



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: 214-322-2201

STATE OF TEXAS
 COUNTY OF DALLAS

OWNER'S CERTIFICATE

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" West a distance of 380.43 ft. to the point of beginning of a circular curve to the left whose central angle is 92°18'39", 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 Ledgermont 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 Ledgermont 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 231.28 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 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 ___ 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 and in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison.

FOR CONSTRUCTION
 BUILDING DEPARTMENT
 10-28-81
 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 _____

REFERENCE POINT 580.55'
 WESTGROVE DRIVE
 BENT TREE TRAIL I VOL. 79148 PG. 1365
 BENT TREE TRAIL II VOL. 79148 PG. 1365