



**OWNERS CERTIFICATION**

WHEREAS, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, acting by and through the undersigned, its duly authorized officer, is the owner of that certain tract of land out of the THOMAS L. CHENOWETH SURVEY, Abstract No. 273, in the City 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 Volumes 80142, Page 2206 (417.052 acre and 107.183 acre tracts), and Volume 80142, Page 2193 (37.383 acre tract), 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 80136, Page 328, Deed Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a cross-mark found at the intersection of the south right-of-way line of Beltway Drive (80' ROW) with the centerline of Les Lacs Avenue (Private Street), as shown on Plat of LES LACS ADDITION; 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, and the beginning of a curve to the left, having a radius of 840.00 feet, a central angle of 82° 58' 16" and a chord bearing and distance of South 80° 34' 16" East, 749.45 feet;

**THENCE** with the said south right-of-way line and the said curve, an arc distance of 776.84 feet to a 5/8" iron in concrete set for corner;

**THENCE** leaving the south right-of-way line of Beltway Drive, the following courses and distances to wit:

- South 11° 04' 20" East, a distance of 640.39 feet to a point for corner;
- South 31° 58' 08" East, a distance of 297.38 feet to a point for corner;
- South 01° 53' 36" West, a distance of 202.82 feet to a 1" iron rod set for corner;
- South 13° 23' 53" East, a distance of 35.02 feet to a 1" iron rod set for corner;
- South 46° 01' 40" East, a distance of 57.45 feet to a 1" iron rod set for corner;
- South 44° 38' 51" West, a distance of 38.37 feet to a 1" iron rod set for corner;
- South 11° 10' 21" East, a distance of 58.88 feet to a 1" iron rod set for corner;
- South 22° 56' 40" East, a distance of 84.51 feet to a cross-mark set in the centerline of Les Lacs Avenue for the beginning of a non-tangency curve to the right, having a radius of 700.00 feet, a central angle of 32° 36' 47" and a chord bearing and distance of South 86° 07' 31" West, 393.09 feet;

**THENCE** with the said centerline and the said curve, an arc distance of 398.44 feet to a cross-mark found for the point of tangent of said curve;

**THENCE** continuing with the centerline of Les Lacs Avenue, North 77° 34' 06" West, a distance of 200.00 feet to a cross-cut mark found for the beginning of a tangency curve to the right, having a radius of 500.00 feet, a central angle of 80° 00' 00" and a chord bearing and distance of North 37° 34' 06" West, 642.79 feet;

**THENCE** continuing with the said centerline and the said curve, an arc distance of 698.13 feet to a cross-mark found for the point of tangent of said curve;

**THENCE** continuing with the centerline of Les Lacs Avenue, North 02° 25' 54" East, a distance of 45.00 feet to the beginning of a tangency curve to the left, having a radius of 1000.00 feet, a central angle of 27° 00' 00" and a chord bearing and distance of North 11° 04' 06" West, 466.89 feet;

**THENCE** continuing with the said centerline and the said curve, an arc distance of 471.24 feet to the a cross-mark found for the point of tangent of said curve;

**THENCE** continuing with the centerline of Les Lacs Avenue, North 24° 34' 06" West, a distance of 115.95 feet to a cross-mark found for the beginning of a tangency curve to the right, having a radius of 300.00 feet, a central angle of 60° 29' 28" and a chord bearing and distance of North 05° 40' 38" East, 302.22 feet;

**THENCE** continuing with the said centerline and the said curve, an arc distance of 316.73 feet to a 1/2" iron rod found for the point of tangent of said curve;

**THENCE** with the centerline of Les Lacs Avenue, North 35° 65' 22" East, a distance of 9.68 feet to the **POINT OF BEGINNING** and containing 24.7373 acres of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That CENTEX REAL ESTATE CORPORATION, do hereby adopt this plat designating hereinabove property as WATERFORD PARK II, 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.

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.

STATE OF TEXAS  
COUNTY OF DENTON

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 purpose 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

**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 #4696  
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:**

1. Driveway Access/Curb Cuts to Les Lacs Avenue are prohibited.
2. 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.
3. 1" iron rod set at PC, PT, PI, & block corners on public right-of-way & property only.  
© Concrete monument set.

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. \_\_\_\_\_

**FINAL PLAT**

**OF WATERFORD PARK II**

AN ADDITION TO THE TOWN OF ADDISON

24.7373 ACRE TRACT

OUT OF THE

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

OWNER-APPLICANT

CENTEX REAL ESTATE CORP.,  
A NEVADA CORP.  
1660 S. STEMMONS, SUITE 150  
LEWISVILLE, TEXAS 75067  
(214) 221-5556

PLANNER-ENGINEER-SURVEYOR

THE NELSON CORPORATION  
5999 SUMMERSIDE DRIVE, SUITE 202  
DALLAS, TEXAS 75252  
(214) 380-2605

MARCH, 1992.

SCALE: 1"=100'