

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, PHCG INVESTMENTS, is the owner of all that certain lot, tract or parcel of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273 in the Town of Addison, Texas, and being known as Lot 1 in Block 1 of Belt Line-Surveyor Village, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 98023 of Page 31 of the Map Records of Dallas County, Texas, and being a part of the 3.7082 acre tract conveyed to P.H.C.G. Investments, by deed recorded in Volume 94067 of Page 5798 of the Deed Records of Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a 5/8" iron rod found for the Northeast corner of said Lot 1 in Block 1 of Belt Line-Surveyor Village, same being the Northeast corner of said P.H.C.G Investments 3.7082 acre tract and also being the Northwest corner of Mercado Juarez Addition, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 88172 at Page 3189 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

THENCE South 0° 35' 00" West along the East line of said Lot 1 in Block 1 of said Belt Line-Surveyor Village, same being the West line of said Mercado Juarez Addition for a distance of 332.78 feet to a 5/8 inch iron rod found for the Southeast corner of said Lot 1 in Block 1 of the Belt Line-Surveyor Village;

THENCE North 89° 25' 00" West along the South line of said Lot 1 in Block 1 of the Belt Line-Surveyor Village, same being the North line of Lot 2 in Block 1 of the Belt Line-Surveyor Village for a distance of 262.70 feet to a 5/8" iron rod found for corner;

THENCE South 55° 42' 51" West and continuing along the South line of Lot 1 in Block 1 of the Belt Line-Surveyor Village and being common to the North line of Lot 2 in Block 1 of the Belt Line-Surveyor Village for a distance of 87.74 feet to a 5/8" iron rod found for corner in the East right of way line of Surveyor Boulevard (60 foot right of way at this point), said point being in a curve to the left having a central angle of 03° 24' 49" with a radius of 630.00 feet and a chord bearing North 36° 44' 31" West at a distance of 37.53 feet;

THENCE Northwesterly along said curve to the left and following along the East right of way line of Surveyor Boulevard for an arc distance of 37.54 feet to a 5/8" iron rod found for corner;

THENCE North 38° 26' 56" West and continuing along the East right of way line of said Surveyor Boulevard for a distance of 45.30 feet to a 5/8" iron rod found for corner, said point being the beginning of a curve to the right having a central angle of 16° 48' 15" with a radius of 250.00 feet and a chord bearing North 30° 02' 48" West at a distance of 73.06 feet;

THENCE Northwesterly along said curve to the right and following along the East right of way line of Surveyor Boulevard for an arc distance of 73.32 feet to a 5/8" iron rod found for corner, said point being the beginning of a curve to the left having a central angle of 07° 37' 42" with a radius of 250.00 feet and a chord bearing North 25° 27' 32" West at a distance of 33.26 feet;

THENCE Northwesterly along said curve to the left for an arc distance of 33.28 feet to a 5/8" iron rod found for corner, said point being the beginning of a curve to the right having a central angle of 05° 08' 57" with a radius of 559.00 feet and a chord bearing North 26° 41' 54" West at a distance of 50.22 feet;

THENCE Northwesterly along said curve to the right and following along the East right of way line of said Surveyor Boulevard for a distance of 50.24 feet to a 5/8" iron rod found for corner;

THENCE North 24° 07' 33" West and continuing along the East right of way line of Surveyor Boulevard for a distance of 27.55 feet to a 5/8" iron rod found for corner, said point being the beginning of a cut-off line for Belt Line Road;

THENCE North 21° 40' 45" East said cut-off line for Belt Line Road for a distance of 30.68 feet to a 5/8" iron rod found for corner in the South right of way line of Belt Line Road, said point being in a curve to the right having a central angle of 14° 46' 42" and a radius of 1860.00 feet and a chord bearing North 75° 12' 17" East at a distance of 478.42 feet to the POINT OF BEGINNING AND CONTAINING 2.8958 ACRES OF LAND, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PHCG INVESTMENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE PROPERTY AS BELT LINE - SURVEYOR VILLAGE, 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 SERVICE 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 FO SERVICES FOR WHICH EASEMENTS ARE GRANTED

ANY DRAINAGE AND FLOODWAY EASEMENT SHOW 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 CONSIDER ERRECTING 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, CONSTRUCTION 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 THE SYSTEMS. ADDITIONAL EASEMENT AREA 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 21<sup>st</sup> DAY OF May, 2004.

PHCG INVESTMENTS

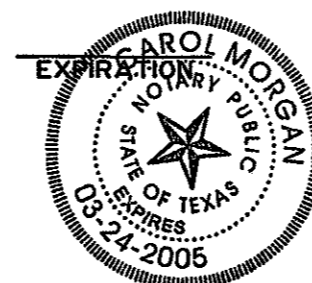
BY: Pete H. Pappas  
~~CHRIS PAPPAS~~  
Pete H. Pappas

STATE OF TEXAS  
COUNTY OF ~~HARRIS~~

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Pete H. Pappas PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21<sup>st</sup> DAY OF May, 2004.

Loise Morgan  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATION

I, LAWRENCE A. CATES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE TOWN OF ADDISON, TEXAS.

Lawrence A. Cates

LAWRENCE A. CATES  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717



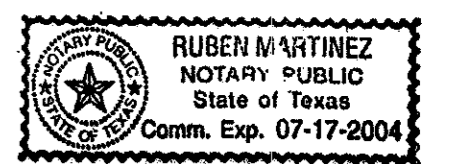
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE A. CATES, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21<sup>st</sup> DAY OF May, 2004.

Loise Morgan  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

7-17-04  
EXPIRATION



FILED AND RECORDED  
01 JUN 15 AM 9:55  
Dallas County Clerk  
DALLAS, TEXAS

FINAL PLAT  
OF  
BELT LINE - SURVEYOR VILLAGE  
LOTS 1A & 2A, BLOCK 1  
2.8958 ACRES  
BEING A REPLAT OF  
LOT 1, BLOCK 1 OF BELT LINE - SURVEYOR VILLAGE  
THOMAS L. CHENOWETH SURVEY,  
ABSTRACT NO. 273  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS  
MAY 18, 2004

ENGINEER/SURVEYOR  
LAWRENCE A. CATES & ASSOC. INC.  
14200 MIDWAY RD. STE. 122  
DALLAS, TEXAS 75244  
(972) 385-2272  
CONTACT: LAWRENCE A. CATES, P.E., R.P.L.S.

OWNER  
PHCG INVESTMENTS  
642 YALE STREET  
HOUSTON, TEXAS 77007  
CONTACT: CHRIS PAPPAS

THIS PLAT FILED IN VOLUME 20411 PAGE 00058 M.R.D.C.T.