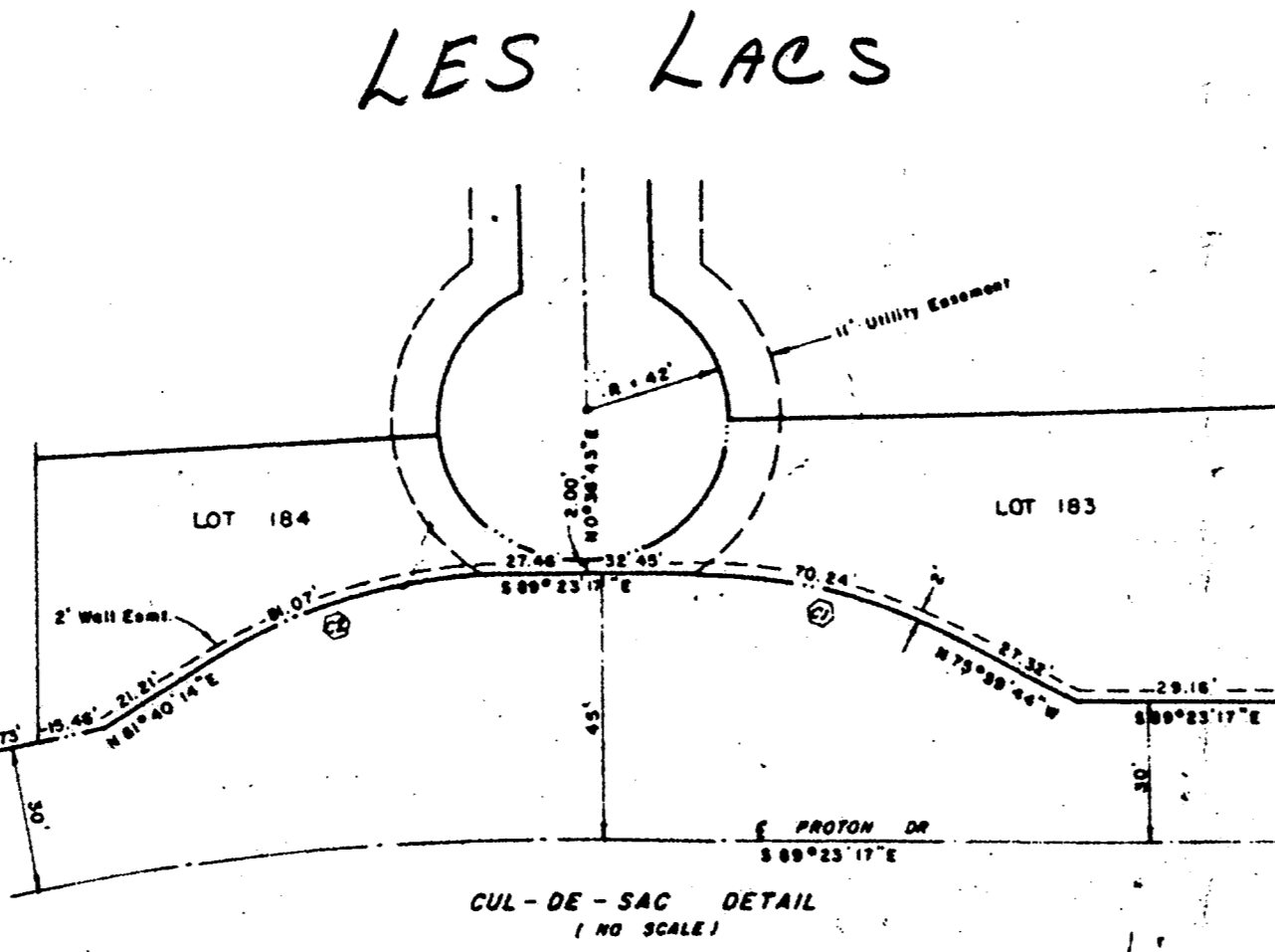


CURVE TABLE

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"	31.07	15.64	S 78°08'30" W	31.07
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	026°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"	102.33	51.80	N 84°11'28" W	102.20
11	450.00	010°48'57"	81.17	40.71	N 81°38'38" W	81.09
12	430.00	012°40'59"	92.85	46.51	N 73°14'28" W	92.48
13	370.00	012°40'59"	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	13.39
34	1332.00	038°33'53"	819.79	479.09	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 TABLE

