

TERMINATION OF MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

DEED 8.00
TOTL 22.00
6001 1513 0000000 9541 4:06PM 5/14/92

STATE OF TEXAS :
: KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF DALLAS :

THIS TERMINATION OF MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS (this "Termination"), made this 10th
day of April, 1992, by the real property owners (the
"Consenting Owners") of Lot 71, Block A, of the Les Lacs
Garden Homes Addition, an addition to the Town of Addison,
Dallas, County, Texas, as shown on the final plat for Les Lacs
Garden Homes, dated August 7, 1981, and recorded in Volume 82049,
Page 1860 of the Dallas County Map Records, and incorporated
herein for all purposes (the "Property").

RECITALS:

WHEREAS, Les Lacs Village Incorporated, a Texas corporation
("Declarant") executed and delivered that certain Master
Declaration of Covenants, Conditions and Restrictions, Town of
Addison, Dallas County, Texas (the "Declaration"), dated January
14, 1982 and recorded in Volume 82016, Page 1081 of the Deed
Records of Dallas County, Texas, establishing (i) covenants,
conditions and restrictions affecting the use, occupancy and
enjoyment of the Property, and (ii) easements upon, over and
across the Property; (iii) Les Lacs Village Estates Homeowners
Association and any other association ("Homeowner Association");

WHEREAS, the Homeowners Associations were never established
to administer the common area among other duties;

WHEREAS, Les Lacs Village Estates, Inc. (the "Association"),
a Texas non-profit corporation established to enforce the
provisions of the Declaration, has failed to facilitate the
maintenance of the streets in the Les Lacs area, which were owned
in common by the Owners, and the Association has failed to
enforce and administer the covenants, conditions, restrictions
and regulations pursuant to the Declaration.

WITNESSETH:

NOW, THEREFORE, for and in consideration of TEN AND NO/100
DOLLARS (\$10.00) and other good and valuable consideration, the
receipt and sufficiency of which is hereby acknowledged and
confessed, the undersigned do hereby grant, bargain, sell and
convey unto the Town of Addison all our rights, title and
interest in and to all of the streets including but not limited
to: Azure Lane, Canot Lane, Les Lacs Avenue, Plage Lane, Proton
Drive, and Rive Lane; the undersigned Owners, by consent, hereby
terminate the Declaration and all covenants, conditions,
restrictions and easements upon, over and across the Property.

EXECUTED as of the 10 day of April, 1992.

CONSENTING OWNERS

Wm. R. Smith
Consenting Owner


Sarah J. Stoddard
Consenting Owner

STATE OF TEXAS :

COUNTY OF DALLAS :

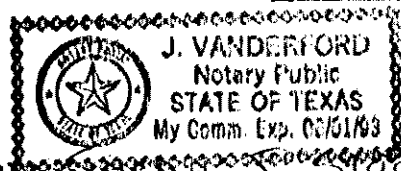
Acknowledgement for Signature of Owner: WILLIAM R. STODDARD

This instrument was ACKNOWLEDGED before me on April 10,
1992 by WILLIAM R. STODDARD.


Notary Public - State of Texas


Print Name: J. VANDERFORD

My Commission Expires: 10-1-93



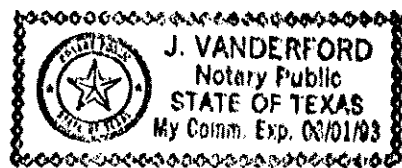
Acknowledgement for Signature of Owner: SARAH J. STODDARD

This instrument was ACKNOWLEDGED before me on April 10,
1992 by SARAH J. Stoddard.


Notary Public - State of Texas

Print Name: J. VANDERFORD

My Commission Expires: 10-1-93



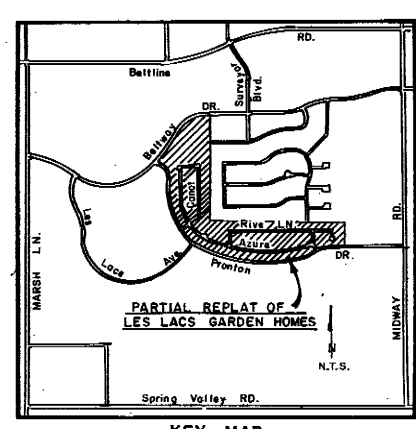
MAIL TO: Town of Addison
PO Box 1144
Addison, TX 75001
Diana Miller

