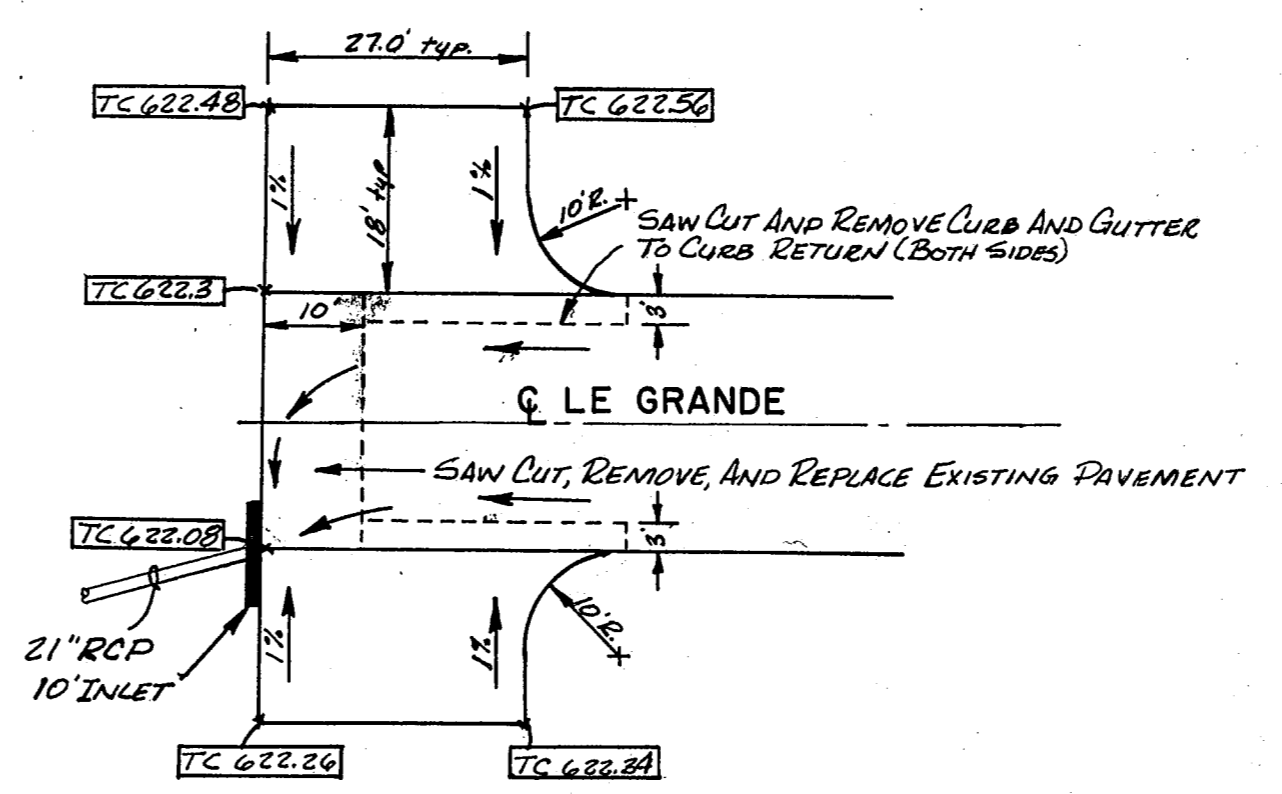
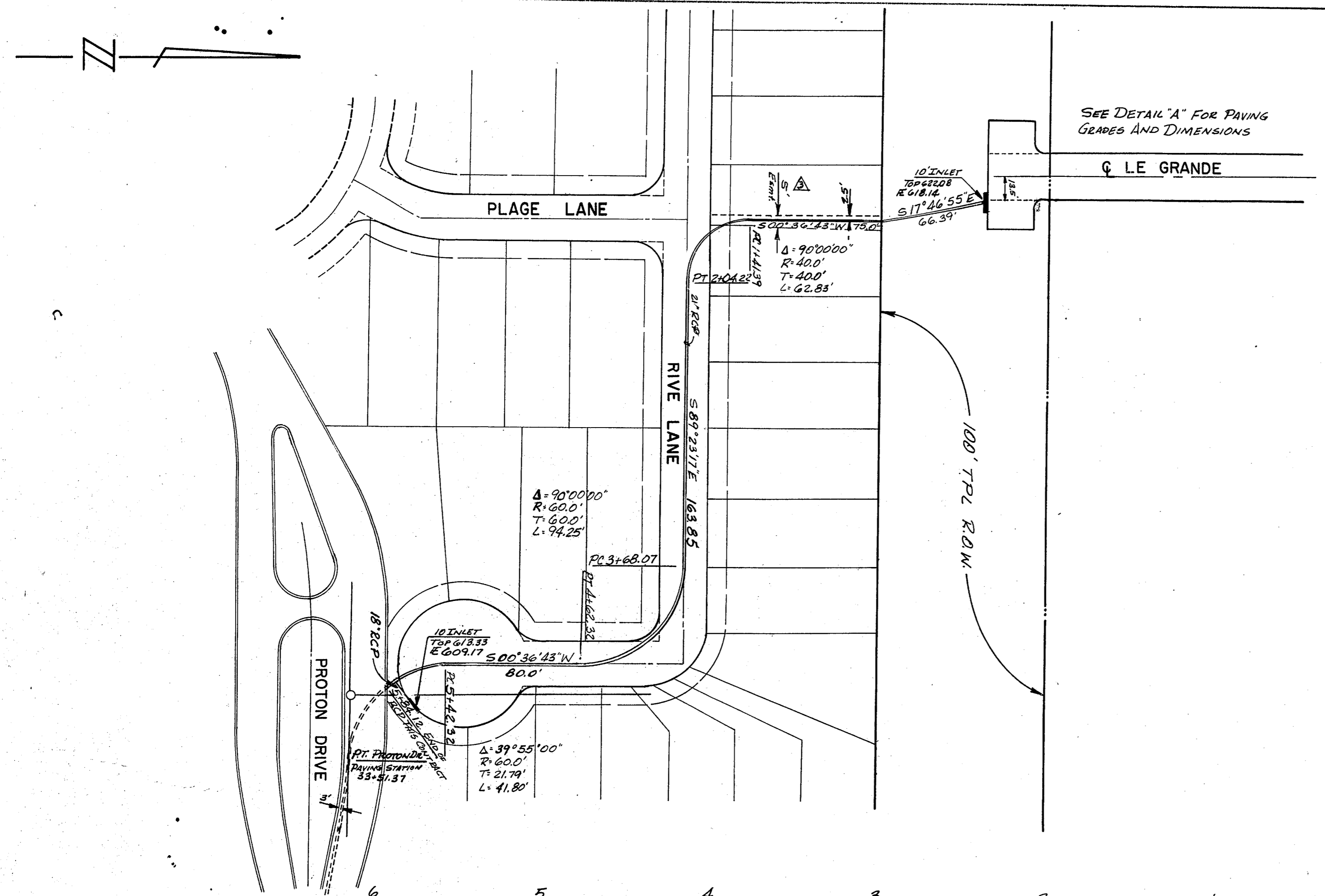


DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 SURVEYED: \_\_\_\_\_  
 PLAN CHECKED: \_\_\_\_\_  
 NOTE BOOK: \_\_\_\_\_  
 NO: \_\_\_\_\_

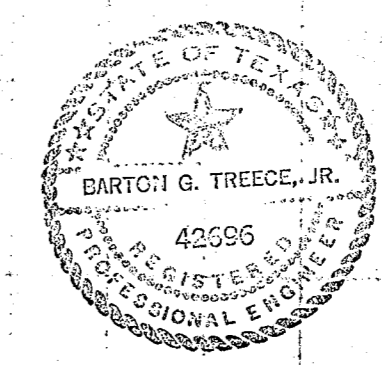
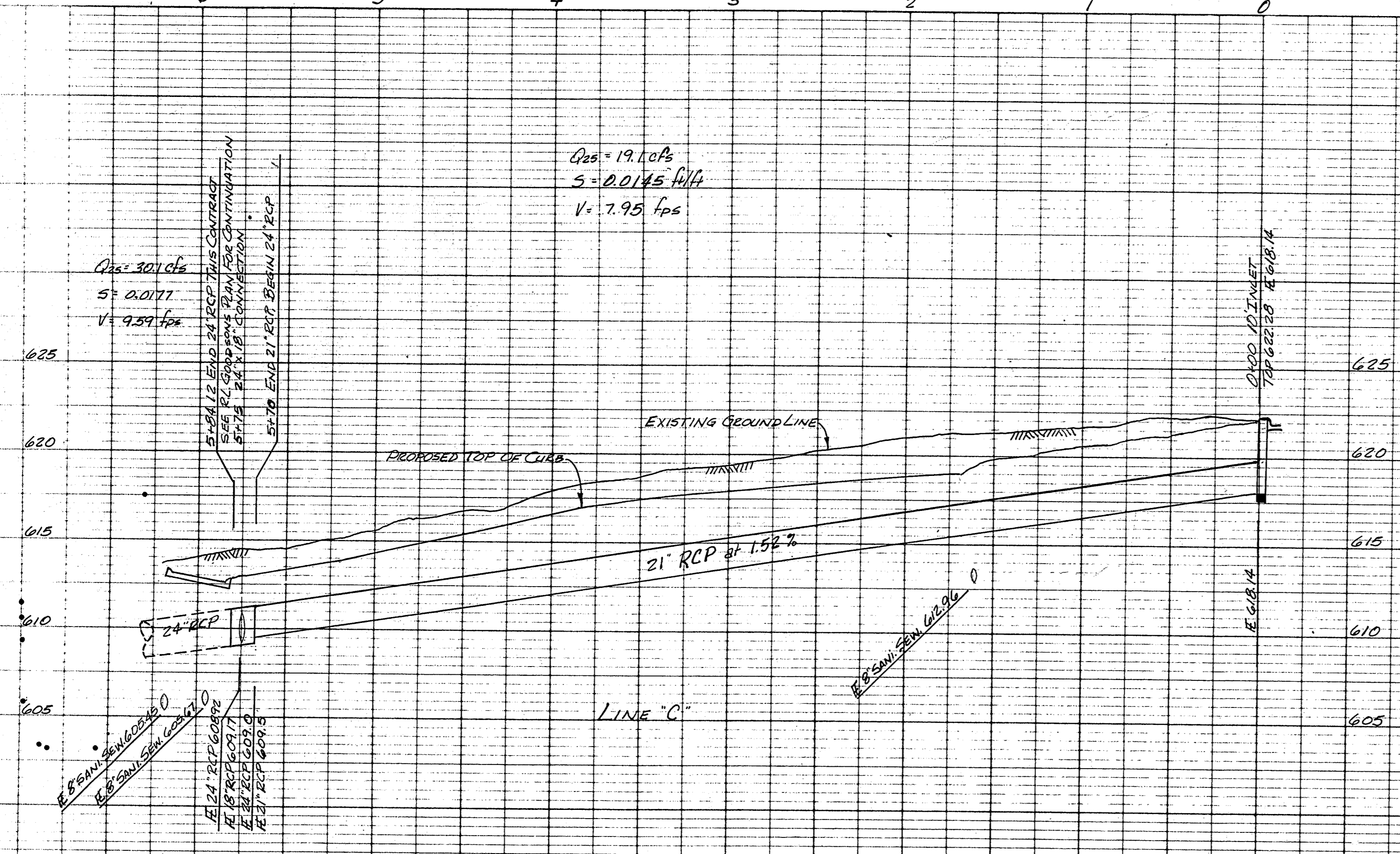
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 PROFILE CHECKED: \_\_\_\_\_  
 NOTE BOOK: \_\_\_\_\_  
 NO: \_\_\_\_\_



**REVISIONS**

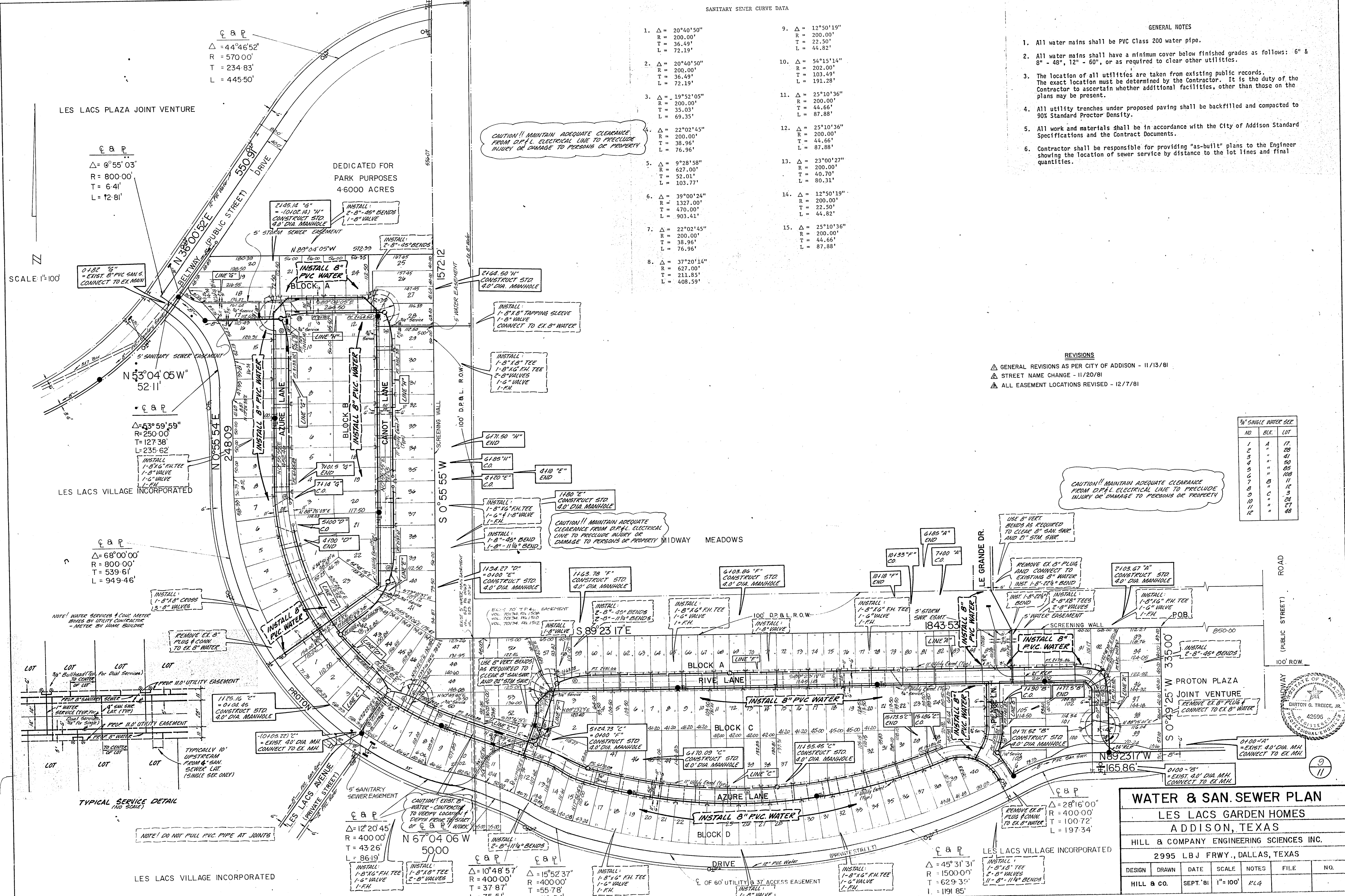
- △ GENERAL REVISIONS AS PER CITY OF ADDISON - 11/13/81
- △ STREET NAME CHANGES - 11/20/81
- △ 10" STORM SEWER & WATER ESMT. CHANGED TO 5" STORM SEWER ESMT.

