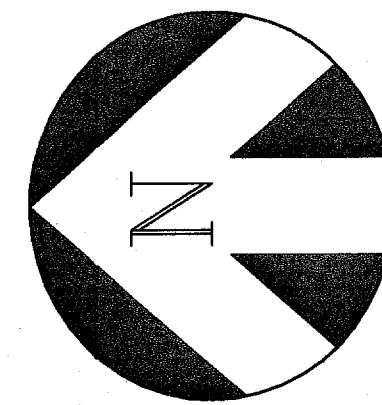
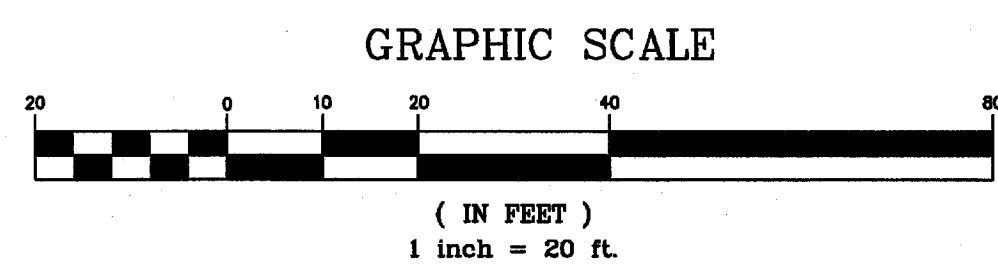
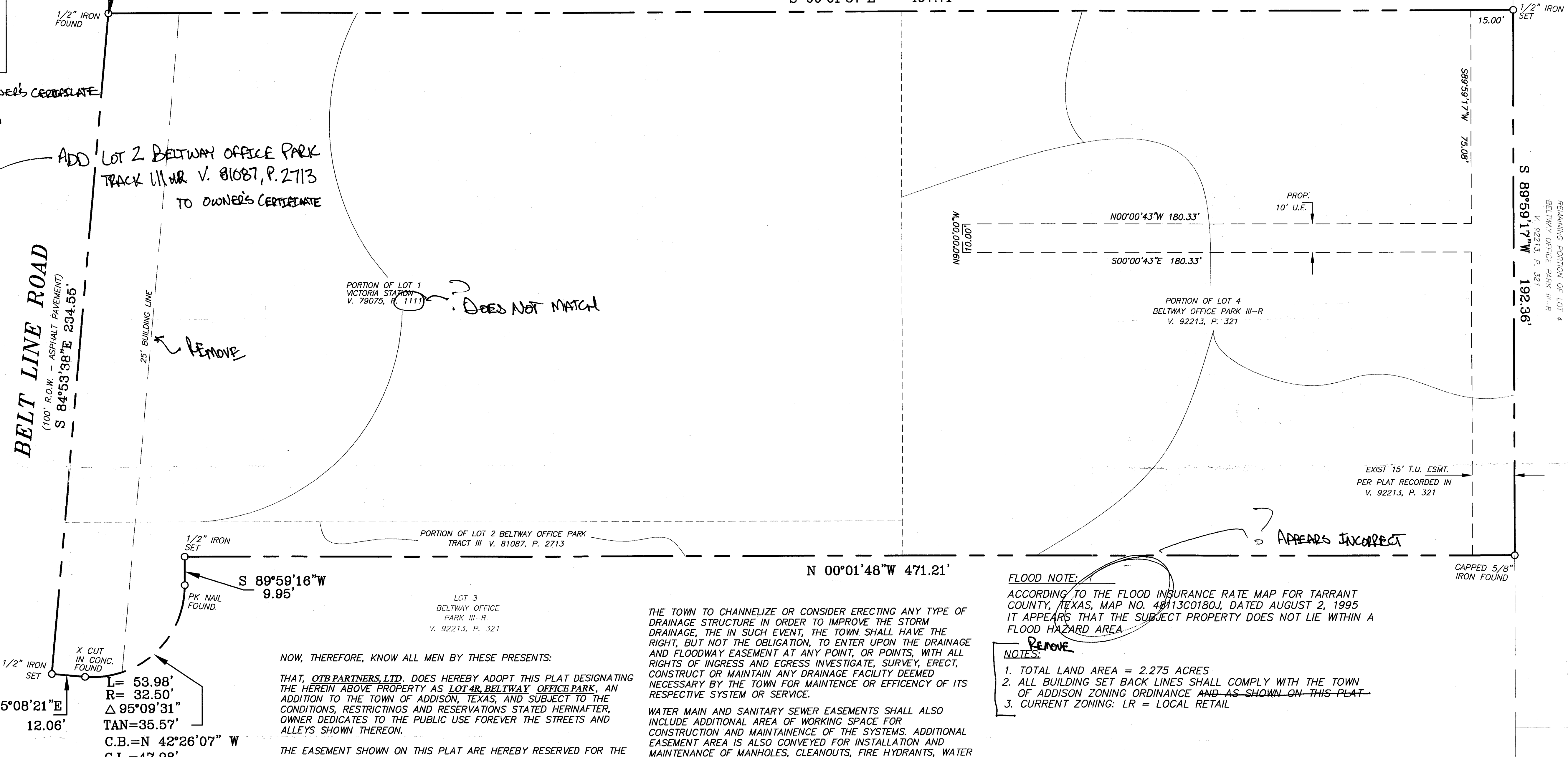


