



TRUE AND CORRECT  
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FILED IN DALLAS  
COUNTY CLERK'S OFFICE



ARTICLE III

Use and Management of Common Areas

Section 1. Each owner shall have the nonexclusive right of enjoyment and use of the common areas. This right is an easement and passes with the title to every lot.

Section 2. The Association shall maintain, repair, and restore all common areas. The Association shall levy an assessment upon each lot on a pro rata basis for all costs connected with the maintenance of the common areas. The common areas as platted are:

- Common Area "A" Landscape and hard surface. Landscape irrigated and lighted.
- Common Area "B" Landscape and hard surface. Landscape irrigated and lighted.
- Common Area "C" Privacy/entry wall with fountains and landscape. Landscape to be irrigated and lighted.
- Common Area "D" Privacy/entry wall with fountains and landscape. Landscape to be irrigated and lighted.

Section 3. Each assessment is the personal obligation of the owner of each lot at the time when the assessment is due. The assessment, together with interest and cost of collection including reasonable attorney's fees shall be a lien on the lot and on all improvements on the lot.

ARTICLE IV

Rights of the City

Section 1. The City shall have the right (but not the duty) to perform the maintenance obligations of the Association if the Association fails to reasonably perform its maintenance obligations, and the Association fails to reasonably perform its maintenance obligations within ten (10) days after receipt by the Association of written notice from the City stating the nature and extent of the Association's failure to maintain common areas.

Section 2. Upon assuming the maintenance obligation, the City may levy and collect all assessments.

Section 3. If the City assumes the maintenance obligation, the City shall have the right of access to maintain the common areas. The Association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise including attorney's fees and costs of suit, in connection with the City maintaining the common areas.

Section 4. If the City assumes the maintenance obligation, the Association may not collect any assessments and shall have no authority to perform the maintenance obligations. The Association may collect assessments and resume its

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duties to maintain the common areas when it presents to the City substantial evidence of its willingness and ability to resume its maintenance obligations.

ARTICLE V

Duration

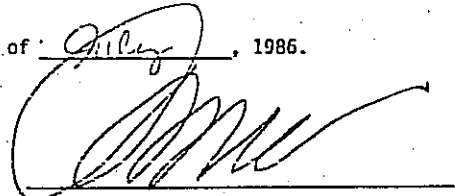
Section 1. These restrictions shall be binding for a period of twenty-five (25) years from the date of this agreement and shall automatically be extended for successive ten (10) year periods unless a written instrument vacating or modifying the agreement is signed by the Director of Urban Planning and all owners, and filed in the Deed Records at the owner's expense.

Section 2. The Dallas City Council may by ordinance filed in the Deed Records terminate this agreement if the Council finds physical conditions of the property and the surrounding area have substantially changed to warrant the termination of this agreement. Notice of such public hearing shall be given as would be required by law for a zoning change, except that the area of notification is hereby limited to the area described and illustrated in Exhibit "A".

FILED IN DALLAS  
COUNTY CLERK'S OFFICE  
COPY OF ORIGINAL  
FILED AND



EXECUTED ON THIS 15 day of July, 1986.




Owner  
Ramsey M. Munir  
President  
Sharif-Munir-Davidson Development Corp

THE STATE OF TEXAS )  
                                  )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned, a Notary Public in and for said County, Texas, on this day personally appeared Ramsey M. Munir, Owner, 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 purpose and consideration therein expressed.

GIVEN UNDER MY SEAL OF OFFICE, This 15 day of July, 1986.

  
NOTARY PUBLIC in and for Dallas,  
Dallas, County, Texas.

My commission expires: 11-29-86



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STATE OF TEXAS  
I hereby certify that this instrument was filed on the  
24th day of July 1936 at 1:50 o'clock P.M. in the  
County of Dallas, Texas as stamped herein by me.



JUL 23 1936  
Earl Bullock  
COUNTY CLERK, DALLAS COUNTY, TEXAS

CERTIFICATE OF APPROVAL

**DON V. AVERITT**

Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the

16 day of July A. D. 1936  
and same was duly approved on the 24 day of July A. D. 1936 by said Commission.

