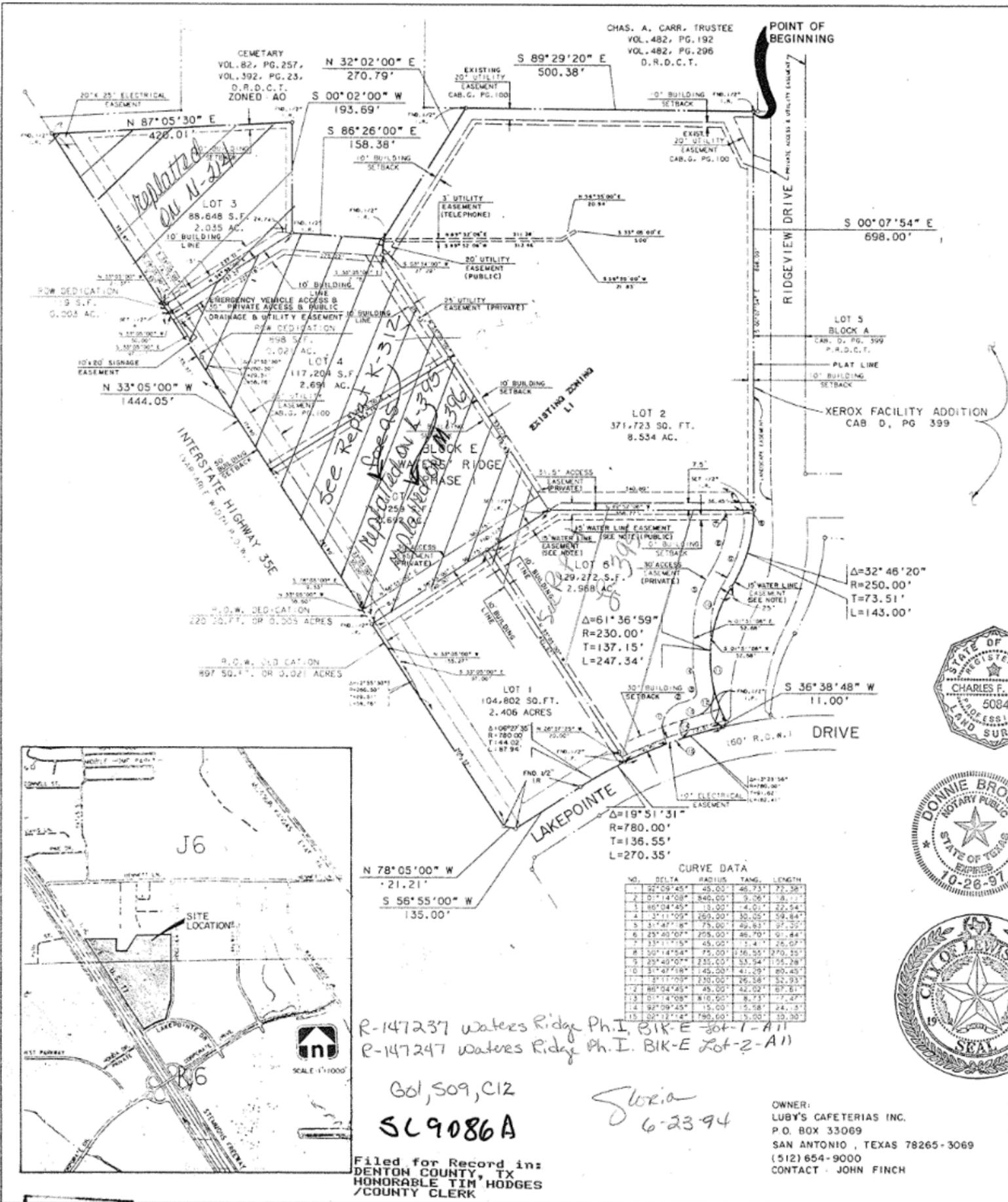


Cab k pg 218



BOUNDARY DESCRIPTION

STATE OF TEXAS
COUNTY OF DENTON

Whereas Waters' Ridge Limited Partnership, an Illinois Limited Partnership and Luby's Cafeterias, Inc. are the owners of a tract of land situated in the William E. King Survey, Abstract No. 697, City of Lewisville, Denton County, Texas, said tract being a total of 21.325 acres and being Lots 1 and 2, Block E, Waters' Ridge - Phase I, an addition to the City of Lewisville as recorded in Cabinet G, Page 100, Plat Records, Denton County, Texas being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for the northeast corner of said Lot 2, being on the west line of Lot 5, Block A, Xerox Facility Addition, as recorded in Cabinet E, Page 111, Plat Records Denton County, Texas;

