

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

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  
COUNTY OF DALLAS

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  
COUNTY OF DALLAS

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  
COUNTY OF DALLAS

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.

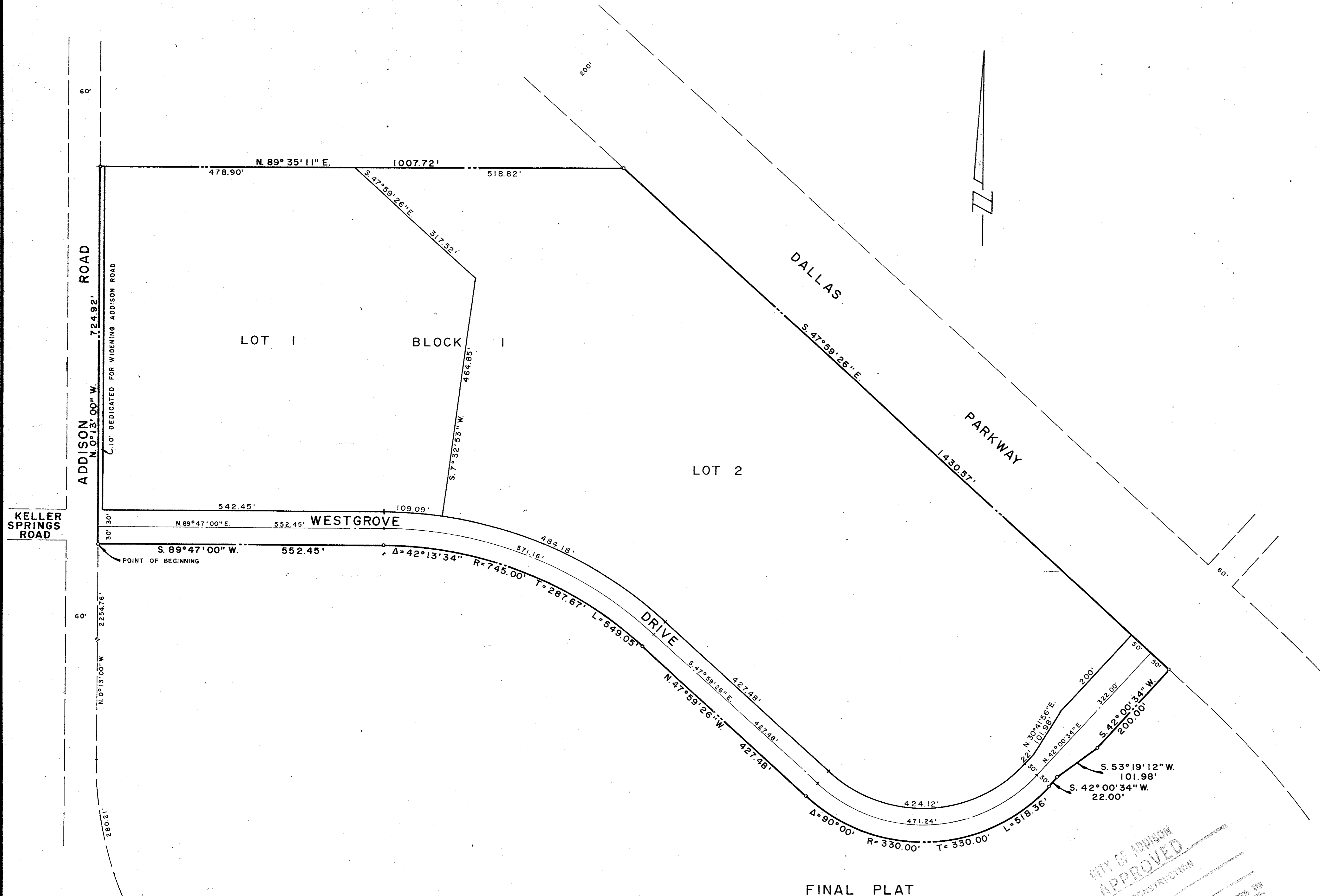
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

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

MAYOR

SECRETARY



KELLER SPRINGS ROAD

ADDISON ROAD  
N. 0° 13' 00" W.  
724.92'  
C. 10' DEDICATED FOR WIDENING ADDISON ROAD

KELLER SPRINGS ROAD

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  
I HEREBY CERTIFY THAT I HAVE REVIEWED ALL THE PLATTING REQUIREMENTS APPLICABLE TO THE ABOVE DESCRIBED PLAT AND I AM SURE THAT THE SAME COMPLY WITH ALL CITY ORDINANCES AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR SUCH CITY.