

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
COUNTY OF DALLAS

Being a tract of land situated in the City of Addison, Dallas County, Texas, and 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 00142, page 2206 (43.922 ac. & 107.183 acre tracts); and Volume 30142, page 2191 (37.393 acre tract) of the Deed Records of Dallas County, Texas, and also being part of the 41.5 acre tract of land conveyed to the Les Lacs Village, Inc. by Deed as recorded in Volume 81058, page 328 of the Deed Records of Dallas County, Texas, dated February 25, 1981; and being more particularly described as follows:

Commencing at the intersection of the Easterly line of Marsh Lane (variable width) with the southeasterly cut-off line between said Easterly line of Marsh Lane and the Southerly line of Belt Line Road (100 foot right-of-way);

THENCE, S 0° 56' 06\" W along said Easterly line of Marsh Lane a distance of 920.00 feet to an angle point;

THENCE, S 6° 00' 26\" W along said Easterly line of Marsh Lane a distance of 159.66 feet to an angle point;

THENCE, S 0° 56' 06\" W along said Easterly line of Marsh Lane a distance of 185.46 feet to a point for corner;

THENCE, S 89° 04' 38\" E a distance of 81.90 feet to the beginning of a curve to the right;

THENCE, in a southeasterly direction along said curve to the right having a radius of 460.00 feet, a central angle of 35° 08' 00\" and an arc length of 281.00 feet to the end of said curve to the right;

THENCE, S 54° 04' 38\" E a distance of 290.75 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE, in a southeasterly, Easterly and northeasterly direction along said curve to the left having a radius of 840.00 feet, a central angle of 47° 10' 41\" and an arc length of 691.67 feet to the end of said curve to the left;

THENCE, S 29° 04' 38\" E a distance of 202.25 feet to a point for corner;

THENCE, S 11° 04' 38\" E a distance of 330.36 feet to a point for corner;

THENCE, S 1° 00' 06\" W a distance of 177.18 feet to a point for corner;

THENCE, N 89° 03' 56\" W a distance of 713.04 feet to a point for corner and to the beginning of a curve to the left;

THENCE, in a northeasterly direction along said curve to the left having a radius of 1,000.00 feet, a central angle of 23° 29' 17\", and an arc length of 409.95 feet to the end of said curve to the left;

THENCE, S 23° 29' 17\" W a distance of 115.95 feet to the beginning of a curve to the right;

THENCE, in a northwesterly, northerly and northeasterly, along said curve to the right having a radius of 300.00 feet, a central angle of 60° 29' 28\" and an arc length of 316.73 feet to the end of said curve to the right;

THENCE, N 35° 55' 22\" E a distance of 9.68 feet to the POINT OF BEGINNING AND CONTAINING 822,723 square feet or 12.0001 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LES LACS VILLAGE, INCORPORATED does hereby adopt this plat designating the herein described property as LES LACS VILLAGE PHASE II, an addition to the City of Addison, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public, fire, utility, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed, or placed on or across the easements as shown. Said easements being hereby reserved for actual use and accommodations of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all and part of any building, fences, trees, shrubs, or other improvements, or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective systems without the necessity of first securing the permission of anyone. Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements, as dedicated and shown thereon a hard surface and that the owner shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs or other improvements or obstructions including, but not limited to, the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner.

EXECUTED this ..... day of ..... 1981.

LES LACS VILLAGE, INCORPORATED

By.....  
Title.....

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared ..... of Les Lacs Village, Incorporated, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same is the act of the said LES LACS VILLAGE, INCORPORATED. For the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ..... day of ..... 1981.

Notary Public in and for Dallas County, Texas

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kenneth E. Morrison, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting rules and regulations of the City Planning and Zoning Commission of the City of Addison, Texas.

Kenneth E. Morrison  
Registered Public Surveyor

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Kenneth E. Morrison, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ..... day of ..... 1981.

