

**FINAL PLAT**  
**BENT TREE OAKS**  
 AN ADDITION TO THE CITY OF ADDISON  
 WILLIAM LOMAX SURVEY, ABSTRACT 792  
 DALLAS COUNTY, TEXAS  
 AUGUST, 1976      SCALE: 1"=100'  
  
 OWNER  
**FOLSOM INVESTMENTS, INC.**  
 4000 SPRING VALLEY ROAD    DALLAS, TEXAS  
  
**THREADGILL-DOWDEY and ASSOCIATES**  
 CONSULTING ENGINEERS  
 4639 INSURANCE LANE      DALLAS, TEXAS

CITY OF ADDISON  
**APPROVED**  
 FOR CONSTRUCTION  
  
*J. G. Threadgill*  
 9-18-76  
 THIS CERTIFICATE IS HEREBY INSTRUCTED BY THE CITY OF ADDISON TO BE VALID AND EFFECTIVE FOR THE PURPOSES OF THE CITY CHARTER AND LOCAL ORDINANCES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE SURVEY DATA AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REVISIONS.

**OWNER'S CERTIFICATE**

STATE OF TEXAS    I  
 COUNTY OF DALLAS    I

WHEREAS, FOLSOM 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:

Commencing at a point at the intersection of the east right-of-way line of Addison Road (a 60 foot R.O.W.) and the north right-of-way line of Keller Springs Road (a 50 foot R.O.W.), said point being in a curve to the right in a northwesterly direction, having a central angle of 23° 23' 35", a radius of 686.30 feet and a tangent bearing of N. 23° 36' 35" W.; Thence along said curve and said east right-of-way of Addison Road, 280.21 feet to the end of said curve; Thence N. 0° 13' 00" W., 2254.76 feet along said east right-of-way of Addison Road to the Point of Beginning;

THENCE N. 0° 13' 00" W., 724.92 feet along the said east line of Addison Road to a point for corner;

THENCE N. 89° 35' 11" E., 1007.72 feet to a point for corner, said point also being on the southwesterly line of Dallas Parkway (a 200 foot right-of-way);

THENCE S. 47° 59' 26" E., 1430.57 feet along the said southwesterly line of Dallas Parkway to a point for corner;

THENCE S. 42° 00' 34" W., 200.00 feet to a point for corner;

THENCE S. 53° 19' 12" W., 101.98 feet to a point for corner;

THENCE S. 42° 00' 34" W., 22.00 feet to a point for corner said point also being the beginning of a curve to the right having a central angle of 90° 00' and a radius of 330.00 feet;

THENCE along said curve 518.36 feet to the end of said curve;

THENCE N. 47° 59' 26" W., 427.48 feet to a point for corner, said point also being the beginning of a curve to the left having a central angle of 42° 13' 34" and a radius of 745.00 feet;

THENCE along said curve 549.05 feet to the end of said curve;

THENCE S. 89° 47' 00" W., 552.45 feet to the point of beginning and containing 33.591 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FOLSOM INVESTMENTS, INC., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as BENT TREE OAKS, an Addition to the City of Addison, Texas, and does hereby dedicating 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 \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1976.

FOLSOM INVESTMENTS, INC.

DENNY HOLMAN

STATE OF TEXAS    I  
 COUNTY OF DALLAS    I

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DENNY HOLMAN, 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 FOLSOM 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 \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1976.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

**ENGINEER'S CERTIFICATE**

STATE OF TEXAS    I  
 COUNTY OF DALLAS    I

KNOW ALL MEN BY THESE PRESENTS: That I, J. G. THREADGILL, do hereby certify that I prepared this plat from an actual and accurate survey of the land; that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Addison, Texas.

J. G. THREADGILL, REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS    I  
 COUNTY OF DALLAS    I

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J. G. THREADGILL, 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.

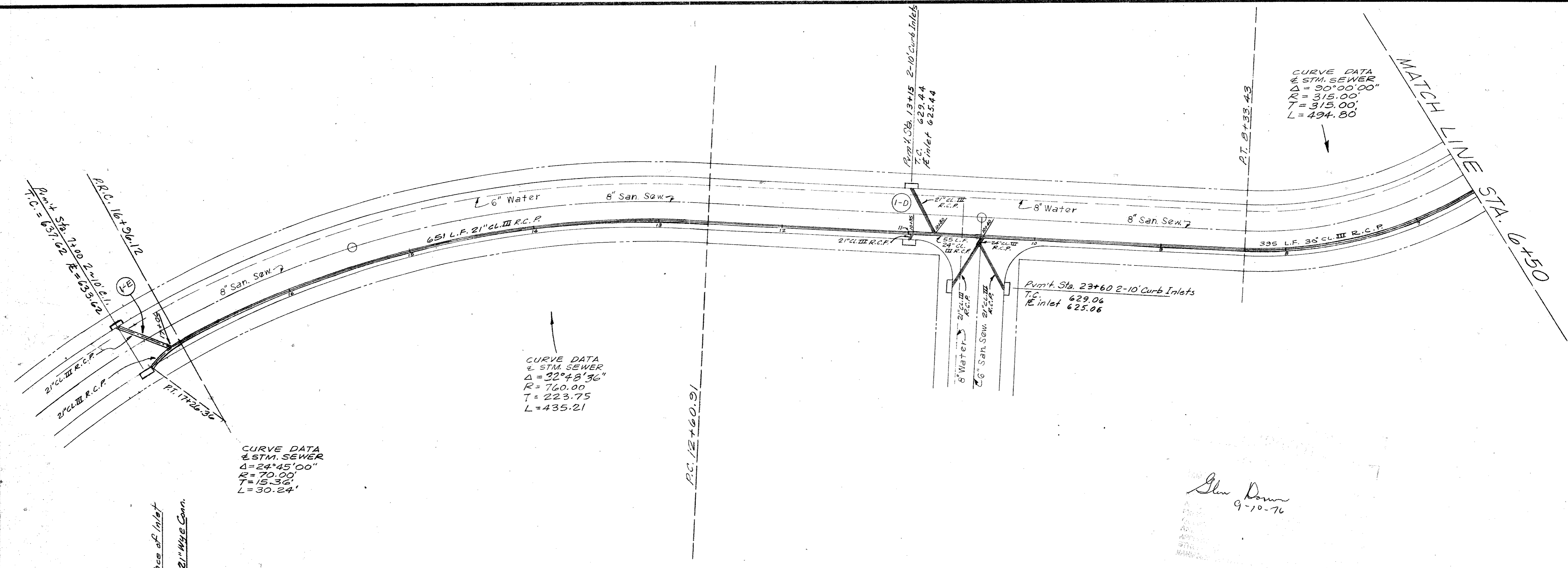
Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1976.

Notary Public in and for Dallas County, Texas

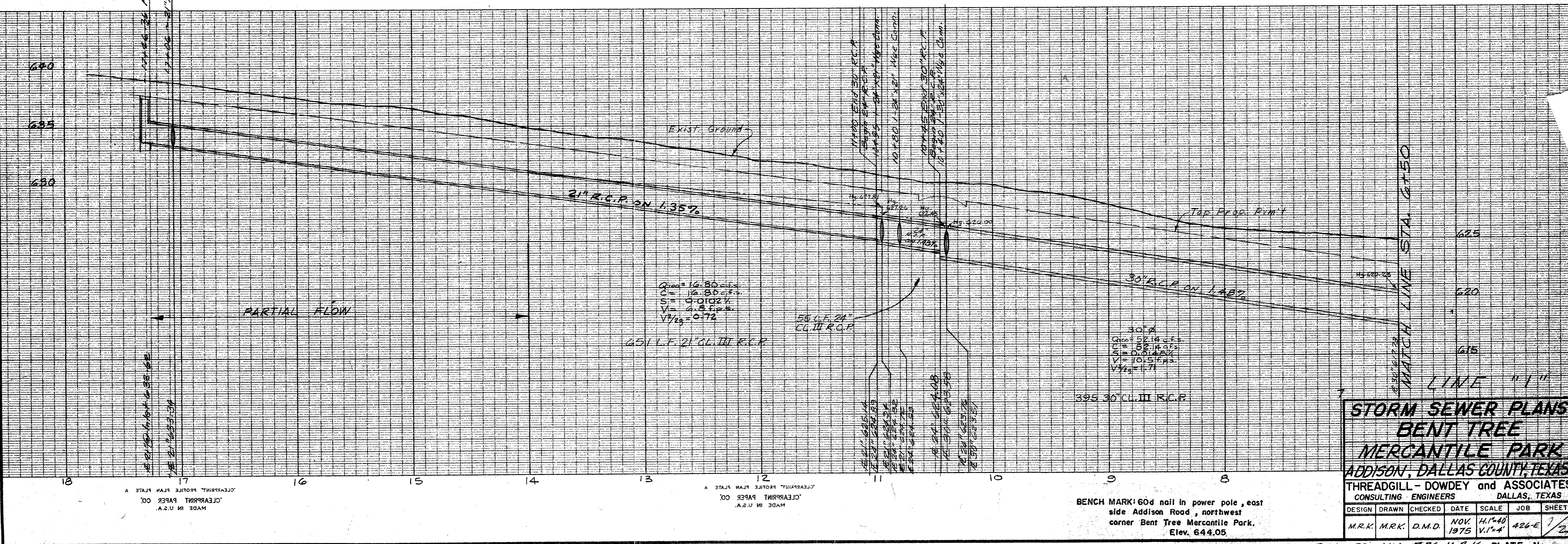
**CERTIFICATE OF APPROVAL**

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_ A. D., 1976 by the City Council of Addison, Texas.

