

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	25°23'55"	205.00	90.87	90.13	46.20	N41°18'06"W
2	18°07'45"	205.00	64.87	64.60	32.71	S19°32'19"E
3	32°26'01"	320.00	181.14	178.73	93.07	S79°04'26"W
4	30°47'28"	333.67	179.32	177.12	91.88	S70°09'09"W
5	28°17'08"	305.00	150.57	149.05	76.85	S50°34'28"W

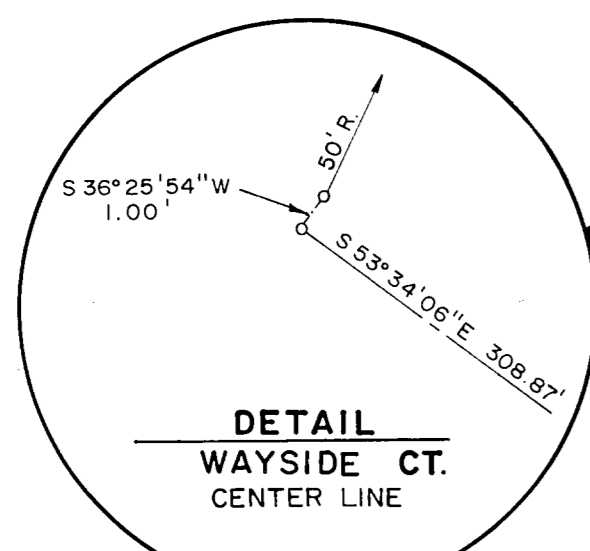
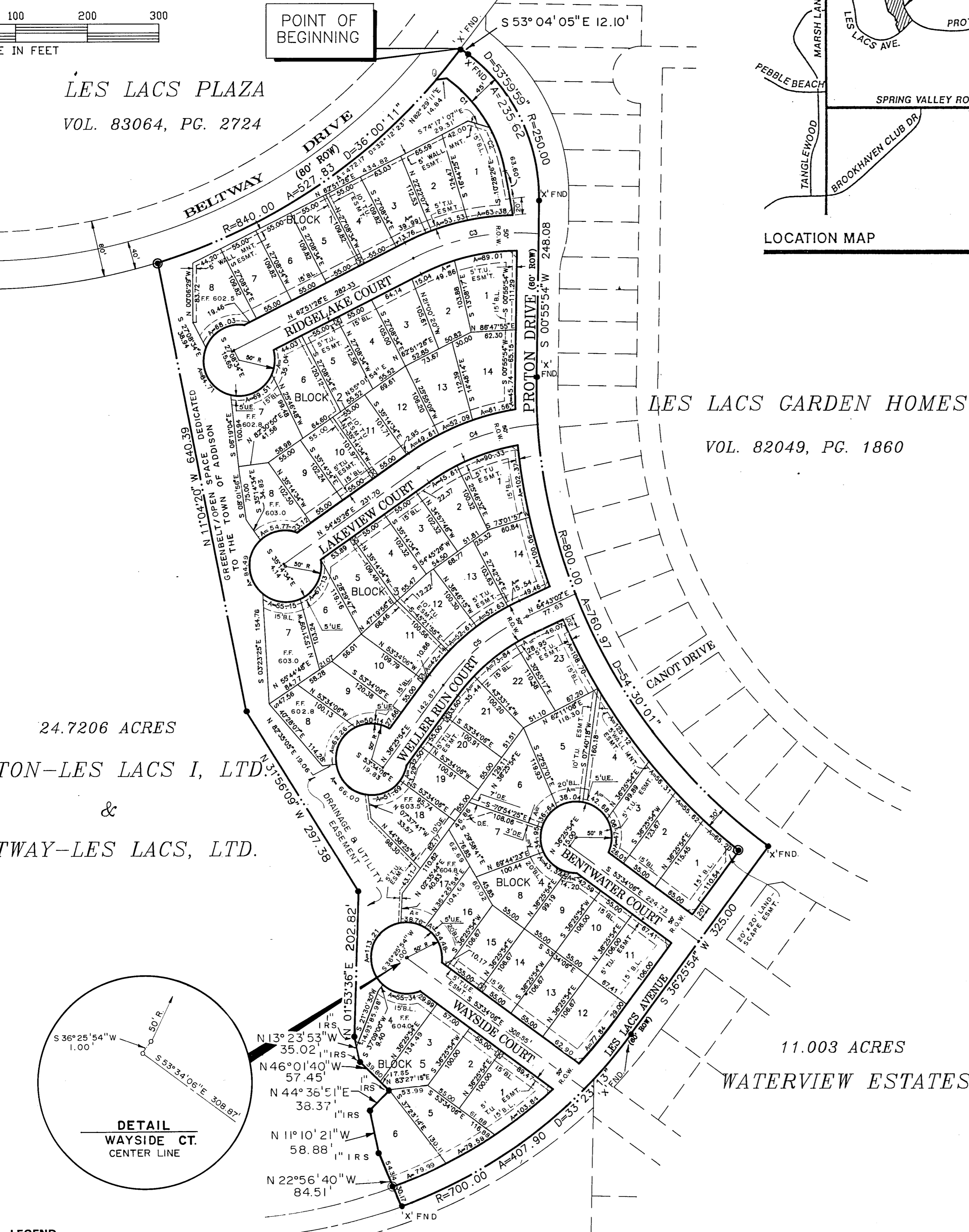
LES LACS PLAZA  
VOL. 83064, PG. 2724

