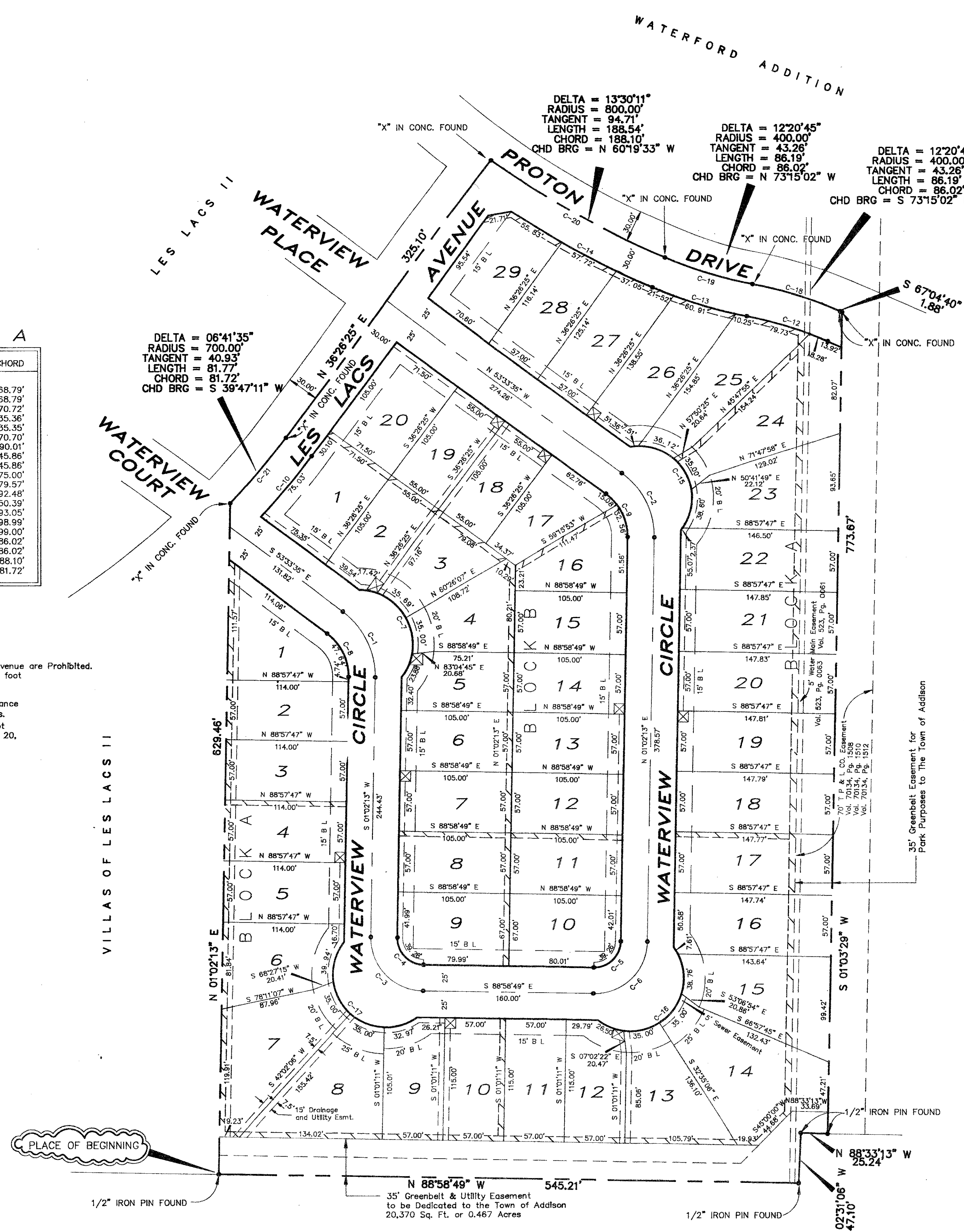
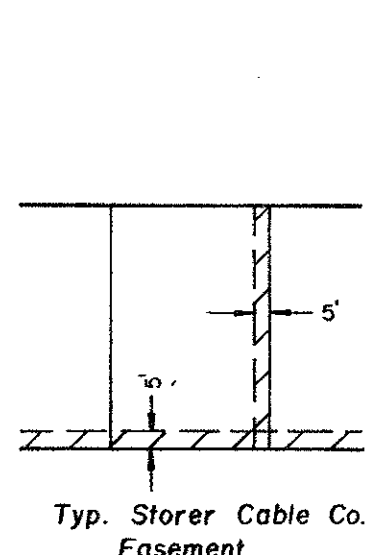
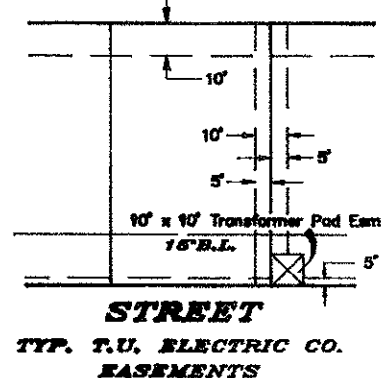