MAYOR      SECRETARY



Glen Down  
 9-10-76

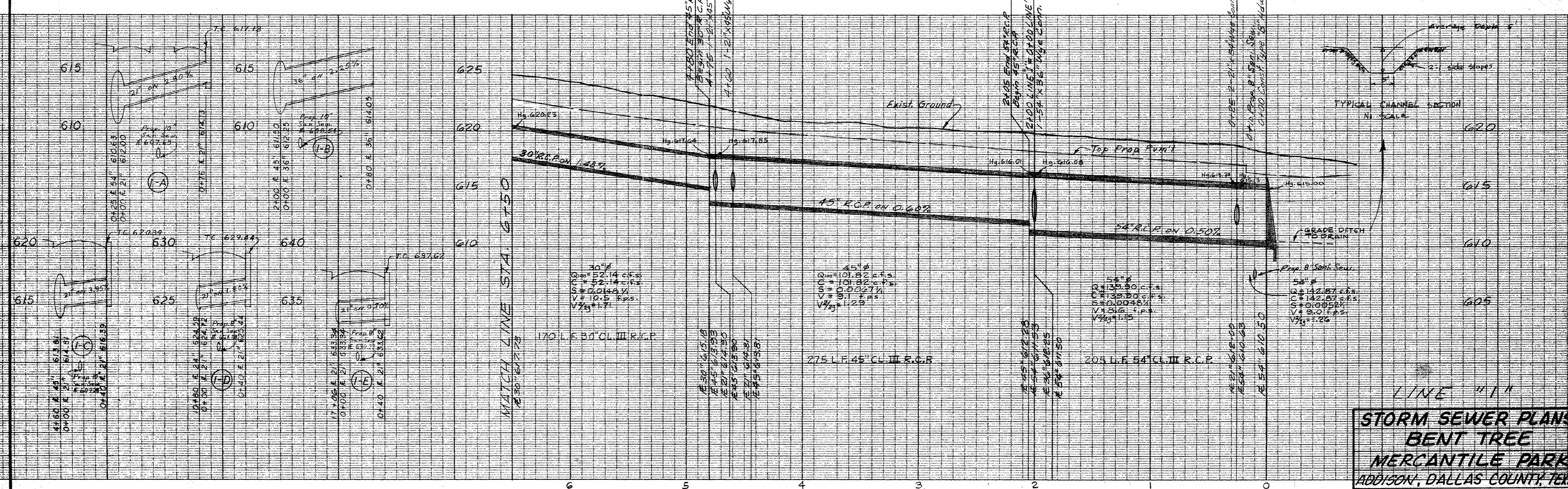
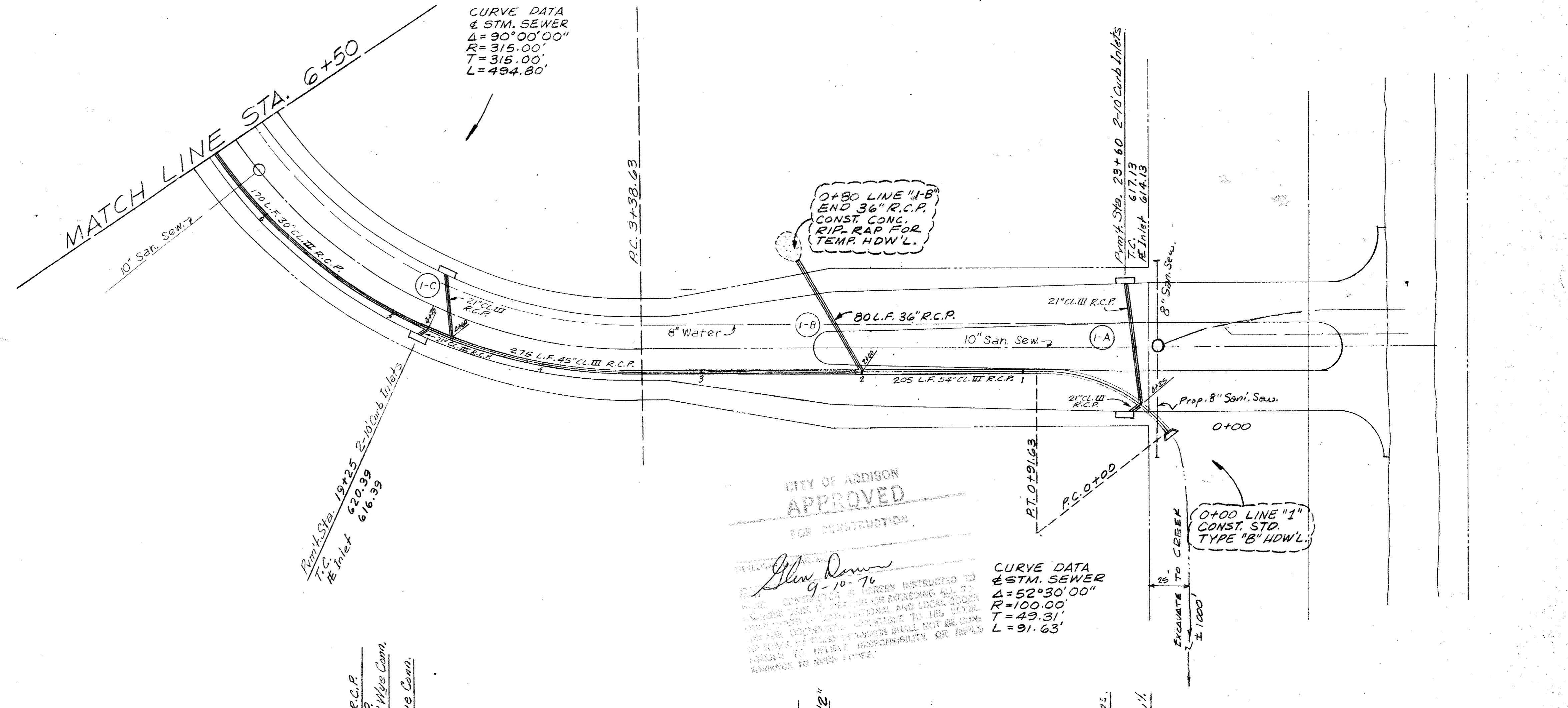


**STORM SEWER PLANS**  
**BENT TREE**  
**MERCANTILE PARK**  
**ADDISON, DALLAS COUNTY, TEXAS**  
**THREADGILL - DOWDEY and ASSOCIATES**  
**CONSULTING ENGINEERS DALLAS, TEXAS**

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
M.R.K.	M.R.K.	D.M.D.	NOV. 1975	H.1"=40'	426-E	2

BENCH MARK: 60" nail in power pole, east side Addison Road, northwest corner Bent Tree Mercantile Park, Elev. 644.05

REUSED AUG. 7, 76 M.R.K. PLATE No.

