

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:

BEGINNING at the intersection of the east line of Addison Road (a 60 foot R.O.W.) with the southline of Westgrove Drive (a 60 foot R.O.W.);
THENCE along the said south line of Westgrove Drive the following bearings and distances:
1 89° 47' 00" E, 552.45 ft. to the beginning of a curve to the right having a central angle of 42° 13' 34" and a radius of 745.00 ft.; THENCE S 47° 59' 26" E, 257.49 ft. to a point for corner;
THENCE leaving the southwesterly line of said Westgrove Drive, S 42° 00' 34" W, 490.466 ft. to a point for corner;
THENCE S 89° 47' W, 579.585 ft. to a point for corner;
THENCE N 0° 13' W, 259.5 ft. to a point for corner;
THENCE S 89° 47' W, 334.6 ft. to a point for corner in the said east line of Addison Road;
THENCE N 0° 13' W, 470.06 ft. along said east line of Addison Road to the Point of Beginning and containing 15.5425 acres (677,032 sq. ft.) of land.

NOW, HEREOF, KNOW ALL MEN BY THESE PRESENTS:

FAT 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 BROOK, 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 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 utilities 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 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 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 30th day of March 1978.

FOLSOM INVESTMENTS, INC.
LARRY SHOWALTER
CARRY SHOWALTER

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 LARRY SHOWALTER, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me 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 30th day of March 1978.

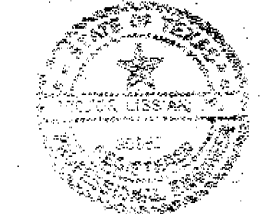
Christian ...
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TX.

ENGINEER'S CERTIFICATION

STATE OF TEXAS I
COUNTY OF DALLAS I

NOW ALL MEN BY THESE PRESENTS: That I, VICTOR LESIAK, JR., do hereby certify that I prepared the plat from an actual and accurate survey of the land in accordance with the platting rules and regulations of the City of Addison, Texas.