DETAIL "A"



STORM SEWER & PAVING PLANS					
LES LACS GARDEN HOMES					
LINE "C"					
CITY OF ADDISON, TEXAS					
HILL & CO ENGINEERING SCIENCES INC.					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
HILL & CO		AUG'81	HOR 1"=50' VERT 1"=5'	RLG	





SANITARY SEWER CURVE DATA

- 1. Δ = 20°40'50"  
R = 200.00'  
T = 36.49'  
L = 72.19'
- 2. Δ = 20°40'50"  
R = 200.00'  
T = 36.49'  
L = 72.19'
- 3. Δ = 19°52'05"  
R = 35.03'  
T = 69.35'
- 4. Δ = 22°02'45"  
R = 200.00'  
T = 38.96'  
L = 76.96'
- 5. Δ = 9°28'58"  
R = 627.00'  
T = 52.01'  
L = 103.77'
- 6. Δ = 39°00'24"  
R = 1327.00'  
T = 470.00'  
L = 903.41'
- 7. Δ = 22°02'45"  
R = 200.00'  
T = 38.96'  
L = 76.96'
- 8. Δ = 37°20'14"  
R = 627.00'  
T = 211.85'  
L = 408.59'
- 9. Δ = 12°50'19"  
R = 200.00'  
T = 22.50'  
L = 44.82'
- 10. Δ = 54°15'14"  
R = 202.00'  
T = 103.49'  
L = 191.28'
- 11. Δ = 25°10'36"  
R = 200.00'  
T = 44.66'  
L = 87.88'
- 12. Δ = 25°10'36"  
R = 200.00'  
T = 44.66'  
L = 87.88'
- 13. Δ = 23°00'27"  
R = 200.00'  
T = 40.70'  
L = 80.31'
- 14. Δ = 12°50'19"  
R = 200.00'  
T = 22.50'  
L = 44.82'
- 15. Δ = 25°10'36"  
R = 200.00'  
T = 44.66'  
L = 87.88'

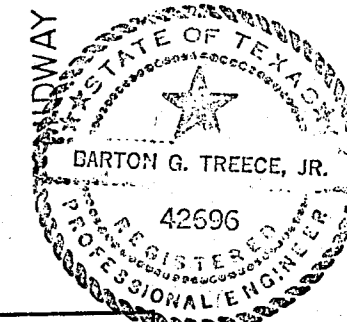
GENERAL NOTES

1. All water mains shall be PVC Class 200 water pipe.
2. All water mains shall have a minimum cover below finished grades as follows: 6" & 8" - 48", 12" - 60", or as required to clear other utilities.
3. The location of all utilities are taken from existing public records. The exact location must be determined by the Contractor. It is the duty of the Contractor to ascertain whether additional facilities, other than those on the plans may be present.
4. All utility trenches under proposed paving shall be backfilled and compacted to 90% Standard Proctor Density.
5. All work and materials shall be in accordance with the City of Addison Standard Specifications and the Contract Documents.
6. Contractor shall be responsible for providing "as-built" plans to the Engineer showing the location of sewer service by distance to the lot lines and final quantities.

REVISIONS

- ▲ GENERAL REVISIONS AS PER CITY OF ADDISON - 11/13/81
- ▲ STREET NAME CHANGE - 11/20/81
- ▲ ALL EASEMENT LOCATIONS REVISED - 12/7/81

1/2" SINGLE WATER SER.		
NO.	BLK.	LOT
1	A	17
2	"	28
3	"	41
4	"	50
5	"	85
6	"	108
7	"	12
8	"	3
9	"	24
10	"	27
11	"	48
12	"	



**WATER & SAN. SEWER PLAN**  
**LES LACS GARDEN HOMES**  
 ADDISON, TEXAS  
 HILL & COMPANY ENGINEERING SCIENCES INC.  
 2995 LBJ FRWY., DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HILL & CO.	SEPT. '81	1" = 100'	RLG			

LES LACS PLAZA JOINT VENTURE

DEDICATED FOR  
 PARK PURPOSES  
 46000 ACRES

LES LACS VILLAGE INCORPORATED

WIDWAY MEADOWS

PROTON PLAZA  
 JOINT VENTURE

LES LACS VILLAGE INCORPORATED

CAUTION!! MAINTAIN ADEQUATE CLEARANCE  
 FROM D.P.L. ELECTRICAL LINE TO PRECLUDE  
 INJURY OR DAMAGE TO PERSONS OR PROPERTY

CAUTION!! MAINTAIN ADEQUATE CLEARANCE  
 FROM D.P.L. ELECTRICAL LINE TO PRECLUDE  
 INJURY OR DAMAGE TO PERSONS OR PROPERTY

CAUTION!! MAINTAIN ADEQUATE  
 CLEARANCE FROM D.P.L. ELECTRICAL  
 LINE TO PRECLUDE INJURY OR  
 DAMAGE TO PERSONS OR PROPERTY

USE 8" VERT.  
 BRUSH AS REQUIRED  
 TO CLEAR 8" SAN. SWR.  
 AND 2" STN. SWR.

TYPICAL SERVICE DETAIL  
 (NO SCALE)

NOTE! DO NOT PULL PVC PIPE AT JOINTS

CAUTION! EXIST. 8"  
 WATER CONDUIT  
 TO VERIFY LOCATION &  
 DEPTH PRIOR TO EXCAVATION  
 OF C & P WORK

REMOVE EX. 8" PLUG & CONN.  
 TO EX. 8" WATER

EXIST. 4.0" DIA. MH.  
 CONNECT TO EX. MH.

EXIST. 4.0" DIA. MH.  
 CONNECT TO EX. MH.

REMOVE EX. 8" PLUG & CONN.  
 TO EX. 8" WATER

EXIST. 4.0" DIA. MH.  
 CONNECT TO EX. MH.

EXIST. 4.0" DIA. MH.  
 CONNECT TO EX. MH.

INSTALL:  
 1-8" X 8" TEE  
 1-8" X 6" FH. TEE  
 1-6" VALVE  
 1-FH.

INSTALL:  
 1-8" X 8" TEE  
 1-8" X 6" FH. TEE  
 1-6" VALVE  
 1-FH.

INSTALL:  
 1-8" X 8" TEE  
 1-8" X 6" FH. TEE  
 1-6" VALVE  
 1-FH.

INSTALL:  
 1-8" X 8" TEE  
 1-8" X 6" FH. TEE  
 1-6" VALVE  
 1-FH.

INSTALL:  
 1-8" X 8" TEE  
 1-8" X 6" FH. TEE  
 1-6" VALVE  
 1-FH.

INSTALL:  
 1-8" X 8" TEE  
 1-8" X 6" FH. TEE  
 1-6" VALVE  
 1-FH.

INSTALL:  
 1-8" X 8" TEE  
 1-8" X 6" FH. TEE  
 1-6" VALVE  
 1-FH.

INSTALL:  
 1-8" X 8" TEE  
 1-8" X 6" FH. TEE  
 1-6" VALVE  
 1-FH.

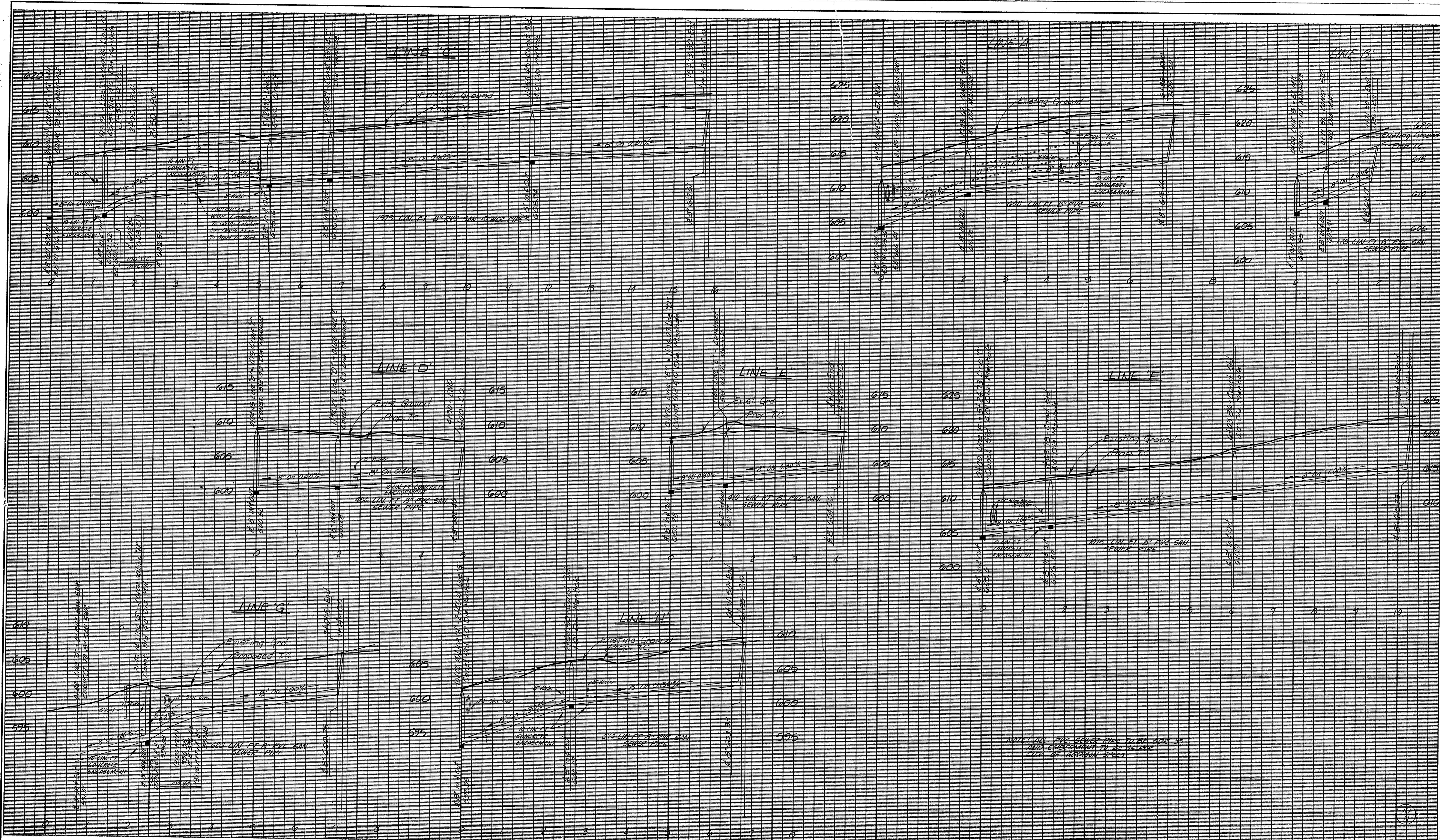
INSTALL:  
 1-8" X 8" TEE  
 1-8" X 6" FH. TEE  
 1-6" VALVE  
 1-FH.

INSTALL:  
 1-8" X 8" TEE  
 1-8" X 6" FH. TEE  
 1-6" VALVE  
 1-FH.

INSTALL:  
 1-8" X 8" TEE  
 1-8" X 6" FH. TEE  
 1-6" VALVE  
 1-FH.

INSTALL:  
 1-8" X 8" TEE  
 1-8" X 6" FH. TEE  
 1-6" VALVE  
 1-FH.





REVISIONS  
 △ GENERAL REVISIONS AS PER CITY OF ADDISON  
 ▽ GRADE REVISIONS DUE TO RELOCATION OF SANITARY SEWER EASEMENTS (12/7/81)

- BENCH MARKS
1. "□" Cut top of conc. footing at Northwest cor. Tower #12N-3W-T288 ELEV. 605.20
  2. "□" Cut top of conc. footing at Northwest cor. Tower #12N-3W-T290 located at the angle point of the line ELEV. 613.16
  3. "□" Cut top of conc. footing at Southwest cor. Tower #12N-3W-T291 ELEV. 619.46

<b>SANITARY SEWER PROFILES</b>						
LES LACS GARDEN HOMES						
ADDISON, TEXAS						
HILL & COMPANY ENGINEERING SCIENCES INC.						
2995 LBJ FRWY., DALLAS, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HILL & CO.		SEPT. '81	HOR. 1"=100' VERT. 1"=6'	R.L.G.		



