

### OWNERS CERTIFICATION

WHEREAS, ARCADIA LAND PARTNERS 4, acting by and through the undersigned, its duly authorized officer, are the owners of that certain tract of land out of the THOMAS L. CHENOWITH SURVEY, Abstract No. 273, in the City of Addison, Dallas County, Texas, and being a part of the three tracts conveyed to the Republic National Bank of Dallas, Trustee, by deed recorded in Volume 80142, Page 2193 (37.393 acre tract) of the Deed Records of Dallas County, Texas, and a part of the 83.7 acre tract of land conveyed to the Les Lacs Village, Inc. by deed recorded in Volume 81038, Page 328 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a cross-mark set for the intersection of the south right-of-way line of Beltway Drive (an 80' ROW) with the east right-of-way line of Marsh Lane (a 100' ROW);

**THENCE** with the said south right-of-way line, the following courses and distances to wit: South 89° 04' 38" East, a distance of 56.90 feet to a 5/8" iron rod set for the beginning of a tangency curve to the right;

Along said curve to the right, having a central angle of 35° 00' 00", a radius of 460.00 feet, a chord bearing and distance of South 71° 34' 38" East, 276.65 feet, and an arc distance of 281.00 feet to a 5/8" iron rod set for corner;

South 54° 04' 38" East, a distance of 290.76 feet to a cross-mark found for the intersection of the south right-of-way line of Beltway Drive with the centerline of Les Lacs Avenue (a private street) conveyed to the City of Addison by plat recorded in Volume 82016, Page 1073, Deed Records of Dallas County, Texas;

**THENCE** with the said centerline, the following courses and distances to wit: South 35° 55' 22" West, a distance of 9.68 feet to a 1/2" iron rod found for the beginning of a tangency curve to the left;

Along said curve to the left, having a central angle of 60° 29' 28", a radius of 300.00 feet, a chord bearing and distance of South 05° 40' 38" West, 302.22 feet, and an arc distance of 316.73 feet to a 1/2" iron rod found for corner;

South 24° 34' 06" East, a distance of 115.95 feet to a cross-mark found for the beginning of a tangency curve to the right;

Along said curve to the right, having a central angle of 04° 04' 01", a radius of 1,000.00 feet, a chord bearing and distance of South 22° 32' 06" East, 70.97 feet, and an arc distance of 70.98 feet to a cross-mark found for the end of said curve;

**THENCE** North 89° 03' 55" West, a distance of 606.63 feet to a 5/8" iron rod found in said east right-of-way line of Marsh Lane;

**THENCE** with said east right-of-way line, North 00° 56' 07" East, a distance of 728.71 feet to the **POINT OF BEGINNING** and containing 8.0000 acres.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That ARCADIA LAND PARTNERS 4 hereby adopt this plat designating the hereinabove property as CHATHAM COURT, 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, 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 or 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 of 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.

WITNESS MY HAND at Dallas, Texas, this 18<sup>th</sup> day of December 1991.

ARCADIA LAND PARTNERS 4  
 WILLIAM GIETEMA, JR.  
 IN HIS CAPACITY AS CHAIRMAN OF THE BOARD FOR ARCADIA REALTY CORP.  
 IN ITS CAPACITY AS GENERAL PARTNER FOR  
 ARCADIA LAND PARTNERS 4

### SURVEYOR CERTIFICATION

STATE OF TEXAS  
 COUNTY OF DALLAS

THAT I, Brian Marcus, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon actually exist, and their location, size and material described are correctly shown.

Brian Marcus  
 Registered Professional Land Surveyor #4695  
 THE NELSON CORPORATION  
 5999 Summerside Drive, Dallas, Texas 75252,  
 (214) 380-2605

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Brian Marcus, 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 18<sup>th</sup> day of December 1991.  
 KATHLEEN SAWYER  
 Notary Public, State of Texas  
 My Commission Expires 1-18-93

