

ISSUE DATE
FEB. 20, 2002
REVISIONS

OWNERS CERTIFICATE

BEING a 265,741 square foot or 6.101 acre tract of land in the City of Addison, Dallas County, Texas and being all of the 4,6000 acre tract dedicated for park purposes as part of the Les Lacs Garden Homes a subdivision of the City of the City of Addison according to the plat thereof recorded in Volume 82049, at Page 1860 of the Deed Records of Dallas County, Texas, and also being lots 127, 128, 129, 130, 131, 132, 133, 134, and 135 in Block A of Waterford, a partial replat of Les Lacs Garden Homes, a subdivision of the City of Addison, according to the plat thereof recorded in Volume 84006, at Page 5001 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with a cap stamped "R-DELTA ENGINEERS" in the west right-of-way line of a 100-foot Texas Power & Light Company right-of-way at its intersection with the southerly right-of-way line of Beltway Drive (a variable width right-of-way at this point), said point being the northeast corner of the aforementioned 4,6000 acre tract;

THENCE, South 00 degrees 55 minutes 55 seconds West with common line between the west right-of-way line of the 100-foot Texas Power & Light Company right-of-way and the east line of the aforementioned 4,6000 acre tract, at a distance of 556.26 feet (plat: 556.07 feet) pass the southeast corner of said 4,6000 acre tract and the northeast corner of said Lot 134 in Block A of Waterford and continuing on the same course an additional distance of 90.00 feet for a total distance of 646.26 feet to a 1/2 inch iron rod set with a cap stamped "R-DELTA ENGINEERS" for the southeast corner of said Lot 135 and the northeast corner of Lot 136 in Block A of Waterford;

THENCE, North 89 degrees 04 minutes 05 seconds West with the common line between said Lot 135 and Lot 136, for a distance of 143.65 feet to a 1/2 inch iron rod set with a cap stamped "R-DELTA ENGINEERS" an interior ell corner of said Lot 135 and for the northwest corner of Lot 136 in Block A of Waterford;

THENCE, South 00 degrees 55 minutes 55 seconds West continuing with a common line between said Lot 135 and Lot 136, for a distance of 1.62 feet to a 1/2 inch iron rod set with a cap stamped "R-DELTA ENGINEERS" on the northerly right-of-way line of Canot Lane, said point being on a curve concave to the south having a radius of 39.00 feet, a central angle of 39 degrees 29 minutes 48 seconds and a chord that bears South 68 degrees 33 minutes 56 seconds West for a distance of 26.36 feet;

THENCE, in a westerly direction with the northerly right-of-way line of said Canot Lane and with the arc of said curve 26.88 feet to an 1/2 inch iron rod set with a cap stamped "R-DELTA ENGINEERS" for the end of said curve;

THENCE, North 89 degrees 04 minutes 05 seconds West with the north right-of-way line of said Canot Lane (28-foot right-of-way at this point) for a distance of 237.35 feet to an 1/2 inch iron rod set with a cap stamped "R-DELTA ENGINEERS" for the point of curvature of a curve concave to the south having a radius of 39.00 feet, a central angle of 24 degrees 09 minutes 23 seconds and a chord that bears South 78 degrees 51 minutes 13 seconds West for a distance of 16.32 feet;

THENCE, in a westerly direction with the northerly right-of-way line of said Canot Lane and with the arc of said curve for a distance of 16.44 feet to a 1/2 inch iron rod set with a cap stamped "R-DELTA ENGINEERS" for the northeast corner of Lot 126 in Block A of said Waterford and an angle point in the south line of the aforementioned Lot 127;

THENCE, North 89 degrees 04 minutes 05 seconds West with the common line between said Lot 126 and Lot 127 for a distance of 172.73 feet to a 1/2 inch iron rod set with a cap stamped "R-DELTA ENGINEERS" at the beginning of a curve concave to the southwest having a radius of 294.50 feet, a central angle of 7 degrees 07 minutes 10 seconds and a chord that bears North 49 degrees 30 minutes 26 seconds West for a distance of 36.57 feet said point being in the northeast right-of-way line of Proton Drive (a variable width right-of-way at this point);

THENCE, in a northwesterly direction with northerly right-of-way line of said Proton Drive and with the arc of said curve for a distance of 36.59 feet to a 1/2 inch iron rod set with a cap stamped "R-DELTA ENGINEERS" at the corner clip between said Proton Drive and Beltway Drive (80-foot right-of-way);

THENCE, North 26 degrees 41 minutes 18 seconds West with said corner clip for a distance of 14.43 feet (plat: 14.31 feet) to a 1/2 inch iron rod set with a cap stamped "R-DELTA ENGINEERS" in the southeast right-of-way line of said Beltway Drive;

THENCE, North 36 degrees 00 minutes 52 seconds East (Basis of Bearings) with the southeast right-of-way line of said Beltway Drive at a distance of 97.68 feet pass the northwest corner of the aforementioned Lot 128, Block A and the southwest corner of the aforementioned 4,6000 acre tract, and continuing on the same course an additional distance of 415.91 feet (plat: 415.81 feet) to a 1/2 inch iron rod found for the point of curvature of a curve concave to the southeast having a radius of 530.00 feet, a central angle of 44 degrees 00 minutes 27 seconds and a chord that bears North 58 degrees 01 minute 05 seconds East for a distance of 397.15 feet;

THENCE continuing with the southeasterly right-of-way line of said Beltway Drive and with the arc of said curve for a distance of 407.08 feet to the POINT OF BEGINNING and containing 265,741 square feet or 6.101 acres of land.

