



OWNER'S CERTIFICATE

WHEREAS BELTWAY-LES LACS, LTD and GRAND HOMES, INC. are the owners of a tract of land situated in the Town of Addison, Dallas County, Texas, and being a portion of the Thomas L. Chenoweth Survey, Abstract No. 273 and being a portion of that certain 24.5128 acre tract of land described in a Special Warranty Deed recorded by Strand, Inc. to Beltway-Les Lacs, Ltd., a Texas limited partnership, in Volume 92033, Page 1122, of said Deed Records, said tract of land being as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said 24.5128 acre tract of land, said iron rod also being the southwest corner of a 10.8878 acre tract of land conveyed by a deed recorded in Volume 92033, Page 1122, of said Deed Records, said iron rod also being on the east right-of-way line of Marsh Lane (a 100 foot right-of-way);

THENCE departing said east right-of-way line along the north property line of said 24.5128 acre tract, bearing S 89° 03' 54" E a distance of 748.90 feet to a 1/2 inch iron rod set on the centerline of Les Lacs Avenue, a private roadway as depicted by plat in Volume 82016, Page 1073 of the Plat Records, Dallas County, Texas, said 'x' being on a curve to the left having a radius of 500.00 feet and a chord bearing and distance of South 44° 01' 32" East, 228.68 feet;

THENCE along said curve through a central angle of 26° 26' 22" on an arc distance of 230.73 feet to an 'x' cut in an old centerline set for the northeast corner heretofore, said 'x' also being the northeast corner of Grand Addison III, also being the northeast corner of Grand Addison I, an addition to the Town of Addison according to the Amended Final Plat recorded in Volume 93063, Page 3374, of said Plat Records;

THENCE along said Addition's west property line as follows:

S 32° 43' 53" W a distance of 30.00 feet to a 1/2 inch iron rod set on the southern line of a former private roadway, said iron rod being on the beginning of a non-tangent curve to the left having a radius of 276.00 feet and a chord bearing and distance of S 15° 58' 43" W, 142.51 feet;

THENCE along said curve through a central angle of 29° 55' 25" on an arc distance of 144.14 feet to a 1/2 inch iron rod set on end of cut; W;

S 01° 01' 02" W a distance of 101.12 feet to a 1/2 inch iron rod set for corner;

N 89° 12' 44" W a distance of 83.12 feet to a 1/2 inch iron rod set for corner;

S 00° 47' 18" W a distance of 253.65 feet to a 1/2 inch iron rod set for corner on the south property line of said 24.5128 acres, being the southeast corner heretofore, also being the north property line of Subdivisions 2 and 3 of Grand Addison I, to the Town of Addison as reported in Volume 77118, Page 2198, of said Plat Records, and from which a 1/2 inch iron rod found for the southwest corner of said Amended Grand Addison I Addition bears S 81° 13' 52" E a distance of 6.15 feet;

THENCE along said south property line and said north property line N 00° 56' 08" W a distance of 682.09 feet to the POINT OF BEGINNING and containing 559,194 square feet or 12,837 acres of land.

SAVE AND EXCEPT any street right-of-way dedicated to the Town of Addison by the said Grand Addition III Final Plat.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Beltway-les Lacs, Ltd. ("Owner") does hereby adopt this plat designating the heretofore property as Grand Addison III, 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 purpose 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 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 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 use forever, but including the following covenants with regard to maintenance responsibilities: the existing channels or ditches conveying the drainage and floodway easement will remain in an open channel, unless required to be enclosed by ordinance, of all times and shall be maintained by the individual owners of the lots 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 ditches or any damage or injury to private property or person that results from the flow of water along said creek or for the control of aeration. No obstruction to the normal flow of water 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 enclose or create 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 or 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 the 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 Addison, Texas, this the ___ day of _____, 1993.

BELTWAY-LES LACS LTD.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared G. Dennis Qualls 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 herein stated.

Given under my hand and seal of office, this ___ day of _____, 1993.

