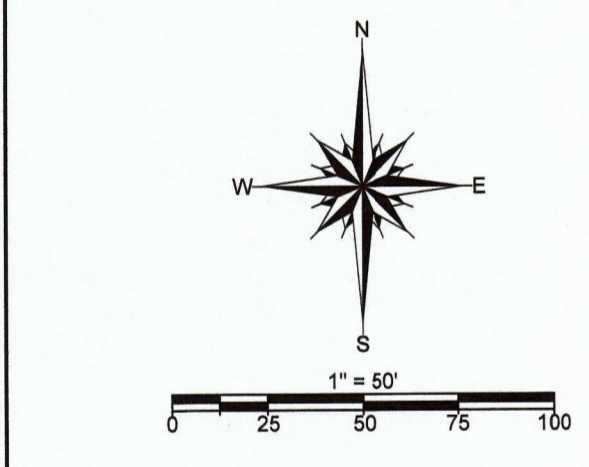


VICINITY MAP  
NOT TO SCALE

- GENERAL NOTES:**
1. ALL CORNERS ARE MARKED WITH A 1/2" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED "KAZ" UNLESS OTHERWISE NOTED.
  2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF ADDISON, COMMUNITY NUMBER 481089 EFFECTIVE DATE 7-7-2014 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 180 K OF SAID MAP.
  3. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS OF RECORD FROM PREVIOUSLY PLATTED LOTS.
  4. COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND ARE BASED ON VRS-RTK OBSERVATIONS.
  5. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
  6. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

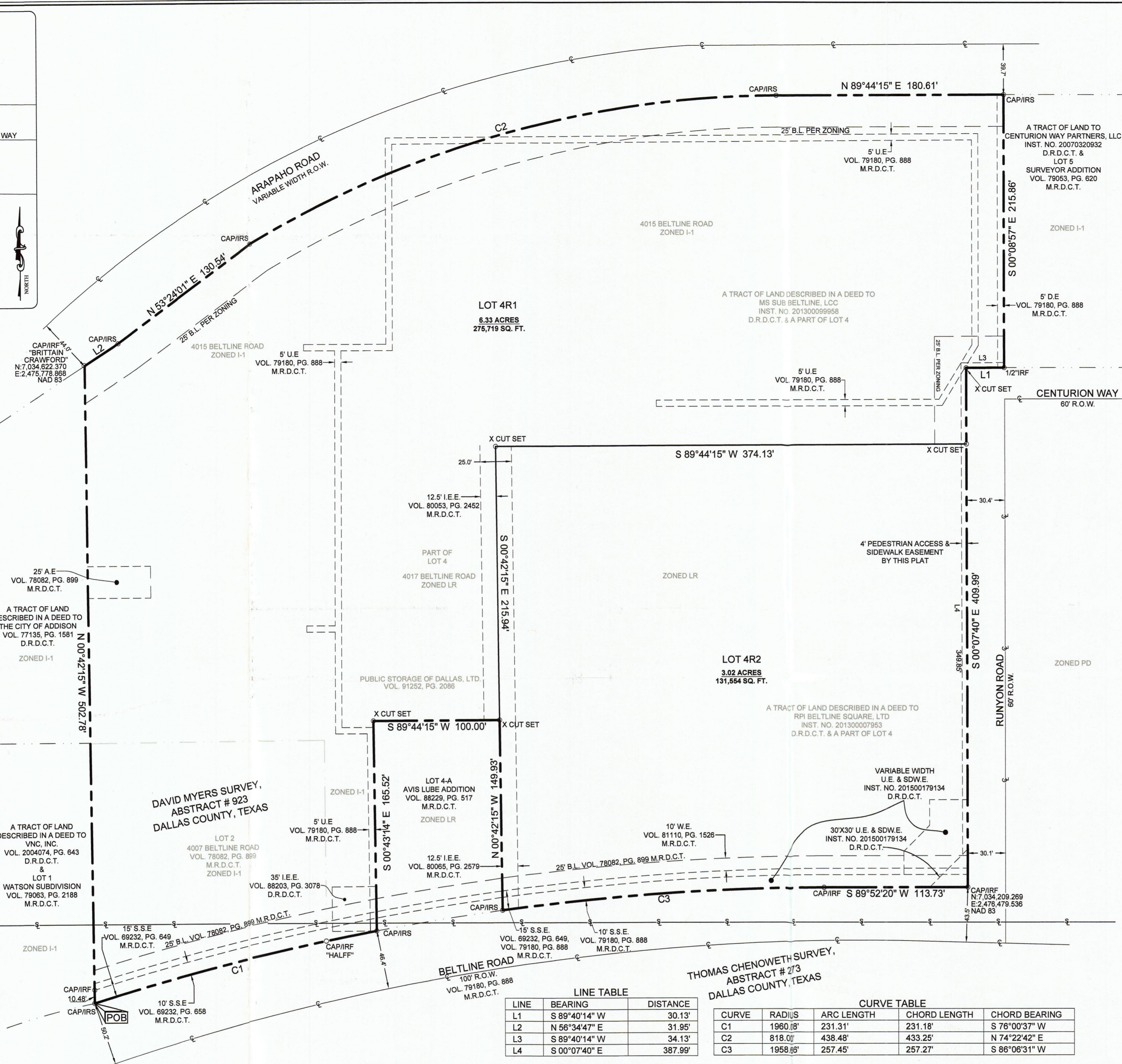


**OWNER:**  
MS SUB BELTLINE, LLC  
4015 BELTLINE ROAD, # 300  
ADDISON, TX 75244  
PHONE: (972) 376-0882  
CONTACT: GEORGE WATSON

