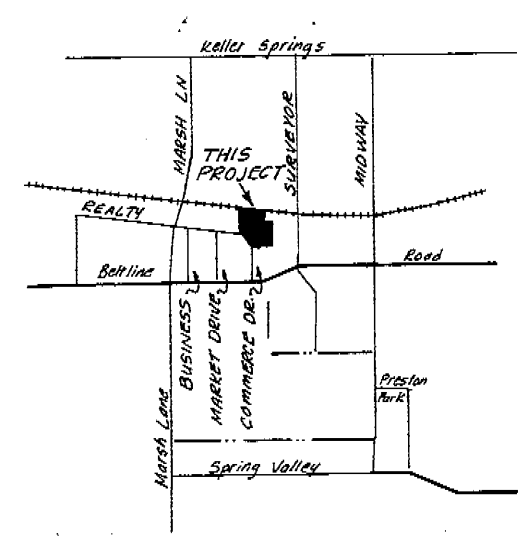
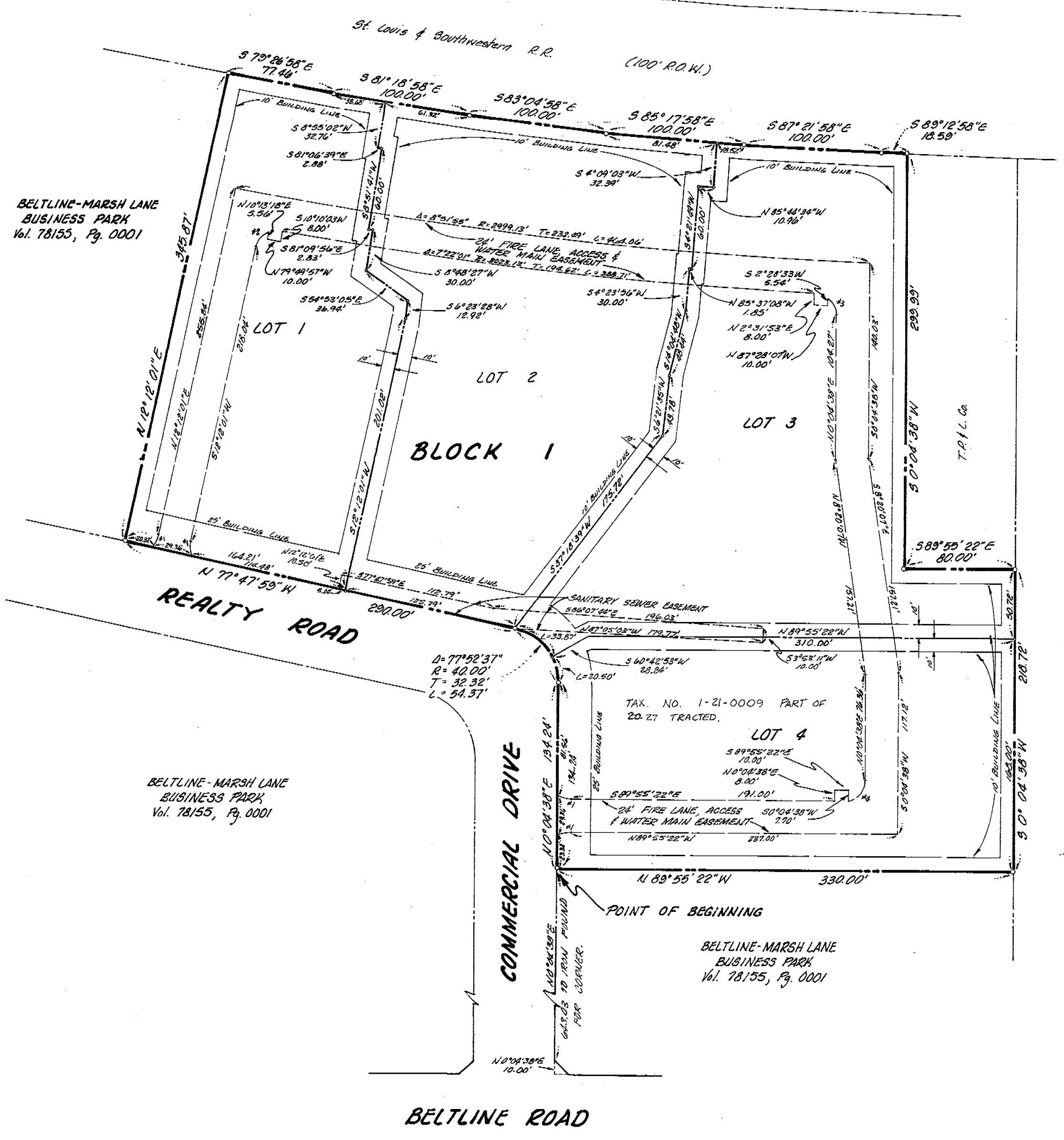
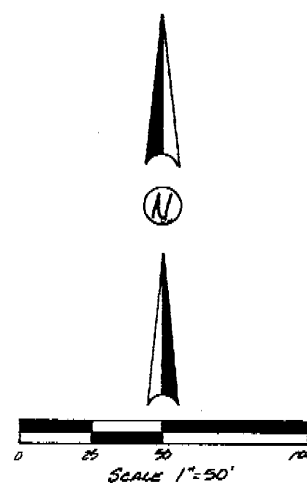


FIRE LANE, ACCESS & WATER MAIN ESMT. CURVE DATA

CURVE #	Δ	RADIUS	TANGENT	LENGTH
1	30°00'00"	20.00'	5.36'	10.47'
2	54°49'24"	15.00'	7.78'	14.35'
3	54°14'03"	15.00'	7.68'	14.20'
4	78°27'47"	15.00'	12.25'	20.54'



VICINITY MAP
No. 5018

4 LOTS

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, Robert G. Wood of Raymond L. Goodson, 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 rules and regulations of the City Plan Commission of the City of Addison, Texas.

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, the undersigned authority, on this day personally appeared ROBERT G. WOOD, 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 _____, 1983.

Robert G. Wood, R.P.S. No. 1711

Notary Public in and for Dallas County, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS
 WHEREAS, J. D. SIMS & COMPANY, is the owner of a tract of land situated in the City of Addison, Dallas County, Texas, and being a tract of land situated in the D. Myers Survey, Abstract No. 923, and the T.L. Chenoweth Survey, Abstract No. 273, said tract also being part of Block 1 of the Beltline - Marsh Business Park, an addition to the City of Addison, according to the replat recorded in Volume 81060, Page 0170 Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in the east line of Commercial Drive (60.00 feet wide) said iron rod being North 0°04'38" East along the said east line of Commercial Drive a distance 643.03 feet from an iron rod found for corner in the east line of Commercial Drive (60.00 feet wide) said corner being North 0°04'38" East a distance 10.00 feet from the north line of Belt Line Road (100.00 feet wide);

THENCE North 0°04'38" East along the east line of Commercial Drive a distance 134.24 feet to an iron rod at the beginning of a curve to the left;

THENCE in a northerly and northwesterly direction along said curve to the left having a central angle of 77°52'37", a radius of 40.00 feet and an arc length of 34.37 feet to the tangent point thereof in the north line of Realty Road (60.00 feet wide);

THENCE North 77°47'59" West along the north line of Realty Road a distance of 290.00 feet to an iron rod for corner;

THENCE North 12°12'01" East a distance of 345.87 feet to an iron rod for corner in the south line of the St. Louis & Southwestern Railroad (100 feet wide), thence with said Railroad as follows:

South 79°26'58" East, a distance of 77.46 feet to an iron rod for corner;
 South 61°18'58" East, a distance of 100.00 feet to an iron rod for corner;
 South 83°04'58" East, a distance of 100.00 feet to an iron rod for corner;
 South 85°17'58" East, a distance of 100.00 feet to an iron rod for corner;
 South 87°21'58" East, a distance of 100.00 feet to an iron rod for corner;
 South 89°12'58" East, a distance of 18.59 feet to an iron rod at the northwest corner of a Texas Power and Light Company tract;

THENCE South 0°04'38" West, a distance of 299.99 feet along the west line of said Texas Power and Light Company tract to an iron rod for corner at the southwest corner of the Texas Power and Light tract;

THENCE South 89°55'22" East, a distance of 80.00 feet along the south line of said Texas Power and Light Company tract to an iron rod for corner at the southeasterly corner of the Texas Power and Light Company tract, said iron rod also being in the west line of a 100.00 foot wide Texas Power and Light Company easement, said west line also being the east line of the Belt Line - Marsh Lane Business Park Addition;

THENCE South 0°04'38" West, a distance of 218.72 feet along the west line of said Texas Power and Light Company and the east line of the Beltline - Marsh Lane Business Park Addition to an iron rod for corner;

THENCE North 89°55'22" West, a distance of 330.00 feet to the POINT OF BEGINNING and containing 249,011 square feet, more or less, or 5.7165 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, J. D. SIMS & COMPANY, being the owner of the herein above described property does hereby adopt this plat designating the herein above described property as Addison/Beltline Office Park, an addition to the City of Addison, Dallas County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility access 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 access 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 easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring the 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 or parts of its respective systems 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 purposes 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 OUR HANDS, at Dallas, Texas, this the _____ day of _____, 1983.

J. D. SIMS & COMPANY

J. D. Sims

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared J. D. Sims, 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 _____, 1983.

Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, this the _____ day of _____, 1983.

5-23-83

TAX DEPT. COPY

APPROVED BY

PLANNING & ZONING

CITY COUNCIL

FINAL PLAT

ADDISON/BELTLINE OFFICE PARK

REPLAT OF A PORTION OF THE BELTLINE-MARSH LANE BUSINESS PARK

BLOCK 1

D. MYERS SURVEY ABSTRACT 923

T. L. CHENOWETH SURVEY ABSTRACT 273
 CITY OF ADDISON, DALLAS COUNTY, TEXAS

FOR

J. D. SIMS AND COMPANY

11034 SHADY TRAIL, SUITE 122 DALLAS, TEXAS 75229

BY

RAYMOND L. GOODSON, JR., INC. ENGINEERS
 3409 OAK GROVE DALLAS, TEXAS
 SCALE: 1"=50' MAY 23, 1983