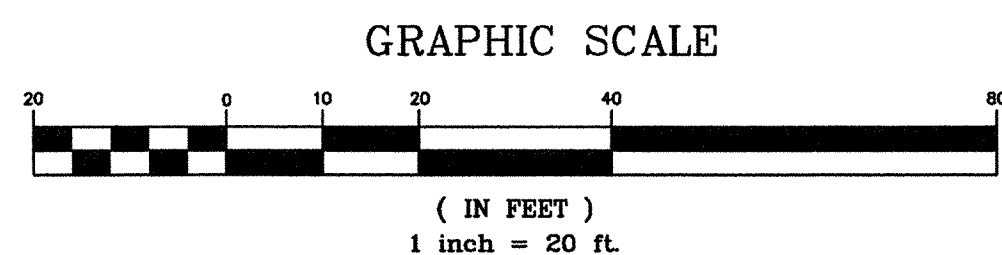


**POINT OF BEGINNING**



State of Texas  
County of Dallas

**OWNER'S CERTIFICATE**

WHEREAS, OTB PARTNERS, LTD. is the owner of a 2.275 acre tract of land situated in the ELISHA FIKE SURVEY, Abst. No. 478, Dallas County, Texas being a portion of Lot 4, BELTWAY OFFICE PARK, III-R, an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 92213, Page 321, Map Records, Dallas County, Texas and Lot 2, Beltway Office Park, Tract III, an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 81087, Page 2713, Map Records, Dallas County, Texas and Lot 1, VICTORIA STATION ADDITION, an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 79075, Page 1111, Map Records, Dallas County, Texas also being those certain tracts of land conveyed to OTB Partners, Ltd. by deed recorded in Volume 97223, Page 52, Deed Records, Dallas County, Texas and being more particularly described, as follows:

Beginning at a 1/2" iron found in the south line of Belt Line Road at the northeast corner of said Lot 1 and the northwest corner of Lot 1 BELTWAY OFFICE PARK, TRACT III, an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 77086, Page 26, Map Records, Dallas County, Texas;

THENCE South 00 degrees 01 minutes 37 seconds East, along the common line of said Lot 1, VICTORIA STATION and said Lot 1, BELTWAY OFFICE PARK, TRACT III, 497.71 feet to a 1/2" iron set;

THENCE South 89 degrees 59 minutes 17 seconds West, 192.36 feet to a capped 5/8" iron found at the southeast corner of Lot 3, BELTWAY OFFICE PARK 111-R, an addition to the City of Addison, Dallas County, Texas according to the plat recorded in Volume 92213, Page 321, Map Records, Dallas County, Texas;

THENCE North 00 degrees 01 minutes 48 seconds West, along the common line of said Lot 4 and Lot 3, a distance of 471.21 feet to a 1/2" iron set;

THENCE South 89 degrees 59 minutes 16 seconds West, 9.95 feet to a pk nail found at the beginning of a curve to the right whose radius is 32.50 feet and whose long chord bears North 42 degrees 26 minutes 07 seconds West, 47.98 feet;

THENCE Along said curve in a northwesterly direction through a central angle of 95 degrees 09 minutes 31 seconds, a distance of 53.98 feet to an "X" cut in concrete found;

THENCE North 05 degrees 08 minutes 21 seconds East, 12.06 feet to a 1/2" iron set in the south line of said Belt Line Road;

THENCE South 84 degrees 53 minutes 38 seconds East, along the south line of said Belt Line Road, 234.55 feet to the POINT OF BEGINNING and containing 2.275 acres of land.