*Marjorie E. Ramsey*  
Chairman  
City Plan Commission  
Dallas, Texas

Attest:  
*J. H. [Signature]*  
Secretary

FILED FOR RECORD  
This 29 day of July  
1936 at 1:50 o'clock P.M.  
Earl Bullock, County Clerk  
Dallas County, Texas  
By *J. H. [Signature]* Deputy

ESPEY HUSTON & Assoc.  
303 W. Campbell Rd. # 400  
Richardson, Tx 75080  
Attn. Nestor Cardenas

86146 3289

D-7  
Sm-845-323

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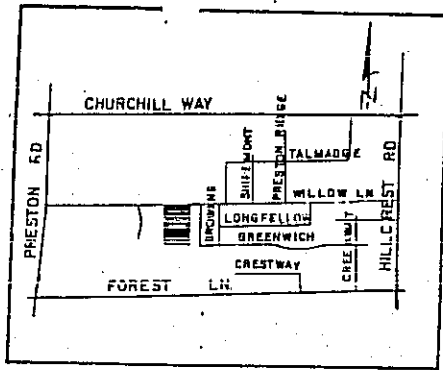


062E 94198

20.00 DEED:  
1 07/23/84

8957

A



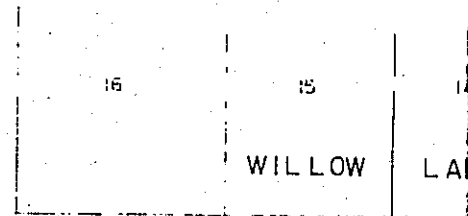
LOCATION MAP 1"=2000'

CURVE NO.	ADDITIONAL CURVE DATA		LENG
	DELTA	RADIUS	
1	90° 0' 0"	40.00	62.
2	88° 46' 35"	40.00	61.
3	91° 13' 25"	40.00	63.
4	90° 0' 0"	40.00	62.
5	24° 0' 36"	55.00	23.
6	68° 16' 56"	55.00	65.
7	20° 35' 47"	55.00	19.
8	20° 35' 48"	55.00	19.
9	69° 16' 16"	55.00	66.
10	24° 0' 36"	55.00	23.

NOTE: WATER AND SANITARY EASEMENT OF WORKING SPACE FOR CONSTRUCTION OF ADDITIONAL EASEMENT AREA FOR MAINTENANCE OF MANHOLES, CLEANOUTS FROM THE MAIN TO AND INCLUDING THE CURB. SUCH ADDITIONAL EASEMENTS SHALL BE LOCATED AS INSTALLED.

SHANGRI-LA ADDN  
Vol. 77231, Pg. 594

BLOCK 46/7460



FIR 1/2"

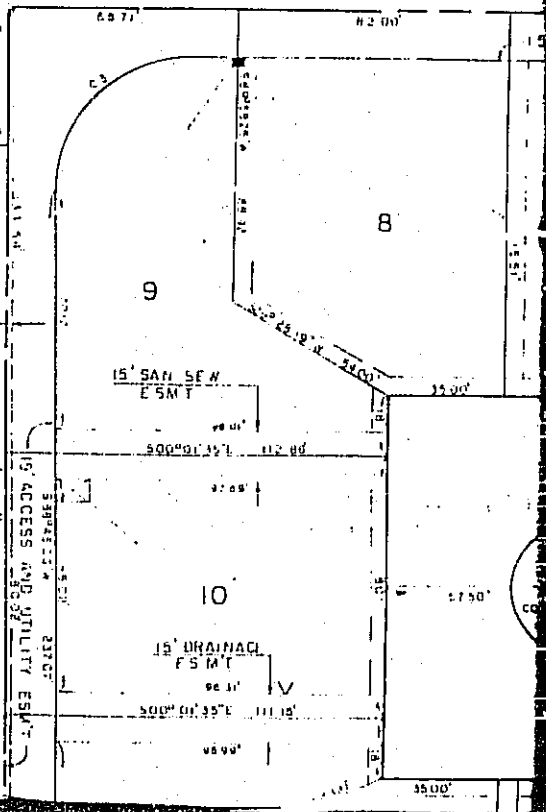
FIR 1/2"