**OWNER:**  
RPI BELTLINE SQUARE, LTD  
2929 CARLISLE STREET, # 170  
DALLAS, TX 75244  
PHONE: (972) 250-1486  
CONTACT: JEFFREY L. OLYAN

**SURVEYOR:**  
KAZ SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TEXAS 76205  
PHONE: (940) 382-3446  
TBPLS FIRM #10002100

- LEGEND**
- NAD 83 = NORTH AMERICAN DATUM 1983
  - M.R.D.C.T. = MAP RECORDS DALLAS COUNTY TEXAS
  - D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS
  - POB = POINT OF BEGINNING
  - R.O.W. = RIGHT-OF-WAY
  - INST. NO. = INSTRUMENT NUMBER
  - VOL. = VOLUME
  - PG. = PAGE
  - CAP/IRF = 1/2" CAPPED IRON ROD FOUND
  - CAP/IRS = 1/2" CAPPED IRON ROD SET WITH ORANGE PLASTIC CAP STAMPED "KAZ"
  - B.L. = BUILDING LINE
  - W.E. = WATER EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - I.E. = INGRESS EGRESS EASEMENT
  - A.E. = ACCESS EASEMENT
  - U.E. = UTILITY EASEMENT
  - S.S.E. = SANITARY SEWER EASEMENT
  - SDW.E. = SIDEWALK EASEMENT
  - S = SURVEY LINE
  - C = CENTERLINE OF ROAD



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°40'14" W	30.13'
L2	N 56°34'47" E	31.95'
L3	S 89°40'14" W	34.13'
L4	S 00°07'40" E	387.99'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1960.8'	231.31'	231.18'	S 76°00'37" W
C2	818.00'	438.48'	433.25'	N 74°22'42" E
C3	1958.86'	257.45'	257.27'	S 86°06'31" W

**STATE OF TEXAS COUNTY OF DENTON**

I, KENNETH A. ZOLLINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, AND THE SUBDIVISION RULES AND REGULATIONS OF THE TOWN OF ADDISON, TEXAS. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED AND IS IN SUBSTANTIAL COMPLIANCE WITH THE TOWN OF ADDISON CODE OF ORDINANCES, SEC. 31.11; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED PLAT.

DATED THIS THE 29TH DAY OF MARCH, 2018

**SURVEYOR'S AFFIRMATION**

KENNETH A. ZOLLINGER  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5312

**STATE OF TEXAS COUNTY OF DENTON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 THE OFFICE THIS 29TH DAY OF MARCH, 2018.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

TONY KIMBROUGH  
NOTARY PUBLIC  
STATE OF TEXAS  
MY COMM. EXP. 4/26/20  
NOTARY ID 13063262-2

**OWNER'S CERTIFICATE**

**STATE OF TEXAS COUNTY OF DALLAS**

WHEREAS, RPI BELTLINE SQUARE, LTD AND MS SUB BELTLINE, LLC are the owners all that certain tract of land situated in the Town of Addison, Dallas county, Texas and being all of Lot 2, of Watson and Taylor Subdivision, an addition to said Town, according to the plat thereof recorded in Volume 79180, Page 899, Plat Records of said County, and being a part of Lot 1, of said Subdivision, and being a part of Lot 3, of Watson and Taylor Subdivision No. 2, an addition to said Town, according to the plat thereof recorded in Volume 79180, Page 888, Plat records of said County, and being a part of Lot 4 of said Subdivision No. 2, and being all of a called 3.0201 acre tract of land described in the deed to RPI Beltline Square, Ltd., as recorded in Document Number 20130007953, Official Public Records of said County; the subject tract being more particularly described as follows:

BEGINNING at a point in the North line of Beltline road for the Southwest corner of the herein described tract and Southwest corner of said Lot 2;

Thence North 00 degrees 42 minutes 15 seconds West passing a capped iron rod found at 10.48 feet, and continuing along said course a total distance of 502.78 feet to a capped iron rod stamped "Brittain and Crawford" found in the South line of Arapaho Road for the Northwest corner of the herein described tract;

Thence North 56 degrees 34 minutes 47 seconds East with said common line a distance of 31.95 feet to a capped iron rod stamped "KAZ" set;

Thence North 53 degrees 24 minutes 01 seconds East with said common line a distance of 130.54 feet to a capped iron rod stamped "KAZ" set at the beginning of a curve to the right, having a radius of 818.00 feet, and a chord bearing and distance of North 74 degrees 22 minutes 42 seconds East, 433.25 feet;

Thence along said curve with said common line an arc distance of 438.48 feet to a capped iron rod stamped "KAZ" set;