POINT OF BEGINNING



LOT 1
BELTWAY OFFICE PARK
TRACT III
V. 77086, P. 26



Legal Description ~~SHALL BE CHANGED TO AN OWNER'S CERTIFICATE~~

2.275 acres situated in the ELISHA FIKE SURVEY, Abst. No. 478, Dallas County, Texas being a portion of Lot 4, BELTWAY OFFICE PARK, III-R, an addition to the City of Addison, Dallas County, Texas according to the plat recorded in Volume 92213, Page 321, Map Records, Dallas County, Texas and Lot 1, VICTORIA STATION ADDITION, an addition to the City of Addison, Dallas County, Texas according to the plat recorded in Volume 79075, Page (1117) Map Records, Dallas County, Texas also being those certain tracts of land conveyed to OTB Partners, Ltd. by deed recorded in Volume 97223, Page 52, Deed Records, Dallas County, Texas and being more particularly described, as follows:

Beginning at a 1/2" iron found in the south line of Belt Line Road at the northeast corner of said Lot 1 and the northwest corner of Lot 1 BELTWAY OFFICE PARK, TRACT III, an addition to the City of Addison, Dallas County, Texas according to the plat recorded in Volume 77086, Page 26, Map Records, Dallas County, Texas;

THENCE South 00 degrees 01 minutes 37 seconds East, along the common line of said Lot 1, VICTORIA STATION and said Lot 1, BELTWAY OFFICE PARK, TRACT III, 497.71 feet to a 1/2" iron set;

THENCE South 89 degrees 59 minutes 17 seconds West, 192.36 feet to a capped 5/8" iron found at the southeast corner of Lot 3, BELTWAY OFFICE PARK III-R, an addition to the City of Addison, Dallas County, Texas according to the plat recorded in Volume 92213, Page 321, Map Records, Dallas County, Texas;

THENCE North 00 degrees 01 minutes 48 seconds West, along the common line of said Lot 4 and Lot 3, a distance of 471.21 feet to a 1/2" iron set;

THENCE South 89 degrees 59 minutes 16 seconds West, 9.95 feet to a pk nail found at the beginning of a curve to the right whose radius is 32.50 feet and whose long chord bears North 42 degrees 26 minutes 07 seconds West, 47.98 feet;

THENCE Along said curve in a northwesterly direction through a central angle of 95 degrees 09 minutes 31 seconds, a distance of 53.98 feet to an "X" cut in concrete found;

THENCE North 05 degrees 08 minutes 21 seconds East, 12.06 feet to a 1/2" iron set in the south line of said Belt Line Road;

THENCE South 84 degrees 53 minutes 38 seconds East, along the south line of said Belt Line Road, 234.55 feet to the POINT OF BEGINNING and containing 2.275 acres of land.

BELT LINE ROAD
(100' R.O.W. - ASPHALT PAVEMENT)
S 84°53'38"E 204.55'

1/2" IRON SET
X CUT IN CONC. FOUND
N 05°08'21"E 12.06'
L= 53.98'
R= 32.50'
Δ 95°09'31"
TAN=35.57'
C.B.=N 42°26'07" W
C.I.L.=47.98'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OTB PARTNERS, LTD. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE PROPERTY AS LOT 4R, BELTWAY OFFICE PARK, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, AND SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS STATED HERINAFTER, OWNER DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON.

THE EASEMENT 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 OR 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, THE 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 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 SERVICE AND SEWER SERVICES FROM THE MAIN TO CURB OR PAVEMENT LINE, AND THE DESCRIPTIONS OF SUCH ADDITIONAL EASEMENTS HERIN 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.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARYL SNADON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AN 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 ____ DAY OF _____ 2007

NOTARY PUBLIC IN AND FOR THE DALLAS COUNTY, TEXAS

FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, MAP NO. 48113C0180J, DATED AUGUST 2, 1995 IT APPEARS THAT THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

REMOVE NOTES:
1. TOTAL LAND AREA = 2.275 ACRES
2. ALL BUILDING SET BACK LINES SHALL COMPLY WITH THE TOWN OF ADDISON ZONING ORDINANCE AND AS SHOWN ON THIS PLAT.
3. CURRENT ZONING: LR = LOCAL RETAIL

APPROVED BY CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS OF THE ____ DAY OF _____, 2007

TOWN OF ADDISON, TEXAS
CITY PLAN COMMISSION
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

SURVEYOR'S CERTIFICATE:
I, ANDREW E. STEVENS A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY WAS MADE UNDER MY SUPERVISION.

ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION # 5395

STEVENS LAND SURVEYING, INC.
7300-B WEATHERFORD HWY.
FORT WORTH, TEXAS 76116
(817) 696-9775

THE SURVEYOR'S CERTIFICATE MUST INCLUDE SIGNATURE BY A REGISTERED PROFESSIONAL SURVEYOR

SURVEYOR
STEVENS LAND SURVEYING, INC.
7300-B WEATHERFORD HWY.
FORT WORTH, TEXAS 76116
(817) 696-9775

OWNER
OTB PARTNERS, LTD.
15280 ADDISON RD., SUITE 301
ADDISON, TX 75001
OFFICE: 972-661-1011
FAX: 972-385-8039

ENGINEER
McINNIS LAND CONSULTANTS, LLC
108 W. 8TH STREET, SUITE 300
FORT WORTH, TX 76102
OFFICE: 817-877-4200
FAX: 817-877-4201

FINAL PLAT OF
BELTWAY OFFICE PARK LOT 4R

BEING A REPLAT OF
PORTION OF LOT 1, VICTORIA STATION
V. 79075, P. 1111
AND
PORTION OF LOT 2 BELTWAY OFFICE PARK
TRACT III V. 81087, P. 2713
AND
PORTION OF LOT 4, BELTWAY OFFICE PARK III-R
V. 92213, P. 321

IN ALL BEING 2.275 ACRES LOCATED IN THE ELISHA FIKE SURVEY, Abst. No. 478, AN ADDITION TO THE TOWN OF ADDISON DALLAS COUNTY, TEXAS
JULY 20, 2007