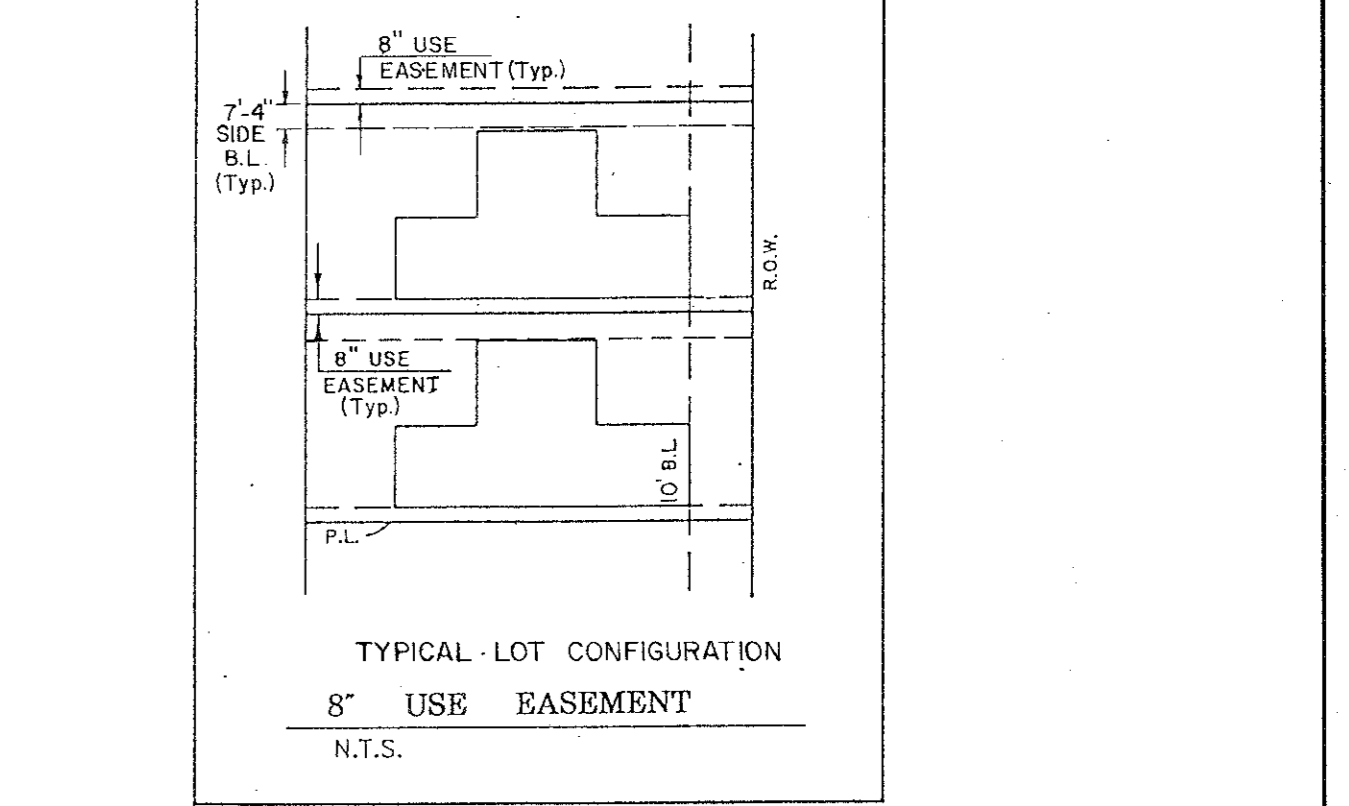
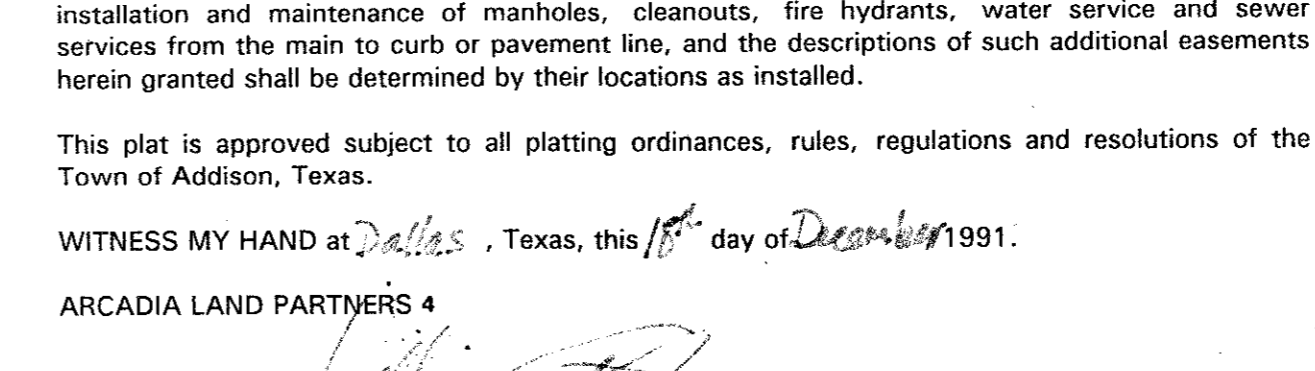
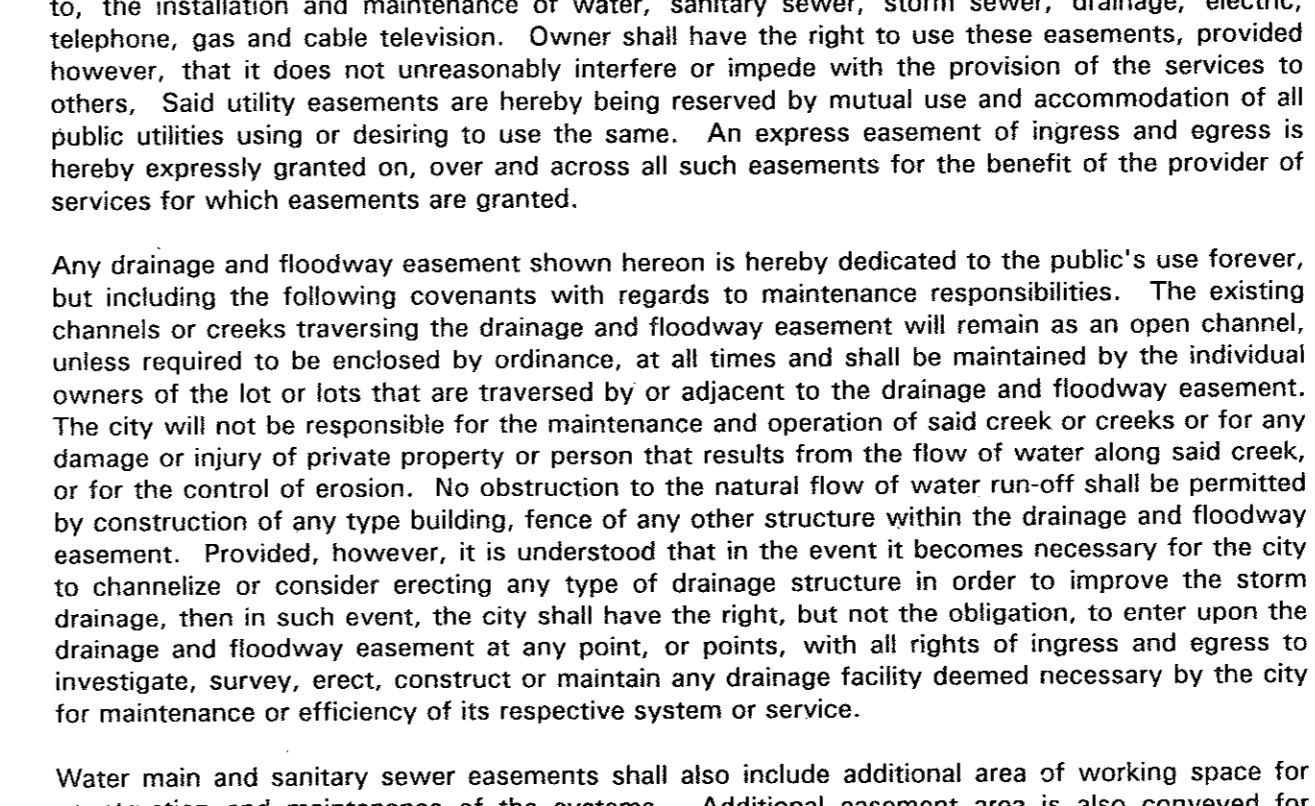
APPROVED this day of December 1991, by the Planning and Zoning Commission of the Town of Addison, Texas.