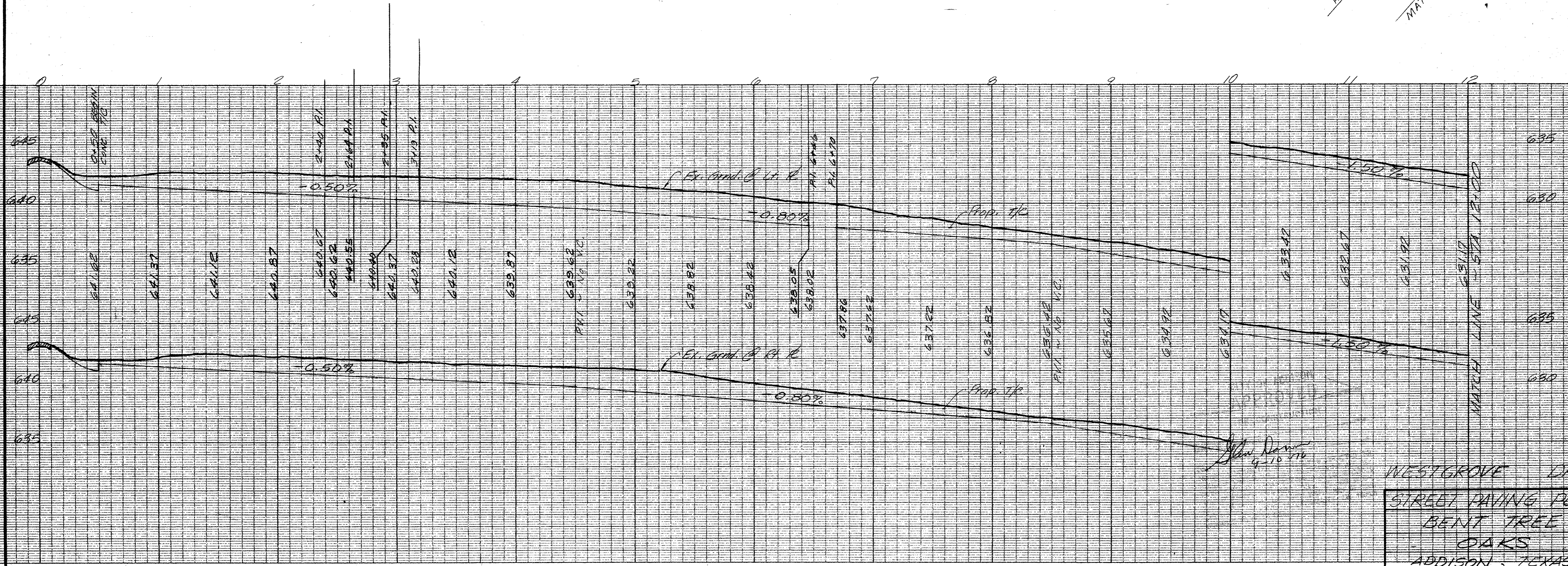
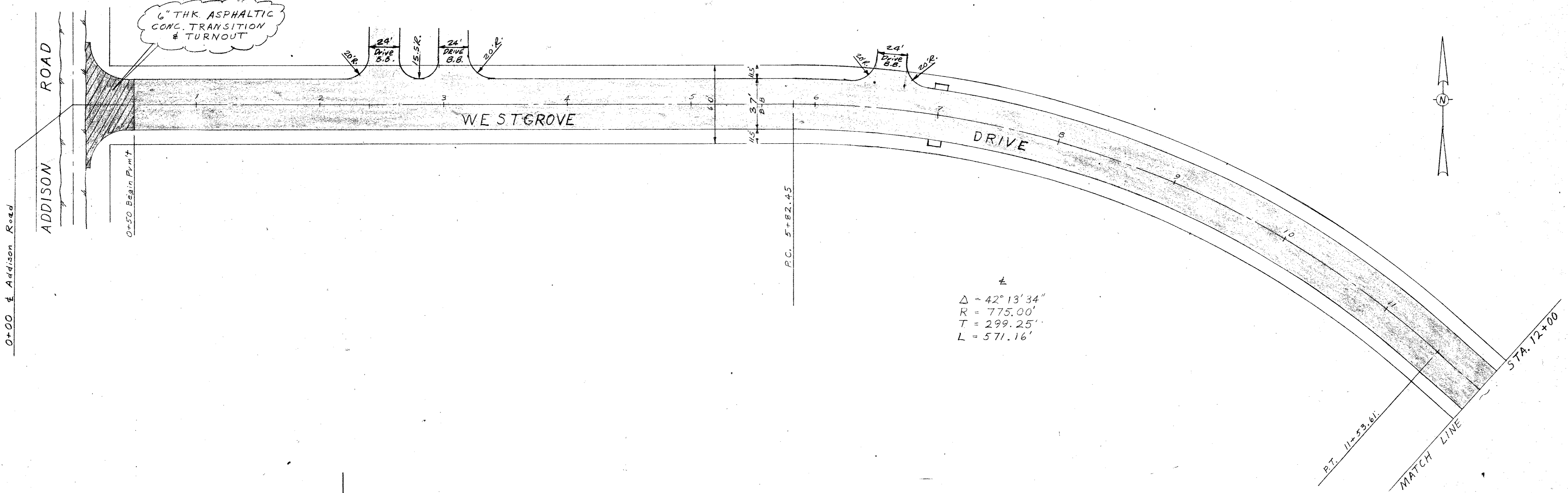


MADE IN U.S.A.  
 CLEARPRINT PAPER CO.

MADE IN U.S.A.  
 CLEARPRINT PAPER CO.

BENCH MARK: 60d nail in power pole, east side Addison Road, northwest corner Bent Tree Mercantile Park. Elev. 644.05

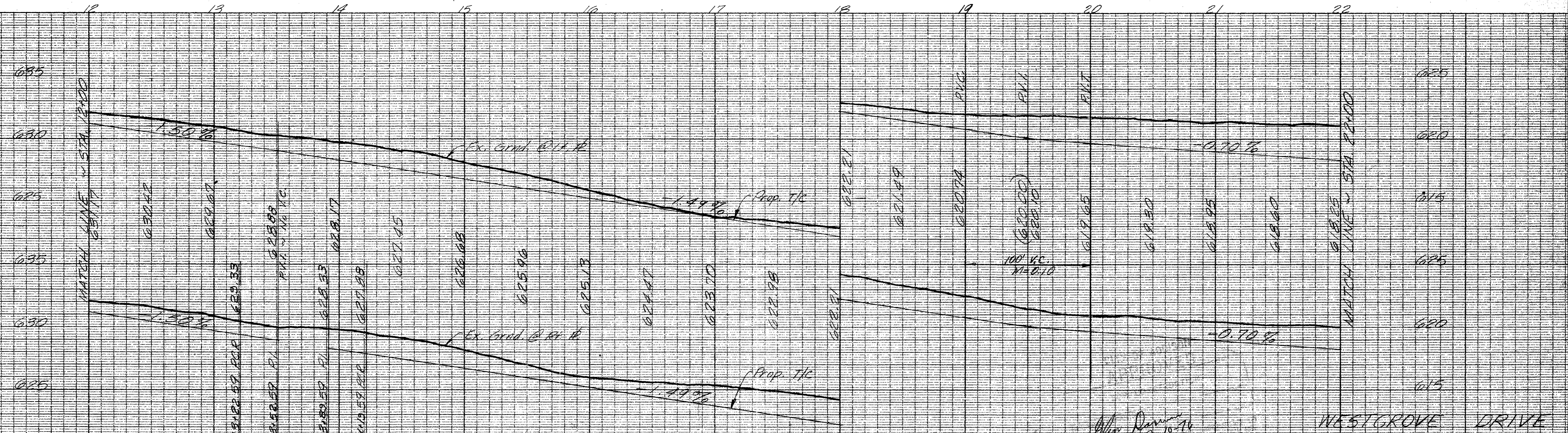
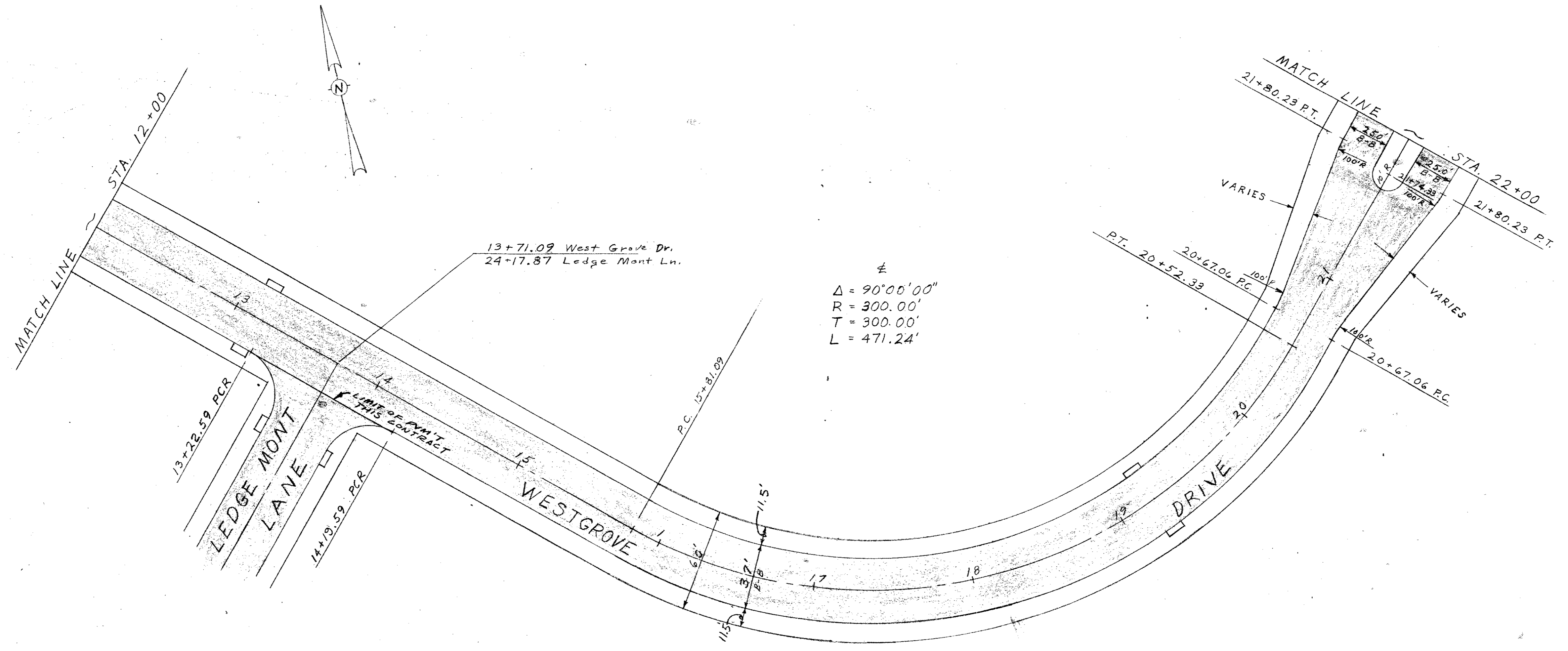
REVISD AUG. 16, 1976  
 M. R. K. PLATE No.



WESTGROVE DRIVE  
 STREET PAVING PLANS  
 BENT TREE  
 OAKS  
 ADDISON, TEXAS

THREADGILL - DOWDEY and ASSOCIATES						
CONSULTING ENGINEERS						
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
ARW	RE	ARW	11-75	1/4" = 1'-0"	426-E	1/3

BENCH MARK: 60d nail in power pole, east side Addison Road, northwest corner Bent Tree Mercantile Park. Elev. 644.05



REPRODUCTION OF ORIGINAL DRAWING  
 CLEARPRINT PAPER CO.  
 MADE IN U.S.A.

