



BLOCK A
TRACT 18
1.3402 Ac.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, BLACKLAND PROPERTIES is the owner of a tract of land situated in the City of Addison, Dallas County, Texas; and being part of the William Lomax Survey, Abstract 792, and also being a part of Block B of Sunbelt Business Park, an addition to the City of Addison, as recorded in Volume 77215, Page 2834, of the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point for corner in the north line of Westgrove Road (60 feet wide) said point being in a westerly direction along the north line of Westgrove Road a distance of 1495.14 feet from its intersection with the westerly line of Addison Road (60 feet wide);

THENCE West along the north line of Westgrove Road a distance of 259.85 feet to a point for corner;

THENCE due North a distance of 224.67 feet to a point for corner;

THENCE South 89° 59' 00" East a distance of 259.92 feet to a point for corner;

THENCE South 0° 01' 00" West a distance of 224.60 feet to the POINT OF BEGINNING and containing 1.3402 acres.

NOV, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLACKLAND PROPERTIES does hereby adopt this plat designating the herein described property as TRACT 18, SUNBELT BUSINESS PARK, an addition to the City of Addison, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. 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 are 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 and from and upon said easements for the purposes of construction, 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 full right of ingress and egress to private property for the purpose of reading meters and any maintenance or service ordinarily performed by that utility.

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

WITNESS my hand at Dallas, Texas, this the 28th day of June, 1979.

Richard C. Cooney
BLACKLAND PROPERTIES

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority on this day personally appeared William C. Frey 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 the 28th day of June, 1979.

W. C. Frey
Notary Public in and for Dallas County, Texas

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert G. Wood, of Raymond L. Goodson, Jr., Inc. do hereby declare that I prepared this plat from an actual and accurate survey of the land in accordance with the platting rules and regulations of the City of Addison, Texas. This property is subject to any and all easements shown and/or recorded.

Robert G. Wood
Robert G. Wood

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Robert G. Wood, 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 the 27 day of June, 1979.

Deborah C. White
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS

THIS THE 14th DAY OF August, 1979.

Jim Redding Mayor
Jacque Sharp Secretary

FINAL PLAT
OF
SUNBELT BUSINESS PARK TRACT — 18
PART OF THE WILLIAM LOMAX SURVEY ABSTRACT 792
CITY OF ADDISON, TEXAS
BLACKLAND PROPERTIES
608 N. ST. PAUL, DALLAS, TEXAS
BY
RAYMOND L. GOODSON JR., INC. ENGINEERS
3409 OAK GROVE, DALLAS, TEXAS
Scale: 1" = 20'
April, 1979