

Δ CURVE DATA
 Δ = 11°04'38"
 R = 220.00'
 T = 21.33'
 L = 42.53'

Δ CURVE DATA
 Δ = 12°50'07"
 R = 280.00'
 T = 31.47'
 L = 62.73'

PRELIMINARY
 FOR REVIEW ONLY

BENT TREE TRAILS
 AN ADDITION TO THE CITY OF ADDISON
 DALLAS COUNTY, TEXAS
 WILLIAM LOMAX SURVEY ~ ABSTRACT NUMBER 792

SCALE: 1" = 100' FEBRUARY 1980

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

SURVEYOR:
 BILLY L. STEPHENSON
 2720 HIGHLAND RD.
 DALLAS, TEXAS 75228

OWNER'S CERTIFICATE
 STATE OF TEXAS X
 COUNTY OF DALLAS X

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 of intersection of the Southeasterly line of Ledge Mont Lane (a 60 foot right of way) with the Southwesterly line of Westgrove Drive (a 60 foot right of way); Thence along the said Southeasterly line of Ledge Mont Lane the following courses and distances:
 South 42°00'34" West, 580.43 ft. to the beginning of a curve to the left having a central angle of 42°15'35" and a radius of 220 feet; Thence along said curve 162.46 feet to the end of said curve; Thence South 0°18'01" East, 302.33 ft. to the point of beginning;
 Thence North 89°41'59" East, 491.45 ft. to a point for a corner; Thence South 0°18'01" East, 499.48 ft. to a point for a corner; Thence South 88°34'50" East, 150.01 ft. to a point for a corner; Thence South 0°26'40" East, 401.06 ft. to a point for a corner; Thence North 89°19'25" West, 433.71 ft. to a point for a corner; Thence South 0°40'35" West, 70.00 ft. to a point for a corner; Thence North 89°19'25" West, 219.98 ft. to a point for a corner on the East line of said Ledge Mont Lane, said point also being in a curve to the right, running in a Northerly direction and having a central angle of 11°04'38", a radius of 220 feet and a tangent bearing of North 1°27'28" East;
 Thence along said curve, and the said East line of Ledge Mont Lane, the following courses and distances: 42.53 ft. to the end of said curve, same being the beginning of another curve to the left having a central angle of 12°50'07" and a radius of 280.0 ft.; Thence along said curve 62.73 ft. to the end of said curve; Thence North 0°18'01" West, 859.56 ft. to the point of beginning and containing 517,095 square feet or 11.871 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 or part of its respective systems 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.

Larry Showalter - Vice-President
 Folsom Investment Company

STATE OF TEXAS X
 COUNTY OF DALLAS X

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 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 ___ 1980.

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 in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison, Texas.

Billy L. Stephenson
 Registered Public Surveyor 1317

STATE OF TEXAS X
 COUNTY OF DALLAS X

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 ___ 1980.