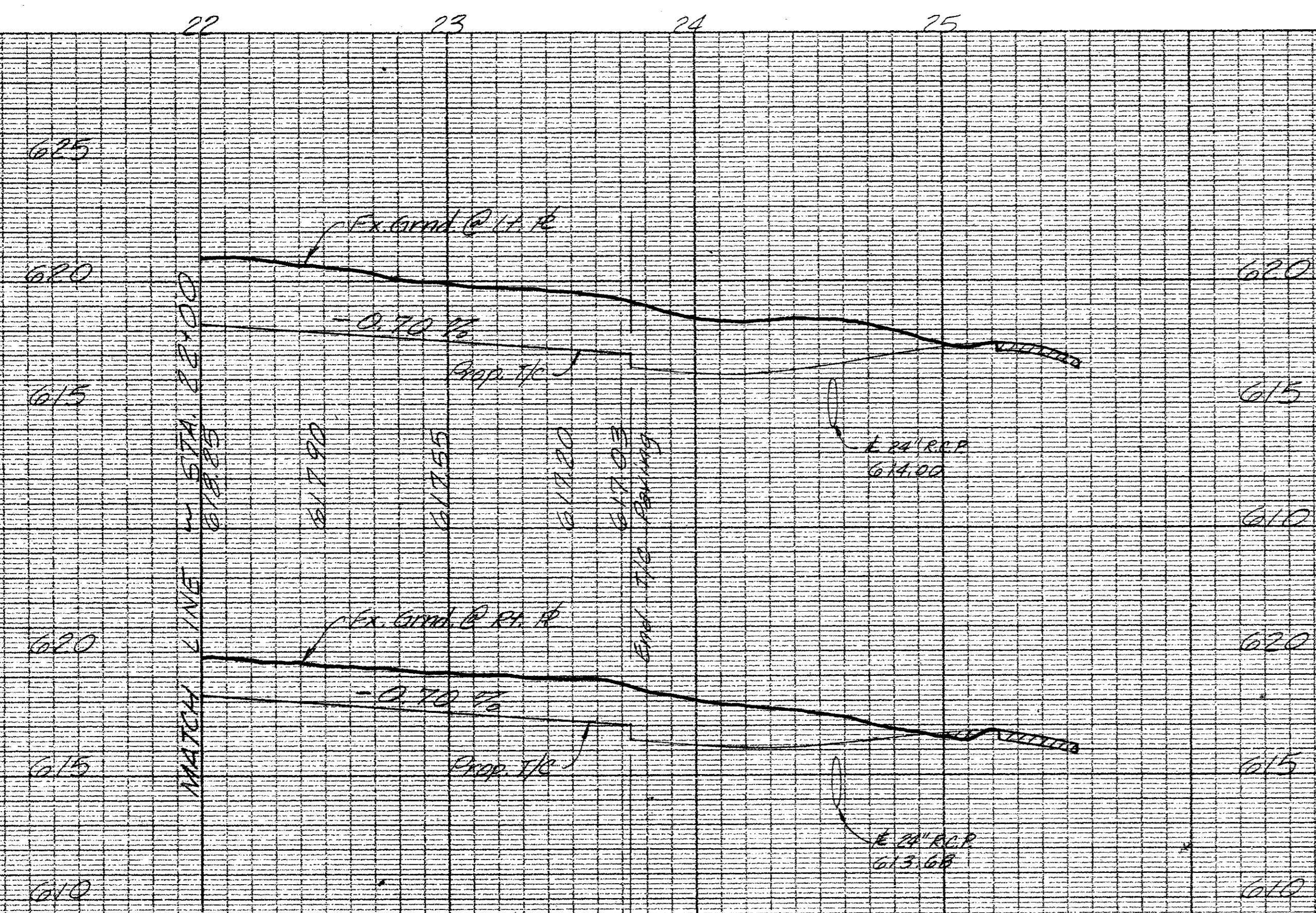
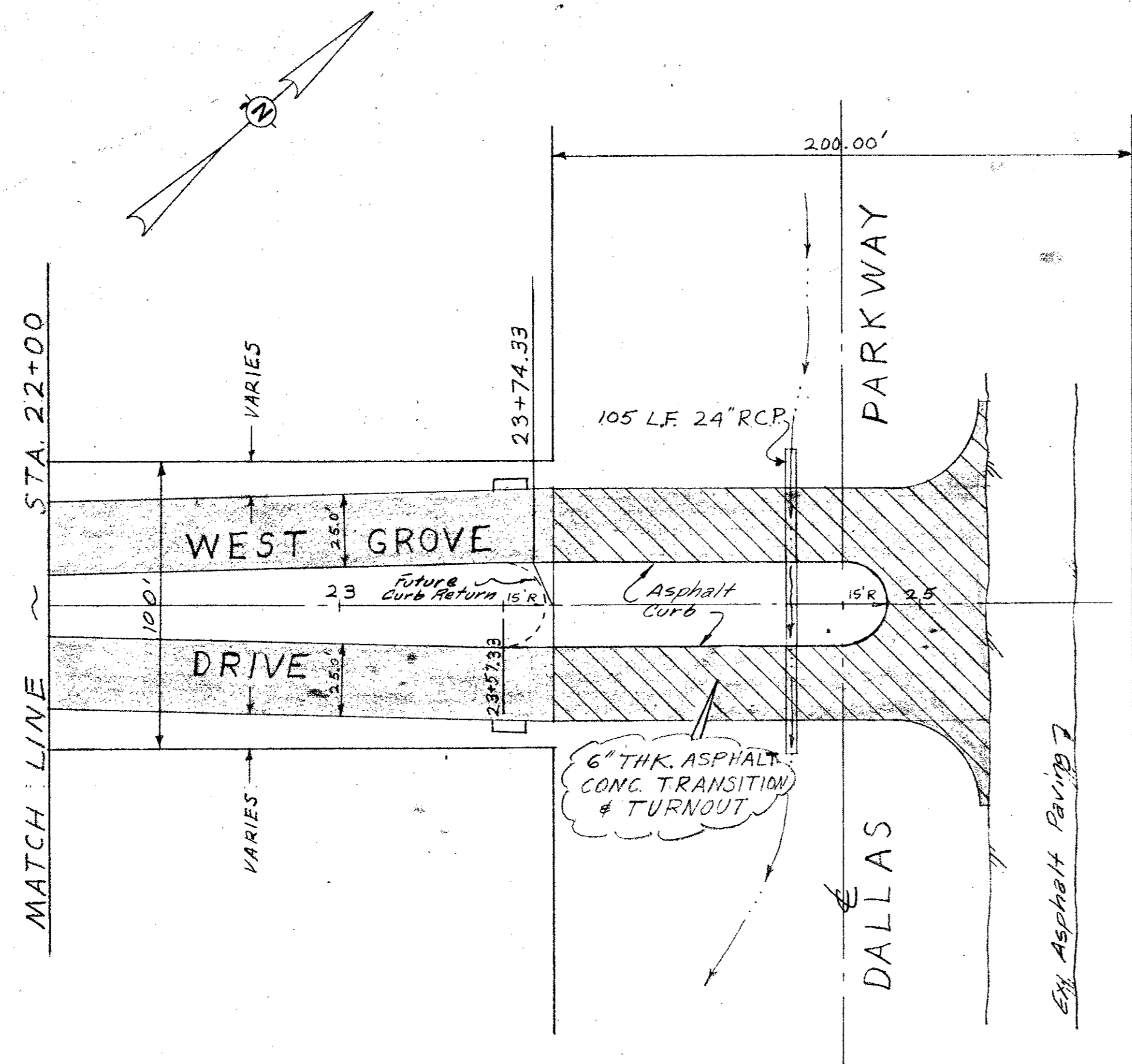
REPRODUCTION OF ORIGINAL DRAWING  
 CLEARPRINT PAPER CO.  
 MADE IN U.S.A.

BENCH MARK: 60d nail in power pole, east side Addison Road, northwest corner Bent Tree Mercantile Park, Elev. 644.05

WESTGROVE DRIVE  
 STREET PAVING PLANS  
 BENT TREE  
 OAKS  
 ADDISON, TEXAS

THREADGILL - DOWDEY and ASSOCIATES  
 CONSULTING ENGINEERS  
 DALLAS, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
ARW	RE	ARW	11-75	1/4" = 1'-0"	4206-E	2/3