Notary Public in and for Dallas County, Texas

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS

*[Signature]*  
Mayor  
*[Signature]*  
City Secretary

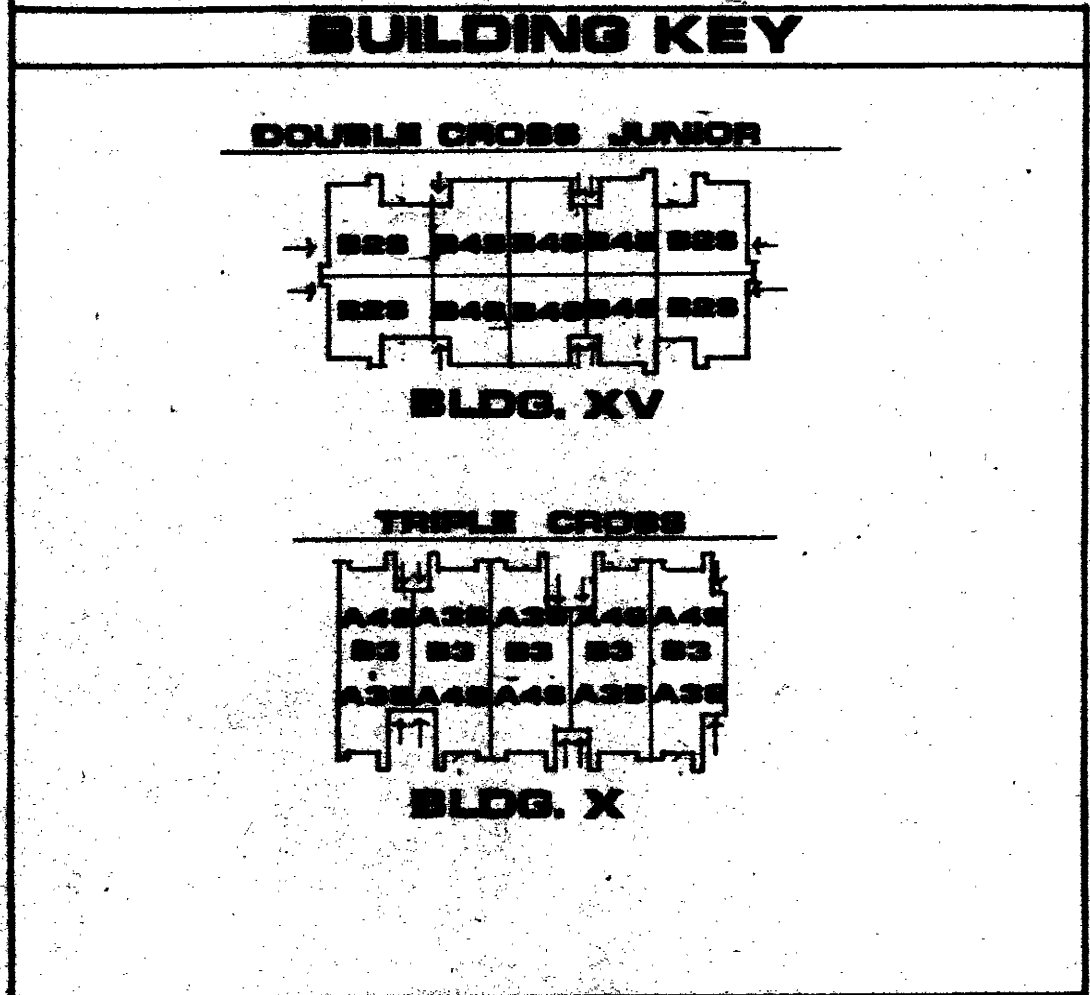
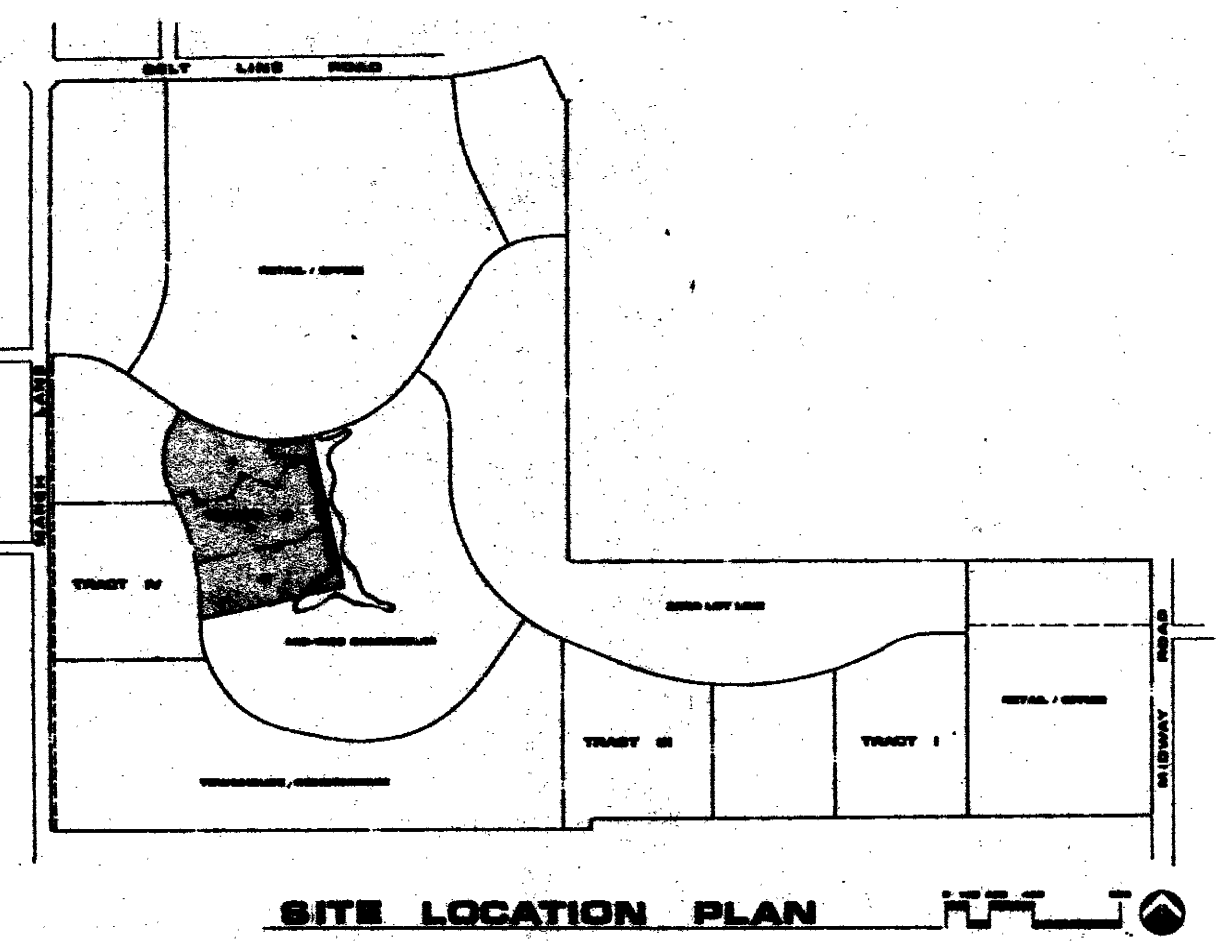
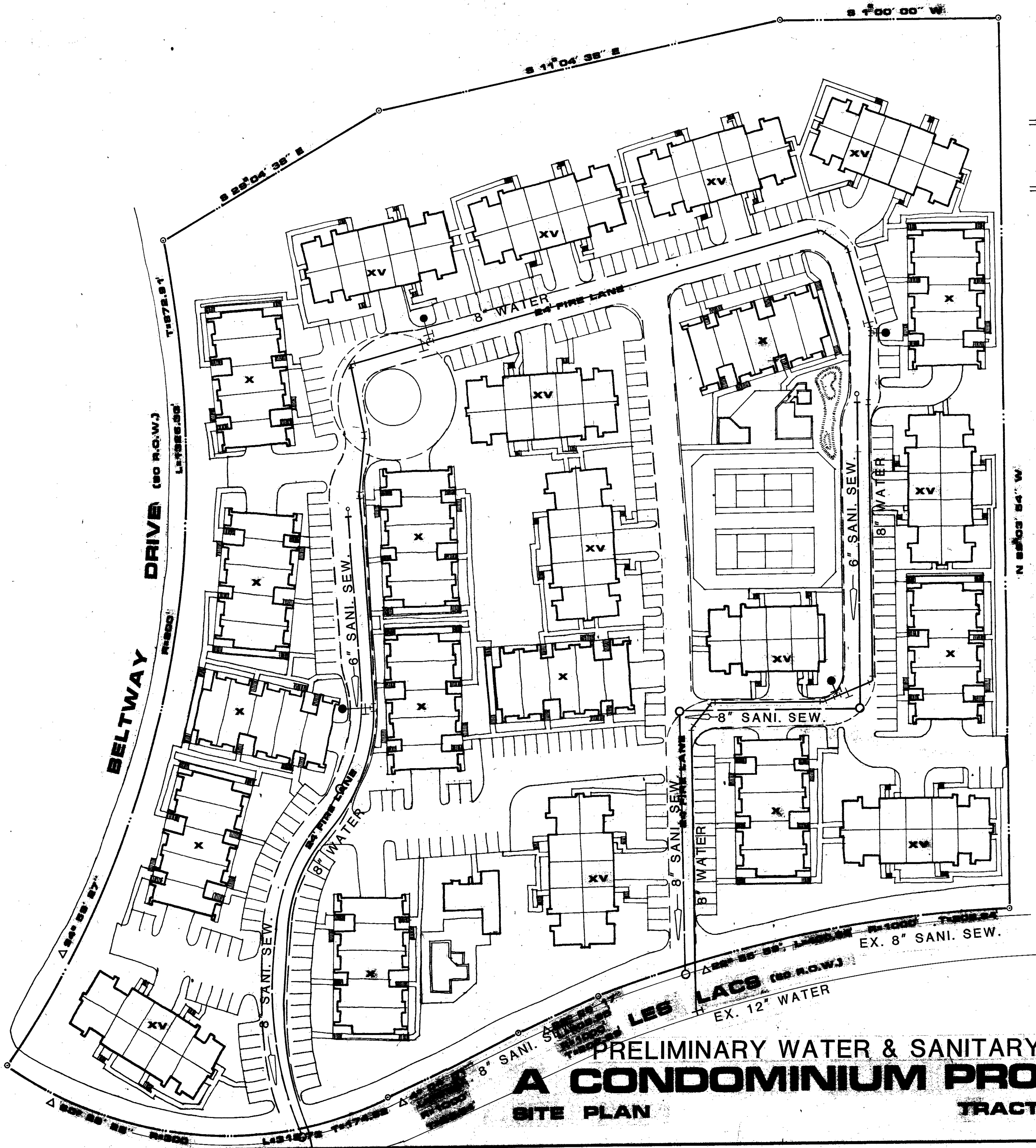
FINAL PLAT  
of  
LES LACS VILAGE, PHASE II