Victor Lesiak, Jr.
VICTOR LESIAK, JR.
REGISTERED PROFESSIONAL ENGINEER

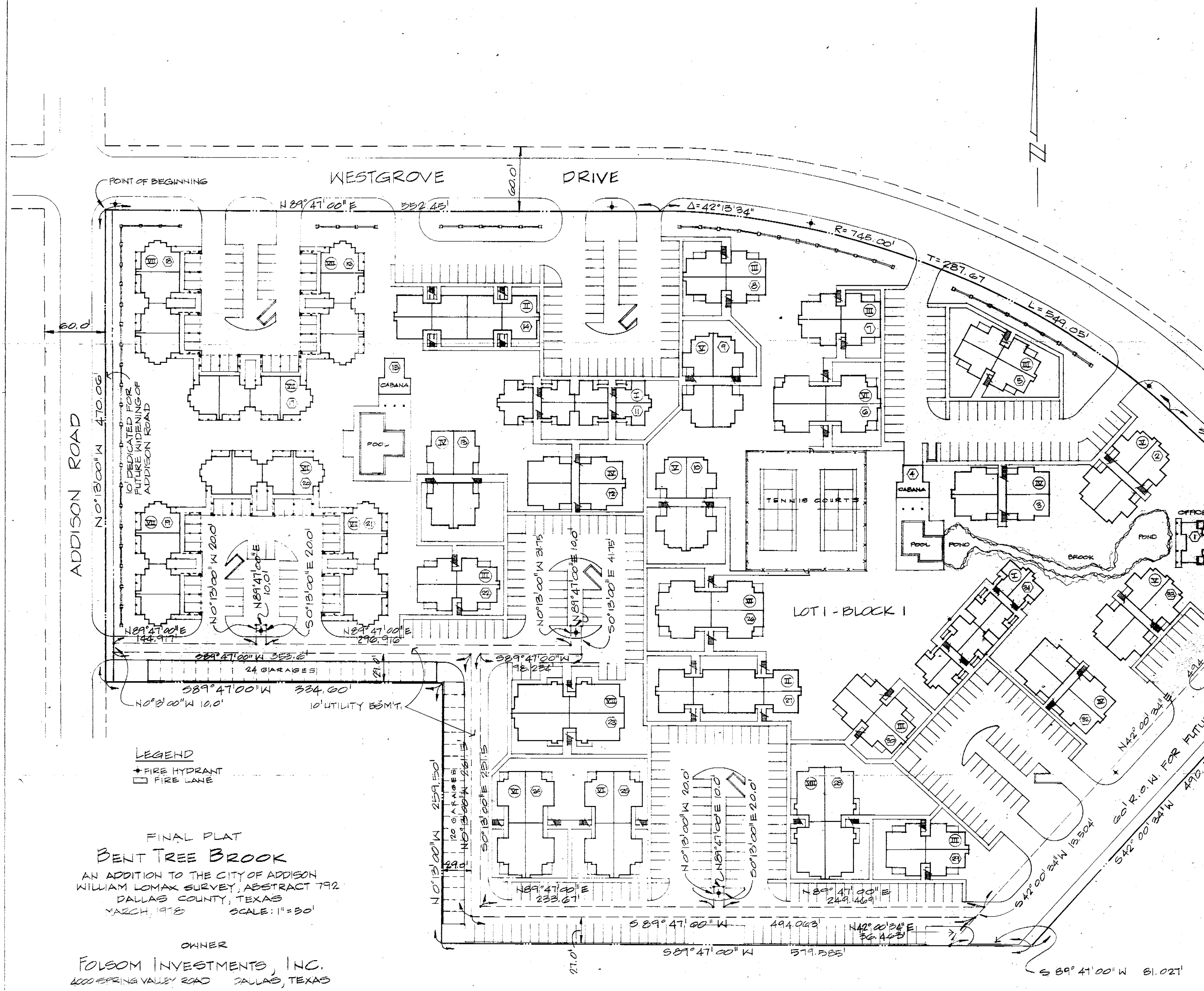


STATE OF TEXAS I
COUNTY OF DALLAS I

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared VICTOR LESIAK, JR., 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 30th day of March 1978.

Louanna ...
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TX.