Notary Public State of Texas

CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARINGS
1	500.00	117.46	228.89	230.73	28.26 22'	S-44-01-32-E
2	276.68	73.80	142.62	144.24	29.52 13'	S-15-58-43-W
3	325.00	26.96	53.74	53.80	09.27 22"	N-70-54-47-W
4	15.00	0.50	1.80	1.80	06.51 53"	N-02-29-50-W
5	15.00	3.94	7.61	7.70	29.24 13"	S-15-38-11-W
6	325.00	26.96	51.81	51.86	09.26 53"	N-84-30-25-W
7	15.00	2.85	5.60	5.63	21.30 31"	N-09-49-09-W
8	15.00	2.85	5.60	5.63	21.30 31"	S-11-41-22-W
9	15.00	2.85	5.60	5.63	21.30 35"	N-09-49-06-W
10	76.00	22.36	42.90	43.49	32.47 04"	S-74-32-33-W
11	15.00	3.75	7.28	7.35	28.04 33"	N-34-08-48-W
12	40.00	7.43	14.61	14.69	21.02 37"	N-09-35-13-W
13	62.00	19.59	37.36	37.95	35.04 06"	S-16-35-57-E
14	15.00	0.12	0.25	0.25	00.58 46"	S-33-29-37-E
15	76.00	27.32	51.12	52.45	39.32 30"	S-20-42-74-W
16	76.00	30.14	58.03	57.38	43.15 42"	S-20-41-45-E
17	15.00	1.05	2.10	2.10	08.01 08"	S-35-20-53-W
18	62.00	21.70	40.97	41.75	38.34 58"	S-20-03-58-W
19	40.00	14.09	26.99	27.10	38.49 19"	N-20-11-08-E
20	15.00	0.99	1.98	1.98	07.33 00"	N-43-22-18-E
21	76.00	20.39	39.99	39.84	30.02 13"	S-74-12-24-E
22	15.00	2.85	5.60	5.63	21.30 31"	S-09-58-48-E
23	15.00	2.85	5.60	5.63	21.30 31"	N-11-31-43-E
24	530.00	134.23	260.25	262.94	28.26 22'	S-43-01-58-E
25	276.68	32.61	64.77	64.92	13.26 40"	S-24-08-26-W
26	174.00	16.19	32.25	32.29	10.37 53"	N-65-54-23-W
27	326.00	15.93	31.82	31.84	09.39 43"	N-63-23-14-W
28	8.00	2.46	4.70	4.77	34.11 32"	N-28-40-41-E
29	8.00	2.46	4.70	4.77	34.11 27"	S-27-07-41-E
30	8.00	2.46	4.70	4.77	34.11 31"	N-28-40-43-E
31	8.00	2.46	4.70	4.77	34.11 29"	S-27-07-39-E
32	8.00	2.46	4.70	4.77	34.11 29"	N-28-40-39-E
33	8.00	2.46	4.70	4.77	34.11 24"	S-27-07-40-E
34	24.00	24.07	33.99	37.77	90.09 37"	N-44-08-42-W
35	24.00	24.00	33.94	37.70	90.00 00"	N-45-58-05-E
36	274.00	69.82	134.78	136.17	28.26 31"	S-74-49-37-E
37	225.00	21.03	41.88	41.94	10.38 00"	S-65-54-22-E
38	276.68	13.45	26.86	26.87	05.33 55"	S-03-46-30-W
39	50.00	50.14	70.81	76.68	90.09 37"	N-44-08-43-W
40	50.00	50.00	70.71	76.54	90.00 00"	N-45-58-06-E
41	300.00	76.12	147.87	149.10	28.26 31"	S-74-49-37-E
42	200.00	18.61	37.06	37.12	10.38 00"	S-65-54-23-E

