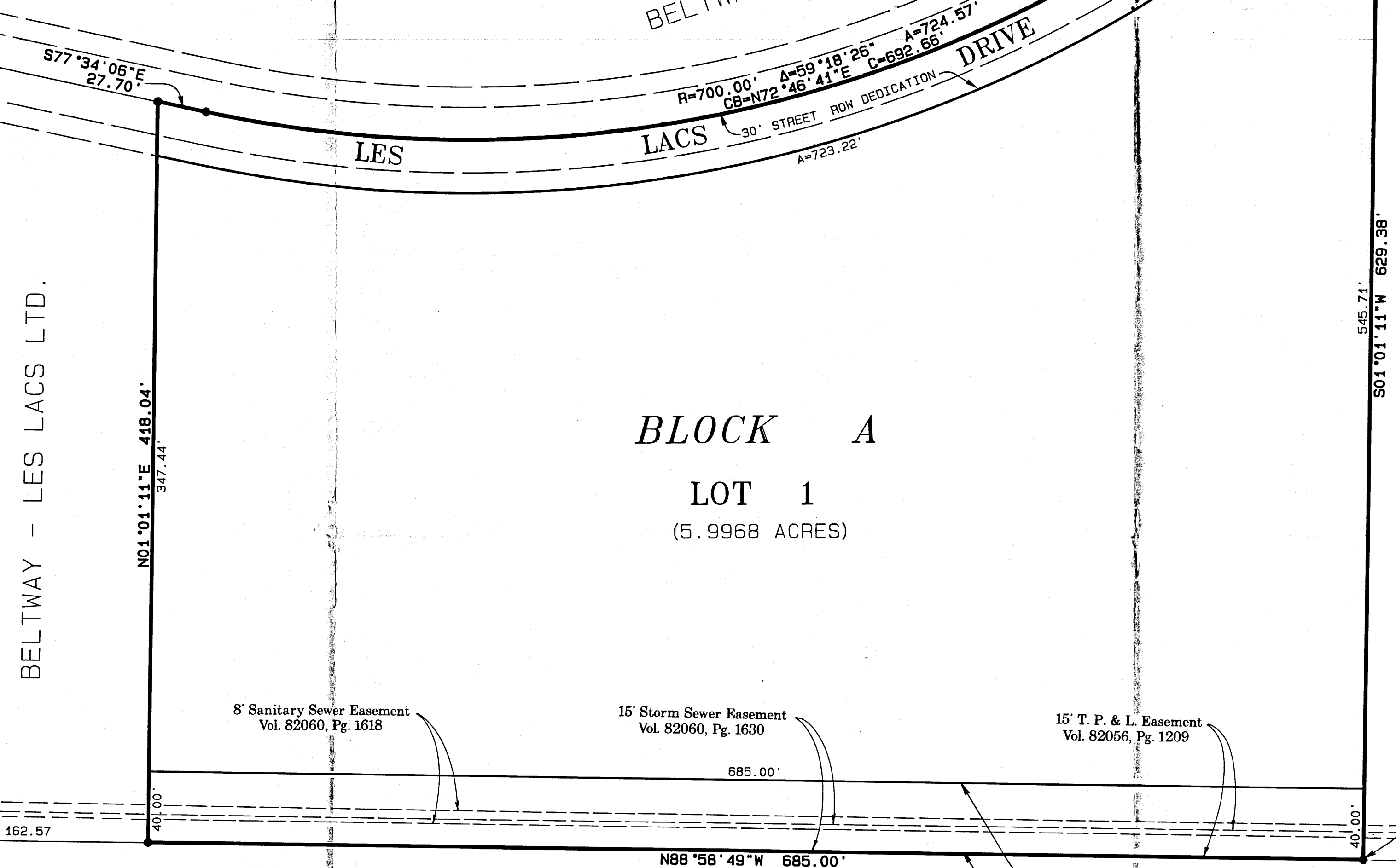


PROTON - LES LACS I LTD.  
&  
BELTWAY - LES LACS LTD.

EXIST. 60' UTIL. ESMT  
VOL. 82016, PG. 1073  
EXIST. 37' FIRE LANE &  
PRIVATE ACCESS ESMT  
VOL. 82016, PG. 1073  
11.5' PEDESTRIAN ACCESS ESMT  
VOL. 82016, PG. 1073



BLOCK A  
LOT 1  
(5.9968 ACRES)

8' Sanitary Sewer Easement  
Vol. 82060, Pg. 1618  
15' Storm Sewer Easement  
Vol. 82060, Pg. 1630  
15' T.P. & L. Easement  
Vol. 82056, Pg. 1209

POINT OF BEGINNING

S89°13'31\"/>

GREENHILL SCHOOL ADDITION  
VOL. 87200, PG. 1886

40' GREENBELT & UTILITY EASEMENT  
DEDICATION TO THE TOWN OF ADDISON  
(RESOLUTION R91-041)

**SURVEYOR CERTIFICATION**

STATE OF TEXAS  
COUNTY OF DALLAS

THAT I, Brian Marcus, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon actually exist, and their location, size and material described are correctly shown.

