

**OWNER'S CERTIFICATE**

WHEREAS BELTWAY-LES LACS, LTD is the owner of a tract of land situated in the Town of Addison, Dallas County, Texas, and being a portion of certain 24,512.8 acre tract of land described in a Special Warranty Deed conveyed by Sirrine, Inc., to Beltway-Les Lacs, Ltd., a Texas limited partnership, as recorded in Volume 90077, Page 2272 of the Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the northwest corner of said 24,512.8 acre tract of land, said iron rod also being the southwest corner of a 10,687.8 acre tract of land conveyed by deed to Waterford Court Joint Venture, as recorded in Volume 92233, Page 1122, of said Deed Records, said iron rod also being on the east right-of-way line of Marsh Lane (a 100 foot right-of-way);

THENCE departing said east right-of-way line along the north property line of said 24,512.8 acre tract, being the south property line of said 10,687.8 acre tract, South 89°03'54" East a distance of 748.90 feet to an "X" cut found on the centerline of Les Lacs Avenue, a private roadway as dedicated by plat in Volume 82016, Page 103 of the Plat Records, Dallas County, Texas, said "X" cut being on a curve to the left having a radius of 500.00 feet and a chord bearing and distance of South 44°01'32" East, 228.69 feet;

THENCE along said curve through a central angle of 26°26'22" an arc distance of 230.73 feet to an "X" cut on said centerline set for the most northerly most easterly north-south corner heretofore, said "X" cut also being the most northerly most easterly north-south corner heretofore, in addition to the Town of Addison according to the Amended Final Plat recorded in Volume 93063, Page 3374, of said Plat Records;

THENCE along said Addition's west property line as follows:

S 32°43'52" W a distance of 30.00 feet to a 1/2 inch iron rod set on the southerly line of aforesaid private roadway, said iron rod being on the beginning of a non-tangent curve to the left having a radius of 276.00 feet and a chord bearing and distance of S 13°58'43" W a distance of 144.14 feet;

S 01°01'02" W a distance of 101.12 feet to a 1/2 inch iron rod set for corner;

N 89°12'44" W a distance of 83.12 feet to a 1/2 inch iron rod set for corner;

S 00°47'16" W a distance of 253.65 feet to a 1/2 inch iron rod set for corner in the south property line of said 24,512.8 acres, being the southeast corner heretofore, also being in the north property line of Shadowood Apartments 2, in addition to the Town of Addison as recorded in Volume 77112, Page 2198, of said Plat Records;

THENCE along said south property line and said north property line N 89°13'31" W a distance of 775.09 feet to a 1/2 inch iron rod set on the said east right-of-way line of Marsh Lane being the southwest corner heretofore;

THENCE N 00°56'06" E along said east right-of-way line N 00°56'06" E a distance of 682.09 feet to the POINT OF BEGINNING and containing 959,198 square feet or 12.837 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Beltway-Les Lacs, Ltd. ("Owner") does hereby adopt this plat designating the hereinabove property as Grand Addition III, in 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 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, and at all times and shall be maintained by the individual owners of the lots 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 any damage or injury to private property or person that results from the flow of water along said creek or for the control of erosion, the 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. However, if the obstruction to the natural flow of water run-off 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 curbed or pavement line and the descriptions of any points 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 the maintenance or efficiency of its respective system or systems.

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 or easement 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 Addison, Texas, this 13 day of October, 1994.

*Bruce French*  
Bruce French, President  
BELTWAY-LES LACS LTD.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Bruce 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 purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this 13 day of October, 1994.

*Diana Miller*  
Diana Miller  
Notary Public State of Texas

Amended Final Plat of  
Grand Addition III  
Vol. 93063 Pg. 3374  
P.R.D.C.T.

**MONUMENTATION LEGEND**

○ 1/2" IRON ROD SET  
● 1/2" IRON ROD FOUND  
x CUT "X" FOUND  
x CUT "X" SET

**CERTIFICATE OF APPROVAL**

APPROVED BY the Town of Addison, Dallas County, Texas,  
This 13 day of October, 1994.

By: *[Signature]*  
Mayor, Town of Addison

ATTEST: *[Signature]*  
City Secretary

**STATE OF TEXAS**  
COUNTY OF DALLAS

BEFORE me, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Joseph H. Peaster 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 considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this 14th day of October, 1994.

