

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS BELTWAY DEVELOPMENT is the owner of a tract of land situated in the G.W. FISHER SURVEY ABSTRACT No. 482, Dallas County, Texas and being a portion of BELTWAY - CENTRE ADDITION, an addition to the Town of Addison according to the plat as recorded in Volume 84067, Page 5718 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the easterly right-of-way line of ADDISON ROAD (a variable width right-of-way) and the northwesterly corner of a tract of land described in a deed to MARK A. ALBERT as recorded in Volume 97002, Page 3045 (DRDCT), said point being located N 00°17'00" E, a distance of 180.02 feet from the northerly corner of a corner clip at the intersection of the easterly right-of-way line of said ADDISON ROAD and the northerly right-of-way line of BELT LINE ROAD (100' right of way);

THENCE along the easterly right-of-way line of said ADDISON ROAD, N 00°17'00" E, a distance of 307.98 feet to a 5/8 inch iron rod set for corner;

THENCE departing the easterly right-of-way line of said ADDISON ROAD, S 89°43'00" E, a distance of 283.50 feet to a 5/8 inch iron rod found for corner;

THENCE N 00°17'00" E, a distance of 238.51 feet to a 5/8 inch iron rod set for corner;

THENCE S 89°43'00" E, a distance of 354.91 feet to a 5/8 inch iron rod set for corner;

THENCE N 00°17'00" E, a distance of 31.20 feet to a 5/8 inch iron rod found for corner;

THENCE S 89°57'28" E, a distance of 52.76 feet to a 5/8 inch iron rod found for corner;

THENCE S 00°15'05" E, a distance of 175.00 feet to a 5/8 inch iron rod set for corner;

THENCE S 89°57'28" E, a distance of 9.91 feet to an "X" cut set for corner;

THENCE S 00°15'05" E, a distance of 137.67 feet to a 5/8 inch iron rod set for corner;

THENCE N 89°57'28" W, a distance of 30.00 feet to a 5/8 inch iron rod found for corner;

THENCE S 00°15'05" E, a distance of 105.00 feet to an "X" cut found for corner;

THENCE N 89°57'28" W, a distance of 30.83 feet to a 5/8 inch iron rod found for corner;

THENCE S 00°14'01" E, a distance of 357.33 feet to a 5/8 inch iron rod found for corner in the northerly right-of-way line of aforementioned BELT LINE ROAD;

THENCE along the northerly right-of-way line of said BELT LINE ROAD, N 89°57'28" W, a distance of 446.54 feet to a 3/4 inch iron rod found at the southeasterly corner of aforementioned MARK A. ALBERT tract;

THENCE departing the northerly right-of-way line of said BELT LINE ROAD, N 00°02'30" E, a distance of 200.00 feet to a 5/8 inch iron rod set for corner;

THENCE N 89°57'30" W, a distance of 200.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 9.016 acres or 392,740 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BELTWAY DEVELOPMENT does hereby adopt this plat designating the hereinabove property as BELTWAY - CENTRE ADDITION, 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 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 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 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 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 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 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 Dallas, Texas, this the _____ day of _____, 2003.

By: BELTWAY DEVELOPMENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2003.

Notary Public in and for State of Texas

SURVEYOR'S CERTIFICATION

I, JOHN R. PIBURN, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from a actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision.

JOHN R. PIBURN, JR.
Registered Professional Land Surveyor
Texas Registration No. 3689

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, 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/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2003.

Notary Public in and for State of Texas

APPROVED and ACCEPTED for the Town of Addison this the ____ day of _____, 2003.

The approval of this plat is contingent upon the plat being filed for record with the County Clerk of Dallas County within 180 days from the above date.

Mayor: R. Scott Wheeler

City Secretary

FINAL PLAT
BELTWAY - CENTRE ADDITION

LOTS 1 & 2, BLOCK A
9.016 ACRES

G.W. FISHER SURVEY ABSTRACT No. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER
BELTWAY DEVELOPMENT
15280 ADDISON ROAD
SUITE 300
ADDISON, TEXAS 75001
972-661-1011
Mark Sommer

SURVEYOR
BROCKETTE-DAVIS-DRAKE, INC.
4144 NORTH CENTRAL EXPRESSWAY
SUITE 1100
DALLAS, TEXAS 75204
214-824-3647
214-824-7064 (fax)