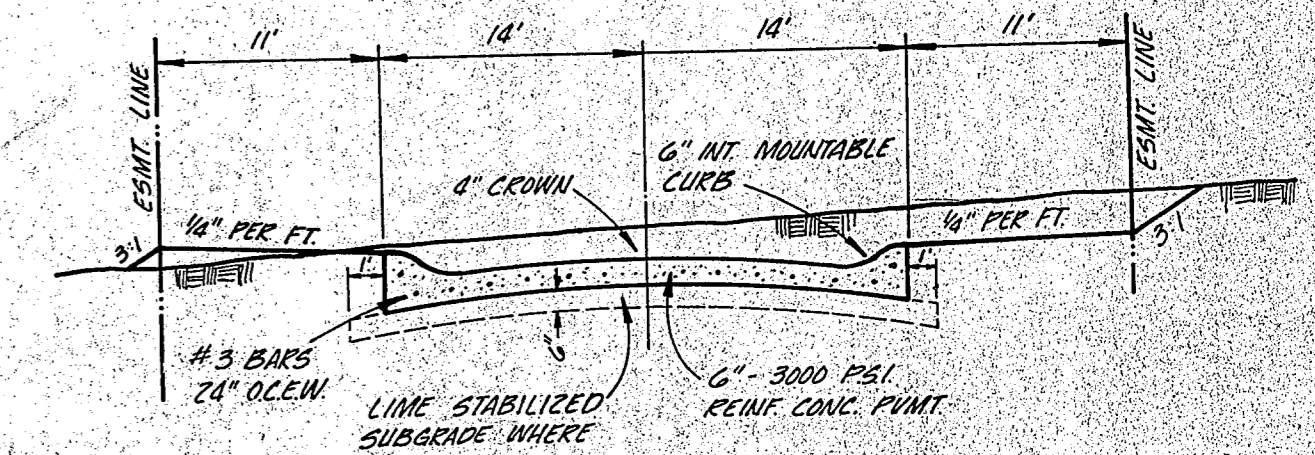
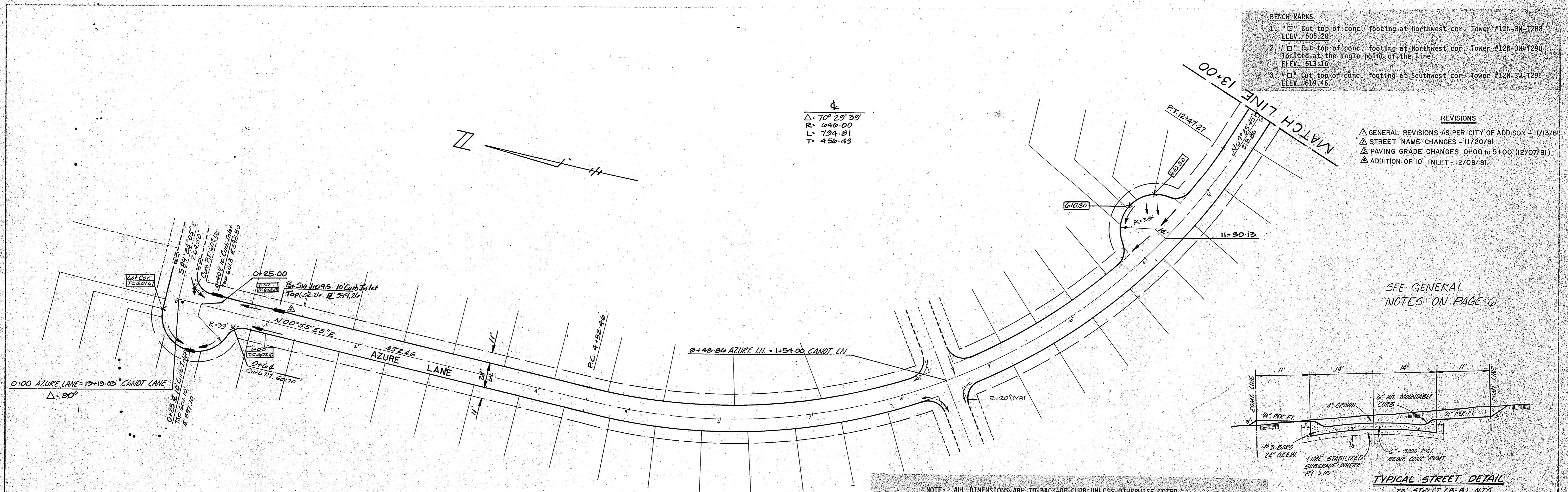
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 SURVEYED: \_\_\_\_\_  
 PLOTTED: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 NOTE BOOK: \_\_\_\_\_  
 NO. \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 SURVEYED: \_\_\_\_\_  
 PLOTTED: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 NOTE BOOK: \_\_\_\_\_  
 NO. \_\_\_\_\_

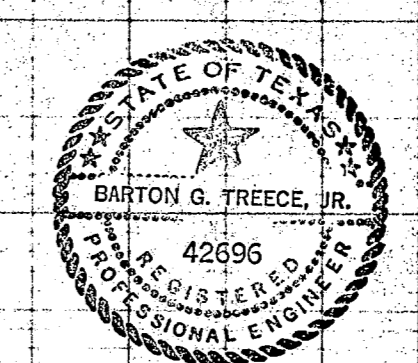
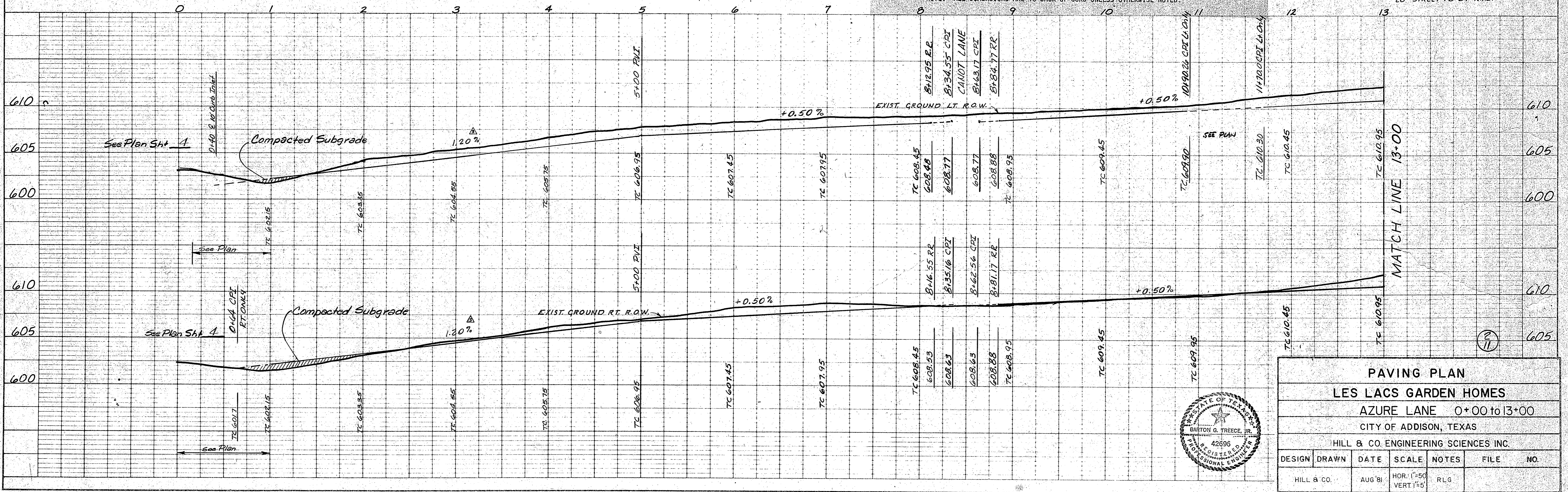
- BENCH-MARKS**
1. "□" Cut top of conc. footing at Northwest cor. Tower #12N-3W-T288  
ELEV. 605.20
  2. "□" Cut top of conc. footing at Northwest cor. Tower #12N-3W-T290  
located at the angle point of the line  
ELEV. 613.16
  3. "□" Cut top of conc. footing at Southwest cor. Tower #12N-3W-T291  
ELEV. 619.46

- REVISIONS**
- △ GENERAL REVISIONS AS PER CITY OF ADDISON - 11/13/81
  - △ STREET NAME CHANGES - 11/20/81
  - △ PAVING GRADE CHANGES 0+00 to 5+00 (12/07/81)
  - △ ADDITION OF 10' INLET - 12/08/81

$\Delta = 70^\circ 29' 39''$   
 $R = 646.00$   
 $L = 794.81$   
 $T = 456.49$



**TYPICAL STREET DETAIL**  
28' STREET (B-B) NTS



PAVING PLAN					
LES LACS GARDEN HOMES					
AZURE LANE 0+00 to 13+00					
CITY OF ADDISON, TEXAS					
HILL & CO. ENGINEERING SCIENCES INC.					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
HILL & CO.		AUG 81	HOR. 1"=50' VERT. 1"=5'	RLG	

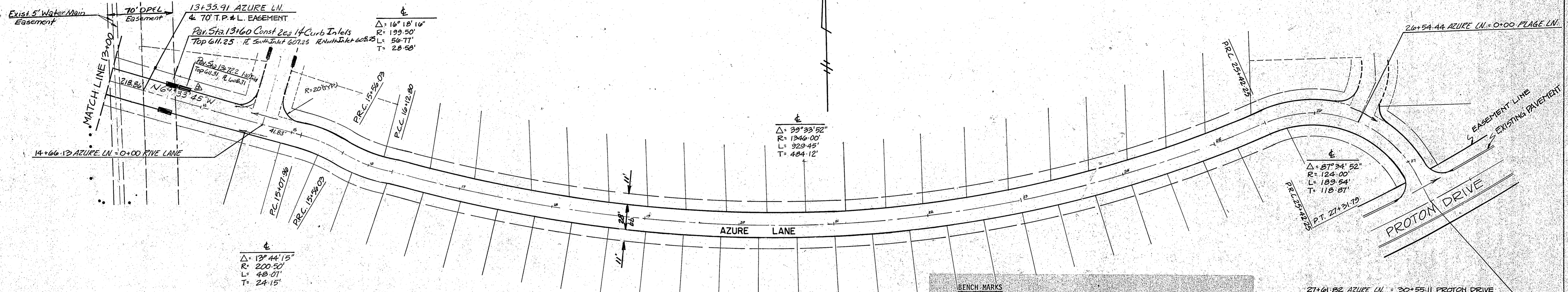
STREET A A 0+00 - 13+00



Contractor should not use boom type equipment in DP&L easement in connection with construction unless special arrangements have been made with DP&L one week prior to construction.

CAUTION - Maintain adequate clearance from DP&L electrical lines to avoid injury or damage to person or property.

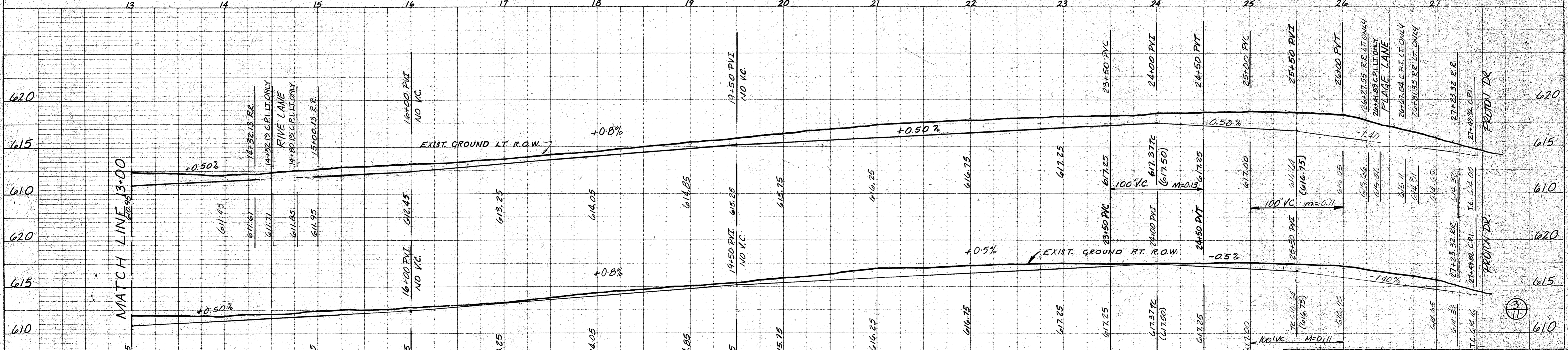
REVISIONS  
 Δ GENERAL REVISIONS AS PER CITY OF ADDISON - 11/13/81  
 Δ STREET NAME CHANGES - 11/20/81  
 Δ ADDITION OF 10' INLET - 12/8/81



BENCH MARKS

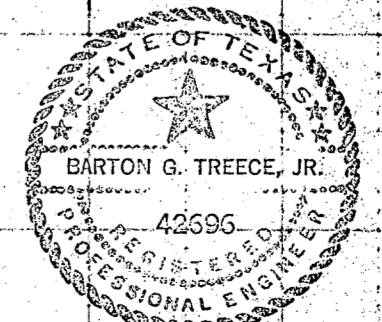
- "□" Cut top of conc. footing at Northwest cor. Tower #12N-3M-T288 ELEV. 605.20
- "□" Cut top of conc. footing at Northwest cor. Tower #12N-3M-T290 located at the angle point of the line ELEV. 613.16
- "□" Cut top of conc. footing at Southwest cor. Tower #12N-3M-T291 ELEV. 619.46

NOTE: ALL DIMENSIONS ARE TO BACK-OF CURB UNLESS OTHERWISE NOTED.



**PAVING PLAN**  
**LES LACS GARDEN HOMES**  
**AZURE LANE 13+00 TO END**  
 CITY OF ADDISON, TEXAS  
 HILL & CO. ENGINEERING SCIENCES INC.

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO
HILL & CO		AUG 81	HOR 1"=50' VERT 1"=5'	RLG		



PLAN

DATE	
BY	
APPROVED	
NOTE BOOK	
ALIGNMENT CHECKED	
BY	
BY	
NO.	

PROFILE

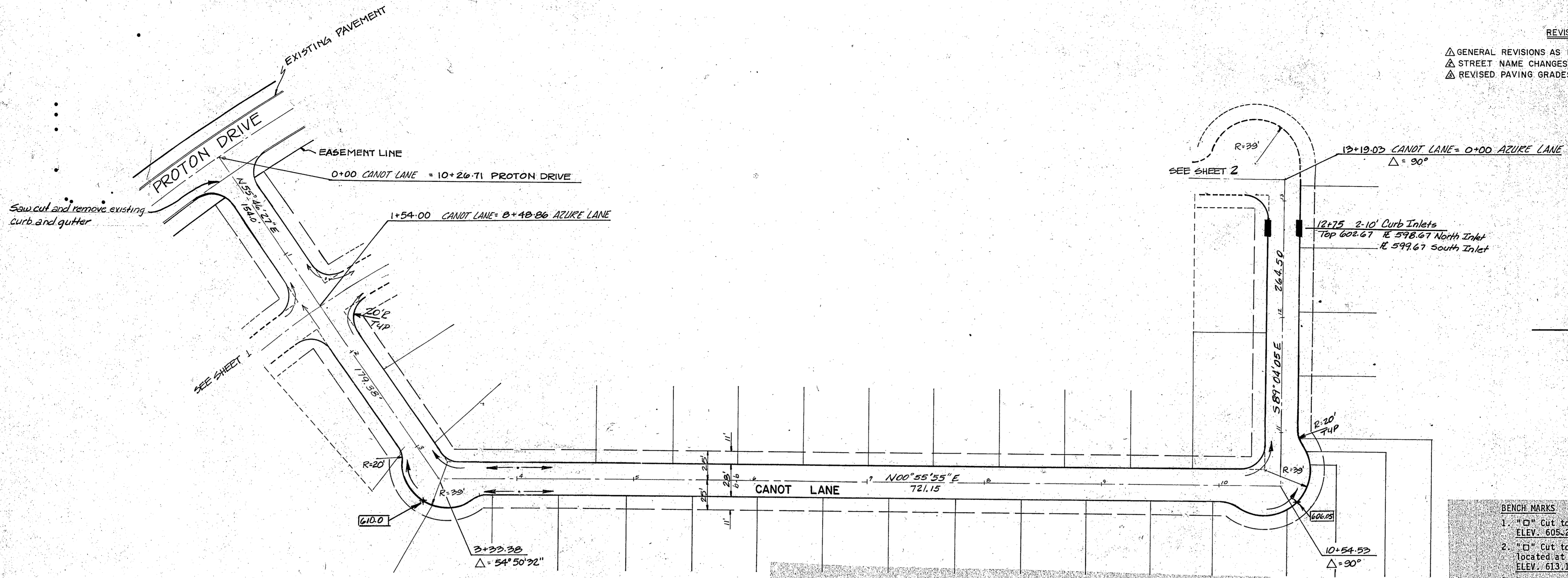
DATE	
BY	
APPROVED	
NOTE BOOK	
BY	
BY	
NO.	



