

CURVE DATA

Table with columns: CRV NO, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CD BRG. Contains curve data for CRV NO 1 through 54.

STATE OF TEXAS)
COUNTY OF DALLAS)

OWNERS CERTIFICATE

WHEREAS, BELTWAY-LES LACS, LTD. and GRAND HOMES, INC., are the owners 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 Beltway-Les Lacs, Ltd and described as Tract II in the Special Warranty Deed recorded in Volume 90077, Page 2272, of the Deed Records of Dallas County, Texas, and further being part of Grand Addison II an Addition to the Town of Addison as recorded in Volume 93022, Page 7353 of the Dallas County Deed Records, and further being all of a tract of land deeded to Grand Homes, Inc. as recorded in Volume 93041, Page 5590 of the Dallas County Deed Records, and being more particularly described as follows;

BEGINNING at the Southwest corner of the Amended Final Plat of Waterview Estates, an addition to the Town of Addison recorded in Volume 92006, Page 1954 of the Map Records of Dallas County, Texas said corner being on the Northerly line of Loos Stadium and Fieldhouse tract, a 1/2" iron pin set at corner;

THENCE, N 88° 58' 49" W, along the Southerly line of said Beltway-Les Lacs, Ltd tract and the Northerly line of said Loos Stadium and Fieldhouse tract, a distance of 847.85 feet to a 1/2" iron pin found at corner, which another 1/2" iron pin found bears N 06°52'59" E a distance of 0.33 feet;

THENCE, N 89° 12' 35" W, along the Southerly line of said Beltway-Les Lacs, Ltd tract and the Northerly line of Shadowood Apartments No. 2 an addition to the Town of Addison, Texas recorded in Volume 77122, Page 2198 of the Map Records of Dallas County, Texas, a distance of 305.02 feet to a 1/2" iron pin set at corner;

THENCE, N 00° 47' 25" E, a distance of 253.50 feet to a 1/2" iron pin set at corner;

THENCE, S 89° 12' 35" E, a distance of 83.12 feet to a 1/2" iron pin set at corner;

THENCE, N 01° 01' 11" E, a distance of 101.12 feet to a 1/2" iron pin set at corner;

THENCE, around a tangent curve to the Right having a central angle of 29° 55' 23", a radius of 276.00 feet, a chord bearing of N 15° 58' 52" E, an arc distance of 144.14 feet to the end of said curve at a point on the Southerly line of Les Lacs Ave. (a 60' R.O.W.) a 1/2" iron pin set at corner;

THENCE, N 32° 44' 01" E, a distance of 30.00 feet to an "X" set in concrete at corner;

THENCE, along the future centerline of Les Lacs Ave. and around a non-tangent curve to the Left having a central angle of 20° 19' 23", a radius of 500.00 feet, a chord bearing of S 67° 25' 40" E, an arc distance of 177.35 feet to the end of said curve, an "X" found in concrete at corner, from which another "X" found in concrete bears N 14°01'00" W a distance of 0.39 feet;

THENCE, S 77° 35' 22" E, continuing along said future centerline of Les Lacs Ave., a distance of 200.02 feet to an "X" found in concrete at corner, from which another "X" found in concrete bears N 11°08'00" W a distance of 0.38 feet;

THENCE, continuing along said future centerline of Les lacs Ave. and around a tangent curve to the Left having a central angle of 59° 17' 39", a radius of 700.00 feet, a chord bearing of N 72° 46' 19" E, an arc distance of 724.42 feet to an "X" found in concrete at corner;

THENCE, S 00° 59' 20" W, along the West line of said Amended Final Plat of Waterview Estates, a distance of 629.47 feet to the PLACE OF BEGINNING and containing 508,691 sq.ft. or 11.6780 acres of land. SAVE AND EXCEPT any street right-of-way dedicated to the Town of Addison, Texas by the said Grand Addison II Final Plat.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BELTWAY-LES LACS, LTD., and GRAND HOMES, INC., do hereby adopt this plat designating the hereinabove property as an Amended Final Plat of GRAND ADDITION 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 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 or 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 approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS my hand at Addison, Texas, this the 24th day of March, 1993.

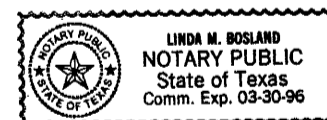
BELTWAY-LES LACS, LTD.

Ben L. French

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me the undersigned authority, a Notary Public in and for said State, on this day personally appeared Ben L. French 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 purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of March, 1993.



WITNESS my hand at Addison, Texas, this the 24th day of March, 1993.

GRAND HOMES, INC.

Janet Bishop

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me the undersigned authority, a Notary Public in and for said State, on this day personally appeared Janet Bishop 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 purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of March, 1993.



