

**BLOCK 2
BELT LINE - MARSH BUSINESS PARK**

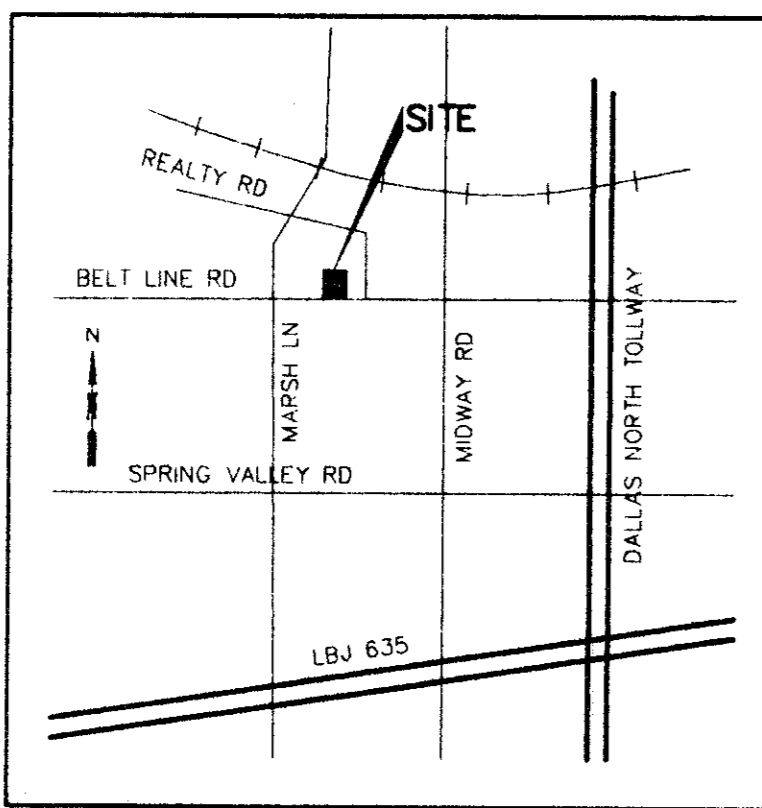
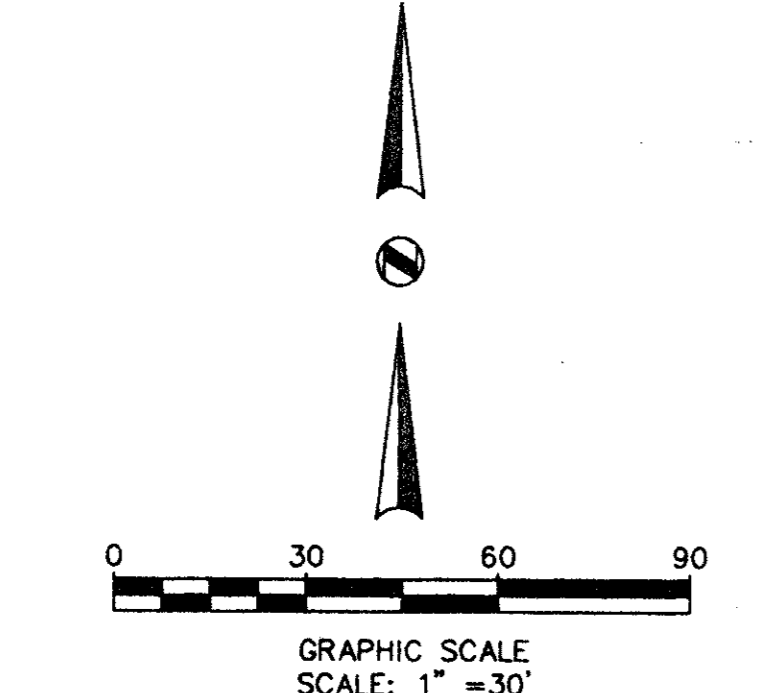
1.229 ACRES
"VACANT"

BUSINESS AVENUE
60' R.O.W.

BELT LINE ROAD
100' R.O.W.

POINT OF
BEGINNING

POINT OF
COMMENCING



LOCATION MAP
NTS

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, DARYL N. SNADON is the owner of a tract of land situated in the D. Meyers Survey, Abstract No. 923 and T. L. Chenoweth Survey, Abstract No. 273 and also being part of the Belt Line-Marsh Business Park, an addition to the Town of Addison, Dallas County, Texas as recorded in Volume 78155, page 0001, Deed Records, Dallas County, Texas and further being part of the replat of Belt Line-Marsh Business Park, an addition to the City of Addison, Dallas County, Texas, as recorded in Volume 79252, Page 0210, Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at an 5/8 inch iron rod set for the most southerly end of a corner clip situated at the intersection of the north line of Belt Line Road, a 100 foot right-of-way, and the west line of Business Avenue, a 60 foot right-of-way;

THENCE North 89°54'31" West along the north line of Belt Line Road a distance of 205.00 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING;

THENCE North 89°54'31" West along the north line of Belt Line Road a distance of 202.00 feet to a 5/8 inch iron rod set for corner;

THENCE North 00°05'29" East departing the north line of Belt Line road a distance of 265.00 feet to a 5/8 inch iron rod set for corner;

THENCE South 89°54'31" East a distance of 202.00 feet to a 5/8 inch iron rod set for corner;

THENCE South 00°05'29" West a distance of 265.00 feet to the POINT OF BEGINNING;

CONTAINING within the metes recited 1.229 acres of land, more or less.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

DARYL N. SNADON does hereby adopt this plat designating the hereinabove property as The CHICK-FIL-A Addition, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions, and reservations stated hereinafter, owner dedicated 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 regard 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 Town 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 of 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 Town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage then, in such event, the Town 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 Town for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to this property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesired conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The Town shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the natural drainage channels and the owners hereby agree to indemnify and hold harmless the Town from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

APPROVAL CERTIFICATE

Approved by the Town of Addison this ____ day of _____, 1994.

MAYOR

CITY SECRETARY

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. 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 construction, 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. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easement as shown; provided, however, that owner shall, at its sole cost and expense, be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, 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 growth which in any way endanger or interfere with the construction, 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 _____, Texas, this the ____ day of _____, 1994.

DARYL N. SNADON

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared DARYL N. SNADON, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the ____ day of _____, 1994.

Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

THAT I, JOHN R. PIBURN JR., a Registered Professional Land Surveyor do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that the tract shown hereon was determined by a survey made on the ground during the month of _____, 1994 under my supervision.

WITNESS, my hand and seal at Dallas, Dallas County, Texas, this the ____ day of _____, 1994.

JOHN R. PIBURN, JR., REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 3689

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 1994.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

**FINAL PLAT
CHICK-FIL-A ADDITION**

1.229 ACRES OF LAND
SITUATED IN THE D. MYERS SURVEY, ABSTRACT NO. 923
AND THE
T. L. CHENOWETH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Date: August, 1994

OWNER
Daryl N. Snadon
15280 Addison Road, Suite 300
Dallas, Tx. 75248
(214)661-2525

SURVEYORS
BROCKETTE DAVIS DRAKE, INC.
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7064