Out of the THOMAS L. CHENOWETH SURVEY, ABST. 273  
City of Addison Dallas County Texas

FOR:  
Les Lacs Village, Incorporated

BY:  
 **COOK CONSULTANTS, INC.**  
engineers • planners • surveyors  
4519 North Central Expressway • Dallas, Texas 75205 • 214/526-6120





**BUILDING DATA**

BLDG. TYPE	NO. STORES	BLOS. HEIGHT	BLDG. AREA
BLDG. XV	3		
BLDG. X	3		13870

**PROGRAM**

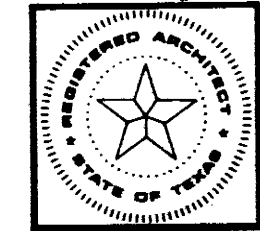
<b>BLDG TYPE XV (11 Bldgs)</b>			
B28	42 units	1136	47712 SF
B48	66 units	929	61314 SF
	108 units		109,026 SF
<b>BLDG TYPE X (12 Bldgs)</b>			
A36	60 units	810	49600 SF
A48	60 units	909	54180 SF
B3	60 units	1061	63660 SF
	180 units		167,440 SF
			+ 1500 SF (Club)
<b>TOTAL:</b>	<b>288 units</b>		<b>276,946 SF</b>
<b>PARKING:</b>			
	REQ'D 288 units @ 2.1 spaces/unit		= 605
	PROV'D		

**PRELIMINARY WATER & SANITARY SEWER**  
**A CONDOMINIUM PROJECT**  
**SITE PLAN**

TRACT II SCALE: 1/4" = 1'-0"

