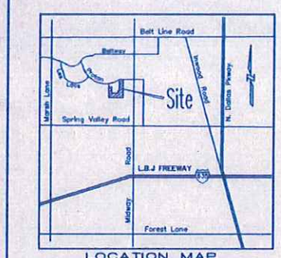


LOCATION MAP
NO SCALE

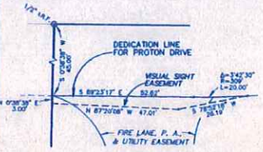
EASEMENTS: LINE & CURVE DATA

	DRAINAGE EASEMENT		
(1)	N 64°13'39" W	17.06'	
(2)	N 89°21'22" W	61.41'	
(3)	N 10° 29' 06" W	37.48	
(4)	S 89°21'22" E	10.18'	
(5)	S 10°29'06" E	27.29'	
(6)	S 89°21'22" E	55.41	
(7)	S 64°13'39" E	15.21'	
(8)	S 00°38'38" W	11.05'	
(9)	N 89°21'22" W	7.02'	
(10)	N 0°38'38" E	6.00'	
(11)	S 89°21'22" E	14.00'	
(12)	N 72°39'49" W	40.97'	
(13)	N 0°38'38" E	9.00'	

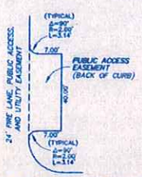
	LONE STAR GAS EASEMENT		
(14)	S 0°38'38" W	6.02'	
(15)	N 89°21'22" W	4.03'	

	DRAINAGE EASEMENT		
(16)	Δ=90°11'40", R=22.00', L=34.63'		
(17)	S 0°38'38" W	92.91'	
(18)	N 89°21'22" W	8.00'	
(19)	S 81°32'40" W	15.35'	

	LOT 95 / H.O.A. #1 PARCEL		
(20)	N 0°38'38" E	2.00'	
(21)	S 89°21'22" E	8.25'	
(22)	N 0°38'38" E	10.90'	
(23)	S 89°21'22" E	5.00'	
(24)	N 0°38'38" E	12.50'	
(25)	Δ=90°00'00", R=12.00', L=18.85'		



DETAIL OF VISUAL SIGHT ESM'T.
(NOT TO SCALE)



DETAIL OF PUBLIC ACCESS ESM'T.s
(NOT TO SCALE)

DEDICATION FOR PROTON DRIVE

Being a tract of land situated in the Thomas L. Chenowith Survey, Abstract No. 273, Town of Addison, Dallas County, Texas, and being part of Les Lacs Village Phase I, an addition to the Town of Addison according to the Replat thereof recorded in Volume 83183, Page 4319, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the Northeast corner of said Addition, said corner being in the centerline of Proton Drive (variable R.O.W.);

THENCE S 00°49'25" W with the the East line of said Addition a distance of 32.05' to a 1/2" iron rod set in the new dedication line of Proton Drive, and with the said dedication line the following four (4) courses and distances, first by an arc of a non-tangent curve to the left whose center bears S 08°05'05" E, having a radius of 300.00', a central angle of 03°27'18", a tangent length of 2.05', and a chord bearing and distance of S 82°11'16" W, 18.09';

THENCE along said curve to the left an arc distance of 18.09' to a 1/2" iron rod set at the point of tangency;

THENCE S 80°27'37" W a distance of 31.01' to a 1/2" iron rod set at the beginning of a curve to the right whose center bears N 09°32'23" W, having a radius of 309.00', a central angle of 10°09'08", a tangent length of 27.45', and a chord bearing and distance of N 85°32'10" W, 54.68;

THENCE along said curve an arc distance of 54.74' to a 1/2" iron rod set at the point of tangency;

THENCE N 89°23'17" W a distance of 52.62' to a 1/2" iron rod set for corner;

THENCE N 00°38'38" E a distance of 45.00' to a 1/2" iron rod found in the centerline of Proton Drive;

Thence S 89°23'17" E a distance of 155.60' with the said centerline to the Point of Beginning and containing 7199 sq. ft. or 0.165 acre of land, more or less.

OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS ()
()
COUNTY OF DALLAS ()

WHERE, RS&B HOMES, LTD. is the owner of a tract of land situated in the Thomas L. Chenowith Survey, Abstract No. 273 Town of Addison, Dallas County, Texas and being a part of Les Lacs Village Phase I, an addition to the Town of Addison according to the replat recorded in Volume 83183, Page 4319 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a "+" cut found in the concrete pavement for the northeast corner of said addition, said corner being in the centerline of Proton Drive (variable width drive);

THENCE, S 00°49'25" W, with the East line of said addition for a distance of 832.63 feet to a one-half inch iron rod found for corner at the southeast corner of said addition said corner being on the north line of Greenhill School Addition, an addition to the City of Dallas as recorded in Volume 87200, Page 1886, Deed Records of Dallas County, Texas.

