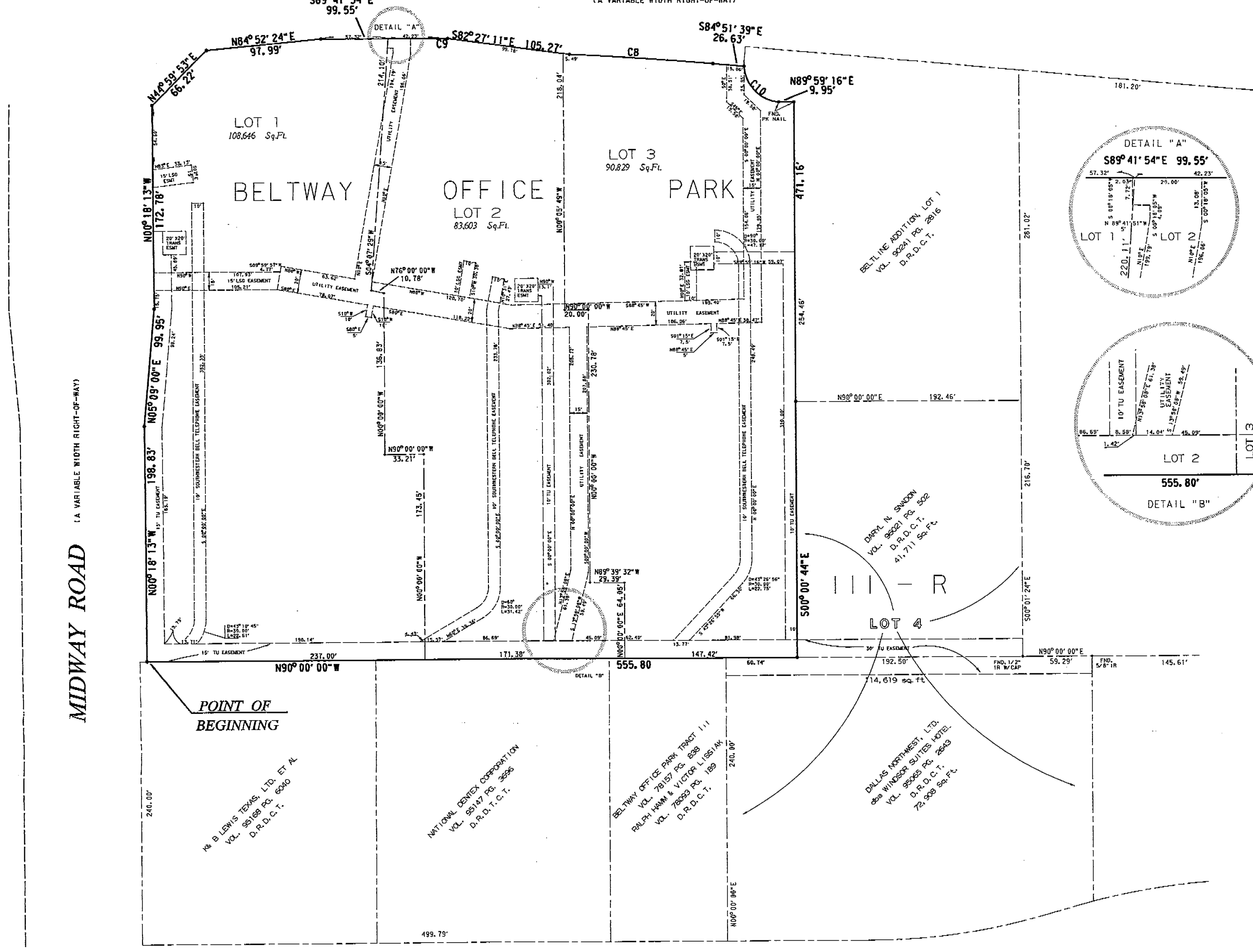


NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C8	2797.79	02-31' 09"	123.02	61.52	123.01	S 86-07' 14" E
C9	2808.79	00-10' 42"	8.74	4.37	8.74	S 89-36' 33" E
C10	32.50	86-24' 26"	49.01	30.52	44.50	S 46-48' 31" E