*Joseph H. Peaster*  
Joseph H. Peaster  
Registered Professional Land Surveyor  
Texas Registration No. 4403

*[Signature]*  
Notary Public State of Texas

**AMENDED FINAL PLAT OF GRAND ADDISON III**

SITUATED IN THE

**THOMAS L. CHENOWITH SURVEY**  
ABSTRACT NO. 273  
91 LOTS, 12.837 ACRES

**TOWN OF ADDISON, DALLAS COUNTY, TEXAS**

BELTWAY-LES LACS, LTD.  
4835 LBJ FREEWAY, SUITE 280  
DALLAS, TEXAS 75244

SEPTEMBER 1994

*[Signature]*  
Notary Public State of Texas

**CURVE TABLE**

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	900.00	117.46	228.69	230.73	26°26'22"	S-44-01-32-E
2	276.00	73.76	142.51	144.14	29°59'23"	S-15-58-44-W
3	174.00	16.19	32.25	32.26	10°37'59"	N-65-54-23-W
4	326.00	43.07	85.39	86.64	15°03'05"	N-68-06-55-W
5	15.00	0.90	1.80	1.80	06°51'53"	N-02-29-50-W
6	15.00	3.94	7.61	7.70	29°24'31"	S-19-38-11-W
7	326.00	25.99	51.81	51.86	09°06'53"	N-84-30-25-W
8	15.00	2.85	5.60	5.63	21°30'31"	N-09-49-09-W
9	15.00	2.85	5.60	5.63	21°30'31"	S-11-41-22-W
10	15.00	2.85	5.60	5.63	21°30'31"	N-09-49-08-W
11	50.00	19.76	36.76	37.64	43°07'58"	N-84-47-24-W
12	15.00	4.16	8.01	8.11	30°59'28"	N-14-33-37-W
13	62.00	9.55	18.87	18.94	17°30'23"	S-07-49-05-E
14	50.00	34.73	67.05	67.71	69°34'13"	S-09-52-42-W
15	50.00	37.10	69.58	63.83	73°08'42"	S-09-47-43-E
16	62.00	13.87	25.20	26.37	23°26'52"	S-12-29-56-E
17	40.00	4.74	9.41	9.43	13°30'48"	N-07-31-53-E
18	15.00	2.23	4.41	4.42	16°53'39"	N-22-44-04-E
19	90.00	19.47	36.28	37.13	42°32'57"	N-66-12-24-E
20	15.00	2.85	5.60	5.63	21°30'31"	S-09-58-48-E
21	15.00	2.85	5.60	5.63	21°30'31"	N-11-31-43-E
22	15.00	2.85	5.60	5.63	21°30'31"	S-09-58-50-E
23	15.00	2.85	5.60	5.63	21°30'31"	S-11-41-22-E
24	15.00	2.85	5.60	5.63	21°30'31"	N-09-58-50-W
25	15.00	2.84	5.58	5.61	21°25'51"	S-11-33-37-W
26	15.00	2.84	5.58	5.61	21°26'38"	N-10-00-48-W
27	15.00	2.85	5.60	5.63	21°30'36"	S-11-31-49-W
28	15.00	2.83	5.56	5.59	21°20'56"	N-10-03-43-W
29	15.00	2.84	5.57	5.60	21°24'39"	S-11-34-46-W
30	24.00	24.07	33.98	37.71	41°08'43"	N-14-48-43-W
31	24.00	24.00	33.94	37.70	30°00'00"	N-45-56-06-E
32	274.00	69.52	134.78	136.17	28°28'31"	S-74-49-37-E
33	226.00	21.03	41.88	41.94	10°38'00"	S-65-54-22-E
34	276.00	36.61	72.58	72.79	15°06'38"	N-12-03-24-E
35	530.00	128.81	250.34	252.73	27°19'16"	N-42-30-13-W
36	276.00	5.26	10.52	10.52	09°27'59"	S-29-50-56-W
37	326.00	26.96	53.80	54.80	09°27'22"	N-70-54-47-W
38	15.00	0.90	1.80	1.80	06°51'53"	N-02-29-55-W
39	15.00	4.16	8.01	8.11	30°59'28"	N-14-33-38-W
40	15.00	2.23	4.41	4.42	16°53'34"	N-22-44-04-E
41	15.00	2.85	5.60	5.63	21°30'28"	N-11-31-42-E
42	276.00	22.07	44.01	44.05	09°08'43"	S-24-11-09-W

Elizabeth M. Gould  
(50% Interest),  
Vol. 92032, Pg. 1060  
D.R.D.C.T.