2' WALL EASEMENT TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION

S88°45'00"W

347.10

DH & W.P. ROWLAND  
BLOCK 7460

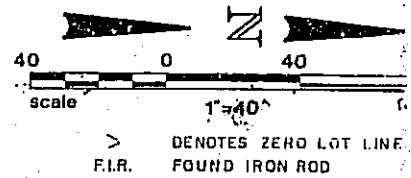


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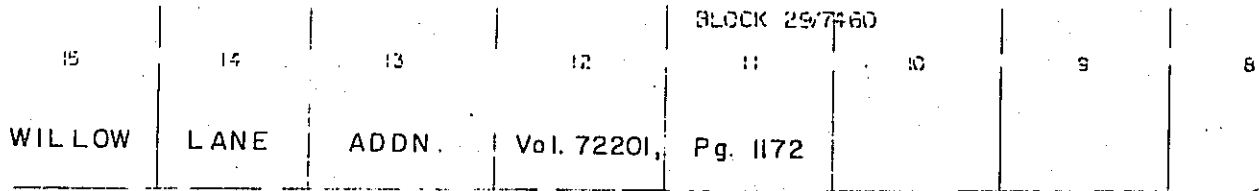


162E 97198

ANGULAR CURVE DATA	RADIUS	LENGTH	CHORD	TAN	CH-BEARING
0°	40.00	62.83	56.57	40.00	S 45° 1' 35" E
35°	40.00	61.98	55.96	39.15	S 44° 21' 43" W
25°	40.00	63.69	57.17	40.86	N 45° 38' 17" W
0°	40.00	62.83	56.57	40.00	N 44° 58' 25" E
36°	55.00	23.05	22.88	11.70	S 44° 54' 46" W
56°	55.00	66.51	62.53	34.00	S 1° 43' 59" E
47°	55.00	19.77	19.66	9.99	S 46° 40' 21" E
48°	55.00	19.77	19.66	9.99	N 46° 37' 11" E
56°	55.00	66.51	62.53	38.00	N 1° 40' 49" E
36°	55.00	23.05	22.88	11.70	N 44° 57' 57" W



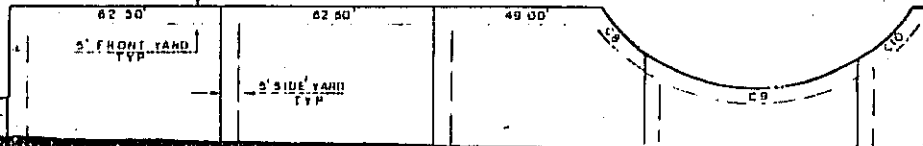
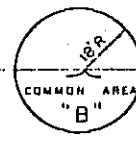
AND SANITARY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA  
 KING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEM.  
 COMMON EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND  
 MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES  
 FROM THE MAIN TO AND INCLUDING THE METER BOXES, SEWER LATERALS  
 FROM THE MAIN TO THE CURB OR PAVEMENTS, AND THE DESCRIPTIONS OF  
 ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY  
 LOCATIONS AS INSTALLED.



N 00° 01' 35" W 627.50'

