

BELT LINE ROAD  
100' R.O.W.

POINT OF BEGINNING

CHISELED "X"

N 89°56'45" W 221.90'

CHISELED "X"

25' BUILDING SETBACK

AREA: 42,160 sq. ft.  
or 0.9679 acre

R.O.W. EASEMENT  
Vol. 81088, Pg. 602

NOTE: ALL ON SITE UTILITIES  
WILL BE UNDERGROUND.

15' UTILITY EASEMENT  
Vol. 78076, Pg. 2217

15' TP & L EASEMENT

PROPERTY TAX NO. 1-24-0018

TRACT I  
INWOOD ROAD SUBDIVISION  
Vol. 77246, Pg. 214

BELTWAY DEVELOPMENT CO.  
1-24-0024

BELTWOOD PARKWAY  
60' R.O.W.

N 00°24'00" W 190.00'

25' BUILDING SETBACK

S 00°24'00" E 190.00'

S 89°56'45" W 221.91'

CAOLA, MICHAEL TR  
1-24-0043

BLOCK E  
BELTWOOD BUSINESS PARK -  
THIRD INSTALLMENT  
Vol. 78076, Pg. 2217

CROSSMAN CORP.  
1-24-0024

FINAL PLAT  
OF THE

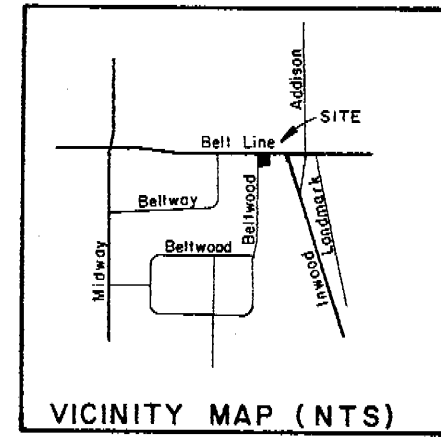
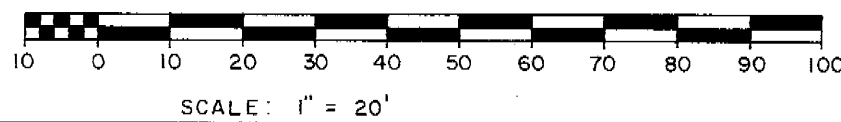
# BEL-AIR GRILL ADDITION

Being a replat of part of BLOCK E, BELTWOOD BUSINESS PARK-  
THIRD INSTALLMENT as recorded in Volume 78076 Page 2217.

ELISHA FIKE SURVEY, ABSTRACT NO. 478  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER  
TRACE CAPITAL, INC.  
5643 DYER STREET  
DALLAS, TEXAS 75206

SURVEYOR  
BARTA & HOLLAND, INC.  
725 S. CENTRAL, SUITE C-9  
RICHARDSON, TEXAS 75080  
(214) 235-1436



OWNER'S CERTIFICATE

STATE OF TEXAS I  
COUNTY OF DALLAS I

WHEREAS, LAWRENCE D. LAVINE, is the owner of a tract or parcel of land situated in the Town of Addison, Dallas County, Texas, and being a part of the Elisha Fike Survey, Abstract 478, and also being a part of BLOCK E, BELTWOOD BUSINESS PARK-THIRD INSTALLMENT, an addition to the Town of Addison as recorded in Volume 78076 Page 2217 in the Dallas County Deed Records and being more particularly described as follows:

BEGINNING a chiseled "X" in concrete pavement at the intersection of the South Line of Belt Line Road (a 100 foot right-of-way) and the East Line of Beltwood Parkway East (a 60 foot right-of-way);

THENCE North 89° 56' 45" East 221.90 feet along the said South Line of Belt Line Road to a chiseled "X" in concrete pavement;

THENCE South 00° 24' 00" East 190.00 feet along the East Line of said Block E to an iron rod;

THENCE South 89° 56' 45" West 221.90 feet to an iron rod on the said East Line of Beltwood Parkway East;

THENCE North 00° 24' 00" West 190.00 feet along the said East Line of Beltwood Parkway East to the Point of Beginning and Containing 42,160 square feet or 0.9679 acre of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LAWRENCE D. LAVINE, does hereby adopt this plat designating the herein above described property as the BEL-AIR GRILL ADDITION, an addition to the Town of Addison, Dallas County, Texas, and does hereby dedicate to public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon said utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

WITNESS my hand this the 7 day of March, 1985.

LAWRENCE D. LAVINE, OWNER

STATE OF TEXAS I  
COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public for said State, personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed in the capacity therein stated.

GIVEN under my hand and seal of office this the 7 day of March, 1985.

KAREN J. MURRAY, Notary Public, State of Texas  
My Commission Expires

KAREN J. MURRAY, Notary Public  
State of Texas  
My commission expires 9/24/88

SURVEYORS CERTIFICATE

STATE OF TEXAS I  
COUNTY OF DALLAS I

KNOW ALL MEN BY THESE PRESENTS:

THAT I, THOMAS C. HOLLAND, a Registered Public Surveyor in the State of Texas, hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition II Survey.

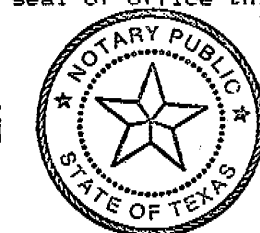
WITNESS my hand this the 27 day of March, 1985.

THOMAS C. HOLLAND, Surveyor  
Texas Registration No. 2036

STATE OF TEXAS I  
COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public for said State, personally appeared Thomas C. Holland, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed in the capacity therein stated.

GIVEN under my hand and seal of office this the 27 day of March, 1985.



STAFF REVIEW COPY

Susan M. Murra  
Notary Public, State of Texas  
My Commission Expires

SUSAN M. MURRA, Notary Public  
In and for the State of Texas.  
My commission expires April 19, 1989.

APPROVED BY THE TOWN OF ADDISON, TEXAS, ON \_\_\_\_\_, 1985.

Mayor, Town of Addison

Jacque Buse  
City Secretary, Town of Addison

Date

Date

RECEIVED NOV 5 1985  
10/24/85  
12/10/85  
PLANNING & ZONING  
CITY COUNCIL

APPROVED BY  
DALLAS COUNTY CLERK  
CITY CLERK

PJ. 4596  
Volume 86067