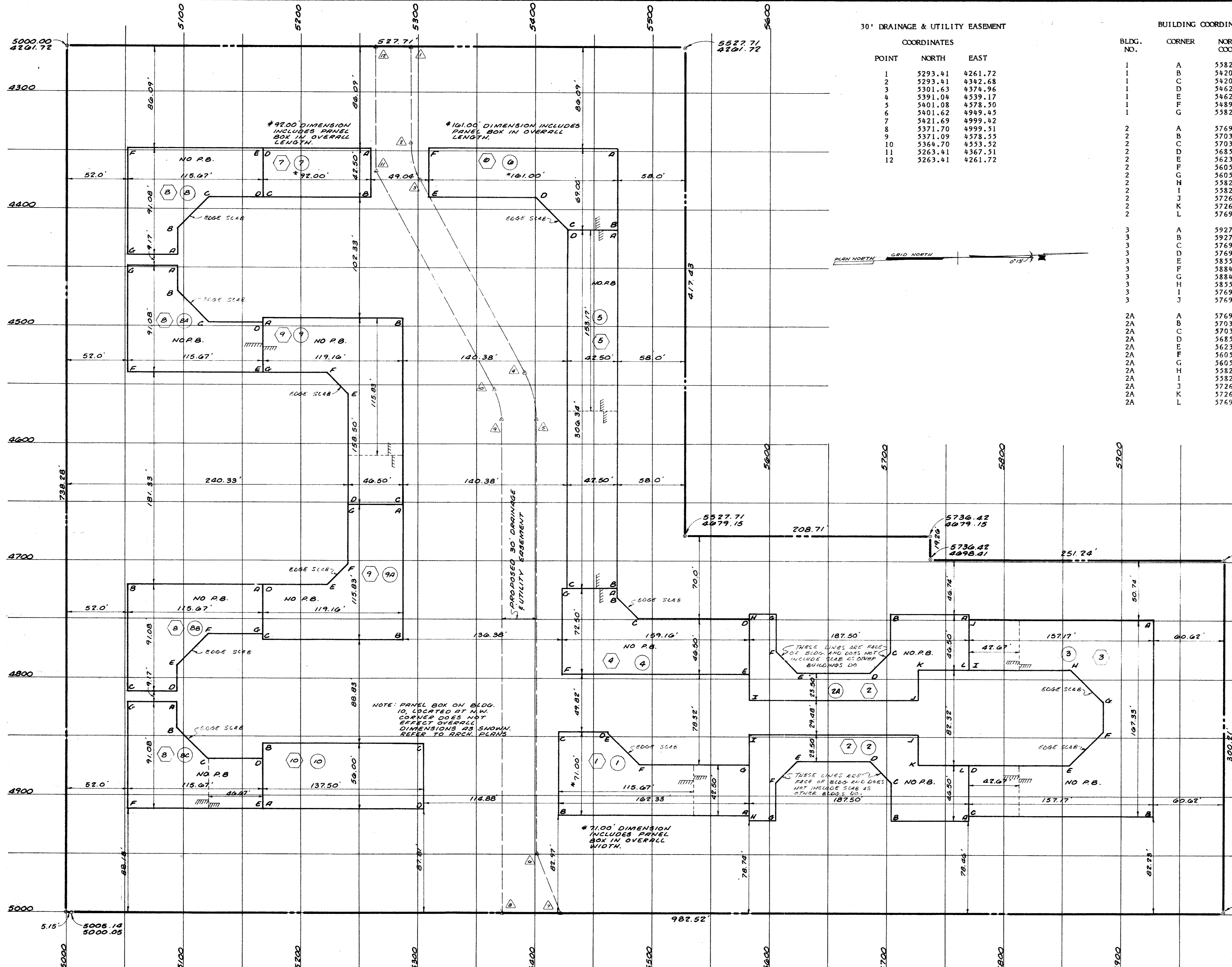
RECORD DRAWINGS

REVISION	DATE: PARKING REVISED 5-18-81	REVISION	DATE: BLDG GRADES LOW'ED 9-22-81	ENTRANCE CHANGE
POLY L. STEPHENS AND ASSOCIATES CONSULTING ENGINEERS		WATER & SANITARY SEW		SHEET NO. 3 OF 5
BENT TREE VALLEY APARTMENTS				SCALE: 1" = 40'
				DRAWN BY: S.C.S.
				SURVEYED BY: R.H.
				CHECKED BY: B.L.S.
				JOB NO. 80024