THENCE South 00°07'54" East, along the east line of Lot 2 and said west line, 698.00 feet to a found 1/2 inch iron rod for the point of curvature of a curve to the right, having a central angle of 32°46'20" and a radius of 250.00 feet;

THENCE continuing along said east line and said west line an arc distance of 143.00 feet to a found 1/2 inch iron rod for the point of reverse curvature of a curve to the left, having a central angle of 61°36'59" and a radius of 230.00 feet;

THENCE continuing along said east line and said west line an arc distance of 247.34 feet to a found 1/2 inch iron rod;

THENCE South 36°38'48" West, continuing along said east line and said west line, 11.00 feet to a found 1/2 inch iron rod in the north line of Lakepointe Drive (60' R.O.W.), said iron rod being the point of curvature of a non-cageet curve to the left having a central angle of 19°51'31", a radius of 780.00 feet and a chord bearing South 66°50'46" West, 269.00 feet;

THENCE along said north line an arc distance of 270.35 feet to a found 1/2 inch iron rod;

THENCE South 56°55'00" West, continuing along said north line, 135.00 feet to a found 1/2 inch iron rod;

THENCE North 78°05'00" West, 21.21 feet to a found 1/2 inch iron rod in the northeast line of I.H. 35E;

THENCE North 33°05'00" West, along said northeast line of I.H. 35E, 1444.05 feet to a found 1/2 inch iron rod for the northwest corner of said Lot 2;

THENCE North 87°05'30" East, along the north line of said Lot 2, 420.01 feet to a found 1/2 inch iron rod;

THENCE South 00°02'00" West, continuing along said north line, 193.69 feet to a found 1/2 inch iron rod;

THENCE South 86°26'00" East, continuing along said north line, 158.38 feet to a found 1/2 inch iron rod;

THENCE North 32°02'00" East, continuing along said north line, 270.79 feet to the POINT OF BEGINNING AND CONTAINING 21.325 acres or 928,907 square feet of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WATERS' RIDGE LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP AND LUBY'S CAFETERIAS, INC. THROUGH THE UNDERSIGNED AUTHORITY DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1, 2, 3, 4, 5 & 6, BLOCK E, WATERS' RIDGE PHASE I, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON/DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF LEWISVILLE, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BASKET EASEMENT OF A THREE (3) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANT AND A TWO (2) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES) IS HEREBY GRANTED TO THE CITY OF LEWISVILLE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

ALL LOTS IN THE SUBDIVISION SHALL BE SOLD AND DEVELOPED SUBJECT TO THE BUILDING LINES SHOWN ON THE PLAT.

WATERS' RIDGE LIMITED PARTNERSHIP, an Illinois Limited Partnership
BY: WATERS' RIDGE PARTNERS, INC.
Its General Partner
ALAN LIBBERMAN, 137 VILLYWOOD DRIVE
LUBY'S CAFETERIAS, INC.
BY: JOHN FINCH, VICE PRESIDENT, REAL ESTATE

COUNTY OF BEXAR
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared John Finch, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this 26th day of April, 1994.

Carolyn J. Steele
Notary Public

CAROLYN J. STEELE
Notary Public State of Texas
My Commission Expires 11-21-97

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES F. STARK, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Planning Rules and Regulation of the City Plan Commission of the City of Lewisville, Texas.

Charles F. Stark
CHARLES F. STARK
R.P.L.S.
No. 5084
4/22/94

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Charles F. Stark, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me the executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office on this 22 day of Apr, 1994.

