



**BENT TREE III**  
TO THE CITY OF ADDISON  
DALLAS COUNTY, TEXAS  
WILLIAM LOMAX SURVEY, ABSTRACT 772

SCALE: 1"=100'      MAY 1, 1977

OWNER:  
FOLSON INVESTMENT CO.  
P.O. BOX 20755  
DALLAS, TEXAS 75220

ENGINEER:  
BILLY L. STEPHENSON & ASSOCIATES  
2720 HIGHLAND ROAD  
DALLAS, TEXAS 75228

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Folson Investment Company is the owner of two tracts of land in the City of Addison, east of the William Lomax Survey, Abstract No. 792, Dallas County, Texas, and being more particularly described as follows:

**TRACT I**

Commencing at a point for a corner on the most southerly Southeast corner of Bent Tree Brook, an Addition to the City of Addison as recorded in Volume 78178 at Page 5765 of the Deed Records of Dallas County, Texas, South 42° 00' 34" West, 544.92 feet from the South right of way line of Westgrove Drive to the point of beginning;

Thence South 42° 00' 34" West 35.51 ft. to the beginning of a curve to the left whose central angle is 42° 18' 35" and whose radius is 280.00 ft., and whose tangents are 108.35 ft.;

Thence along said curve 206.77 ft. to the end of said curve;

Thence South 0° 18' 01" East, 179.37 ft. to a point for a corner;

Thence South 89° 47' 00" West, 300.21 feet to a point for a corner;

Thence North 0° 13' 00" West, 394.25 ft. to a point for a corner;

Thence North 89° 47' 00" East, 396.47 ft. to the point of beginning, and containing 124,793.77 sq. ft. or 2.865 acres of land.

**TRACT II**

Beginning at a point formed by the intersection of the South right of way line of Westgrove Drive and the East right of way line of Ledge Mont Lane; Thence along said South right of way line of Westgrove Drive South 47° 59' 26" East a distance of 170.00 ft. to the point of curvature of a circular curve to the left whose central angle is 39° 59' 20", whose radius is 330.00 ft., and whose tangents are 120.07 ft.;

Thence along said circular curve to the left a distance of 230.32 ft. to the point of tangency;

Thence departing the said south right of way line of Westgrove Drive South 00° 15' 29" East a distance of 361.74 ft. to a corner;

Thence South 89° 44' 31" West a distance of 290.79 ft. for a corner;

Thence South 00° 18' 01" East a distance of 318.00 ft. to a corner;

Thence South 89° 41' 59" West a distance of 491.45 ft. to a corner in the East right of way line of Ledge Mont Lane;

Thence along the said East right of way line of Ledge Mont Lane North 00° 18' 01" West a distance of 302.33 ft. to the point of curvature of a circular curve to the right whose central angle is 42° 18' 35", whose radius is 220.00 ft., and whose tangents are 85.13 ft.;

Thence along said circular curve to the right a distance of 162.46 ft. to the point of tangency;

Thence North 42° 00' 34" East a distance of 580.43 ft. to the place of beginning and containing 441,607,191 sq. ft. or 10.138 acres of land.

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS  
That I, Larry Showalter do hereby designate this plat as the Bent Tree III Addition to the City of Addison, Texas and do hereby dedicate any claim we may have on the public streets to the public use forever.

Larry Showalter - Vice-President  
Folson Investment Company

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 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 \_\_\_\_\_, 19\_\_.

Notary Public in and for Dallas County, Texas  
ENGINEER'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 Professional Engineer 12950  
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 \_\_\_\_\_, 19\_\_.

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 14 day of August, 1977.

ATTEST  
Jacqueline Sharp  
City Secretary

Notary Public in and for Dallas County, Texas  
Billy L. Stephenson