AS-BUILT'S

8/3/82

11-17-81



30' DRAINAGE & UTILITY EASEMENT

BUILDING COORDINATES

COORDINATES CONTINUED

COORDINATES		
POINT	NORTH	EAST
1	5293.41	4261.72
2	5293.41	4382.68
3	5301.63	4374.96
4	5391.04	4539.17
5	5401.08	4578.50
6	5401.62	4949.45
7	5421.69	4999.42
8	5371.70	4999.51
9	5371.09	4578.55
10	5364.70	4553.52
11	5263.41	4367.51
12	5263.41	4261.72

BLDG. NO.	CORNER	NORTH COORD.	EAST COORD.
1	A	5582.37	4916.47
1	B	5420.04	4916.47
1	C	5420.04	4845.47
1	D	5462.12	4845.47
1	E	5462.12	4847.05
1	F	5489.04	4873.97
1	G	5582.37	4873.97
2	A	5769.87	4920.47
2	B	5703.45	4920.47
2	C	5703.45	4889.05
2	D	5685.45	4871.05
2	E	5623.45	4871.05
2	F	5605.45	4889.05
2	G	5605.45	4920.47
2	H	5582.37	4920.47
2	I	5582.37	4847.55
2	J	5726.54	4847.55
2	K	5726.54	4873.97
2	L	5769.87	4873.97
3	A	5927.04	4749.14
3	B	5927.04	4916.47
3	C	5769.87	4916.47
3	D	5769.87	4873.97
3	E	5855.87	4873.97
3	F	5884.52	4845.31
3	G	5884.52	4820.31
3	H	5855.87	4791.65
3	I	5769.87	4791.65
3	J	5769.87	4749.15
2A	A	5769.87	4745.15
2A	B	5703.45	4745.15
2A	C	5703.45	4776.57
2A	D	5685.45	4794.56
2A	E	5623.45	4794.56
2A	F	5605.45	4776.57
2A	G	5605.45	4745.15
2A	H	5582.37	4745.15
2A	I	5582.37	4818.07
2A	J	5726.54	4818.07
2A	K	5726.54	4791.65
2A	L	5769.87	4791.65

BLDG. NO.	CORNER	NORTH COORD.	EAST COORD.
4	A	5469.71	4723.15
4	B	5469.71	4731.24
4	C	5487.62	4749.15
4	D	5582.37	4749.15
4	E	5582.37	4795.65
4	F	5423.21	4795.65
4	G	5423.21	4723.15
5	A	5469.71	4416.81
5	B	5469.71	4416.81
5	C	5427.21	4416.81
5	D	5427.21	4723.15
6	A	5469.71	4307.81
6	B	5469.71	4416.81
6	C	5427.21	4416.81
6	D	5400.71	4390.31
6	E	5308.71	4390.31
6	F	5308.71	4347.81
7	A	5259.67	4147.81
7	B	5259.67	4190.31
7	C	5167.67	4190.31
7	D	5167.67	4147.81
8	A	5094.56	4438.89
8	B	5094.56	4416.81
8	C	5120.99	4391.14
8	D	5167.67	4391.14
8	E	5167.67	4147.81
8	F	5052.06	4147.81
8	G	5052.06	4438.89
8A	A	5094.56	4448.06
8A	B	5094.56	4470.15
8A	C	5120.99	4491.64
8A	D	5167.67	4491.64
8A	E	5167.67	4147.81
8A	F	5052.06	4147.81
8A	G	5052.06	4448.06
9	A	5167.66	4720.47
9	B	5286.83	4720.47
9	C	5286.83	4651.14
9	D	5240.33	4651.14
9	E	5240.33	4570.06
9	F	5222.41	4539.14
9	G	5167.66	4539.14
9A	A	5286.83	4651.14
9A	B	5286.83	4766.97
9A	C	5167.67	4766.97
9A	D	5167.67	4720.47
9A	E	5222.42	4720.47
9A	F	5240.33	4702.56
9A	G	5240.33	4651.14
8B	A	5167.66	4720.47
8B	B	5051.99	4720.47
8B	C	5051.99	4811.55
8B	D	5094.49	4811.55
8B	E	5094.49	4789.87
8B	F	5120.98	4762.97
8B	G	5167.66	4762.97
8C	A	5094.49	4820.72
8C	B	5094.49	4842.81
8C	C	5120.98	4869.90
8C	D	5167.66	4869.90
8C	E	5167.66	4911.80
8C	F	5051.99	4911.80
8C	G	5051.99	4820.72
10	A	5167.66	4911.80
10	B	5167.66	4855.80
10	C	5305.16	4855.80
10	D	5305.16	4911.80