LEGEND
+ FIRE HYDRANT
□ FIRE LANE

FINAL PLAT
BENT TREE BROOK
AN ADDITION TO THE CITY OF ADDISON
WILLIAM LOMAX SURVEY, ABSTRACT 792
DALLAS COUNTY, TEXAS
MARCH, 1978 SCALE: 1"=30'

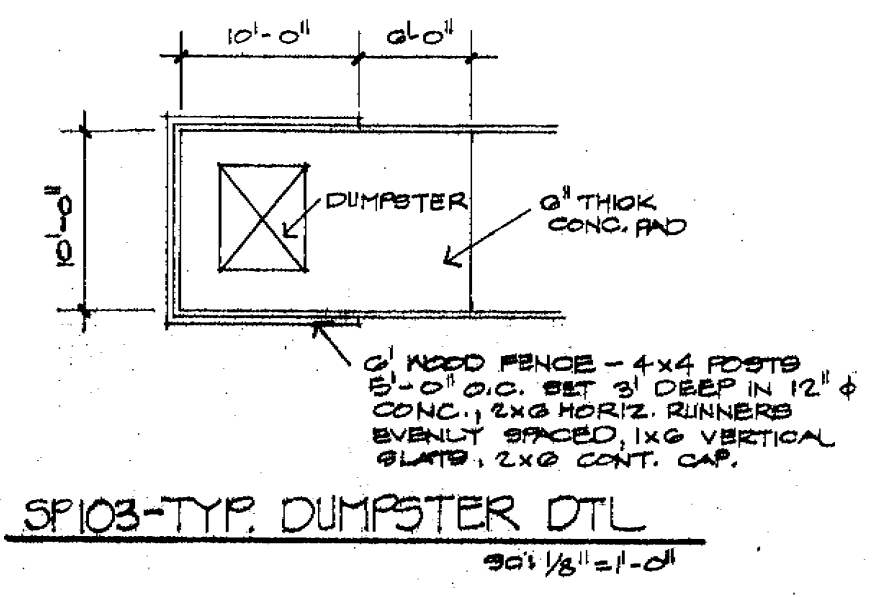
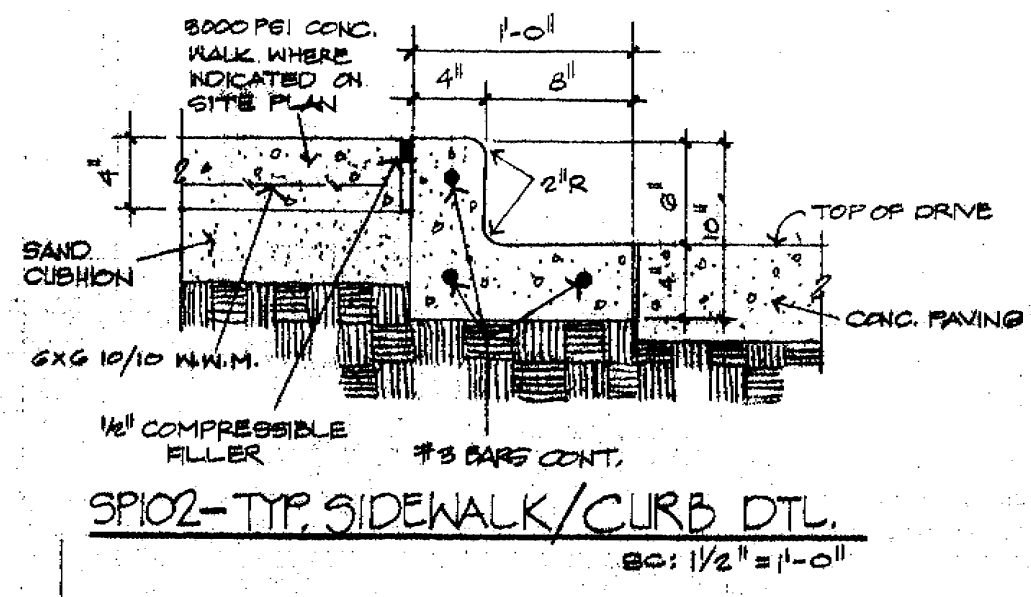
OWNER
FOLSOM INVESTMENTS, INC.
4000 SPRING VALLEY ROAD DALLAS, TEXAS

