

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF DALLAS)

OWNERS CERTIFICATE

WHEREAS, GRAND ADDISON, LTD. is the owner of a tract of land situated in the Town of Addison, Dallas County, Texas, and being a part of the Thomas L. Chenowith Survey, Abstract 273, and also being part of the tract of land conveyed to J. E. Bush by three deeds recorded in Volume 2591, Page 513, Volume 3406, Page 232 and Volume 934, Page 55, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Easterly line of Marsh Lane (variable width) with the Southeastery cut off line between said Easterly line of Marsh Lane and the Southerly line of Belt Line Road (100' R.O.W.);

THENCE, S 00° 56' 06" W, along said Easterly line of Marsh Lane, a distance of 920.00 feet to an angle point;

THENCE, S 06° 00' 26" W, along said Easterly line of Marsh Lane, a distance of 193.66 feet to an angle point;

THENCE, S 00° 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 J. E. Bush tract, a distance of 1105.12 feet to an angle point;

THENCE, S 88° 58' 49" E, along said Southerly property line of the J. E. Bush tract, a distance of 847.57 feet to a 1/2" iron pin found for the PLACE OF BEGINNING of the herein described tract of land;

THENCE, N 01° 02' 13" E, along the West line of said Grand Addison, Ltd. tract, a distance of 629.46 feet to an "X" found for the beginning of a non-tangency curve to the left;

THENCE, in a Northeastery direction along the future centerline of Les Lacs Drive (a future 60' R.O.W.) and along said curve to the left having a radius of 700 feet, a central angle of 06° 41' 34", and an arc length of 81.73 feet, and a chord bearing and distance of N 39° 47' 13" E, 81.73 feet, and an arc length of 81.73 feet to an "X" found for the end of said curve to the left;

THENCE, N 01° 02' 13" E, a distance of 325.10 feet continuing along said Les Lacs Drive future centerline to an "X" found for the beginning of a non-tangency curve to the left;

THENCE, in a Southeastery direction along the future centerline of Proton Drive (a future 60' R.O.W.) and along said curve to the left having a radius of 800.00 feet, a central angle of 13° 30' 11", a chord bearing and distance of S 60° 19' 39" E, 188.10 feet, and an arc length of 188.54 feet to an "X" found for the end of said curve to the left, and the beginning of a compound curve to the left;

THENCE, in a Southeastery direction continuing along said Proton Drive future centerline and along said curve to the left, having a radius of 400.00 feet, a central angle of 12° 20' 45", a chord bearing and distance of S 73° 15' 03" E, 86.02 feet, and an arc length of 86.19 feet to an "X" found for the end of said curve to the left and the beginning of a reverse curve to the right;

THENCE, in a Southeastery direction continuing along said Proton Drive future centerline and along said curve to the right having a radius of 400.00 feet, a central angle of 12° 15' 56", a chord bearing and distance of S 73° 08' 35" E, 85.47 feet, and an arc length of 85.63 feet to an "X" found for the end of said curve to the right;

THENCE, S 67° 34' 28" E, a distance of 1.89 feet to an "X" found for corner in the centerline of a 70 foot wide Texas Power and Light Company easement as recorded in Volume 70134, Page 1508, Page 1510, and Page 1512 of the Deed Records of Dallas County, Texas;

THENCE, S 01° 02' 18" W, along the East line of said Grand Addison, Ltd. tract and along said curve to the right having a radius of 700 feet, a central angle of 06° 41' 34", and a chord bearing and distance of N 39° 47' 13" E, 81.73 feet, and an arc length of 81.73 feet to an "X" found for the end of said curve to the right;

THENCE, N 89° 22' 42" W, along said Southerly property line of Grand Addison, Ltd. tract and the North line of Greenhill School Addition, a distance of 25.19 feet to a 1/2" iron pin found at fence corner post;

THENCE, S 02° 20' 19" W, along the property line of said Grand Addison, Ltd. tract and Greenhill School Addition, a distance of 47.15 feet to a 1/2" iron pin found at fence corner post;

THENCE, N 88° 58' 49" W, along the Southerly property line of said Grand Addison, Ltd. tract a distance of 545.11 feet to the PLACE OF BEGINNING and containing 478,924 square feet of 10.9946 acres of land.

CERTIFICATE OF APPROVAL
APPROVED BY THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, this the 7 day of January, 1992.

MAYOR
SECRETARY

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 placed 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 any type structure for the purpose of improving 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 the 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 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas.

WITNESS my hand at Addison, Texas, this the 6 day of JANUARY, 1992.

GRAND ADDISON, LTD.
STEPHEN H. BROOKS, PRESIDENT

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared STEPHEN H. BROOKS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6 day of January, 1992.

JANET BISHOP
Notary Public, State of Texas
December 13, 1995

I, GREGORY A. MCCALL, Registered Professional Land Surveyor for DON A. TIPTON, INC. do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the Town of Addison, Texas.

DATED: This the 7 day of January, 1992.
DON A. TIPTON, INC.

Gregory A. McCall
Registered Professional Land Surveyor
No. 4396

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared GREGORY A. MCCALL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7 day of January, 1992.

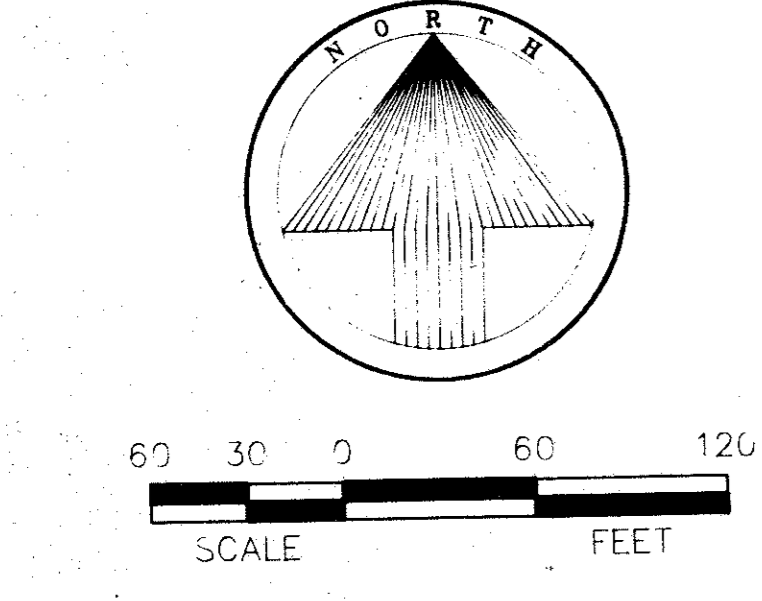
Notary Public, State of Texas

AMENDED
FINAL PLAT
WATERVIEW ESTATES

