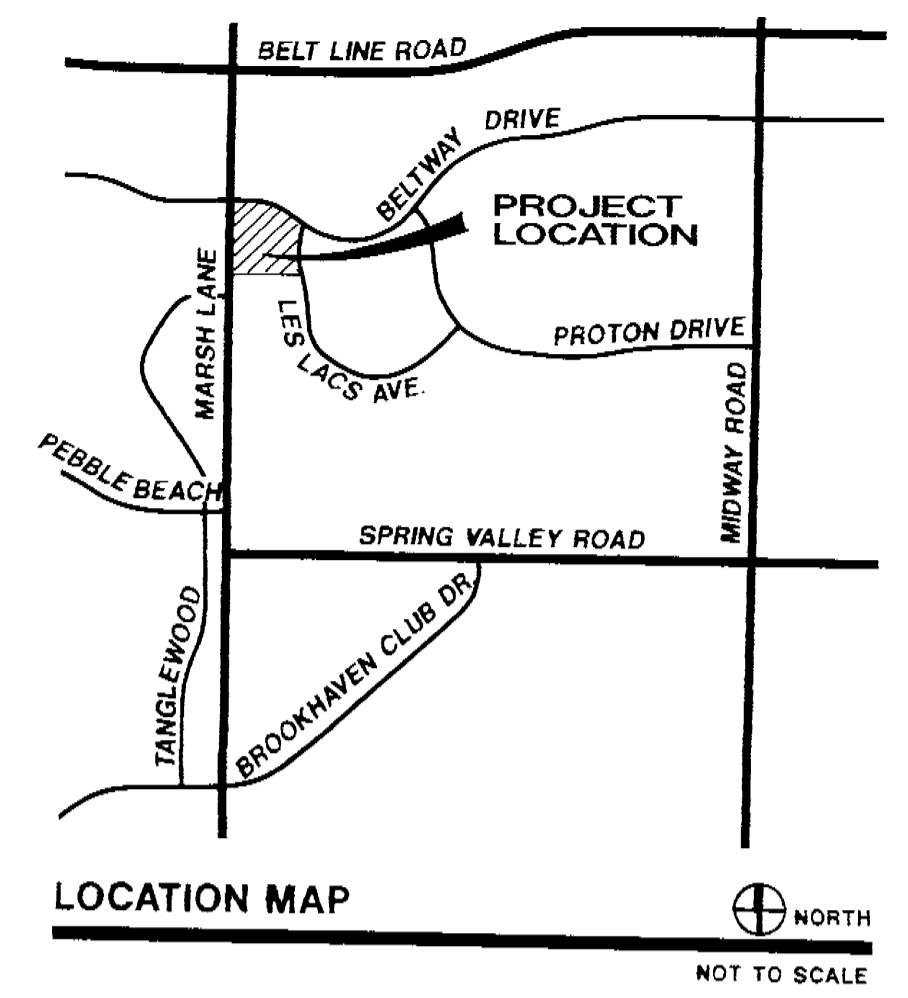
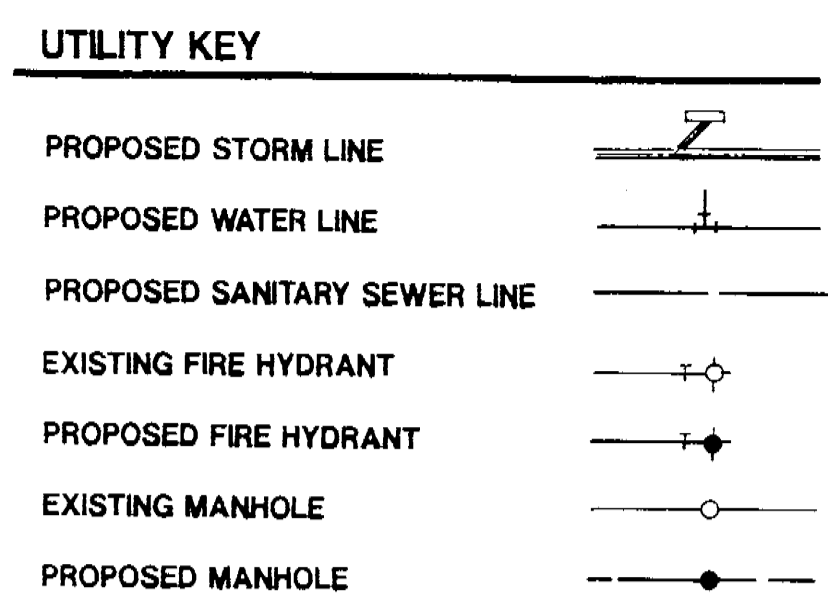


