



OWNER'S CERTIFICATE

WHEREAS, Belt Line/Marsh, Ltd. and Centre Development Co., Inc. are the Owners of a tract of land situated in the D. Myers Survey, Abstract No. 923, Dallas County, Texas, said tract being part of the Belt Line/Marsh Business Park replat, an addition to the City of Addison, Texas, recorded by plat in Volume 81060, at Page 0170, Deed Records of Dallas, Texas and being more particularly described as follows:

COMMENCING at the most Easterly point of a corner clip in the North R.O.W. line of Realty Road (60' R.O.W.) with the East line of Marsh Lane (100' R.O.W.) as dedicated by said Belt Line/Marsh Business Park replat;

THENCE S 77°47'59" E along the said North line of Realty Road, a distance of 121.16 feet to the beginning of a curve to the left having a radius of 470.00 feet and a central angle of 8°06'35";

THENCE around said curve in a Southwesterly direction, an arc distance of 66.52 feet, to the beginning of a curve to the right having a radius of 530.00 feet and a central angle of 8°06'35";

THENCE around said curve in a Southwesterly direction, an arc distance of 75.02 feet to the end of curve;

THENCE S 77°47'59" E along said North line of Realty Road a distance of 225.67 feet to the POINT OF BEGINNING;

THENCE N 12°12'01" E a distance of 344.93 feet to a point for corner, said corner also being in the Southwest line of the St. Louis and Southwestern Railway (100' R.O.W.);

THENCE S 77°47'59" E along the said Southwest line of Railway, a distance of 553.97 feet to an angle point;

THENCE S 77°56'58" E along the said Southwest line of Railway, a distance of 109.50 feet to an angle point;

THENCE S 79°26'58" E along the said Southwest line of Railway, a distance of 22.54 feet to a point for corner;

THENCE S 12°12'01" W a distance of 345.87 feet to a point for corner, said point being in the North line of Realty Road;

THENCE N 77°47'59" W along the said North line of Realty Road, a distance of 686.00 feet to the POINT OF BEGINNING and containing 5.433 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BELT LINE/MARSH, LTD., AND CENTRE DEVELOPMENT CO., INC., being the Owners do hereby adopt this plat designating the hereinabove described property as Addison Building Venture No. 2, an addition to the City of Addison, Dallas County, Texas and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purpose as indicated. The utility and fire lane easements shall be open to the public fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Addison, Texas.

WITNESS MY HAND this the _____ day of _____, 1981.

Belt Line/Marsh, Ltd.
by Centre Development Co., Inc.

Centre Development Co., Inc., Trustee
by Jack I. McJunkin, President

STATE OF TEXAS |
COUNTY OF DALLAS |

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Jack I. McJunkin, 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 1981.

Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jack J. D'Amato, Jr., do hereby certify that I have 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 platting rules and regulations of the City Plan Commission of the City of Addison.

Jack J. D'Amato, Jr., R.P.S.

STATE OF TEXAS |
COUNTY OF DALLAS |

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Jack J. D'Amato, Jr., 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 1981.

Notary Public in and for Dallas County, Texas

RECEIVED
APR 16 1981
CENTRE DEV.

FINAL PLAT
ADDISON BUILDING VENTURE NO. 2
PART OF A REPLAT OF
BELT LINE - MARSH BUSINESS PARK
D. MYERS SURVEY - ABSTRACT 923
ADDISON, DALLAS COUNTY, TEXAS

Owner
CENTRE DEVELOPMENT COMPANY INC
4000 Mc EWEN
FARMERS BRANCH, TEXAS 75240

Surveyor
BROCKETTE/DAVIS/DRAKE, INC.
2902 CARLISLE ST.
DALLAS, TEXAS 75204