Victor Lesiak, Jr. CONSULTING ENGINEER
4300 BELTLINE ROAD SUITE 400 DALLAS, TEXAS 214-661-8137

CERTIFICATE OF APPROVAL

APPROVED this the ___ day of ___, A.D., 1978 by the City Council of Addison, Texas.

MAYOR SECRETARY



SHEET INDEX

COVER SHEET	1
6P1 ARCHITECTURAL SITE PLAN, BLDG. & SITE CALCULATIONS	
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6P3 BUILDING ADDRESS SITE PLAN	
6P4 GRADING SITE PLAN	
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93 OFFICE, GARAGE, CABANA #1, CABANA #2, FOOT-TENSIONED GLASS	
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A2 TYPICAL UNIT PLANS	
A3 TYPICAL UNIT ELECTRICAL PLANS	
A4 TYPICAL UNIT ELECTRICAL PLANS	
A5 INTERIOR ELEVATIONS	
A6 BLDG. I - PLANS	
A7 BLDG. II - PLANS	
A8 BLDG. II - PLANS, SECTIONS, EXTERIOR ELEVATIONS	
A9 BLDG. II - PLANS, SECTIONS, EXTERIOR ELEVATIONS	
A10 BLDG. II - PLANS, SECTIONS, EXTERIOR ELEVATIONS	
A11 BLDG. II - PLANS, SECTIONS, EXTERIOR ELEVATIONS	
A12 BLDG. II - PLANS, SECTIONS, EXTERIOR ELEVATIONS	
A13 BLDG. III - PLANS, SECTIONS, EXTERIOR ELEVATIONS	
A14 BLDG. III - PLANS, SECTIONS, EXTERIOR ELEVATIONS	
A15 OFFICE, GARAGE - PLANS, SECTIONS, EXTERIOR ELEVATIONS	
A16 CABANA #1, CABANA #2 - PLANS, SECTIONS, EXTERIOR ELEVATIONS	
A17 TRUSS PROFILES, STAIR SECTIONS, DETAILS	
A18 WALL SECTIONS, DETAILS	

ARCHITECTURAL SITE PLAN
BUILDING & SITE CALCULATIONS
MISC. DETAILS

SITE DESCRIPTION

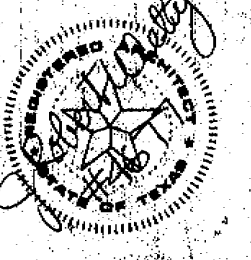
A TRACT OF LAND IS, 45.5 ACRES AT THE SOUTHWEST CORNER OF WESTROVE DRIVE AND ADDISON ROAD, AND OUT OF THE WILLIAM LEMAY SURVEY, ABSTRACT 192, SITUATED IN THE CITY OF ADDISON, DALLAS COUNTY, TX.