BELTLINE ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)



OWNER'S CERTIFICATE

WHEREAS, GMR1, INC. FORMERLY KNOWN AS GENERAL MILLS RESTAURANTS, INC. IS THE OWNER OF THAT TRACT OF LAND SITUATED IN THE ELISHA FIKE SURVEY, ABSTRACT NUMBER 478, IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS AND BEING LOTS 1, 2, AND 3 OF BELTWAY OFFICE PARK, III-R, AN ADDITION TO THE TOWN OF ADDISON AS RECORDED IN VOLUME 92213, PAGE 321 OF DEED RECORDS, DALLAS COUNTY TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING ALL OF LOTS 1, 2, AND 3 OF BELTWAY OFFICE PARK, III-R, AN ADDITION TO THE TOWN OF ADDISON, RECORDED IN VOLUME 92213, PAGE 321 OF DEED RECORDS, DALLAS COUNTY, TEXAS, SITUATED IN THE ELISHA FIKE SURVEY, ABSTRACT NUMBER 478, DALLAS COUNTY, TEXAS AND BEING A PORTION OF THE TRACT OF LAND CONVEYED TO GENERAL MILLS RESTAURANTS, INC., RECORDED IN VOLUME 92210 PAGE 1039 OF SAID DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", SET AT THE SOUTHWEST CORNER OF LOT 1, BELTWAY OFFICE PARK III-R, IN THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO K. & B. LEWIS TEXAS, LTD., ET AL, RECORDED IN VOLUME 95168 PAGE 6040 OF SAID DEED RECORDS, AND BEING IN THE EAST RIGHT-OF-WAY OF MIDWAY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE EAST RIGHT-OF-WAY OF SAID MIDWAY ROAD THE FOLLOWING BEARINGS AND DISTANCES:

N 00°18'13"W, 198.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", SET;

N 05°09'00"E, 99.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", SET;

N 00°18'13"W, 172.78 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", SET;

THENCE N 44°59'53"E, 66.22 FEET, DEPARTING SAID EAST RIGHT-OF-WAY TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", SET IN THE SOUTHERLY RIGHT OF BELTLINE ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY THE FOLLOWING BEARINGS AND DISTANCES:

N 84°52'24"E, 97.99 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", SET;

S 89°41'54"E, 99.55 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", SET AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 8.74 FEET, THROUGH A CENTRAL ANGLE OF 00°10'42", HAVING A RADIUS OF 2808.79 FEET, THE LONG CHORD OF WHICH BEARS S 89°36'33"E, 8.74 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", SET;

S 82°27'11"E, 105.27 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", SET AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 123.02 FEET, THROUGH A CENTRAL ANGLE OF 02°31'09", HAVING A RADIUS OF 2797.79 FEET, THE LONG CHORD OF WHICH BEARS S 86°07'14"E, 123.01 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", SET;

S 84°51'39"E, 26.63 FEET, TO A PK NAIL SET IN ASPHALT, AT THE NORTHEAST CORNER OF SAID LOT 3, AND BEING IN THE WEST LINE OF LOT 1, BLOCK 1, BELTLINE ADDITION, AN ADDITION TO THE TOWN OF ADDISON, RECORDED IN VOLUME 90241, PAGE 2816 OF SAID DEED RECORDS;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 49.01 FEET, THROUGH A CENTRAL ANGLE OF 86°24'26", HAVING A RADIUS OF 32.50 FEET, THE LONG CHORD OF WHICH BEARS S 46°48'31"E, 44.50 FEET, TO A PK NAIL IN ASPHALT FOUND;

THENCE N 89°59'16"E, 9.95 FEET, CONTINUING WITH SAID WEST LINE, TO A PK NAIL IN ASPHALT, FOUND;

THENCE S 00°00'44"E, AT 254.46 FEET THE SOUTHWEST CORNER OF SAID LOT 1, BELTLINE ADDITION, ALSO BEING THE NORTHWEST CORNER OF LOT 4, BELTWAY OFFICE PARK III-R, IN ALL 471.16 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", FOUND AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 3;

THENCE N 90°00'00"W, 555.80 FEET WITH THE SOUTH LINES OF SAID LOTS 1, 2, AND 3 TO THE POINT OF BEGINNING AND CONTAINING 283,080 SQUARE FEET OR 6.499 ACRES OF LAND MORE OR LESS.