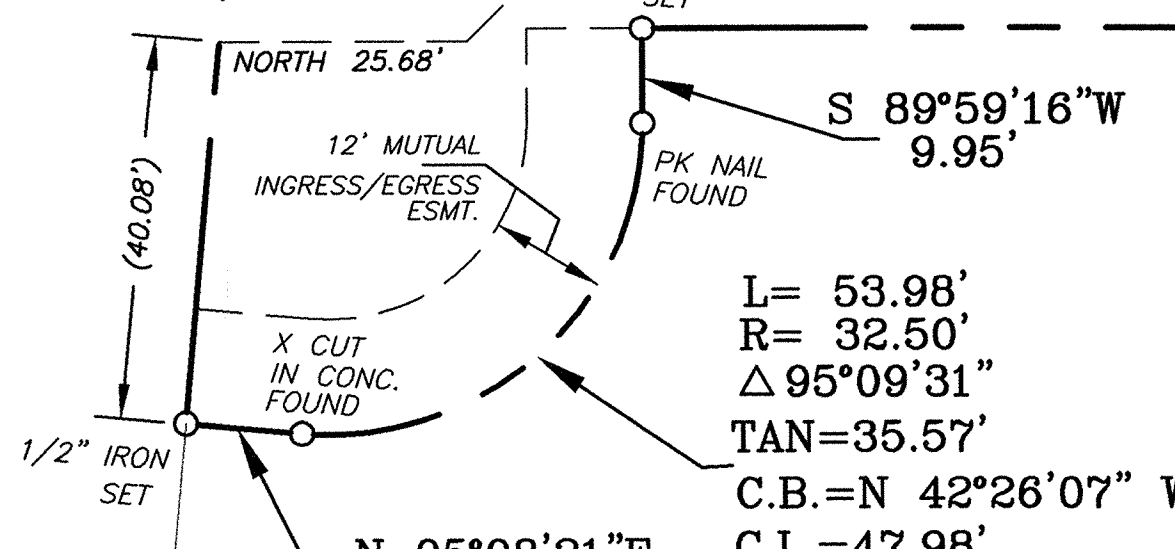
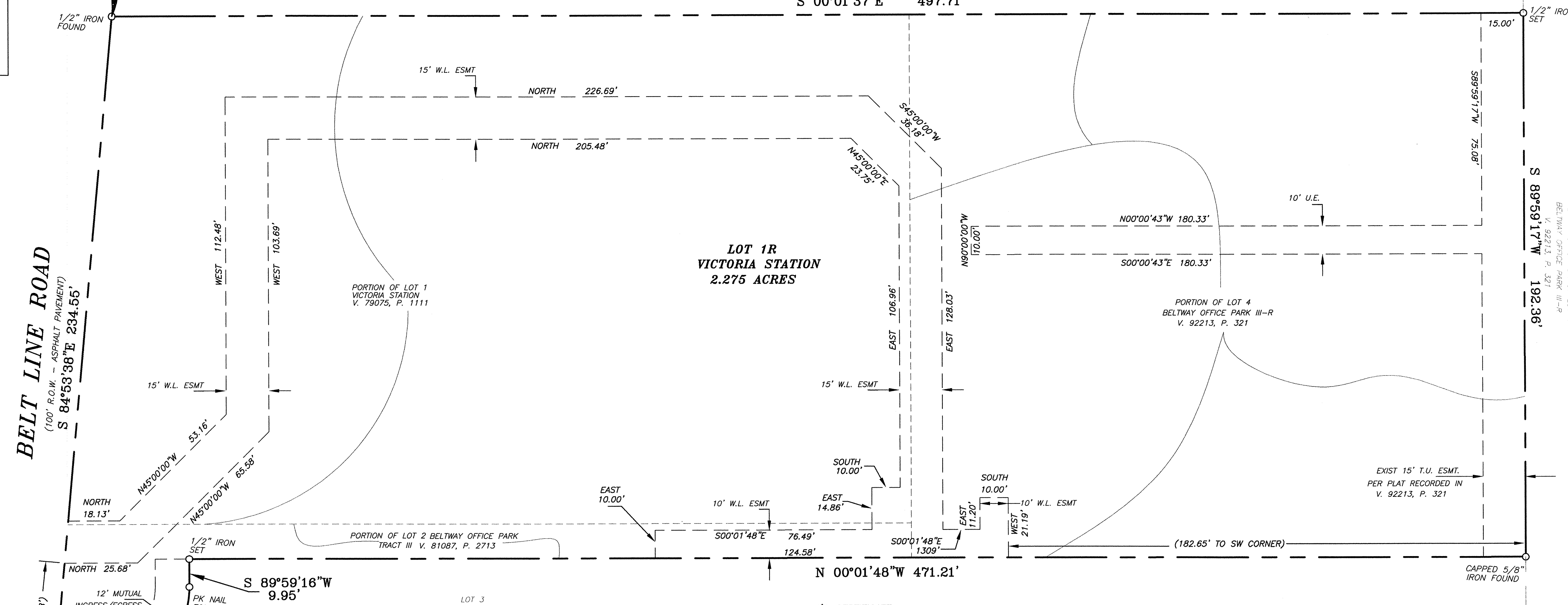
Now, therefore, know all men by these presents:

That, OTB PARTNERS, LTD. does hereby adopt this plat designating the herein above property as LOT 1R, VICTORIA STATION, an addition to the Town of Addison, Texas and subject to the conditions, restrictions and reservations stated herein, after, owner dedicates to the public use forever the streets and alleys shown thereon.

THE EASEMENT 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, ELECTION, TELEPHONE, GAS AND CABLE TELEVISION, OWNER SHALL HAVE THE RIGHT TO USE THESE EASEMENTS, PROVIDED, HOWEVER, THAT IT DOES NOT UNREASONABLY INTERFERE OR IMPED E WITH THE PROVISION OF THE SERVICES TO OTHERS. SAID UTILITY EASEMENTS ARE HEREBY 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 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 WATER RUNOFF 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 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 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 MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR SERVICE.

**BELT LINE ROAD**  
(100' R.O.W. - ASPHALT PAVEMENT)  
S 84°53'38"E 234.55'



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.

DARYL SNADON  
GENERAL PARTNER  
OTB PARTNERS, LTD.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARYL SNADON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AN 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TOWN OF ADDISON, TEXAS  
CITY COUNCIL  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL

Approved by the City Council of the Town of Addison, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2008.

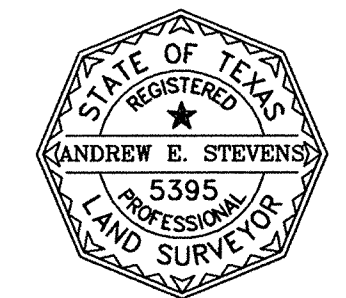
BY: \_\_\_\_\_ MAYOR

BY: \_\_\_\_\_ CITY SECRETARY

**SURVEYOR'S CERTIFICATE:**

I, ANDREW E. STEVENS A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY WAS MADE UNDER MY SUPERVISION.

ANDREW E. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION # 5395



STEVENS LAND SURVEYING, INC.  
7300-B WEATHERFORD HWY.  
FORT WORTH, TEXAS 76116  
(817) 696-9775

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW E. STEVENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AN 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008

NOTARY PUBLIC STATE OF TEXAS

**SURVEYOR**  
STEVENS LAND SURVEYING, INC.  
7300-B WEATHERFORD HWY.  
FORT WORTH, TEXAS 76116  
(817) 696-9775

**ENGINEER**  
MCMINNIS LAND CONSULTANTS, LLC  
108 W. 8TH STREET, STE 300  
FORT WORTH, TX 76102  
OFFICE: 817-877-4200  
FAX: 817-877-4201

**OWNER**  
OTB PARTNERS, LTD.  
15280 ADDISON RD., STE 301  
ADDISON, TX 75001  
OFFICE: 972-661-1011  
FAX: 972-385-8039

**AS BUILT**

FINAL PLAT  
OF  
**VICTORIA STATION**  
LOT 1R  
BEING A REPLAT OF  
PORTION OF LOT 1, VICTORIA STATION  
V. 79075, P. 1111  
AND  
PORTION OF LOT 2 BELTWAY OFFICE PARK  
TRACT III V. 81087, P. 2713  
AND  
PORTION OF LOT 4, BELTWAY OFFICE PARK III-R  
V. 92213, P. 321  
AN ADDITION TO THE TOWN OF ADDISON  
DALLAS COUNTY, TEXAS  
IN ALL BEING 2.275 ACRES LOCATED IN THE  
ELISHA FIKE SURVEY, Abst. No. 478,  
DALLAS COUNTY, TEXAS  
FEBRUARY 7, 2008