**CURVE TABLE**

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
43	326.00	15.93	31.82	31.84	09°37'43"	N-63-23-14-W
44	15.00	2.85	5.60	5.63	21°30'36"	N-09-58-53-W
45	50.00	50.14	70.81	78.68	90°09'37"	N-44-08-42-W
46	50.00	50.00	70.71	78.54	90°00'00"	N-45-56-06-E
47	300.00	76.12	147.57	149.10	28°28'31"	S-74-49-37-E
48	200.00	18.61	37.06	37.12	10°38'00"	S-65-54-23-E
49	24.00	24.00	33.94	37.70	30°00'01"	N-45-56-06-E
50	276.00	8.39	16.78	16.78	03°29'02"	S-02-45-33-W

The following minimum setbacks apply from the property line:

- Adjacent to through streets
  - Where garage faces through street 14.5 feet to garage door
  - 5 feet to remainder of structure if 2-story
  - 5.5 feet to remainder of structure if 1-story
- Where garage does not face through street
  - 10.5 feet to entire structure if 2-story
  - 5.5 feet to entire structure if 1-story
- Adjacent to cul-de-sacs
  - 20.0 feet to garage door
  - 15.0 feet to remainder of structure (1 or 2-story)

All Internal property line setbacks shall be 5 feet.  
Driveway access/curb cuts to Les Lacs Avenue are prohibited.  
Driveway access/curb cuts to Beau Park Lane are prohibited for Lot 1, Block A, and Lots 1 and 2, Block B.

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S-32-43-53-W	30.00	40	S-45-46-29-W	10.00
2	S-01-01-02-W	101.12	41	S-00-46-29-W	25.99
3	N-89-12-44-W	83.12	42	N-00-46-29-W	25.99
4	S-64-55-59-W	14.71	43	S-00-46-29-W	25.93
5	N-60-36-25-W	52.35	44	N-00-46-29-W	25.97
6	N-00-56-06-E	62.61	45	N-00-46-29-W	25.96
7	N-61-52-50-E	10.30	46	N-89-13-31-W	50.24
8	N-00-56-06-E	20.93	47	S-60-35-23-E	52.35
9	N-44-03-54-W	10.00	48	S-71-13-24-E	6.84
10	N-89-03-54-W	25.88	49	S-32-19-57-E	15.76
11	N-45-56-06-W	10.00	50	N-11-58-26-W	15.13
12	S-00-56-06-E	20.93	51	S-89-03-54-E	34.80
13	S-60-00-34-E	10.30	52	N-45-54-43-E	14.30
14	S-00-56-06-E	52.25	53	S-01-00-44-W	10.09
15	N-89-03-54-W	113.38	54	N-89-12-44-W	10.10
16	N-00-56-06-E	50.00	55	N-89-13-31-W	27.98
17	N-61-52-49-E	10.30	56	N-44-13-31-W	17.07
18	S-60-00-35-E	10.30	57	N-45-46-30-E	17.07
19	S-00-56-06-E	50.00	58	S-89-13-31-E	35.93
20	N-61-52-51-E	10.30	59	N-44-13-31-W	24.14
21	N-00-56-06-E	45.04	60	N-45-46-30-E	24.14
22	S-45-56-05-W	10.00	61	S-44-03-54-E	24.14
23	S-60-00-32-E	10.30	62	S-45-05-54-E	24.14
24	S-00-56-06-W	47.29	63	S-44-03-54-E	24.14
25	S-00-46-29-W	39.18	64	N-88-58-52-W	13.06
26	S-61-43-21-W	10.30	65	N-89-13-31-W	8.96
27	S-00-46-29-W	20.93	66	N-00-46-29-E	33.56
28	S-44-13-31-E	10.00	67	N-89-13-31-W	31.59
29	S-89-13-31-E	25.88	68	N-00-56-06-E	36.46
30	N-45-46-29-E	10.00	69	S-00-47-16-W	35.00
31	N-00-46-29-E	20.93	70	S-89-03-54-E	27.49
32	N-60-10-24-W	10.30	71	N-89-13-31-W	15.00
33	N-00-46-29-E	39.18	72	S-89-13-31-W	15.00
34	S-00-46-29-W	50.00	73	S-71-13-23-E	12.49
35	N-00-46-29-E	50.00	74	S-61-58-22-E	12.54
36	N-00-47-16-E	52.00	75	S-60-35-23-E	13.57
37	N-00-46-30-E	25.93	76	S-61-58-22-E	8.10
38	N-44-13-31-W	10.00	77	S-01-01-02-W	28.96
39	N-89-13-31-W	25.86			