DATE	
BY	
REVISION	
NOTE BOOK	
BY	
DATE	

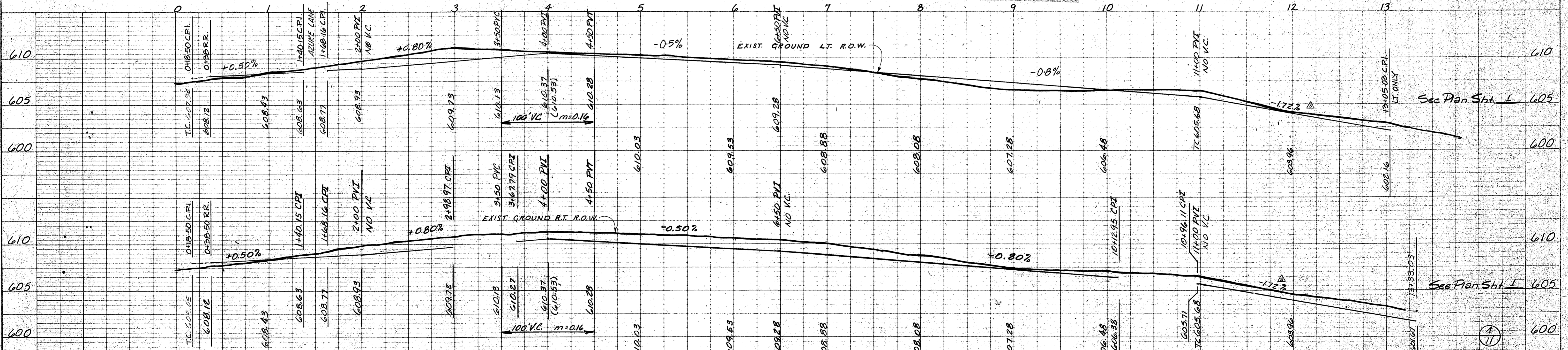
DATE	
BY	
REVISION	
NOTE BOOK	
BY	
DATE	

- REVISIONS
- △ GENERAL REVISIONS AS PER CITY OF ADDISON - 11/13/81
  - △ STREET NAME CHANGES - 11/20/81
  - △ REVISED PAVING GRADES FROM 11+00 TO 13+33.03 (12/07/81)

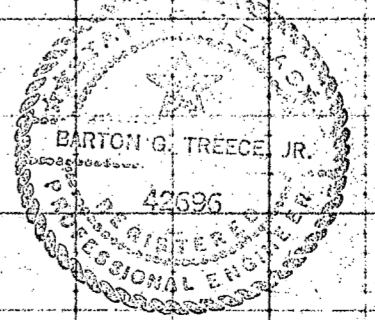


NOTE: ALL DIMENSIONS ARE TO BACK-OF CURB UNLESS OTHERWISE NOTED.

- BENCH MARKS
1. "D" Cut top of conc. footing at Northwest cor. Tower #12N-3W-T288 ELEV. 605.20
  2. "D" Cut top of conc. footing at Northwest cor. Tower #12N-3W-T290 located at the angle point of the 1 line ELEV. 613.16
  3. "D" Cut top of conc. footing at Southwest cor. Tower #12N-3W-T291 ELEV. 619.46



PAVING PLAN					
LES LACS-GARDEN HOMES					
CANOT LANE					
CITY OF ADDISON, TEXAS					
HILL & CO. ENGINEERING SCIENCES INC.					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
HILL & CO.		AUG 81	HOR. 1"=50' VERT. 1"=5'	RLG	





REVISIONS

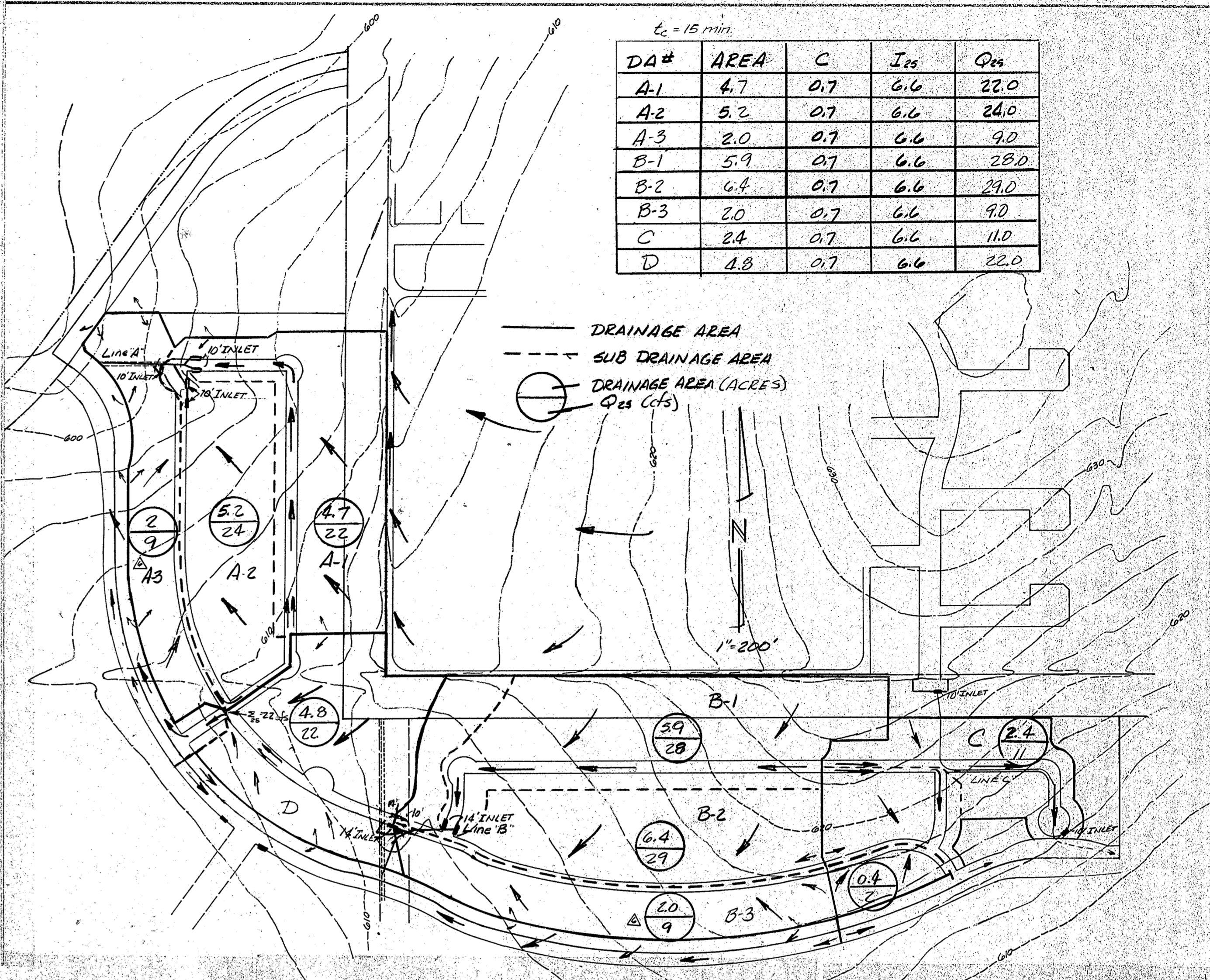
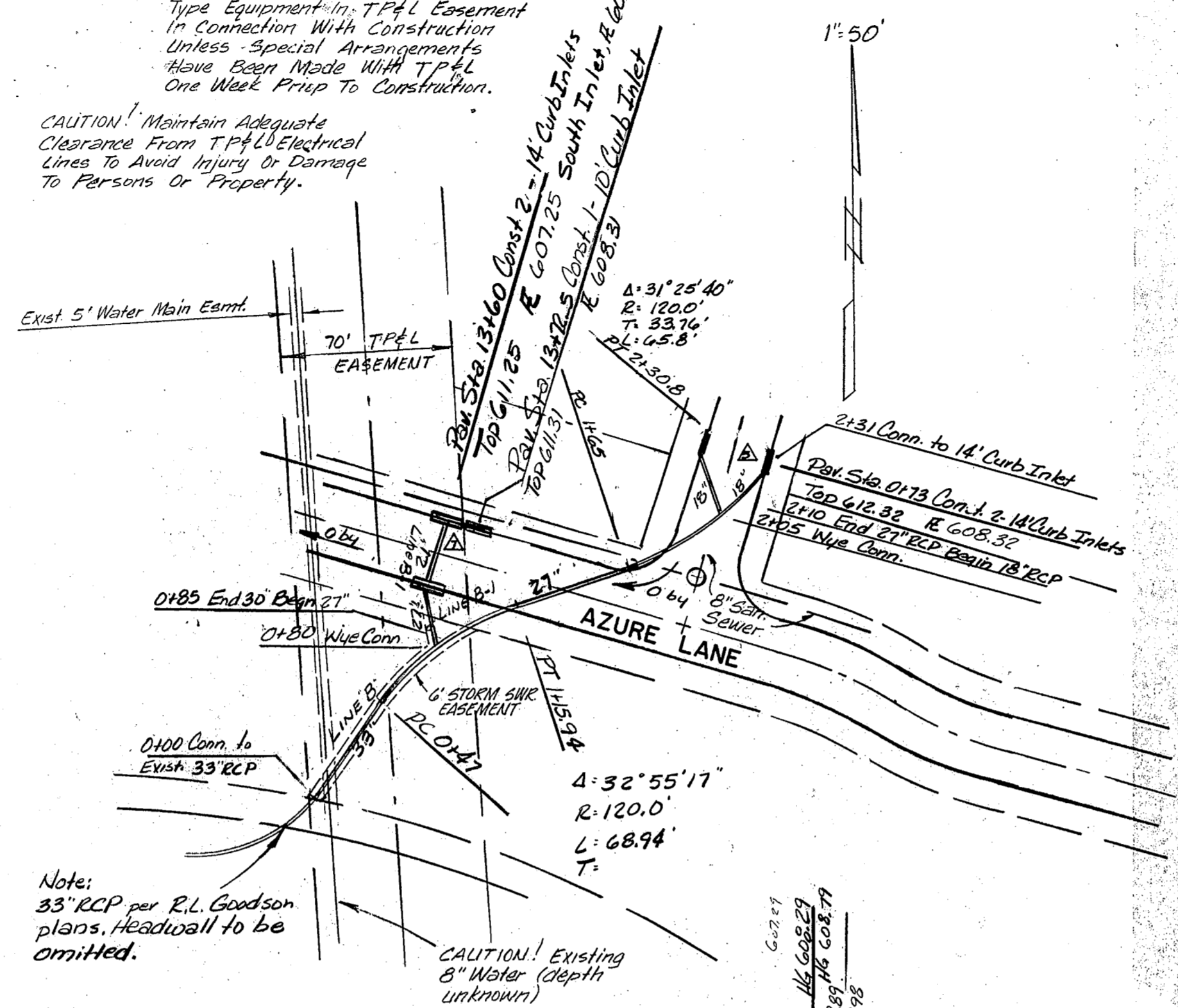
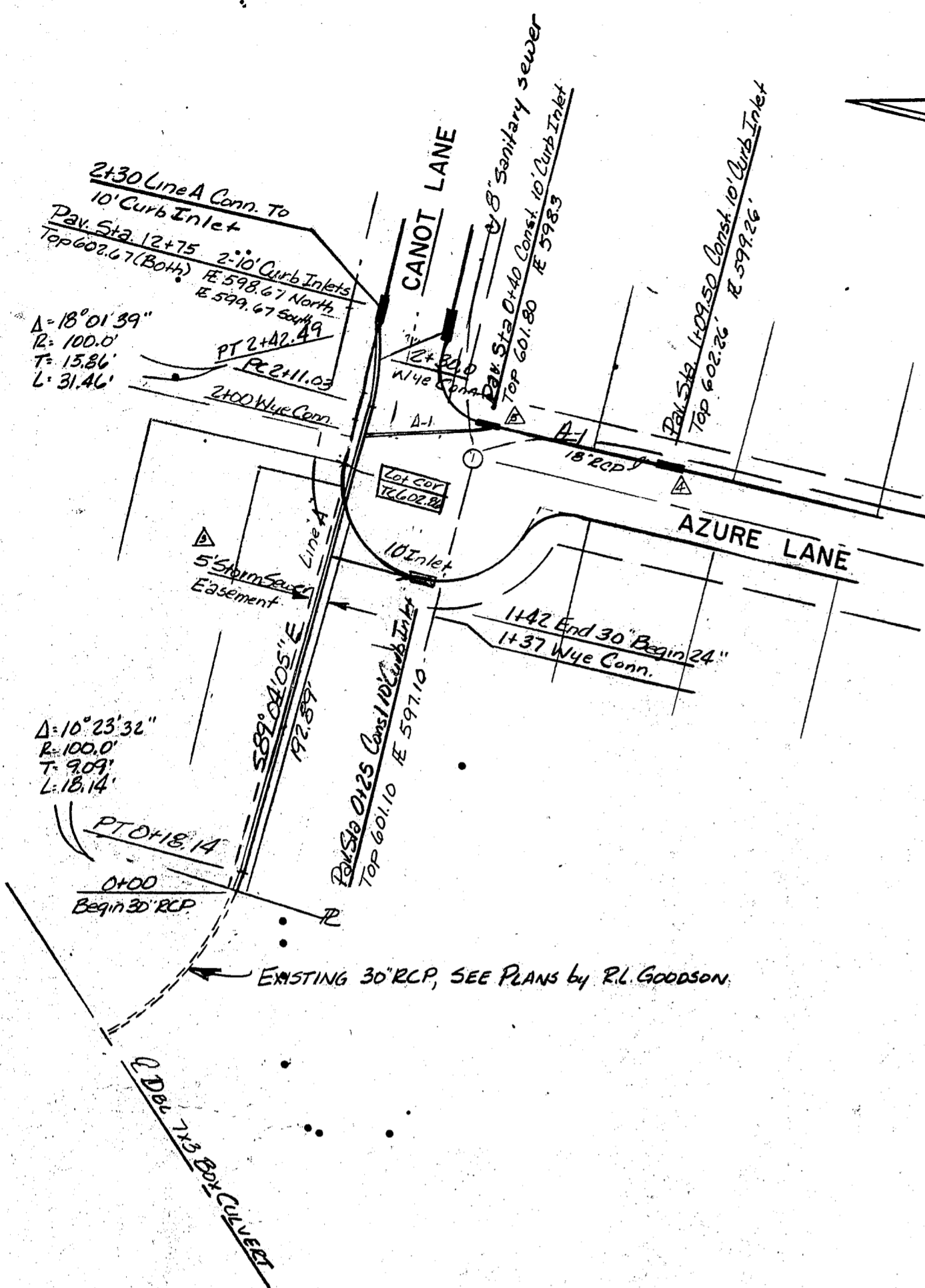
- ▲ GENERAL REVISIONS AS PER CITY OF ADDISON - 11/13/81
- ▲ STREET NAME CHANGES - 11/20/81
- ▲ 10" STORM SEWER & SANITARY SEWER EASEMENT CHANGED TO A 5" STORM SEWER EASEMENT. 11/30/81
- ▲ ADDITION OF 10" INLET (12/07/81)
- ▲ RELOCATE INLETS (12/07/81)
- ▲ REVISE DRAINAGE PLAN (12/07/81)

Contractor should not use boom type equipment in T.P.L. Easement in Connection With Construction Unless Special Arrangements Have Been Made With T.P.L. One Week Prior To Construction.