City of Farmers Branch

31/232



44 LOTS
PRELIMINARY PLAT
OF
CHATHAM COURT
AN ADDITION TO THE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
OUT OF THE
THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273
"MXR"
MIXED USE RESIDENTIAL DISTRICT
8.00 ACRES

CASE FILE NO. 1073-SUP
RECEIVED. 7-12-91

THE NELSON CORPORATION
Land Planning • Engineering • Surveying
5999 Summerside Drive, Suite 202
Dallas, Texas 75252 • (214) 380-2605

OWNERS:
Warwick Investments, Inc. 2777 Stemmons Freeway Dallas, Texas 75207 (214) 689-2206
NCNB-Texas National Bank 1201 Main Street, 11th Floor Dallas, Texas 75201 (214) 508-4050

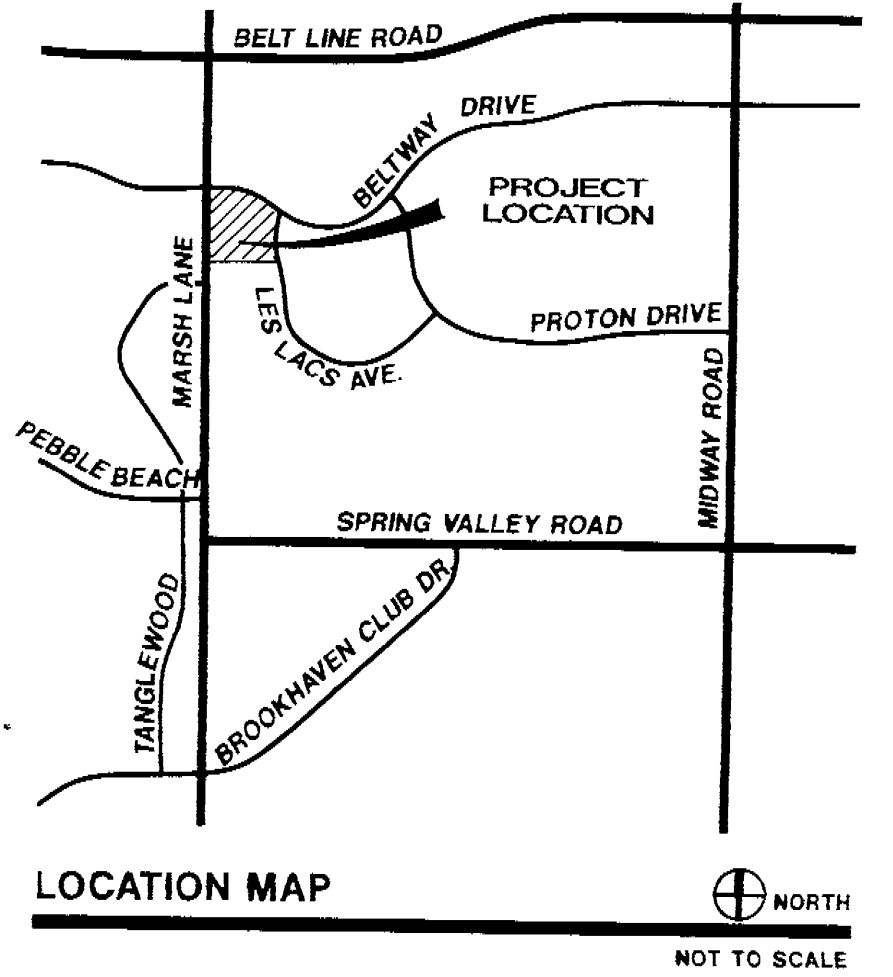
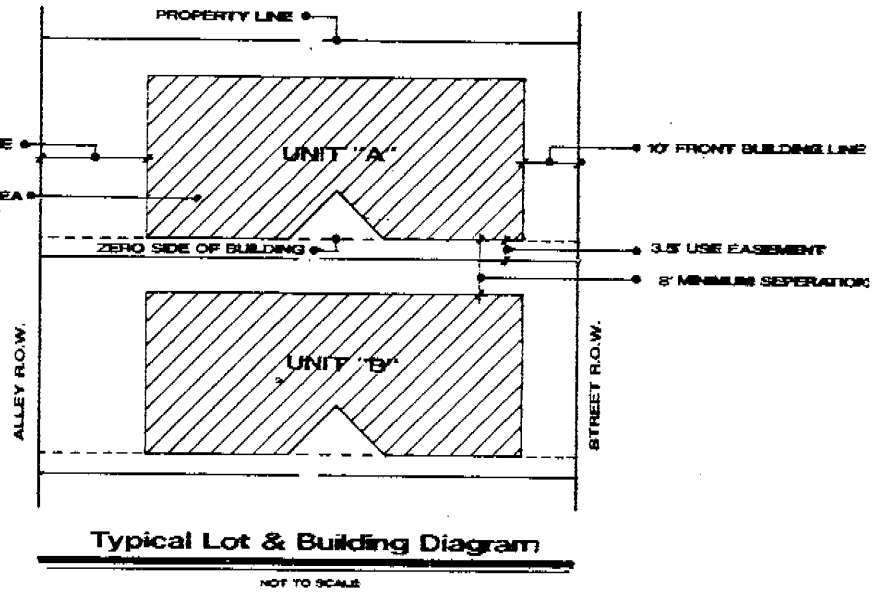
PLANNING & ENGINEERING:
The Nelson Corporation
5999 Summerside DR., Suite 202
Dallas, Texas 75252
(214) 380-2605