THENCE, N 89°21'22" W, with the south line of said Les Lacs Village Phase I and the north line of said Greenhill School Addition for a distance of 811.05 feet to a one inch iron rod found for corner, said corner being the southwest corner of said Les Lacs Village Phase I and the southeast corner of Westfield Court, an addition to the City of Addison as recorded in Volume 91227, Page 5431, Deed Records of Dallas County, Texas;

THENCE, N 00°38'38" E, leaving the north line of Greenhill School Addition and with the west line of said Les Lacs Village Phase I Addition, same being the east line of said Westfield Court for a distance of 520.33 feet to a one-half inch iron rod found for corner;

THENCE, S 89°21'22" E, with the north line of a called Tract I in a Special Warranty Deed recorded in Volume 85110, page 3235, Deed Records of Dallas County, Texas for a distance of 128.83 feet to a "+" cut in concrete found for corner on the west line of a 24 foot fire lane and utility easement, same being a west line of Les Lacs Mirada Condominiums as recorded in Volume 84193, Page 5200, Deed Records of Dallas County, Texas;

THENCE, S 00°38'38" W, with the west line of said fire lane and utility easement and a west line of said condominiums and passing the southwest corner of said condominiums at a distance of 196.64 feet and continuing for a distance of 218.64 feet to a "+" cut in concrete found for corner, said corner being the southwest corner of a tract of land conveyed by Kathy Schleeher to AMF Partnership, Ltd., Park Cosmopolitan Associates, Seven-Flags Partnership, Alonso Associates, Keller Springs Limited and Turnpike-Waldrop Joint Venture by Deed recorded in Volume 90113, Page 3651, Deed Records of Dallas County, Texas;

THENCE, S 89°21'22" E, with the south line of last said tract for a distance of 299.13 feet to a "+" cut in concrete found for corner on the east line of a 24 foot fire lane and utility easement;

THENCE, N 00°38'38" E, with the east line of fire lane and utility easement and passing the northeast corner of last said tract at a distance of 14.00 feet, same being the southeast corner of said condominiums and continuing with an east line of said condominiums for a total distance of 53.73 feet to a "+" cut in concrete found for corner of the beginning of a curve to the right having a central angle of 90°11'40", a radius of 30.00 feet, a tangent of 30.10 feet, and a chord bearing and distance of N 45°44'28" E, 42.50 feet;

THENCE, in a northeasterly direction continuing with said east line of a fire lane and utility easement and with an east line of said condominiums and with said curve for an arc distance of 47.23 feet to a "+" cut in concrete found for corner;

THENCE, N 00°38'38" E, with an east line of said condominiums and crossing one firelane and utility easement and then with the east line of another firelane and utility easement till its termination and continuing for a total distance of 447.12 feet to a one-half inch iron rod found for corner on the north line of said Les Lacs Village, Phase I Addition;

THENCE, S 89°23'17" E, with the north line of said Les Lacs Village Phase I for a distance of 155.60 feet to the POINT OF BEGINNING and containing 297,149 square feet or 6.822 acre tract of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RS&B HOMES, LTD., being the owner of the hereinafter described property, does hereby adopt this plat designating the herein described property as **TOWN HOMES OF ADDISON**, an addition to the Town of Addison, Texas and does hereby dedicate to the public use forever, that portion of Proton Drive described hereon and identified as "Dedication Parcel".
The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public, fire units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the Homeowner's Association. No building, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed, or placed upon or across the easements as shown. Said easements being hereby reserved for mutual use and accommodations of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purposes of constructing, inspecting, patrolling, maintaining and adding to or removing all parts of its respective systems without the necessity of at any time, procuring the permission of anyone. Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by the utility.

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

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements as shown thereon a hard surface and that the owners shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions including, but not limited to, the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the utility and firelane easements is the responsibility of the Homeowner's Association.

Executed this 18th day of July, 1996

MICHAEL BLOCK, General Partner
President of M.A. Block Investments, Inc.

