

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. 6° 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 dedicate to the public use forever the streets, alleys and public use areas shown hereon. 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 2nd day of November A.D., 1976.

FOLSOM INVESTMENTS, INC.

Denny Holman
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 2nd day of November A.D., 1976.

Boots J. Thomas
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
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 6th day of November A.D., 1976.

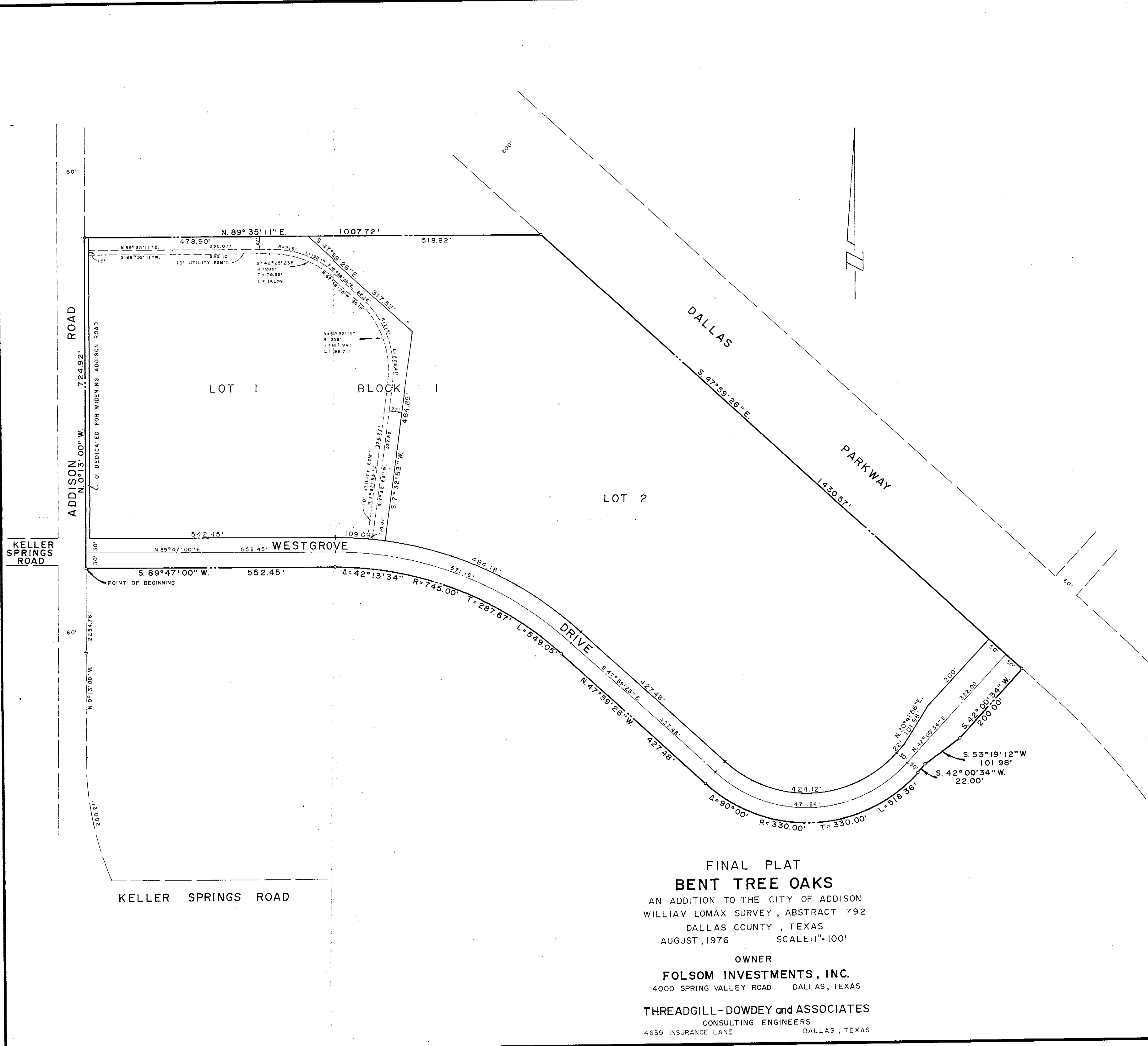
BUILDING DEPARTMENT
Edna L. DeLoach
Notary Public in and for Dallas County, Texas
NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN MEETING OR EXCEEDING ALL REQUIREMENTS OF BOTH NATIONAL AND LOCAL CODES AND/OR ORDINANCES APPLICABLE TO HIS WORK. APPROVAL OF THESE DRAWINGS SHALL NOT BE CONSTRUED TO BE AN ENDORSEMENT OR IMPLY VARIANCE TO SUCH CODES.

APPROVED this the 18th day of November A. D., 1976 by the City Council of Addison, Texas.

Jim Hedding
MAYOR

Janice W. Stevens
SECRETARY

Volume 76231
Page 1898



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