For production herein which reflects the sale, transfer, or use of the
undivided real property located in Dallas County, Texas as hereinafter
described, this instrument was filed on the date and hour and
minute stated herein for the purpose of recording in the public records of
Dallas County, Texas.
STATE OF TEXAS
I hereby certify this instrument was filed for recording in the public records of
Dallas County, Texas as hereinafter described by me.
MAY 14 1992
COUNTY OF DALLAS
COUNTY CLERK, DALLAS COUNTY, TEXAS
E. R. BARKER

1992 MAY 14 PM 4: 04

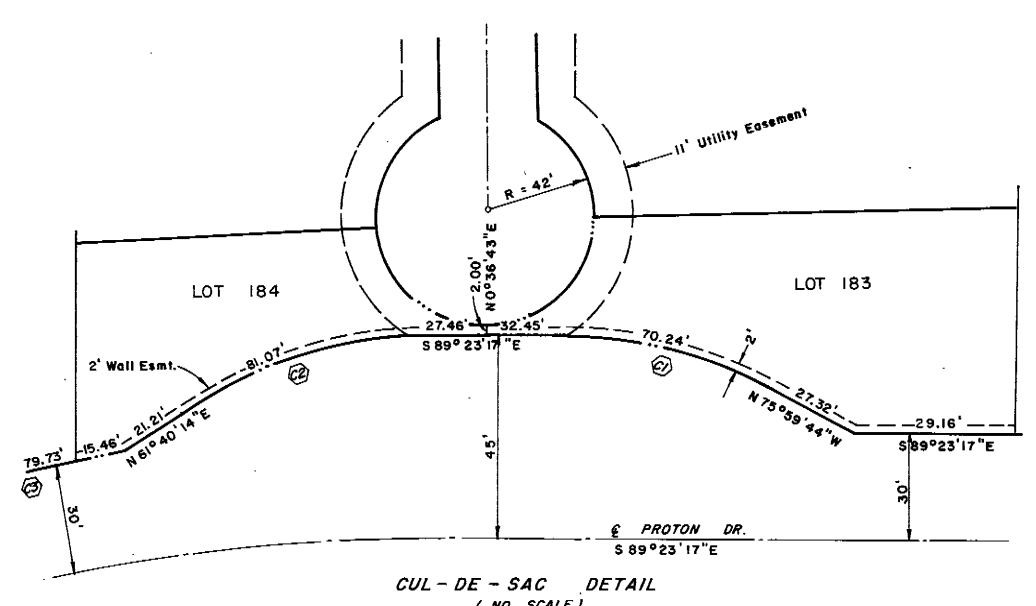
E. R. BARKER
COUNTY CLERK
DALLAS COUNTY

92095 6224



| CURVE# | RADIUS | DELTA | LENGTH | TANGENT | CHORD BEARING | CHORD |
|--------|---------|------------|---------|---------|----------------|---------|
| 1 | 300.50 | 013°23'33" | 70.24 | 35.28 | S 82°41'30" W | 70.08 |
| 2 | 160.50 | 028°56'29" | 81.07 | 41.42 | S 78°08'30" W | 80.21 |
| 3 | 430.00 | 012°40'59" | 95.19 | 47.79 | S 88°41'13" W | 94.99 |
| 4 | 138.00 | 029°44'29" | 71.83 | 36.64 | N 39°15'10" W | 70.83 |
| 5 | 184.00 | 028°35'35" | 76.12 | 38.76 | N 43°54'30" E | 75.44 |
| 6 | 20.00 | 090°00'00" | 31.42 | 20.00 | S 44°23'17" E | 28.28 |
| 7 | 42.00 | 321°03'27" | 235.35 | 14.85 | S 89°23'17" E | 28.00 |
| 8 | 39.00 | 090°00'00" | 51.28 | 39.00 | N 44°22'43" W | 55.15 |
| 9 | 1470.00 | 040°26'16" | 1037.49 | 541.41 | S 89°39'06" W | 1016.09 |
| 10 | 370.00 | 015°52'37" | 102.53 | 51.60 | N 64°11'28" W | 102.20 |
| 11 | 430.00 | 010°48'57" | 81.17 | 40.71 | N 81°39'38" W | 81.05 |
| 12 | 430.00 | 012°20'45" | 92.85 | 48.51 | N 79°14'28" W | 92.48 |
| 13 | 370.00 | 012°20'45" | 79.73 | 40.02 | N 79°14'28" W | 79.57 |
| 14 | 770.00 | 031°48'03" | 427.37 | 219.35 | N 51°40'05" W | 421.81 |
| 15 | 860.00 | 034°07'18" | 383.05 | 202.55 | S 52°30'07" E | 387.26 |
| 16 | 186.50 | 013°44'15" | 44.72 | 22.47 | S 82°41'38" E | 44.81 |
| 17 | 213.50 | 018°18'16" | 60.76 | 30.58 | S 83°58'38" E | 60.55 |
| 18 | 1360.00 | 038°33'53" | 839.13 | 489.16 | N 68°05'18" E | 820.58 |
| 19 | 110.00 | 010°52'33" | 20.88 | 10.47 | N 73°44'45" E | 20.86 |
| 20 | 294.50 | 043°25'15" | 223.18 | 117.26 | S 31°21'24" E | 217.88 |
| 21 | 180.00 | 028°03'22" | 81.14 | 41.46 | S 04°52'54" W | 80.27 |
| 22 | 39.00 | 177°48'06" | 121.03 | 2032.76 | S 45°48'01" W | 77.99 |
| 23 | 136.00 | 019°24'25" | 46.07 | 23.25 | S 108°44'03" W | 45.85 |
| 24 | 832.00 | 008°51'20" | 75.62 | 37.86 | N 86°08'05" W | 75.57 |