**STATE OF TEXAS**  
COUNTY OF DALLAS

THAT Joseph H. Peaster, hereby certifies that this plat was prepared from an actual and accurate survey of the land and that the corner monuments were properly placed under my personal supervision and in accordance with the platting rules and regulations of the Town of Addison, Texas.

*[Signature]*  
Joseph H. Peaster  
Registered Professional Land Surveyor  
Texas Registration No. 4403

10-11-94  
Date

*[Signature]*  
Notary Public State of Texas

BEFORE me, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Joseph H. Peaster 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 considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this 14th day of October, 1994.

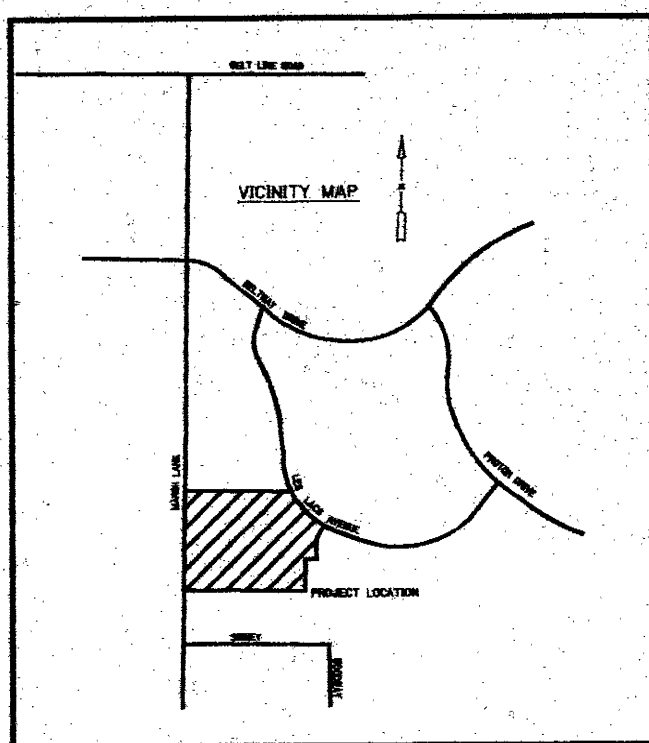
*[Signature]*  
Notary Public State of Texas

Volume 93063  
Page 3374  
FILED  
OCT 21 AM 11:05  
COUNTY OF DALLAS  
DALLAS COUNTY

**Lichter/Jameson & Associates, Inc.**  
CONSULTING ENGINEERS and PLANNERS  
1420 W. MOCKINGBIRD LANE, SUITE 300, DALLAS, TEXAS 75247, 214/630-8867



**OWNER'S CERTIFICATE**  
WHEREAS BELTWAY-LES LACS, LTD is the owner of a tract of land situated in the Town of Addison, Dallas County, Texas, and being a portion of the Thomas L. Chenowith Survey, Abstract No. 273, a portion of that certain 24.5128 acre tract of land described in a Special Warranty Deed conveyed by Shraw, Inc. to Beltway-Les Lacs, Ltd., a Texas limited partnership, as recorded in Volume 82007, Page 2272 of the Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:



BEGINNING at a 1/2 inch Iron rod found for the northwest corner of said 24.5128 acre tract of land, said Iron rod also being the southwest corner of a 10.6878 acre tract of land conveyed by a deed to Waterford Court Joint Venture, as recorded in Volume 92233, Page 122 of the Deed Records, Dallas County, Texas, and being on the east right-of-way line of Marsh Lane (a 100 foot right-of-way);

