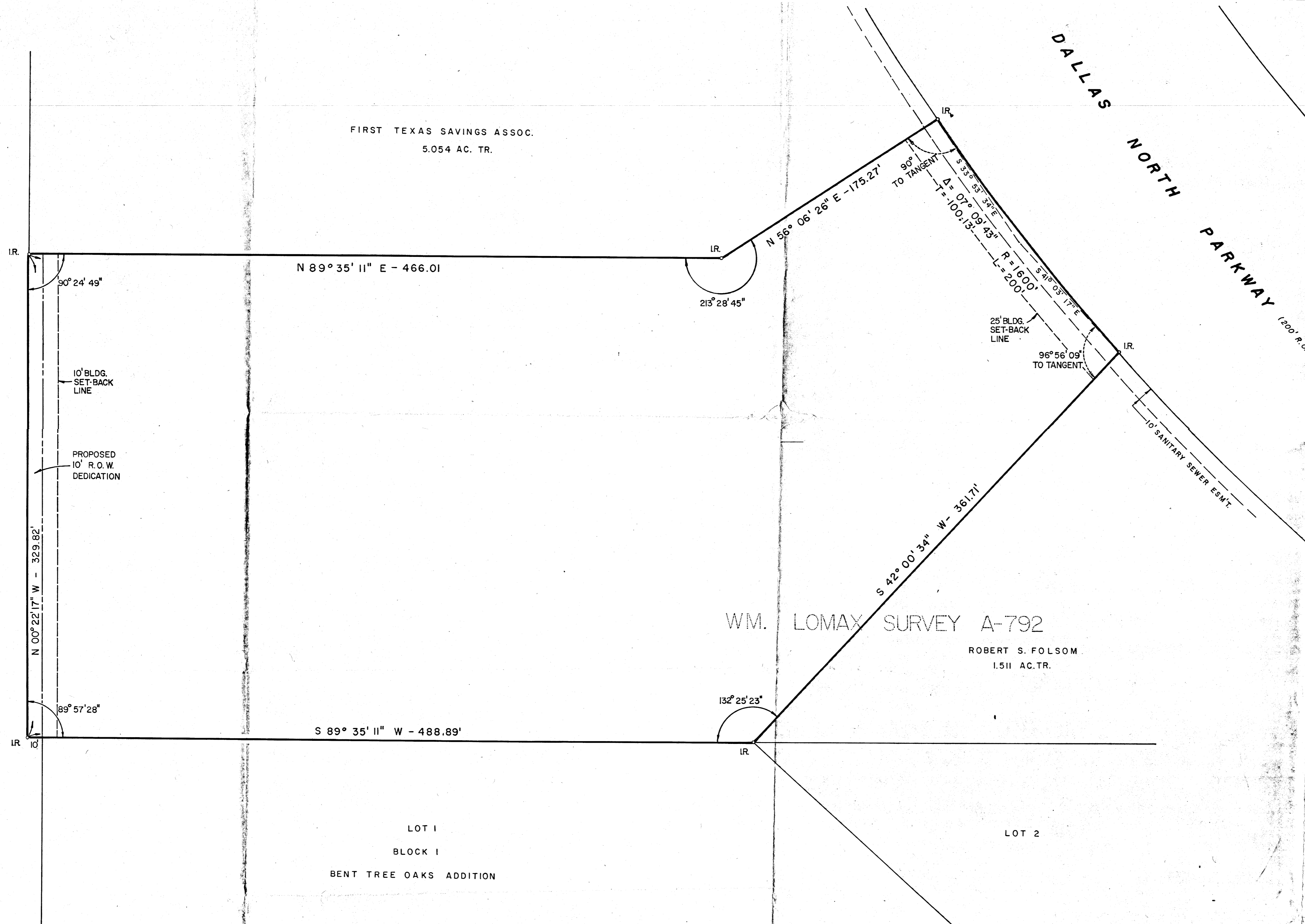




ADDISON ROAD (60' R.O.W.)



FIRST TEXAS SAVINGS ASSOC.
5.054 AC. TR.

WM. LOMAX SURVEY A-792

ROBERT S. FOLSOM
1.511 AC. TR.

LOT 1
BLOCK 1
BENT TREE OAKS ADDITION

LOT 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, J. STILES, INC., is the owner of a tract of land situated in the William Lomax Survey, Abstract 792, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in the East ROW line of Addison Road (a variable width ROW); said point being South 89°35'11" West, 10.00 feet from the Northwest corner of BENT TREE OAKS ADDITION, an addition to the City of Addison, recorded in Volume 78004, Page 0007 of the Deed Records of Dallas County, Texas;

THENCE North 00°22'17" West, 329.82 feet with the East line of Addison Road to an iron rod at the Southwest corner of the First Texas Savings Association 5.054 acre tract;

THENCE North 56°06'26" East, 175.27 feet to an iron rod for corner in the West ROW line of Dallas North Parkway (a 200 foot ROW); said point being on a curve to the left having a central angle of 07°09'43" and a radius of 1600.00 feet bearing North 56°06'22" East;

THENCE around said curve and with the West line of Dallas North Parkway, a distance of 200.00 feet to an iron rod at the North corner of the Robert S. Folsom 1.511 acre tract;

THENCE South 42°00'34" West, 361.71 feet with the Northwest line of the Folsom tract to an iron rod at the Northeast corner of Lot 1, Block 1 of Bent Tree Oaks Addition;

THENCE South 89°35'11" West, 488.89 feet with the North line of Bent Tree Oaks Addition to the PLACE OF BEGINNING and containing 217,797.37 square feet or 5.000 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, J. STILES, INC., does hereby adopt this plat designating the hereinabove described as TWIN TREES, an addition to the City of Addison, Dallas County, Texas, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using them. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips; and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity, at any time, of procuring the permission of anyone.

WITNESS MY HAND AT DALLAS, TEXAS, this the ____ day of _____, 1980.

J. STILES, INC.

Jerry D. Stiles, President

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared JERRY D. STILES, 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 J. STILES, 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 ____ day of _____, 1980.

Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

THAT I, ROBERT L. WRIGHT, do hereby certify that I have 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 of Addison, Texas.

Robert L. Wright, P.E.

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared ROBERT L. WRIGHT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

Notary Public in and for Dallas County, Texas

Approved 8/13/80
Jacquie Sharp
City Secretary
[Signature]

Table with columns for No., REVISIONS, and BY.

DESIGN R.T.N.
DRAWN H.C.J.
CHECKED R.L.W.
APPROVED R.L.W.
DATE JULY 21, 1980

FINAL PLAT
TWIN TREES
AN ADDITION TO THE CITY OF ADDISON, DALLAS COUNTY, TEXAS
J. STILES, INC.
19200 PRESTON ROAD, DALLAS, TEXAS

HERMAN BLUM
CIVIL ENGINEERS, INC.
1801 NORTH LAMAR STREET
DALLAS, TEXAS 75202 214 / 741-7701

SHEET NO. 1
OF 1 SHEETS
JOB NO.