| 25 | 39.00 | 174°59'52" | 119.13 | 892.96 | N 59°10'22" W | 77.93 |
| 26 | 632.00 | 020°08'32" | 222.18 | 112.25 | N 49°33'59" W | 221.04 |
| 27 | 39.00 | 143°04'48" | 97.39 | 116.82 | N 28°20'28" E | 75.99 |
| 28 | 39.00 | 178°14'02" | 121.32 | 2530.34 | S 44°03'19" W | 77.99 |
| 29 | 39.00 | 180°00'00" | 122.51 | 0.00 | S 00°55'55" W | 78.00 |
| 30 | 860.00 | 038°56'30" | 390.98 | 201.42 | S 16°02'21" E | 389.29 |
| 31 | 770.00 | 034°06'56" | 458.48 | 236.26 | N 18°07'34" W | 451.74 |
| 32 | 632.00 | 033°53'16" | 373.30 | 192.55 | N 18°00'44" W | 368.37 |
| 33 | 138.00 | 005°33'40" | 13.39 | 6.70 | S 71°05'18" W | 13.39 |
| 34 | 1332.00 | 039°33'53" | 919.79 | 479.08 | S 89°05'16" W | 901.62 |
| 35 | 185.50 | 004°20'59" | 14.08 | 7.04 | N 89°57'17" W | 14.08 |
| 36 | 1470.00 | 000°34'48" | 14.88 | 7.44 | S 62°38'07" W | 14.88 |

| LINE# | BEARING | DISTANCE |
|-------|---------------|----------|
| 1 | S 81°40'14" W | 21.21 |
| 2 | S 28°41'18" E | 14.31 |
| 3 | S 19°24'30" W | 12.52 |
| 4 | N 88°23'17" W | 28.79 |
| 5 | S 01°01'50" W | 28.30 |
| 6 | S 20°28'15" W | 42.15 |
| 7 | N 00°38'43" E | 6.50 |
| 8 | N 00°38'43" E | 5.00 |
| 9 | N 00°38'43" E | 20.00 |
| 10 | N 00°38'43" E | 10.00 |
| 11 | S 00°38'43" W | 70.91 |



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Les Lacs Village, Incorporated and Les Lacs Development Ltd., a Texas limited partnership are the owners of a tract of land situated in the City of Addison, Dallas County, Texas, being a part of the Thomas L. Chenoweth Survey, Abstract 273; and also being a part of the three tracts conveyed to the Republic National Bank of Dallas, Trustee, by deeds as recorded in Volume 80142, Page 2295 (117.052 acre tract) and 107.183 acre tracts, and Volume 80142, Page 2193 (37.393 acre tract) of the Deed Records of Dallas County, Texas; and also being part of the 40 acre tract of land conveyed to Les Lacs Village, Incorporated by deed as recorded in Volume 81038, Page 328 and also part of that 8.0 acre tract conveyed to Les Lacs Plaza Joint Venture by deeds recorded in Volume 81038, Page 321 all of the Deed Records of Dallas County, Texas, said deeds being dated December 30, 1980; and being more particularly described as follows:

BEGINNING at a point in the South line of a 100-foot wide Dallas Power and Light Company right-of-way, said point being located North 89° 23' 17" West, a distance of 850.00 feet from the intersection of said South line with the West right-of-way line of Midway Road (100-foot width);