THENCE departing said east right-of-way line along the north property line of said 24.5128 acres, being the south property line of said 10.6878 acres, South 89° 03' East a distance of 748.90 feet to an 'x' cut found on the center line of Les Lacs Avenue, a private roadway as dedicated by plat in Volume 82016, Page 1073 of the Plat Records, Dallas County, Texas, said 'x' being on a curve to the left having a radius of 500.00 feet and a chord bearing and distance of South 41° 01' 32" East, 226.69 feet;

THENCE along said curve through a central angle of 26° 26' 22" on an arc distance of 230.73 feet to an 'x' cut on said center line east for the most easterly northeast corner hereof, said 'x' also being the most northerly northwest corner of Grand Addison II, an Addition to the Town of Addison according to the Amended Final Plat recorded in Volume 93063, Page 3374, of said Plat Records;

THENCE along said Addison's west property line as follows:  
S 32° 43' 52" W a distance of 30.00 feet to a 1/2 inch Iron rod set on the southerly line of Iron rod private roadway, said Iron rod being on the beginning of a non-tangent curve to the left having a radius of 276.00 feet and a chord bearing and distance of S 15° 58' 43" W, 142.51 feet;

THENCE along said curve through a central angle of 23° 55' 23" on an arc distance of 144.14 feet to a 1/2 inch Iron rod set on end of curve;

S 01° 01' 02" W a distance of 101.12 feet to a 1/2 inch Iron rod set for corner;  
N 89° 12' 44" W a distance of 83.12 feet to a 1/2 inch Iron rod set for corner;  
S 07° 47' 16" W a distance of 253.65 feet to a 1/2 inch Iron rod found for corner in the south property line of said 24.5128 acres, being the southeast corner hereof, also being in the north property line of Shadowwood Apartments 2, an Addition to the Town of Addison as recorded in Volume 77112, Page 2199, of said Plat Records;

THENCE along said south property line and said north property line N 89° 13' 31" W a distance of 775.09 feet to a 1/2 inch Iron rod set on the said east right-of-way line of Marsh Lane being the southwest corner hereof;

THENCE N 00° 56' 06" E along said east right-of-way line N 00° 56' 06" E a distance of 682.09 feet to the POINT OF BEGINNING and containing 559.19 square feet or 12.837 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That Beltway-Les Lacs, Ltd. (Owner) does hereby adopt this plat designating the hereinabove property as Grand Addison III, 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, including, 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. 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, drainage or ditch, or injury to 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 of 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 the 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 provided 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 indicated.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS my hand at Addison, Texas, this 27 day of May 1994.  
*Bruce French*  
Bruce French, President  
BELTWAY-LES LACS LTD.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Bruce 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 purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this 27 day of May 1994.

**CERTIFICATE OF APPROVAL**  
APPROVED BY THE Town of Addison, Dallas County, Texas, This 13 day of May 1994.  
BY: *Joseph H. Peaster*  
MORAN  
Attest: City Secretary

**FINAL PLAT**  
OF  
**GRAND ADDISON III**  
SITUATED IN THE  
THOMAS L. CHENOWITH SURVEY  
ABSTRACT NO. 273  
91 LOTS, 12.837 ACRES  
**TOWN OF ADDISON**  
**DALLAS COUNTY, TEXAS**  
BELTWAY-LES LACS, LTD.  
4835 LBJ FREEWAY, SUITE 280  
DALLAS, TEXAS 75244  
MAY 1994  
Lichter/Jameson & Associates, Inc. CONSULTING ENGINEERS and PLANNERS  
1420 W. MOCKINGBIRD LANE, SUITE 300, DALLAS, TEXAS 75247, 214/630-8867  
JOB No. 110895001-0006

**SURVEYOR'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

THAT, Joseph H. Peaster, hereby certifies that this plat was prepared from an actual and accurate survey of the land and that the corner monuments were properly placed under my personal supervision and in accordance with the platting rules and regulations of the Town of Addison, Texas.

