



LEGAL DESCRIPTION

BEING all that tract of land out of the Allan Bledsoe Survey, Abstract No. 157 and the Thomas Garvin Survey, Abstract No. 524, located in the Town of Addison, Dallas County, Texas, being all of that called 2.376 acre tract described in Deed to Cypress Z & S Partners, LTD., as recorded in Document 200600201875, Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found for the most westerly northwest corner of Celestial Place Addition as shown on Plat recorded in Volume 94025, Page 1925, Dallas County Deed Records, said point being in the east right-of-way line of Montfort Drive (a variable width R.O.W.);

THENCE North 31 degrees 47 minutes 53 seconds West, 303.11 feet along the east right-of-way line of Montfort Drive to a one-half inch iron rod set for corner, being in the south right-of-way line of Celestial Road (a variable width R.O.W.), said point also being in the south line of a called 0.120 acre tract of land described in Deed to the Town of Addison as recorded in Volume 88119, Page 4523, Dallas County Deed Records;

THENCE along the south line of said Celestial Road right-of-way and the south line of said 0.120 acre tract as follows:

North 22 degrees 13 minutes 22 seconds East, 57.84 feet to a one-half inch iron rod set for corner;

North 62 degrees 08 minutes 02 seconds East, 110.04 feet to a one-half inch iron rod set for corner;

North 73 degrees 38 minutes 02 seconds East, 214.68 feet to a one-half inch iron rod set for corner; said point being the most northerly northwest corner of said Celestial Place Addition;

THENCE South 16 degrees 04 minutes 55 seconds East, 283.68 feet along a west line of said Addition to a one-half inch iron rod found for corner, being an "ell" corner of said Addition;

THENCE South 58 degrees 20 minutes 00 seconds West, 286.68 feet along a north line of said Addition to the POINT OF BEGINNING and containing 103,511 square feet or 2.376 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, WILLIAM J. JOHNSON, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.

William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person whose name is subscribed to the forgoing 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 _____, 2006.

Notary Public, State of Texas

My commission expires _____

LINE	BEARING	DISTANCE
L1	S28°41'34"E	41.32'
L2	S27°51'58"E	30.00'
L3	N58°12'07"E	35.00'
L4	S88°59'09"E	13.15'
L5	N16°42'42"E	14.04'
L6	S42°13'54"E	22.69'
L7	S42°38'54"W	48.43'
L8	S28°41'34"E	1.04'
L9	S61°13'26"E	14.11'
L10	N28°46'56"E	14.18'
L11	N58°12'07"E	25.00'
L12	N58°12'07"E	25.00'
L13	N58°12'07"E	25.00'
L14	N58°12'07"E	35.00'
L15	N73°55'08"E	25.00'
L16	N73°55'08"E	25.00'
L17	N73°55'08"E	25.00'
L18	N73°55'08"E	30.00'
L19	S69°37'51"E	21.57'
L20	S31°40'00"E	30.00'
L21	S69°37'51"E	17.04'
L22	N73°46'05"E	3.21'
L26	N47°21'06"W	8.48'

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	93°55'55"	39.50'	64.76'	42.31'	S 15°10'05" W	57.74'
C2	89°52'07"	39.50'	61.96'	39.41'	S 76°43'56" E	55.80'
C3	74°24'55"	39.50'	51.30'	29.99'	N 21°07'33" E	47.77'
C4	70°43'12"	24.50'	30.24'	17.39'	N 26°46'26" E	28.36'
C5	93°55'55"	54.50'	89.35'	58.37'	S 15°10'05" W	79.67'
C6	89°10'24"	15.50'	24.12'	15.26'	S 73°16'46" E	21.76'
C7	89°52'07"	24.50'	38.43'	24.44'	S 76°43'56" E	34.61'
C8	74°24'55"	24.50'	31.82'	18.60'	N 21°07'33" E	29.63'
C9	89°52'07"	54.50'	85.48'	54.38'	S 76°43'56" E	76.99'
C10	74°24'55"	54.50'	70.78'	41.38'	N 21°07'33" E	65.91'
C11	93°55'55"	24.50'	40.17'	26.24'	S 15°10'05" W	35.82'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CYPRESS Z & S PARTNERS, LTD., ("Owner") does hereby adopt this plat designating the hereinabove property as STANFORD COURT VILLAS, 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, election, 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 town 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 runoff 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 town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town 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 town 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.

By:

Authorized Signature

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority 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 forgoing 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 _____, 2006.

Notary Public, State of Texas

My commission expires _____

Final Plat

STANFORD COURT VILLAS

2.376 ACRES OUT OF
ALAN BEDSOE SURVEY, ABSTRACT NO. 157
THOMAS GARVIN SURVEY, ABSTRACT NO. 524
CITY OF ADDISON
DALLAS COUNTY, TEXAS

CYPRESS Z & S PARTNERS, LTD.

OWNER/DEVELOPER

5300 Town & Country Blvd. Suite 190
Frisco, Texas 75034

(972)668-8400

JONES & BOYD, INC.

SURVEYOR/ENGINEER

17090 Dallas Parkway, Suite 200
Dallas, Texas 75248

(972)248-7676

REVISED: AUGUST 3, 2006

JULY 17, 2006

19 LOTS

Sheet 1 of 1

2006-03