

TRACT VI
BLOCK B
150, 775 S.F.
3.4613 Ac.

BLOCK A
TRACT 5

$\Delta=17^{\circ}52'27''$
 $R=405.00'$
 $T=63.69'$
 $L=126.35'$

83
26
44
203

WESTGROVE RD.
(KELLER SPRINGS RD.)

FILE PLAT
SUNBELT BUSINESS PARK TRACT VI
PART OF THE WILLIAM LOMAX SURVEY ABSTRACT 792
CITY OF ADDISON, TEXAS
FOR
SUNBELT DEVELOPMENT CO. PHASE VI, LTD.
4115 BILLY MITCHELL DR. ADDISON TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, SUNBELT DEVELOPMENT COMPANY - PHASE VI, LTD., 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 part of the Sunbelt Business Park, an addition to the City of Addison, Texas; 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 (Dooley Road [60 feet wide]) at its intersection with the westerly line of Sunbelt Drive (60 feet wide);
THENCE in a westerly and northwesterly direction along the northerly and northeasterly line of Dooley Road (Westgrove Road), along a curve to the right whose tangent bears North $72^{\circ}23'24''$ West and having a central angle of $51^{\circ}40'24''$, a radius of 280.00 feet and an arc length of 252.56 feet to the end of said curve to the right;
THENCE North $20^{\circ}43'00''$ West along the northeasterly line of Dooley Road (Westgrove Road) a distance of 529.18 feet to a point for corner;
THENCE South $89^{\circ}59'00''$ East along the northerly line of said Sunbelt Business Park a distance of 257.69 feet to a point for corner;
THENCE South $20^{\circ}43'00''$ East a distance of 505.82 feet to a point for corner in the westerly line of Sunbelt Drive;
THENCE South $29^{\circ}20'00''$ West along the westerly line of Sunbelt Drive a distance of 44.26 feet to the beginning of a curve to the left;
THENCE in a southerly and southwesterly direction along the westerly line of Sunbelt Drive and along said curve to the left having a central angle of $17^{\circ}52'27''$, a radius of 405.00 feet, and an arc length of 126.35 feet to the end of said curve to the left;
THENCE South $11^{\circ}27'33''$ West a distance of 33.75 feet to the POINT OF BEGINNING and containing 3.4613 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, SUNBELT DEVELOPMENT COMPANY - PHASE VI, LTD., does hereby adopt this plat designating the herein described property as TRACT VI, 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 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 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. All public utilities 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.
This plat approved, subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas.

WITNESS my hand at Addison, Texas, this the 11th day of March, 1980.
SUNBELT DEVELOPMENT COMPANY - PHASE VI, LTD.
Lloyd D. Blaylock
Lloyd D. Blaylock

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority on this day personally appeared Lloyd D. Blaylock, 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 described and in the capacity therein stated.

GIVEN under my hand and seal of office this the 11th day of March, 1980.
Julius B. Robinson
Notary Public in and for Dallas County, Texas

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, ROBERT G. WOOD, 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, Surveyor

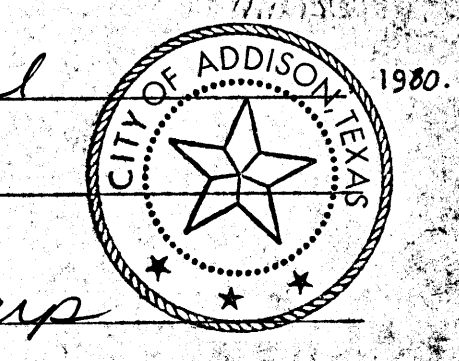
STATE OF TEXAS
COUNTY OF DALLAS

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 6 day of March, 1980.
Sandra Karen Staley
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, this 17th day of April, 1980.
Mayor *Jim Redding*
Secretary *Jacque Sharp*



FILED
APR 17 1980
BLOCKS 600-699
CITY OF ADDISON, TEXAS