

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS ( )  
COUNTY OF DALLAS ( )

KNOW ALL MEN BY THESE PRESENTS:

THAT THE TOWN OF ADDISON, is the owner of the following described property to wit.

BEING a 2.321 acre tract of land situated in the Elisha Fike Survey, Abstract No. 478 and in the Town of Addison, Dallas County, Texas and being all of that certain tract of land described by deed recorded in Volume 71193, Page 1455, Deed Records of Dallas County, Texas and all of that certain tract of land described by deed recorded in Volume 71193, Page 1461, Deed Records of Dallas County, Texas, said 2.321 acre tract of land being more particularly described as follows:

BEGINNING at a chiseled "x" set for the northwest corner of said tract of land recorded in Volume 71193, Page 1455, Deed Records of Dallas County, Texas and being the northeast corner of a called 2.2956 acre tract of land as described by deed recorded in Volume 87094, Page 4583, Deed Records of Dallas County, Texas, also being in the southerly right-of-way line of Belt Line Road (a 100 foot right-of-way) and in a curve to the left the radius point of which bears North 04°41'26" East, 2914.93 feet;

THENCE, along the southerly right-of-way line of said Belt Line Road and with said curve, through a central angle of 04°44'41", an arc distance of 241.39 feet, a chord bearing of South 87°40'55" East and a chord distance of 241.32 feet to a chiseled "x" set for corner;

THENCE, continuing along said southerly right-of-way line, North 89°56'45" East, a distance of 38.89 feet to a chiseled "x" found for the northeast corner of said tract of land recorded in Volume 71193, Page 1461, Deed Records of Dallas County, Texas also being the northwest corner of a called 1.3251 acre tract of land as described by deed recorded in Volume 79027, Page 2111, Deed Records of Dallas County, Texas;

THENCE, South 00°03'00" East, a distance of 358.29 feet to a 1/2 inch iron rod with cap found for the southeast corner of said tract recorded in Volume 71193, Page 1461, Deed Records of Dallas County, Texas and the southwest corner of said 1.3251 acre tract and being in a northerly line of BELTWAY OFFICE PARK, TRACT III, an addition to the Town of Addison as described by plat recorded in Volume 77086, Page 0026, Map Records of Dallas County, Texas;

THENCE, South 89°57'00" West, a distance of 280.00 feet to a 1/2 inch iron rod with cap found for the southwest corner of said tract of land recorded in Volume 71193, Page 1455, Deed Records of Dallas County, Texas and being in the easterly line of aforementioned 2.2956 acre tract of land;

THENCE, North 00°03'00" West, a distance of 368.26 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 101,120 square feet or 2.321 acres of land.

THAT, THE TOWN OF ADDISON ("Owner") does hereby adopt this plat designating the hereinabove property as 4500 BELT LINE 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 City 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 run-off 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 City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City 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 City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all parts of its respective system without the necessity at any time of procuring the permission of anyone. Any 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. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that the owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, 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 growth which in any way endanger or interfere with the construction, 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 existing ordinance, rules, regulations and resolutions of the Town of Addison, Texas.

BY: *[Signature]*  
Lynn Spruill  
Mayor  
Town of Addison

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 D. Lynn Spruill, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of NOVEMBER, 1990.

*[Signature]*  
Diana Miller  
Notary Public, State of Texas

My Commission Expires 6-11-92

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Lyndon M. Hodgins, 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 found or properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Addison, Texas.

*[Signature]*  
Registered Professional Land Surveyor  
Lyndon M. Hodgins  
R.P.L.S. No. 4584

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 Lyndon M. Hodgins, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of NOVEMBER, 1990.

*[Signature]*  
Susan A. Potts  
Notary Public, State of Texas

My Commission Expires 9-25-92

DEC 12 1990

*[Signature]*  
COUNTY CLERK, DALLAS COUNTY, TEXAS

**FINAL PLAT**  
**4500 BELT LINE ADDITION**

2.321 ACRES SITUATED IN THE  
ELISHA FIKE SURVEY, ABSTRACT NO. 478  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS

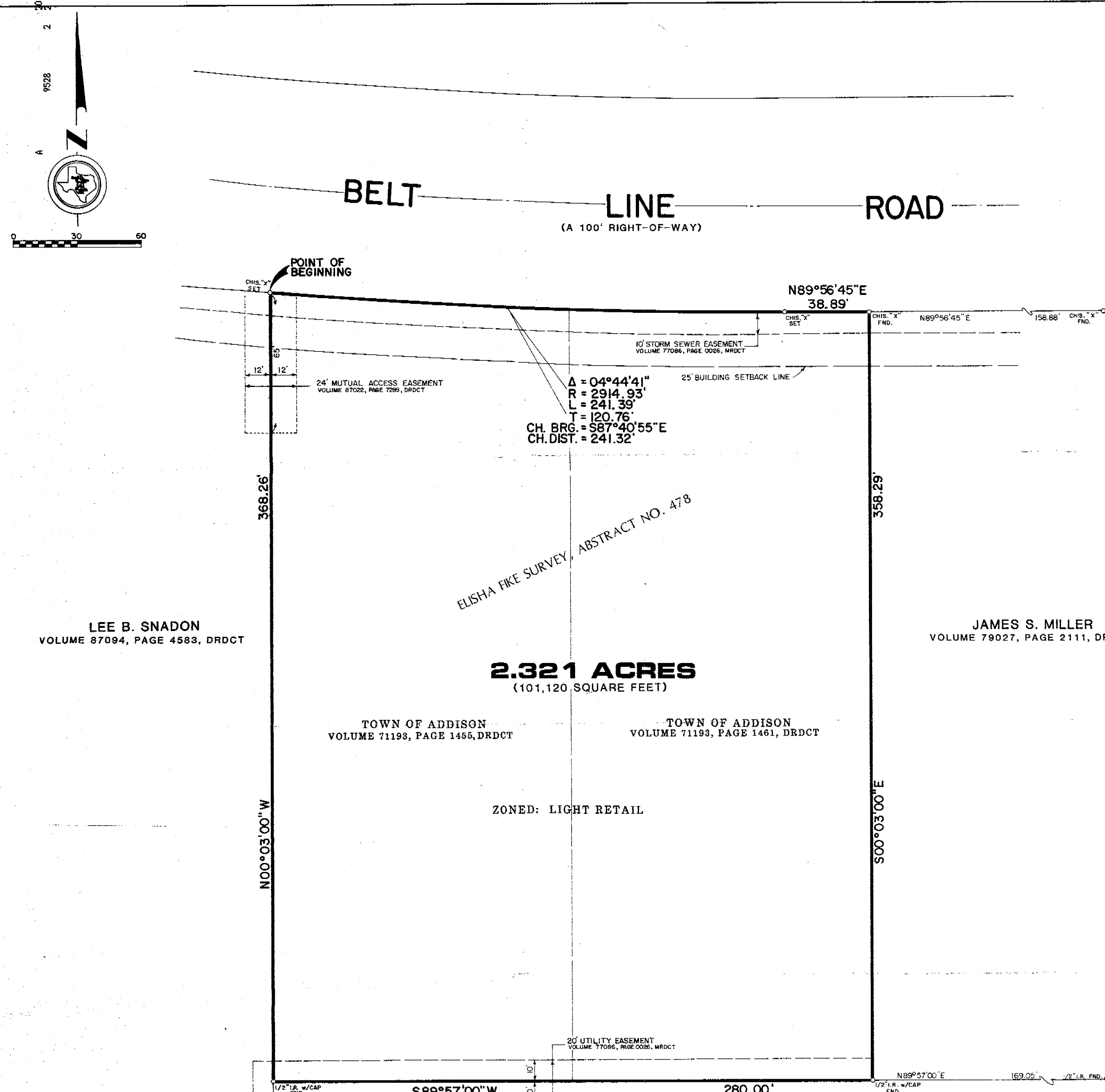
SURVEYOR:  
GEOGRAM CORP.  
2710 N. STEMMONS FRWY. SUITE 301  
DALLAS, TEXAS 75207  
(214)630-1419

OWNER:  
TOWN OF ADDISON  
5300 BELT LINE ROAD  
ADDISON, TEXAS 75001  
(214)450-7018

OCTOBER 1990  
SCALE: 1" = 30'  
GC 3343-55-013-100

RECEIVED  
DEC 12 1990

FILED  
90 DEC 12 PM 2:59  
COUNTY CLERK  
DALLAS COUNTY



**2.321 ACRES**  
(101,120 SQUARE FEET)

ZONED: LIGHT RETAIL

LEE B. SNADON  
VOLUME 87094, PAGE 4583, DRDCT

JAMES S. MILLER  
VOLUME 79027, PAGE 2111, DRDCT

TOWN OF ADDISON  
VOLUME 71193, PAGE 1455, DRDCT

TOWN OF ADDISON  
VOLUME 71193, PAGE 1461, DRDCT

BELTWAY OFFICE PARK  
TRACT III  
VOLUME 77086, PAGE 0026, MRDCT

TOWN OF ADDISON TAX NO.: 1-24-0003  
DALLAS CENTRAL APPRAISAL DISTRICT TAX NO.: 65047869510240000

CERTIFICATE OF APPROVAL: *[Signature]*  
Mayor, Town of Addison

*[Signature]*  
City Secretary