*Joseph H. Peaster*  
Joseph H. Peaster  
Registered Professional Land Surveyor  
Texas Registration No. 4403

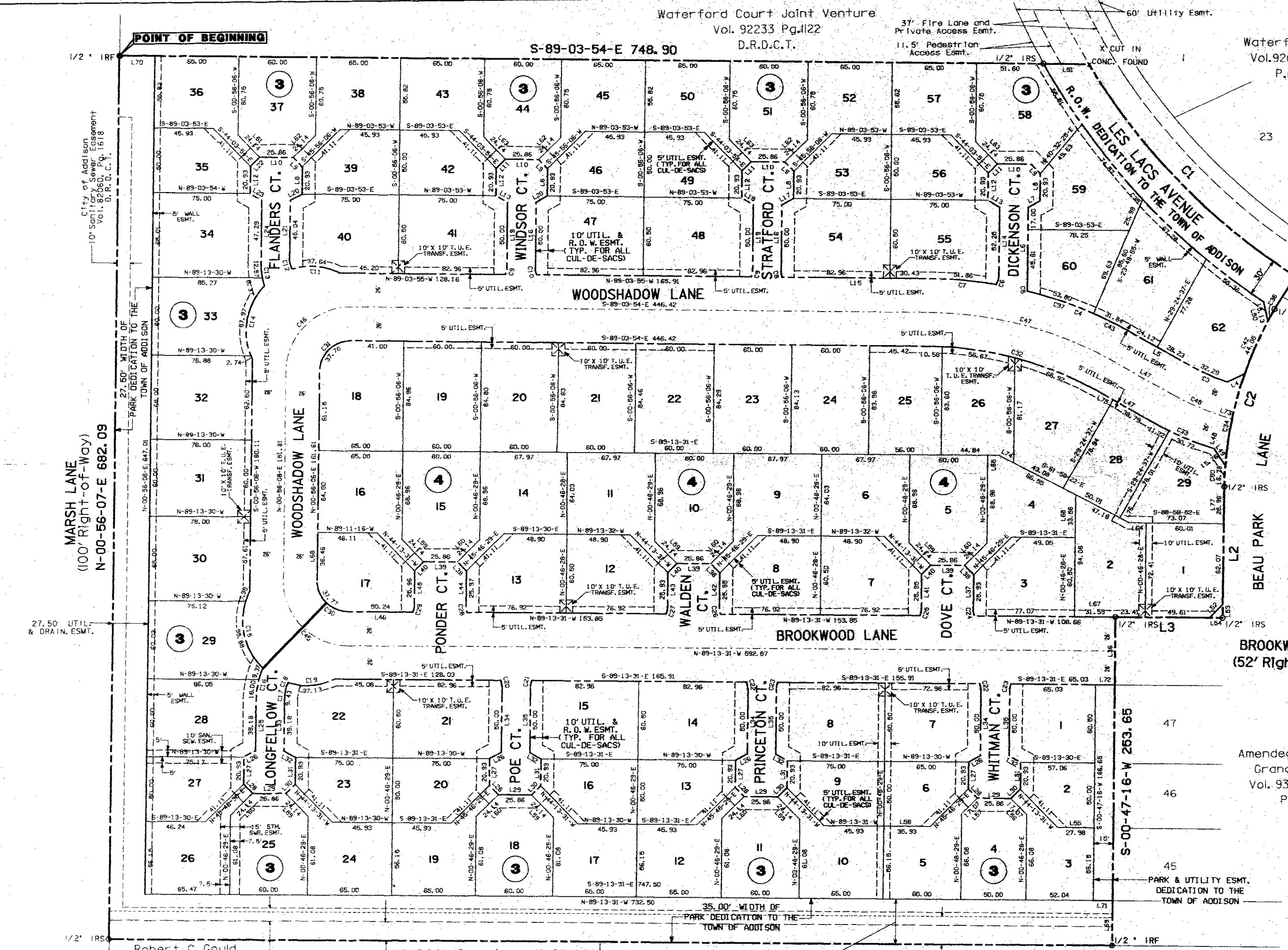
5-13-94  
Date

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Joseph H. Peaster 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 considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this 13 day of May 1994.

*Peter Mena*  
Notary Public State of Texas



Robert C. Gould (50% Interest) Vol. 3395, Pg. 404 D.R.D.C.T.  
City of Addison 15' T.P.&L. Easement Vol. 82056, Pg. 1209 D.R.D.C.T.  
City of Addison 22' Storm Sewer Easement Vol. 82060, Pg. 1630 D.R.D.C.T.

Elizabeth M. Gould (50% Interest) Vol. 92032, Pg. 1060 D.R.D.C.T.  
Shadowwood Apartments 2 Vol. 77112 Pg. 2198 P.R.D.C.T.