*John D. ...*  
9-10-76

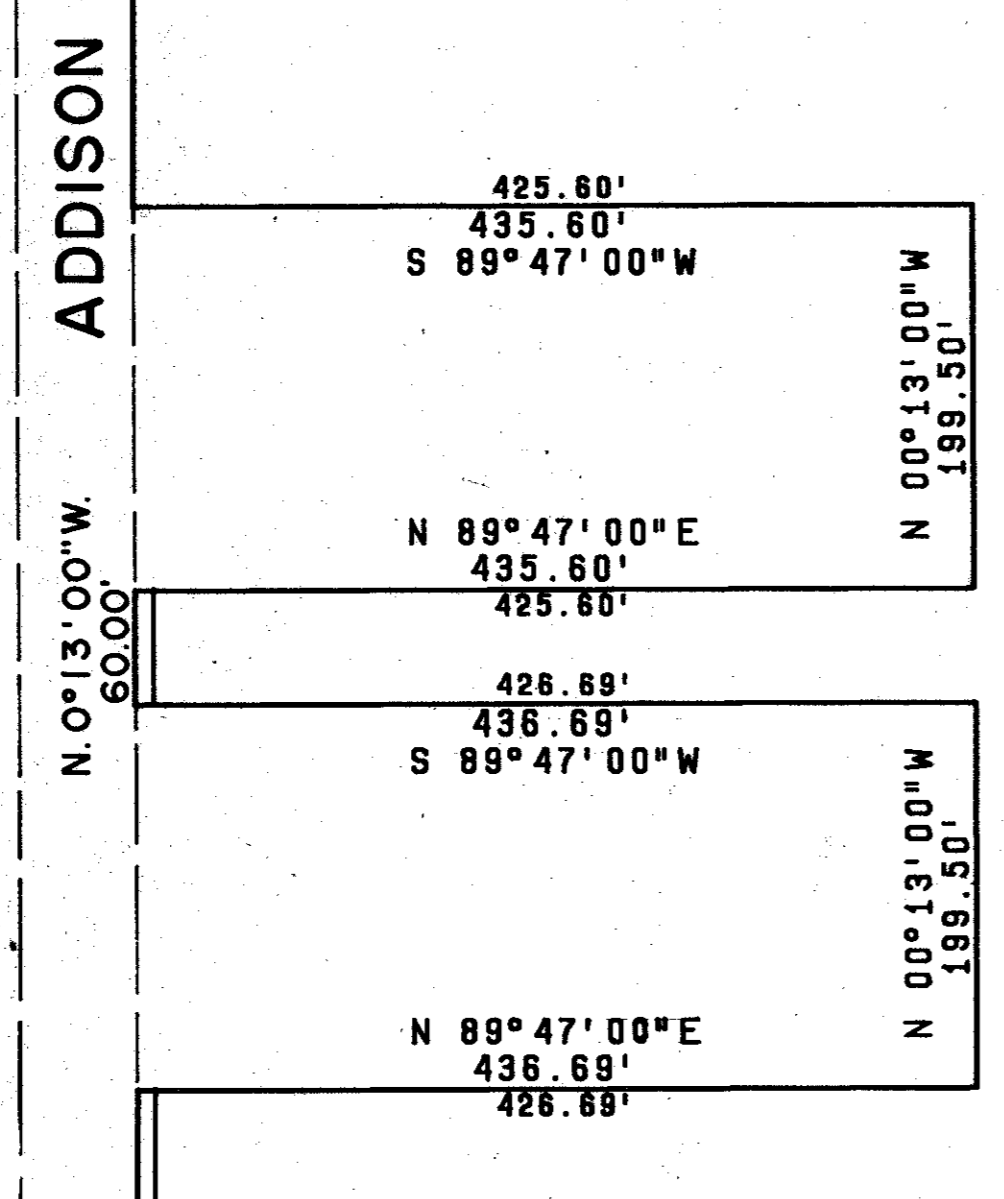
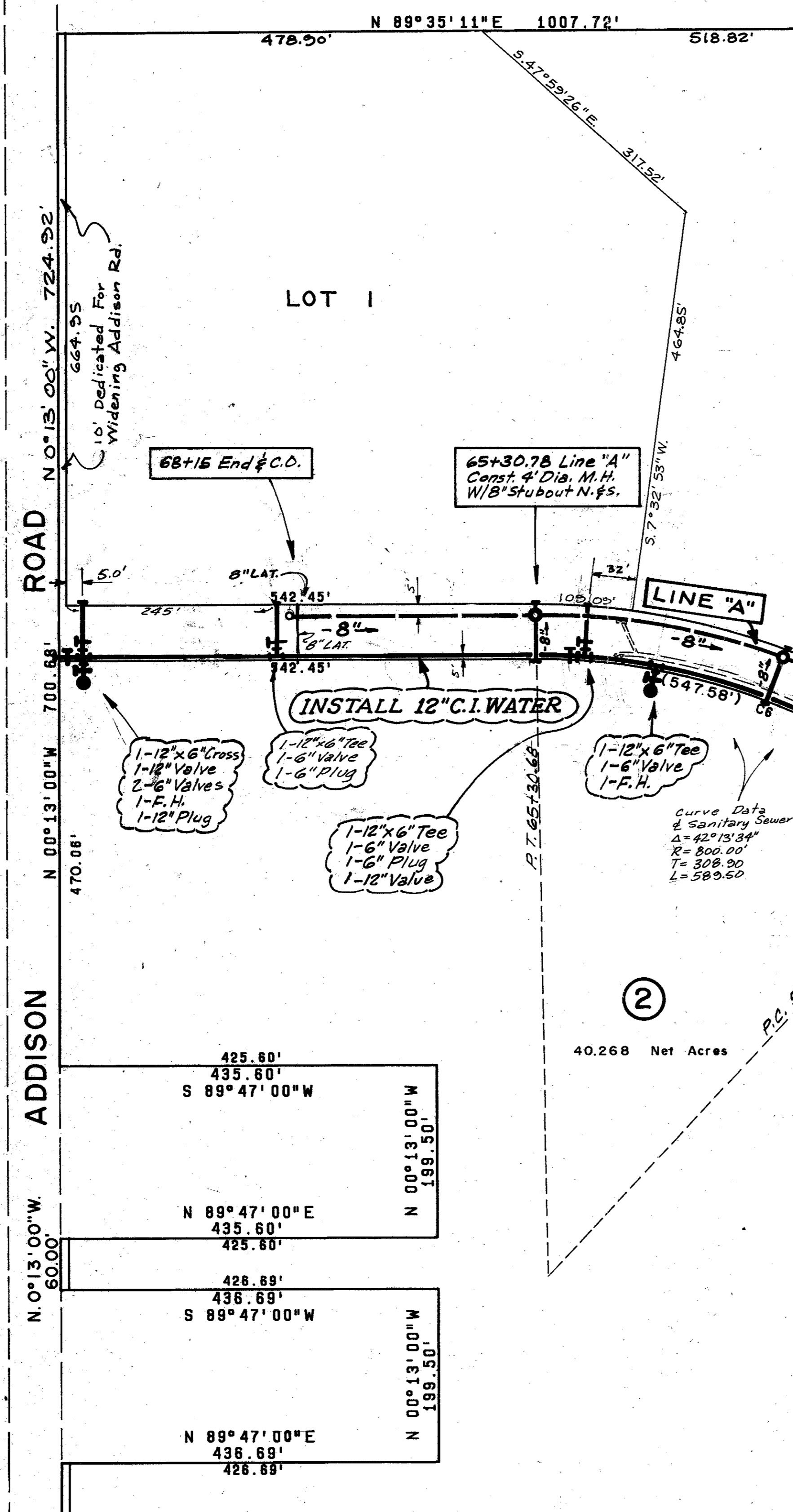
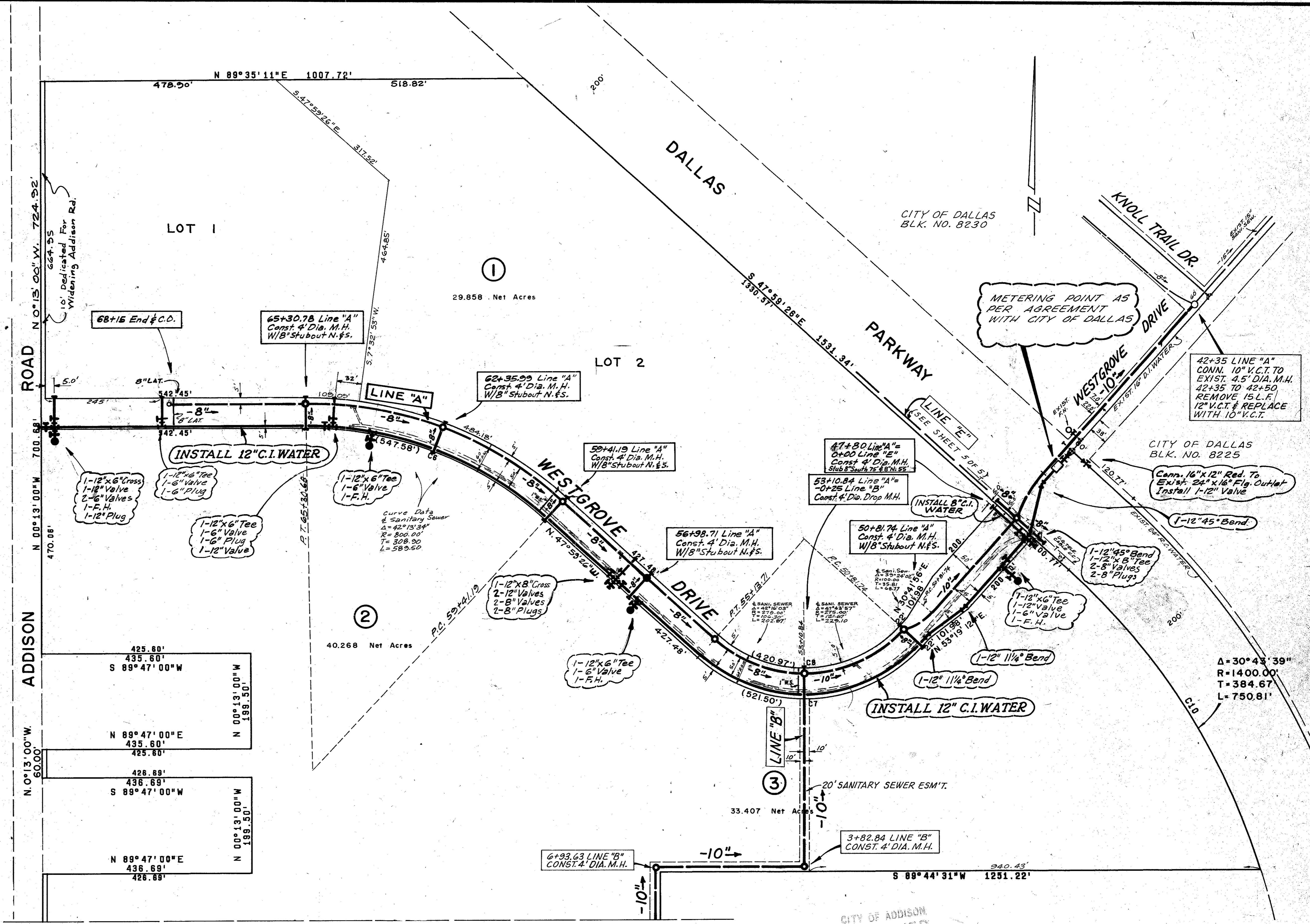
WEST GROVE DRIVE  
STREET PAVING PLANS  
BENT TREE  
OAKS  
ADDISON, TEXAS