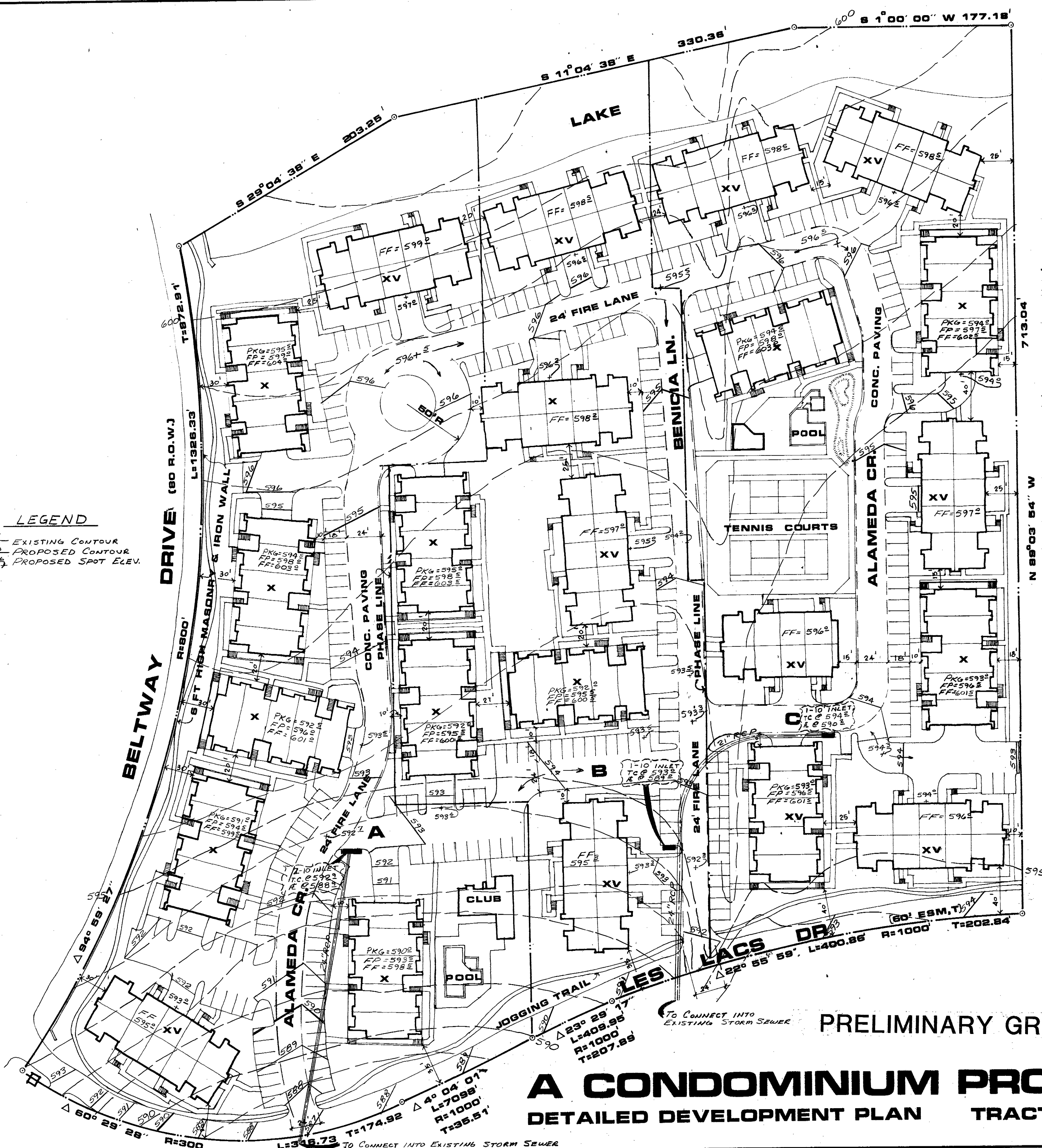
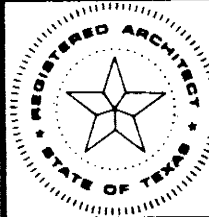