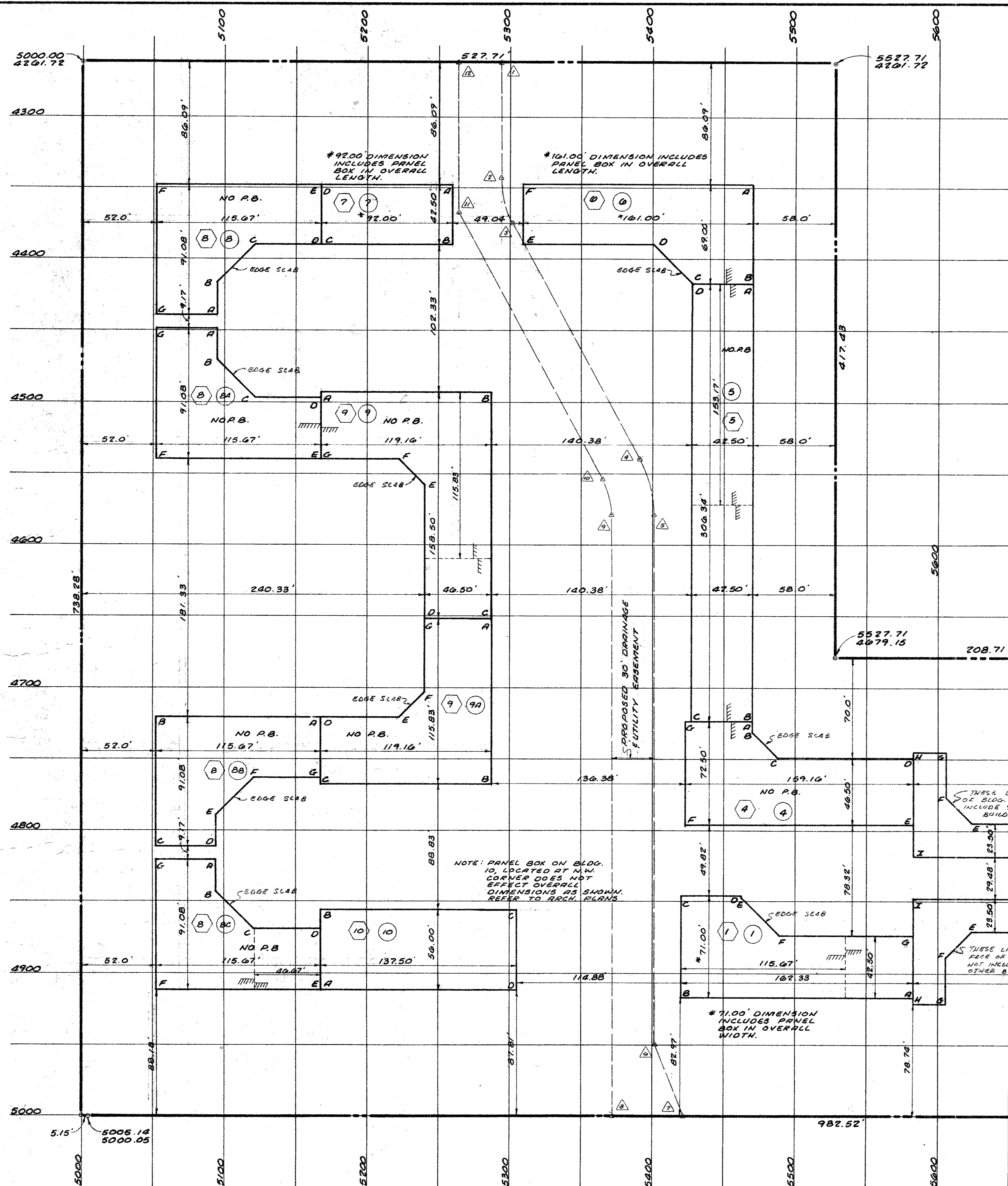


NOTE: FOR BUILDING OFFSETS & DETAILS REFER TO ARCHITECTS PLANS

LEGEND

- ② - REFERS TO ARCHITECTS BLDG. TYPE
- 2A - DESIGNATES BUILDING NUMBER
- A - DESIGNATES BUILDING CORNER
- △ - PT. NO.'S OF DRNG. & UTILITY ESMT.
- NO P.B. - INDICATES NO ELEC. PANEL BOXES
- ||||| - DENOTES GRADE BREAKS

REVISION	DATE:	REVISION	DATE:
BULLY L. STEPHENSON AND ASSOCIATES CONSULTING ENGINEERS 2220 HIGHLAND ROAD 304-2461 DALLAS, TEXAS 75228		DIMENSIONAL CONTROL BENT TREE VALLEY APARTMENTS	
SHEET NO. 5 OF 5		SCALE: 1"=40'	
DRAWN BY: S.C.S.		SURVEYED BY: R.D.H.	
CHECKED BY:		SURVEYED: 4-6-80	
JOB NO. 80028			



30' DRAINAGE & UTILITY EASEMENT

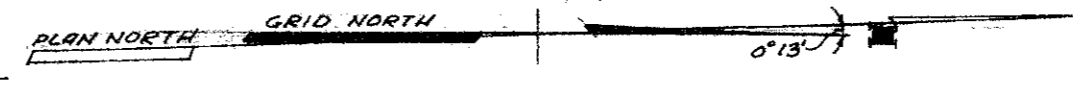
COORDINATES		
POINT	NORTH	EAST
1	5293.41	4261.72
2	5293.41	4342.68
3	5301.63	4374.96
4	5391.04	4539.17
5	5401.08	4578.50
6	5401.62	4949.45
7	5421.69	4999.42
8	5371.70	4999.51
9	5371.09	4578.55
10	5364.70	4553.52