Now Therefore, Know All Men By These Presents:

That GMR1, Inc. ("Owner") does hereby dedicate this plat designating the hereinabove property as Beltway Office Park Tract III-R, 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 unreasonably interfere or impede with the provision of utility easements 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 easement 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 time 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 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 observe or consider erecting any type of drainage structure in order to improve the storm 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, rocks, 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 unsanitary 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.

The maintenance or paving of the utility and fire lane easement 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 of any time of day or 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.

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 government 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.

Richard D. Halterman
Senior Vice President

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 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 13th DAY OF January 1997

Glenda Diane Kelly
NOTARY PUBLIC IN AND FOR THE ORANGE COUNTY, FLORIDA

GLENDIA DIANE KELLEY
MY COMMISSION EXPIRES
September 21, 1997
DONOR: THE FIDELITY PLAN INSURANCE, INC.

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.

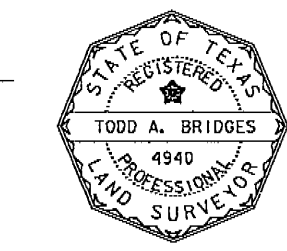
Todd A. Bridges 1449
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

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 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 14th DAY OF January 1997

EMILIE B. SNOWDEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 06/14/2000



NOTE: RECIPROCAL EASEMENT AND COMMON AREA MAINTENANCE AGREEMENT, RECORDED IN VOLUME 92011, PAGE 0215, AFFECT THE PROPERTY INVOLVED WITH THIS RE-PLAT.

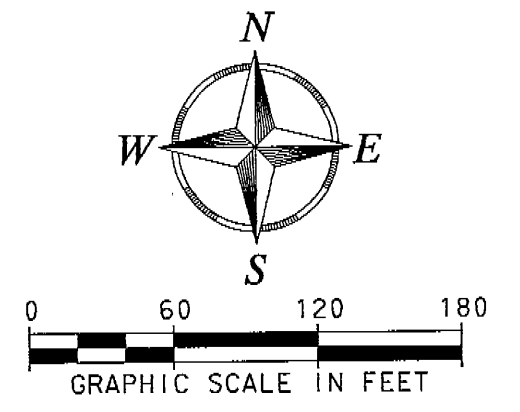
PLEASE MAIL TO:
CARMEN MORAN
TOWN OF ADDISON
P.O. BOX 144
ADDISON TX 75001

APPROVED BY THE CITY COUNCIL OF ADDISON, TEXAS, ON Jan 14, 1997

MAYOR: [Signature] SECRETARY: C. MORAN

A FINAL PLAT OF
Beltway Office Park III-R1

AND BEING A REPLAT OF LOTS 1, 2, AND 3 OF BELTWAY OFFICE PARK III-R, AN ADDITION TO THE TOWN OF ADDISON, SITUATED IN THE ELISHA FIKE SURVEY, ABSTRACT NUMBER 478, IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS RECORDED IN VOLUME 92213 PAGE 321 OF DEED RECORDS DALLAS COUNTY, TEXAS



170807 17017 03250 97017 03250 97017 03250 97017 03250

Carter & Burgess
Consultants in Engineering, Architecture, Planning and the Environment
CARTER & BURGESS, INC.
9800 WALLEN STREET, SUITE 1000
DALLAS, TEXAS 75243
(817) 735-0000

REVISIONS	DATE	BY	DATE
ADDED NOTE ABOUT EASEMENT	1-14-97	TAB	12-03-96

PROJECT NO. 96172101 DRAWN BY TOS APPROVED BY DATE

SHEET OF SHEETS

97017 03253

Carly Bilk
COUNTY CLERK
DALLAS COUNTY

97 JAN 27 PM 4:05



Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

STATE OF TEXAS

I hereby certify this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

JAN 27 1997

Carly Bilk
COUNTY CLERK, Dallas County, Texas