STATE OF TEXAS ()
()
COUNTY OF DALLAS ()

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared MICHAEL BLOCK, General Partner of RS&B HOMES, LTD., 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 RS&B HOMES, LTD., a 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 HAND AND SEAL OF OFFICE, this 18th day of July 1996

SUZANNE SWAIN JUDKINS
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-26-98

Suzanne Swain Judkins
Notary Public in and for the State of Texas
Printed Name Suzanne Swain Judkins
My Commission expires 8-26-98

KNOWN ALL MEN BY THESE PRESENTS:

That I, Thomas W. Mauk, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting rules and regulations of the City Planning and Zoning Commission of the Town of Addison.

STATE OF TEXAS
THOMAS WILLIAM MAUK
5119
REGISTERED PROFESSIONAL LAND SURVEYOR

Thomas W. Mauk 07/12/96
Thomas W. Mauk
Registered Professional Land Surveyor No. 5119
Cook Consultants, Inc.
12250 Inwood Road, Suite 10
Dallas, Texas 75244

STATE OF TEXAS ()
()
COUNTY OF DALLAS ()

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Thomas W. Mauk, known to me to 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of July 1996

SUZANNE SWAIN JUDKINS
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-26-98

Suzanne Swain Judkins
Notary Public in and for the State of Texas
Printed Name Suzanne Swain Judkins
My Commission expires 8-26-98

The existing firelane and utility easements on this property as shown on the plat of Les Lacs Village Phase I, recorded in Volume 83183, Page 4319, Deed Records of Dallas County, Texas are hereby amended and shall henceforth be as shown on this plat.

MICHAEL BLOCK, General Partner
President of M.A. Block Investments, Inc.

Certificate of Approval:
Town of Addison, Dallas County, Texas

Mayor

City Secretary

95 JUL 15 AM 11:08
Page 95-7275
022296
Volume 96137
Dallas County, Texas

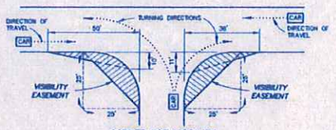
FINAL PLAT
OF
TOWN HOMES OF ADDISON
A REPLAT OF PART OF LES LACS VILLAGE PHASE I
OUT OF THE
THOMAS L. CHENOWITH SURVEY, ABSTRACT No. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:
RS&B HOMES, LTD.
14901 QUORUM DRIVE
SUITE 500
DALLAS, TEXAS 75240
[214] 980-6600

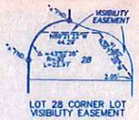
COOK CONSULTANTS, INC.
CIVIL AND STRUCTURAL ENGINEERING
LAND SURVEYING AND LAND PLANNING
12250 Inwood road • suite 10 • dallas, texas 75244
[214] 387-1890 • 1-800 545-8093 • fax [214] 387-8210