11	5263.41	4367.51
12	5263.41	4261.72

BUILDING COORDINATES

BLDG. NO.	CORNER	NORTH COORD.	EAST COORD.
1	A	5582.37	4916.47
1	B	5420.04	4916.47
1	C	5420.04	4845.47
1	D	5462.12	4845.47
1	E	5462.12	4845.05
1	F	5489.04	4873.97
1	G	5582.37	4873.97
2	A	5769.87	4920.47
2	B	5703.45	4920.47
2	C	5703.45	4889.05
2	D	5685.45	4871.05
2	E	5623.45	4871.05
2	F	5605.45	4889.05
2	G	5605.45	4920.47
2	H	5582.37	4920.47
2	I	5582.37	4847.55
2	J	5726.54	4847.55
2	K	5726.54	4873.97
2	L	5769.87	4873.97
3	A	5927.04	4749.14
3	B	5927.04	4916.47
3	C	5769.87	4916.47
3	D	5769.87	4873.97
3	E	5855.87	4873.97
3	F	5884.52	4845.31
3	G	5884.52	4820.31
3	H	5855.87	4791.65
3	I	5769.87	4791.65
3	J	5769.87	4749.15
2A	A	5769.87	4745.15
2A	B	5703.45	4745.15
2A	C	5703.45	4776.57
2A	D	5685.45	4794.36
2A	E	5623.45	4794.36
2A	F	5605.45	4776.57
2A	G	5605.45	4745.15
2A	H	5582.37	4745.15
2A	I	5582.37	4818.07
2A	J	5726.54	4818.07
2A	K	5726.54	4791.65
2A	L	5769.87	4791.65