24.7206 ACRES

PROTON-LES LACS I, LTD.  
&  
BELTWAY-LES LACS, LTD.

11.003 ACRES

WATERVIEW ESTATES

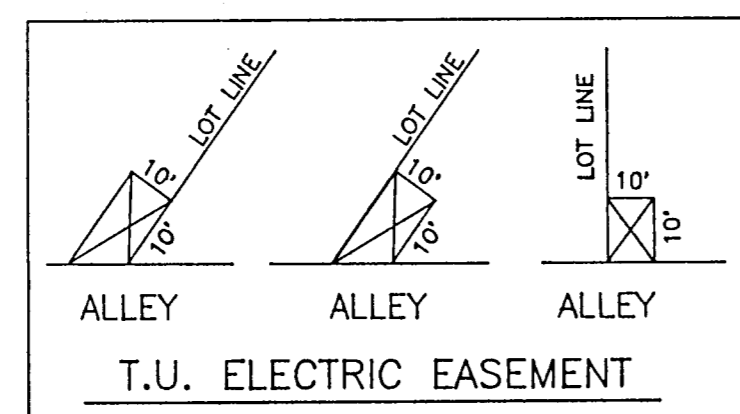


LEGEND

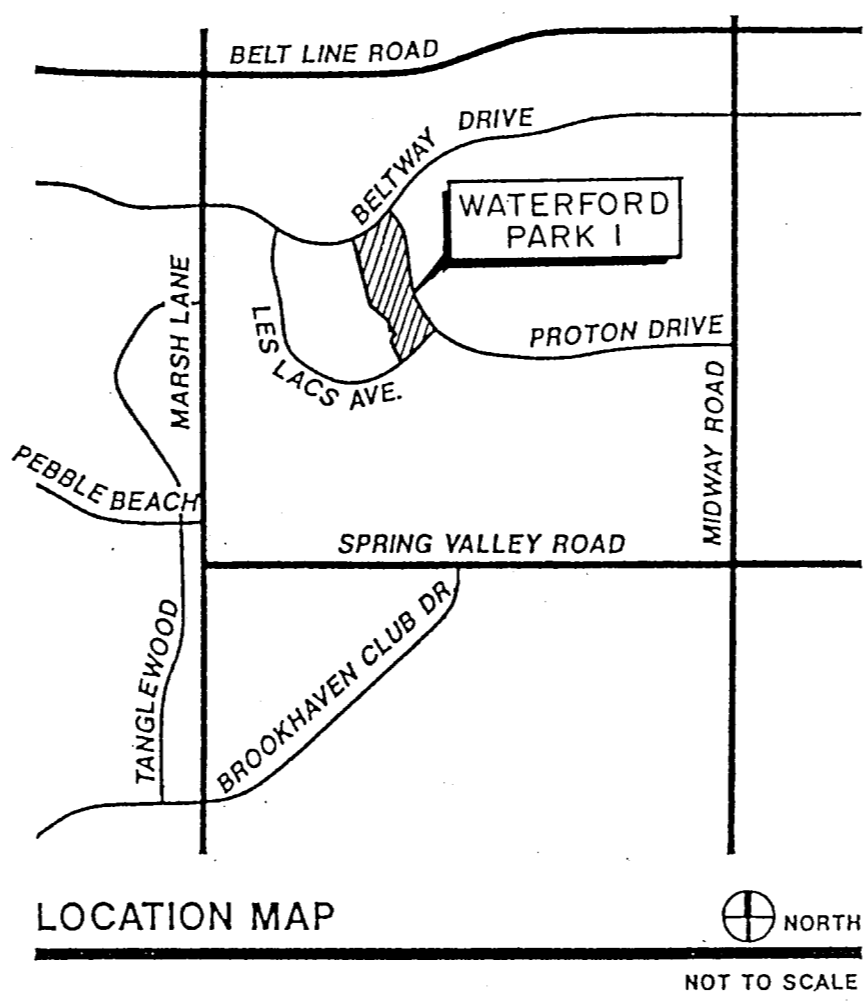
- WALL MAINT. ESMT Wall Maintenance Easement
- TU ESMT Texas Utility Easement
- U.E. Utility Easement
- B.L. Building Line
- F.F. Finished Floor Elevation
- Concrete Monument Set

NOTE: F.F. 604.5 means minimum finished floor elevation of 604.5 feet on lots so designated, in order to provide required freeboard for 100 year flood elevation.

Bench Mark: Square cut on top of inlet at northwest corner of Proton Drive and Les Lacs Avenue. ELEV. 607.35



TYP. T.U. TRANSFORMER PAD & ELEC. ESMT.



OWNERS CERTIFICATION

WHEREAS, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, acting by and through the undersigned, its duly authorized officer, are the owners of that certain tract of land in the THOMAS L. CHENOWITH SURVEY, Abstract No. 273, in the Town of Addison, Dallas County, Texas, and also being a part of three tracts of land conveyed to the Republic National Bank of Dallas, trustee, by deeds 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 41.5 acre tract of land conveyed to Les Lacs Village, Inc. by deed recorded in Volume 80138, Page 328 of Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a cross-mark found for the intersection of the south right-of-way line of Beltway Drive with the centerline of Proton Drive, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 82053, Page 1916, Deed Records of Dallas County, Texas;