CAUTION! Maintain Adequate Clearance From T.P.L. Electrical Lines To Avoid Injury Or Damage To Persons Or Property.

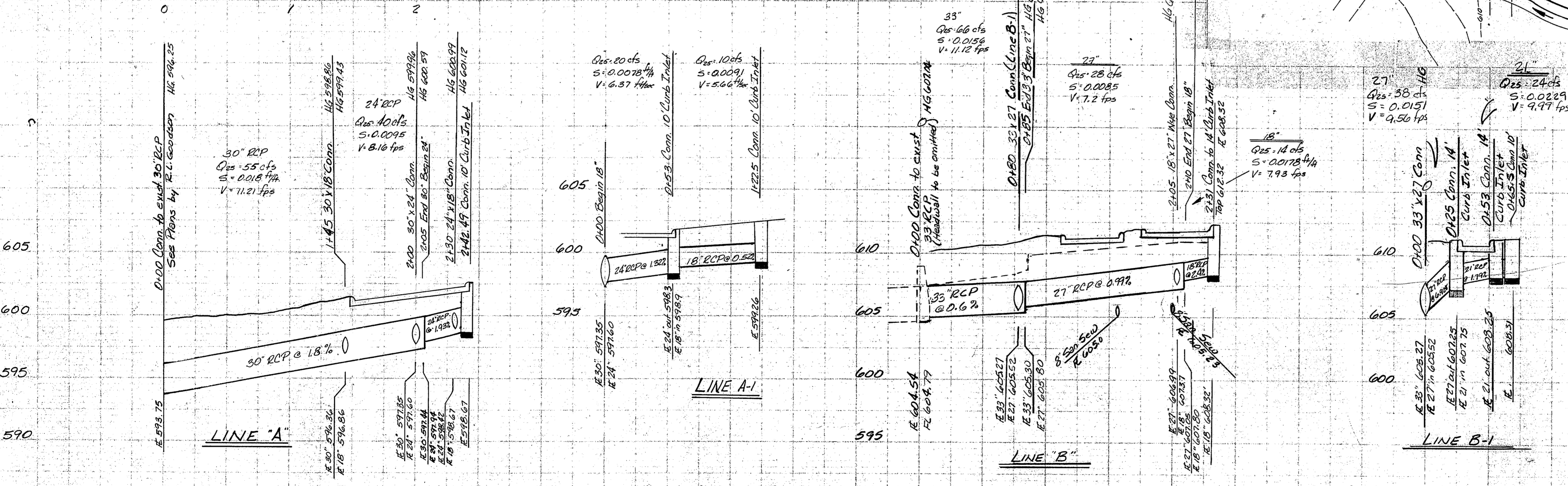
Note: 33" RCP per R.L. Goodson plans. Headwall to be omitted.

CAUTION! Existing 8" Water (Depth unknown)



$t_c = 15 \text{ min.}$

DA#	AREA	C	$I_{25}$	$Q_{25}$
A-1	4.7	0.7	6.6	22.0
A-2	5.2	0.7	6.6	24.0
A-3	2.0	0.7	6.6	9.0
B-1	5.9	0.7	6.6	23.0
B-2	6.4	0.7	6.6	24.0
B-3	2.0	0.7	6.6	9.0
C	2.4	0.7	6.6	11.0
D	4.8	0.7	6.6	22.0

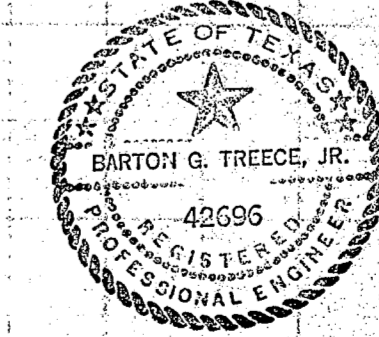


STORM SEWER & DRAINAGE AREA MAP

LES LACS GARDEN HOMES  
LINES "A", "A-1", "B" & "B-1"

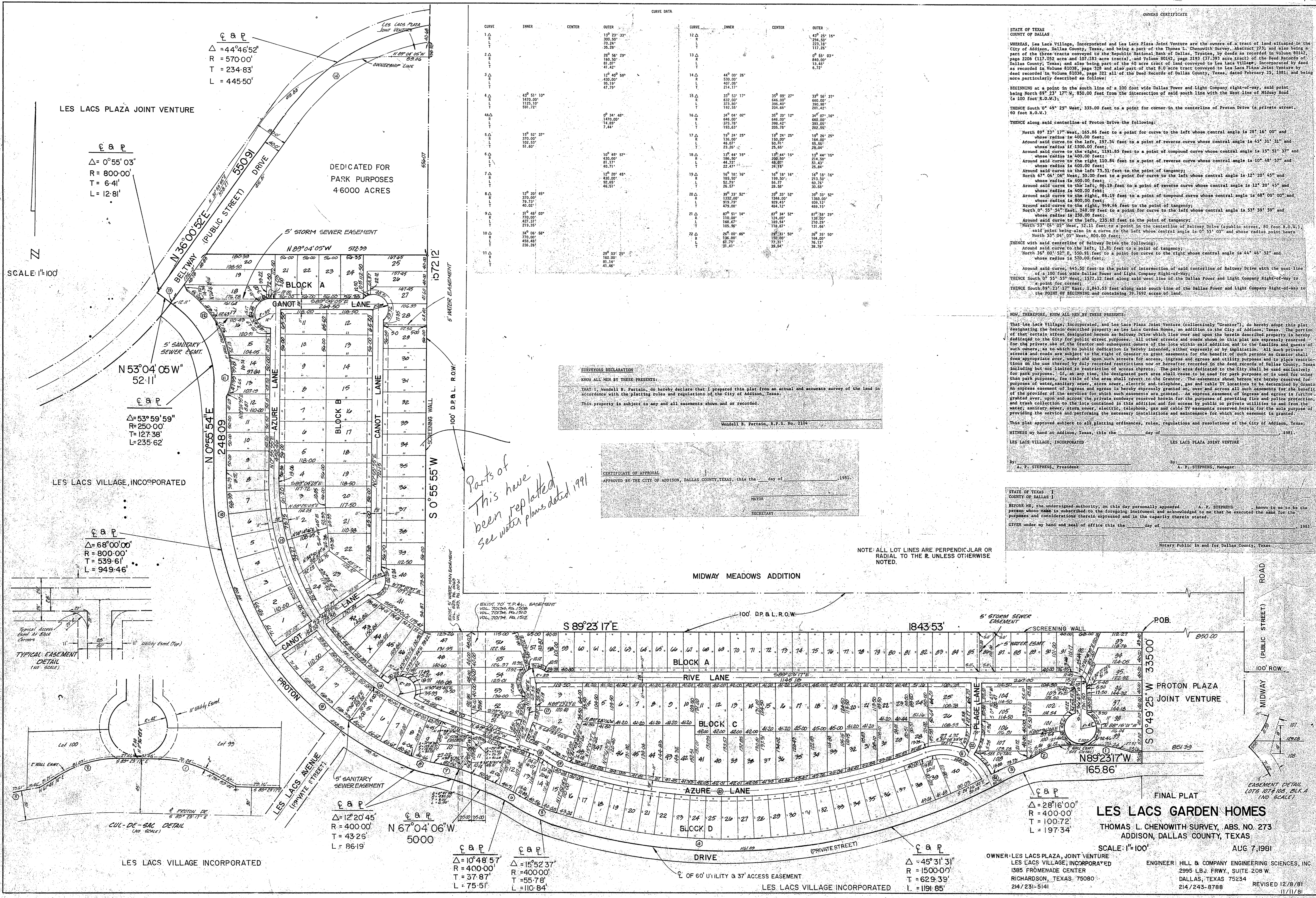
CITY OF ADDISON, TEXAS

HILL & CO ENGINEERING SCIENCES INC.



DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HILL & CO	AUR/81	NOV 11 1981	VERT 1"=8'	DL 2		





LES LACS PLAZA JOINT VENTURE  
 C & P  
 $\Delta = 44^{\circ}46'52''$   
 $R = 5700'$   
 $T = 234'83''$   
 $L = 445'50''$

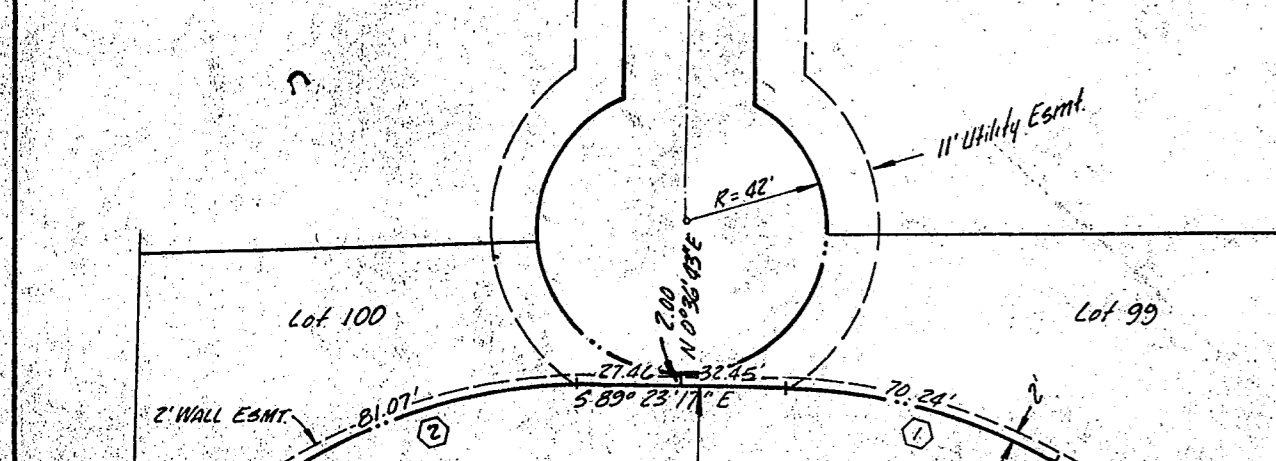
C & P  
 $\Delta = 0^{\circ}55'03''$   
 $R = 800'00''$   
 $T = 6'41''$   
 $L = 12'81''$

SCALE: 1"=100'

C & P  
 $\Delta = 53^{\circ}59'59''$   
 $R = 250'00''$   
 $T = 127'38''$   
 $L = 235'62''$

C & P  
 $\Delta = 68^{\circ}00'00''$   
 $R = 800'00''$   
 $T = 539'61''$   
 $L = 949'46''$

TYPICAL EASEMENT DETAIL (NO SCALE)



CUL-DE-SAC DETAIL (NO SCALE)

LES LACS VILLAGE INCORPORATED

DEDICATED FOR PARK PURPOSES  
 46000 ACRES

BLOCK A  
 21 22 23 24

BLOCK B  
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

BLOCK C  
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

BLOCK D  
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

CURVE DATA			CURVE DATA		
CURVE	INNER	CENTER	OUTER	INNER	CENTER
1	13° 23' 33"	530.00'	530.00'	43° 25' 15"	384.50'
2	70.24'	180.50'	180.50'	223.18'	223.18'
3	81.07'	165.50'	165.50'	9° 05' 03"	580.00'
4	81.41'	115.10'	115.10'	13.45'	6.72'
5	13° 10' 59"	430.00'	430.00'	33° 08' 12"	460.00'
6	43° 51' 10"	1470.00'	1470.00'	35° 20' 12"	640.00'
7	591.72'	591.72'	591.72'	375.78'	390.98'
8	26° 56' 29"	160.50'	160.50'	204.66'	201.42'
9	16° 02' 37"	370.00'	370.00'	26° 07' 16"	640.00'
10	102.53'	91.60'	91.60'	35° 20' 12"	640.00'
11	41.42'	115.10'	115.10'	375.78'	390.98'
12	43° 51' 10"	1470.00'	1470.00'	204.66'	201.42'
13	591.72'	591.72'	591.72'	26° 07' 16"	640.00'
14	26° 56' 29"	160.50'	160.50'	35° 20' 12"	640.00'
15	16° 02' 37"	370.00'	370.00'	375.78'	390.98'
16	102.53'	91.60'	91.60'	204.66'	201.42'
17	41.42'	115.10'	115.10'	26° 07' 16"	640.00'
18	43° 51' 10"	1470.00'	1470.00'	35° 20' 12"	640.00'
19	591.72'	591.72'	591.72'	375.78'	390.98'
20	26° 56' 29"	160.50'	160.50'	204.66'	201.42'
21	16° 02' 37"	370.00'	370.00'	26° 07' 16"	640.00'
22	102.53'	91.60'	91.60'	35° 20' 12"	640.00'
23	41.42'	115.10'	115.10'	375.78'	390.98'
24	43° 51' 10"	1470.00'	1470.00'	204.66'	201.42'
25	591.72'	591.72'	591.72'	26° 07' 16"	640.00'
26	26° 56' 29"	160.50'	160.50'	35° 20' 12"	640.00'
27	16° 02' 37"	370.00'	370.00'	375.78'	390.98'
28	102.53'	91.60'	91.60'	204.66'	201.42'
29	41.42'	115.10'	115.10'	26° 07' 16"	640.00'
30	43° 51' 10"	1470.00'	1470.00'	35° 20' 12"	640.00'
31	591.72'	591.72'	591.72'	375.78'	390.98'
32	26° 56' 29"	160.50'	160.50'	204.66'	201.42'
33	16° 02' 37"	370.00'	370.00'	26° 07' 16"	640.00'
34	102.53'	91.60'	91.60'	35° 20' 12"	640.00'
35	41.42'	115.10'	115.10'	375.78'	390.98'
36	43° 51' 10"	1470.00'	1470.00'	204.66'	201.42'
37	591.72'	591.72'	591.72'	26° 07' 16"	640.00'
38	26° 56' 29"	160.50'	160.50'	35° 20' 12"	640.00'
39	16° 02' 37"	370.00'	370.00'	375.78'	390.98'
40	102.53'	91.60'	91.60'	204.66'	201.42'
41	41.42'	115.10'	115.10'	26° 07' 16"	640.00'
42	43° 51' 10"	1470.00'	1470.00'	35° 20' 12"	640.00'
43	591.72'	591.72'	591.72'	375.78'	390.98'
44	26° 56' 29"	160.50'	160.50'	204.66'	201.42'
45	16° 02' 37"	370.00'	370.00'	26° 07' 16"	640.00'
46	102.53'	91.60'	91.60'	35° 20' 12"	640.00'
47	41.42'	115.10'	115.10'	375.78'	390.98'
48	43° 51' 10"	1470.00'	1470.00'	204.66'	201.42'
49	591.72'	591.72'	591.72'	26° 07' 16"	640.00'
50	26° 56' 29"	160.50'	160.50'	35° 20' 12"	640.00'