Date: JULY 12, 1991
Revisions:
Sheet No.:
Job No.: 90025-4



NOTE: THE LANDSCAPE SHOWN IN THE GREENBELT/ OPEN SPACE IS CONCEPTUAL ONLY.
FINAL PLANS AND LANDSCAPE MATERIALS WILL BE PROVIDED BY THE TOWN OF ADDISON.

NOTES: * TYPICAL LOT DIMENSIONS ARE 40' x 100'.
* THE 3.5' USE EASEMENT IS OWNED BY UNIT "A", BUT SHALL BE UTILIZED BY UNIT "B".
* UNIT "A" MAY ONLY USE THE USE EASEMENT FOR STRUCTURE OVERHANG AND MAINTENANCE.
* REFER PLANS FOR INDIVIDUAL UNIT ORIENTATION.
* THE ZERO SIDE OF A UNIT SHALL BE PROHIBITED FROM HAVING ANY DIRECT VIEWS TO THE ADJACENT UNIT.
* UNIT "B" MAY USE THE 3.5' USE EASEMENT FOR LANDSCAPING, WALLS, FENCES, AND OTHER YARD ELEMENTS, PROVIDED UNIT "A" IS NOT ALTERED OR DAMAGED.



LEGAL DESCRIPTION

BEING a tract of land situated in the City of Addison, Dallas County, Texas and being part of the THOMAS L. CHENOWETH SURVEY, Abstract No. 273, and being a part of the three tracts conveyed to the Republic National Bank of Dallas, Trustee, by deed as recorded in Volume 80142, Page 2193 (37.393 acre tract) of the Deed Records of Dallas County, Texas and a part of the 83.7 acre tract of land conveyed to the Les Lacs Village, Inc. by deed as recorded in Volume 81038, Page 326 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a cross-mark set for the intersection of the south right-of-way line of Beltway Drive (an 80' ROW) and the east line of Marsh Lane (a 100' ROW);

THENCE along the said right-of-way line of Beltway Drive the following courses and distances to wit:
South 09° 04' 38" East, a distance of 56.90 feet to an iron rod set for the beginning of a curve to the right;

Along said curve to the right, having a central angle of 35° 00' 00", a radius of 460.00 feet, and an arc length of 281.00 feet to an iron rod set for corner;

South 54° 04' 38" East, a distance of 290.76 feet to a cross-mark set for the center of Les Lacs Avenue (a private street) conveyed to the City of Addison by plat recorded in Volume 82016, Page 1073, Deed Records of Collin County, Texas;

