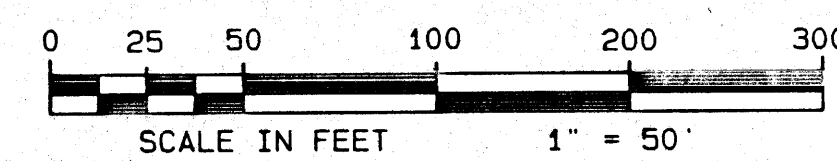
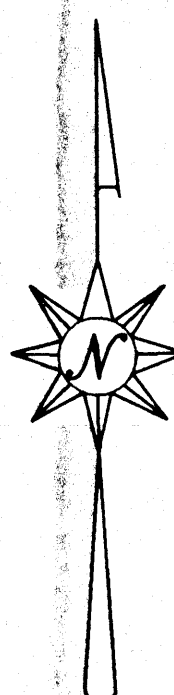
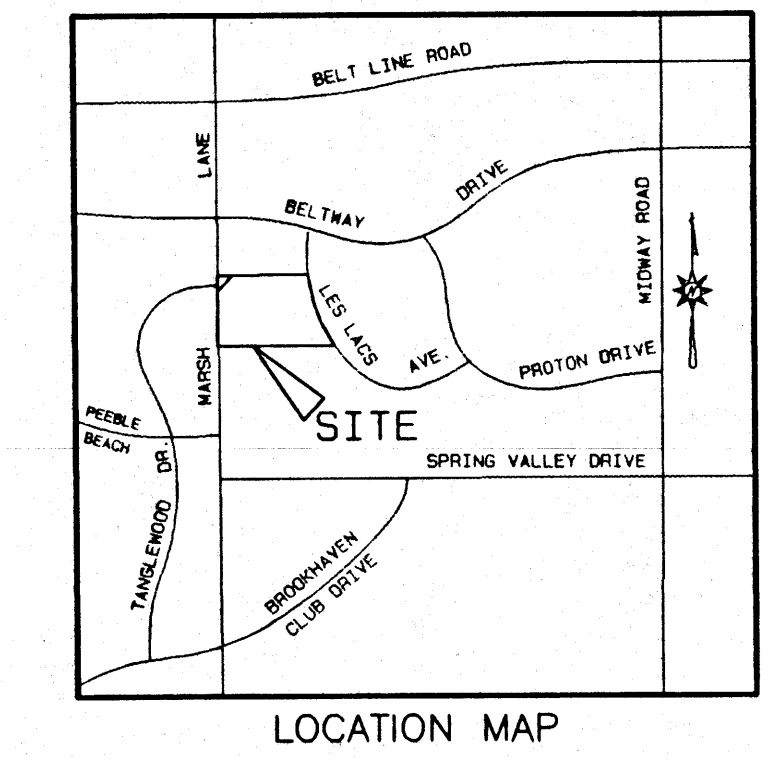
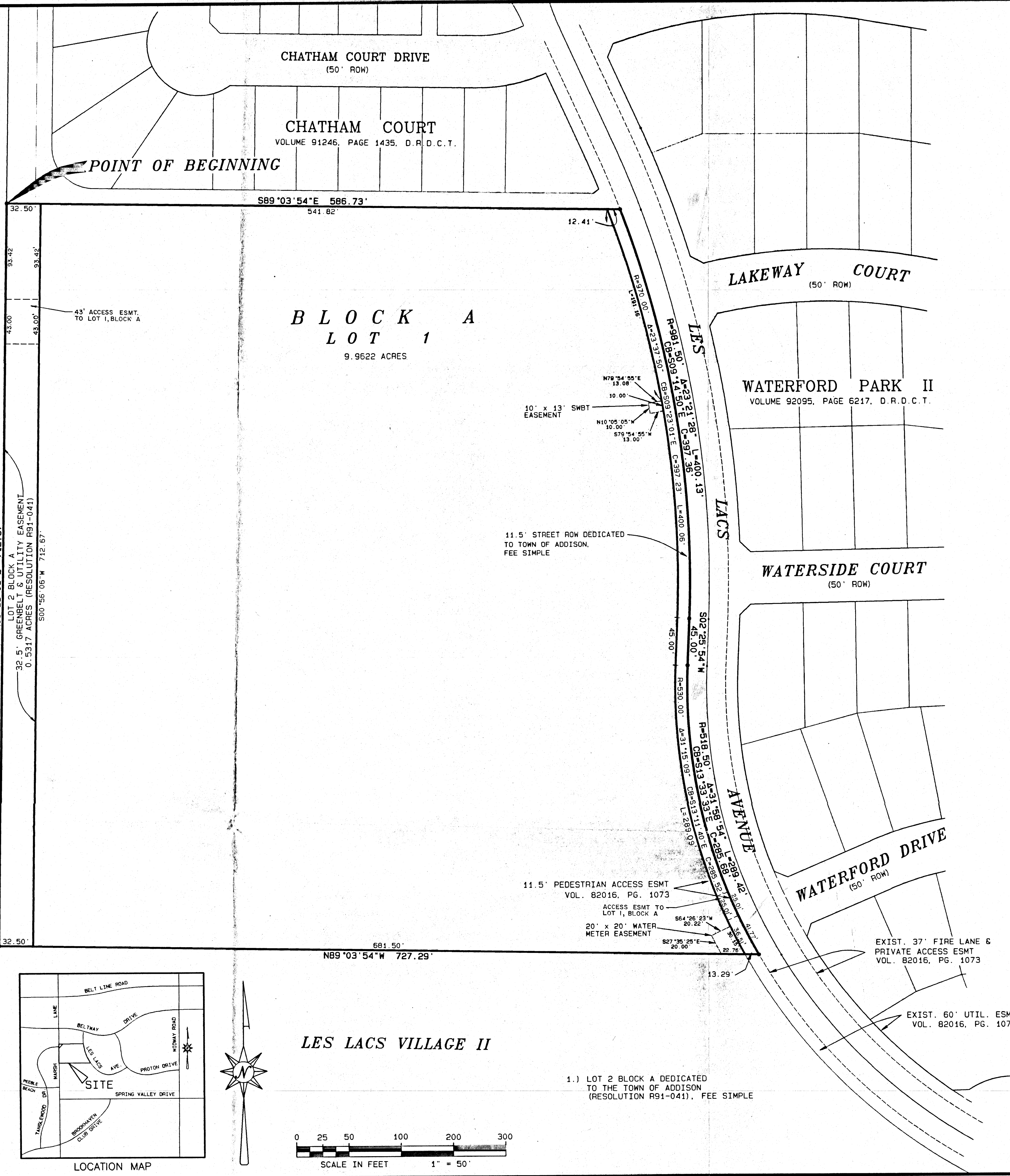