- ### GENERAL SITE NOTES
- SEE ENGINEERING SITE PLAN, TO BE PROVIDED BY ENGR. FOR FIN. FLOOR ELEVATIONS, DRAINAGE & DIMENSIONS.
 - ALL PAVING TO BE BOUNDED BY SIDEWALKS AND/OR CURBS, AS INDICATED ON SITE PLAN.
 - ALL PARKING SPACES TO BE 9'-0" WIDE BY 18' LONG.
 - SHADED AREAS INDICATE CONC. PAVING.
 - ALL SIDEWALKS TO BE 4'-0" WIDE.
 - SEE PLANS BY LANDSCAPE ARCH. FOR TREES, WALLS, FENCES, CONFIGURATION OF INTERIOR WALKS & EXTERIOR LIGHTING NOT ON BLDGS.
 - PATIO FENCES SHALL BE LOCATED 60" AS TO SCREEN PATIO AREAS FROM PARKING AREAS.
 - SEE SHEET 6P2 FOR EXTERIOR LIGHTING ON BLDGS.
 - LOCATE SPLASH BLOCKS AT ALL DOWNSLOPES.

SITE SYMBOL LEGEND

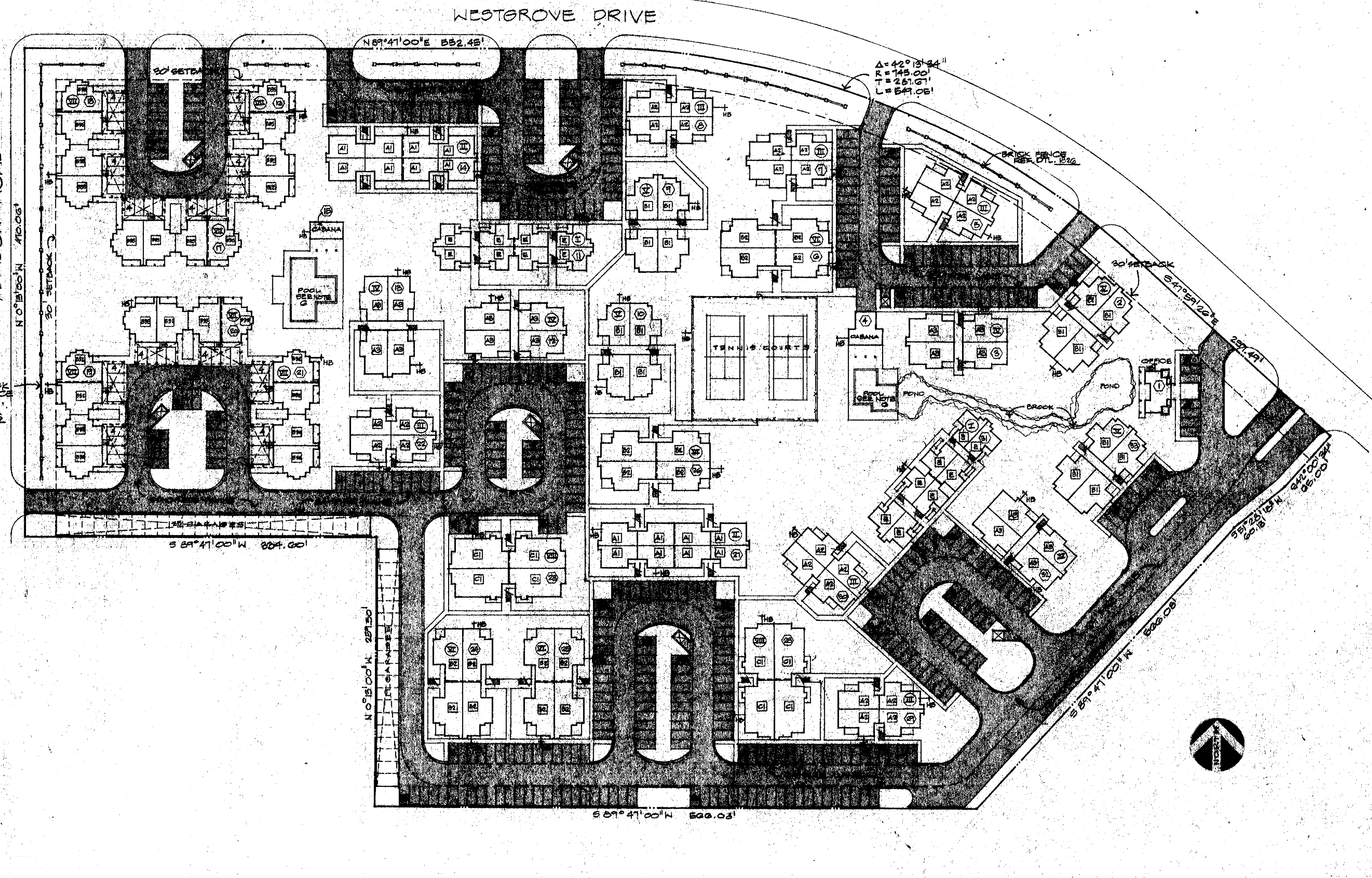
○	INDICATES BLDG. TYPE
□	INDICATES UNIT TYPE
○	INDICATES BLDG. NUMBER
H	HOSE BIBS
⊗	DUMPSTER LOCATION - REF. DTL. S103
⊠	INDICATES GARAGES & NO. SPACES IN EACH
⊡	INDICATES GARAGES & NO. SPACES IN EACH
---	INDICATES 2 HOUR FIRE WALL