City Secretary  
 Town of Addison, Texas

STATE OF TEXAS  
 COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared William Gietema, Jr., of ARCADIA LAND PARTNERS 4, 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 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 SEAL OF OFFICE this 18<sup>th</sup> day of December 1991.  
 KATHLEEN SAWYER  
 Notary Public, State of Texas  
 My Commission Expires 1-18-93



- A. Driveway access/curb cuts to Les Lacs Avenue and Beltway Drive are prohibited.
- B. No masonry walls or columns are permitted in the ten foot utility/grainage easements located between lots 11 and 12, block A, and lots 13 and 14, block A.
- C. Property owners shall provide access to the utility and drainage easements as may be necessary for inspection and maintenance of facilities by the Town of Addison and public utility companies.

### FINAL PLAT

OF  
**CHATHAM COURT**  
 AN ADDITION TO THE TOWN OF ADDISON  
 8.000 ACRE TRACT (44 LOTS)  
 OUT OF THE  
 THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273  
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

**OWNER-APPLICANT**  
 ARCADIA LAND PARTNERS 4  
 4900 PEAR RIDGE DRIVE  
 SUITE 2311  
 DALLAS, TEXAS 75287  
 (214) 248-7654

**PLANNER-ENGINEER-SURVEYOR**  
**THE NELSON CORPORATION**  
 5999 SUMMERSIDE DRIVE, SUITE 202  
 DALLAS, TEXAS 75252  
 (214) 380-2605

Recorded in 91046 Pg 1435, A.R.D.C.T.

SCALE 1"=50'

**NOTE:**  
 ALL IRON RODS SET ARE 1/2" IRON RODS EXCEPT P.C., P.T., P.L. & BLOCK CORNERS ARE 1" IRON ROD SET, UNLESS NOTED.  
 MONUMENT TO BE SET IN CONCRETE