THENCE along the center of said Les Lacs Avenue the following courses and distances to wit:

South 35° 55' 22" West, a distance of 9.68 feet to an iron rod found for corner and the beginning of a curve to the left;

Along said curve to the left, having a central angle of 60° 29' 28", a radius of 300.00 feet, and an arc length of 316.73 feet to an iron rod set for corner;

South 24° 34' 06" East, a distance of 115.95 feet to a cross-mark being the beginning of a curve to the right;

Along said curve to the right, having a central angle of 04° 04' 01", a radius of 1,000.00 feet, and an arc length of 70.98 feet to a cross-mark for the end of said curve;

THENCE North 89° 03' 55" West, a distance of 606.63 feet to an iron rod in said easterly line of Marsh Lane;

THENCE North 00° 56' 07" East, along said easterly line of Marsh Lane, a distance of 728.71 feet to the POINT OF BEGINNING and containing 378,460 square feet, or 8.0000 acres, more or less.

This legal description was compiled from surveys provided by client.

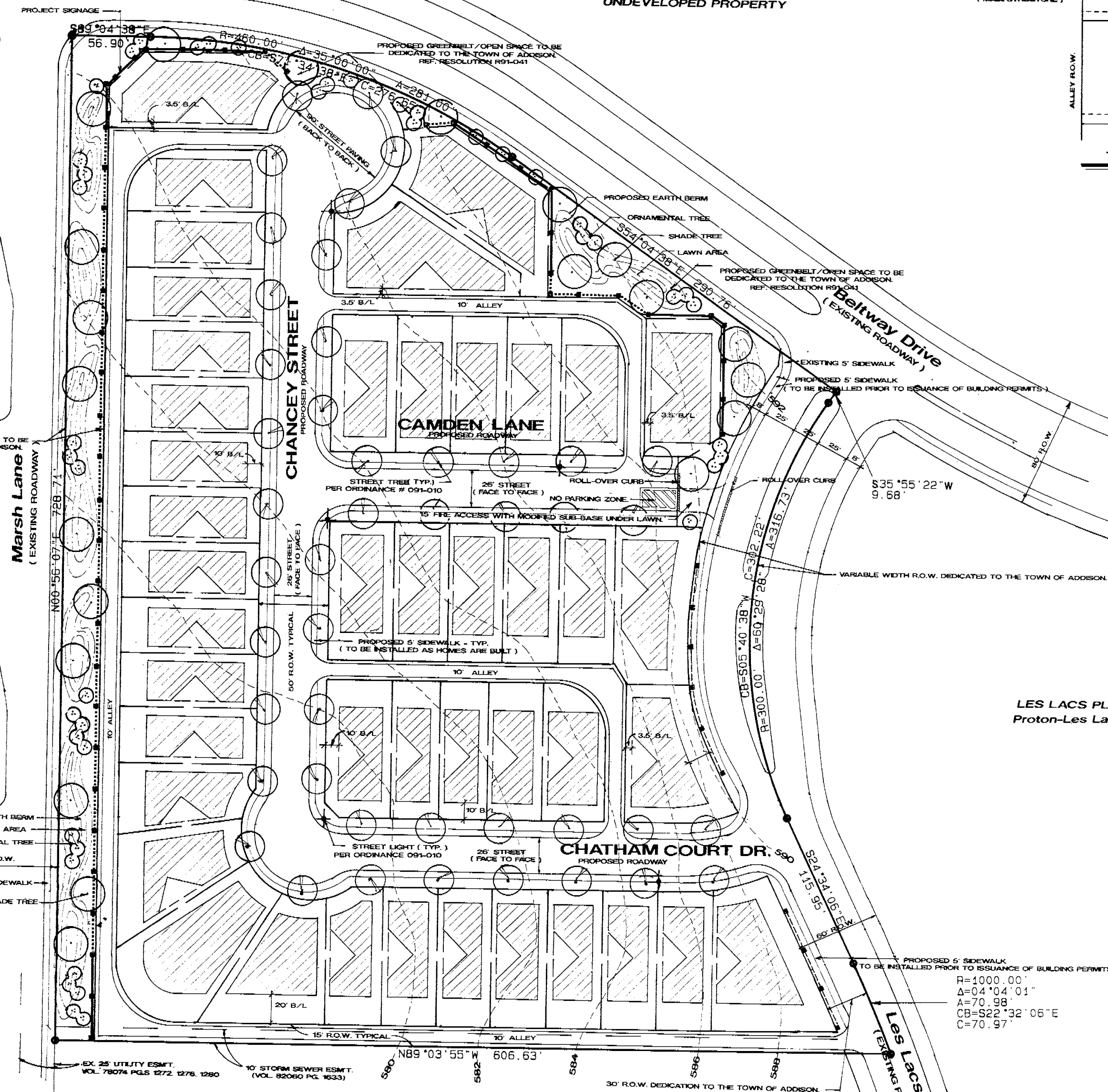
**44 LOTS
FINAL DEVELOPMENT PLAN
FOR
CHATHAM COURT**

**AN ADDITION TO THE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS**

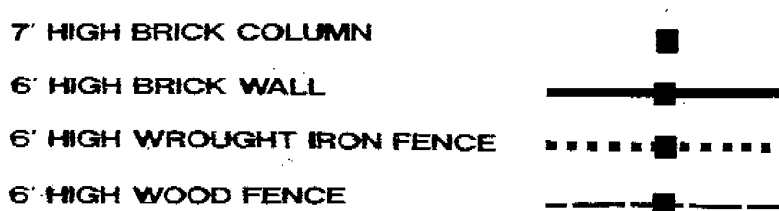
**OUT OF THE
THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273**