BLOCK 30/7460  
4.999 ACRES

EXCELSIOR WAY

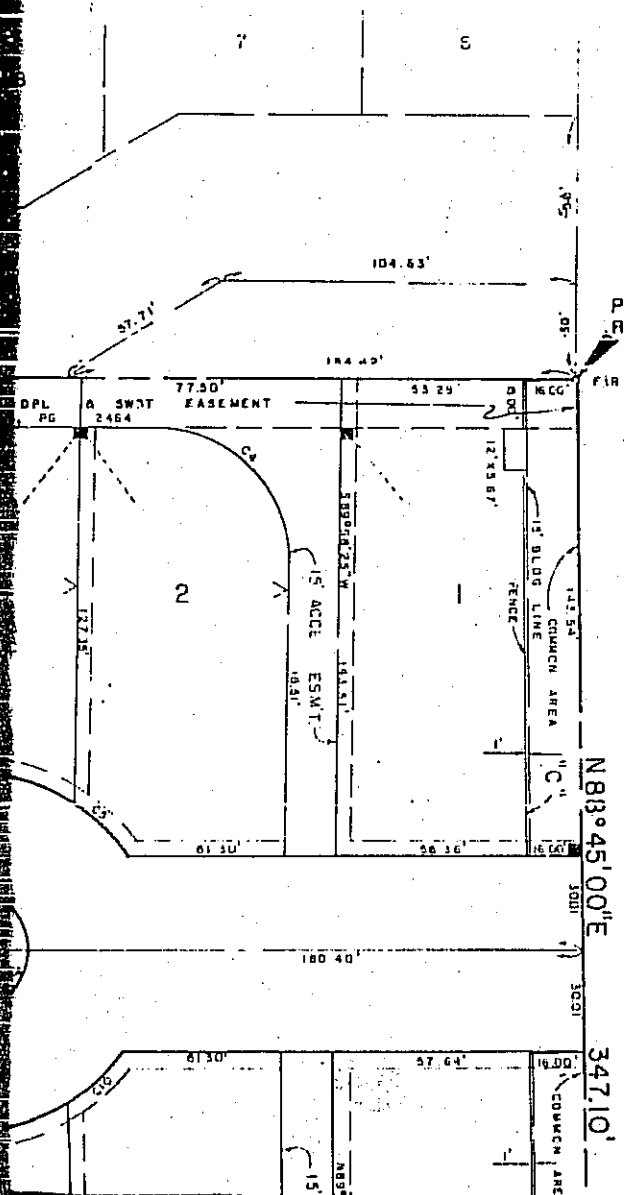


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NEED LOT LINE  
ON ROAD



POINT OF BEGINNING

WILLOW LANE

STATE OF TEXAS:

COUNTY OF DALLAS:

WHEREAS, SHARIF-MUNIR-DAVIDSON DEVELOPMENT, INC. is the owner of the land described in the plat of No. 405, and being part of City Block 74

BEGINNING at a found 1/2-inch iron rod in the northwest corner of the Willow Lane Addition, an addition to the City of Dallas, Texas;

THENCE North 88°45'00" East, 347.10 feet to the northwest corner of the Willow Lane Park Addition, Records of Dallas County, Texas;

THENCE South 00°01'35" East, 627.50 feet to the northwest corner of the Lake Estates Addition, Records of Dallas County, Texas;

THENCE South 88°45'00" West, 347.10 feet to the north line of the Shangri-La Addition, Records of Dallas County, Texas, to a found 1/2-inch iron rod;

THENCE North 00°01'35" West, 627.50 feet to the northwest corner of the Willow Lane Addition, 4.999 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT I, Ramsey M. Munir, acting as duly authorized agent, hereby dedicate, in fee simple, to the City of Dallas, Texas, the easements herein shown, which are hereby reserved for the purposes of the maintenance of paving on the utility lines, fences, trees, shrubs or other improvements on the easements as shown. Said easements are hereby reserved for the use of the City of Dallas, Texas, using or desiring to use same. All, whether now existing or hereafter constructed, of any buildings, fences, trees, shrubs, or other improvements, shall be removed, reconstructed, inspected, patrolled, or otherwise maintained, at all times have the full right of ingress and egress to private property for the purpose of that utility.)

Water main and sanitary sewer easements of the systems. Additional easements for hydrants, water services and sewer services herein granted shall be determined by the City of Dallas, Texas. This plat approved subject to all plat requirements shall be constructed by the City of Dallas, Texas, in accordance with the requirements of the Director of Public Works, City of Dallas, Texas. WITNESS, my hand at Dallas, Texas, this 15th day of August, 2004.

Water main and sanitary sewer easements of the systems. Additional easements for hydrants, water services and sewer services herein granted shall be determined by the City of Dallas, Texas.

