24' BRAZOS ELEC. AERIAL EASEMENT VOL. 4922 PG. 503 ROAD ADDISON N 0°13'00"N 527.71 15 DRAINAGE -29' BRAZOS ELEC. -N 89° 47' 00"E 476.41" ERSEMENT ERSEMENT É R.O.W 5 89°47'00"W-VOL.3045 PG. 59 CV. DATA VOL. 4087 PG. 404 a = 28.34'11" R = 67.50' T = 17.19' 64- 33.66' - 30'INGRESS - EGRESS EASEMENT VOL. 72245 PG. 1834 OUTER A = 28 . 29'10" A = 28 29'10" R = 52.50' R' 82.50' T = 13.33' T = 20.94' L = 41.02' -N 89°47'00"E -19.26" NO°13'00"W 208.71" -20 WATER LINE EASEMENT NO°13'00'W \$ 251.24' 71----401.95 5 0° /3 'E 402.95 20' WATER LINE 30' DRAINAGE EASEMENT & UTILITY BENT TREE III TRACT! EASEMENT VOL. 79148 PG. 1365 ZO WATER LINE EASEMENT ERSENTENT CV DATA 1-0°17'40" CV. DATA R: 220.00 T= 0.56' L= 1.13' 1 = 42°18' 35" R = 280.00 5 0°18'01"E 982.57 T = 108.35 LEDGE MONT L = 200.77 A CURVE DATA 1 : 1° 20' 26" R: 220.00' T: 2.57 L = 5.15' BENT TREE TRAILS VOL. 80057 PG.0981 BENT TREE III TRACT II VOL. 79148 PG. 1365 TREE VALLEY AN ADDITION TO THE CITY OF ADDISON DALLAS COUNTY, TEXAS WILLIAM LOMAX SURVEY ~ ABSTRACT NUMBER 792

JANUARY 1981

BILLY L. STEPHENSON 2220 HIGHLAND ROAD

DALLAS, TEXAS 75228

PHONE: 214-324-2461

SURVEYOR:

SCALE: 1"= 100"

P.O. BOX 20955

FOLSOM INVESTMENT CO.

DALLAS , TEXAS 75220

OWNER:

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

Whereas Folson 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 O 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 251.24 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 accomposation 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 or 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

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.

Bell J. Htylen Billy L. Stephenson Registered Public

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.

Surveyor 1317

GIVEN under my hand and seal of office this the day of

august, 1981.

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 Mugust, 1981.

108 NO. 80074