THENCE with the said centerline, South 53° 04' 05" East, a distance of 12.10 feet to a 1/2" iron rod found for the beginning of a tangency curve to the right, having a radius of 250.00 feet, a central angle of 53° 59' 59" and a chord bearing and distance of South 26° 04' 06" East, 226.99 feet;

THENCE with the said curve, an arc distance of 235.62 feet to a cross-mark found for the point of tangent of said curve;

THENCE continuing with the centerline of Proton Drive, South 00° 55' 54" West, a distance of 248.08 feet to a cross-mark found for the beginning of a tangency curve to the left, having a radius of 800.00 feet, a central angle of 54° 30' 01" and a chord bearing and distance of South 26° 19' 07" East, 732.60 feet;

THENCE continuing with the said centerline and the said curve, an arc distance of 760.97 feet to a cross-mark found for the intersection centerline of Proton Drive with the centerline of Les Lacs Avenue (Private Street) an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 82016, Page 1073, Deed Records of Dallas County, Texas;

THENCE with the centerline of Les Lacs Avenue, South 36° 25' 54" West, a distance of 325.00 feet to a cross-mark found for the beginning of a tangency curve to the right, having a radius of 700.00 feet, a central angle of 33° 23' 13" and a chord bearing and distance of South 53° 07' 31" West, 402.15 feet;

