

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS CO-TENANCY, ET AL, is the owner of a tract or parcel of land situated in the Town of Addison, Dallas County, Texas and being part of the Thomas L. Chenoweth Survey, Abstract No. 273 and also being part of Les Lacs Plaza Subdivision, an addition to the Town of Addison, as recorded in Volume 83064, Page 2724 of the Map Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way line of Belt Line Road (100 feet wide) and the southeasterly cutoff line between to easterly right-of-way line of Marsh Lane (100 feet wide) and the said southerly right-of-way line of Belt Line Road;
THENCE South 88°53'15"E East along the said southerly line a distance of 508.54 feet;
THENCE South 89°00'26" East continuing along said southerly line a distance of 720.39 feet to a point;
THENCE South 09°59'36" West along the westerly line of a tract of land dedicated to the Town of Addison for street right-of-way by deed as recorded in Volume 89038, Page 2410 of the Deed Records of Dallas County, Texas a distance of 260.00 feet to an iron rod in the southerly line of Printemps Addition No. 1, an addition to the Town of Addison as recorded in Volume 89013, Page 0827 of the Map Records of Dallas County, Texas and the POINT OF BEGINNING of the herein described tract;
THENCE South 89°00'26" East along said southerly line, passing at 20.00 feet the most easterly southeast corner of said addition, and the most westerly southwest corner of Printemps Addition No. 2, an addition to the Town of Addison as recorded in Volume 89013, Page 0833, Map Records of Dallas County, Texas, and along the southerly terminus of the said Town of Addison street dedication tract and along the southerly terminus of a tract of land dedicated to the Town of Addison for street right-of-way by deed as recorded in Volume 89038, Page 2415 for a total distance of 80.15 feet to an iron rod at the beginning of a curve to the right;
THENCE in a southeasterly direction along the southwest corner of said Printemps Addition No. 2 and along said curve to the right having a radius of 377.27 feet, a central angle of 39°15'54" and an arc length of 232.21 feet to an iron rod at the end of said curve to the right and the beginning of a curve to the right;
THENCE continuing in a southeasterly direction along said curve to the right and continuing along said southerly line with said curve to the right having a radius of 260.50 feet, a central angle of 38°46'04", and an arc length of 176.26 feet to an iron rod at the end of said curve to the right;
THENCE South 14°58'28" East, passing at 52.99 feet the most southerly southwest corner of said Printemps Addition No. 2 for a total distance of 127.99 feet to an iron rod at the beginning of a curve to the right;
THENCE in a westerly direction along said curve to the right having a radius of 308.05 feet, a central angle of 29°37'16" and an arc length of 159.26 feet to an iron rod at the end of said curve to the right and the beginning of a curve to the right;
THENCE in a south westerly direction along said curve to the right having a radius of 458.50 feet, a central angle of 31°20'46" and an arc length of 250.84 feet to an iron rod at the end of said curve to the right;
THENCE South 43°59'34" West a distance of 329.78 feet to an iron rod at the beginning of a curve to the right;
THENCE in a southwesterly direction along said curve to the right having a radius of 328.50 feet, a central angle of 43°00'00" and an arc length of 258.00 feet to an iron rod at the end of said curve to the right;
THENCE North 89°00'26" West a distance of 81.89 feet to an iron rod at the beginning of a curve to the right;
THENCE in a westerly direction along said curve to the right having a radius of 630.00 feet, a central angle of 9°29'24" and an arc length of 104.33 feet to an iron rod at the end of said curve to the right for corner;
THENCE North 09°56'06" East a distance of 253.00 feet to an iron rod for corner;
THENCE North 44°03'54" West a distance of 153.56 feet to an iron rod for corner;
THENCE North 09°56'06" East a distance of 282.37 feet to an iron rod for corner;
THENCE North 43°56'06" East a distance of 393.98 feet to an iron rod for corner;
THENCE North 09°56'06" East a distance of 100.00 feet to an iron rod for corner in the southerly line of said Printemps Addition No. 1;
THENCE South 89°00'26" East along said southerly line a distance of 167.21 feet to the POINT OF BEGINNING and containing 15.5812 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CO-TENANCY, ET AL, does hereby adopt this plat designating the hereinabove property as Printemps Addition No. 3, 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, 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 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 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 drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring 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. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, 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.

