

Bob Broche  
980-860

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Belt Line-Marsh, Ltd. is the owner of two tracts of land situated in the D. Myers Survey, Abstract No. 923, and in the T.L. Chenoweth Survey, Abstract No. 273, in the City of Addison, Dallas County, Texas, and being more particularly described as follows:

TRACT 1

BEGINNING at a point in the East line of Marsh Lane (60' R.O.W.), said point also being in the Southwest line of the St. Louis and Southwestern Railway (100' R.O.W.);

THENCE S 27°47'59" E along the said Southwest line of Railway, a distance 971.00 feet to a cedar fence post for corner;

THENCE in a Southeasterly direction, along the said Southwest line of Railway the following: S 77°56'58" E a distance of 109.5 feet, S 79°26'58" E a distance of 105.00 feet, S 81°18'58" E a distance of 100.00 feet, S 83°04'58" E a distance of 100.00 feet, S 85°17'58" E a distance of 100.00 feet, S 87°21'58" E a distance of 100.00 feet, S 89°12'58" E a distance of 98.6 feet to an iron stake found for corner, said point being in the West line of Texas Power and Light Co. 100' R.O.W. and the Southwest line of said Railway;

THENCE S 0°04'38" W along the said West line of Texas Power and Light Co. R.O.W., a distance of 1093.95 feet to an iron pipe found for corner in the North line of Belt Line Road (100' R.O.W.); said point also being the beginning of a curve to the right, having a central angle of 18°20'21" and a radius of 1860.00 feet, and whose tangent bears S 71°45'08" W;

THENCE along the said North line of Belt Line Road, around said curve in a Southwesterly direction, a distance of 595.35 feet to end of curve;

THENCE N 89°54'31" W along said North line of Belt Line Road, a distance of 1034.79 feet to a point for corner;

THENCE N 44°35'11" W a distance of 43.13 feet to a point for corner in the aforementioned East line of Marsh Lane;

THENCE N 0°02'48" W along the said East line of Marsh Lane, a distance of 1456.30 feet to the PLACE OF BEGINNING and containing 49.031 acres of land, more or less.

TRACT 2

BEGINNING at a point in the West line of Marsh Lane (60' R.O.W.), said point also being in the Southwest line of the St. Louis and Southwestern Railway (100' R.O.W.);

THENCE S 0°02'48" E along the said West line of Marsh Lane, a distance of 1456.30 feet to a point for corner;

THENCE S 44°49'43" W a distance of 42.17 feet to a point for corner in the North line of Belt Line Road (100' R.O.W.);

THENCE N 89°49'34" W along the said North line of Belt Line Road, a distance of 518.54 feet to a point for corner;

THENCE N 0°06'34" W a distance of 200.00 feet to a point said point being the beginning of a curve to the right, having a radius of 1273.24 feet and a central angle of 32°00';

THENCE around said curve in a Northeasterly direction, and arc distance of 711.11 feet to end of curve;

THENCE N 31°53'26" E a distance of 369.31 feet to a point, said point being the beginning of a curve to the left having a radius of 1273.24 feet and a central angle of 14°56'45";

THENCE around said curve, in a Northeasterly direction, an arc distance of 332.13 feet, to end of said curve, said point being in the aforementioned Southwest line of the St. Louis and Southwestern Railway;

THENCE S 77°46'36" E along the said Southwest line of Railway, a distance of 26.39 feet to the PLACE OF BEGINNING and containing 12.540 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Belt Line-Marsh, Ltd., being the Owner does hereby adopt this plat designating the hereinabove described property as Belt Line-Marsh Business Park, an addition to the City of Addison, Dallas County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purpose as indicated. The utility and fire lane easements shall be open to the public fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep up all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. A public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas.

WITNESS MY HAND this the \_\_\_\_\_ day of \_\_\_\_\_, 1978.

