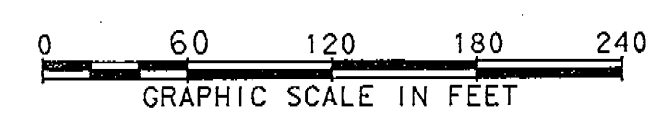
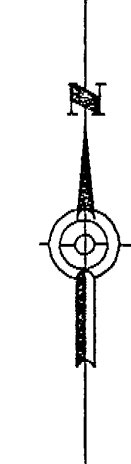


BELTWAY DRIVE (A 60 FOOT RIGHT-OF-WAY)



A
FINAL PLAT OF
BELTWAY OFFICE PARK III-R
SITUATED IN THE ELISHA FIKE SURVEY
ABSTRACT NO. 478 IN THE CITY OF ADDISON
DALLAS COUNTY, TEXAS AND BEING ARE REPLAT
OF BELTWAY OFFICE PARK, TRACT III AN
ADDITION TO THE CITY OF ADDISON AS
RECORDED IN VOLUME 77086 PAGE 26 OF DEED
RECORDS, DALLAS COUNTY TEXAS

OWNER'S CERTIFICATE

Whereas, General Mills Restaurants, Inc. are the owners of a tract of land situated in the Elisha Fike Survey Abstract Number 478, in the Town of Addison, Dallas County, Texas and being portions of Beltway Office Park Tract III, an addition to the town of Addison as recorded in Volume 77086, Page 26 of Deed Records, Dallas County, Texas and also being a portion of two tracts of land as described to Bobby-Beltline Road Joint Venture in Volume 86036, Page 1711 of said deed records, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap, found at the northerly end of a corner clip at the intersection of the southerly right-of-way of Beltline Road (A variable width of right-of-way at this point) and the easterly right-of-way of Midway Road (A variable width of right-of-way at this point),

THENCE N84°52'24"E, 100.45 feet with said southerly right-of-way to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found,

THENCE S89°41'54"E, 99.83 feet continuing with said right-of-way to a 5/8 inch iron rod with cap, found at the beginning of a curve to the right,

THENCE with said curve to the right an arc distance of 237.65 feet, through a central angle of 0°45'15", with a radius of 2814.79 feet, the long chord of which bears S87°16'46"E, 237.58 feet, to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found,

THENCE S84°51'39"E, 26.25 feet continuing with said southerly right-of-way to a P.K. nail in asphalt, found,

THENCE S05°08'21"W, 12.06 feet continuing with said right-of-way to a P.K. nail in asphalt, found at the beginning of a curve to the left,

THENCE with said curve to the left an arc distance of 53.97 feet, through a central angle of 95°59'05", with a radius of 32.50 feet, the long chord of which bears S42°26'12"E, 41.63 feet to a P.K. nail in asphalt found,

THENCE N89°59'16"E, 9.95 feet to a P.K. nail in asphalt, found in the west line of that tract of land as described in Volume 8808, Page 1549 of said deed records,

THENCE S00°00'44"E, 254.46 feet with the easterly line of said, to a 1/2 inch iron rod found,

THENCE N90°00'00"E, 192.46 feet with the southerly line of the aforementioned tract, to a 1/2 inch iron rod with cap found,

THENCE S00°01'24"E, 216.70 feet with a 1/2 inch iron rod with cap found,

THENCE N90°00'00"E, 59.29 feet with said northerly line to a 5/8 inch iron rod with cap stamped "Carter & Burgess", found, at the northwest corner of the tract of land as described in Hampton Inn Hotel, recorded Volume 85090, Page 4767 of said deed records,

THENCE S00°00'00"E, 207.84 feet to a 1/2 inch iron rod with cap, found in the northerly right-of-way of Beltway Drive, the beginning of a non-tangent curve to the left,

THENCE with said non-tangent curve, whose radius bears S13°58'18"E, 602.96 feet, an arc distance of 31.74 feet, through a central angle of 03°00'58", the long chord of which bears S74°31'13"W, 31.74 feet to a 1/2 inch iron rod with cap, found, at the beginning of a curve to the right,

THENCE with said curve to the right, an arc distance of 160.98 feet, through a central angle of 16°59'16", with a radius of 542.96 feet, the long chord of which bears S81°30'22"W, 160.39 feet, to a 1/2 inch iron rod with cap, found,

THENCE N90°00'00"W, 123.31 feet, continuing with said northerly right-of-way, to the southwest corner of said Bobby-Beltline tract III, to a 1/2 inch iron rod with cap stamped "Carter & Burgess", found,

THENCE N00°00'00"E, 240.00 feet departing said northerly right-of-way to a 1/2 inch iron rod found,

THENCE S90°00'00"W, passing at 299.54 feet a 1/2 inch iron rod found, in all a distance of 501.06 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found in the easterly right-of-way of Midway Road,

THENCE N00°18'13"W, 175.00 feet with said easterly right-of-way to a 5/8 inch iron rod with cap stamped "Carter & Burgess", found,

THENCE N05°09'00"E, 99.95 feet to a 1/2 inch iron rod with cap found,

THENCE N00°18'13"W, 175.00 feet to a 5/8 inch iron rod with cap, found at the southerly corner of a corner clip at the intersection of the easterly right-of-way of Midway Road on the southerly right-of-way of Beltline Road,

THENCE N4°59'53"E, 70.90 feet to the POINT OF BEGINNING and containing 405,972 square feet or 9.320 acres of land, more or less.

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD D HALTERMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AN 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 19th DAY OF October 1992

Sharon J. Edgerton
NOTARY PUBLIC IN AND FOR THE ORANGE COUNTY, FLORIDA

SHARON J. EDGERTON
Notary Public, State of Florida
Commission Expires: 08/06/93
#AA-661105

RICHARD D. HALTERMAN
Senior Vice President

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TODD A. BRIDGES, OF CARTER & BURGESS, 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 ARE IN PLACE AS FOUND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ADDISON, TEXAS.

Todd A. Bridges 10/15/92
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AN 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 15th DAY OF October 1992

Mary Palmer Conn
MARY PALMER CONN
Notary Public
STATE OF TEXAS
My Comm. Exp. JULY 31, 1998

NOTARY PUBLIC IN AND FOR THE TARRANT COUNTY, TEXAS

APPROVED BY THE CITY COUNCIL OF ADDISON, TEXAS, ON September 23, 1992

[Signature] SECRETARY

PROJECT NO.	DATE	REVISIONS
92110601FO	09-23-92	ADD EXISTING AND REMOVED UTILITIES
	09-24-92	REV. EASEMENTS
	10-15-92	REV. SECTION NUMBER

PROJECT NO.	DRAWN BY	APPROVED BY	DATE
92110601FO	T. A. BRIDGES	J. F. MASON	07-27-92

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 location as installed.

This plat is approved subject to all plating ordinances, rules, regulations and resolutions of the City of Addison, Texas.

VOLUME # 92213
PAGE # 0321

DALLAS COUNTY CLERK EARL SULLOCK
DALLAS COUNTY CLERK EARL SULLOCK
DALLAS COUNTY CLERK EARL SULLOCK
DALLAS COUNTY CLERK EARL SULLOCK

PROJECT NO. 92110601FO

THE DATE IS 13:47:40 1992
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