Areas indicated hereon are the results of calculations from reported positions and are subject to the minimum standards of surveying precision. The variation from the reported area may be up to 53 square feet.

The bearings reported hereon are based on the record bearing for Beltway Drive as constructed through a 1/2 inch iron rod found for the southwest point of curvature of the curve having a 530.00 foot radius on the southeasterly right-of-way line of Beltway Drive in the 4,6000 acre tract and an "X" found cut in concrete for the southwest corner of Lot 37, in Block B of the Waterford plat.

NOW THEREFOR, KNOW ALL MEN BY THESE PRESENTS:

That The Town Of Addison is the Owner of the above described property and does hereby adopt this plat designating the herein above property as Addison Athletic Club, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities: The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The City will not be responsible for the maintenance and operation of said creek or creeks for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

SURVEYOR'S CERTIFICATE

I, Wayne C. Terry, A Registered Professional Land Surveyor in the State of Texas, Do certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison, Dallas County, Texas.



Wayne C. Terry  
Registered Professional Land Surveyor  
Registration No. 4184

STATE OF TEXAS  
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

Notary Public in and for the State of Texas

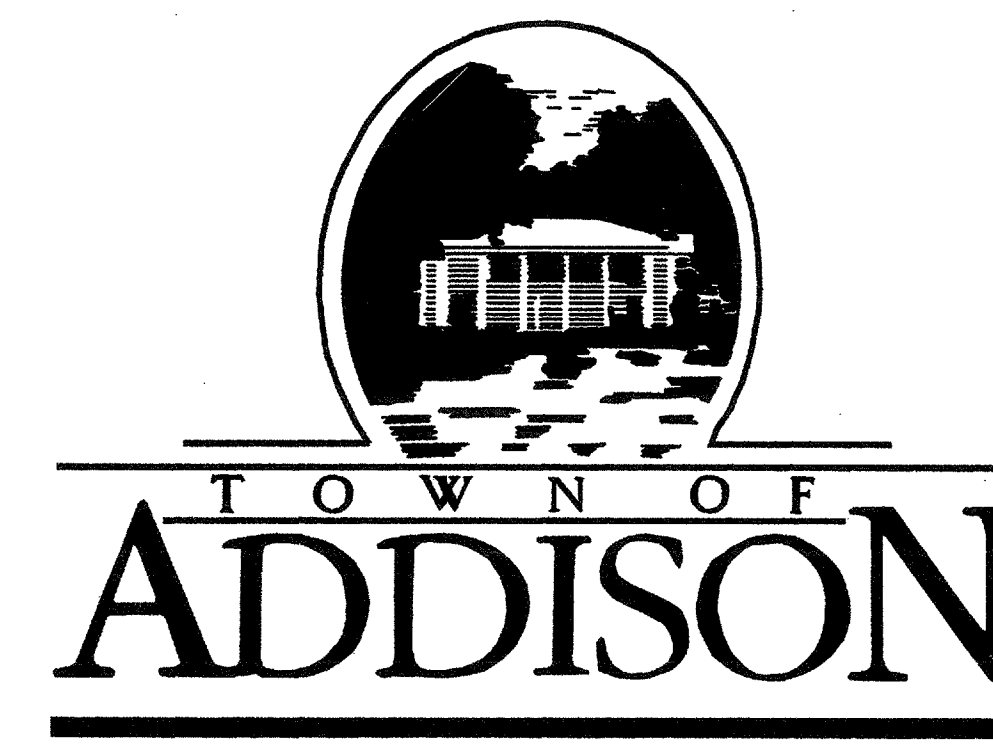
My Commission Expires \_\_\_\_\_

APPROVED and ACCEPTED for the City of Addison this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

The approval of this plat is contingent upon the plat being filed for record with the County Clerk of Dallas County within 180 days from the above date.

Mayor: R. Scott Wheeler

City Secretary



**FINAL PLAT  
LOT 1, BLOCK 1  
ADDISON ATHLETIC CLUB  
A PARTIAL REPLAT OF LES LACS  
GARDEN HOMES  
AND LOTS 127 THROUGH 135, BLOCK A OF  
WATERFORD**

An Addition to the City of Addison,  
Dallas County, Texas.

OWNER:  
Town of Addison  
16801 Westgrove Rd.  
Addison, TX. 75248

PREPARED BY:  
R-DELTA ENGINEERS, INC.  
618 MAIN STREET GARLAND TX. 75040  
Phone: (972) 494-5031 Fax: (972) 487-2270  
www.rdelta.com  
RDE #982-01

NOVEMBER 2001

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ADDISON ATHLETIC CLUB EXPANSION  
AND  
LEISURE POOL  
ADDISON, TEXAS

RON HOBBS ARCHITECTS  
614 W. MAIN ST. SUITE #200 GARLAND, TEXAS 75040  
(972) 494-0774 FAX (972) 494-0722

JOB NUMBER

0012

SHEET NAME  
PLAT

SHEET NUMBER

C101A