THREADGILL - DOWDEY and ASSOCIATES						
CONSULTING ENGINEERS DALLAS, TEXAS						
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
ARW	RE	ARW	11-75	1"=40' 1/2"=20'	426-E	3/3

BENCH MARK: 60d nail in power pole, east side Addison Road, northwest corner Bent Tree Mercantile Park. Elev. 644.05

MADE IN U.S.A.  
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CLEARPRINT, PROFILE PAPER, PLATE A

MADE IN U.S.A.  
CLEARPRINT PAPER CO.  
CLEARPRINT, PROFILE PAPER, PLATE A



MATCH LINE PLATE NO.

CHORD BEARING		CHORD DISTANCE	RADIUS	CENTRAL ANGLE	ARC	TAN
1	00° 00' 00"	424.26	300.00	99° 00' 00"	471.24	300.00
2	00° 00' 00"	775.00	175.00	134° 33' 34"	571.16	299.25
3	00° 00' 00"	250.00	42.19	134° 33' 34"	134.61	96.74
4	00° 00' 00"	160.45	42.19	134° 33' 34"	208.24	109.13
5	00° 00' 00"	157.00	42.19	134° 33' 34"	160.98	84.34
6	00° 00' 00"	203.34	42.19	134° 33' 34"	247.58	286.89
7	00° 00' 00"	137.50	42.19	134° 33' 34"	160.98	84.34
8	00° 00' 00"	535.27	42.19	134° 33' 34"	521.50	332.00
9	00° 00' 00"	469.27	42.19	134° 33' 34"	420.97	268.00
10	00° 00' 00"	379.57	42.19	134° 33' 34"	354.75	211.65
11	00° 00' 00"	581.30	42.19	134° 33' 34"	594.75	311.65
12	00° 00' 00"	741.85	42.19	134° 33' 34"	750.81	384.67

CITY OF ADDISON  
**APPROVED**  
 FOR CONSTRUCTION

*Steve Down*  
 9-10-76

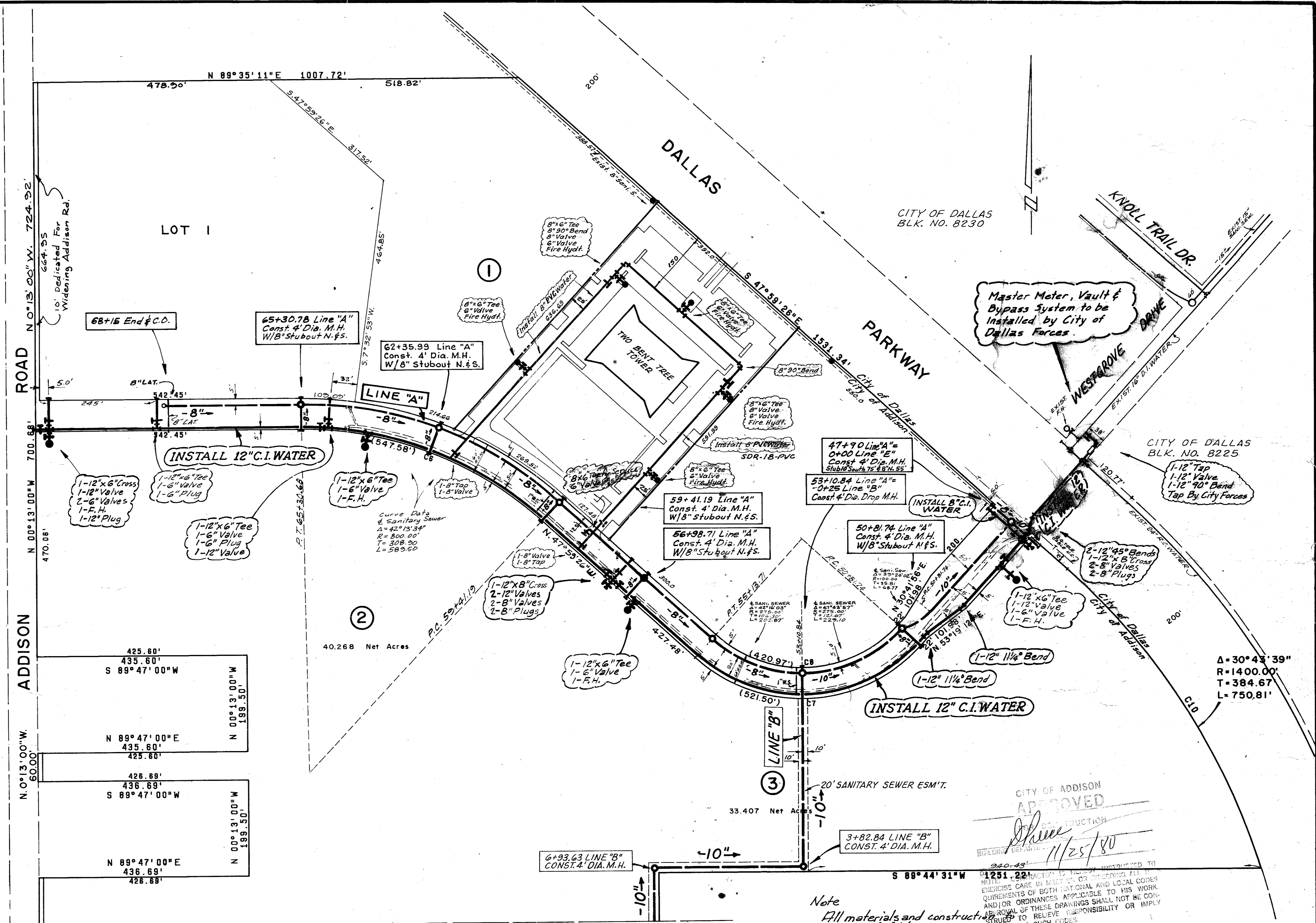
NOTE: CONTRACTOR IS NEARLY UNLIMITED BY EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA AND CONDITIONS BEFORE CONSTRUCTION. THE CITY OF ADDISON ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

**WATER & SEWER PLANS  
 BENT TREE OAKS**

ADDISON, DALLAS COUNTY, TEXAS

THREADGILL-DOWDEY and ASSOCIATES  
 CONSULTING ENGINEERS DALLAS, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
M.R.K.	M.R.K.	D.M.D.	JUNE, 76	1"=100'	8014	1



425.60'	435.60'	S 89°47'00"W	N 00°13'00"W	199.50'
N 89°47'00"E	435.60'	425.60'	N 00°13'00"W	199.50'
426.69'	436.69'	S 89°47'00"W	N 00°13'00"W	199.50'
N 89°47'00"E	436.69'	426.69'	N 00°13'00"W	199.50'

MATCH LINE PLATE NO.

CURVE DATA						
CHORD BEARING	CHORD DISTANCE	RADIUS	CENTRAL ANGLE	ARC	TAN	
27° 00' 34"	424.26'	300.00'	90° 00' 00"	471.24'	300.00'	
69° 00' 13"	558.32'	775.00'	42° 13' 34"	571.16'	299.25'	
20° 21' 10"	250.00'	250.00'	42° 18' 35"	184.61'	196.74'	
20° 51' 16"	157.34'	213.00'	42° 18' 35"	160.98'	84.36'	
69° 00' 34"	260.85'	342.00'	90° 00' 00"	342.00'	286.89'	
27° 00' 34"	379.00'	263.00'	90° 00' 00"	420.97'	311.00'	
69° 00' 13"	581.85'	807.00'	42° 13' 34"	594.61'	268.00'	
20° 21' 10"	741.85'	1400.00'	30° 43' 39"	750.61'	384.67'	

Note  
 All materials and construction to be in accordance with City of Addison  
 Fire plugs to be Mueller Centurion  
 PVC water main to be SDR-18