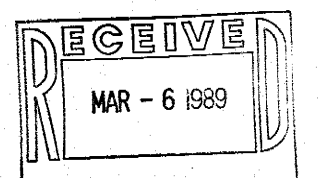
WITNESS my hand at Dallas, Texas, this the _____ day of _____, 1989. WITNESS my hand at Dallas, Texas, this the _____ day of _____, 1989.

William Herbert Hunt -
General Partner of Hunt-Stephens Investments

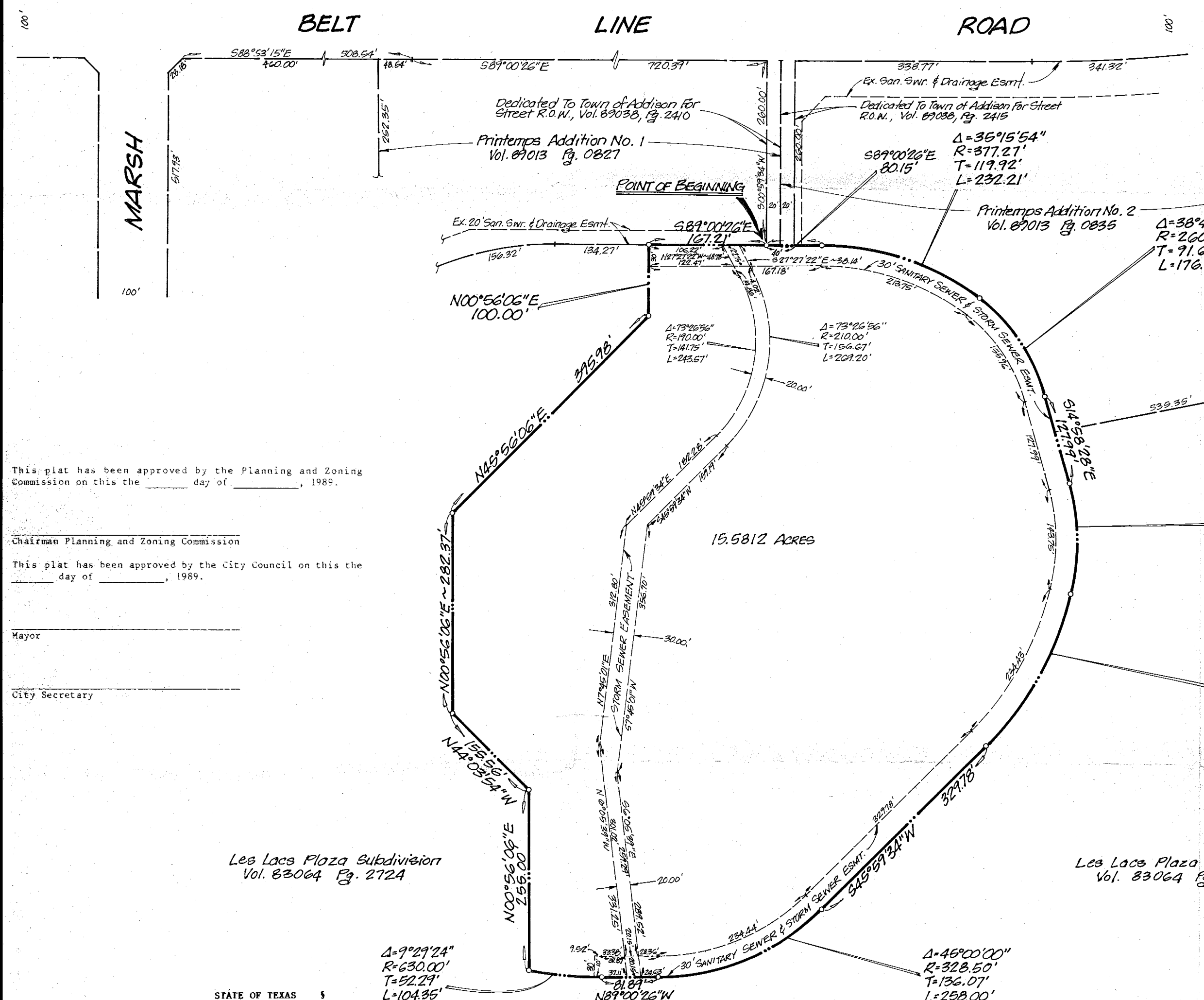
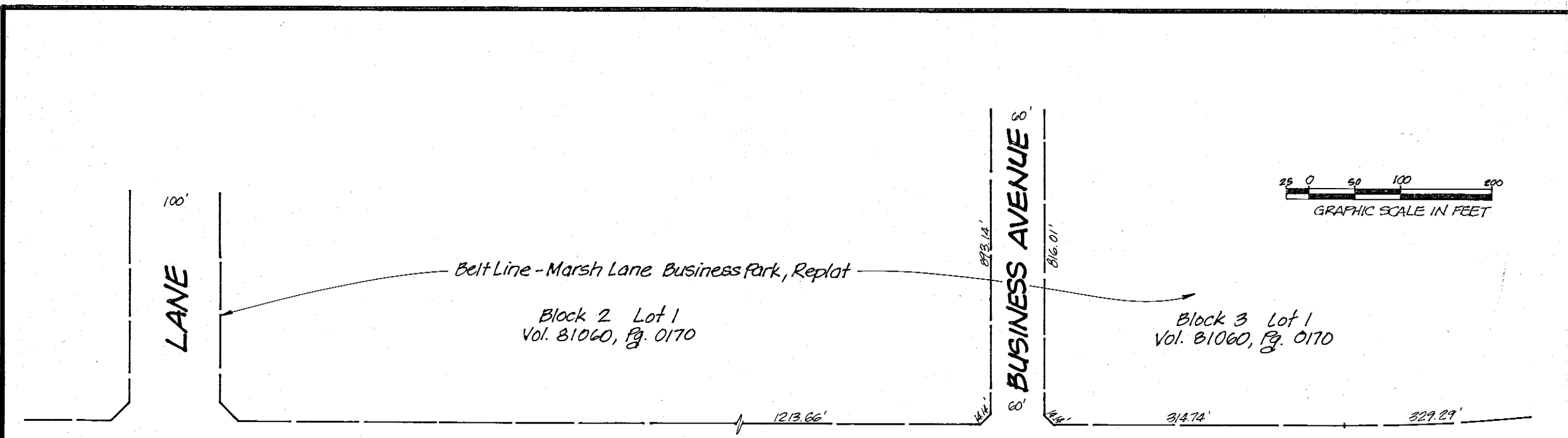
A. P. Stephens - Individual Co-Owner