DENT TREE BROOK APARTMENTS
A 245 UNIT COMPLEX
ADDISON
POLSON INVESTMENT INC. OWNER/DEVELOPER
TEXAS



RAWLS & WELBY
ARCHITECTS
DALLAS, TEXAS

DR BY: JRM
CHK BY: JRM
REVISIONS:
JOB NO. 1207
DATE: 11-11
SHEET NO.
6P1
OF 26 SHEETS



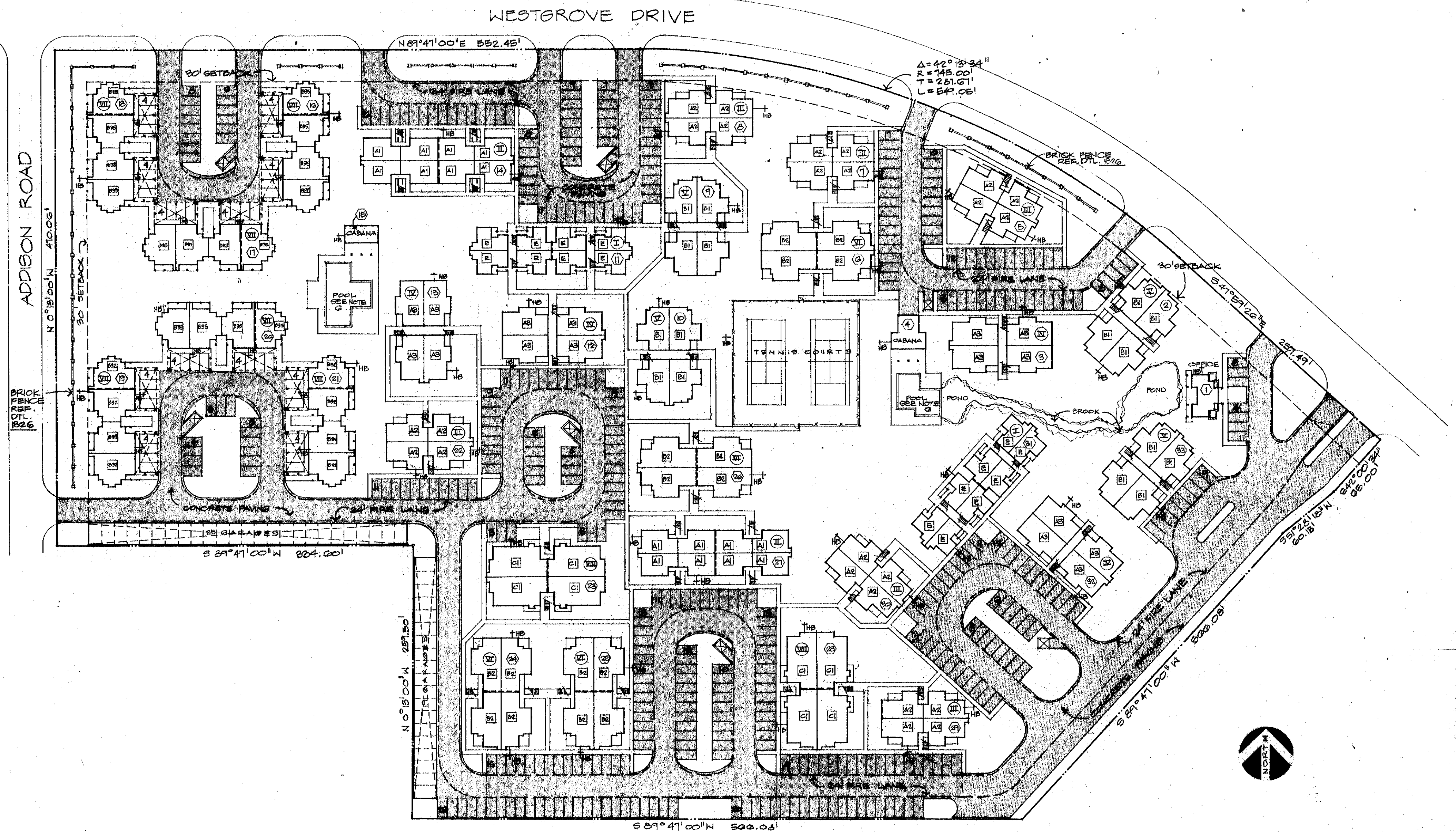
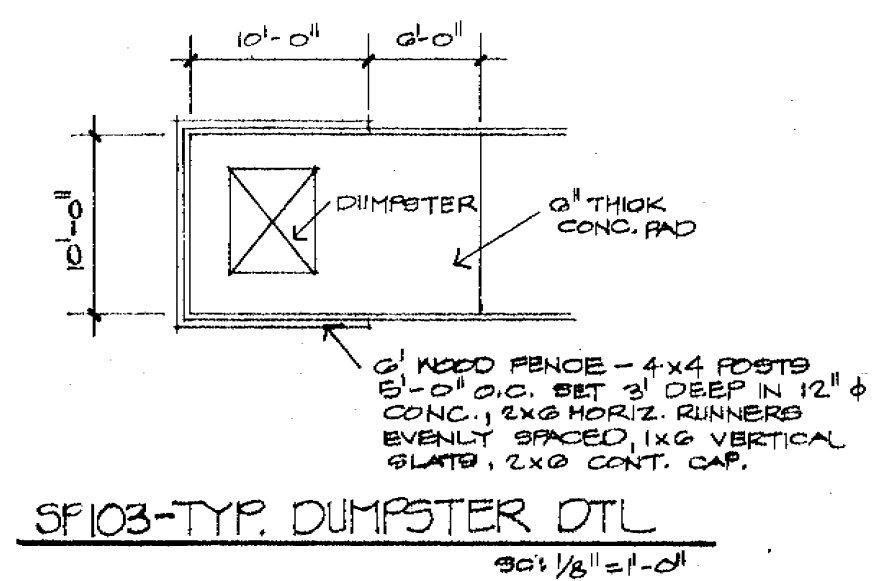
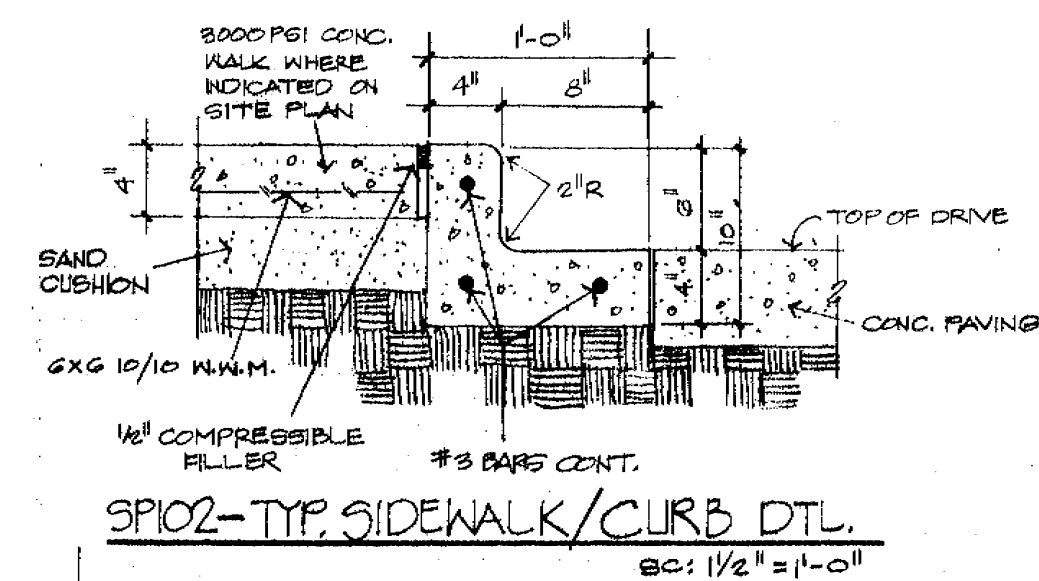
UNIT PROGRAM