THENCE continuing with the said centerline and the said curve, an arc distance of 407.90 feet to a cross-mark set for the end of said curve;

THENCE leaving the centerline of Les Lacs Avenue, the following courses and distances to wit:  
 North 22° 56' 40" West, a distance of 84.51 feet to a 1" iron rod set for corner;  
 North 11° 10' 21" West, a distance of 58.88 feet to a 1" iron rod set for corner;  
 North 44° 38' 51" East, a distance of 38.37 feet to a 1" iron rod set for corner;  
 North 46° 01' 40" West, a distance of 57.45 feet to a 1" iron rod set for corner;  
 North 13° 23' 53" West, a distance of 35.02 feet to a 1" iron rod set for corner;  
 North 01° 53' 36" East, a distance of 202.82 feet to a point for corner;  
 North 31° 56' 09" West, a distance of 297.38 feet to a point for corner;  
 North 11° 04' 20" West, a distance of 640.39 feet to a 5/8" iron rod set in concrete in the south right-of-way line of Beltway Drive for the beginning of a non-tangency curve to the left, having a radius of 840.00 feet, a central angle of 36° 00' 11" and a chord bearing and distance of North 54° 56' 00" East, 519.19 feet;

THENCE continuing along the said south right-of-way line and the said curve, an arc distance of 527.83 feet, to the POINT OF BEGINNING and containing 15.6217 feet.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, do hereby adopt this plat designating the hereinabove property as WATERFORD PARK 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 and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, 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 construct 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 maintenance or efficiency of its respective system or service.

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 service and sewer services from the main to 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 \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

CENTEX REAL ESTATE CORPORATION

BILL ALLEN  
North Dallas Division President  
Centex Real Estate Corporation

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared BILL ALLEN, North Dallas Division President, of CENTEX REAL ESTATE CORPORATION, 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 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 SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Notary Public, State of Texas

The 100 year floodplain is contained in the drainage easements and street right-of-way within this final plat.

Certified to this the \_\_\_\_\_ day of \_\_\_\_\_, 1992

Registered Professional Engineer No. \_\_\_\_\_

SURVEYOR CERTIFICATION

STATE OF TEXAS  
COUNTY OF DALLAS

THAT I, Brian Marcus, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon actually exist, and their location, size and material described are correctly shown.

BRIAN MARCUS,  
Registered Professional Land Surveyor #4695  
THE NELSON CORPORATION  
5999 Summerside Drive, Dallas, Texas 75252,  
(214) 380-2605

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Brian Marcus, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Notary Public, State of Texas

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 1992, by the Planning and Zoning Commission of the Town of Addison, Texas.

City Secretary  
Town of Addison, Texas

Mayor,  
Town of Addison, Texas

NOTES:

- Property owners shall provide access to the utility/drainage easements as may be necessary for inspection and maintenance of facilities by the Town of Addison Public Utility Companies.
- All iron rods set are 5/8" iron rod except PC, PT, PI & block corners are 1" iron rod set, unless noted. Concrete monument set.
- Driveway access/curb cuts to Proton Drive and Les Lacs Avenue are prohibited for all lots except lots 5 and 6, Block 5. Lots 5 and 6, Block 5 shall have a paved pad sufficient to turn a vehicle around. This pad shall be located adjacent to the driveway.
- No masonry walls or columns are permitted in the drainage and utility easements.

FINAL PLAT

OF

WATERFORD PARK I

AN ADDITION TO THE TOWN OF ADDISON

15.6217 ACRE TRACT

OUT OF THE

THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER-APPLICANT

CENTEX REAL ESTATE CORPORATION,  
A NEVADA CORPORATION

1660 S. STEMMONS, SUITE 230  
LEWISVILLE, TEXAS 75067

(214) 221-5556

JANUARY, 1992

PLANNER-ENGINEER-SURVEYOR

THE NELSON CORPORATION

5999 SUMMERSIDE DRIVE, SUITE 202  
DALLAS, TEXAS 75252

(214) 380-2605

SCALE: 1"=100'