**"MXR"
MIXED USE RESIDENTIAL DISTRICT**

8.00 ACRES

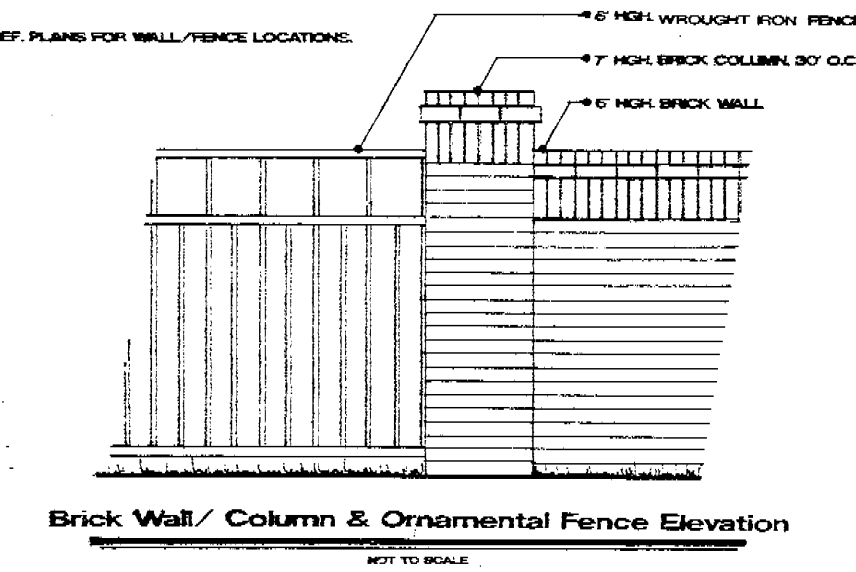


FENCE KEY

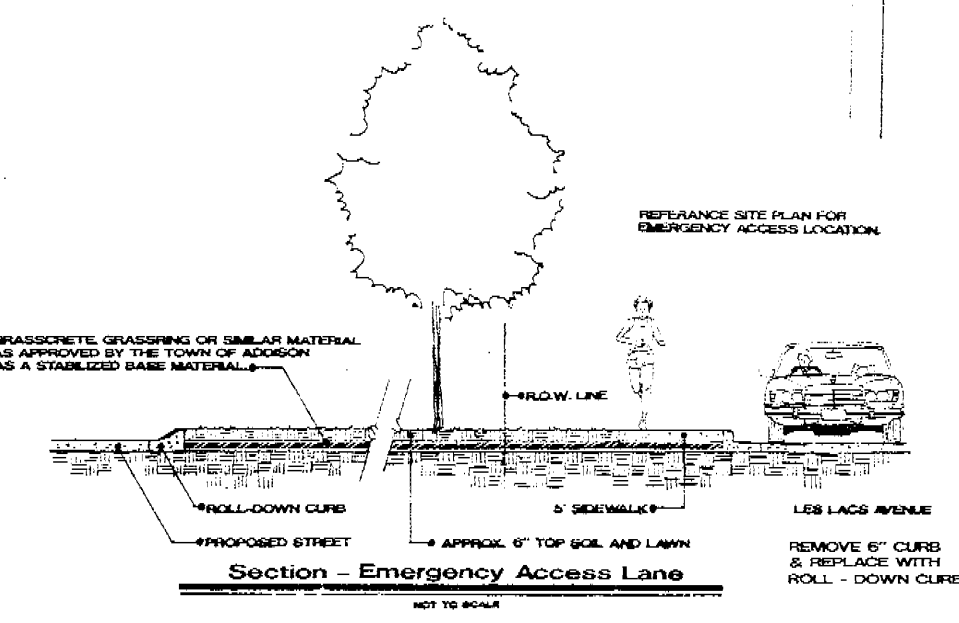


DATA SUMMARY

TOTAL NUMBER OF ACRES:	8.00 ACRES
TOTAL NUMBER OF DWELLING UNITS:	44 UNITS
RESIDENTIAL DENSITY:	5.5 UNITS/ ACRE