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S-32-45-17-W	30.00	28	S-44-03-56-E	24.14
2	S-01-11-07-W	29.01	29	S-61-52-49-W	10.30
3	S-01-02-56-W	72.11	30	S-71-13-23-E	10.65
4	N-89-13-31-W	83.12	31	N-00-56-07-E	20.93
5	S-60-10-23-E	10.30	32	N-89-03-93-W	25.96
6	S-45-46-29-W	10.00	33	S-00-56-06-W	20.93
7	N-44-13-31-W	10.30	34	S-00-46-30-W	29.19
8	S-45-46-30-W	7.07	35	S-00-46-29-W	20.93
9	N-89-13-30-W	42.96	36	S-89-13-31-E	25.86
10	N-74-43-55-W	19.70	37	N-00-46-28-E	20.93
11	N-44-13-31-W	24.14	38	N-00-46-29-E	39.18
12	N-44-13-31-W	10.00	39	N-45-46-29-E	4.01
13	N-61-43-21-E	10.30	40	N-89-13-31-W	8.96
14	S-89-13-31-E	75.93	41	S-44-13-32-E	4.01
15	N-76-16-52-E	19.70	42	S-44-13-31-E	4.01
16	N-45-46-30-E	24.14	43	N-45-46-22-E	4.01
17	S-60-10-21-E	10.30	44	S-44-13-25-E	4.01
18	N-44-13-31-W	10.30	45	S-61-58-22-E	8.10
19	N-60-00-35-W	10.30	46	N-00-46-29-E	24.44
20	N-45-56-03-E	10.00	47	N-89-13-31-W	25.06
21	S-74-34-18-E	19.70	48	S-00-46-29-W	24.44
22	S-44-03-94-E	24.14	49	S-71-13-23-E	16.84
23	S-44-03-94-E	10.00	50	N-89-03-94-W	27.50
24	S-61-52-50-W	10.30	51	N-00-46-43-E	35.00
25	S-76-26-29-W	19.70	52	S-89-03-94-E	34.90
26	S-45-56-07-E	24.14	53	S-71-13-23-E	12.49
27	N-60-00-35-W	10.30			

CERTIFICATE OF APPROVAL

APPROVED BY the Town of Addison, Dallas County, Texas, this ___ day of _____, 1993.

BY: _____ Mayor, Town of Addison

ATTEST: _____ City Secretary

The following minimum setbacks apply from the property lines:

- Adjacent to through streets
- Where garage faces through street: 14.5 feet to garage door, 5.5 feet to remainder of structure if 1-story
- Where garage does not face through street: 10.5 feet to entire structure if 2-story, 5.5 feet to entire structure if 1-story
- Adjacent to out-lets
- 20.0 feet to garage door, 15.0 feet to remainder of structure (1 or 2-story)

All internal property line setbacks shall be 5 feet. Driveway access/cutouts to Les Lacs Avenue are prohibited. Driveway access/cutouts to Beau Park Lane are prohibited for Lot 1, Block A, and Lots 1 and 2, Block B.

MONUMENTATION LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- ✕ CUT 'X' FOUND
- ✕ CUT 'X' SET

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT, G. Dennis Qualls, hereby certifies that this plat was prepared from an actual and accurate survey of the land and that the corner monuments were properly placed under my personal supervision and in accordance with the platting rules and regulations of the City of Frisco, Texas.

G. Dennis Qualls
Registered Professional Land Surveyor
Texas Registration No. 4276

Date _____

BEFORE me, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared G. Dennis Qualls 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 herein stated.

Given under my hand and seal of office, this ___ day of _____, 1993.

Notary Public State of Texas

FINAL PLAT
OF
GRAND ADDISON III

SITUATED IN THE
THOMAS L. CHENOWETH SURVEY,
ABSTRACT NO. 273
91 LOTS, 12,837 ACRES

TOWN OF ADDISON,
DALLAS COUNTY, TEXAS

BELTWAY-LES LACS, LTD.
4835 LBJ FREEWAY, SUITE 280
DALLAS, TEXAS 75244

received
11-13-93

Lichtler/Jameson & Associates, Inc.
CONSULTING ENGINEERS and PLANNERS
1420 W. MOCKINGBIRD LANE, SUITE 300, DALLAS, TEXAS 75247, 214/630-8667

JOB NO. 11080001-0008 PLAT-004
10-28-93