Thence North 89 degrees 44 minutes 15 seconds East with said common line a distance of 180.61 feet to a capped iron rod stamped "KAZ" set in the East line of said Lot 3 for the Northeast corner of the herein described tract;

Thence South 00 degrees 08 minutes 57 seconds East with said common line a distance of 215.86 feet to a 1/2" iron rod found in the North line of Centurion Way;

Thence South 89 degrees 40 minutes 14 seconds West with said line a distance of 30.13 feet to an "X" cut set in the West line of Runyon Road;

Thence South 00 degrees 07 minutes 40 seconds East with said line a distance of 409.99 feet to an "X" cut found in the North line of said Beltline Road for the Southeast corner of said 3.0201 acre tract;

Thence South 89 degrees 52 minutes 20 seconds West with the North line thereof a distance of 113.73 feet to a capped iron rod found at the beginning of a curve to the right, having a radius of 1958.86 feet, and a chord bearing and distance of South 86 degrees 06 minutes 31 seconds West, 257.27 feet;

Thence along said curve an arc distance of 257.45 feet to a 1/2" iron rod found the Southeast corner of Lot 4-A, Avis Lube, an addition to said City, according to the plat thereof recorded in Volume 86229, Page 517, of said Plat Records and the Southwest corner of said 3.020 acre tract;

Thence North 00 degrees 42 minutes 15 seconds West with said common line a distance of 149.93 feet to an "X" cut set for the Northeast corner of said Avis Lube tract;

Thence South 89 degrees 44 minutes 15 seconds West with the North line thereof a distance of 100.00 feet to a point for the Northwest corner thereof in the East line of said Lot 1;

Thence South 00 degrees 43 minutes 14 seconds East with said common line a distance of 165.52 feet to a capped iron rod stamped "KAZ" set in the North line of said Beltline road for the Southeast corner of said Lot 1, at the beginning of a curve to the left, having a radius of 1960.08 feet, and a chord bearing and distance of South 76 degrees 00 minutes 37 seconds West, 231.18 feet;

Thence along said curve an arc distance of 231.31 feet to the PLACE OF BEGINNING and enclosing 9.35 acres of land more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That RPI BELTLINE SQUARE, LTD AND MS SUB BELTLINE, LLC do hereby adopt this plat designating the hereinabove property as WATSON AND TAYLOR SUBDIVISION, 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, election, 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 the services 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 easements 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 times 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 town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff 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 town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the 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 town for 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 services from the main to curb or pavement 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. The construction plans shall be prepared by or under the supervision of a registered professional engineer in the State of Texas and shall bear his seal on each sheet. The plans shall contain all necessary information for construction of the project, including screening walls. All materials specified shall conform to the standard specifications of the Town of Addison. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made. After review of the plat and plans by the public works department and town engineer, the plat and plans shall be submitted to the planning and zoning commission and the city council for their consideration. If approved by those bodies subject to changes, the engineer for the owner shall make all changes required. The director of public works or his designated agent will approve all plans and return sufficient approved sets of the plans to the engineer for the owner for use by the contractors. Each contractor shall maintain one set of the plans, stamped with town approval, on the project at all times during construction.

RPI BELTLINE SQUARE, LTD  
BY: *George Watson*  
AUTHORIZED SIGNATURE

STATE OF TEXAS  
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeffrey L. Olyan KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF April, 2018.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS MY COMMISSION EXPIRES: 12-30-21

MS SUB BELTLINE, LLC  
BY: *George Watson*  
AUTHORIZED SIGNATURE



STATE OF TEXAS Dallas  
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED George Watson KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF April, 2018.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS MY COMMISSION EXPIRES: 7/2/2019



Approved and accepted by the Planning and Zoning Commission of the Town of Addison this 20th day of March, 2018.

*Katherine Wheeler*  
Chair of Planning and Zoning Commission, Town of Addison

*Christine Wilson*  
City Secretary, Town of Addison



**FINAL REPLAT LOTS 4R1 & 4R2**

**WATSON AND TAYLOR SUBDIVISION ADDITION**

BEING ALL OF 9.35 ACRES IN THE DAVID MYERS SURVEY ABSTRACT NUMBER 923, TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND THE THOMAS CHENOWETH SURVEY, ABSTRACT NUMBER 273, BEING PART A REPLAT OF LOT 2 RECORDED IN VOLUME 79180, PAGE 899, MAP RECORDS, DALLAS COUNTY, TEXAS, BEING PART A REPLAT OF LOTS 1-3 AND PART OF LOT 4 AND LOT 4A OF WATSON AND TAYLOR SUBDIVISION NO. 2, AN ADDITION TO THE TOWN OF ADDISON ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN VOLUME 79180, PAGE 888, MAP RECORDS, DALLAS COUNTY, TEXAS

PROJECT NO. \_\_\_\_\_



1720 WESTMINSTER  
DENTON, TX 76205  
(940)382-3446  
JOB NUMBER: 150302-RP  
DRAWN BY: TK  
DATE: 2-29-2018  
R.P.L.S.  
KENNETH A. ZOLLINGER