CITY OF ADDISON  
 APPROVED  
 11/25/80

Rev 22 Nov 80

**WATER & SEWER PLANS**  
**BENT TREE OAKS**

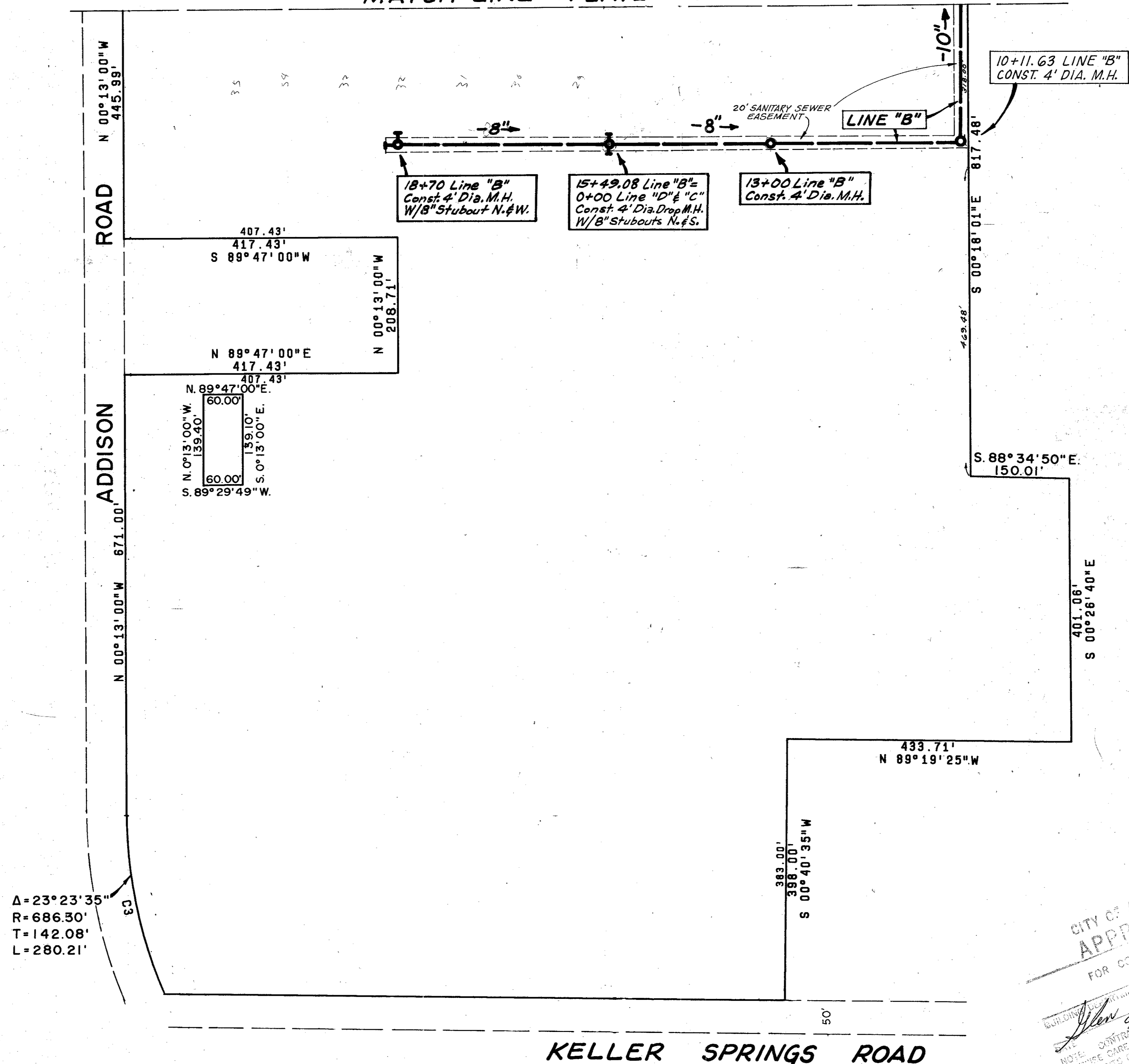
ADDISON, DALLAS COUNTY, TEXAS  
 THREADGILL-DOWDEY and ASSOCIATES  
 CONSULTING ENGINEERS DALLAS, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
M.R.K.	M.R.K.	D.M.D.	JUNE, 76	1"=100'	8014	1

BENT TREE TOWER NO 2  
 FERGUSON-DEERE INC  
 CONSULTING ENGINEERS  
 9817 KINGSLEY RD  
 DALLAS TX  
 OCTOBER 1980



MATCH LINE PLATE NO.



CITY OF ADDISON  
**APPROVED**  
 FOR CONSTRUCTION

*John Dorman*  
 9-10-76

NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN THE USE OF THESE PLANS AND TO OBTAIN APPROVAL OF THESE PLANS FROM THE CITY ENGINEER AND/OR ORDINANCES AND TO BE RESPONSIBLE TO THE CITY ENGINEER TO RELIEVE RESPONSIBILITY FOR ANY VARIANCE TO SUCH CODES.

CHORD BEARING	CHORD DISTANCE	CURVE DATA			
		RADIUS	CENTRAL ANGLE	ARC	TAN
20° 51' 16"	203.54'	282.90'	42° 18' 35"	203.24'	109.13'
11° 54' 48"	273.27'	676.30'	23° 23' 35"	280.21'	142.08'
		686.30'			

**WATER & SEWER PLANS**  
**BENT TREE OAKS**

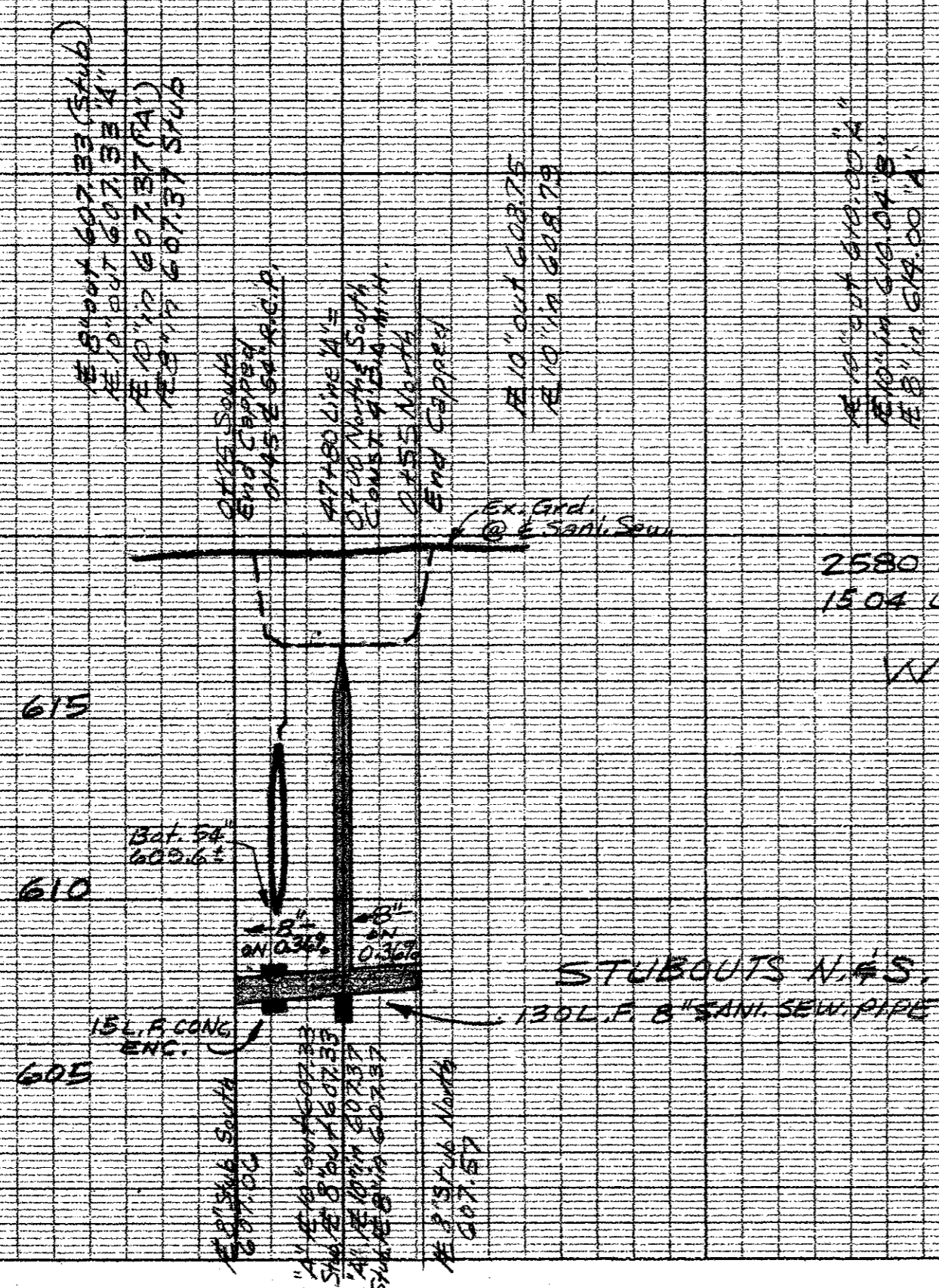
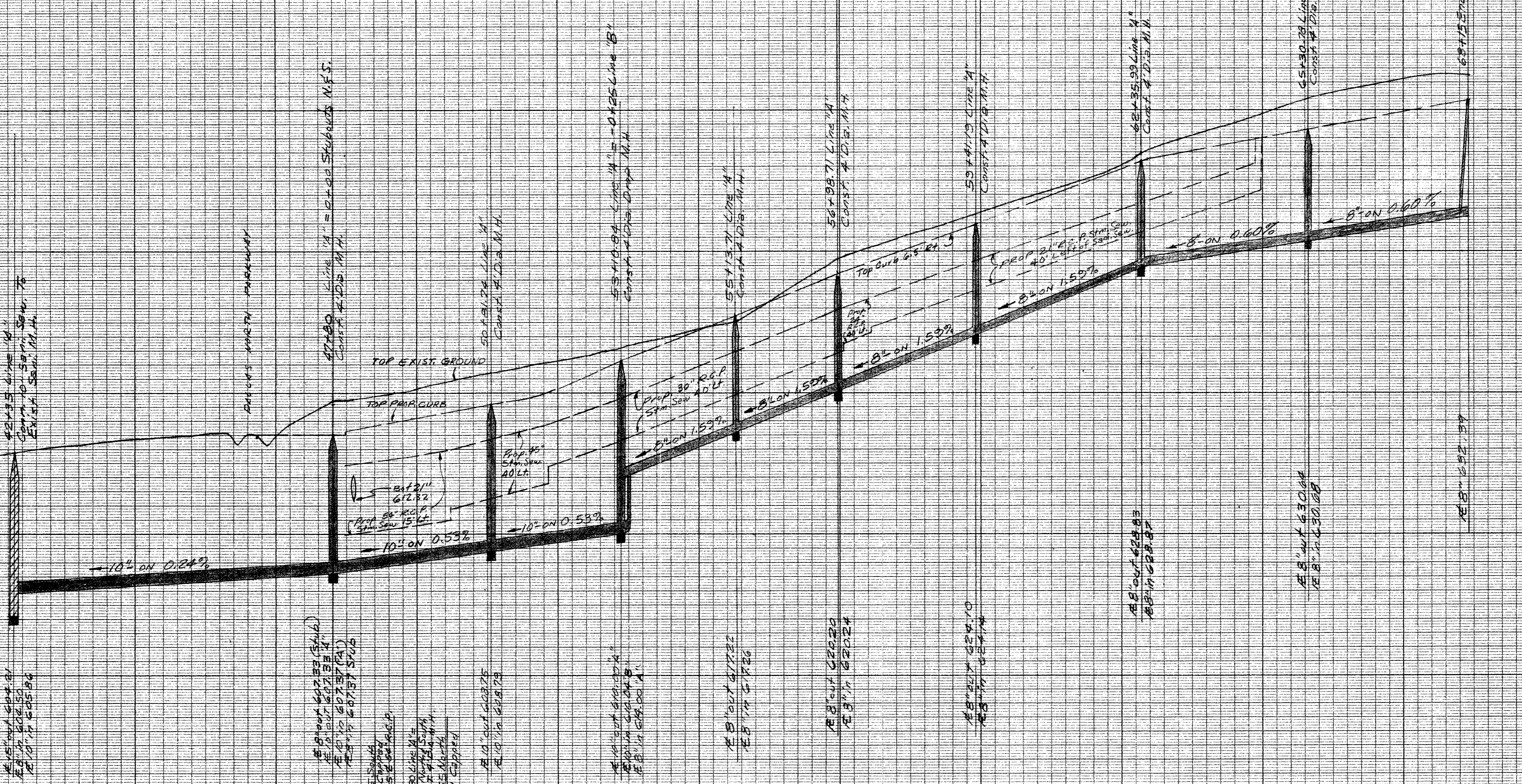
ADDISON, DALLAS COUNTY, TEXAS  
 THREADGILL - DOWDEY and ASSOCIATES  
 CONSULTING ENGINEERS DALLAS, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
M.R.K.	M.R.K.	D.M.D.	JUNE, 76	1"=100'	8014	