DATE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_



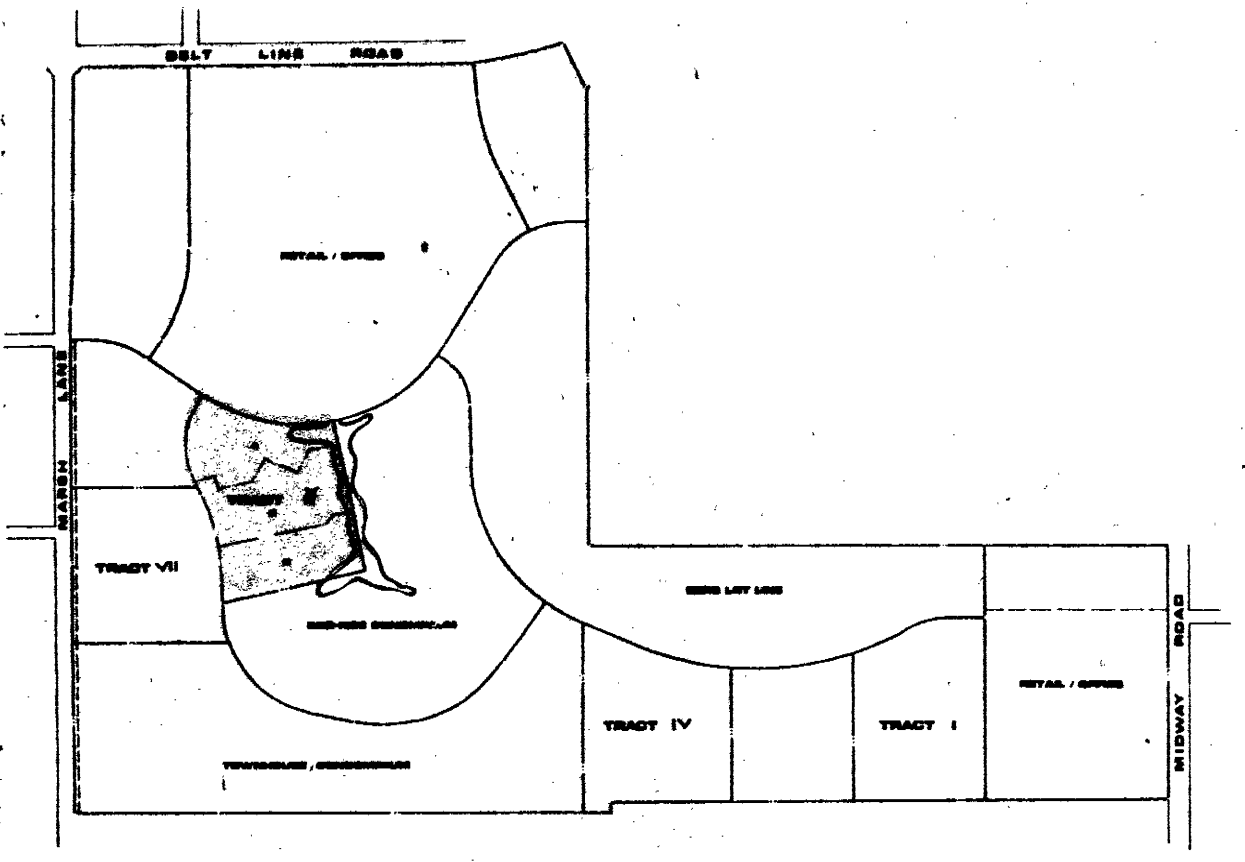
**FUSCH - IKEMIRE & ASSOC. AIA**  
 5944 LUTHER LN. SUITE 306 DALLAS, TEXAS 75226 • (214) 696-0152

