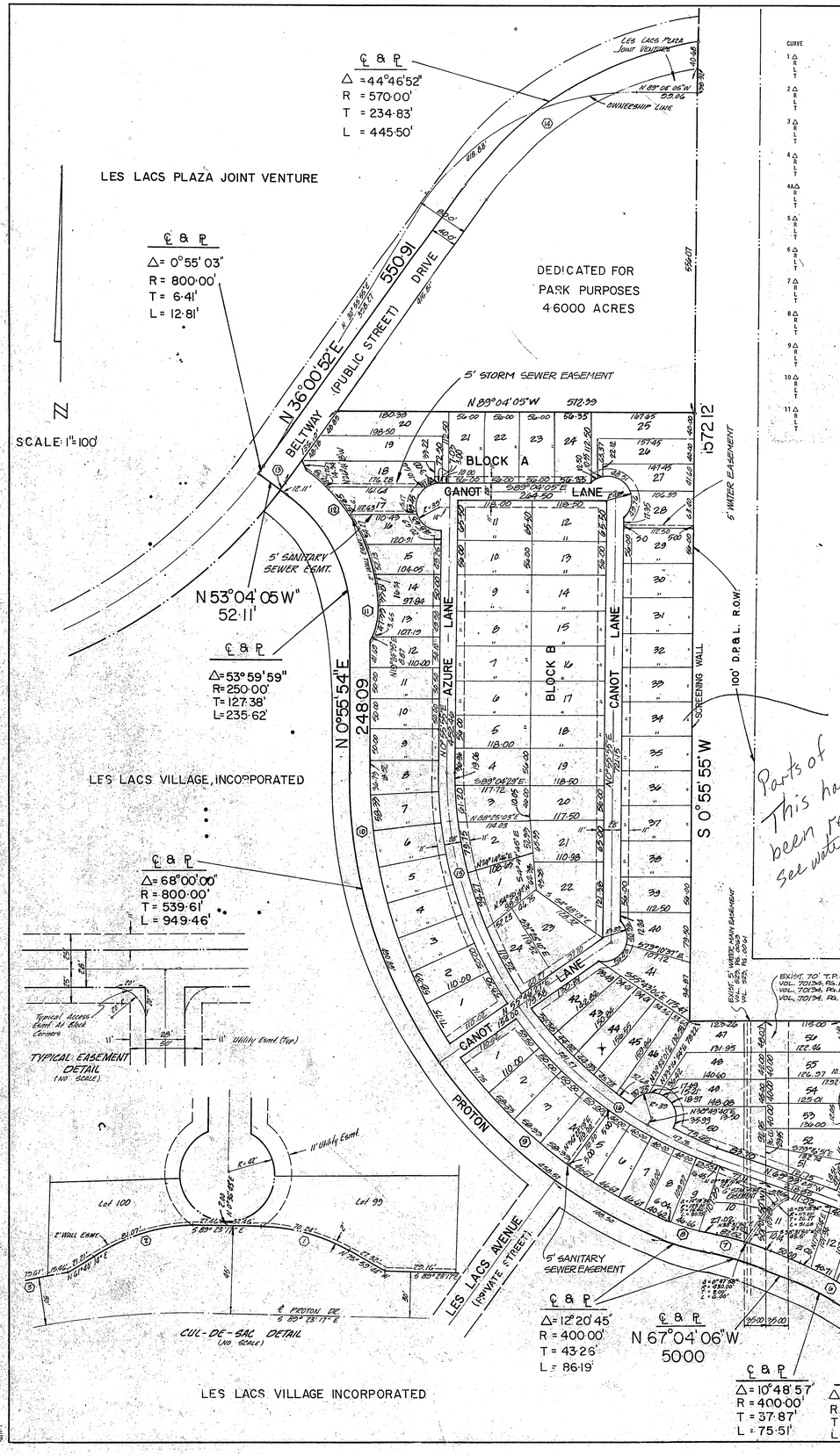

CURVE DATA

CURVE	INNER	CENTER	OUTER
1			19° 23' 33"
R			303.50'
L			70.24'
T			35.28'
2			29° 56' 29"
R			160.50'
L			81.07'
T			41.42'
3			11° 40' 59"
R			430.00'
L			95.19'
T			47.79'
4	43° 51' 10"		
R	1470.00'		
L	1125.10'		
T	591.72'		
4A			0° 34' 48"
R			1470.00'
L			14.89'
T			7.44'
5	15° 52' 37"		
R	370.00'		
L	102.53'		
T	51.60'		
6			10° 48' 57"
R			430.00'
L			81.17'
T			40.71'
7			12° 20' 45"
R			430.00'
L			92.65'
T			46.51'
8	12° 20' 45"		
R	370.00'		
L	79.73'		
T	40.02'		
9	31° 48' 03"		
R	770.00'		
L	427.37'		
T	219.35'		
10	36° 06' 56"		
R	770.00'		
L	458.48'		
T	236.26'		
11			29° 03' 25"
R			160.00'
L			81.14'
T			41.46'