**CURVE TABLE**

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	500.00	117.46	228.89	230.73	26° 26' 22"	S-44-01-32-E
2	276.00	72.76	142.51	144.14	29° 55' 23"	S-15-58-44-W
3	174.00	43.07	85.39	86.64	15° 03' 09"	N-68-06-05-W
4	326.00	81.00	162.00	164.28	16° 51' 53"	N-02-29-50-W
5	15.00	0.90	1.80	1.80	90° 00' 00"	N-11-41-22-W
6	15.00	0.90	1.80	1.80	90° 00' 00"	N-09-49-09-W
7	326.00	81.00	162.00	164.28	16° 51' 53"	N-09-49-09-W
8	15.00	0.90	1.80	1.80	90° 00' 00"	N-11-41-22-W
9	15.00	0.90	1.80	1.80	90° 00' 00"	N-09-49-09-W
10	15.00	0.90	1.80	1.80	90° 00' 00"	N-11-41-22-W
11	50.00	19.76	39.52	39.52	90° 00' 00"	N-84-47-24-W
12	15.00	0.90	1.80	1.80	90° 00' 00"	N-14-39-37-E
13	62.00	3.55	7.10	7.10	90° 00' 00"	S-07-49-05-E
14	50.00	16.37	32.74	32.74	90° 00' 00"	S-07-49-05-E
15	50.00	16.37	32.74	32.74	90° 00' 00"	S-09-52-42-W
16	62.00	3.55	7.10	7.10	90° 00' 00"	S-09-47-43-E
17	40.00	4.74	9.47	9.47	90° 00' 00"	N-07-31-53-E
18	15.00	0.90	1.80	1.80	90° 00' 00"	N-22-44-04-E
19	15.00	0.90	1.80	1.80	90° 00' 00"	N-09-58-50-W
20	15.00	0.90	1.80	1.80	90° 00' 00"	N-09-58-50-W
21	15.00	0.90	1.80	1.80	90° 00' 00"	N-11-31-43-E
22	15.00	0.90	1.80	1.80	90° 00' 00"	N-09-58-50-W
23	15.00	0.90	1.80	1.80	90° 00' 00"	N-11-31-42-E
24	15.00	0.90	1.80	1.80	90° 00' 00"	N-09-58-50-W
25	15.00	0.90	1.80	1.80	90° 00' 00"	N-11-31-37-W
26	15.00	0.90	1.80	1.80	90° 00' 00"	N-10-08-48-W
27	15.00	0.90	1.80	1.80	90° 00' 00"	N-11-31-49-W
28	15.00	0.90	1.80	1.80	90° 00' 00"	N-10-03-43-W
29	15.00	0.90	1.80	1.80	90° 00' 00"	N-11-34-46-W
30	24.00	2.40	4.80	4.80	90° 00' 00"	N-44-08-43-W
31	24.00	2.40	4.80	4.80	90° 00' 00"	N-45-56-06-E
32	274.00	69.62	139.24	139.24	90° 00' 00"	N-74-49-37-E
33	226.00	21.03	42.06	42.06	90° 00' 00"	N-55-54-22-E
34	276.00	72.76	142.51	142.51	90° 00' 00"	N-12-03-24-E
35	530.00	128.81	257.62	257.62	90° 00' 00"	N-42-30-13-W
36	276.00	72.76	142.51	142.51	90° 00' 00"	S-29-50-56-W
37	326.00	81.00	162.00	162.00	90° 00' 00"	N-70-54-47-W
38	15.00	0.90	1.80	1.80	90° 00' 00"	N-02-29-50-W
39	15.00	0.90	1.80	1.80	90° 00' 00"	N-14-39-37-E
40	15.00	0.90	1.80	1.80	90° 00' 00"	N-22-44-04-E
41	15.00	0.90	1.80	1.80	90° 00' 00"	N-11-31-42-E
42	276.00	72.76	142.51	142.51	90° 00' 00"	S-24-11-05-W