Notary Public in and for Dallas
 County, Texas

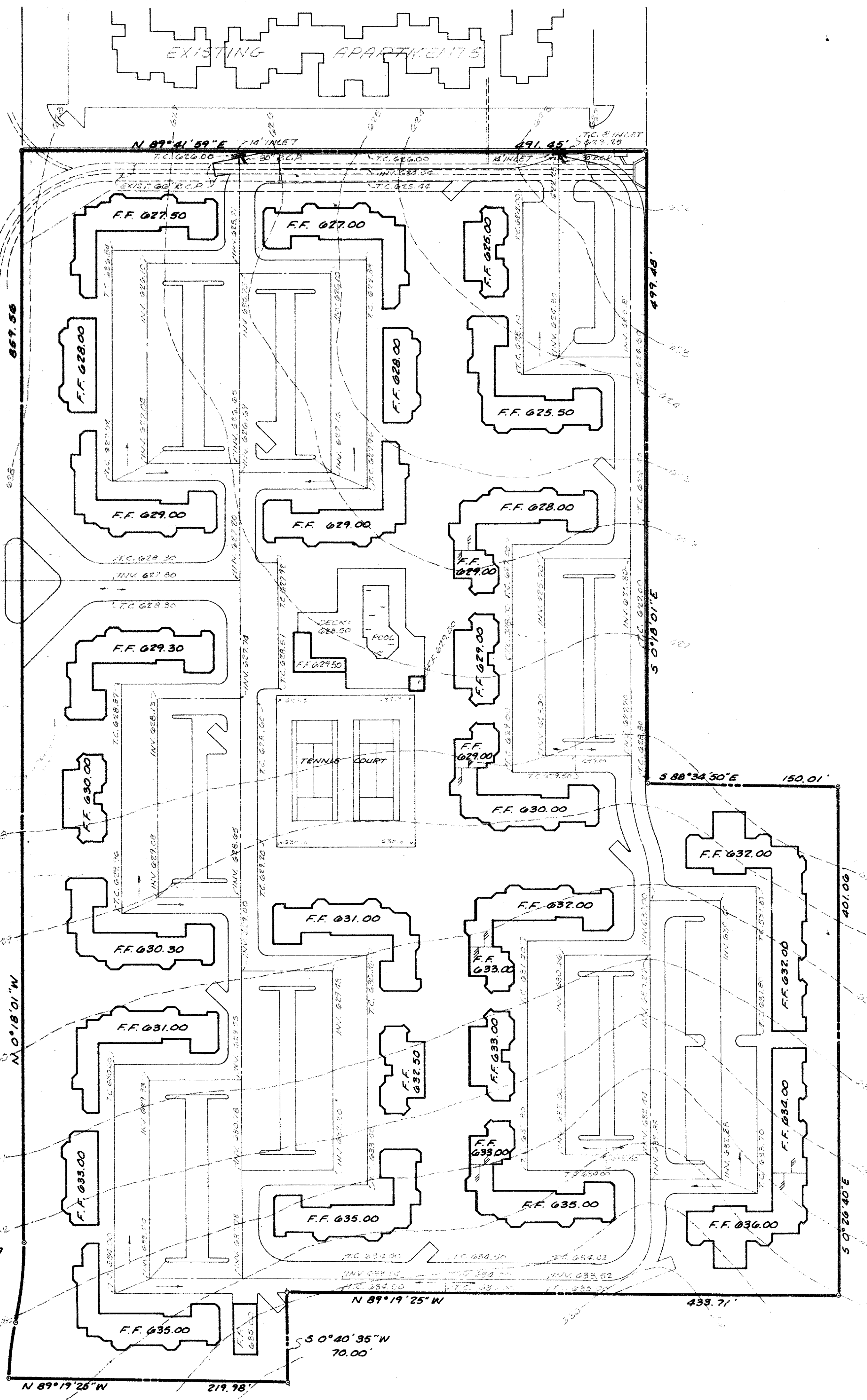
This plat approved subject to all rules, regulations and platting ordinances of the City of Addison, Texas.
 The ___ day of ___ 1980.

ATTEST

City Secretary _____ Mayor _____



LANE
MONT
LEDGE



RE CURVE DATA
Δ = 12° 50' 07"
R = 280.00'
T = 31.41'
L = 62.73'

RE CURVE DATA
Δ = 11° 04' 38"
R = 220.00'
T = 21.33'
L = 42.53'