**SURVEYORS DECLARATION**  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, Wendell B. Fertain, 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 assessments shown and recorded.  
 Wendell B. Fertain, R.P.S. No. 2104

**CERTIFICATE OF APPROVAL**  
 APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 1991.  
 MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

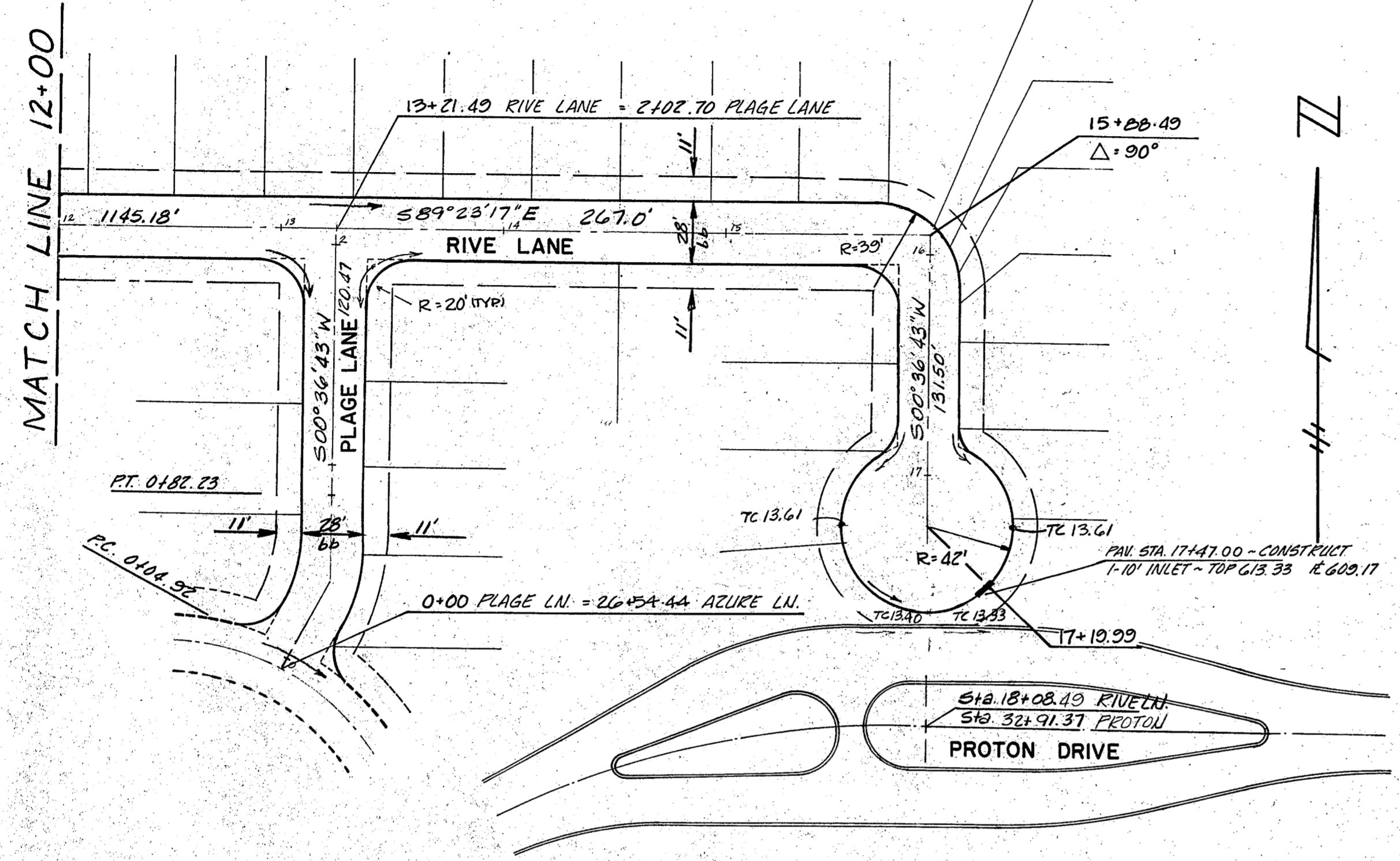
NOTE: ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO THE R. UNLESS OTHERWISE NOTED.

**OWNERS CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF DALLAS  
 WHEREAS, Les 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 tract of land known as the Thomas L. Chenowith Survey, Abstract 273, by deed as recorded in Volume 80142, page 2206 (117.052 acre tract), and Volume 80142, page 2193 (37.393 acre tract) of the Deed Records of Dallas County, Texas; and also being a part of the 40 acre tract of land conveyed to Les Lacs Village, Incorporated by deed as recorded in Volume 81038, page 228 and also part of the 8.0 acre tract conveyed to Les Lacs Plaza Joint Venture by deed as 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, 333.00 feet to a point for corner in the centerline of Proton Drive (a private street, 50 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 400.00 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 1500.00 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, 73.51 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' 43" 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, 349.46 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, 225.62 feet to the point of tangency;  
 North 33° 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 33° 04' 05" West, 800.00 feet to the point of tangency;  
 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" W, 559.91 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° 57' West, 137.12 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 39,1692 acres of land.  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That Les 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 facilities 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 purpose of providing fire and police protection and trash collection to the addition and for access by public or private utilities to and from the addition and for 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 easements are granted.  
 This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas.  
 WITNESS my hand and the seal of the City of Addison, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1991.  
 LES LACS VILLAGE, INCORPORATED LES LACS PLAZA JOINT VENTURE  
 BY: A. F. STEPHENS, President BY: A. F. STEPHENS, Manager  
 STATE OF TEXAS I, \_\_\_\_\_  
 COUNTY OF DALLAS I, \_\_\_\_\_  
 BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 1991.  
 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, 1991  
 OWNER: LES LACS PLAZA JOINT VENTURE  
 LES LACS VILLAGE, INCORPORATED  
 1385 FROMMENADE CENTER  
 RICHARDSON, TEXAS 75080  
 214/231-5141  
 ENGINEER: HILL & COMPANY ENGINEERING SCIENCES, INC.  
 2995 LBJ FRYWY, SUITE 208 W.  
 DALLAS, TEXAS 75234  
 214/243-8788  
 REVISED 12/8/91  
 11/11/91

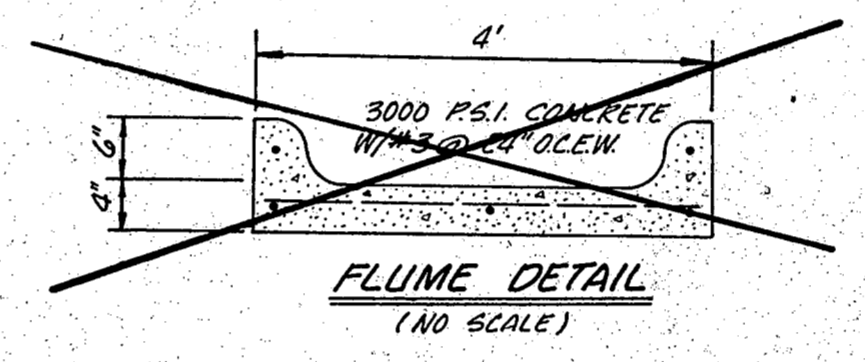


PLAN  
 NOTE BOOK  
 ALIGNMENT SHEET  
 NO. 12



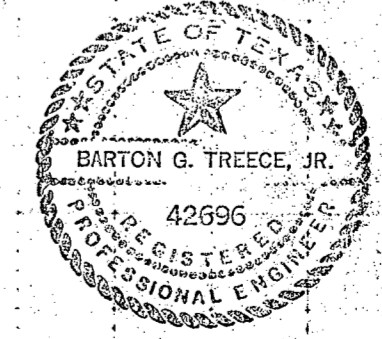
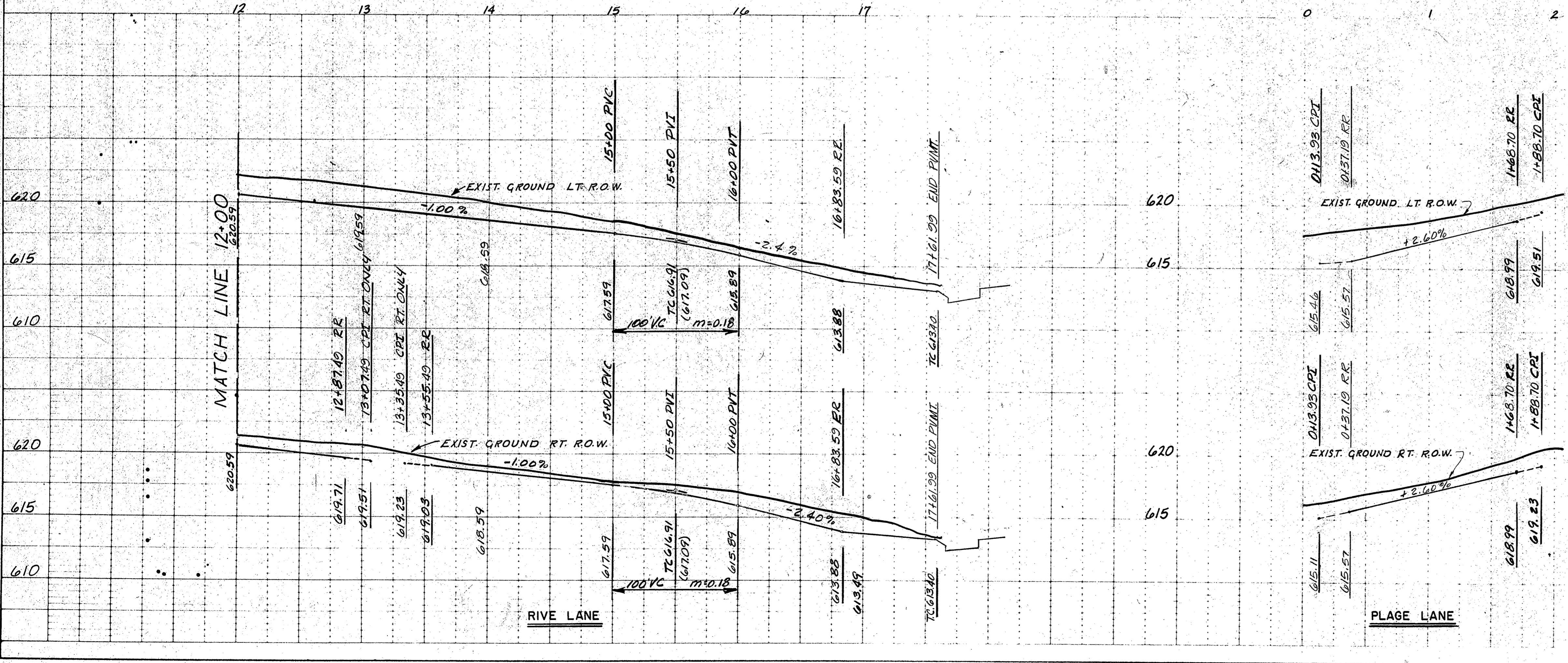
- GENERAL NOTES
- All material and workmanship shall conform to the City of Addison Standards and Specifications and to the Contract Documents.
  - All areas to receive fill shall be scarified to a depth of 6 inches and compacted to a density of 95% Standard Proctor Density. All fill shall be placed in horizontal layers not exceeding 8 inches (loose depth) and compacted to a density of 95% Standard Proctor with the moisture content within 4% of the optimum.
  - Plasticity Index (P.I.) will be determined for all streets and will be noted on paving plans. All streets will be lime stabilized if P.I. is equal to or greater than 15.
  - It will be the responsibility of the contractor to protect all utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc., must be adjusted to proper line and grade by the contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during the construction of the paving for this development.
  - The paving contractor shall be responsible for the adjustment of water and sanitary sewer appurtenances in accordance with the details shown on City of Dallas File 2510-8.
  - All street curb radii 20' unless otherwise indicated on the plans.
  - All lots are to be filled and/or graded to conform to street and alley grades.
  - All drainage structures shall be 3000 PSI concrete at 28 days and conform to THD Stds.
  - A minimum of Class III reinforced concrete pipe shall be used on all storm sewer systems. Ram neck shall be used on all pipe joints unless prior approval received.
  - Bedding for storm sewer shall be per City of Addison specifications.
  - The location of all utilities are taken from existing public records. The exact location must be determined by the Contractor. It is the duty of the Contractor to ascertain whether any additional facilities, other than those on the plans may be present.

