

Property will be replatted
 all applicable easements vacated

THOMAS L. CHENOWETH SURVEY
 ABSTRACT NO. 273

22.49 ACRES (GROSS)
 - 0.29 ACRE IN USED EASEMENTS
 = 22.20 ACRES (NET)

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located on Belt Line Road, Midway Road, and Beltway Drive in the City of Addison, Texas, described as follows:

BEING a tract of land situated in the THOMAS L. CHENOWETH SURVEY ABSTRACT NO. 273 in the City of Addison, Dallas County, Texas, and being part of ADDISON PLAZA II, an Addition to the City of Addison according to the Plat recorded in Volume 79069 at Page 1416 of the Map Records of Dallas County, Texas, and part of the REPLAT OF ADDISON PLAZA, an Addition to the City of Addison, Texas, according to the Plat recorded in Volume 79069 at Page 1424 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set at the intersection of the north line of Beltway Drive (a 60-foot wide right-of-way) with the west line of Midway Road as established by General Warranty Deed recorded in Volume 86090 at Page 1285 of the Deed Records of Dallas County, Texas;

THENCE West along the said north line of Beltway Drive for a distance of 90.00 feet to a 1/2-inch iron rod set at the beginning of a curve to the left having a radius of 1005.00 feet, a central angle of 17 deg. 30 min. 00 sec., a tangent of 154.68 feet, a chord of 305.77 feet, and a chord bearing of South 81 deg. 15 min. 00 sec. West;

THENCE in a westerly direction along the said north line of Beltway Drive and said curve to the left for an arc distance of 306.96 feet to a 1/2-inch iron rod set at the end of said curve;

THENCE South 75 deg. 30 min. 00 sec. West along the said north line of Beltway Drive for a distance of 100.00 feet to a 1/2-inch iron rod set for corner at the beginning of a curve to the right having a radius of 945.00 feet, a central angle of 17 deg. 30 min. 00 sec., a tangent of 145.45 feet, a chord of 287.51 feet, and a chord bearing of South 81 deg. 15 min. 00 sec. West;

THENCE in a westerly direction along the said north line of Beltway Drive and said curve to the right for an arc distance of 288.63 feet to a 1/2-inch iron rod found at the end of said curve;

THENCE West along the said north line of Beltway Drive for a distance of 63.25 feet to the east line of the above mentioned ADDISON PLAZA II ADDITION and continuing for a total distance of 113.25 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the left having a radius of 1080.00 feet, a central angle of 18 deg. 53 min. 36 sec., a tangent of 179.70 feet, a chord of 354.52 feet, and a chord bearing of South 80 deg. 33 min. 12 sec. West;

THENCE in a westerly direction along the said north line of Beltway Drive and said curve to the left for an arc distance of 356.13 feet to a 3/8-inch iron rod found for corner in the west line of said REPLAT OF ADDISON PLAZA II ADDITION;

THENCE North 00 deg. 01 min. 18 sec. East along the said west line of the REPLAT OF ADDISON PLAZA II ADDITION for a distance of 721.11 feet to a 1/2-inch iron rod set for corner;

THENCE South 89 deg. 25 min. 00 sec. East and parallel with the south line of Belt Line Road (a 100-foot wide right-of-way) for a distance of 175.00 feet to a 1/2-inch iron rod set for corner;

THENCE North 00 deg. 01 min. 18 sec. East for a distance of 245.00 feet to a 1/2-inch iron rod set for corner in the said south line of Belt Line Road;

THENCE South 89 deg. 25 min. 00 sec. East along the said south line of Belt Line Road for a distance of 944.42 feet to a 1/2-inch iron rod set for corner;

THENCE South 01 deg. 18 min. 15 sec. East for a distance of 476.80 feet to a point for corner;

THENCE East for a distance of 134.13 feet to a point for corner in the said west line of Midway Road (a 100-foot wide right-of-way) at this point;

THENCE South along the said west line of Midway Road for a distance of 99.53 feet to a 1/2-inch iron rod set for corner;

THENCE South 07 deg. 07 min. 30 sec. West along the said west line of Midway Road for a distance of 80.62 feet to a 1/2-inch iron rod set for corner;

THENCE South along the said west line of Midway Road for a distance of 100.00 feet to a 1/2-inch iron rod set for corner;

THENCE South 45 deg. 00 min. 00 sec. West along the said west line of Midway Road for a distance of 28.28 feet to the POINT OF BEGINNING;

CONTAINING 22.49 acres or 979,695 square feet of land, more or less.

**SURVEY DESCRIPTION
 POINT OF BEGINNING**

DELTA=17°30'00"
 RADIUS=1005.00'
 LENGTH=306.96'
 CHORD=S 81°15'00" W
 305.77'

DELTA=18°53'36"
 RADIUS=1080.00'
 LENGTH=356.13'
 CHORD=S 80°33'12" W
 354.52'

DELTA=17°30'00"
 RADIUS=945.00'
 LENGTH=288.63'
 CHORD=S 81°15'00" W
 287.51'

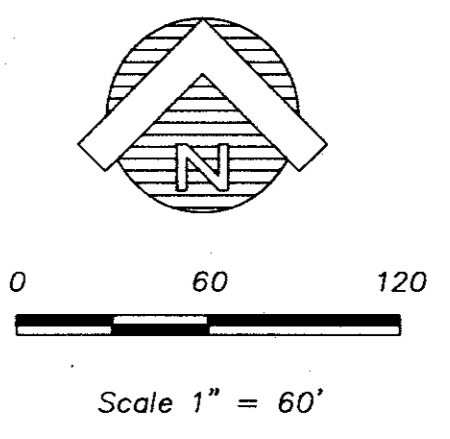
To TITLE RESOURCES GUARANTY COMPANY and BELTLINE AND MIDWAY JOINT VENTURE, a Texas general partnership, I hereby certify that this survey was made on the ground, that this plat (map or drawing) correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Surveyor's Seal
 Gary Bailey
 Registered Professional Land Surveyor, No. 4573

Based on telephone conversations with TU Electric, Lone Star Gas and SW Bell Telephone they have no utilities within the easements shown hereon. The water and sewer lines shown hereon in the utility easements are from available maps and records from the City of Addison, Texas, and therefore their locations are approximate only. There may be other utilities, the existence of which are not known to the undersigned. Size and location of all underground utilities must be verified at the appropriate utility company prior to any construction.

Flood Certificate
 As determined by the Flood Insurance Rate Maps for the City of Addison, Texas, the subject property does not lie within a Flood Zone Area. Map date: July 16, 1980 Community Panel No. 481089-0005A. Subject lot is located in Zone C.

NOTES:
 1. Sanitary Sewer Easement recorded in Volume 78148 at Page 1911 DRDCT does not affect subject property.



NO.	DATE	DESCRIPTION	LEGAL	REVISION	G.B.	APP.
7	9-9-91					

AVRES ASSOCIATES
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22.49 ACRES
 THOMAS L. CHENOWETH SURVEY
 ADDISON PLAZA PHASE I & II
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS

SURVEY PLAT

SCALE	1" = 60'	DATE	06-15-91
DRAWN BY		M.B.M.	
CHECKED BY		G.B.	
APPROVED BY		G.B.	
ACAD FILE		BELT	
PROJECT NO.		2520.24	

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