THENCE, South 00° 49' 25" West, 335.00 feet to a point for corner in the centerline of Proton Drive (a private street, 60-foot width)

THENCE, along said centerline of Proton Drive the following:

North 89° 23' 17" West, 165.86 feet to a point for curve to the left whose central angle is 28° 16' 00" and whose radius is 400.00 feet;

Around said curve to the left, 197.34 feet to a point of reverse curve whose central angle is 45° 31' 31" and whose radius is 1500.00 feet;

Around a curve to the right, 1191.85 feet to a point of compound curve whose central angle is 15° 52' 37" and whose radius is 400.00 feet;

Around said curve to the right, 110.84 feet to a point of reverse curve whose central angle is 10° 48' 57" and whose radius is 400.00 feet;

Around said curve to the left, 75.51 feet to the point of tangency; North 62° 04' 05" West, 50.00 feet to a point for curve to the left whose central angle is 12° 20' 45" and whose radius is 400.00 feet;

Around said curve to the left, 86.19 feet to a point of reverse curve whose central angle is 12° 20' 45" and whose radius is 400.00 feet;

Around said curve to the right, 86.19 feet to a point of compound curve whose central angle is 68° 00' 00" and whose radius is 800.00 feet;

Around said curve to the right, 949.46 feet to the point of tangency;

North 00° 55' 54" East, 248.09 feet to a point for curve to the left whose central angle is 53° 59' 59" and whose radius is 250.00 feet;

Around said curve to the left, 235.62 feet to the point of tangency; North 53° 04' 05" West, 52.11 feet to a point in the centerline of Beltway Drive (a public street, 80-foot width), said point being also in a curve to the left whose central angle is 00° 55' 03" and whose radius point bears North 53° 04' 05" West, 800.00 feet;

THENCE with said centerline of Beltway Drive the following:

Around said curve to the left, 12.81 feet to a point of tangency; North 36° 00' 52" East, 550.91 feet to a point for curve to the right whose central angle is 44° 46' 52" and whose radius is 570.00 feet;

Around said curve, 445.50 feet to the point of intersection of said centerline of Beltway Drive with the West line of a 100-foot wide Dallas Power and Light Company right-of-way;

THENCE, South 00° 55' 55" West, 1572.12 feet along said West line of the Dallas Power and Light Company right-of-way to a point for corner;

THENCE, South 89° 23' 17" East, 1,843.53 feet along said South line of the Dallas Power and Light Company right-of-way to the POINT OF BEGINNING and containing 39.7692 acres of land.

SAVE AND EXCEPT all of Lots 59 through 82, inclusive, in Block A, all of Lots 1 through 28, inclusive, in Block C, all of Lot 40, in Block D, a 4.6000 acre tract of land for park purposes and all streets public and private, all as platted and dedicated by the Final Plat of Les Lacs Garden Homes, dated August 7, 1981 and recorded in Volume 82049, Page 1860 of the Dallas County Map Records.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Les Lacs Village, Incorporated and Les Lacs Development Ltd., a Texas limited partnership (collectively "Grantor"), do hereby adopt this partial replat designating the herein described property as Partial Replat of Les Lacs Garden Homes, an addition to the City of Addison, Texas. The portion of that certain street designated herein as Beltway Drive which lies over and upon the herein described property is hereby dedicated to the City for public street purposes. All other streets and roads shown on this plat are expressly reserved for the private use of the Grantor and subsequent owners of the lots within said addition and to the families and guests of such owners, as to which no public dedication is hereby intended, either expressly or by implication. All such private streets and roads are subject to the right of Grantor to grant easements for the benefit of such persons as Grantor shall deem appropriate over, under and upon such streets 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 park area dedicated to the City shall be used exclusively for park purposes. If, at any time, the designated park area shall cease to be used for park purposes or is used for other than park purposes, fee title of the area shall revert to the Grantor. The easements shown hereon are hereby reserved for purposes of water, sanitary sewer, storm sewer, electric, 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 roadways reserved herein for the purposes of providing fire and police protection, and trash collection to the lots contained in this addition and for access by public or private utilities to and from the water, sanitary sewer, storm sewer, electric, telephone, gas and cable TV easements reserved herein for the sole purpose of providing the service and performing the necessary installations and maintenance for which such easement is granted.

This partial replat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas;

WITNESS my hand at Houston, Texas, this the _____ day of _____, 1983.