PROJECT No. 81215-35 DATE: JUNE 13, 1996

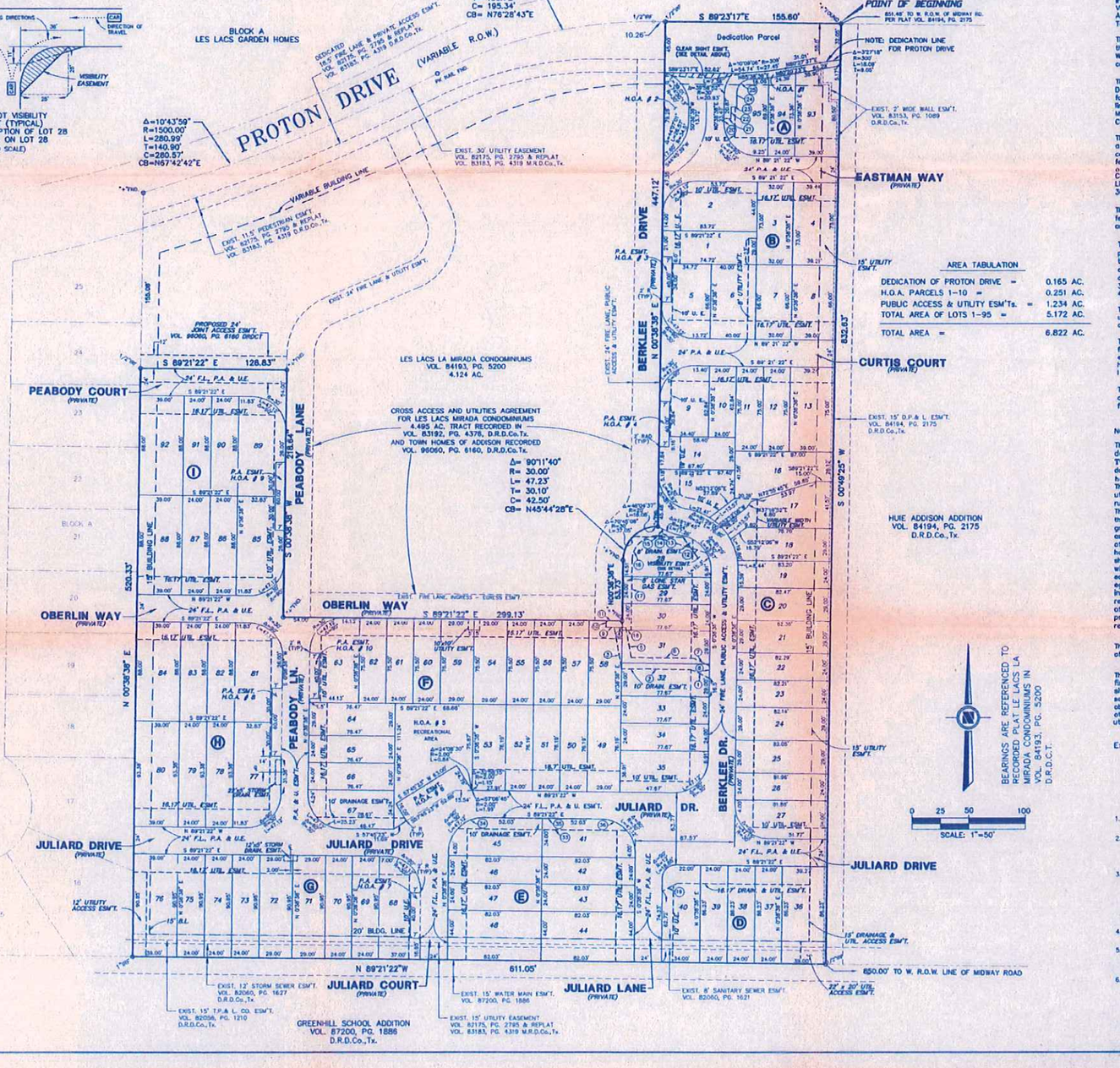
Please Return to: ANDY EADS P.O. Box 144
ADDISON, TX 75001



CORNER LOT VISIBILITY EASEMENT (TYPICAL)
WITH THE EXCEPTION OF LOT 28
SEE DETAIL ON LOT 28
(NOT TO SCALE)



LOT 28 CORNER LOT
VISIBILITY EASEMENT
(NOT TO SCALE)



AREA TABULATION

DEDICATION OF PROTON DRIVE	=	0.165 AC.
H.O.A. PARCELS 1-10	=	0.251 AC.
PUBLIC ACCESS & UTILITY ESM'Ts.	=	1.234 AC.
TOTAL AREA OF LOTS 1-95	=	5.172 AC.
TOTAL AREA	=	6.822 AC.

NOTES:
1. UTILITY EASEMENTS AFFECT THE FRONT AND STREET SIDES OF ALL LOTS.
2. ALL INTERIOR LOT LINES ARE PARALLEL OR PERPENDICULAR TO PUBLIC ACCESS EASEMENTS UNLESS OTHERWISE NOTED. (N 00°38'38" E OR N 89°21'22" W).
3. FIRE LANES, PUBLIC ACCESS EASEMENTS SHOWN ON PREVIOUS PLATS OF LES LACS VILLAGE PHASE I WILL BE ABANDONED AND REPLACED WITH FIRE LANES, PUBLIC ACCESS AND UTILITY EASEMENTS (F.L., P.A. & U.E.) AS SHOWN HEREON, WHICH ARE PRIVATE.
4. FENCES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM THE CURB.
5. THE MINIMUM SETBACK FROM PROPERTY LINES TO THE FACE OF THE GARAGE DOOR SHALL BE 20 FEET.
6. NO SHRUB, PLANT, SIGN OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN 2.5 FEET AS MEASURED FROM THE TOP OF THE CURB OF THE ADJACENT STREETS SHALL BE PLACED OR MAINTAINED, OR PERMITTED TO PLACED OR MAINTAINED WITHIN THE VISION CLEARANCE TRIANGLE. THIS RESTRICTION SHALL NOT APPLY TO TRAFFIC CONTROL SIGNS, STREET SIGNS, OR UTILITY POLES PLACED WITHIN SUCH AREA BY AUTHORITY OF THE CITY COUNCIL.