



OWNERS DEDICATION AND CERTIFICATION

BEING a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, in the Town of Addison, Dallas County, Texas, same being an 8.4844 acre tract as described in Exhibit "A" (Tract III) being recorded in Volume 90077, Page 2272 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of said 8.4844 acre tract, being at the intersection of the centerline of a 70' wide TP&L easement as described in Volume 70134, Pages 1508, 1510, and 1512 of said deed records, and the centerline of Proton Drive, a 37' private access easement as described in Volume 82049, Page 1860 and Volume 82053, Page 1916, of said deed records, said point being an "x" cut in concrete;

THENCE, South 67°04'06" East along the centerline of said Proton Drive, for a distance of 48.12 feet to an "x" cut in concrete at the point of curvature of a curve to the right having a radius of 400.00';

THENCE, South 67°04'06" East along the centerline of said Proton Drive, through a central angle of 10°48'57", a tangent of 37.87', for an arc distance of 75.51 feet to an "x" cut in concrete at the point of reverse curvature of a curve to the left having a radius of 400.00';

THENCE continuing in a southeasterly direction with said curve to the left and said centerline, through a central angle of 15°52'37", a tangent of 55.78', for an arc distance of 110.84 feet to an "x" cut in concrete at the point of tangency of this curve, being the point of curvature of another curve to the left having a radius of 1500.00';

THENCE continuing in a southeasterly direction with said curve to the left and said centerline, through a central angle of 13°11'53", a tangent of 173.53', for an arc distance of 345.53 feet to an "x" cut in concrete, being the northeast corner of the herein described tract;

THENCE, South 00°38'38" West, departing said centerline for a distance of 609.17 feet to a concrete monument, being in the south line of the J.E. Bush 83.7 acre tract;

THENCE, North 89°21'22" West along said south line, for a distance of 555.35 feet to a concrete monument, being in the centerline of said TP&L easement;

THENCE, North 01°01'50" East, departing said south line and along the centerline of said TP&L easement for a distance of 773.05 feet to the POINT OF BEGINNING and containing 8.4844 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown were placed under my supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.

WARREN L. CORWIN
RPLS NO. 4621

STATE OF TEXAS *
COUNTY OF Dallas *

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 1991

Notary Public in and for the State of Texas.

NOTES:

1. Driveway access/curb cuts to Proton Drive are prohibited.
2. No masonry fences or columns are permitted in the ten foot utility/drainage easements located between lots 11 and 12 block A, and lots 12 and 13 block A.
3. No masonry fences or columns are permitted in the 18.5 foot utility and drainage easement along the southern perimeter of the subdivision.
4. The property owners shall provide access to the utility and drainage easements as may be necessary for inspection and maintenance for facilities by the Town of Addison and public utility companies.
5. 1/2" iron rods are set at all boundary corners, block corners, points of curvature, points of tangency, angle points and lot corners unless otherwise noted.
6. ↯ Indicates street name change.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Designer Homes, Inc. does hereby adopt this plat designating the hereinabove property as LES LACS PHASE I, 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 as shown thereon.

The easements shown on this plat are hereby reserved for the purposes 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 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 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 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 drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined.

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 services and sewer services from the main 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 _____ day of _____, 1991.

DESIGNER HOMES, INC.

STATE OF TEXAS *
COUNTY OF DALLAS *

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, 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 said DESIGNER HOMES, INC. 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 the _____ day of _____, 1991.

Notary Public in and for the State of Texas.

FINAL PLAT
OF
LES LACS I
OUT OF THE
THOMAS L. CHENOWITH SURVEY ABSTRACT NO. 273
IN THE

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

OWNER
DESIGNER HOMES, INC.
5100 BELTLINE ROAD, #244
ADDISON, TEXAS 75240

PREPARED BY
CORWIN ENGINEERING, INC.
3023 ROUTH STREET
DALLAS, TEXAS 75201

OCTOBER 1991 SCALE: 1"=50'

VI-PLAT
FILE: 9120ps2.dgn
VIEW: 9120ai.dgn
DATE: 8-22-91

D. I. S. D. PROPERTY

NUMBER OF LOTS 40