TOTAL AREA OF DEDICATED GREENBELT/ OPEN SPACE:	32.500 (APPROX.)



City of Farmers Branch



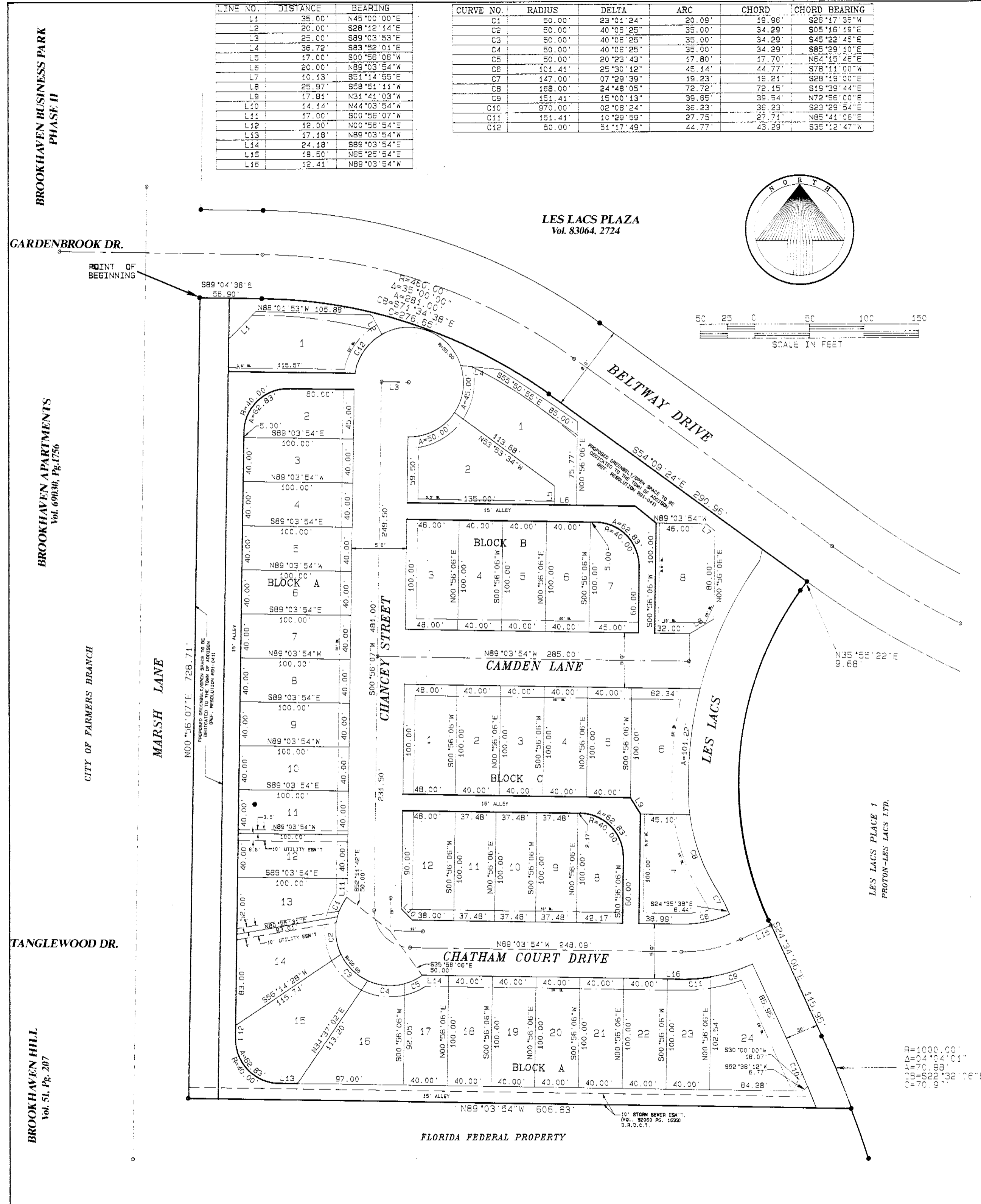
THE NELSON CORPORATION
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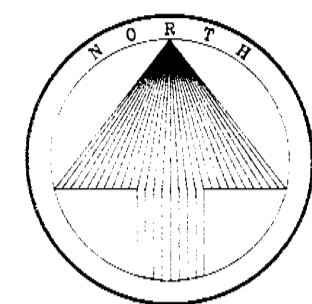
Date: JULY 12, 1991
Revisions:
Sheet No.:
Job No.: 90025-4