Janet Bishop, Notary Public, State of Texas

SURVEYORS CERTIFICATE

I, GREGORY A. McCALL, Registered Professional Land Surveyor for Tipton Engineering, 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 on Jan. 28, 1993, 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. No Individual Lot Corners were set.

DATE: This the 18th day of March, 1993.



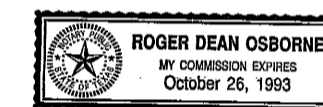
TIPTON ENGINEERING, INC.

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 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 for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of March, 1993.



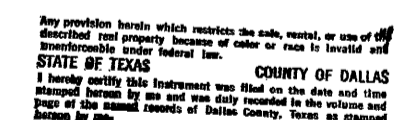
Roger Dean Osborne, Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED BY The Town of Addison, Dallas County, Texas, this the 7th day of MARCH, 1993.

Shull

Secretary



APR 1 1993

Earl Billard, County Clerk, Dallas County, Texas

OWNERS CERTIFICATE

AMENDED FINAL PLAT OF GRAND ADDISON II TOWN OF ADDISON, TEXAS. TIPTON ENGINEERING, INC. 6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043. DESIGN DRAWN DATE SCALE NOTES FILE NO. T E INC. T E INC. 03/18/93 Plot #3726 2

RETURN TO: NAME DIANA WILKER, ADDRESS TOWN OF ADDISON, CITY: P.O. Box 144, Addison, TX 75001

63 APR - 1 AM 11:33

43.00
0.00
4/01/93

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

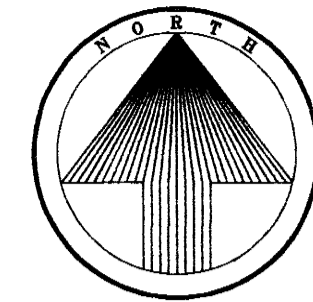
52

53

WATERFORD PARK II

A = 20°19'23"
R = 500.00'
T = 89.62'
L = 177.35'
CD = 176.42'
CB = S 67°25'40" E

A = 59°17'39"
R = 700.00'
T = 398.42'
L = 724.42'
CD = 692.52'
CB = N 72°46'19" E



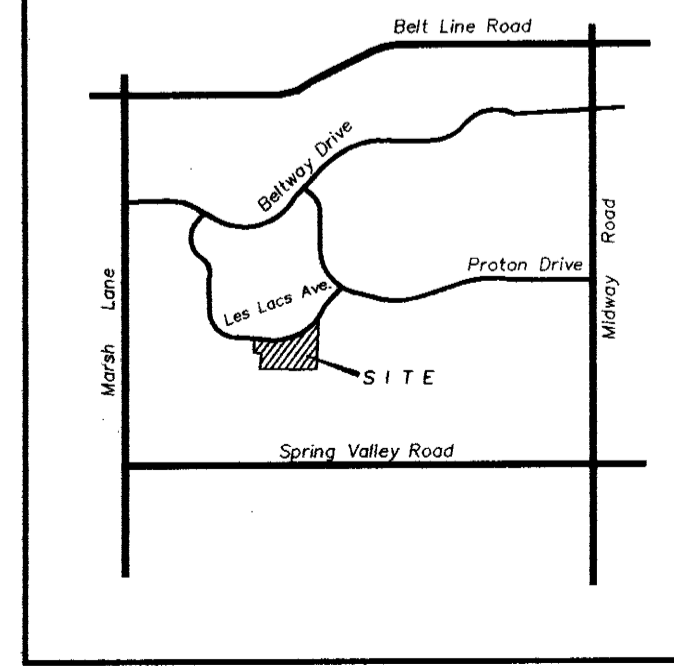
40 20 0 40 80
SCALE FEET
Bearings based on Deed

