

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Bellline Realty Partners Inc., are the owners of a tract of land being all of Lots 3 and 3A of the Addison West Industrial Park 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.

BEGINNING at a "X" cut set for corner at the southeast corner of said Lot 3A and the southwest corner of Goff Addition as recorded in Volume 80005, Page 3044, D.R.D.C.T., said "X" cut being in the north Right of Way line of Belt Line Road (100' ROW);

THENCE North 89 degrees 51 minutes 55 seconds West following the north ROW line of said Belt Line Road a distance of 30.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 83 degrees 33 minutes 22 seconds West following the north ROW line of said Belt Line Road a distance of 100.12 feet to a 1/2 inch iron rod set for corner;

THENCE North 89 degrees 51 minutes 55 seconds West following the north ROW line of said Belt Line Road a distance of 152.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 08 minutes 05 seconds West following the north ROW line of said Belt Line Road a distance of 11.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 89 degrees 51 minutes 55 seconds West following the north ROW line of said Belt Line Road a distance of 464.64 feet to a 1 inch iron pipe found for corner;

THENCE North 00 degrees 03 minutes 55 seconds West a distance of 350.00 feet to a 1/2 inch iron rod found for corner in the south Right of Way line of Centurion Way (60' ROW);

THENCE South 89 degrees 51 minutes 55 seconds East following the north ROW line of said Centurion Way a distance of 747.36 feet to a 3/8 inch iron rod found for corner at the northwest corner of said Goff Addition;

THENCE South 00 degrees 08 minutes 05 seconds West a distance of 350.00 feet to the POINT OF BEGINNING and containing 259,142 square feet or 5.949 acres of land.

**BASIS OF BEARINGS:**

Bearing Shown Are Based On The Recorded Plat Of Addison West Industrial Park As Recorded In Volume 93212, Page 6350, P.R.D.C.T.

**PURPOSE OF REPLAT:**

To revise lot lines and add easements that were required, existing Water Easement.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Bellline Realty Partners Inc. does hereby adopt this plat designating the hereinabove property as Addison West Industrial Park 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 easement 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 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 to private property or person that results from the flow of water along said creek, or creeks or for the control or 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. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

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 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. 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 the utility. Building, 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 owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvement 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 platting ordinances, rules, regulations, and resolutions of the Town of Addison, Texas.

Witness my hand at \_\_\_\_\_, this the \_\_\_\_ day of \_\_\_\_\_, 2006.

Bellline Realty Partners Inc.

Printed name and title

STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 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 \_\_\_\_\_, 2006.

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2006, by the Planning and Zoning Commission, Town of Addison, Texas.

Chairman, Planning and Zoning Commission

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 \_\_\_\_\_, 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 purpose and consideration thereof expressed.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2006.

Notary Public in and for the State of Texas

Secretary, Planning & Zoning Commission  
Or City Engineer

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 \_\_\_\_\_, 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 purpose and consideration thereof expressed.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2006.

Notary Public in and for the State of Texas

**SURVEYOR'S DECLARATION**

STATE OF TEXAS  
COUNTY OF DALLAS

That I, David J. Surdukan, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision rules and regulations of the Town of Addison, Texas and the minimum standards of practice promulgated by the Texas Board of Professional Land Surveying.