LINE NO.	DISTANCE	BEARING
L1	35.00	N45°00'00"E
L2	20.00	S28°12'14"E
L3	25.00	S89°03'53"E
L4	38.72	S83°58'04"E
L5	17.00	S00°56'06"W
L6	20.00	N85°03'54"W
L7	10.43	S51°14'55"E
L8	25.97	S58°51'11"W
L9	17.81	N33°44'03"W
L10	14.14	N44°03'54"W
L11	17.00	S00°56'07"W
L12	12.00	N00°56'54"E
L13	17.18	N85°03'54"W
L14	24.18	S89°03'54"E
L15	18.50	N65°25'54"E
L16	12.41	N89°03'54"W

CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00	23°04'24"	20.08	18.98	S26°17'35"W
C2	50.00	40°06'25"	35.00	34.29	S05°16'19"E
C3	50.00	40°06'25"	35.00	34.29	S45°22'45"E
C4	50.00	40°06'25"	35.00	34.29	S85°29'10"E
C5	50.00	20°23'43"	17.80	17.70	N64°15'46"E
C6	101.41	25°30'12"	45.14	44.77	S78°11'00"W
C7	147.00	07°29'39"	19.23	19.21	S28°39'00"E
C8	168.00	24°48'05"	72.72	72.15	S19°39'44"E
C9	151.41	15°00'13"	39.65	39.54	N72°56'00"E
C10	970.00	02°08'24"	36.23	36.23	S23°29'54"E
C11	151.41	10°29'59"	27.75	27.71	N85°41'36"E
C12	50.00	51°47'49"	44.77	43.29	S55°12'47"W



OWNERS CERTIFICATION

WHEREAS, WARWICK INVESTMENTS, INC. and NCNB-TEXAS NATIONAL BANK, acting by and through the undersigned, its duly authorized officer, are the owners 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 being a part of the three tracts conveyed to the Republic National Bank of Dallas, Trustee, by deed recorded in Volume 60142, Page 2193 (37.393 acre tract) of the Deed Records of Dallas County, Texas and a part of the 83.7 acre tract of land conveyed to the Les Lacs Village, Inc. by deed recorded in Volume 81038, Page 328 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a cross-mark set for the intersection of the south right-of-way line of Beltway Drive (an 80' ROW) with the east right-of-way line of Marsh Lane (a 100' ROW);

THENCE with the said south right-of-way line, the following courses and distances to wit: South 89° 04' 38" East, a distance of 56.90 feet to a 5/8" iron rod set for the beginning of a tangency curve to the right;