JOB # \_\_\_\_\_

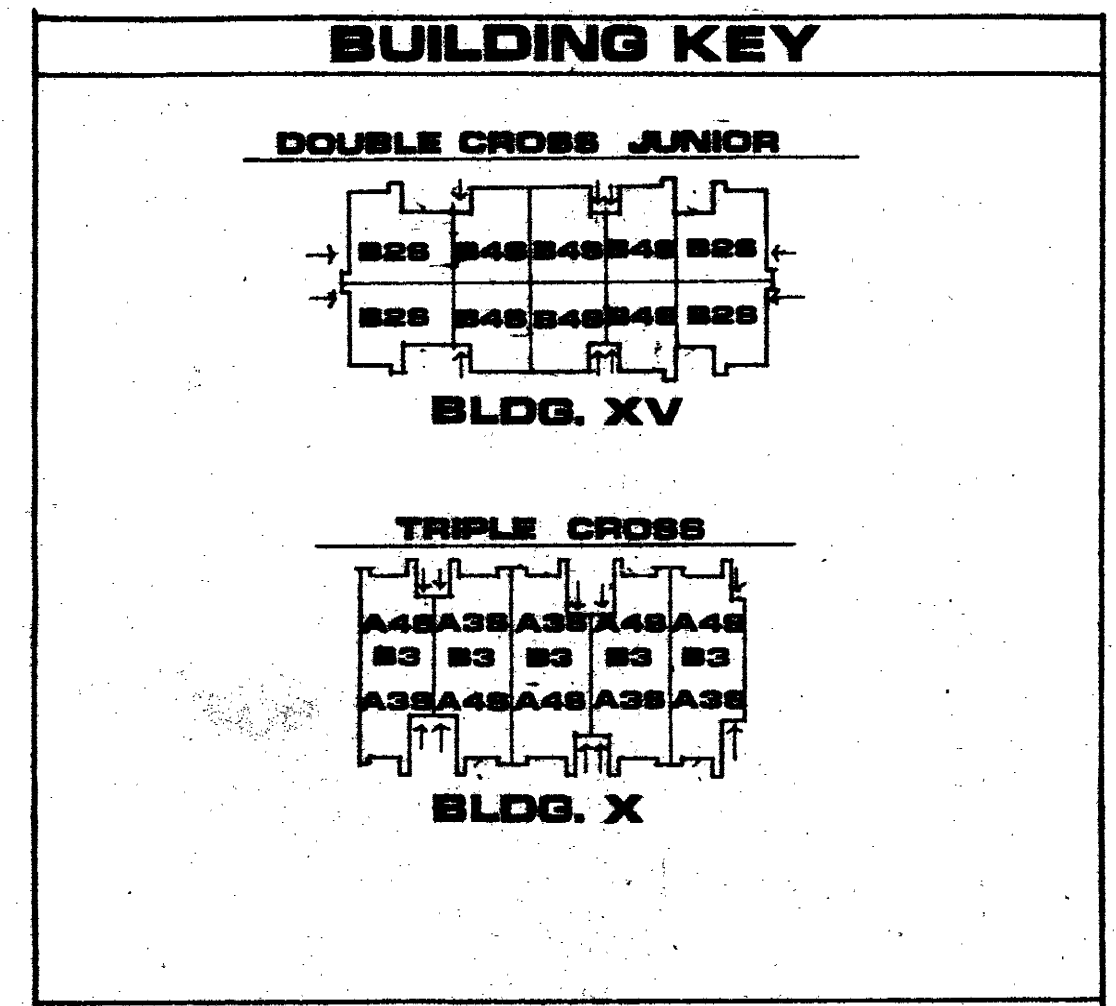


**LEGEND**

595 - EXISTING CONTOUR  
 600 - PROPOSED CONTOUR  
 599 1/2 - PROPOSED SPOT ELEV.



**SITE LOCATION PLAN**



**BUILDING DATA**

BLDG. TYPE	NO. STORIES	BLDG. HEIGHT	BLDG. AREA
BLDG. XV	3	36 FT	10118
BLDG. X	3	36 FT	13870

**PROGRAM**

<b>BLDG TYPE XV (11 Bldgs)</b>	
B2S 42 units	1136 47712 SF
B4S 66 units	929 51314 SF
108 units	109,026 SF
<b>BLDG TYPE X (12 Bldgs)</b>	
A3S 60 units	810 48600 SF
A4S 60 units	903 54180 SF
B3 60 units	1061 63660 SF
180 units	166,440 SF
	+109,026 SF
	+1500 SF (Club)
	276,966 SF
<b>TOTAL:</b>	<b>288 units</b>
<b>PARKING:</b>	<b>9-18 TOTAL TYP.</b>
	288 units @ 2.25 spaces/unit = 648

**PHASING**

<b>Phase A (7 Bldgs)</b>	95 units; 4 acres = 23.8 units/ac.
<b>Phase AB (14 Bldgs)</b>	185 units; 8 acres = 23.1 units/ac.
<b>Phase ABC (23 Bldgs)</b>	288 units; 12 acres = 24 units/ac.
<b>PARKING AND OPEN SPACE:</b>	
(21X)	109,632 sq.ft. of surface parking & streets
(29X)	152,712 sq.ft. of bldg. coverage of site,
<b>TOTAL:</b>	<b>50X Bldg. and Paving Coverage</b>
	<b>50X Open Space</b>

**PRELIMINARY GRADING & DRAINAGE PLAN**

**A CONDOMINIUM PROJECT**  
**DETAILED DEVELOPMENT PLAN TRACT IX SCALE: 1"=40'**