This plat approved subject to all plat requirements shall be constructed by the City of Dallas, Texas, in accordance with the requirements of the Director of Public Works, City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this 15th day of August, 2004.

By: *[Signature]*

RAMSEY M. MUNIR, President  
SHARIF-MUNIR-DAVIDSON DEVELOPMENT, INC.

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, known to me to be the person(s) who executed the same for the purpose and on the date herein stated.

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OWNER'S CERTIFICATE

AS:

CLAS:

SHARIF-MUNIR-DAVIDSON DEVELOPMENT CORP. is the owner of a tract of land located in the Thomas Dyke Survey, Abstract being part of City Block 7460, City of Dallas, Dallas County, Texas and being more particularly described as follows:

found 1/2-inch iron rod in the south line of Willow Lane (60 foot right-of-way), said iron rod also being the northeast corner of the Willow Lane Addition, an addition to the City of Dallas as recorded in Volume 72201, Page 1172, of the Deed Records of Dallas County,

88°45'00" East, 347.10 feet along the south line of said Willow Lane to a found 1/2-inch iron rod, said iron rod being the northeast corner of the Willow Lane Park Addition, an addition to the City of Dallas as recorded in Volume 74114, Page 2054 of the Deed Records of Dallas County, Texas;

80°01'35" East, 627.50 feet along the west line of said Willow Lane Park Addition to a found "X" cut in concrete, said "X" cut being on the north line of the Lake Estates Addition, an addition to the City of Dallas as recorded in Volume 80044, Page 1875 of the Deed Records of Dallas County, Texas;

88°45'00" West, 347.10 feet along the north line of said Lake Estates Addition, the north line of the W.P. Rowland tract, and the north line of the Shangri-la Addition, an addition to the City of Dallas as recorded in Volume 77231, Page 594 of the Deed Records of Dallas County, Texas, to a found 1/2-inch iron rod in the east line of said Willow Lane Addition;

80°01'35" West, 627.50 feet along the east line of said Willow Lane Addition to the POINT OF BEGINNING and CONTAINING the same amount of land.

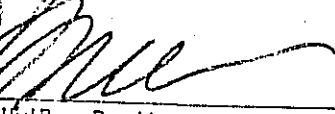
LET ALL MEN KNOW BY THESE PRESENTS:

That we, M. Munir, acting as duly authorized officer for SHARIF-MUNIR/DAVIDSON DEVELOPMENT CORP. do hereby adopt this Certificate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The easements for paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, structures, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities and for the use of same. All, and any public utility shall have the right to remove and keep removed all or parts of buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the operation, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, repairing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to or from private property for the purpose of reading meters and any maintenance or service required or ordinarily performed thereon.)

That the sanitary sewer easements shall also include additional area of working space for construction and maintenance of the same. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, fire services and sewer services from the main to the curb or pavement line, and description of such additional easement granted shall be determined by their location as installed.

That the project is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. All construction shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the rules and regulations of the Director of Public Works.

Witness my hand and at Dallas, Texas, this the 16 day of July, 1986.

  
M. MUNIR, President  
SHARIF-MUNIR-DAVIDSON DEVELOPMENT CORP

AS

In my presence and under signed authority, a notary public in and for said county and state, on this day personally appeared RAMSEY M. [Name] to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

16 day of July, A.D. 1986.

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LAKE ESTATES  
Vol 80044Pg 1875

BLOCK 45A746D

TABULATION OF COMMON AREA

	1,257	SF
B	1,016	SF
C	2,665	SF
D	2,665	SF

7' x 8' PROMINENT TRANSFORMER EASEMENT FOR THE D. P. & L. CO. EQUIPMENT ONLY. WHERE PROPERTY LINES AT ANGLES, THE EASEMENT MUST REMAIN PARALLEL WITH LOT BOUNDARIES. THE EASEMENT SHALL BE 8 FT. MINIMUM.

3' x 3' SUBSURFACE SERVICE BOX EASEMENT FOR THE D. P. & L. CO. EQUIPMENT ONLY. WHERE PROPERTY LINES AT ANGLES, THE EASEMENT SHALL REMAIN PARALLEL WITH LOT BOUNDARIES. THE EASEMENT SHALL BE 3 FT. MINIMUM.

