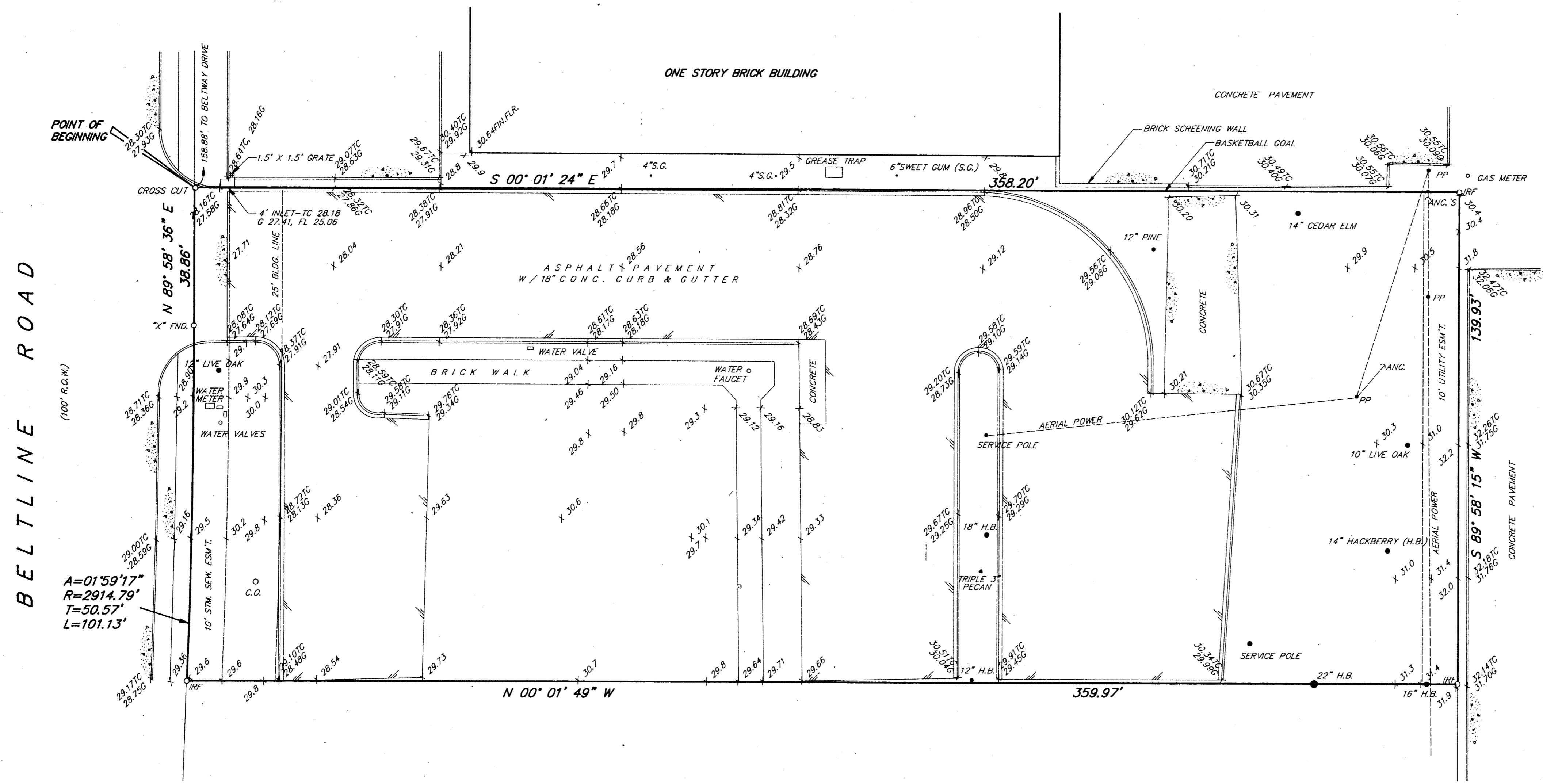




BELTWAY OFFICE PARK TRACT III
VOL. 77086, PG. 0026



PROPERTY DESCRIPTION
BEING a tract of land situated in the Elisha Fike Survey, Abstract No. 478, Dallas County, Texas, and being that certain tract of land conveyed to the City of Addison by deed dated October 4, 1971, Deed Records, Dallas County, Texas and being more particularly described as follows:
BEGINNING at a cross cut found for corner situated in the south line of Belt Line Road (100' R.O.W.), said cross being S 89°58'36" W a distance of 158.88 feet from the west line of Beltway Drive;
THENCE S 00°01'24" E departing the south line of said Belt line Road and along the west line of Beltway Office Park Tract III, an addition to the City of Addison as recorded in Volume 77086, Page 0026, Map Records, Dallas County, Texas, a distance of 358.20 feet to an iron rod found for corner;
THENCE S 89°58'15" W along the north line of said Beltway Office Park Tract III a distance of 139.93 feet to an iron rod found for corner;
THENCE N 00°01'49" W a distance of 359.97 feet to an iron rod found for corner situated in the curving south line of said Belt Line Road;
THENCE along the curving south line of said Belt Line Road the following:
Along said curve to the left having a central angle of 01°59'17", a radius of 2914.79 feet, an arc length of 101.13, and a chord bearing of S 89°01'46" E to an 'x' cut found for corner;
N 89°58'36" E a distance of 38.86 feet to the POINT OF BEGINNING and containing 50,190 square feet or 1.1522 acres of land, more or less.

SURVEY CERTIFICATE
The undersigned hereby certifies to Cabbage Patch Construction, Inc., a Texas Corporation, Chili's, Inc., a Delaware Corporation and Commonwealth Land Title Company, as of the following date, that: (1) this survey (a) was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon, (b) correctly shows the location of all buildings, structures, and other improvements and visible items on the subject property, and (c) correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument, book, and page number indicated); (2) except as shown, there are no visible (a) easements, rights-of-way, party walls, or conflicts, (b) encroachments on adjoining premises, streets, or alleys by any of said buildings, structures or other improvements, and (c) encroachments on the subject property by buildings, structures, or other improvements situated in adjoining premises (3) the distance from the nearest intersection, street, and road is as shown hereon; (4) the subject property does not serve any adjoining property for drainage, ingress and egress, or any other purpose; (5) all required building set-back lines on the subject property are located as shown hereon; (6) the subject property has access to and from a public roadway; (7) the subject property is not located in a 100 Year Flood Plain or in an identified flood or mudslide hazard area as defined by the U.S. Department of Housing and Urban Development under the Flood Disaster Protection Act of 1973, as amended; and (8) the subject property contains 1.1522 acres, 50,190 square feet of land.

EXECUTED on the 5th day of August, 1991.

John R. Fiburn, Jr.
R.P.L.S. No 3689

BLACK EYED PEA
(UNDER CONSTRUCTION)
TOP OF FORM 631.40

BENCH MARK:
"x" CUT ON CONC. BASE OF LIGHT POLE
5'± WEST OF BLACK EYED PEA'S WEST
PROPERTY LINE & 50'± SOUTH OF
BELT LINE ROAD.
ELEVATION 631.28

FOR REFERENCE ONLY

CHILI'S GRILL & BAR
BOUNDARY & TOPOGRAPHIC SURVEY
CITY OF ADDISON
BROCKETTE · DAVIS · DRAKE, inc.
consulting engineers
Civil & Structural Engineering · Surveying
3535 Travis, Suite 100 · Dallas, Texas 75204 · (214) 522-9540

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
	B.T.S.	7-31-91	1"=20'	F.G.	C-91193	01