



OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, Beltway Development Company and Daryl N. Snadon, Trustee, are the owners of a tract of land situated in the City of Addison, Dallas County, Texas; and being part of the William Lomax Survey Abstract 792 and also being all of Lots 1, 2, 22, and 23, Block B, and Lots 23 and 24, Block A and part of Lots 1 and 2, Block A of Carroll Estates an addition to the County of Dallas, as recorded in Volume 10, Page 473, of map of records Dallas County, and also being part of Carroll Road and a 60 foot wide road as abandoned by County Commissioners Court, as recorded in Volume 40, Page 274 of the County Court Minutes, and being more particularly described as follows:

BEGINNING at point for corner the intersection of the northerly line of Keller Springs Road (60 feet wide) and the westerly line of Addison Road (60 feet wide), said point being the southeasterly corner of said Lot 23;

THENCE due West along the northerly line of Keller Springs Road a distance of 2132.26 feet to the beginning of a curve to the right;

THENCE in a westerly and northwesterly direction along the northerly and northeasterly line of Keller Springs Road (as relocated) and along a curve to the right, having a radius of 280.00 feet, a central angle of 69° 17' and an arc length of 338.58 feet to the end of said curve to the right;

THENCE North 20° 43' West continuing along the northeasterly line of Keller Springs Road a distance of 529.18 feet to a point for corner in the easterly line of Dooley Road, said point also being the northwesterly corner of said Lot 2;

THENCE South 89° 59' East along the northerly lines of said Lots 2 and 23, Block A, and Lots 2 and 22, Block B, in all a distance of 2580.66 feet to a point for corner in the westerly line of Addison Road;

THENCE South 0° 03' 31" East along the westerly line of Addison Road a distance of 675.16 feet at the PLACE OF BEGINNING and containing 37.8880 acres more or less.

Approved by the City Council of Addison, Texas, on _____ 1977
_____ 1977

FILE PLAT
SUNBELT BUSINESS PARK
A SUBDIVISION OF PART OF
WILLIAM LOMAX SURVEY ABST. 792
CITY OF ADDISON, DALLAS COUNTY, TEXAS
FOR
BELTWAY DEVELOPMENT COMPANY
4560 BELTLINE ROAD DALLAS, TEXAS 75240
BY
RAYMOND L. GOODSON, JR., INC. ENGINEERS
3409 OAK GROVE DALLAS, TEXAS
SCALE 1"=100' AUGUST 1977

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BELTWAY DEVELOPMENT COMPANY and Daryl N. Snadon, Trustee, do hereby adopt this plat designating the herein described property as Tract I Sunbelt Business Park, an addition to the City of Addison, Texas, and do hereby dedicate the streets, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said 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 removed 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 easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all parts of its respective systems without the necessity at any time of procuring the permission of anyone. All 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 at Addison, Texas, this the _____ day of _____ 1977.

BELTWAY DEVELOPMENT COMPANY

DARYL N. SNADON

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, on this day personally appeared Daryl N. Snadon, 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 _____ 1977.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Norman D. Harper, of Raymond L. Goodson Jr., Inc., do hereby declare 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 subdivision regulations of the City of Addison, Texas.

Norman D. Harper

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority on this day personally appeared Norman D. Harper, 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 _____ 1977.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

SCALE 1"=100' AUGUST 1977

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