FINAL PLAT
PRINTEMPS ADDITION NO. 3
A REPLAT OF PART OF
LES LACS PLAZA SUBDIVISION
THOMAS L. CHENOWETH SURVEY-ABST. NO. 273
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

FOR
CO-TENANCY, ET AL
1900 THANKSGIVING TOWER, 1601 ELM STREET
DALLAS, TEXAS 75201
BY
RAYMOND L. GOODSON JR., INC. - ENGINEERS
10800 N. CENTRAL EXPWY., BLDG. I STE. 200
DALLAS, TEXAS 75231
SCALE: 1"=100' DATE: FEBRUARY 1989



SHEET
1 OF 1



This plat has been approved by the Planning and Zoning Commission on this the _____ day of _____, 1989.

Chairman Planning and Zoning Commission

This plat has been approved by the City Council on this the _____ day of _____, 1989.

Mayor

City Secretary

Les Lacs Plaza Subdivision
Vol. 83064 Pg. 2724

Les Lacs Plaza Subdivision
Vol. 83064 Pg. 2724

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared William Herbert Hunt, 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 _____, 1989.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared A. P. Stephens, 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 _____, 1989.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:
THAT I, BENNIE W. WHITE, of Raymond L. Goodson Jr., Inc. hereby declare that I prepared this plat from an actual and accurate survey of the land that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the Town of Addison, Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority on this day personally appeared BENNIE W. WHITE, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 1989.

Notary Public in and for the State of Texas