Along said curve to the right, having a central angle of 35° 00' 00", a radius of 460.00 feet, a chord bearing and distance of South 71° 34' 38" East, 276.65 feet, and an arc distance of 281.00 feet to a 5/8" iron rod set for corner;

South 54° 04' 38" East, a distance of 290.76 feet to a cross-mark found for the intersection of the south right-of-way line of Beltway Drive with the centerline of Les Lacs Avenue (a private street) conveyed to the City of Addison by plat recorded in Volume 82016, Page 1073, Deed Records of Dallas County, Texas;

THENCE with the said centerline, the following courses and distances to wit: South 35° 55' 22" West, a distance of 9.68 feet to a 1/2" iron rod found for the beginning of a tangency curve to the left;

Along said curve to the left, having a central angle of 60° 29' 28", a radius of 300.00 feet, a chord bearing and distance of South 05° 40' 38" West, 302.22 feet, and an arc distance of 316.73 feet to a 1/2" iron rod found for corner;

South 24° 34' 06" East, a distance of 115.95 feet to a cross-mark found for the beginning of a tangency curve to the right;

Along said curve to the right, having a central angle of 02° 04' 01", a radius of 1,000.00 feet, a chord bearing and distance of South 22° 32' 06" East, 70.97 feet, and an arc distance of 70.98 feet to a cross-mark found for the end of said curve;

THENCE North 89° 03' 55" West, a distance of 606.63 feet to a 5/8" iron rod found in said east right-of-way line of Marsh Lane;

THENCE with said east right-of-way line, North 00° 56' 07" East, a distance of 728.71 feet to the **POINT OF BEGINNING** and containing 8.0000 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WARWICK INVESTMENTS, INC. and NCNB-TEXAS NATIONAL BANK do hereby adopt this plat designating the hereinabove property as CHATHAM COURT, 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 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 consider 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 _____, 1991.

WARWICK INVESTMENTS, INC. NCNB-TEXAS NATIONAL BANK

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 _____, 1991.

Notary Public, State of Texas

APPROVED this _____ day of _____, 1991, by the Planning and Zoning Commission of the Town of Addison, Texas.

City Secretary Mayor
Town of Addison, Texas 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. 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.

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 _____ of WARWICK INVESTMENTS, INC., 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 _____, 1991.

Notary Public, State of Texas

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 _____ of NCNB-TEXAS NATIONAL BANK, 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 _____ 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 _____, 1991.

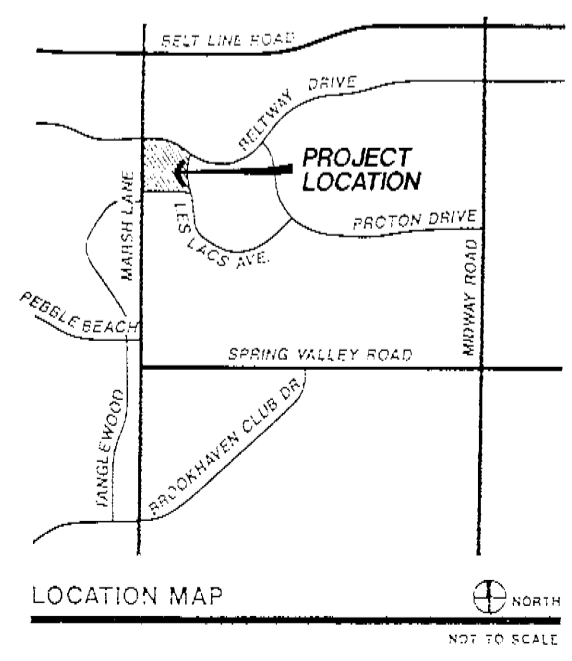
Notary Public, State of Texas

FINAL PLAT
OF
CHATHAM COURT

AN ADDITION TO THE TOWN OF ADDISON
8.000 ACRE TRACT
OUT OF THE
THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER-APPLICANT
WARWICK INVESTMENTS, INC.
2777 STEMMONS FREEWAY
DALLAS, TEXAS 75207
(214) 689-2206

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



LOCATION MAP
NORTH
NOT TO SCALE