LES LACS VILLAGE, INCORPORATED
By: _____

LES LACS DEVELOPMENT LTD.
By: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ of Les Lacs Village Incorporated, and _____ of Les Lacs Development, Ltd., 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 therein stated, and as the act and deed of said corporation.

GIVEN under my hand and seal of office this _____ day of _____, 1983.

Notary Public in and for Harris County, Texas
My Commission Expires: _____

North American Capital Corporation and Republic National Bank of Dallas hereby join in this partial replat for the purpose of ratifying this partial replat and all dedications and grants of easements, rights-of-way, both public and private, as shown hereon.

NORTH AMERICAN CAPITAL CORPORATION REPUBLIC NATIONAL BANK OF DALLAS
By: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ of _____, 1983.

Notary Public in and for Dallas County, Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on _____ of _____, 1983.

Notary Public in and for Harris County, Texas
My Commission Expires: _____

SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Marion R. Clark, do hereby declare that I prepared this partial replat from an actual and accurate survey of the land in accordance with the platting rules and regulations of the City of Addison, Texas. This property is subject to any and all easements shown and/or recorded.

Notary Public in and for Harris County, Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, Marion R. Clark, 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 therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 1983.

Notary Public in and for Harris County, Texas
My Commission Expires: _____

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, this the _____ day of _____, 1983.

Mayor _____ Secretary _____

PROPERTY TAX NUMBERS

| | | | |
|---------|-----------|------|-----------|
| Block A | 1-28-0100 | thru | 1-28-0157 |
| Block A | 1-28-0182 | thru | 1-28-0207 |
| Block B | 1-28-0208 | thru | 1-28-0231 |
| Block C | 1-28-0259 | thru | 1-28-0279 |
| Block D | 1-28-0280 | thru | 1-28-0318 |