A = 29°55'23"
R = 276.00'
T = 73.76'
L = 144.14'
CD = 142.51'
CB = N 15°58'52" E

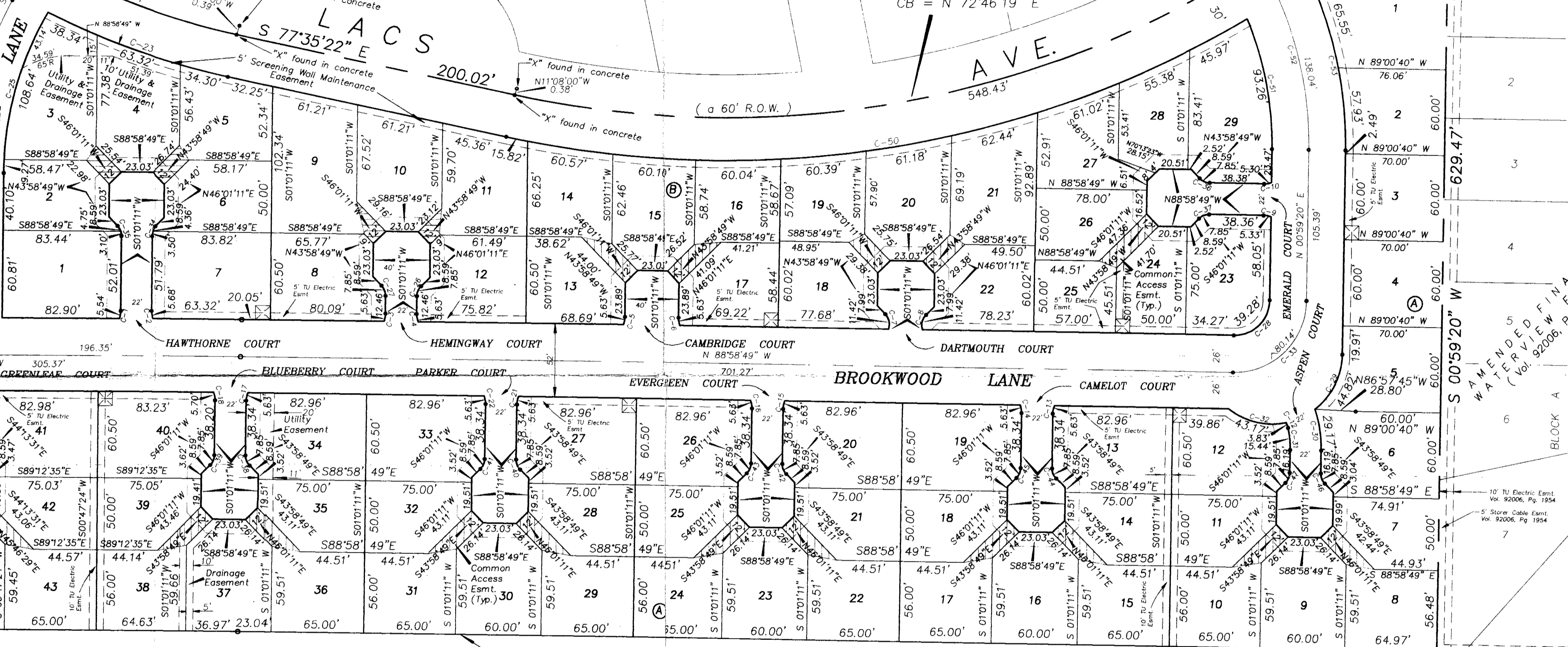
A = 89°12'35"
R = 101.12'
T = 83.12'
L = 101.12'
CD = 83.12'
CB = S 01°01'11" E

A = 89°12'35"
R = 253.50'
T = 50.00'
L = 253.50'
CD = 50.00'
CB = N 00°47'25" E

A = 89°12'35"
R = 1079.12'
T = 1079.12'
L = 1079.12'
CD = 1079.12'
CB = N 89°12'35" W



LOCATION MAP
NO SCALE



SHADOWOOD APARTMENTS NO. 2 (Vol. 7712, Page 2198)
LOOS STADIUM AND FIELDHOUSE DISD
N 88°58'49" W 847.85'
N 89°12'35" W 305.02'
N 88°58'49" W 847.85'
N 89°12'35" W 1079.12'

- The following minimum setbacks apply from the property line.
- Adjacent to main streets
 - Where garage enters into main street, 15.5 feet to garage door, 10.5 feet to remainder of structure.
 - Where garage does not enter into main street, 5.5 feet to structure.
 - 5 feet to Les Lacs Avenue
 - 5 feet to structure for lots 1, 2, & 3, Bk. B along Beau Park Lane
 - 5 feet to structure for lots 23, 24, & 25, Bk. B along Brookwood Lane
- The following minimum setbacks apply from the R.O.W.
- Adjacent to cul-de-sacs, 20 feet to garage door, 15 feet to remainder of structure.
- Driveway access/curb cuts to Les Lacs Avenue are prohibited.
 - Driveway access/curb cuts to Beau Park Lane are prohibited for lots 1, 2, & 3, Bk. B
 - Driveway access/curb cuts to Brookwood Lane are prohibited for lots 23, 24, & 25, Bk. B

TYP. T.U. ELECTRIC CO. PAD EASEMENTS

10' x 10' Transformer Pad Esm't.

AMENDED FINAL PLAT OF GRAND ADDISON II TOWN OF ADDISON

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

OWNER GRAND HOMES, INC.

8800 N. Central Expwy. ~ Suite 330 ~ Dallas, Texas 75231 PH. # 750-6528

OWNER BELTWAY - LES LACS, LTD.

4835 LBJ Freeway ~ Suite 280 ~ Dallas, Texas 75244 PH. # 392-1010



ENGINEER ~ PLANNER ~ SURVEYOR
TIPTON ENGINEERING, INC.
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043 PH. # 226-2967