42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69

640  
635  
630  
625  
620  
615  
610  
605  
600

640  
635  
630  
625  
620  
615  
610  
605  
600



LINE "A"  
2580 L.F. 8" SANITARY SEWER PIPE  
1504 L.F. 10" SANITARY SEWER PIPE  
WESTGROVE DRIVE

APPROVED  
9-10-76

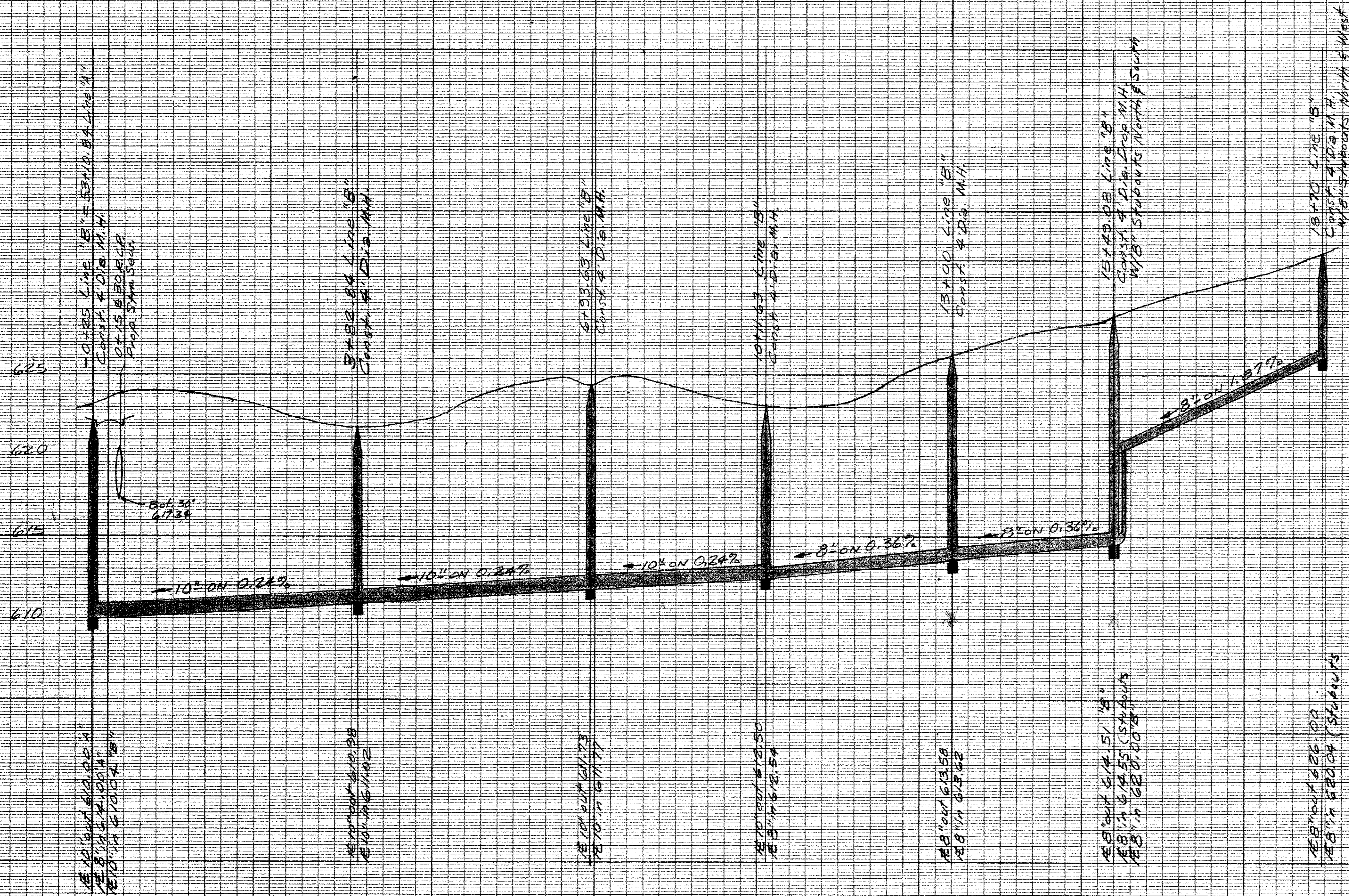
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CLEARING PAPER CO.

MADE IN U.S.A.  
CLEARING PAPER CO.

BENCH MARK: 60d nail in power pole, east side Addison Road, northwest corner Bent Tree Oaks. Elev. 644.05

WATER & SEWER PROFILES						
BENT TREE OAKS						
ADDISON, DALLAS COUNTY, TEXAS						
THREADGILL, DOWDEY and ASSOCIATES CONSULTING ENGINEERS DALLAS, TEXAS						
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
M.R.K.	M.R.K.	J.H.	JUNE 1976	1"=100' 1"=40'V.	8014	1

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19



LINE "B"  
 858 L.R. 8" SANITARY SEWER PIPE  
 1037 L.R. 10" SANITARY SEWER PIPE

*Alan Danner*  
 7-10-76

CLEARPRINT PAPER CO.  
 CLEARPRINT PROFILE PAPER CO.  
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CLEARPRINT PAPER CO.  
 CLEARPRINT PROFILE PAPER CO.  
 MADE IN U.S.A.

BENCH MARK: 60d nail in power pole  
 no. AG-11B-114 east side of  
 Addison Road, first pole south  
 of Kemp Eng. Co.  
 Elev. 638.78

WATER & SEWER PROFILES						
BENT TREE OAKS						
ADDISON, DALLAS COUNTY, TEXAS						
THREADGILL, DOWDEY and ASSOCIATES						
CONSULTING ENGINEERS DALLAS, TEXAS						
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
M.R.K.	M.R.K.	J.H.	JUNE 1976	1"=100' 1"=4'V.	B014	3