MK	DESCRIPTION	NO. UNITS	SQ. FT./UNIT	TOTAL SQ. FT.
E	EFFICIENCY	32	554	17,668
A1	1 BDRM, 1 BATH	32	312	21,504
A2	1 BDRM, 1 1/2 BATH	43	303	13,029
A3	1 BDRM, STUDY, 1 1/2 BATH	32	160	5,120
B1	2 BDRM, 1 1/2 BATH	32	312	10,000
B2	2 BDRM, 2 BATH	32	1120	35,840
B3	2 BDRM, DEN, 2 1/2 BATH, STUDIO	24	1575	37,760
C1	3 BDRM, 2 BATH	18	1344	24,192
TOTALS		245		250,580

PARKING REQ'D: 44 SPACES, UNCOVERED PROVIDED 43 SPACES, COVERED PROVIDED 45 SPACES
TOTAL PARKING PROVIDED 420 SPACES PLUS 44 GARAGES (COVERED) ON LAND 5.46 ACRES
OFFICE: 280 SQ. FT. CABANA #1: 545 SQ. FT. CABANA #2: 688 SQ. FT.
GARAGES: 26 UNIT GAR. 36 FT. 19 UNIT 421 66 FT. DENSITY 18.08 UNITS/ACRE

MK	DESCRIPTION	NO. BLDGS	SQ. FT./BLDG	TOTAL SQ. FT.
I	16 E UNITS	2	9344	18,688
II	16 A1 UNITS	2	10752	21,504
III	5 A2 UNITS	5	6424	32,120
IV	5 A3 UNITS	4	1,540	6,160
V	5 B1 UNITS	4	1,175	4,700
VI	5 B2 UNITS	4	5,760	23,040
VII	4 B3 UNITS	3	6,272	18,816
VIII	5 C1 UNITS	2	10,192	20,384

SHEET INDEX	
COVER SHEET	
SP1	ARCHITECTURAL SITE PLAN, BLDG. # SITE CALCULATIONS
SP2	LIGHTING SITE PLAN
SP3	BUILDING ADDRESS SITE PLAN
SP4	GRADING SITE PLAN
S1	BLDG. I, II, III, IV - FOOT-TENSIONED SLABS
S2	BLDG. V, VI, VII, VIII - FOOT-TENSIONED SLABS
S3	OFFICE, GARAGE, CABANA #1, CABANA #2, FOOT-TENSIONED SLABS
A1	TYPICAL UNIT PLANS
A2	TYPICAL UNIT PLANS
A3	TYPICAL UNIT ELECTRICAL PLANS
A4	TYPICAL UNIT ELECTRICAL PLANS
A5	INTERIOR ELEVATIONS
A6	BLDG. I - PLANS
A7	BLDG. II - PLANS
A8	BLDG. I, II - SECTIONS, EXTERIOR ELEVATIONS
A9	BLDG. II - SECTIONS, EXTERIOR ELEVATIONS
A10	BLDG. III - PLANS, SECTIONS, EXTERIOR ELEVATIONS
A11	BLDG. IV - PLANS, SECTIONS, EXTERIOR ELEVATIONS
A12	BLDG. V - PLANS, EXTERIOR ELEVATIONS
A13	BLDG. VI - PLANS, SECTIONS, EXTERIOR ELEVATIONS
A14	BLDG. VII - PLANS, EXTERIOR ELEVATIONS
A15	OFFICE, GARAGE - PLANS, SECTIONS, EXTERIOR ELEVATIONS
A16	CABANA #1, CABANA #2 - PLANS, SECTIONS, EXTERIOR ELEVATIONS
A17	TRUSS PROFILES, STAIR SECTIONS, DETAILS
A18	WALL SECTIONS, DETAILS



SITE DESCRIPTION

A TRACT OF LAND 16.450 ACRES AT THE SOUTHEAST CORNER OF WESTGROVE DRIVE AND ADDISON ROAD, AND OUT OF THE WILLIAM LOMAX SURVEY, ABSTRACT 792, SITUATED IN THE CITY OF ADDISON, DALLAS COUNTY, TX.

