

LOT 3R, BLOCK 1
BELT LINE - MARSH BUSINESS PARK
VOL. 95100, PG. 3275

SURVEYOR'S CERTIFICATE

I, WILLIAM P. PRICE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the Town of Addison, Texas.

WILLIAM P. PRICE Date
Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared WILLIAM P. PRICE, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 20__

Notary Public in and for Dallas County, Texas

NOTES:

1. FND. - Found
2. IRS - Iron Rod Set
3. IRF - Iron Rod Found
4. C.M. - Controlling Monument
5. Basis of Bearing - Based on Lot 2R, Block 1, Belt Line Marsh Business Park Addition as recorded in Volume 95100, Page 3275, of the Map Records of Dallas County, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, 7920-3939 BELT LINE PROPERTIES, LP. is the owner's of a 0.93 acre tract of land situated in the D. Meyers Survey, Abstract No. 923, and the T.L. Chenoweth Survey, Abstract No. 273, in the Town of Addison, Dallas County, Texas, and being a portion of Lot 2R, Block 1, of the Belt Line - Marsh Business Park, an addition to the Town of Addison, according to the plat thereof recorded in Volume 95100, Page 3275, of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete set for corner, said point being the northwest corner of said Lot 2R, Block 1, and being the southwest corner of Lot 3R, Block 1, of said Belt Line - Marsh Business Park, and being on the east right-of-way line of Commercial Drive (a 60.00 foot right-of-way);

THENCE South 89°55'22" East, along the common line of said Lot 2R, and Lot 3R, Block 1, a distance of 153.00 feet to an "X" cut in concrete found for corner, said point being in a curve to the right having a radius of 38.00, and a delta angle of 90° 00'00";

THENCE continuing along the common line of said Lot 2R, and Lot 3R, Block 1, and said curve to the right, an arc distance of 59.69 feet, and a chord bearing and distance of South 44°55'22" East, 53.74 feet to an "X" cut in concrete found for corner, said point being the westerly southeast corner of said Lot 3R, and being the northerly northwest corner of Lot 1, Block 1, of said Belt Line - Marsh Business Park, an addition to the Town of Addison, according to the plat thereof recorded in Volume 84186, Page 137, of the Plat Records of Dallas County, Texas;

THENCE South 00°04'38" West, along the common line of said Lot 2R, and said Lot 1, Block 1, a distance of 140.00 feet to an "X" cut in concrete found for corner;

THENCE South 44°40'55" West, continuing along the common line of said Lot 2R, and said Lot 1, Block 1, a distance of 152.80 feet to a 1/2" inch iron rod found for corner;

THENCE North 89°55'22" West, continuing along the common line of said Lot 2R, and said Lot 1, Block 1, a distance of 9.76 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of a called 0.190 acre of land conveyed to Addison National Bank, by deed recorded in Volume 97213, Page 4814, of the Deed Records of Dallas County, Texas;

THENCE North 00°04'38" East, through the interior of said Lot 2R, and along the east line of said called 0.190 acre tract, a distance of 111.96 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of said called 0.190 acre tract;

THENCE North 89°55'22" West, continuing through the interior of said Lot 2R, and along the north line of said called 0.190 acre tract, a distance of 64.05 feet to a 1/2 inch iron rod found for corner, said point being in a curve to the right having a radius of 20.00 feet, and a delta angle of 29°38'14";

THENCE continuing along through the interior of said Lot 2R, and along the north line of said called 0.190 acre tract, and said curve to the right, an arc distance of 10.35 feet, and a chord bearing and distance of North 75°05'45" West, 10.23 feet to a 1/2" iron rod found for corner, said point being the northwest corner of said called 0.190 acre tract, and being in the west line of said Lot 2R, and being the east right-of-way line of said Commercial Drive;

THENCE North 00°04'38" East, along the west line of said Lot 2R, and the east right-of-way line of said Commercial Drive, a distance of 172.21 feet to the POINT OF BEGINNING and containing 40,344 square feet or 0.93 acre of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 7920-3939 BELT LINE PROPERTIES, LP. ("Owners") do hereby adopt this plat designating the hereinabove property as 7920-3939 BELT LINE ADDITION, 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, electric, telephone, gas and cable television. Owners 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 to 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 service and sewer 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.

WITNESS my hand at Addison, this the ____ day of _____, 20__

AUTHORIZED AGENT

STATE OF:
COUNTY OF:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__

Notary Public in and for _____ County

FINAL PLAT
7920-3939 BELT LINE ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF LOT 2R, BLOCK 1 OF
BELT LINE-MARSH BUSINESS PARK ADDITION
OUT OF THE

T.L. CHENOWETH SURVEY, ABSTRACT NO. 273 AND THE
D. MEYERS SURVEY, ABSTRACT NO. 923
IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
THIS PLAT FILED IN VOLUME _____, PAGE _____

COMMERCIAL DRIVE
(60.0' R.O.W.)

4' R.O.W. DEDICATION
693 SQ.FT. 0.016 ACRES
BY THIS PLAT

D=29°38'14"
R=20.00'
L=10.35'
CB=N75°05'45"W
LC=10.23'

REMAINDER OF
LOT 2R, BLOCK 1
BELT LINE - MARSH
BUSINESS PARK
VOL. 95100, PG. 3275
ADDISON NATIONAL BANK
VOL. 97213, PG. 4814

LOT 1, BLOCK 1
BELT LINE - MARSH BUSINESS PARK
VOL. 84186, PG. 137

LOT 2R, BLOCK 1
BELT LINE - MARSH BUSINESS PARK
VOL. 95100, PG. 3275
7920-3939 BELT LINE PROPERTIES, LP.
DOC. NO. 200600465660
O.P.R.D.C.T.

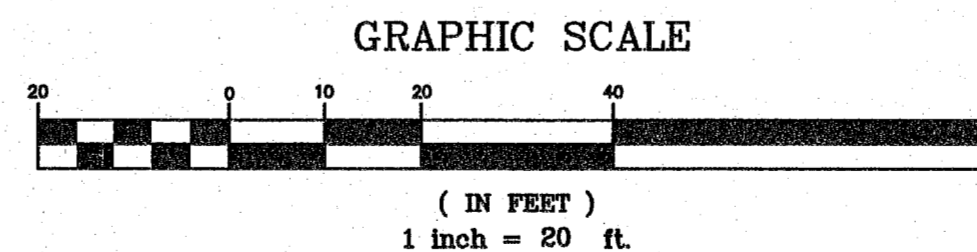
LOT 1, BLOCK 1
BELT LINE - MARSH BUSINESS PARK
VOL. 84186, PG. 137

Approved by City Council of the Town of Addison,
Texas on the day of _____ 2008

Mayor

City Secretary

DETENTION EASEMENT STATEMENT



OWNERS:
7920-3939 BELT LINE PROPERTIES, L.P.
10440 NORTH CENTRAL EXPRESSWAY, STE 500
DALLAS, Texas 75225
CONTACT NAME: RANDY IRLBECK
214-363-6287

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.	DATE	SCALE	DRAWN BY	CHECKED BY	BUENA TIERRA GROUP	SHEET
08-134 PLAT	09/20/2008	1" = 20'	R.M.		400 S. INDUSTRIAL BLVD. SUITE 228 EULESS, TEXAS 76040 817-354-1445 (O) 817-354-1451 (F)	1 OF 1

2008-11