David J. Surdukan  
Registered Professional  
Land Surveyor No. 4613

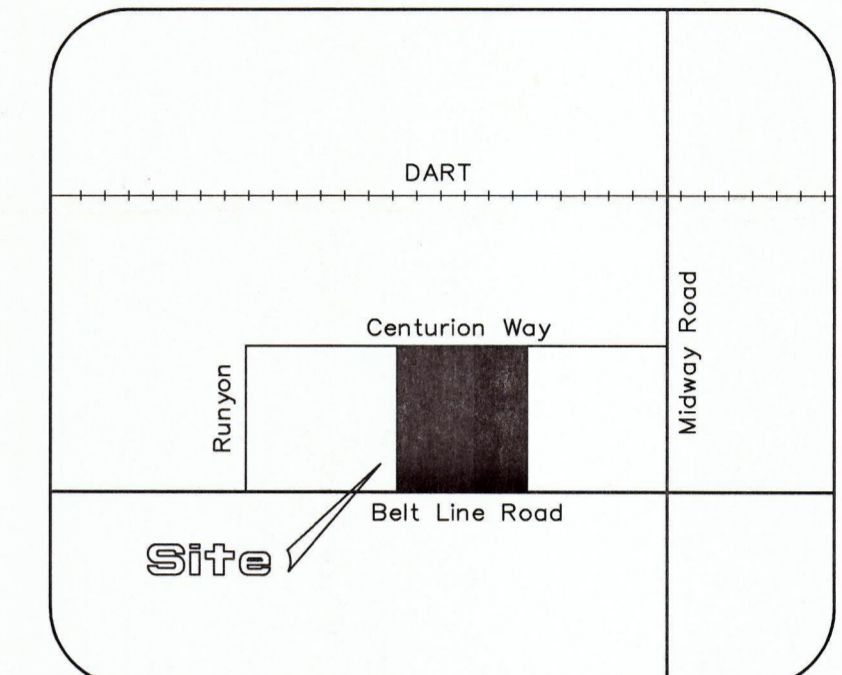
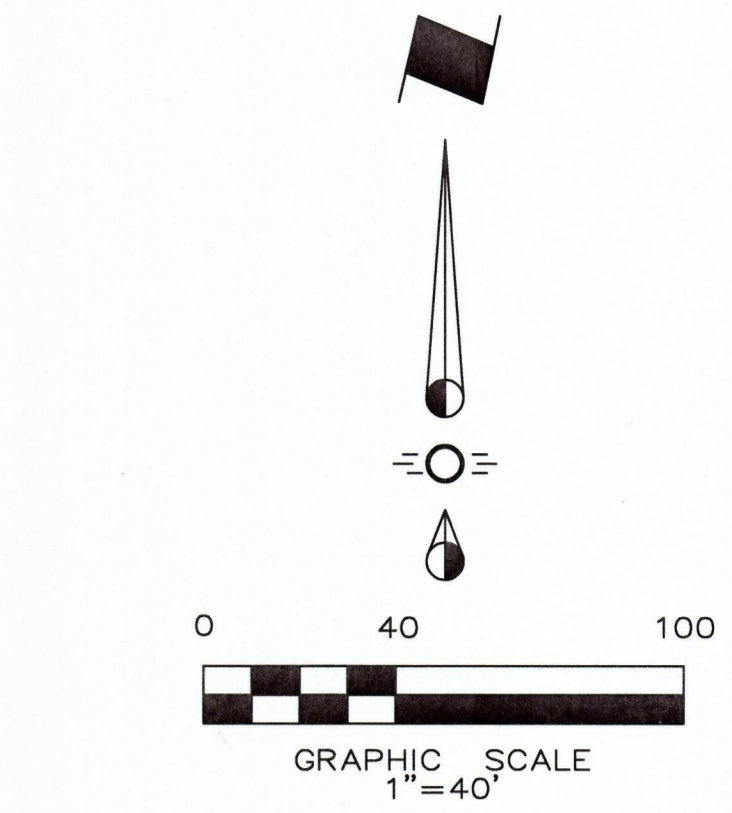
STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, 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 consideration and under the authority therein expressed.