5 FT. STRIP EASEMENT FOR STREET LIGHTING CABLE AND THE EXCLUSIVE USE OF D. P. & L. CO. EQUIPMENT ONLY.

NOTE:  
PLEASE DO NOT CHANGE THE SIZE OR LOCATION OF ANY EASEMENT WITHOUT CONTACTING THE D. P. & L. CO. REPRESENTATIVE

2	D.P.&L. EASEMENT ADDED. PARTIAL RELEASE RECORDING	N.C.	2/3/86
1	D.P.&L. EASEMENT ADDED WITH DETAIL	M.K.	11/07/85
NO.	REVISION	BY	DATE

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SCALE:  
DATE

85146-3294

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TEXAS  
DALLAS

I, the undersigned authority, a notary public in and for said county and state, on this day personally appeared RAMSEY M. [Name obscured] known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he is the same for the purpose and considerations therein expressed and in the capacity therein stated.

At my hand and seal of office this the 16 day of July, A.D., 1986.

Amelia W. Adams  
Notary Public in and for  
Dallas County, Texas

My Commission Expires 29 day of November, 1986.

SURVEYORS CERTIFICATE



TEXAS  
DALLAS

NESTOR CARDENAS, a Registered Public Surveyor for Espey, Huston & Associates, Inc., do hereby declare that I prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Platting Rules and Regulations of the City of Dallas, Texas.

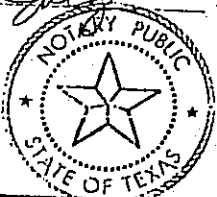
Nestor Cardenas  
Registered Public Surveyor  
Registration No. 2004

TEXAS  
DALLAS

I, the undersigned authority, a notary public in and for said county and state, on this day personally appeared NESTOR CARDENAS known to me to be the person whose name is subscribed of the foregoing instrument and acknowledged to me that he is the same for the purpose and considerations therein expressed and in the capacity therein stated.

At my hand and seal of office this the 15<sup>th</sup> day of July, A.D., 1986.

Donna Young  
Notary Public in and for  
Dallas County, Texas



Embossed hereon is the Seal of the Notary Public  
My Commission Expires July, 14, 1990  
DONNA YOUNG

SM-845-323

FINAL PLAT  
EXCISESIOR WAY

.999 ACRES  
THOMAS DYKE SURVEY, ABSTRACT NO. 405  
CITY BLOCK 30/746C, CITY OF DALLAS  
DALLAS COUNTY, TEXAS

SHARIF - MUNIR - DAVIDSON - DEVELOPMT CORP  
6009 BELTLINE ROAD, DALLAS TX. TEL. (214) 788-1234

SHEET NO.	
OF	SHEETS
JOB NO.	6050-17

86146 3297

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COUNTY CLERK'S OFFICE



1985 JUL 29 PM 1:57

CERTIFICATE OF APPROVAL

**NON V. AVERITT**

I, Non V. Averitt, Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 16 day of July, A.D. 1986 and a copy was approved on the 24 day of July, A.D. 1986 by said Commission.

Barbara L. Ramsey  
Chairman  
City Plan Commission  
Dallas, Texas

Attest:  
[Signature]  
Secretary

STATE OF TEXAS COUNTY OF DALLAS  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

JUL 23 1986

Earle Bullock  
COUNTY CLERK, Dallas County, Texas

86146 3298

D-7  
SM-845-3

By *[Signature]*  
COUNTY CLERK, Dallas County, Texas  
*Earl B. Smith*



FEB 23 1993

THE STATE OF TEXAS  
COUNTY OF DALLAS  
I hereby certify that the above and foregoing is a full, true, and correct  
photographic copy of the original record now in my lawful custody and  
possession, filed on the date stamped thereon and as the same be  
recorded in the Recorder's Records in my office under the volume and  
page stamped thereon. I hereby certify on

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COUNTY CLERK'S OFFICE