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 15°01'50" 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 (13.393 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 related 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;

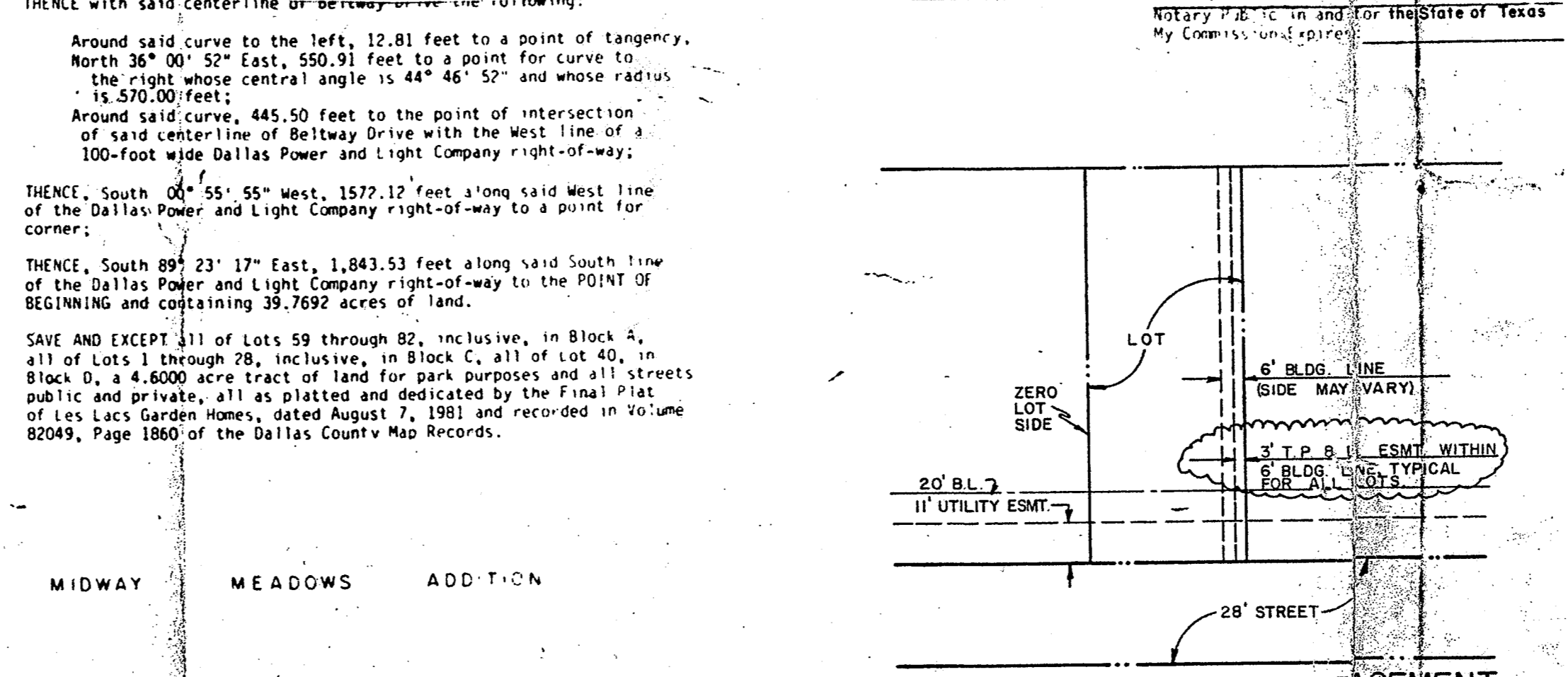
Around said curve to the North 36° 00' 52" East, 550.91 feet to a point for curve to the right whose central angle is 44° 46' 52" and whose radius is 570.00 feet;

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 04° 55' 55" 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.



STATE OF TEXAS
COUNTY OF DALLAS

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 other utility locations to be determined by Grantor. An express easement of ingress and egress to and from the park area shall be reserved for the benefit of such easements and access to such easements and egress to such easements as further reserved herein for protection and trash on and for access to such easements reserved for utility 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 a North American Mortgage Company hereby certifies that the partial replat of the property of Waterford, 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

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, THIS _____ day of _____, 1984.

Mayor _____ Secretary _____

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 BURNINGWOOD COURT HOUSTON TEXAS 77042 713-961-1600

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

28A
MAP