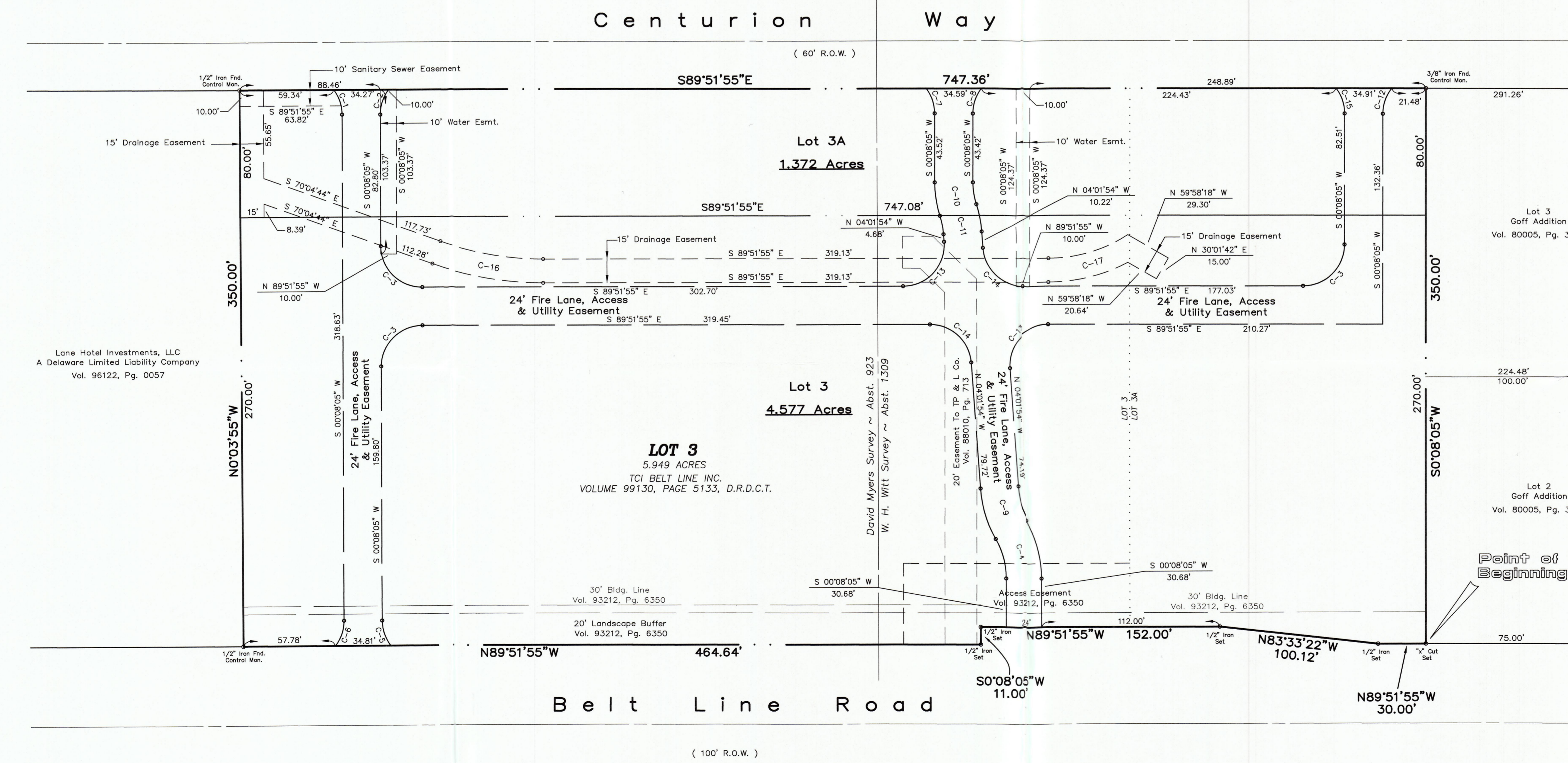
GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2006.

Notary Public in and for the State of Texas

My Commission Expires:



VICINITY MAP



	Outer	Inner	Outer	Inner	Outer
1	A=36°28'25" R=26.00' T=8.57' L=16.55'	A=37°04'52" R=26.00' T=8.72' L=16.83'		A=94°09'59" R=26.00' T=27.86' L=42.73'	
2	A=36°47'18" R=26.00' T=8.65' L=16.69'	A=37°21'04" R=26.00' T=8.79' L=16.95'		A=85°50'01" R=26.00' T=24.17' L=38.95'	
3	A=90°00'00" R=26.00' T=11.39' L=40.84'	A=25°40'23" R=50.00' T=11.39' L=22.40'	A=25°40'23" R=74.00' T=16.86' L=33.16'	A=37°34'52" R=26.00' T=8.85' L=17.05'	
4	A=29°50'22" R=50.00' T=13.32' L=26.04'	A=29°50'22" R=74.00' T=19.72' L=38.54'	A=17°44'02" R=59.00' T=10.76' L=21.36'	A=19°44'11" R=207.50' T=36.19' L=66.48'	A=19°47'11" R=207.50' T=36.19' L=71.66'
5	A=37°29'26" R=26.00' T=8.82' L=17.01'	A=13°34'03" R=50.00' T=8.80' L=17.84'	A=13°34'03" R=74.00' T=27.10' L=52.73'	A=32°39'45" R=26.00' T=26.49' L=51.95'	A=27°41'15" R=107.50' T=26.49' L=51.95'
6	A=37°43'27" R=26.00' T=8.88' L=17.12'	A=38°01'23" R=26.00' T=8.96' L=17.25'			

**REPLAT**

**ADDISON WEST INDUSTRIAL PARK**  
LOTS 3 & 3A, BLOCK A  
Sited in The  
**DAVID MYERS SURVEY ~ ABST. 923**  
**W. H. WITT SURVEY ~ ABST. 1609**  
ADDISON, DALLAS COUNTY, TEXAS

**Owner**  
Bellline Realty Partners, Inc.  
4311 Oak Lawn Avenue, Suite 400  
Dallas, Texas 75219  
Telephone 214-692-1100

**Prepared By**  
RLK Engineering, Inc.  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733  
September 29, 2006