- REVISIONS
- GENERAL REVISIONS AS PER CITY OF ADDISON - 11/13/81
  - STREET RADIUS REVISED - 11/13/81
  - STREET NAME CHANGES - 11/20/81



- BENCH MARKS
- 1' x 4' Cut top of conc. footing at Northwest cor. Tower #12N-3W-T288  
ELEV. 605.20
  - 2' x 4' Cut top of conc. footing at Northwest cor. Tower #12N-3W-T290  
located at the angle point of the line  
ELEV. 613.16
  - 3' x 4' Cut top of conc. footing at Southwest cor. Tower #12N-3W-T291  
ELEV. 619.46

PROFILE  
 NOTE BOOK  
 GRADE SHEET  
 NO. 13

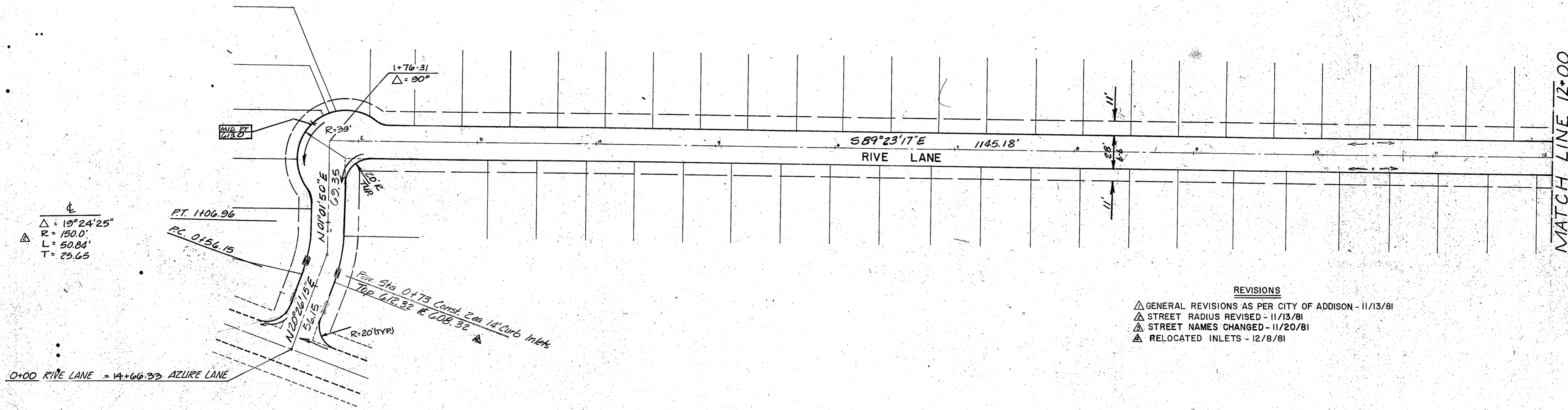


PAVING PLAN					
LES LACS GARDEN HOMES					
RIVE LANE & PLAGE LANE					
CITY OF ADDISON, TEXAS					
HILL & CO. ENGINEERING SCIENCES INC.					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO
HILL & CO		AUG 81	HOR. 1"=50' VERT. 1"=5'	RLG	



DATE	
BY	
CHECKED	
APPROVED	
NO.	

DATE	
BY	
CHECKED	
APPROVED	
NO.	

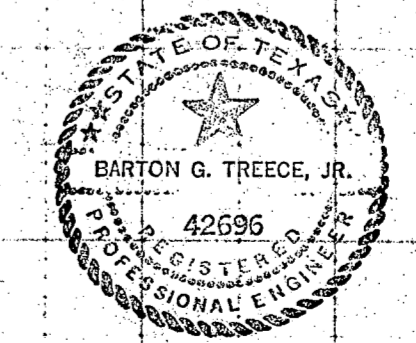
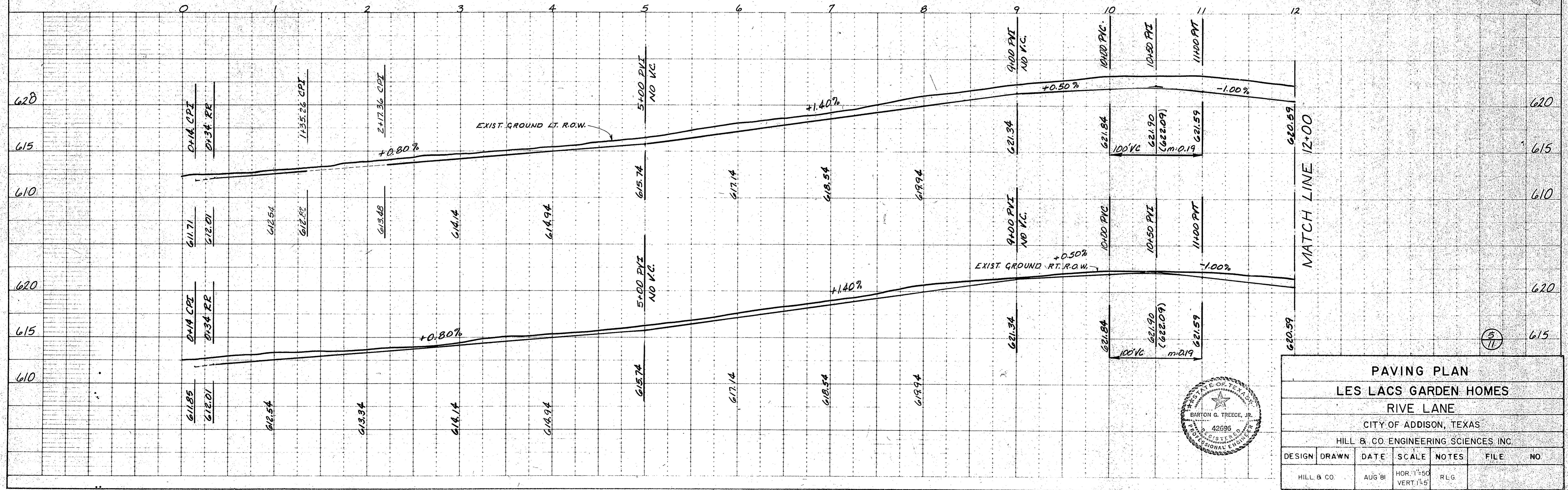


$\Delta = 19^\circ 24' 25''$   
 $R = 150.0'$   
 $L = 50.84'$   
 $T = 25.65$

- REVISIONS**
- △ GENERAL REVISIONS AS PER CITY OF ADDISON - 11/13/81
  - △ STREET RADIUS REVISED - 11/13/81
  - △ STREET NAMES CHANGED - 11/20/81
  - △ RELOCATED INLETS - 12/8/81

NOTE: ALL DIMENSIONS ARE TO BACK-OF CURB UNLESS OTHERWISE NOTED.

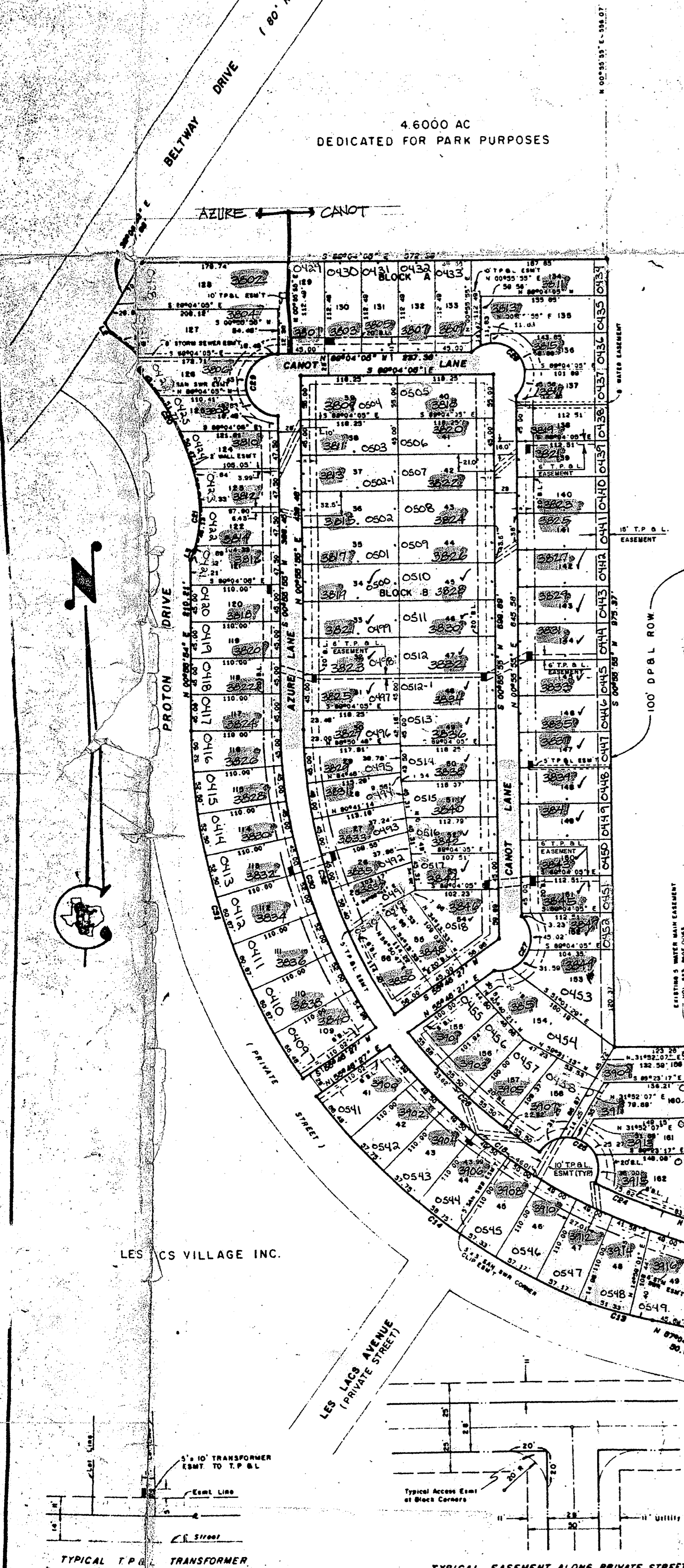
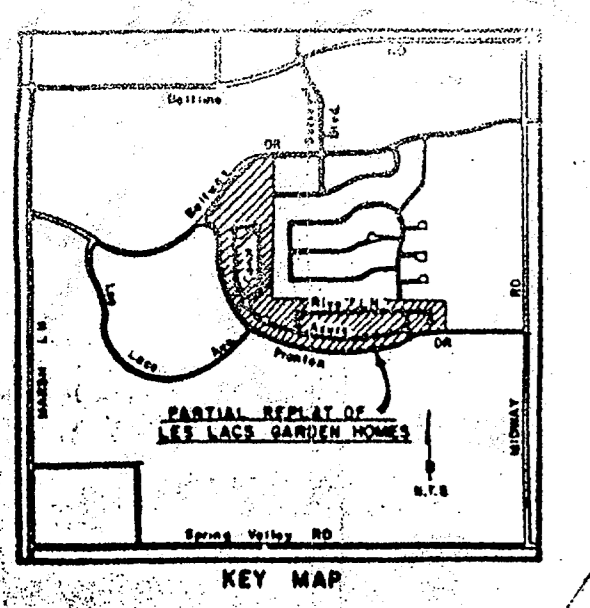
- BENCH-MARKS**
1. "□" Cut top of conc. footing at Northwest cor. Tower #12N-3W-T288  
ELEV. 605.20
  2. "□" Cut top of conc. footing at Northwest cor. Tower #12N-3W-T290  
located at the angle point of the line  
ELEV. 613.16
  3. "□" Cut top of conc. footing at Southwest cor. Tower #12N-3W-T291  
ELEV. 619.46



PAVING PLAN						
LES LACS GARDEN HOMES						
RIVE LANE						
CITY OF ADDISON, TEXAS						
HILL & CO ENGINEERING SCIENCES INC.						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO
HILL & CO		AUG '81	HOR. 1"=50' VERT. 1"=5'	RLG		