COORDINATES CONTINUED

BLDG. NO.	CORNER	NORTH COORD.	EAST COORD.
4	A	5469.71	4723.15
4	B	5469.71	4731.24
4	C	5487.62	4749.15
4	D	5582.37	4749.15
4	E	5582.37	4795.65
4	F	5423.21	4795.65
4	G	5423.21	4723.15
5	A	5469.71	4416.81
5	B	5469.71	4723.15
5	C	5427.21	4723.15
5	D	5427.21	4416.81
6	A	5469.71	4347.81
6	B	5469.71	4416.81
6	C	5427.21	4416.81
6	D	5400.71	4390.31
6	E	5308.71	4390.31
6	F	5308.71	4347.81
7	A	5259.67	4347.81
7	B	5259.67	4390.31
7	C	5167.67	4390.31
7	D	5167.67	4347.81
8	A	5094.50	4438.89
8	B	5094.50	4416.81
8	C	5120.99	4390.31
8	D	5167.67	4390.31
8	E	5167.67	4347.81
8	F	5052.00	4347.81
8	G	5052.00	4438.89
8A	A	5094.50	4448.06
8A	B	5094.50	4470.15
8A	C	5120.99	4496.64
8A	D	5167.67	4496.64
8A	E	5167.67	4339.14
8A	F	5052.00	4339.14
8A	G	5052.00	4448.06
9	A	5167.66	4492.64
9	B	5286.83	4492.64
9	C	5286.83	4651.14
9	D	5240.33	4651.14
9	E	5240.33	4557.06
9	F	5222.41	4539.14
9	G	5167.66	4539.14
9A	A	5286.83	4651.14
9A	B	5286.83	4766.97
9A	C	5167.67	4766.97
9A	D	5167.67	4720.47
9A	E	5222.42	4720.47
9A	F	5240.33	4702.55
9A	G	5240.33	4651.14
8B	A	5167.66	4720.47
8B	B	5051.99	4720.47
8B	C	5051.99	4811.55
8B	D	5094.49	4811.55
8B	E	5094.49	4789.47
8B	F	5120.98	4762.97
8B	G	5167.66	4762.97
8C	A	5094.49	4820.72
8C	B	5094.49	4842.81
8C	C	5120.98	4869.30
8C	D	5167.66	4869.30
8C	E	5167.66	4911.80
8C	F	5051.99	4911.80
8C	G	5051.99	4820.72
10	A	5167.66	4911.80
10	B	5167.66	4555.80
10	C	5305.16	4555.80
10	D	5305.16	4911.80



NOTE: PANEL BOX ON BLDG. 10, LOCATED AT N.W. CORNER DOES NOT AFFECT OVERALL DIMENSIONS AS SHOWN. REFER TO ARCH. PLANS.

THESE LINES ARE FACE OF BLDG. AND DOES NOT INCLUDE SLAB AS OTHER BLDGS. DO.

* 71.00' DIMENSION INCLUDES PANEL BOX IN OVERALL WIDTH.

* 92.00' DIMENSION INCLUDES PANEL BOX IN OVERALL LENGTH.

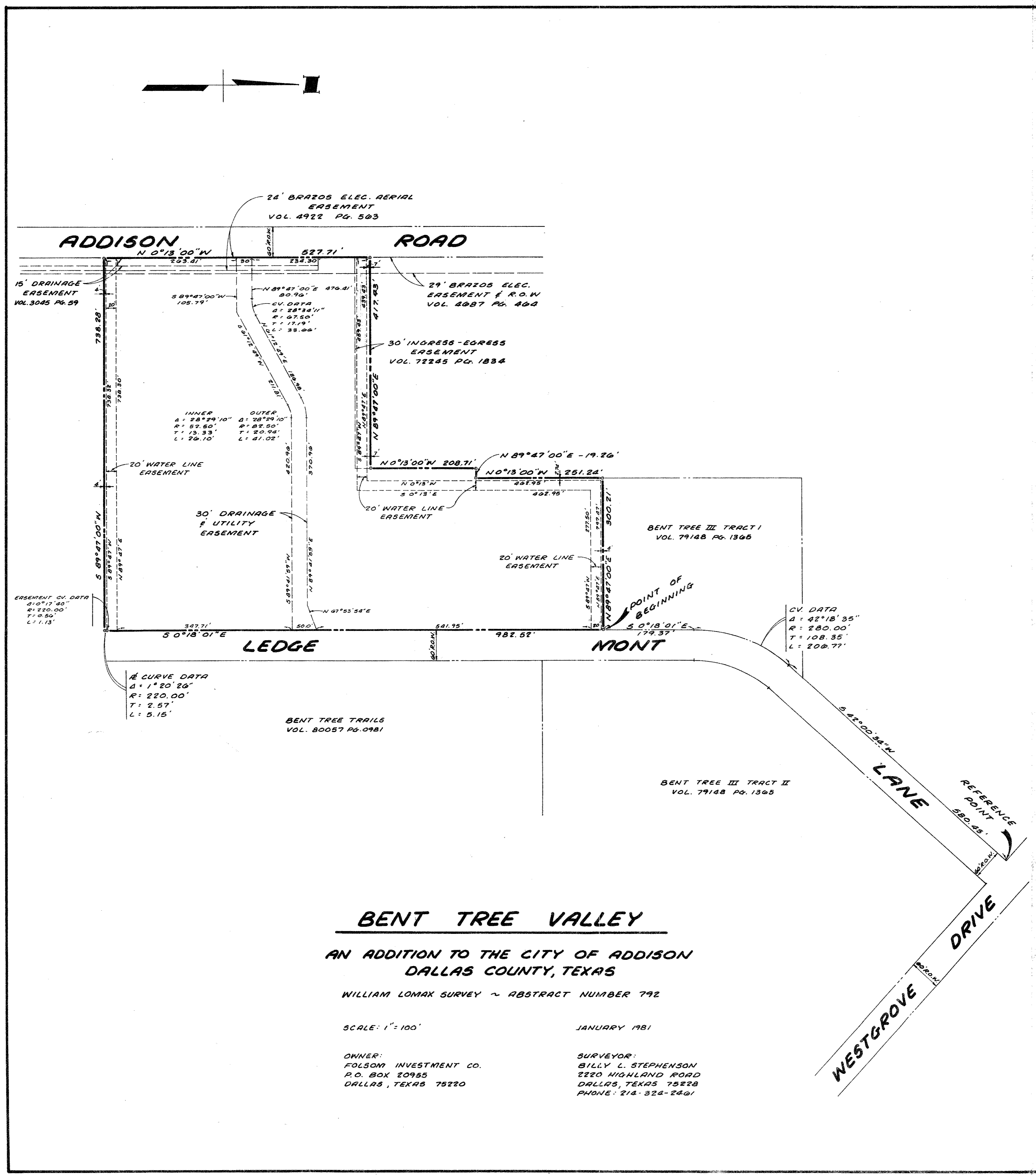
* 101.00' DIMENSION INCLUDES PANEL BOX IN OVERALL LENGTH.

NOTE: FOR BUILDING OFFSETS & DETAILS REFER TO ARCHITECTS PLANS.

LEGEND

- ② - REFERS TO ARCHITECTS BLDG. TYPE
- ⑩ - DESIGNATES BUILDING NUMBER
- A - DESIGNATES BUILDING CORNER
- △ - PT. NO.'S OF DRNG. & UTILITY ESMT.
- NO P.B. - INDICATES NO ELEC. PANEL BOXES
- ||||| - DENOTES GRADE BREAKS

REVISION	DATE:	REVISION	DATE:
		DIMENSIONAL CONTROL	
		BENT TREE VALLEY APARTMENTS	
BILLY L. STEPHENSON AND ASSOCIATES CONSULTING ENGINEERS 2220 HIGHLAND ROAD 324-2461 DALLAS, TEXAS 75228		SHEET NO. 5 OF 5 SCALE: 1" = 40' DRAWN BY: S.C.S. SURVEYED BY: R.D.H. SURVEYED: 9-6-80 CHECKED BY: JOB NO. 80088	



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Folsom Investment Co. is the owner of a tract of land in the City of Addison, out of the William Lomax Survey, Abstract No. 792, Dallas County, Texas and being more particularly described as follows:

Commencing at a point formed by the intersection of the South right of way line of Westgrove Drive and the West right of way line of Ledgermont Lane; thence along the West right of way line of Ledgermont Lane South 42°00'34\"

Thence continuing along the West right of way line of Ledgermont Lane South 0°18'01\"

Thence along the East right of way line of Addison Road North 0°13'00\"

Thence departing the East right of way line of Addison Road North 89°47'00\"

Thence North 0°12'00\"

Thence North 89°47'00\"

Thence North 0°13'00\"

Thence North 89°47'00\"

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Folsom Investment Co., does hereby adopt this plat designating the hereinabove described property as Bent Tree Trails to the City of Addison, Texas and does hereby dedicate to the public use forever, the streets and alleys shown thereon. 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 or placed upon, over or across the "Utility Easement" as shown. Said "Utility Easement" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easement" for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone.

Water mains and sanitary sewer easement shall also include additional area of working space for construction and maintenance of the systems. Additional easement area, beyond the easement boundary is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the description of such additional easement herein granted shall be determined by their locations as installed.

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 Arthur A. Barnes, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 1981.

Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Billy L. Stephenson do hereby certify that I 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 accordance with the platting rules and regulations of the City Plan Commission of the City of Addison.

BUILDING DEPARTMENT
10-28-81

FOR CONSTRUCTION
Billy L. Stephenson
Registered Public
Surveyor 1317

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 Billy L. Stephenson, 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 _____, 1981.

Notary Public in and for Dallas County, Texas

This plat approved subject to all rules, regulations and platting ordinances of the City of Addison, Texas.
The _____ day of _____, 1981.

ATTEST
City Secretary _____ Mayor _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Folsom Investment Co. is the owner of a tract of land in the City of Addison, out of the William Lomax Survey, Abstract No. 792, Dallas County, Texas and being more particularly described as follows:
Commencing at a point formed by the intersection of the South right of way line of Westgrove Drive and the West right of way line of Ledgemont Lane; thence along the West right of way line of Ledgemont Lane South 42°00'34" West a distance of 580.43 ft. to the point of beginning of a circular curve to the left whose central angle is 42°18'35", whose radius is 280.00 ft., and whose tangents are 108.35 ft.; thence along said circular curve to the left a distance of 206.77 ft. to the point of tangency; thence South 0°18'01" East a distance of 179.37 ft. to the point of beginning;
Thence continuing along the West right of way line of Ledgemont Lane South 0°18'01" East a distance of 982.52 ft. to the point of curvature of a circular curve to the right whose central angle is 1°20'26", whose radius is 220.00 ft., and whose tangents are 2.57 ft.;
Thence along said circular curve to the right a distance of 5.15 ft. to the point of tangency;
Thence departing the West right of way line of Ledgemont Lane South 89°47'00" West a distance of 738.28 ft. to a corner in the East right of way line of Addison Road;
Thence along the East right of way line of Addison Road North 0°13'00" West a distance of 527.71 ft. to a corner;
Thence departing the East right of way line of Addison Road North 89°47'00" East a distance of 417.43 ft. to a corner;
Thence North 0°12'00" West a distance of 208.71 ft. to a corner;
Thence North 89°47'00" East a distance of 19.26 ft. to a corner;
Thence North 0°13'00" West a distance of 251.28 ft. to a corner;
Thence North 89°47'00" East a distance of 300.21 ft. to the place of beginning and containing 12.206 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Folsom Investment Co., does hereby adopt this plat designating the hereinabove described property as Bent Tree Trails to the City of Addison, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. 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 or placed upon, over or across the "Utility Easement" as shown. Said "Utility Easement" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easement" for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone.
Water mains and sanitary sewer easement shall also include additional area of working space for construction and maintenance of the systems. Additional easement area, beyond the easement boundary is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the description of such additional easement herein granted shall be determined by their locations as installed.

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 Arthur A. Barnes, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 25 day of August 1981.

Arthur A. Barnes, Jr.
Arthur A. Barnes, Jr.

Sandra R. Pigg
Sandra R. Pigg
Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Billy L. Stephenson do hereby certify that I 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 accordance with the platting rules and regulations of the City Plan Commission of the City of Addison.