**BRIAN MARCUS,**  
Registered Professional Land Surveyor #4695  
THE NELSON CORPORATION  
5999 Summerside Drive, Dallas, Texas 75252,  
(214) 380-2605

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Brian Marcus, 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.

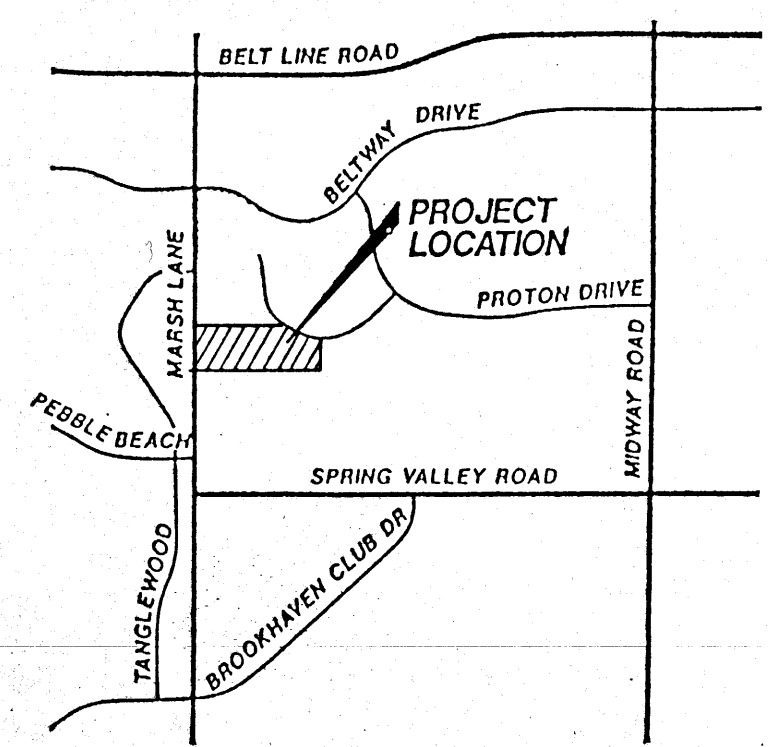
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

Notary Public, State of Texas

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 1991, by the Planning and Zoning Commission of the Town of Addison, Texas.

City Secretary  
Town of Addison, Texas

Mayor,  
Town of Addison, Texas



LOCATION MAP  
NORTH  
NOT TO SCALE

**OWNERS CERTIFICATE**

WHEREAS BELTWAY-LES LACS, LTD., a Texas Limited Partnership, acting by and through the undersigned, its duly authorized officer, is the owner of a tract of land out of the THOMAS L. CHENOWETH SURVEY, Abstract No. 273, in the Town of Addison, Dallas County, Texas and being a part of the three tracts conveyed to the Republic National Bank of Dallas, Trustee, by deed recorded in Volume 80142, Page 2206 (117,052 acre and 107,183 acre tracts) and Volume 80142, Page 2193 (37,393 acre tract) of the Deed Records of Dallas County, Texas and a part of the 83.7 acre tract of land conveyed to the Les Lacs Village, Inc. by deed recorded in Volume 81038, Page 328 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south line of the beforementioned 83.7 acre tract for the southwest corner of the 24.5128 acre tract conveyed to Beltway-Les Lacs Ltd. by deed recorded in Volume 90077, Page 2272, Deed Records of Dallas County, Texas;

THENCE with the said south line, North 88° 58' 49" West, a distance of 685.00 feet to a 1" iron rod set for corner;

THENCE North 01° 01' 11" East, a distance of 418.04 feet to a cross mark set for corner in the centerline of Les Lacs Avenue (private street) shown on the plat thereof recorded in Volume 82016, Page 1073, Deed Records of Dallas County, Texas;

THENCE with the said centerline, South 77° 34' 06" East, a distance of 27.70 feet to a cross mark found for the beginning of a tangency curve to the left, having a radius of 700.00, a central angle of 59° 18' 26" and a chord bearing and distance of North 72° 46' 41" East, 692.66;

THENCE with the centerline of Les Lacs Avenue and the said curve, an arc distance of 724.57 feet to a cross mark found for the northeast corner of the 24.5128 acre tract;

THENCE with the east line of the said tract, South 01° 01' 11" West, a distance of 629.38 feet to the POINT OF BEGINNING and containing 7.1413 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BELTWAY-LES LACS, LTD., a Texas Limited Partnership, does hereby adopt this plat designating the hereinabove property as VILLAS OF LES LACS 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 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 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 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 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

BELTWAY-LES LACS, LTD.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 1990.

Notary Public in and for the State of Texas

FINAL PLAT  
**VILLAS of LES LACS II**

AN ADDITION TO THE TOWN OF ADDISON  
BEING 7.1413 ACRES  
OUT OF THE  
THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER-APPLICANT  
**BELTWAY - LES LACS, LTD.**  
4835 LBJ FREEWAY, SUITE 280  
DALLAS, TEXAS 75244  
(214) 392-1010

PLANNER-ENGINEER-SURVEYOR  
**THE NELSON CORPORATION**  
5999 SUMMERSIDE DRIVE, SUITE 202  
DALLAS, TEXAS 75252  
(214) 380-2605

SEPTEMBER, 1991

SCALE: 1"=50'