**CURVE TABLE**

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
43	326.00	81.00	162.00	164.28	16° 51' 53"	N-63-23-14-W
44	15.00	0.90	1.80	1.80	90° 00' 00"	N-09-58-53-W
45	50.00	19.76	39.52	39.52	90° 00' 00"	N-44-08-42-W
46	50.00	19.76	39.52	39.52	90° 00' 00"	N-45-56-06-E
47	300.00	76.12	142.51	142.51	90° 00' 00"	S-74-49-37-E
48	200.00	50.75	91.50	91.50	90° 00' 00"	S-65-54-23-E
49	24.00	2.40	4.80	4.80	90° 00' 00"	N-45-56-06-E
50	276.00	72.76	142.51	142.51	90° 00' 00"	S-02-45-33-W

The following minimum setbacks apply from the property line:  
 • Adjacent to through streets  
 • Where garage faces through street: 14.5 feet to garage door, 10.5 feet to remainder of structure if 2-story, 5.5 feet to remainder of structure if 1-story  
 • Where garage does not face through street: 10.5 feet to entire structure if 2-story, 5.5 feet to entire structure if 1-story  
 • Adjacent to cul-de-sacs  
 • 20.0 feet to garage door  
 • 15.0 feet to remainder of structure (1 or 2-story)

All internal property line setbacks shall be 5 feet.  
 Driveway access/curb to Les Lacs Avenue are prohibited.  
 Driveway access/curb to Beau Park Lane are prohibited for Lot 1, Block A, and Lots 1 and 2, Block B.

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S-32-43-53-W	30.00	40	S-45-48-29-W	10.00
2	S-01-01-02-W	101.12	41	S-00-46-29-W	25.96
3	N-89-12-44-W	83.12	42	N-00-46-30-E	25.96
4	S-64-55-59-W	14.71	43	S-00-46-29-W	25.93
5	N-60-35-24-W	52.35	44	N-00-46-29-E	25.97
6	N-00-56-06-E	62.61	45	S-00-46-29-W	25.96
7	N-61-52-51-E	10.30	46	N-89-13-31-W	25.94
8	N-00-56-07-E	20.93	47	S-60-35-23-E	52.36
9	N-44-03-53-W	10.00	48	S-71-13-24-E	6.84
10	N-89-03-53-W	25.86	49	S-32-19-57-E	15.76
11	S-45-56-06-E	10.00	50	N-11-58-35-W	15.13
12	S-00-56-06-W	20.93	51	N-89-03-54-E	34.80
13	S-00-56-06-W	10.30	52	N-45-54-43-E	14.30
14	N-00-56-06-E	52.25	53	S-01-00-44-W	10.03
15	N-89-03-53-W	113.38	54	N-89-12-44-W	10.10
16	N-00-56-06-E	90.00	55	N-89-13-30-W	27.98
17	N-61-52-49-E	10.30	56	N-44-13-31-W	17.07
18	S-60-00-35-E	10.30	57	N-45-46-30-E	17.07
19	S-00-56-06-W	50.00	58	N-89-13-31-E	35.93
20	N-61-52-51-E	10.30	59	N-44-13-31-W	24.14
21	N-00-56-06-E	52.25	60	N-45-46-30-E	24.14
22	S-45-56-06-E	10.00	61	S-44-03-54-E	24.14
23	S-60-00-32-E	10.30	62	S-45-56-07-W	24.14
24	S-00-56-06-W	47.29	63	S-44-03-54-E	24.14
25	S-00-46-29-W	39.18	64	N-88-58-52-W	13.06
26	S-61-43-21-W	10.30	65	N-89-13-31-W	5.96
27	S-00-46-29-W	20.93	66	N-00-46-29-E	33.56
28	S-44-13-31-W	10.00	67	N-89-13-09-W	31.69
29	N-89-13-31-E	25.86	68	N-00-56-06-E	36.46
30	N-45-46-29-E	10.00	69	N-00-47-16-W	35.00
31	N-00-46-28-E	20.93	70	N-89-03-54-E	27.49
32	N-60-10-24-W	10.30	71	N-89-13-31-W	15.00
33	N-00-46-29-E	39.18	72	N-89-13-31-W	15.00
34	S-00-46-29-W	50.00	73	S-71-13-23-E	12.49
35	N-00-46-29-E	90.00	74	S-61-58-22-E	12.54
36	N-00-47-18-E	52.00	75	S-60-35-23-E	13.57
37	N-00-46-30-E	25.93	76	S-61-58-22-E	8.10
38	N-44-13-31-W	10.00	77	S-01-01-02-W	26.96
39	N-89-13-31-W	25.86			

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