

SCALE: 1"=60'

BLOCK 2  
BELT LINE-MARSH BUSINESS PARK  
VOL. 79252, PG. 0210

S 89°55'22" E - 1199.66

D. MYERS SURVEY, ABSTRACT NO. 923  
T.L. CHENOWETH SURVEY, ABSTRACT NO. 273

Southwestern Bell Telephone Company Easement  
Vol. 92069, Pg. 2670

10' DRAINAGE ESM'T.  
VOL. 79252, PG. 0210

Total  
11,387.4 ACRES  
496,035 SQ. FT.

LOT 1  
45,446 SQ. FT.

LOT 2  
443,230 SQ. FT.

BLOCK 2  
BELT LINE-MARSH BUSINESS PARK  
VOL. 79252, PG. 0210

CHICK-FIL-A ADDITION  
VOL. 94249, PG. 03638

REMAINDER OF BLOCK 2  
BELT LINE-MARSH BUSINESS PARK  
VOL. 78155, PG. 0001

BELT LINE ROAD

BUSINESS AVENUE

MARSH LANE

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That BELTWAY DEVELOPMENT CO., INC. ("Owner") does hereby adopt this plat designating the herein above property as Marsh/Belt Line Shopping Center, 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, including, 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.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The city will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the city to channelize or construct any type of drainage structure in order to improve the storm drainage, then in such event, the city shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the city for maintenance or efficiency of its respective system or service.

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 THE \_\_\_\_ DAY OF \_\_\_\_, 1997.

BELTWAY DEVELOPMENT CO., INC.

By: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

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 the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_, 1997.

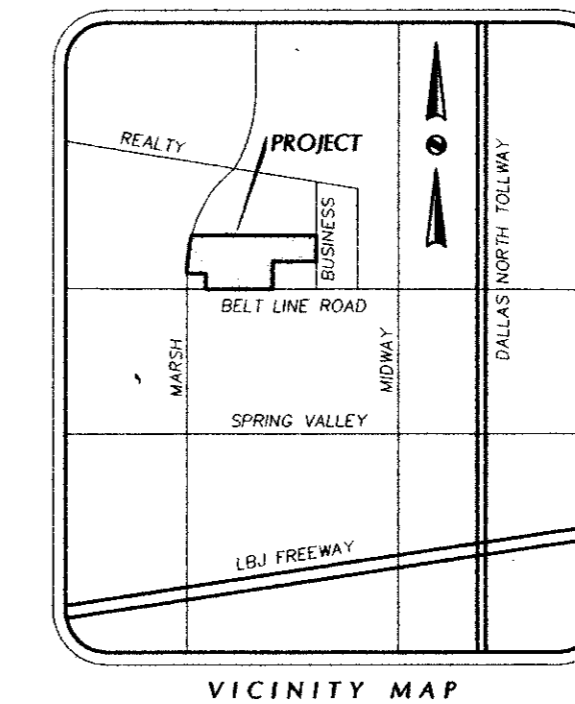
Notary Public in and for  
the State of Texas

CERTIFICATE OF APPROVAL:

MAYOR, TOWN OF ADDISON \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Beltway Development Co., Inc., is the owner of a tract of land situated in the D. Myers Survey, Abstract No. 923 and the T.L. Chenoweth Survey, Abstract No. 273, Dallas County, Texas, and being part of Block 2 of Belt-Line Marsh Business Park, an addition to the City of Addison as recorded in Volume 79252, Page 0210, Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found for corner being the most southerly point on a corner clip situated at the intersection of the north line of Belt Line Road (a 100' R.O.W.) and the west line of Business Avenue (a 60' R.O.W.);

THENCE N89°54'31"W, along the north line of Belt Line Road, a distance of 407.00 feet to an "x" cut found for the POINT OF BEGINNING and being the southeast corner of CHICK-FIL-A ADDITION, an addition to the City of Addison recorded in Volume 94249, Page 03638;

THENCE continuing along the north line of said Belt Line Road the following:

N89°54'31"W, a distance of 233.05 feet to a 1/2" iron rod found for corner;

N89°52'23"W, a distance of 119.98 feet to a 1/2" iron rod found for corner;

N89°49'34"W, a distance of 293.63 feet to an "x" cut found for corner;

THENCE N00°06'34"W, departing said north line of Belt Line Road and parallel with the east line of Marsh Lane (a 100' R.O.W.), a distance of 150.00 feet to a 1/2" iron rod found for corner;

THENCE N89°49'34"W, and parallel with the aforementioned north line of Belt Line Road, a distance of 175.00 feet to a PK nail found for corner being situated in the east line of Marsh Lane;

THENCE along the east line of said Marsh Lane the following:

N00°06'34"W, a distance of 50.25 feet to an iron rod found for corner being the point of curvature to the right having a central angle of 14°48'56", a radius of 1223.24, a tangent of 159.04 feet and a chord that bears N07°17'58"E, 315.42;

Along said curve a distance of 316.31 feet to an "x" found for corner;

THENCE S89°55'22"E, departing the east line of said Marsh Lane a distance of 1199.66 feet to an "x" found for corner, said "x" being in the west line of said Business Avenue;

THENCE S00°04'38"W, along the west line of said Business Avenue a distance of 249.23 feet to a 5/8" iron rod found for corner;

THENCE N89°54'31"W, departing the west line of said Business Avenue, a distance of 416.93 feet to an "x" cut found for corner being the northwest corner of said CHICK-FIL-A ADDITION;

THENCE S00°05'29"W, along the west line of said CHICK-FIL-A ADDITION, a distance of 265.00 feet to the POINT OF BEGINNING and containing 496,035 square feet or 11,387.4 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, John R. Piburn, Jr., do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the Town of Addison, Texas.

John R. Piburn, Jr., R.P.L.S.  
Registration No. 3689

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John R. Piburn, 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 \_\_\_\_, 1997.

Notary Public in and for  
the State of Texas

Bearings are based upon the north line of Belt Line Rd. (N 89°49'34" W) as recorded by plat in Volume 79252, Page 0210, Deed Records, Dallas County, Texas.

**FINAL PLAT**  
**MARSH / BELT LINE SHOPPING CENTER**

SITUATED IN THE

D. MYERS SURVEY, ABSTRACT NO. 923  
T.L. CHENOWETH SURVEY, ABSTRACT NO. 273

AND BEING PART OF

BLOCK 2, BELT LINE-MARSH BUSINESS PARK  
AN ADDITION TO THE  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:  
BELTWAY DEVELOPMENT CO., INC.  
15280 ADDISON ROAD  
SUITE 300  
DALLAS, TX 75248  
(972) 661-1011

PREPARED BY:  
BROCKETTE-DAVIS-DRAKE, INC.  
4144 NORTH CENTRAL EXPRESSWAY  
SUITE 1100  
DALLAS, TEXAS 75204  
(214) 824-3647