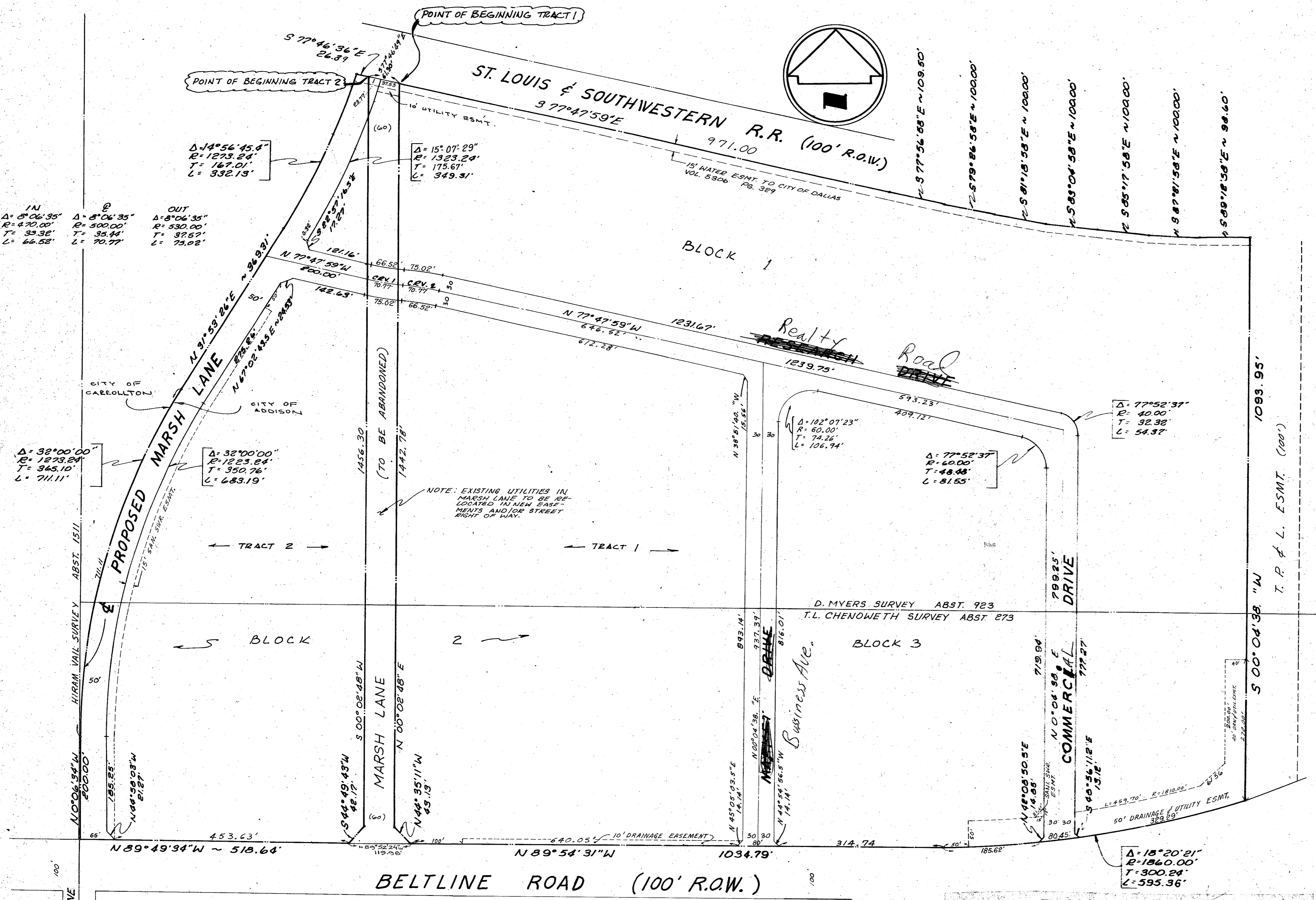
Belt Line-Marsh, Ltd.  
by Dal-Mac Development Company, Inc.,  
General Partner  
by Jack I. McJunkin, President

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 Jack I. McJunkin, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 1978.

VOL. 78155 PG.0001  
Notary Public in and for Dallas County, Texas



KNOW ALL MEN BY THESE PRESENTS: THAT I, JACK R. DAVIS, do hereby certify that I 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 Plan Commission of the City of Addison, Texas.

Jack R. Davis, P.E.

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jack R. Davis, known to me to be the person 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 \_\_\_\_\_, 1978.

Notary Public in and for Dallas County, Texas

**FINAL PLAT**  
**BELTLINE-MARSH BUSINESS PARK**  
D. MYERS SURVEY - ABSTRACT 923  
T.C. CHENOWETH SURVEY - ABSTRACT 273  
ADDISON, DALLAS COUNTY, TEXAS  
DAL-MAC DEVELOPMENT COMPANY  
100 E. SPRING VALLEY RD.  
RICHARDSON, TEXAS 75080  
BY  
MAYES & BROCKETTE, INC.  
2902 CARLISLE ST.  
DALLAS, TEXAS 75204  
SCALE: 1" = 100'  
APRIL, 1978