

POINT OF BEGINNING

FLORIDA FEDERAL PROPERTY

30' STREET ROW DEDICATION, BY OTHERS

S89°03'54"E 748.90'

N46°16'13"E 14.22'

30' STREET ROW DEDICATION

692.50'

LOT 1
(6.8920 ACRES)

BLOCK A

S89°13'31"E 888.12'

LOT 2
(7.8618 ACRES)

S89°13'31"E 1040.09'

N89°13'31"W 1080.12'

SHADOWOOD APARTMENTS

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

STATE OF TEXAS
COUNTY OF DALLAS

SURVEYOR CERTIFICATION
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
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

BROOKHAVEN HILLS ADDITION
CITY OF FARMER BRANCH
VOL. 51, PG. 51

MARSH LANE

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

OWNER'S CERTIFICATION

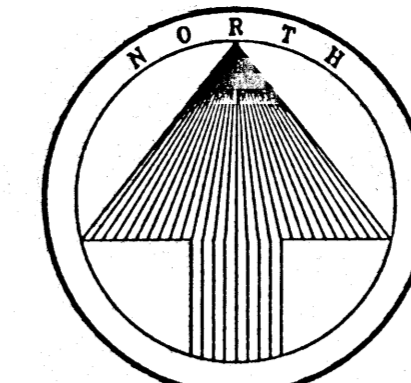
WHEREAS, BELTWAY-LES LACS, LTD., a Texas Limited Partnership, acting by and through the undersigned, its duly authorized officer, is the owner of a tract of land out of the THOMAS L. CHENOWETH SURVEY, Abstract No. 273, in the Town of Addison, Dallas County, Texas and being a part of the three tracts conveyed to the Republic National Bank of Dallas, Trustee, by deed recorded in Volume 80142, Page 292, 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, Deed Records of Dallas County, Texas and being more particularly described as follows:
BEGINNING at a 1/2" iron rod found in the east right-of-way line of Marsh Lane (100' ROW) for the northwest corner of the 24,5128 acre tract conveyed to Beltway-Les Lacs Ltd by deed recorded in Volume 30077, Page 292, Deed Records of Dallas County, Texas and the southwest corner of the 10,9993 acre tract conveyed to Florida Federal Property by deed recorded in Volume _____, Page _____, Deed Records of Dallas County, Texas;
THENCE with the common line of said tracts, South 89° 03' 54" East, a distance of 748.90 feet to a cross mark found in the centerline of Les Lacs Avenue (private street) shown on the plat thereof a non-tangency curve to the left, having a radius of 500.00, a central angle of 46° 45' 44" and a chord bearing and distance of South 54° 11' 14" East, 336.85;
THENCE with the said centerline and the said curve, an arc distance of 408.08 feet to a cross mark found for the point of said curve;
THENCE continuing with the centerline of Les Lacs Avenue, South 77° 34' 06" East, a distance of 172.30 feet to a cross mark set for corner;
THENCE South 01° 01' 11" West, a distance of 418.04 feet to a 1" iron rod set for corner in the south line of the aforementioned 83.7 acre tract;
THENCE with the south line of the said tract, the following courses and distances to wit:
North 88° 58' 49" West, a distance of 162.57 feet to a 1/2" iron rod found for corner;
North 89° 13' 31" West, a distance of 1080.12 feet to a 3/8" iron rod found for corner in the east right-of-way line of Marsh Lane;
THENCE with the said right-of-way line, North 00° 56' 06" East, a distance of 682.09 feet to the POINT OF BEGINNING and containing 17.3715 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 I, 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.

STATE OF TEXAS
COUNTY OF DALLAS
Notary Public in and for the State of Texas
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 its purposes and considerations therein expressed and in the capacity therein stated.
GIVEN under my hand and seal of office, this _____ day of _____, 1990.

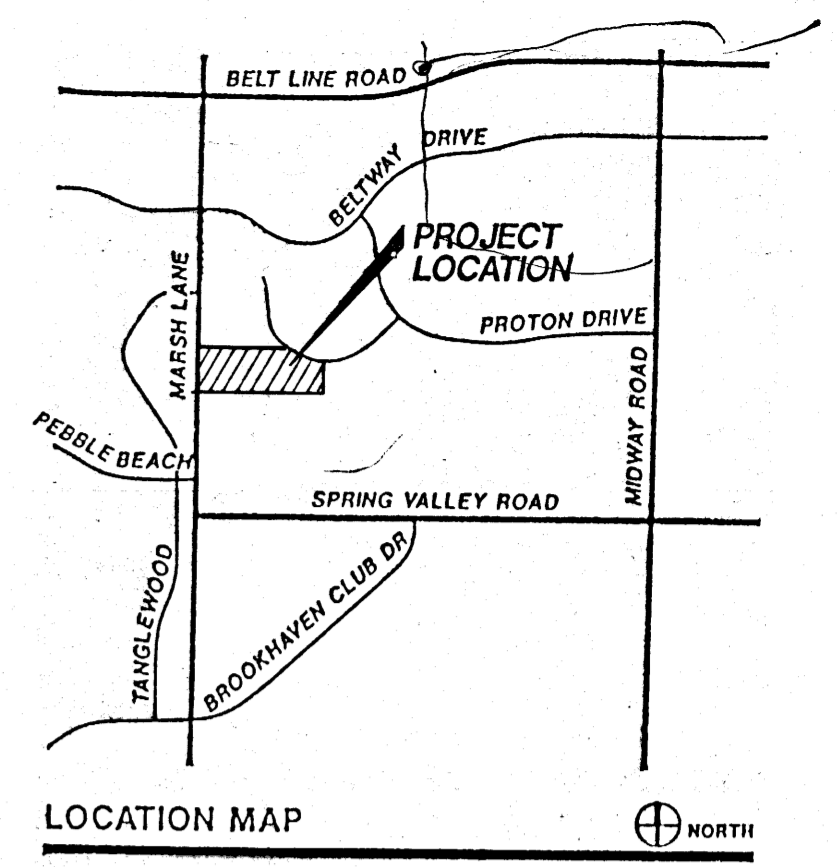
11.5' PEDESTRIAN ACCESS ESMT
VOL. 82016, PG. 1073

EXIST. 60' UTIL. ESMT
VOL. 82016, PG. 1073

EXIST. 37' FIRE LANE &
PRIVATE ACCESS ESMT
VOL. 82016, PG. 1073



50 25 0 50 100 150
SCALE IN FEET



LOCATION MAP
NOT TO SCALE

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

R=500.00'
C=396.65'
A=408.08'
A=46°45'44"
A=255.54'
A=114.14'
A=255.51'

30' STREET ROW DEDICATION - LACS

577°34'06"E 472.30'

DRIVE

178.36'

10' Sanitary Sewer Easement
Vol. 82060, Pg. 1618

10' Storm Sewer Easement
Vol. 82060, Pg. 1630

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

S88°58'49"E 162.66'

N88°58'49"W 162.57'

S01°01'11"W 418.04'

BELTWAY - LES LACS LTD.

FINAL PLAT
VILLAS of LES LACS I

AN ADDITION TO THE TOWN OF ADDISON
BEING 17.3715 ACRES (2 LOTS)
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'