STAFF REVIEW COPY
APPROVED BY _____
PLANNING & ZONING
CITY COUNCIL

A PARTIAL REPLAT OF

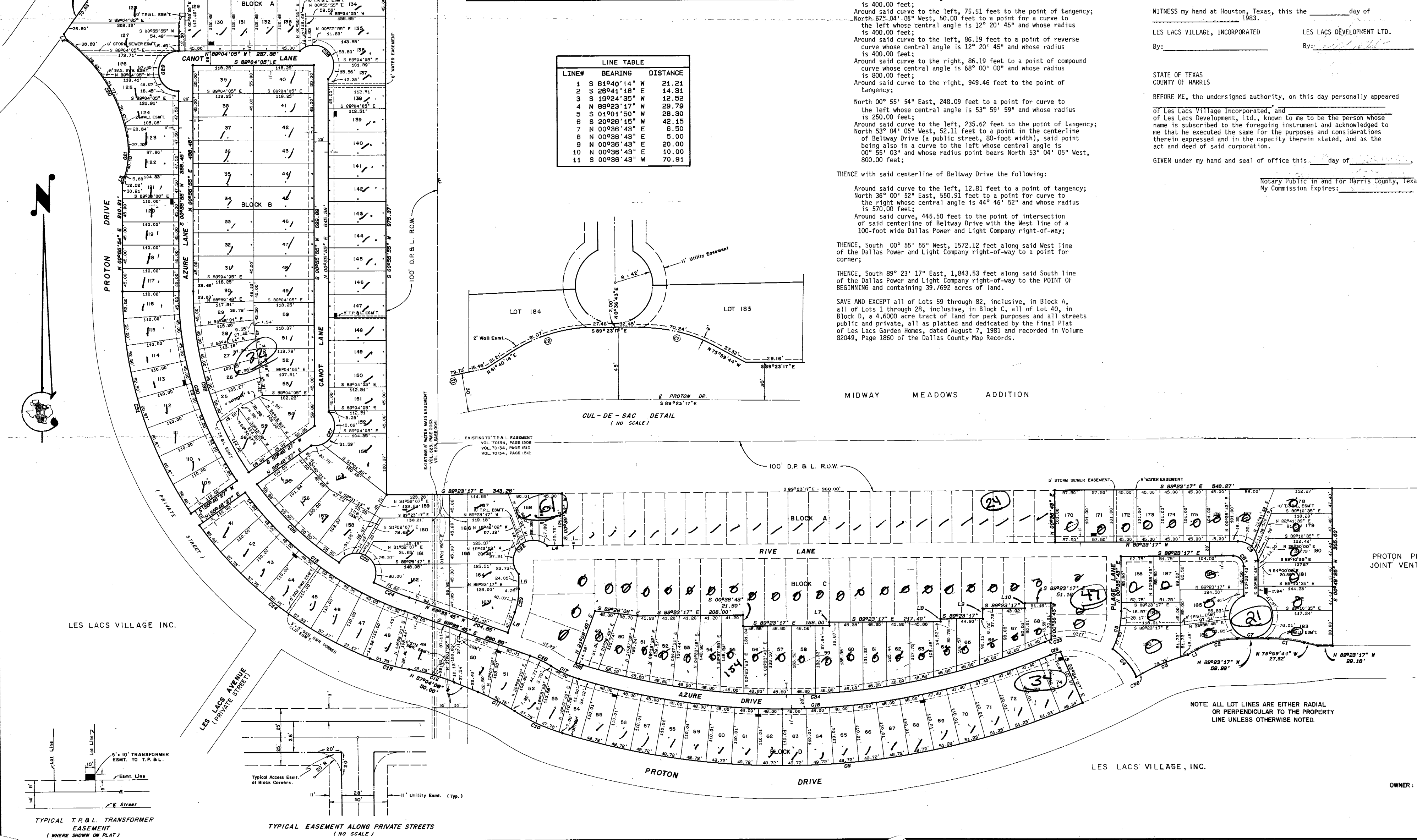
LES LACS GARDEN HOMES

LOCATED IN THE THOMAS L. CHENOWETH SURVEY, ABSTRACT 273
ADDISON, DALLAS COUNTY, TEXAS.

SCALE: 1"=100'
NOVEMBER 10, 1983

OWNER: LES LACS VILLAGE, INCORPORATED
LES LACS DEVELOPMENT LTD.
A TEXAS LIMITED PARTNERSHIP

CLARK SURVEYING COMPANY, INC.
1315 SHERWOOD FOREST DR. - HOUSTON, TEXAS 77045 - 713-461-1400



LES LACS PLAZA JOINT VENTURE

$\Delta = 44^{\circ}00'26''$
 $R = 530.00'$
 $T = 214.17'$
 $L = 407.08'$

$\Delta = 0^{\circ}53'30''$
 $R = 840.00'$
 $T = 6.48'$
 $L = 12.96'$

$N 53^{\circ}04'05'' W$
12.11'
C&P
 $\Delta = 54^{\circ}00'00''$
 $R = 250.00'$
 $T = 127.38'$
 $L = 235.62'$

$N 0^{\circ}55'54'' E$
248.09'

C&P
 $\Delta = 68^{\circ}00'00''$
 $R = 800.00'$
 $T = 539.61'$
 $L = 949.46'$

LES LACS VILLAGE, INC.

C&P
 $\Delta = 12^{\circ}20'45''$
 $R = 400.00'$
 $T = 43.26'$
 $L = 86.19'$

$N 67^{\circ}04'06'' W$
50.00'

C&P
 $\Delta = 10^{\circ}48'57''$
 $R = 400.00'$
 $T = 37.87'$
 $L = 75.51'$

C&P
 $\Delta = 15^{\circ}52'37''$
 $R = 400.00'$
 $T = 55.78'$
 $L = 110.84'$

C&P
 $\Delta = 45^{\circ}31'31''$
 $R = 1500.00'$
 $T = 629.39'$
 $L = 1191.85'$

LES LACS VILLAGE, INC.

DEVELOPMENT SYNOPSIS

| | | |
|---------------------------|-------------|-------------|
| AREA | 40 ACRES | |
| TOTAL DWELLING UNITS (DU) | 220 | |
| YIELD | 5.5 DU/ACRE | |
| LOT SIZE DISTRIBUTION: | | |
| SIZE | NO. LOTS | % OF TOTAL |
| 6300 SF OR LARGER | 66 | 30 |
| 5500 SF TO 6300 SF | 53 | 24 Δ |
| 3600 SF TO 5500 SF | 101 | 46 |

OWNER: LES LACS VILLAGE, INC.
1385 PROMENADE CENTER
RICHARDSON, TEXAS 75080
214/231-5141

ENGINEER: HILL & COMPANY ENGINEERING SCIENCES, INC.
2995 LBJ FRWY, SUITE 208 W.
DALLAS, TEXAS 75234
214/243-8788

PRELIMINARY PLAT
LES LACS GARDEN HOMES
THOMAS L. CHENOWITH SURVEY, ABS. NO. 273
ADDISON, DALLAS COUNTY, TEXAS
JULY 3, 1981

Δ Lot Distribution Revised

SCALE: 1" = 100'