THE NELSON CORPORATION • DALLAS, TEXAS

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

MARSH LANE
(100' ROW)

TANGLEWOOD DRIVE



1.) LOT 2 BLOCK A DEDICATED TO THE TOWN OF ADDISON (RESOLUTION R91-041). FEE SIMPLE

OWNER CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, WATERFORD COURT JOINT VENTURE is the owner of that certain tract of land situated in the City of Addison, Dallas County, Texas and being a tract of land out of the THOMAS L. CHENOWITH SURVEY, Abstract No. 273, in the Town of Addison, Dallas County, Texas and being the 10.6878 acre tract described in deed to the WATERFORD COURT JOINT VENTURE, recorded in Volume 92233, Page 1122 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found replaced with a 1" iron rod in concrete in the easterly line of Marsh Lane (100 feet wide) for the southwest corner of CHATHAM COURT, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 91246, Page 1435, Deed Records of Dallas County, Texas;

THENCE with the south line of the said addition, South 89° 03' 54" East, a distance of 586.73 feet to a 5/8" iron rod found in the westerly line of the 37' Fire Lane & Private Access Easement for Les Lacs Avenue recorded in Volume 82016, Page 1073, Deed Records of Dallas County, Texas, for the beginning of a non-tangent curve to the right, having a radius of 391.50 feet, a central angle of 23° 21' 28" and a chord bearing and distance of South 03° 14' 50" East, 397.36 feet;

THENCE southeasterly, with the said westerly line and the said curve, an arc distance of 400.13 feet to a 5/8" iron rod set for point of tangency of the said curve;

THENCE continuing with the westerly line of the 37' Fire Lane & Private Access Easement for Les Lacs Avenue, South 02° 25' 54" West, a distance of 45.00 feet to a 5/8" iron rod set for the beginning of a tangent curve to the left, having a radius of 518.50 feet, a central angle of 31° 58' 54" and a chord bearing and distance of South 13° 33' 33" East, 285.68 feet;

THENCE southerly, continuing with the said westerly line and the said curve, an arc distance of 289.42 feet to a 5/8" iron rod set for corner;

THENCE North 89° 03' 54" West, a distance of 727.29 feet to a 1/2" iron rod found for corner in the easterly right-of-way line of said Marsh Lane;

THENCE with said easterly right-of-way line, North 00° 56' 06" East, a distance of 712.67 feet to the POINT OF BEGINNING and containing 10.6878 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WATERFORD COURT JOINT VENTURE ("Owner") does hereby adopt this plat designating the hereinabove property as WATERFORD COURT APARTMENTS, an addition to the Town of Addison, Texas. Subject to the conditions, restrictions and reservations stated hereinafter, Owner dedicates and quitclaims all of Owner's right, title and interest in and to Block A, Lot 2 and the 11.5' Street ROW Dedication along Les Lacs Avenue, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging to Owner unto the Town of Addison, Texas, its successors and assigns forever.

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.

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 7th day of April 1994.

WATERFORD COURT JOINT VENTURE
By: JAY B. SPARKES, Managing Venturer
By: JAY B. SPARKES, President

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 Jay B. Sparkes, President of J.B. SPARKES CO. I, Managing Joint Venturer of WATERFORD COURT JOINT VENTURE 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 on behalf of WATERFORD COURT JOINT VENTURE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of April 1994.

Brenda Williams
Notary Public, State of Texas

BRENDA WILLIAMS
Notary Public, State of Texas
My Commission Expires 5/7/94

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

STATE OF TEXAS
COUNTY OF COLLIN

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 7th day of April 1994.

Kathleen Sawyer
Notary Public, State of Texas

KATHLEEN SAWYER
Notary Public, State of Texas
My Commission Expires 3/11/97

APPROVED AND ACCEPTED this 7th day of April 1994, by the Planning and Zoning Commission of the Town of Addison, Texas.

C. MORAT
City Secretary
Town of Addison, Texas

[Signature]
Mayor
Town of Addison, Texas

FINAL PLAT
WATERFORD COURT APARTMENTS
AN ADDITION TO THE TOWN OF ADDISON
BEING A 10.6878 ACRE TRACT (1 LOT)
OUT OF THE
THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER-APPLICANT
WATERFORD COURT JOINT VENTURE
PREMIER PLACE, SUITE 1580
5910 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75206
(214) 265-8091

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

APRIL 6, 1994
Recorded Vol 94070 Pg 2159

SCALE: 1" = 50'

FILED
54 APR 13 AM 10:16
EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY