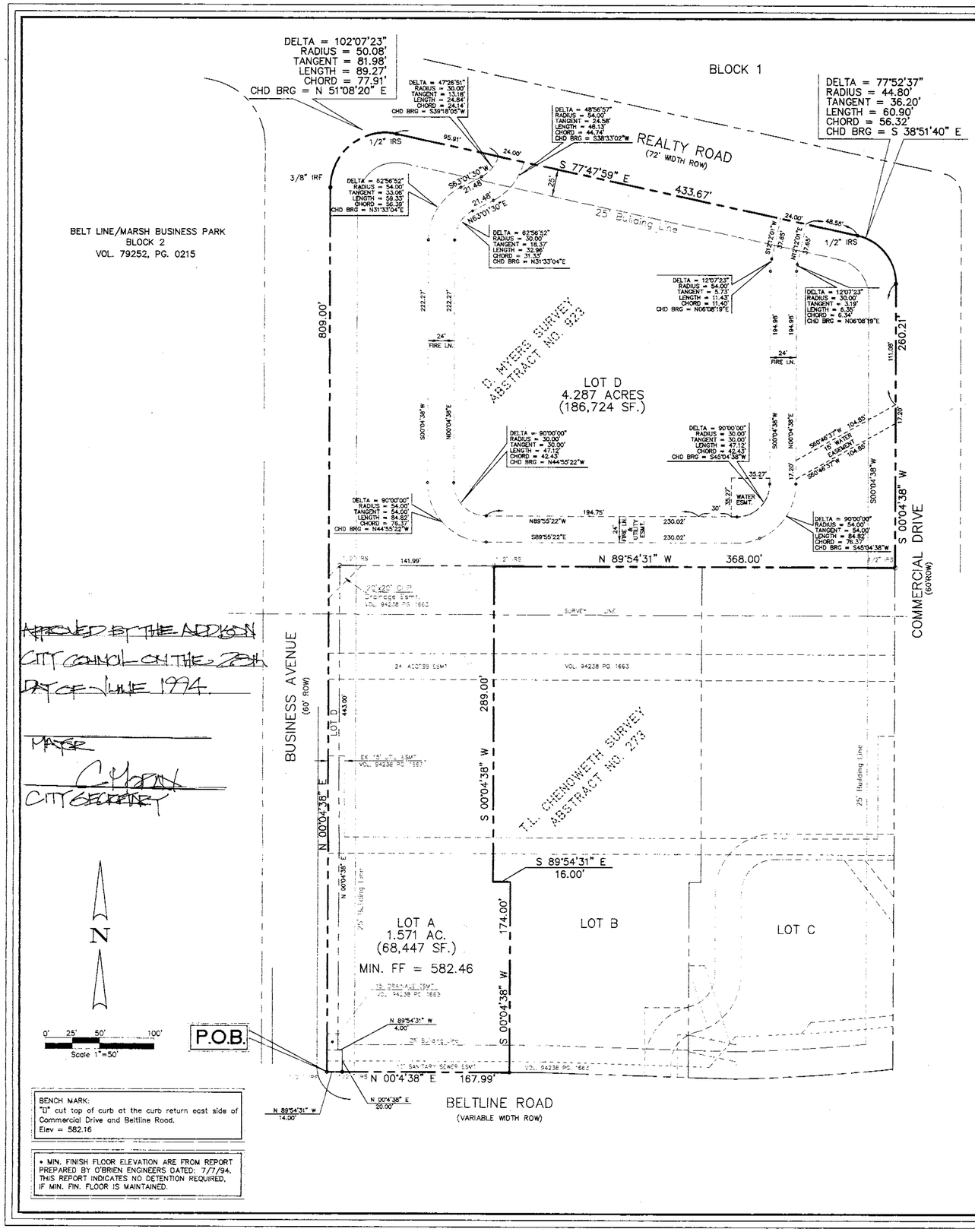


APPROVED BY THE ADDISON CITY COUNCIL ON THE 28th DAY OF JUNE 1994.

MAYOR

CITY SECRETARY

BENCH MARK:
"D" cut top of curb at the curb return east side of Commercial Drive and Beltline Road.
Elev = 582.16

* MIN. FINISH FLOOR ELEVATION ARE FROM REPORT PREPARED BY O'BRIEN ENGINEERS DATED: 7/7/94. THIS REPORT INDICATES NO DETENTION REQUIRED. IF MIN. FIN. FLOOR IS MAINTAINED.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Business/Beltline LP. and Triangle Bowl Associates are the owners of a tract of land situated in the D. MYERS SURVEY, Abstract No. 923, Dallas County, Texas and being all of Lot D of the Final Replat of Block 3 of BELT LINE-MARSH BUSINESS PARK, an addition to the City of Addison according to the plat recorded in Volume 94238, Page 1663 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the northerly right-of-way line of BELTLINE ROAD (variable width right-of-way) and the easterly right-of-way line of BUSINESS AVENUE (60 feet right-of-way);

THENCE along the easterly right-of-way line of said BUSINESS AVENUE, North 00°04'38" East, a distance of 809.00 feet to a 3/8 inch iron rod found for the beginning of a curve to the right having a radius of 50.08 feet, chord bearing of North 51°08'20" East and a chord length of 77.91 feet;

THENCE along the said curve to the right through a central angle of 102°07'23" for an arc length of 89.21 feet to a 1/2 inch iron rod set in the southerly right-of-way line of REALTY ROAD (60 feet right-of-way);

THENCE along the southerly right-of-way line of said REALTY ROAD, South 77°47'59" East, a distance of 433.67 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 44.80 feet, a chord bearing of South 38°51'40" East and a chord length of 56.32 feet;

THENCE along said curve to the right through a central angle of 77°52'37" for an arc length of 60.90 feet to a 3/8 inch iron rod found in the westerly right-of-way line of said COMMERCIAL DRIVE (60 feet right-of-way);

THENCE along the westerly right-of-way line of said COMMERCIAL DRIVE, South 00°04'38" West, a distance of 260.21 feet to a 1/2 inch iron rod set for the northeasterly corner of Lot C of said addition;

THENCE departing the westerly right-of-way line of said COMMERCIAL DRIVE and along the northerly lot line of said lots C, B and A of said addition respectively, North 89°54'31 West, a distance of 368.00 feet to a 1/2 inch iron rod set for the northwesterly corner of said Lot A;

THENCE along the easterly line of said Lot A South 00°04'38" West, a distance of 289.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 89°54'31" East, a distance of 16 feet to a 1/2 inch iron rod set for corner;

THENCE South 00°04'38" West, a distance of 174 feet to a 1/2 inch iron rod set in the northerly right-of-way line BELT LINE ROAD;

THENCE along northerly right-of-way of BELTLINE ROAD North 89°54'31" West, a distance of 167.99 feet to the POINT OF BEGINNING;

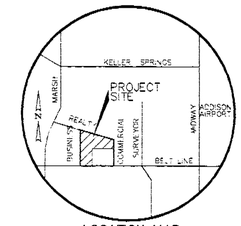
CONTAINING within these metes and bounds 5.858 acres or 255,171 square feet of land, more or less.

That Business/Beltline LP. and Triangle Bowl Associates ("Owners") does hereby adopt this plat designating the hereinabove property as a Replat of Lot A & D, Replat of the Final Replat of Block 3, Belt line Marsh Business Park, 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 unreasonable 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 provided 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 maintenance or efficiency of its respective system or service.

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 sid utility easements for the purpose of constructing, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity an 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 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.



LOCATION MAP
N.T.S.

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 proved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS, MY HAND, this the day of , 1995.

Neil Hupfauer
TRIANGLE BOWL ASSOCIATES
LOT D Gen. PARTNER

BUSINESS/BELTLINE L.P.
LOT A PRESIDENT OF GENERAL PARTNER

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared K. J. GROAN, JR., 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 the 10th day of April, 1995.

Lori Lawson
Notary Public
My Commission Expires 6-8-96

LORI LAWSON
Notary Public
State of Texas
Commission Expires 6-8-96

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Neil HUPFAUER, 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 the 13 day of April, 1995.

Scott Laws
Notary Public
My Commission Expires 6-7-98

SCOTT LAWS
Notary Public, State of Texas
My Commission Expires 06-07-98

SURVEYOR'S CERTIFICATE

I, B. J. Elam, a Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision on the 5th day of January, 1995 and correctly shows the boundary lines, dimensions, and area of the land indicated thereon, and was made substantially in accordance with the platting rules and regulations for the City of Addison, Texas.

B. J. Elam
Registered Professional Land Surveyor
Texas Registration No. 4581
Winkelmann & Associates, Inc.
12800 Hillcrest Road, #200
Dallas, Texas 75230
(214) 490-7090

STATE OF TEXAS
REGISTERED
B. J. ELAM
4581
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared B. J. Elam, 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 the 9th day of March, 1995.

Rebecca M. Benid
Notary Public
My Commission Expires 11-24-96

VOLUME 95082
PAGE 3750

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
12800 HILLCREST ROAD, SUITE 200
DALLAS, TEXAS 75230
(214) 490-7090
(214) 490-7099 Fax

T.L. CHENOWETH SURVEY, ABSTRACT NO. 273
D.MEYERS SURVEY, ABSTRACT NO. 923
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:
TRIANGLE BOWL
1717 N. BELTLINE ROAD
IRVING, TX 75061

REPLAT OF LOT A + D OF THE FINAL REPLAT OF BLOCK 3, BELTLINE MARSH BUSINESS PARK
ADDISON, TEXAS

Scale : 1"= 50'
Date : 2-2-95
Designed By : T.L.
Drawn By : M.K.
Checked By : M.C.
File : 4812FPLT.dwg
Project No. : 04812.01

SHEET
C-2
OF
10

FILED
95 APR 27 PM 4:06
ELAINE BUL
COUNTY CLERK
DALLAS COUNTY, TEXAS

.4812FPLT Mon Apr 17 13:43:45 1995