

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, BUSH PROPERTY JOINT VENTURE is the owner of a tract of land situated in the City of Addison, Dallas County, Texas, and being a part of the Thomas E. Chenoweth 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 83.7 acre tract of land conveyed to the Les Lacs Village, Inc. by Deed as recorded in Volume 81038, page 328 of the Deed Records of Dallas County, Texas, dated February 25, 1981; and being more particularly described as follows:

Commencing at the intersection of the Easterly line of Marsh Lane (variable width) with the Southeasterly cut-off line between said Easterly line of Marsh Lane and the Southerly line of Belt Line Road (100 foot right-of-way);

THENCE, S 0° 56' 06" W, along said Easterly line of Marsh Lane a distance of 920.00 feet to an angle point;

THENCE, S 6° 00' 26" N, along said Easterly line of Marsh Lane a distance of 169.66 feet to an angle point;

THENCE, S 0° 56' 06" W, along said Easterly line of Marsh Lane a distance of 2309.00 feet to a point for corner;

THENCE, S 89° 13' 31" E, along the Southerly property line of said 33.7 acre tract a distance of 1105.12 feet to an angle point;

THENCE, S 88° 58' 49" E, along said Southerly property line of the 83.7 acre tract a distance of 1392.78 feet to an angle point;

THENCE, N 2° 40' 08" E, along said Southerly property line of the 83.7 acre tract a distance of 47.22 feet to a point for corner;

THENCE, S 89° 21' 22" E along said Southerly line of the 83.7 acre tract a distance of 1138.55 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE, N 0° 38' 38" E, a distance of 675.41 feet to a point for corner, said point lying on a curve to the left, said curve having a central angle of 10° 43' 59", a radius of 1500.00 feet and a back tangent bearing of S 73° 04' 41" W;

THENCE, Northeastly along said curve an arc length of 280.99 feet to a point of reverse curvature, said curve having a central angle of 28° 16' 00" and a radius of 400.00 feet;

THENCE, Easterly along said curve to the right an arc distance of 157.34 feet to the P.T. of said curve;

THENCE, S 89° 23' 17" E, a distance of 165.86 feet to a point for corner;

THENCE, S 0° 49' 25" W, a distance of 832.63 feet to a point for corner in said Southerly property line of the 83.7 acre tract;

THENCE, N 89° 21' 22" W, along said Southerly property line of 83.7 acre tract a distance of 611.05 feet to the POINT OF BEGINNING AND CONTAINING 470,163 square feet or 11.000 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BUSH PROPERTY JOINT VENTURE, being the owner of the hereinafter described property, does hereby adopt this plat designating the herein described property as LES LACS VILLAGE PHASE I, an addition to the City of Addison, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown hereon. 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 property owner. 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, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or 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 and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements as dedicated and shown thereon a hard surface and that the owner 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 fire lane easements is the responsibility of the property owner.

Executed this \_\_\_\_\_ day of February, 1982.

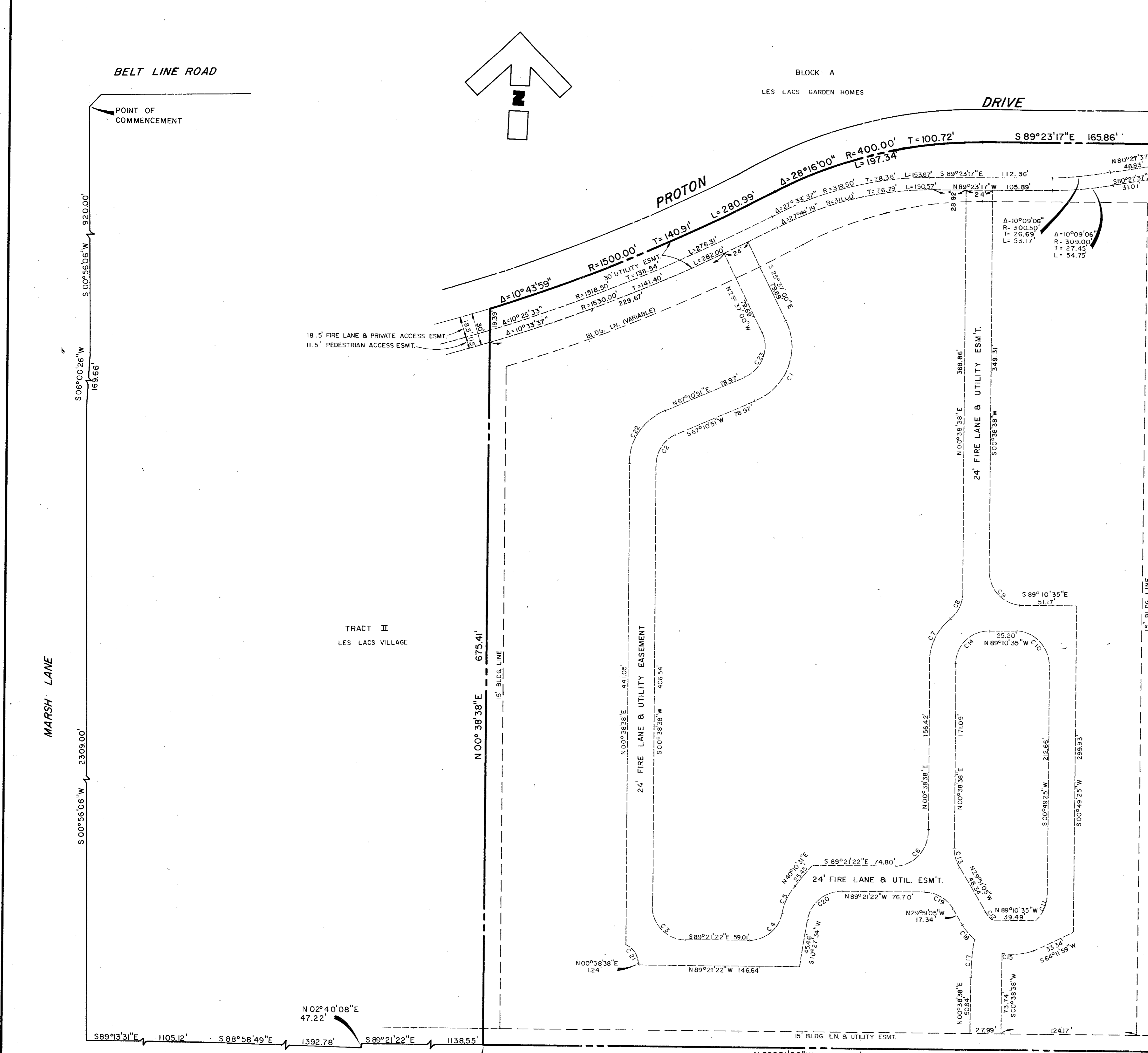
BUSH PROPERTY JOINT VENTURE  
BY DONDI PROPERTIES, INC., MANAGER  
Rick Ramsey  
Vice President, Dondi Properties, Inc.  
APPROVED FOR CONSTRUCTION  
BUILDINGS DEPARTMENT

