



Note:
Electric Utility Service Shall
Be Placed Underground.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, SUNBELT EQUITY JOINT VENTURE, 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 Number 792, and also being a part of Tract 3, Block A of the Sunbelt Business Park, an addition to the City of Addison, Texas; as recorded in Volume 78210, Page 1040 of the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at an iron rod for corner in the south line of Sunbelt Drive (60.00 feet wide) said point being in a westerly direction along the south line of Sunbelt Drive a distance of 377.73 feet from its intersection with the westerly line of Addison Road (60.00 feet wide);

THENCE South 0°01'00" West a distance of 153.00 feet to an iron rod for corner;

THENCE North 89°59'00" West a distance of 130.00 feet to an iron rod for corner;

THENCE North 0°01'00" East a distance of 153.00 feet to an iron rod for corner in the southerly line of Sunbelt Drive (60.00 feet wide);

THENCE South 89°59'00" East along the south line of Sunbelt Drive a distance of 130.00 feet to the POINT OF BEGINNING and containing 19,890 square feet, more or less, or 0.4566 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SUNBELT EQUITY JOINT VENTURE, does hereby adopt this plat designating the herein described property 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 easement, 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 Dallas, Texas, this the 17th day of November, 1983.

SUNBELT EQUITY JOINT VENTURE
BY: *William E. Lokey*
William E. Lokey

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM E. LOKEY, 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 17th day of November, 1983.

Lillian D. Rardin
Notary Public in and for Dallas County, Texas
Exp. 5-19-86

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, RPS No. 1711

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 16 day of November, 1983.

James Vandemeter
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, this the 6 day of Dec, 1983.

Jay Hedberg
Mayor
Jaquie Kuse
Secretary

Vol. 84070 Pg. 3052

FILE PLAT
TRACT 3A BLOCK A
A SUBDIVISION OF PART OF
TRACT 3 BLOCK A
SUNBELT BUSINESS PARK
A WILLIAM LOMAX SURVEY, ABSTRACT 792
CITY OF ADDISON, DALLAS COUNTY, TEXAS
FOR
SUNBELT EQUITY JOINT VENTURE
10671-A SHADY TRAIL DALLAS, TEXAS, 75220
BY
RAYMOND L. GOODSON JR. INC. ENGINEERS
3409 OAK GROVE DALLAS, TEXAS
SCALE: 1"=20'

STATE REVIEW COPY

FILED
98 APR 6 PM 2:00
DALLAS COUNTY CLERK

RECEIVED
11-18-83

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