CURVE	INNER	CENTER	OUTER
12			43° 25' 15"
R			294.50'
L			223.18'
T			117.26'
13			0° 55' 03"
R			840.00'
L			13.45'
T			6.72'
14			44° 00' 26"
R			530.00'
L			407.08'
T			214.17'
15		33° 53' 17"	35° 08' 27"
R		632.00'	646.00'
L		373.85'	396.40'
T		192.55'	204.66'
16		34° 04' 02"	35° 20' 12"
R		646.00'	646.00'
L		384.25'	398.42'
T		197.73'	205.78'
17		19° 24' 25"	19° 24' 25"
R		150.00'	150.00'
L		50.81'	50.81'
T		25.65'	25.65'
18		13° 44' 15"	13° 44' 15"
R		200.50'	200.50'
L		48.07'	48.07'
T		24.15'	24.15'
19		16° 18' 16"	16° 18' 16"
R		185.50'	199.50'
L		52.79'	56.77'
T		26.57'	28.50'
20		39° 33' 52"	39° 33' 52"
R		1332.00'	1346.00'
L		919.79'	929.45'
T		479.00'	484.12'
21		87° 51' 14"	87° 36' 52"
R		110.00'	124.00'
L		168.67'	189.54'
T		105.96'	118.87'
22		26° 00' 46"	29° 31' 50"
R		136.00'	150.00'
L		61.75'	77.31'
T		31.41'	39.54'

SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Wendell B. Partain, do hereby declare that I prepared this plat from an actual and accurate survey of the land in accordance with the platting rules and regulations of the City of Addison, Texas.

This property is subject to any and all easements shown and or recorded.

Wendell B. Partain, R.P.S. No. 2104

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, this the _____ day of _____, 1981.

MAYOR

SECRETARY

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Lea Lacs Village, Incorporated and Les Lacs Plaza Joint Venture are the owners of a tract of land situated in the City of Addison, Dallas County, Texas, and being a part of the Thomas L. Chenowith Survey, Abstract 273; and also being a part of the three tracts conveyed to the Republic National Bank of Dallas, Trustee, by deeds as recorded in Volume 80142, page 2206 (117.052 acre and 107.183 acre tracts), and Volume 80142, page 2193 (37.393 acre tract) of the Deed Records of Dallas County, Texas; and also being part of the 40 acre tract of land conveyed to Les Lacs Village, Incorporated by deed as recorded in Volume 81038, page 328 and also part of that 8.0 acre tract conveyed to Les Lacs Plaza Joint Venture by deed recorded in Volume 81038, page 321 all of the Deed Records of Dallas County, Texas, dated February 25, 1981; and being more particularly described as follows:

BEGINNING at a point in the south line of a 100 foot wide Dallas Power and Light Company right-of-way, said point being North 89° 23' 17" W, 850.00 feet from the intersection of said south line with the West line of Midway Road (a 100 foot R.O.W.);

THENCE South 0° 49' 25" West, 335.00 feet to a point for corner in the centerline of Proton Drive (a private street, 60 foot R.O.W.)

THENCE along said centerline of Proton Drive the following:

North 89° 23' 17" West, 165.86 feet to a point for curve to the left whose central angle is 28° 16' 00" and whose radius is 400.00 feet;
Around said curve to the left, 197.34 feet to a point of reverse curve whose central angle is 45° 31' 31" and whose radius is 1500.00 feet;
Around said curve to the right, 1191.85 feet to a point of compound curve whose central angle is 15° 52' 37" and whose radius is 400.00 feet;
Around said curve to the right 110.84 feet to a point of reverse curve whose central angle is 10° 48' 57" and whose radius is 400.00 feet;
Around said curve to the left 75.51 feet to the point of tangency;
North 67° 04' 06" West, 50.00 feet to a point for curve to the left whose central angle is 12° 20' 45" and whose radius is 400.00 feet;
Around said curve to the left, 86.19 feet to a point of reverse curve whose central angle is 12° 20' 45" and whose radius is 400.00 feet;
Around said curve to the right, 86.19 feet to a point of compound curve whose central angle is 68° 00' 00" and whose radius is 800.00 feet;
Around said curve to the right, 949.46 feet to the point of tangency;
North 0° 55' 54" East, 248.09 feet to a point for curve to the left whose central angle is 53° 59' 59" and whose radius is 250.00 feet;
Around said curve to the left, 235.62 feet to the point of tangency;
North 53° 04' 05" West, 52.11 feet to a point in the centerline of Beltway Drive (public street, 80 foot R.O.W.), said point being also in a curve to the left whose central angle is 0° 55' 03" and whose radius point bears North 53° 04' 05" West, 800.00 feet;

THENCE with said centerline of Beltway Drive the following:
Around said curve to the left, 12.81 feet to a point of tangency;
North 36° 00' 52" E, 550.91 feet to a point for curve to the right whose central angle is 44° 46' 52" and whose radius is 570.00 feet;

Around said curve, 445.50 feet to the point of intersection of said centerline of Beltway Drive with the west line of a 100 foot wide Dallas Power and Light Company Right-of-Way;
THENCE South 0° 55' 55" West, 1572.12 feet along said west line of the Dallas Power and Light Company Right-of-Way to a point for corner;
THENCE South 89° 23' 17" East, 1,843.53 feet along said south line of the Dallas Power and Light Company Right-of-Way to the POINT OF BEGINNING and containing 39.7692 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Lea Lacs Village, Incorporated, and Les Lacs Plaza Joint Venture (collectively "Grantor"), do hereby adopt this plat designating the herein described property as Les Lacs Garden Homes, an addition to the City of Addison, Texas. The portion of that certain street designated hereon as Beltway Drive which lies over and upon the herein described property is hereby dedicated to the City for public street purposes. All other streets and roads shown on this plat are expressly reserved for the private use of the Grantor and subsequent owners of the lots within said addition and to the families and guests of such owners; as to which no public dedication is hereby intended, either expressly or by implication. All such private streets and roads are subject to the right of Grantor to grant easements for the benefit of such persons as Grantor shall deem appropriate over, under and upon such streets for access, ingress and egress and utility purposes and to place restrictions on the use thereof by duly recorded restrictions now or hereafter recorded in the deed records of Dallas County, Texas, including but not limited to restriction of access thereto. The park area dedicated to the City shall be used exclusively for park purposes. If, at any time, the designated park area shall cease to be used for park purposes or is used for other than park purposes, fee title of the area shall revert to the Grantor. The easements shown hereon are hereby reserved for purposes of water, sanitary sewer, storm sewer, electric and telephone, gas and cable TV locations to be determined by Grantor. 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 the services for which such easements are granted. An express easement of ingress and egress is further granted over, upon and across the private roadways reserved herein for the purposes of providing fire and police protection, and trash collection to the lots contained in this addition and for access by public or private utilities to and from the water, sanitary sewer, storm sewer, electric, telephone, gas and cable TV easements reserved herein for the sole purpose of providing the service and performing the necessary installations and maintenance for which such easement is granted.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas;

WITNESS my hand at Addison, Texas, this the _____ day of _____, 1981.

LES LACS VILLAGE, INCORPORATED

By: _____
A. P. STEPHENS, President

LES LACS PLAZA JOINT VENTURE

By: _____
A. P. STEPHENS, Manager

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, on this day personally appeared A. P. STEPHENS, 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 _____, 1981.

Notary Public in and for Dallas County, Texas.

FINAL PLAT

LES LACS GARDEN HOMES

THOMAS L. CHENOWITH SURVEY, ABS. NO. 273
ADDISON, DALLAS COUNTY, TEXAS

SCALE: 1" = 100' AUG 7, 1981

OWNER: LES LACS PLAZA, JOINT VENTURE
LES LACS VILLAGE, INCORPORATED
1385 PROMENADE CENTER
RICHARDSON, TEXAS 75080
214/231-5141

ENGINEER: HILL & COMPANY ENGINEERING SCIENCES, INC.
2995 LBJ. FRWY., SUITE 208 W.
DALLAS, TEXAS 75234
214/243-8788

REVISED 12/8/81
11/11/81