CERTIFICATE OF APPROVAL:  
CITY OF ADDISON, DALLAS COUNTY, TEXAS  
Mayor \_\_\_\_\_  
City Secretary \_\_\_\_\_

STATE OF TEXAS ( )  
COUNTY OF DALLAS ( )  
BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Rick Ramsey, Vice President of Dondi Properties, Inc., known to me and acknowledged to me that the same is the act of the said Dondi Properties, Inc., 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 \_\_\_\_\_ day of February, 1982.

Notary Public in and for Dallas County, Texas  
BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas on this day personally appeared Kenneth E. Morrison, 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, and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of February, 1982.

LES LACS VILLAGE, PHASE I  
Out of the THOMAS E. CHENOWETH SURVEY, ABSTRACT NO. 273  
City of Addison Dallas County Texas  
FOR:  
Bush Property Joint Venture  
7995 LBJ Freeway, Suite 118 Dallas, Texas 75251  
BY:  
COOK CONSULTANTS, INC.  
civil & structural engineering • surveying  
land planning • landscape architecture  
4918 North Central Expressway • Dallas, Texas 75205-3459  
(214) 526-6120 Metro (214) 283-8764  
PROJECT NO. 81215-1 FEBRUARY 1982 SCALE: 1"=50'



CURVE DATA CHART

NO	Δ	R	T	L	NO	Δ	R	T	L
1	32°47'51"	54.00'	56.70'	87.46'	13	30°29'43"	30.00'	8.18'	15.97'
2	66°32'13"	30.00'	19.68'	34.84'	14	90°10'47"	30.00'	30.09'	47.22'
3	90°00'00"	30.00'	30.00'	47.12'	15	37°43'29"	54.00'	18.45'	35.56'
4	80°11'04"	30.00'	25.26'	41.98'	16				
5	29°42'57"	54.00'	14.33'	28.01'	17	09°49'02"	207.50'	17.82'	35.55'
6	90°00'00"	30.00'	30.00'	47.12'	18	18°22'41"	54.00'	8.74'	17.32'
7	49°52'35"	54.00'	25.11'	47.01'	19	59°30'17"	30.00'	17.15'	31.16'
8	49°52'35"	30.00'	13.95'	26.42'	20	80°11'04"	30.00'	25.26'	41.98'
9	86°48'53"	30.00'	28.38'	45.46'	21	65°53'22"	20.00'	12.96'	23.00'
10	90°00'00"	30.00'	30.00'	47.12'	22	66°32'13"	54.00'	35.43'	62.71'
11	48°50'17"	30.00'	13.62'	25.57'	23	92°47'51"	30.00'	31.50'	48.59'
12	18°09'47"	30.00'	4.80'	9.51'					

POINT OF BEGINNING

KNOW ALL MEN BY THESE PRESENTS:

That I, Kenneth E. Morrison, do hereby certify that I prepared this plat from an actual survey on the land and that the monuments shown thereon were placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison, Texas.

Kenneth E. Morrison  
Registered Public Surveyor

STATE OF TEXAS ( )  
COUNTY OF DALLAS ( )  
BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas on this day personally appeared Kenneth E. Morrison, 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, and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of February, 1982.