



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas T. Walter Erwin, Jr. and Dean Milkes are the owners of a tract of land described by deed recorded in Volume 77173, Page 2026 of the Deed Records of Dallas County, Texas, said tract being located in Block E, Beltwood Business Park, Third Installment, an addition to the City of Addison, Texas as recorded in Volume 72178, Page 0594 of the Map Records of Dallas County, Texas and being more particularly described as follows:

Commencing at the intersection of the South line of Beltline Road (a 100-foot right-of-way) and the east line of Beltwood Parkway East (a 60-foot right-of-way); Thence S 00°24'00"E, 300.00-feet along the east line of Beltwood Parkway East to the Point of Beginning;

THENCE N 89°36'00"E, 221.90-feet to the east property line of Beltwood Business Park, Third Installment, to a point for corner;

THENCE S 00°24'00"E, 90.0-feet along the east property line line of Beltwood Business Park, Third Installment to a point for corner;

THENCE S 89°36'00"W, 221.90-feet to a point for corner on the east line of Beltwood Parkway East;

THENCE N 00°24'00"W, 90.0-feet along the east line of Beltwood Parkway East to the Point of Beginning and containing 19,971 square feet or 0.459 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, T. WALTER ERWIN, JR. AND DEAN MILKES do hereby adopt this plat designating the herein described property as JOE MADDOX ADDITION, an addition to the City of Addison, 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 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 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 to use 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 may 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 the 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 or egress to private property for the purpose of reading meters and performing any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulation and resolution of the City of Addison, Texas.

WITNESS OUR HANDS AT DALLAS, TEXAS this _____ day of October, 1977.

Dean Milkes

T. Walter Erwin, Jr.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared T. Walter Erwin, Jr. and Dean Milkes, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ of October, 1977.

Notary Public in and for Dallas County, Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, Donald C. Moreau, do hereby certify that I prepared this plat from an actual and accurate survey on the ground and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the regulations of the City of Addison, Texas.

Donald C. Moreau, P.E.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, a Notary Public, on this day personally appeared Donald C. Moreau, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of October, 1977.

Notary Public in and for Dallas County, Texas

RECOMMENDED FOR APPROVAL:

City of Addison, Texas

October _____, 1977

OWNER: T. WALTER ERWIN, JR.
P.O. BOX 725
CORSICANA, TEXAS
JOE MADDOX
A.C. 214-227-4247

JOE MADDOX ADDITION
A
RE-PLAT OF PART OF BLOCK E
BELTWOOD BUSINESS PARK
THIRD INSTALLMENT

ADDISON, DALLAS COUNTY, TEXAS
SEPTEMBER, 1977 SCALE 1" = 30'

DONALD C. MOREAU • CONSULTING ENGINEER
2355 STEMMONS FRWY. • SUITE 1004 • DALLAS, TEXAS • 638-8420