

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.

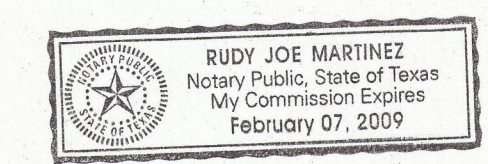
William P. Price
 WILLIAM P. PRICE
 Registered Professional Land Surveyor, No. 3047
 Date: 11.13.08



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 13th day of November, 2008.
Rudy Joe Martinez
 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.

D. MEYERS SURVEY ABSTRACT NO. 923
 T.L. CHENOWETH SURVEY ABSTRACT NO. 273

Approved by City Council of the Town of Addison, Texas on the day of November 11, 2008.
John Johnson
 Mayor
Maria Griggs
 City Secretary

DETENTION AREA EASEMENT

This plat is approved by the Town of Addison and accepted by the owner(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:

The proposed detention area easement(s) within the limits of this addition, will remain as detention area(s) to the lie and grade shown on the plans at all times and will be maintained by the individual owner(s) of the lot or lots that are traversed by or adjacent to the detention area(s). The Town of Addison will not be responsible for the maintenance and operation of said detention area(s) or any damage or injury to private property or person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however, it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alley in or adjacent to the subdivisions, then, in such event, the Town of Addison shall have the right to enter upon the detention area(s) at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the detention area(s) traversing or adjacent to his property clean and free of debris, silt and any substance which would result in unsanitary conditions or blockage of the drainage. The Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner(s), or to alleviate any undesirable conditions, which may occur.

The detention area(s) as in the case of all detention areas are subject to storm water overflow(s) to an extent which cannot be clearly defined. The Town of Addison shall not be held liable for any damages of any nature resulting from the occurrences of these natural phenomena, nor resulting from the failure of any structure or structures, within the detention area(s) or subdivision storm drainage system.

The detention area easement line identified on this plat shows the detention area(s) serving this addition.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

Whereas, 7920-3939 BELT LINE PROPERTIES, LP. is the owner 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 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 2030 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" inch 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 hydrant, 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 2nd day of December, 2008.

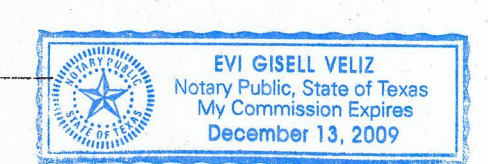
Eric G. Veliz
 AUTHORIZED AGENT

STATE OF:
 COUNTY OF:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Eric G. Veliz*, 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 2nd day of December, 2008.

Eric G. Veliz
 Notary Public in and for Dallas County



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

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

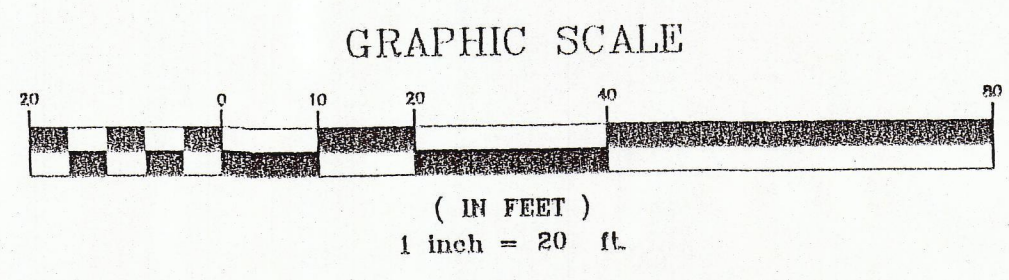
T.L. CHNOWETH SURVEY, ABSTRACT NO. 273 AND THE
 D. MEYERS SURVEY, ABSTRACT NO. 923
 IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 THIS PLAT FILED IN VOLUME _____, PAGE _____

TOWN OF ADDISON

ALYSSA DENT
 Secretary

16801 Westgrove Drive
 P.O. Box 9010
 Addison, Texas 75001-9010
 (972) 450-2881
 Fax: (972) 450-2837

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 John F. Warren, County Clerk
 Dallas County TEXAS
 January 29, 2009 09:38:36 AM
 FEE: \$33.00
 200900025530



OWNERS:

720-3939 BELT LINE PROPERTIES, L.P.
 1440 NORTH CENTRAL EXPRESSWAY, STE 500
 ULLAS, TEXAS 75225
 CONTACT NAME: RANDY IRLBECK
 4-363-6287

NO.	DATE	REVISION
1.		
2.		
3.		

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