- GENERAL SITE NOTES**
- SEE ENGINEERING SITE PLAN, TO BE PROVIDED BY ENGR. FOR FINISHED GRADES, FIN. FLOOR ELEVATIONS, DRAINAGE & DIMENSIONS.
 - ALL PAVING TO BE BOUNDED BY SIDEWALKS AND/OR CURBS, AS INDICATED ON SITE PLAN.
 - ALL PARKING SPACES TO BE 9'-0" WIDE BY 18' LONG.
 - SHADED AREAS INDICATE CONC. PAVING.
 - ALL SIDEWALKS TO BE 4'-0" WIDE.
 - SEE PLANS BY LANDSCAPE ARCH. FOR POOLS, WALLS, FENCES, CONFIGURATION OF INTERIOR WALKS & EXTERIOR LIGHTING NOT ON BLDGS.
 - PATIO FENCES SHALL BE LOCATED SO AS TO SCREEN PATIO AREAS FROM PARKING AREAS.
 - SEE SHEET SP2 FOR EXTERIOR LIGHTING ON BLDGS.
 - LOCATE FLASH BLOCKS AT ALL DOWNSPOTS.

SITE SYMBOL LEGEND

- INDICATES BLDG. TYPE
- INDICATES UNIT TYPE
- INDICATES BLDG. NUMBER
- H_{1/2} HOSE BIBS
- ⊗ DUMPSTER LOCATION - REF. DTL. #SFI03
- ⊞ INDICATES GARAGES & NO. SPACES IN EACH
- ⊞ INDICATES GARAGES & NO. SPACES IN EACH
- INDICATES 2 HOUR FIRE WALL

UNIT PROGRAM

MK	DESCRIPTION	NO. UNITS	SQ. FT./UNIT	TOTAL SQ. FT.
E	EFFICIENCY	32	584	18,688
A1	1 BDRM, 1 BATH	32	612	21,504
A2	1 BDRM, 1 1/2 BATH	48	808	38,784
A3	1 BDRM, STUDY, 1 1/2 BATH	32	780	31,360
B1	2 BDRM, 1 1/2 BATH	32	912	31,104
B2	2 BDRM, 2 BATH	32	1120	35,840
BBB	2 BDRM, DEN, 2 1/2 BATH, STUDIO	24	1573	37,752
C1	3 BDRM, 2 BATH	10	1344	21,504
TOTALS		248		232,896

PARKING REQ'D. 441 SPACES, UNCOVERED PROVIDED 418 SPACES, COVERED PROVIDED 48 SPACES
 TOTAL PARKING PROVIDED 466 SPACES PLUS 44 GARAGES (NOT COVERED) LAND 5,480 AC.
 OFFICE 830 SQ. FT. CABANA #1 746 SQ. FT. CABANA #2 888 SQ. FT.
 GARAGES 25 UNIT @ 415 SQ. FT. 19 UNIT @ 212 SQ. FT. DENSITY 10.05 UNITS/ACRE

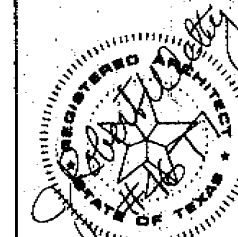
BLDG. TYPE PROGRAM

MK	DESCRIPTION	NO. BLDGS	SQ. FT./BLDG	TOTAL SQ. FT.
I	10 E UNITS	2	9344	18,688
II	10 A1 UNITS	2	10,752	21,504
III	8 A2 UNITS	8	4,824	38,784
IV	8 A3 UNITS	4	7,840	31,360
V	8 B1 UNITS	4	7,776	31,104
VI	8 B2 UNITS	4	8,960	35,840
VII	4 BBB UNITS	6	6,292	37,752
VIII	8 C1 UNITS	2	10,752	21,504

SPIO1-SITE PLAN
 SCALE: 1"=50'-0"

ARCHITECTURAL SITE PLAN
 BUILDINGS & SITE CALCULATIONS
 MISC. DETAILS

BENT TREE BROOK APARTMENTS
 A 248 UNIT COMPLEX
 ADDISON
 FOLSOB INVESTMENT INC. OWNER/DEVELOPER
 TEXAS



RAWLS O. WELTY
 DALLAS, TEXAS 75247
 28874

DR BY: MCZMELL
 CHK BY: JRK
 REVISIONS:

JOB NO. 1207
 DATE: 11-1-11
 SHEET NO.
SP1
 OF 25 SHEETS