



CURVE DATA			
No.	f	Inner	Outer
1	Δ	14°19'26"	14°19'26"
	R	570.0'	630.0'
	T	71.62'	79.16'
	L	142.50'	157.50'
	d	0.05025	0.04774
2	Δ	38°38'30"	38°38'30"
	R	570.0'	630.0'
	T	199.84'	220.88'
	L	384.42'	424.89'
	d	0.05025	0.04774
3	Δ	26°56'39"	26°56'39"
	R	450.0'	510.0'
	T	107.80'	122.16'
	L	211.62'	239.83'
	d	0.06366	0.05617
4	Δ	7°01'13"	8°10'44"
	R	1020.0'	1080.0'
	T	62.57'	77.22'
	L	124.98'	154.17'
	d	0.02808	0.02652

**STREET EASEMENT PLAT
BELTWAY DRIVE & SURVEYOR BLVD.
ADDISON, TEXAS
THOMAS L. CHENOWETH ~ ABST. NO. 273
DALLAS COUNTY, TEXAS**

← OWNERS →
**BENCHMARK PROPERTIES, INC.
CORPORATE REALTY 71**

3362 Wiley Post Road Carrollton, Texas 75006

DON A. TIPTON, INC. ~ CONSULTING ENGINEERS

13600 L.B.J. Freeway
Scale: 1"=100'

Garland, Texas 75041
June 1, 1979

OWNER'S CERTIFICATE

TRACT "A"

WHEREAS, BENCHMARK PROPERTIES, INC. is the owner of a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Southwest corner of McCutchin Bros. Joint Venture Addition, as recorded in Volume 79069 at Page 1424 of the Map Records of Dallas County, Texas, a point for corner;
THENCE, Southwesterly, around a curve to the left having a central angle of 7°01'13" and a radius of 1020.0 feet, a distance of 124.98 feet to the beginning of a curve to the right having a central angle of 26°56'39" and a radius of 510.0 feet, a point for corner;
THENCE, Southwesterly, around said curve to the right, a distance of 239.83 feet to a point for corner;
THENCE, S. 89°52'20"W, a distance of 478.89 feet to a point for corner;
THENCE, N. 0°11'34"E, a distance of 30.0 feet to a point for corner;
THENCE, N. 89°52'20"E, a distance of 478.72 feet to the beginning of a curve to the left having a central angle of 26°56'39" and a radius of 480.0 feet, a point for corner;
THENCE, Northeasterly, around said curve to the left, a distance of 225.73 feet to the beginning of a curve to the right having a central angle of 7°37'01" and a radius of 1050.0 feet, a point for corner;
THENCE, Northeasterly, around said curve to the right, a distance of 139.59 feet to a point for corner;
THENCE, S. 0°01'18"W, a distance of 31.87 feet to the PLACE OF BEGINNING and containing 0.581 Acres of Land.

TRACT "B"

WHEREAS, CORPORATE REALTY 71, INC. is the owner of a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point being N. 0°01'18"E, 31.87 feet from the Southwest corner of McCutchin Bros. Joint Venture Addition, as recorded in Volume 79069 at Page 1424 of the Map Records of Dallas County, Texas, a point for corner;
THENCE, Southwesterly, around a curve to the left having a central angle of 7°37'01" and a radius of 1050.0 feet, a distance of 139.59 feet to the beginning of a curve to the right having a central angle of 26°56'39" and a radius of 480.0 feet, a point for corner;
THENCE, Southwesterly, around said curve to the right, a distance of 225.73 feet to a point for corner;
THENCE, S. 89°52'20"W, a distance of 478.72 feet to a point for corner;
THENCE, S. 0°11'34"W, a distance of 30.0 feet to a point for corner;
THENCE, S. 89°52'20"W, a distance of 30.0 feet to a point for corner;
THENCE, N. 0°11'34"E, a distance of 381.34 feet to the beginning of a curve to the left having a central angle of 38°38'30" and a radius of 570.0 feet, a point for corner;
THENCE, Northwesterly, around said curve to the left, a distance of 384.42 feet to a point for corner;
THENCE, N. 38°26'56"W, a distance of 60.86 feet to the beginning of a curve to the right having a central angle of 14°19'26" and a radius of 630.0 feet, a point for corner;
THENCE, Northwesterly, around said curve to the right, a distance of 157.50 feet to a point for corner;
THENCE, N. 24°07'30"W, a distance of 49.76 feet to a point on the Southeast line of Belt Line Road, a point for corner;
THENCE, Northeasterly, along said Belt Line Road and around a curve to the right having a central angle of 1°50'54" and a radius of 1860.0 feet, a distance of 60.0 feet to a point for corner;
THENCE, S. 24°07'30"E, leaving said Belt Line Road, a distance of 49.76 feet to the beginning of a curve to the left having a central angle of 14°19'26" and a radius of 570.0 feet, a point for corner;
THENCE, Southeastly, around said curve to the left, a distance of 142.50 feet to a point for corner;
THENCE, S. 38°26'56"E, a distance of 60.86 feet to the beginning of a curve to the right having a central angle of 38°38'30" and a radius of 630.0 feet, a point for corner;
THENCE, Southeastly around said curve to the right, a distance of 424.89 feet to a point for corner;
THENCE, S. 0°11'34"W, a distance of 321.0 feet to a point for corner;
THENCE, N. 89°52'20"E, a distance of 448.55 feet to the beginning of a curve to the left having a central angle of 26°56'39" and a radius of 450.0 feet, a point for corner;
THENCE, Northeasterly, around said curve to the left, a distance of 211.62 feet to the beginning of a curve to the right having a central angle of 8°10'44" and a radius of 1080.0 feet, a point for corner;
THENCE, Northeasterly, around said curve to the right, a distance of 154.17 feet to a point on the Northerly line of Beltway Drive, a point for corner;
THENCE, S. 0°01'18"W, a distance of 31.77 feet to the PLACE OF BEGINNING and containing 1.980 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, BENCHMARK PROPERTIES, INC. and CORPORATE REALTY 71, INC., do hereby adopt this plat designating the hereinabove described property as Street Easement Plat - Beltway Drive and Surveyor Blvd., an Easement to the City of Addison, Dallas County, Texas, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements; and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity, at any time, or procuring the permission of anyone.

WITNESS MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 1979.

BENCHMARK PROPERTIES, INC. CORPORATE REALTY 71, INC.

Ray Williamson, President D. W. Morton, President

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared RAY WILLIAMSON, known to me to be the person and officer whose name is subscribed to the foregoing instrument and 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 the _____ day of _____, 1979.

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared D. W. MORTON, known to me to be the person and officer whose name is subscribed to the foregoing instrument and 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 the _____ day of _____, 1979.

Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, DON A. TIPTON, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Platting Rules and Regulations of the City of Addison, Texas.

STATE OF TEXAS)
COUNTY OF DALLAS)

DON A. TIPTON, Registered Professional Engineer

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DON A. TIPTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 1979.

Notary Public in and for Dallas County, Texas