Donnie Brooks
Notary Public

OFFICIAL SEAL
BRIDGET M. MORAN
NOTARY PUBLIC STATE OF ILLINOIS
COMMISSION EXPIRES SEPT 23, 1996

GENERAL NOTES:

1.) SURFACE OF PUBLIC WATER LINE EASEMENT SHOWN HEREON IS LIMITED TO GRASS ONLY.

2.) DEVELOPMENT RESTRICTIONS APPLICABLE TO PUBLIC UTILITY EASEMENTS DO NOT APPLY TO PRIVATE UTILITY EASEMENTS SHOWN HEREON.

3.) GRANT OF EASEMENTS TO THE CITY OF LEWISVILLE DOES NOT INCLUDE EASEMENTS NOTED AS PRIVATE.

FILED _____
CAB _____ PG. _____ M.R.D.C.T.

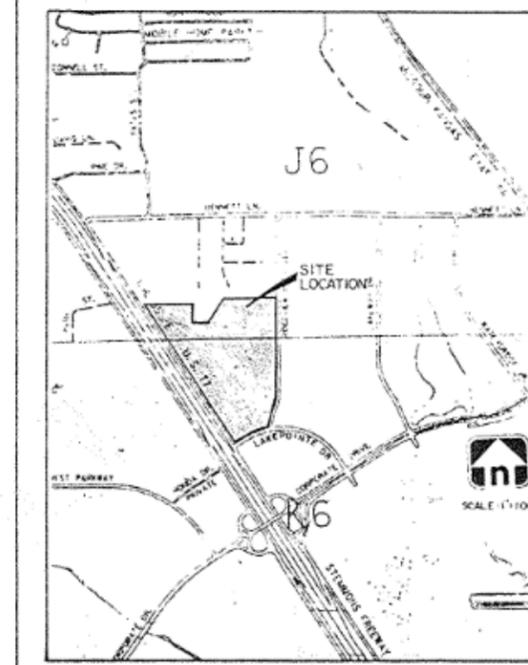
Witness by hand this 4th day of May A.D., 1994
Marty Hendrix
Marty Hendrix
City Secretary,
City of Lewisville, Texas

ALL Variance from the General Development Ordinance Approved by City Council

APPROVED AND ACCEPTED BY:
Kathy Deaton 5-3-94
Kathy Deaton
Chairman, Planning and Zoning Commission
City of Lewisville, Texas

CURVE DATA

NO.	DELTA	RADIUS	TANG.	LENGTH
1	32°46'20"	250.00'	73.51'	143.00'
2	61°36'59"	230.00'	137.15'	247.34'
3	19°51'31"	780.00'	136.55'	270.35'



R-147237 Waters Ridge Ph. I, BIK-E 301-1-A11
R-147247 Waters Ridge Ph. I, BIK-E 201-2-A11

601,509,C12
SL9086A

Storia
6-23-94

OWNER:
LUBY'S CAFETERIAS INC.
P.O. BOX 33069
SAN ANTONIO, TEXAS 78265-3069
(512) 654-9000
CONTACT: JOHN FINCH

OWNER:
WATERS' RIDGE LIMITED PARTNERSHIP
CONTACT: MARK WILLIAMS
4849 GOLF ROAD
SKOKIE, ILLINOIS 60077
PHONE (708)677-2900

ENGINEER:
GRAHAM ASSOCIATES, INC.
CONTACT: JEFF WILLIAMS, P.E.
616 SIX FLAGS DRIVE
SUITE 400
ARLINGTON, TEXAS 76011
PHONE (817)640-8535

Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES
/COUNTY CLERK

On 1994/05/04
At 4:05P
Number: 94-R0036587
Type: PLA 26.00

FINAL PLAT
WATERS' RIDGE ADDITION
PHASE I
LOTS 1, 2, 3, 4, 5, & 6, BLOCK E
21.325 ACRES
ZONED LI
BEING A REPLAT OF
WATERS' RIDGE ADDITION
PHASE I
LOTS 1 & 2, BLOCK E
CABINET G, PAGE 100
WILLIAM E. KING SURVEY, ABST. NO. 697
DENTON COUNTY, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
616 SIX FLAGS DRIVE, SUITE 400
ARLINGTON, TEXAS 76011 (817) 640-8535

Scale: 1"=100'

Drawn By: G.A.I. Sheet 1 of 1