Billy L. Stephenson
Billy L. Stephenson
Registered Public Surveyor 1317

STATE OF TEXAS
COUNTY OF DALLAS

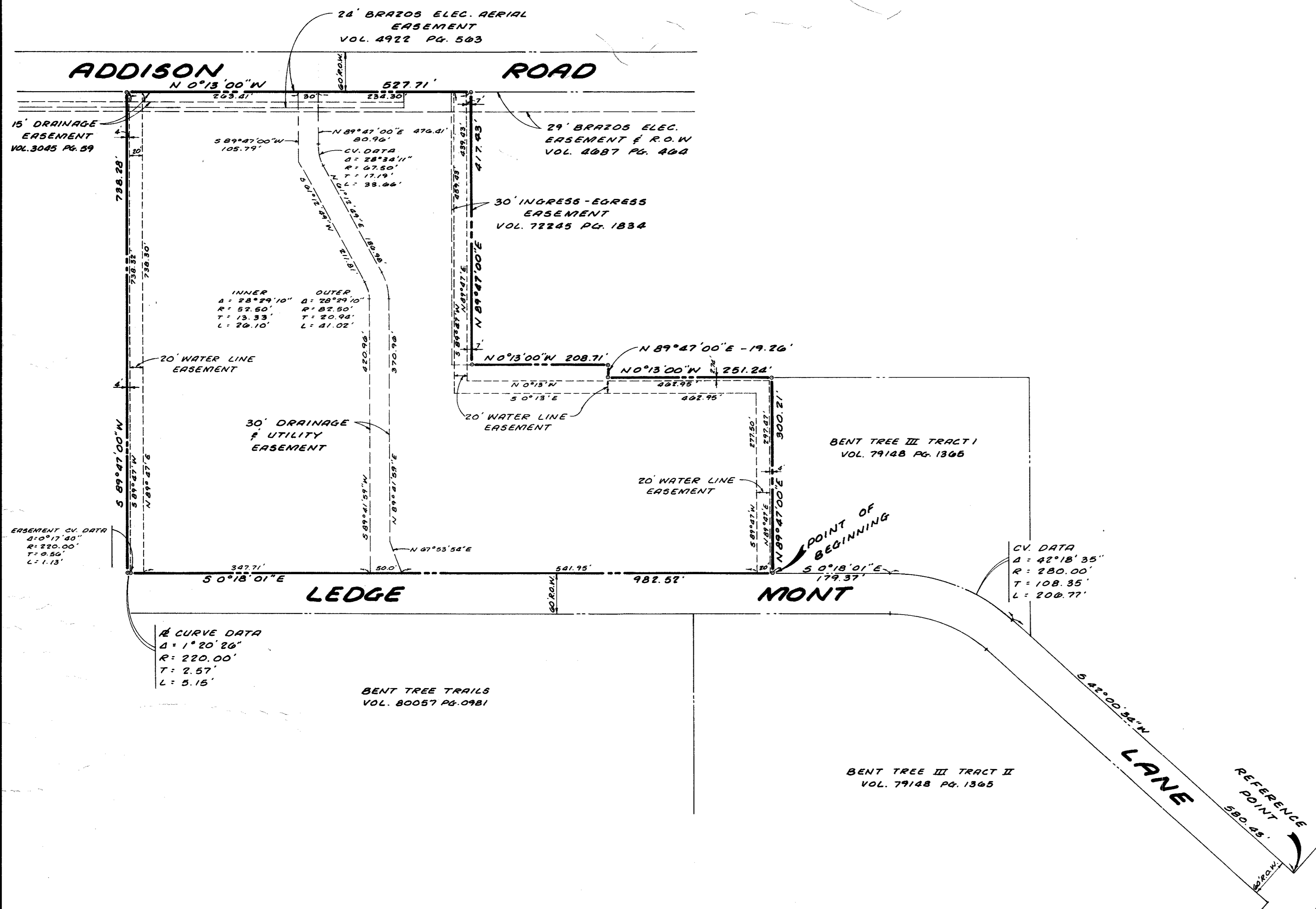
Before me, the undersigned, a Notary public in and for said County and State on this day personally appeared Billy L. Stephenson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 25 day of August, 1981.

Sandra R. Pigg
Sandra R. Pigg
Notary Public in and for Dallas County, Texas

This plat approved subject to all rules, regulations and platting ordinances of the City of Addison, Texas.
The 25 day of August, 1981.

ATTEST
City Secretary *Lucy Sharp*



BENT TREE VALLEY
AN ADDITION TO THE CITY OF ADDISON
DALLAS COUNTY, TEXAS

WILLIAM LOMAX SURVEY ~ ABSTRACT NUMBER 792

SCALE: 1" = 100' JANUARY 1981

OWNER:
FOLSOM INVESTMENT CO.
P.O. BOX 20955
DALLAS, TEXAS 75220

SURVEYOR:
BILLY L. STEPHENSON
2220 HIGHLAND ROAD
DALLAS, TEXAS 75228
PHONE: 214-324-2461