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

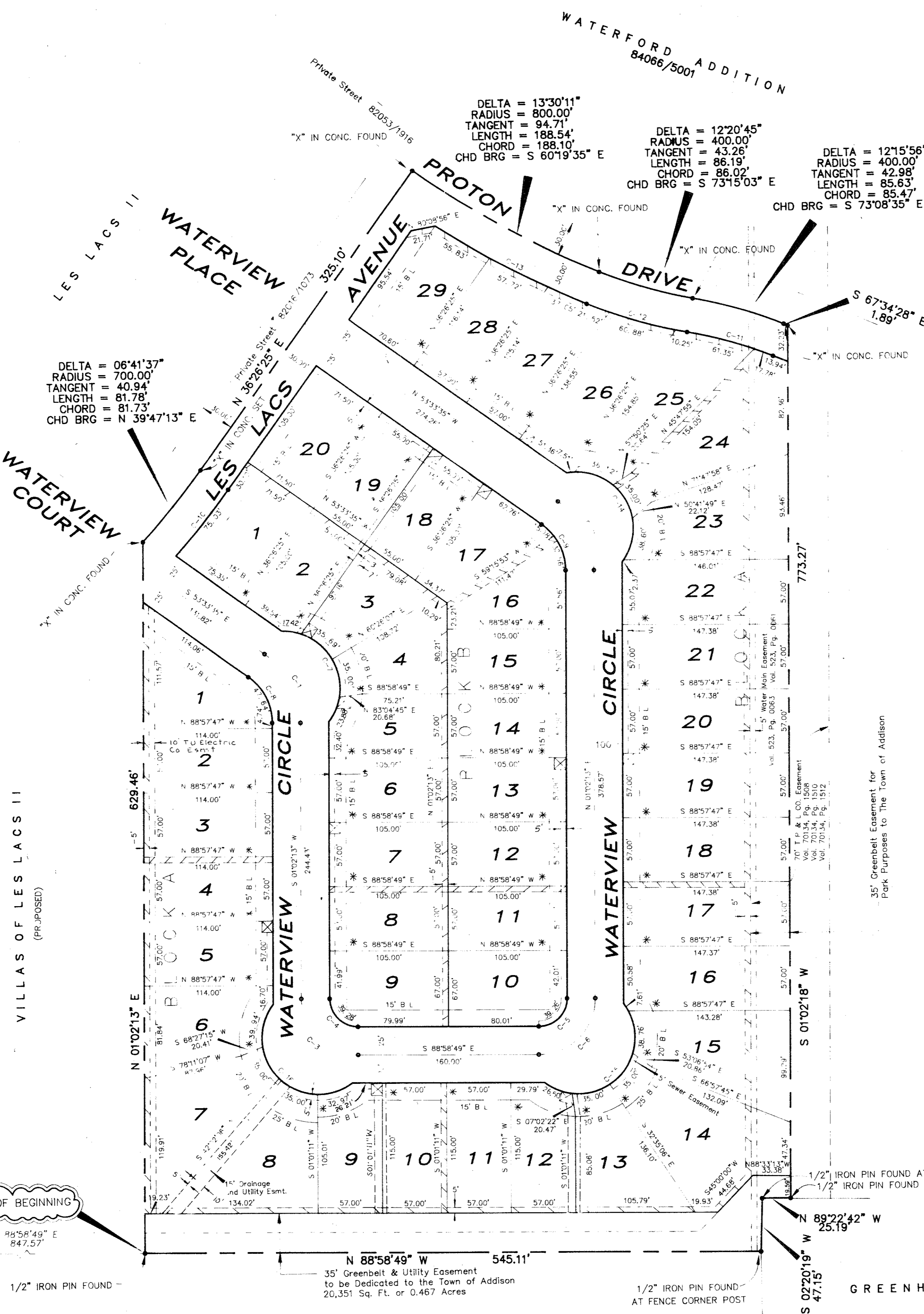
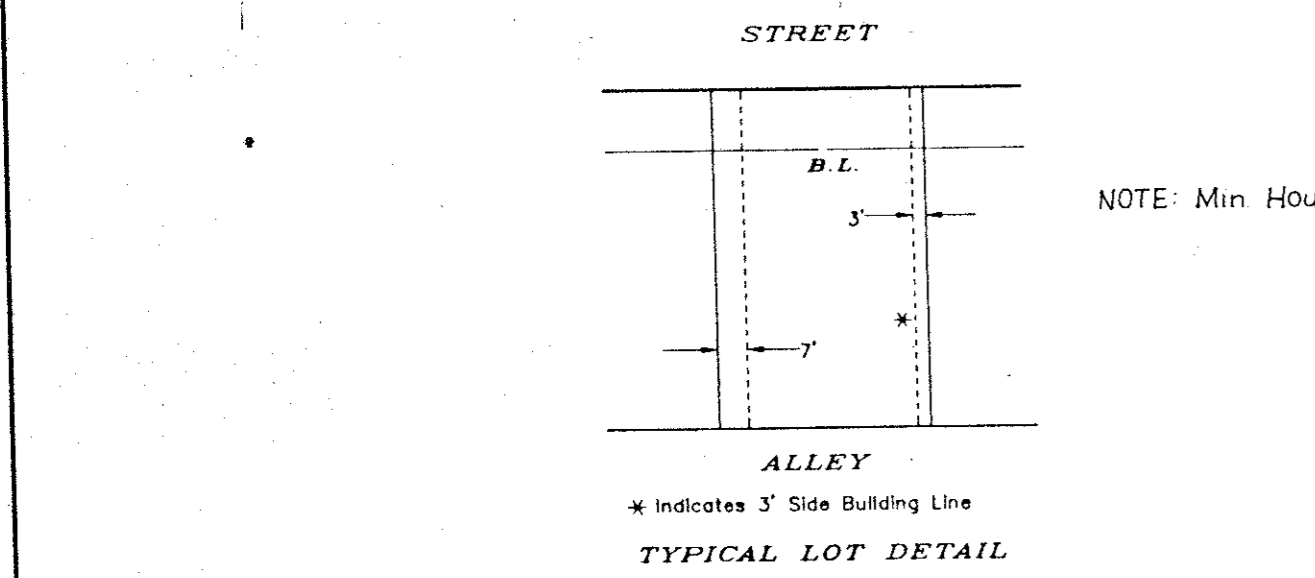
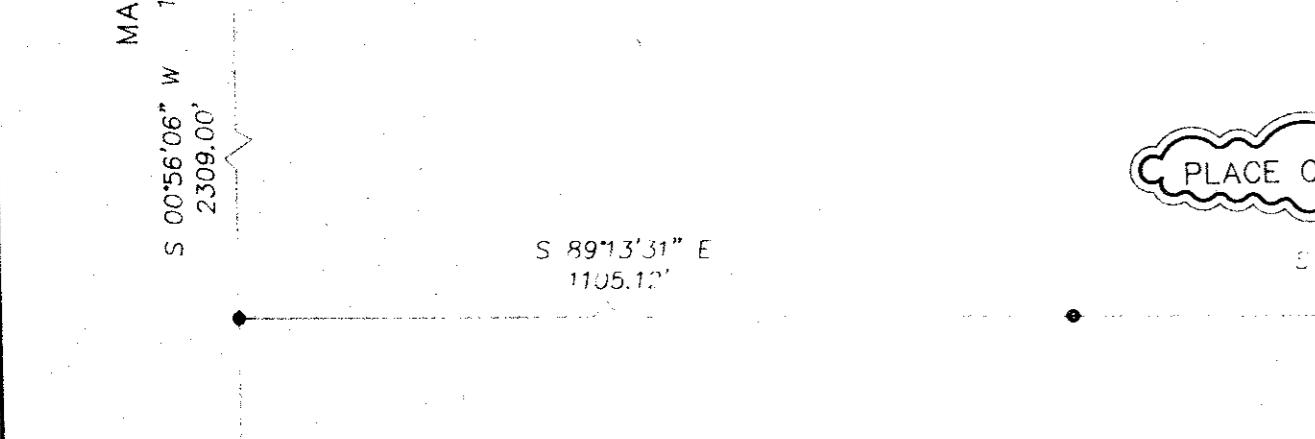
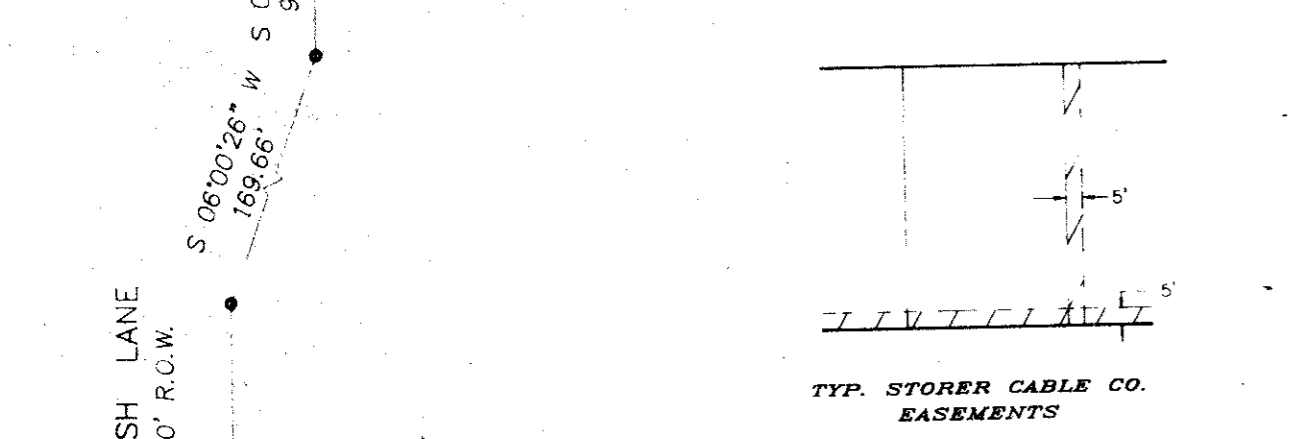
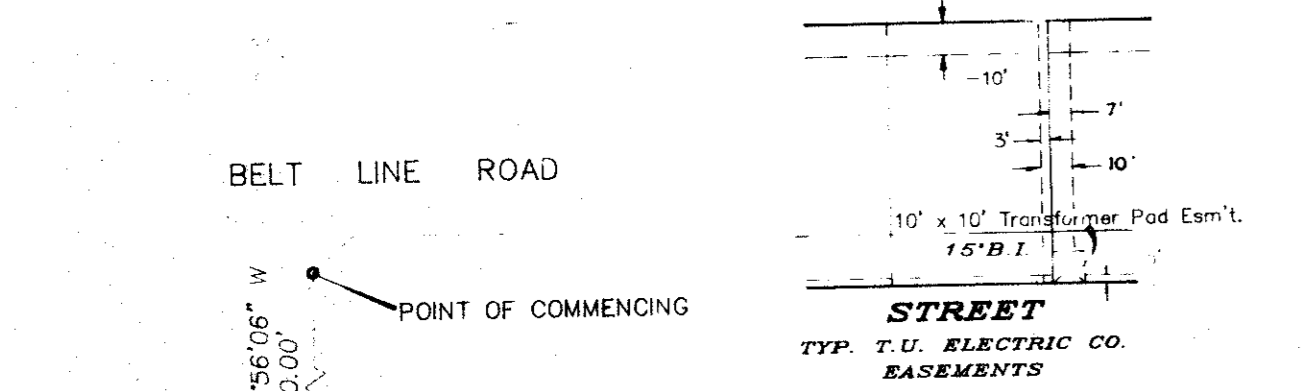
GRAND ADDISON, LTD.
8600 N. CENTRAL EXPWY. ~ DALLAS, TEXAS 75231 ~ PH. NO. (214)750-6528
~ SURVEYOR ~

DON A. TIPTON INC. ~ CONSULTING ENGINEERS
6330 BELT LINE ROAD ~ SUITE C ~ GARLAND, TEXAS 75043 ~ PH. NO. (214)226-2967
49 LOTS # 3626



CURVE DATA table with columns: CRV. NO., RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHD BRG.

- NOTES: 1. Driveway Access/Curb Cuts to Proton Drive and Les Lacs Avenue are Prohibited. 2. No masonry fences or columns are permitted within the 10 foot utility/drainage easement between lots 7 and 8, block A. 3. Property owners shall provide access to the utility/drainage easement as may be necessary for inspection and maintenance of facilities by the Town of Addison Public Utility Companies. 4. No fences or structures are permitted in the thirty-five foot greenbelt easement adjacent to lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24, block A.



Loos Stadium & Fieldhouse D.I.S.D.
Reason for Amended Plat is To Revise T.U. Electric Co. Easements and To Provide for Internal Delineation of Side Yard Building Line.

Recorded 1/9/92 Volume 92006, Page 1954