PRELIMINARY
FOR REVIEW ONLY

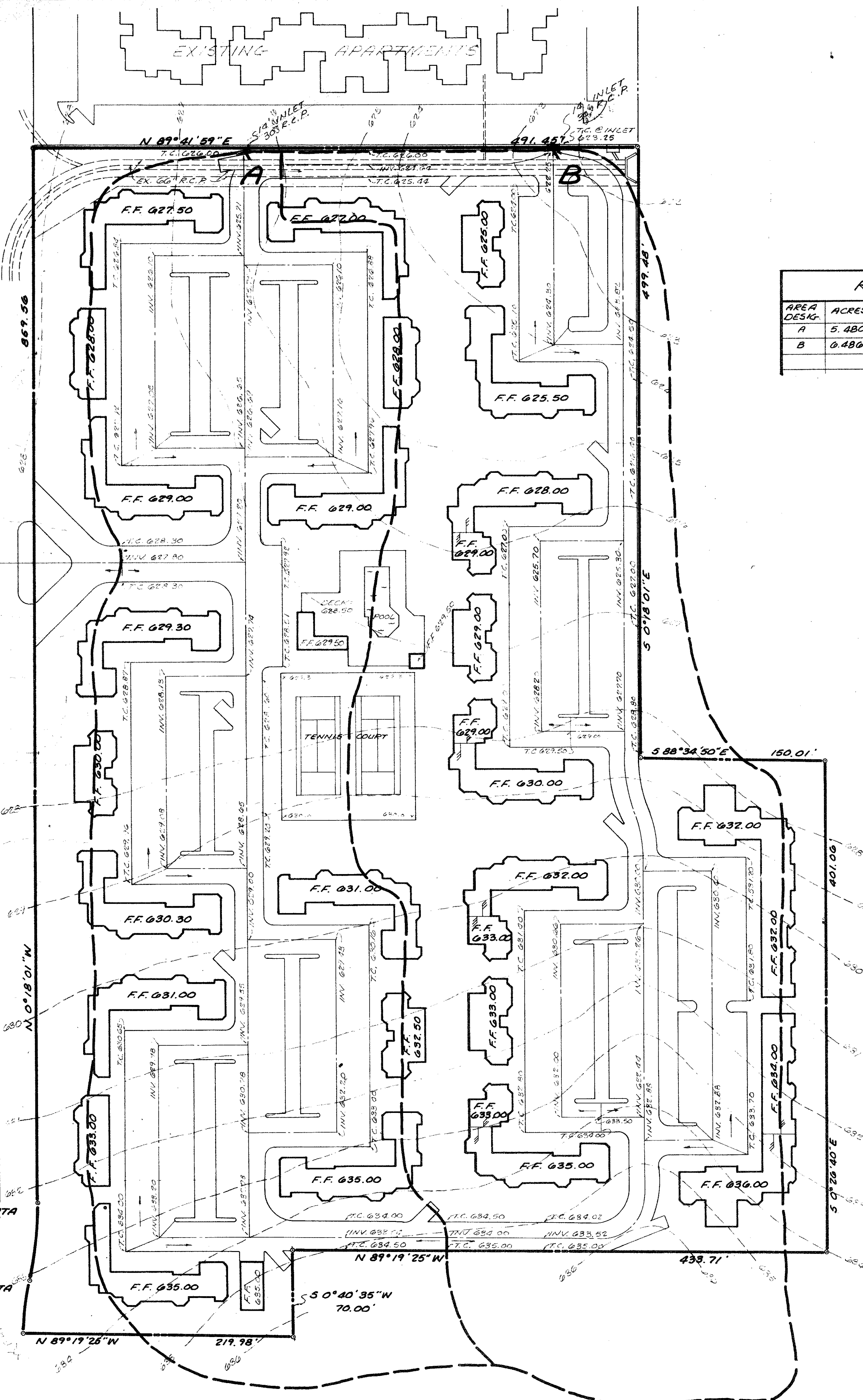
| REVISION | DATE | REVISION | DATE | SHEET NO. OF |
|----------|------|----------|------|---------------------|
| | | | | SCALE: 1" = 50' |
| | | | | DRAWN BY: S.C.S. |
| | | | | SURVEYED BY: R.D.H. |
| | | | | CHECKED BY: B.L.G. |
| | | | | JOB NO. 80003 |

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

SITE GRADING PLAN
BENT TREE TRAILS
APARTMENTS



LANE
MONT
LEDGE



RUNOFF SCHEDULE

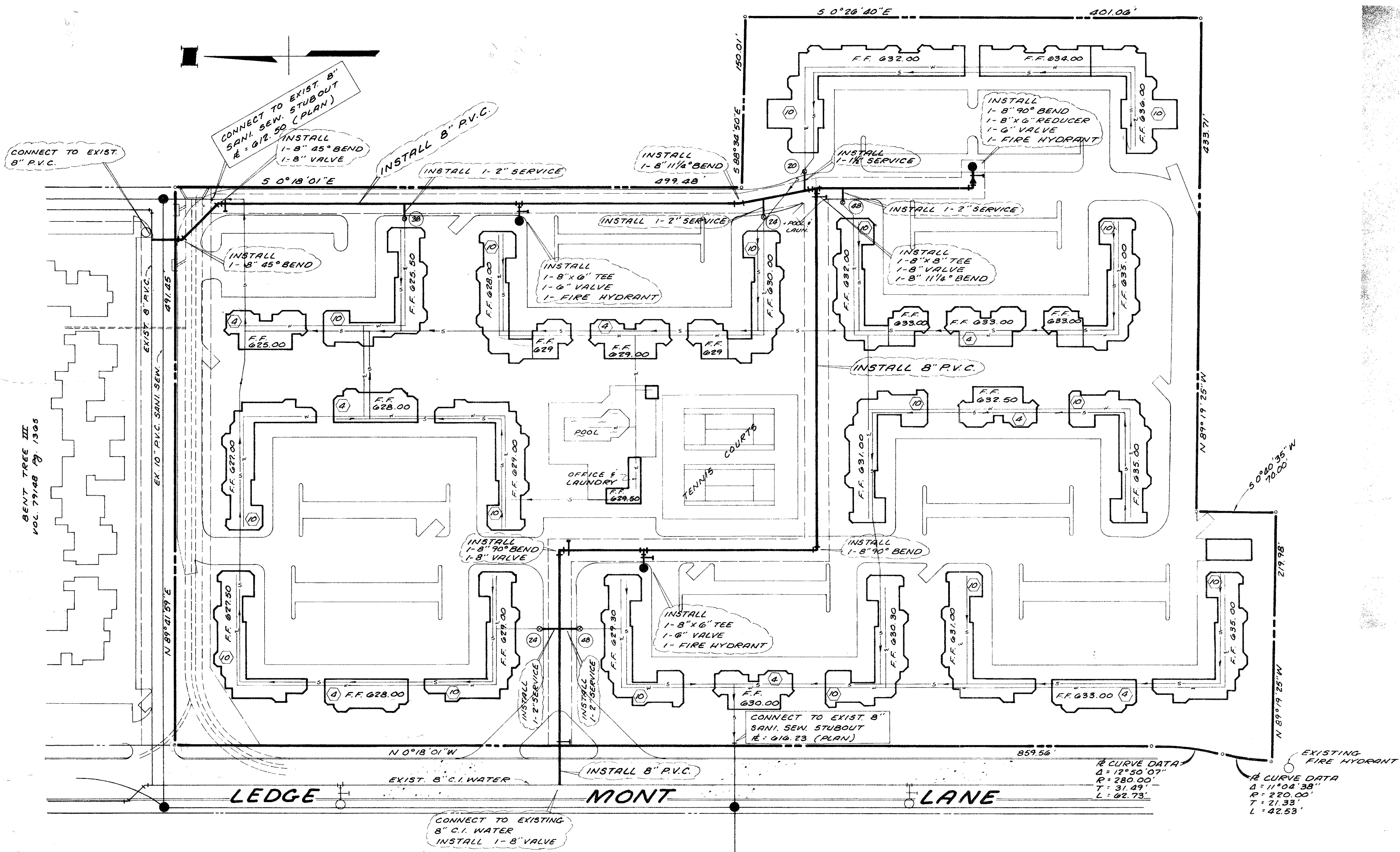
| AREA DESIG. | ACRES | t | I ₁₀₀ | I ₅ | C | Q ₁₀₀ | Q ₅ | REMARKS |
|-------------|-------|----|------------------|----------------|----|------------------|----------------|---------|
| A | 5.480 | 10 | 7.8 | 5.1 | .8 | 30.19 | 22.35 | |
| B | 0.486 | 10 | 7.8 | 5.1 | .8 | 40.47 | 26.40 | |