CURVE DATA

CRV NO	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C-1	75.00	54°35'48"	38.71'	71.47'	68.79'
C-2	75.00	54°35'48"	38.71'	71.47'	68.79'
C-3	50.00	90°01'02"	50.02'	78.55'	70.72'
C-4	25.00	90°01'02"	25.01'	39.28'	35.36'
C-5	25.00	89°58'58"	24.99'	39.26'	35.35'
C-6	50.00	89°58'58"	49.98'	78.52'	70.70'
C-7	50.00	128°20'11"	103.28'	111.99'	90.01'
C-8	50.00	54°35'48"	25.81'	47.64'	45.86'
C-9	50.00	54°35'48"	25.81'	47.64'	45.86'
C-10	730.00	05°53'21"	37.55'	75.03'	75.00'
C-11	370.00	12°20'45"	40.02'	79.72'	79.57'
C-12	430.00	12°20'45"	46.51'	92.65'	92.48'
C-13	830.00	10°23'45"	75.50'	150.59'	150.39'
C-14	50.00	137°02'22"	127.06'	119.59'	93.05'
C-15	50.00	163°43'21"	349.82'	142.87'	98.99'
C-16	50.00	163°45'25"	350.38'	142.90'	99.00'
C-17	400.00	12°20'45"	43.26'	86.19'	86.02'
C-18	400.00	12°20'45"	43.26'	86.19'	86.02'
C-19	800.00	13°30'11"	94.71'	188.54'	188.10'
C-20	700.00	06°41'35"	40.93'	81.77'	81.72'

- 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.



STATE OF TEXAS }  
 COUNTY OF DALLAS }  
 OWNERS CERTIFICATE

3626.own/wp7

WHEREAS, GRAND HOMES, INC., a Texas corporation 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. Chenoweth 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 23, and Volume 324, 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 (150' 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 169.66 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, a distance of 629.46 feet to a "x" found for the beginning of a non-tangency curve to the left;

THENCE, in a Northeasterly direction along said curve to the left having a radius of 700 feet, a central angle of 06° 41' 24", a chord bearing and distance of N 39° 47' 11" E, 81.72 feet, and an arc length of 81.77 feet to an "x" found for the end of said curve to the left;

THENCE, N 36° 26' 25" E, a distance of 325.10 feet to an "x" found for the beginning of a non-tangency curve to the left;

THENCE, in a Southeasterly direction along said curve to the left having a radius of 800.00 feet, a central angle of 13° 30' 13", a chord bearing and distance of S 71° 15' 02" E, 188.11 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 Southeasterly direction 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 71° 15' 02" E, 188.11 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 Southeasterly direction along said curve to the right having a radius of 400.00 feet, a central angle of 12° 20' 45", a chord bearing and distance of S 71° 15' 02" E, 188.11 feet, and an arc length of 86.19 feet to an "x" found for the end of said curve to the right;

THENCE, S 67° 04' 40" E, a distance of 1.88 feet to an "x" found for corner in the centerline of a 70 foot wide Texas Power and Light Company easement, a distance of 773.67 feet to a 1/2" iron pin found for corner in the Southerly property line of said J. E. Bush tract;

THENCE, S 01° 03' 29" W, along said centerline of the 70 foot Texas Power and Light easement, a distance of 25.24 feet to a 1/2" iron pin found at fence corner post;

THENCE, N 88° 33' 13" W, along said Southerly property line of J. E. Bush tract, a distance of 25.24 feet to a 1/2" iron pin found at fence corner post;

THENCE, S 02° 31' 06" W, along said property line of J. E. Bush tract, a distance of 47.10 feet to a 1/2" iron pin found at fence corner post;

THENCE, N 88° 58' 49" W, along said Southerly property line of J. E. Bush tract, a distance of 545.21 feet to the PLACE OF BEGINNING and containing 11.003 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Notary Public, State of Texas

SURVEYORS CERTIFICATE

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 \_\_\_ day of \_\_\_, 1991.

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 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 \_\_\_ day of \_\_\_, 1991.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, this the \_\_\_ day of \_\_\_, 1991.

MAYOR \_\_\_\_\_

SECRETARY \_\_\_\_\_

THAT, GRAND HOMES, INC., a Texas corporation, does hereby adopt this plat designating the herein described property as WATERVIEW ESTATES, an addition to the Town of Addison, Texas. The street shown on this plat is expressly reserved for the private use of the Grantor and subsequent owners of the property abutting a said street and to the families and guests of such owners, as to which no public dedication is hereby intended, either expressly or by implication. Such private street is subject to the right of Grantor to grant easements for the benefit of such persons as ingress and egress is further granted over, under and upon such street 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 thereto. The easements shown hereon are hereby reserved for purposes of water, sanitary sewer, storm sewer, electric and telephone, gas and cable TV locations to be determined by Grantor. 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 the services for which such easements are granted. An express easement of ingress and egress is further granted over, upon and across the private roadway reserved herein for the purposes of providing fire and police protection, and trash collection to the property to and from the water, sanitary sewer, storm sewer, electric, telephone, gas and cable TV easements reserved herein for the sole installations and maintenance for which such easement is granted.

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 \_\_\_ day of \_\_\_, 1991.

GRAND HOMES, INC.,  
 a Texas corporation

STEPHEN H. BROOKS, PRESIDENT

FINAL PLAT  
**WATERVIEW ESTATES**  
 TOWN OF ADDISON  
 THOMAS L. CHENOWETH SURVEY ~ ABSTRACT NO. 273  
 DALLAS COUNTY, TEXAS  
 DEVELOPER ~ OWNER  
**GRAND HOMES, INC.**  
 8800 N. CENTRAL EXPY. ~ 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

226-1946

LOOS STADIUM & FIELDHOUSE  
D.I.S.D.