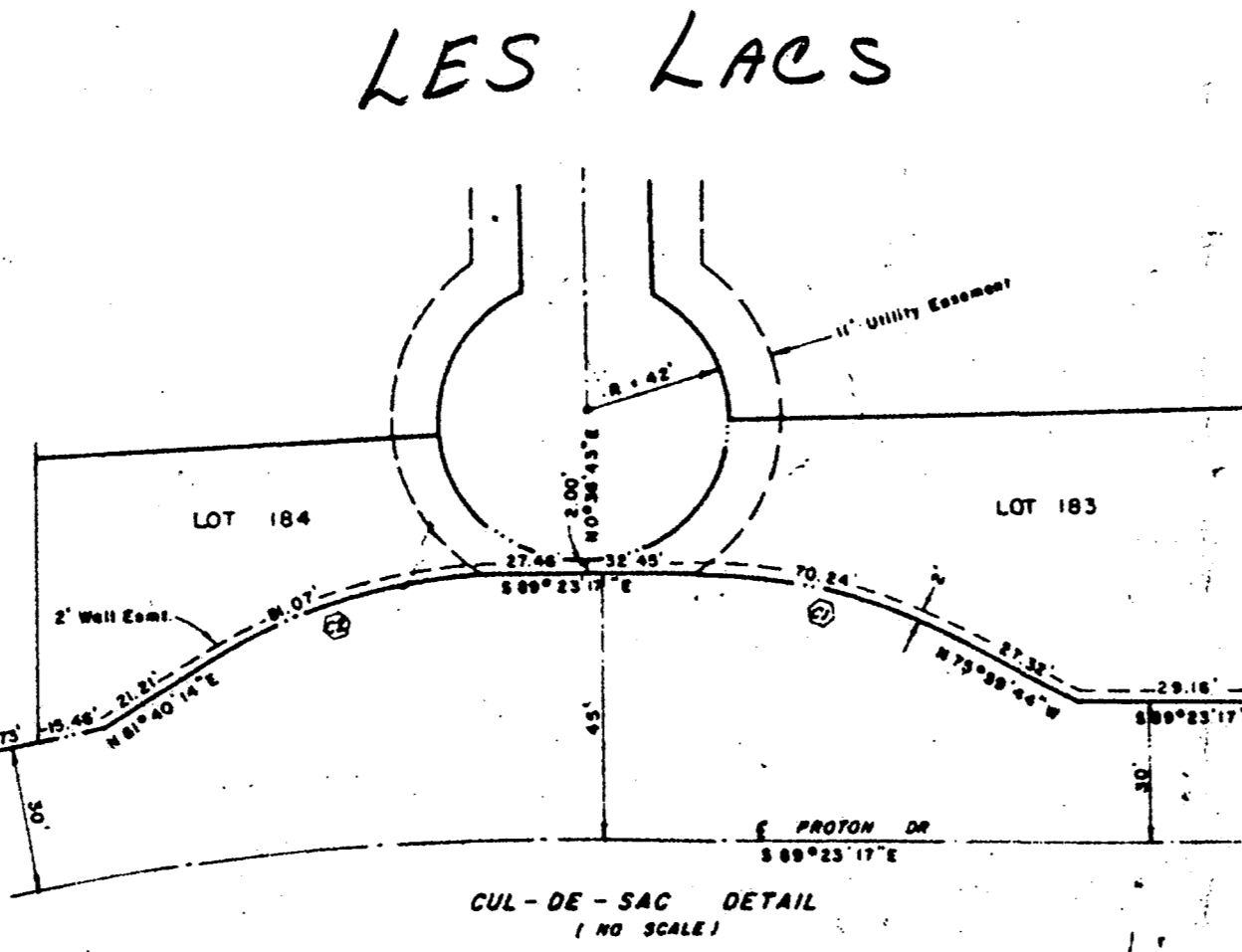
STREET P. 0+00 TO 12+00





CURVE#	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
1	300.50	013°23'33"	70.24	35.28	N 82°41'30" W	70.08
2	150.50	028°08'29"	81.07	41.42	S 78°08'30" W	80.21
3	430.00	012°40'59"	93.19	47.79	S 86°41'13" W	94.99
4	138.00	029°44'28"	71.83	36.64	N 39°15'10" W	70.83
5	184.00	028°35'35"	78.12	38.78	N 13°04'30" E	75.44
6	20.00	090°00'00"	31.42	20.00	S 44°23'17" E	28.28
7	42.00	321°03'27"	238.35	14.85	S 89°23'17" E	28.00
8	38.00	090°00'00"	81.28	39.00	N 44°22'43" W	55.15
9	1470.00	040°26'18"	1037.49	541.41	S 87°39'06" W	1016.09
10	370.00	015°02'37"	102.83	51.80	N 84°11'28" W	102.20
11	450.00	010°48'57"	81.17	40.71	N 81°38'38" W	81.08
12	430.00	012°20'45"	92.85	46.51	N 73°14'28" W	92.48
13	370.00	012°20'45"	78.73	40.02	N 73°14'28" W	78.57
14	770.00	031°48'03"	427.37	219.35	S 51°10'05" W	421.81
15	880.00	034°07'18"	393.05	202.25	S 52°30'07" E	387.28
16	188.50	013°44'15"	44.72	22.47	S 82°41'38" E	44.81
17	213.50	018°18'18"	80.76	30.58	S 83°58'38" E	80.55
18	1380.00	038°33'53"	939.13	489.18	N 88°05'18" E	920.58
19	110.00	010°52'33"	20.88	10.47	N 75°44'45" E	20.85
20	284.50	043°25'15"	223.18	117.28	S 31°21'24" E	217.88
21	180.00	028°03'22"	81.14	41.48	S 04°52'54" W	80.27
22	39.00	177°48'08"	121.03	2032.78	S 45°49'01" W	77.89
23	138.00	018°24'25"	48.07	23.28	S 10°44'03" W	45.85
24	832.00	008°51'20"	75.62	37.88	N 88°08'05" W	75.57
25	39.00	174°08'52"	118.13	892.88	S 89°10'22" W	77.93
26	632.00	020°08'32"	222.18	112.25	N 45°33'59" W	221.04
27	39.00	143°04'40"	97.39	118.82	N 28°20'28" E	73.99
28	39.00	178°14'02"	121.32	2530.34	S 44°03'19" W	77.99
29	39.00	180°00'00"	122.51	0	S 00°05'55" W	78.00
30	880.00	033°08'30"	360.88	201.42	S 18°02'21" E	365.29
31	770.00	034°08'56"	458.48	238.28	N 18°07'34" W	451.74
32	832.00	033°53'18"	373.80	192.55	N 18°00'44" W	368.37
33	138.00	005°33'40"	13.38	8.70	S 71°05'18" W	13.38
34	1332.00	038°33'53"	819.79	479.08	S 88°05'18" W	801.62
35	185.50	004°20'58"	14.08	7.04	N 69°57'17" W	14.08
36	1470.00	000°34'48"	14.88	7.44	S 62°38'07" W	14.88

LINE#	BEARING	DISTANCE
1	S 81°40'14" W	21.21
2	S 28°41'18" E	14.31
3	S 19°24'35" W	12.52
4	N 88°23'17" E	28.28
5	S 14°50'10" W	28.30
6	S 20°28'15" W	42.15
7	N 00°38'43" E	8.50
8	N 00°38'43" E	5.00
9	N 00°38'43" E	20.00
10	N 00°38'43" E	10.00
11	S 00°38'43" W	70.91



STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Todd & Hughes Construction Inc. are the owners of a tract of land situated in the City of Addison, Dallas County, Texas, being a part of the Thomas L. Chenoweth Survey, Abstract No. 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 (17.393 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 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; said deeds being dated December 30, 1980; and being the same property as shown in Volume 84066, Page 5001, Map Records, Dallas County, Texas; 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 located North 89° 23' 17" West, a distance of 450.00 feet from the intersection of said South line with the West right-of-way line of Midway Road (100-foot width);

THENCE, South 00° 49' 25" West, 335.00 feet to a point for corner in the centerline of Proton Drive;

THENCE, along said centerline of Proton Drive, North 89° 23' 17" West, the left whose central angle is 400.00 feet;

Around said curve to the curve whose central angle is 1500.00 feet;

Around a curve to the curve whose central angle is 400.00 feet;

Around said curve to the curve whose central angle is 400.00 feet;

Around said curve to the curve whose central angle is 400.00 feet;

Around said curve to the curve whose central angle is 400.00 feet;

North 00° 55' 54" East, the left whose central angle is 290.00 feet;

Around said curve to the North 53° 04' 05" West of Belway Drive (a curve 00° 55' 03" and whose 800.00 feet);

THENCE with said centerline of Belway Drive, the following:

Around said curve to the left, 12.81 feet to a point of tangency;

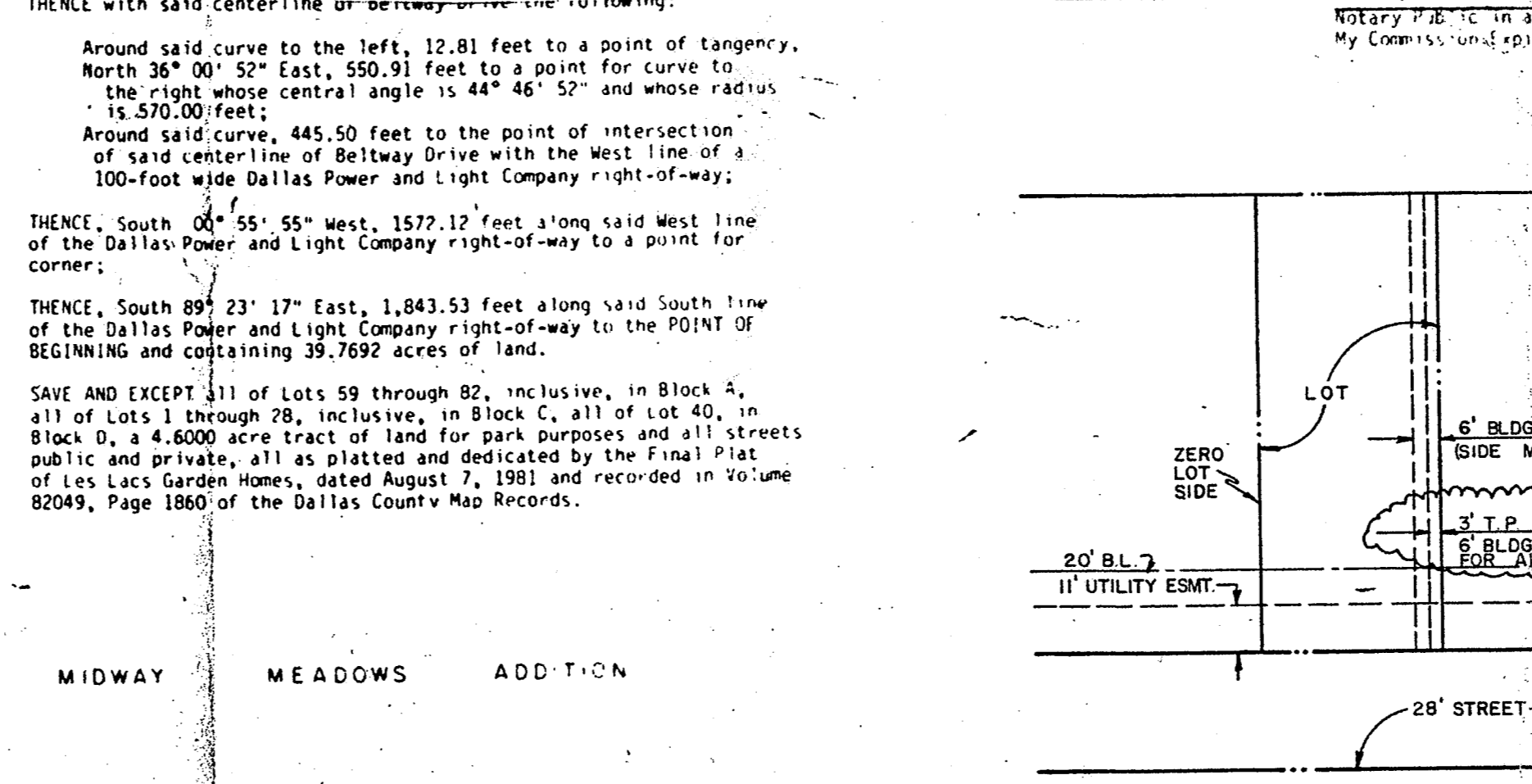
North 38° 00' 52" East, 550.91 feet to a point for curve to the right whose central angle is 44° 46' 52" and whose radius is 570.00 feet;

Around said curve, 445.50 feet to the point of intersection of said centerline of Belway Drive with the West line of a 100-foot wide Dallas Power and Light Company right-of-way;

THENCE, South 00° 55' 54" West, 1577.12 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.

SAVE AND EXCEPT all of Lots 59 through 82, inclusive, in Block A, all of Lots 1 through 28, inclusive, in Block C, all of Lot 40, in Block D, a 4.6000 acre tract of land for park purposes and all streets public and private, all as platted and dedicated by the Final Plat of Les Lacs Garden Homes, dated August 7, 1981 and recorded in Volume 82049, Page 1860 of the Dallas County Map Records.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Todd & Hughes Construction Inc. (Grantor) do hereby adopt this partial replat designating the herein described property as Waterford, a Partial Replat of Les Lacs Garden Homes, an addition to the City of Addison, Texas. The portion of that certain street designated herein as Belway 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 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 hereto. 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 herein are hereby reserved for purposes of water, sanitary sewer, storm sewer, electric, telephone, gas and cable TV locations to be determined by Grantor. An express easement of ingress and egress to and from the park area shall be reserved for the use of such easements and access to such easements and egress. Further easements reserved herein for protection and trash on and for access to the easements reserved for water, sanitary sewer, electric and performing with such easement.

SETBACKS: FRONT - 20 FT, EXCEPT LOTS 61 & 62 WHICH CAN HAVE 11 FT. SETBACK  
SIDE - 6 FT. ON ONE SIDE (NO ACCESSORY BLDGS IN SIDEYARD)  
REAR - NONE

UNIT SIZE: MINIMUM 1,000 SF AIR CONDITIONED SPACE  
HEIGHT: 2 STORIES, WITH TOTAL MAX HEIGHT OF 36 FT.  
PARKING: 2 CAR ENCLOSED GARAGE; ONE OFF-STREET SPACE ON DRIVE

MISC REQTS:

- NO WINDOWS IN ZERO-SIDEYARD WALL (WINDOWS OVERLOOKING ATRIUM ARE O.K.)
- NO SECOND STORY WINDOWS IN REAR WALLS (ONE PLAN HAS BEEN APPROVED WHICH HAS REAR-FACING WINDOWS IN A WALL APPROX. WHICH IS NOT AT REAR OF HOUSE)
- NO SECOND STORY WINDOWS IN SIDE OF HOUSES WHEN THAT SIDE OVERLOOKS EXISTING TODD & HUGHES HOUSES.
- SIDE WALKS REQ'D
- ELECTRIC GARAGE DOOR OPENERS REQ'D ON ALL DOORS, INCLUDING EACH DOUBLE DOOR
- TRASH STORAGE AREAS MUST BE SCREENED FROM VIEW FROM STREET. CAN'T BE COVERED OR ENCLOSED IF IN REQ'D SIDEYARD.

Notary Public in and for the State of Texas  
My Commission Expires \_\_\_\_\_

North American Capital Corporation as North American Mortgage Company hereby is in the partial replat of the portion of Abstract No. 273, this partial replat and all dedications and grants of easements, rights-of-way, both public and private, is shown herein.

NORTH AMERICAN CAPITAL CORPORATION NORTH AMERICAN MORTGAGE COMPANY

By \_\_\_\_\_

STATE OF TEXAS

This instrument was acknowledged before me on \_\_\_\_\_

Notary Public in and for the State of Texas  
My Commission Expires \_\_\_\_\_

SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, John N. Maggiore, do hereby declare that I prepared this partial replat from an actual and accurate survey of the land in accordance with the platting rules and regulations of the City of Addison, Texas, and that the same is a true and correct copy of the original survey. This property is subject to any and all easements, shown and/or recorded.

John N. Maggiore 8-27-84  
John N. Maggiore  
Registered Public Surveyor No. 2419

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared, John N. Maggiore, 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 27 day of August, 1984.

DAVID E. GREGORY, Notary Public  
in and for the State of Texas  
My Commission Expires 4-13-85

UNIT SIZE	PERMIT FEE	EVALUATION
1840	156.40	86,100
1927	163.50	98,200
2051	171.28	101,900
2268	192.78	112,500

TAPS ARE EXISTING ACCORDING TO DEVELOPER

# WATERFORD

A PARTIAL REPLAT OF LES LACS GARDEN HOMES  
LOCATED IN THE THOMAS L CHENOWETH SURVEY, ABSTRACT 273  
ADDISON, DALLAS COUNTY, TEXAS.

RECEIVED AUG 28 1984

APPROVED BY \_\_\_\_\_  
PLANNING & ZONING  
CITY COUNCIL

SCALE: 1"=100'

OWNER: TODD & HUGHES CONSTRUCTION INC.

CLARK SURVEYING COMPANY, INC.  
1310 BURNHAMWOOD COURT | HOUSTON TEXAS 77042 | 713-461-1400

Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
520 AVENUE H EAST  
ARLINGTON, TEXAS 76011  
FILE NO. 9300-1003

28A  
MAP