1/2 CURVE DATA
 $\Delta = 174^{\circ} 50' 00''$
 $R = 280.00'$
 $T = 31.49'$
 $L = 62.73'$

1/2 CURVE DATA
 $\Delta = 11^{\circ} 04' 38''$
 $R = 220.00'$
 $T = 21.33'$
 $L = 42.53'$

PRELIMINARY
FOR REVIEW ONLY

| REVISION | DATE | REVISION | DATE |
|---|------|----------|------|
| <p>BILLY L. STEPHENSON AND ASSOCIATES CONSULTING ENGINEERS 2220 HIGHLAND ROAD 324-2461 DALLAS, TEXAS 75228 FOLBOM DEVELOPMENT CO.</p> | | | |
| <p>DRAINAGE AREA MAP BENT TREE TRAILS APARTMENTS</p> | | | |
| SHEET NO. OF | | | |
| SCALE: 1" = 50' | | | |
| DRAWN BY: S.C.S. | | | |
| SURVEYED BY: R.D.H. | | | |
| CHECKED BY: B.L.B. | | | |
| JOB NO. 80003 | | | |



BENT TREE III
VOL. 79148 Pg. 1305

WATER & SEWER SPECIFICATIONS

PVC Pressure Pipe

The PVC pipe shall be SDR-18, Dimensions 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 1245-A or B PVC Pipe Compound conforming to ASTM resin specification D1784.

Joint 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 manholes/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 or metallic tracer tape equivalent shall be placed in the trench over all water lines.

SITE SYMBOLS

- F.F. - DENOTES FINISH FLOOR
- (10) - DENOTES UNITS PER BUILDING
- (24) - DENOTES UNITS PER SERVICE

ARC CURVE DATA
 Δ: 71°50'07"
 R: 280.00'
 T: 31.49'
 L: 62.73'

EXISTING FIRE HYDRANT
 ARC CURVE DATA
 Δ: 11°04'38"
 R: 220.00'
 T: 21.33'
 L: 42.53'

PRELIMINARY
FOR REVIEW ONLY

WATER & SANITARY SEWERS
BENT TREE TRAILS
FOLSOM DEV. CO. DEVELOPER
BILLY L. STEPHENSON-ENGINEER
CITY OF ADDISON, TEXAS

| DESIGN | DRAWN | DATE | SCALE | NOTES | FILE | NO. |
|--------|--------|--------|--------|--------|------|-----|
| B.L.S. | S.C.S. | 2-4-80 | 1"=50' | R.D.H. | | |