

VICINITY MAP

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS CCP Belt Line Add LP are the owners of the following described tract of land to wit:

Being a tract of land out of the Elisha Fike Survey, Abstract No. 417 and situated in the Town of Addison, Dallas County, Texas, being surveyed by Miller Surveying, Inc. of Hurst, Texas in October of 2019, said tract being all of 4500 Belt Line Addition, an addition to the Town of Addison, Texas, as recorded in Volume 90241, Page 2816 of the Plat Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the northeast corner of said addition, said rod being in the southerly right-of-way line of Belt Line Road;

Thence South 00 degrees 03 minutes 00 seconds East with the easterly boundary line of said addition a distance of 358.29 feet to a 1/2 inch steel rod found for the southeast corner thereof;

Thence South 89 degrees 57 minutes 00 seconds West with the southerly boundary line of said addition a distance of 280.00 feet to a 1/2 inch capped steel rod found for the southwest corner thereof, said rod being in the easterly boundary line of the same tract of land described in the deed to Daryl Snadon recorded in Volume 95206, Page 1880 of the Deed Records of said County;

Thence North 00 degrees 03 minutes 00 seconds West with the westerly boundary line of said addition and the easterly boundary line of said Snadon tract a distance of 368.26 feet to a cross in concrete set for the northwest corner of said addition, said cross being in said southerly right-of-way line and also being in a curve to the left with a radius of 2914.93 feet and whose chord bears South 87 degrees 40 minutes 55 seconds East at 241.32 feet;

Thence easterly with the northerly boundary line of said addition and said southerly right-of-way line and with said curve through a delta angle of 04 degrees 44 minutes 41 seconds and along an arc of 241.39 feet to a cross in concrete set for the end of said curve;

1/2 inch steel rod found for the southeast corner of said addition;

Thence North 89 degrees 56 in 45 seconds East continuing with said northerly boundary line and said southerly right-of-way line a distance of 38.89 feet to the point of beginning containing 2.321 acres of land, more or less.

OWNERS' ACKNOWLEDGEMENT AND DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CCP Belt Line Addition, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOT 1-R AND 2-R, 4500 BELT LINE ADDITION**, an addition to the Town of Addison, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Addison. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Addison use thereof. The Town of Addison and public utility entities shall have the right to remove and keep removed all construction, maintenance, or efficiency of their respective systems in said easements. The Town of Addison and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

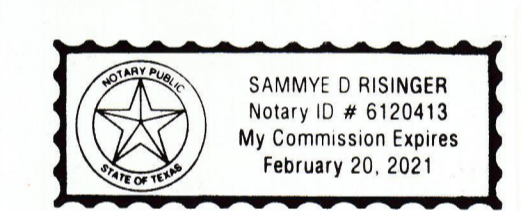
Charles D. Corson
Printed Name: Charles D. Corson
Title: Manager of Operations
CCP Belt Line Add LP

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 Charles D. Corson of CCP Belt Line Add LP, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 14th DAY OF November, 2019.

Sammye D. Risinger
NOTARY PUBLIC in and for the STATE OF TEXAS



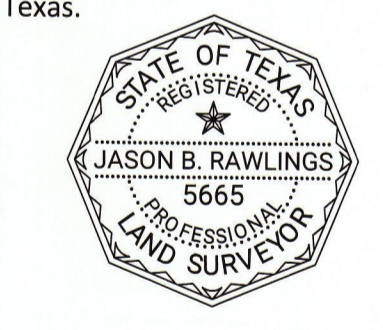
Filed and Recorded
Official Public Records
John F. Harran, County Clerk
Dallas County, TEXAS
12/09/2019 12:32:29 PM
\$64.00

SURVEYOR CERTIFICATE:

STATE OF TEXAS:

I, Jason B. Rawlings, Registered Public Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.

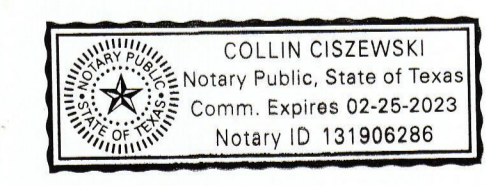
Jason B. Rawlings, P.L.S. No. 5665
STATE OF TEXAS
COUNTY OF DALLAS:



BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Jason B. Rawlings, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 14th DAY OF November, 2019.

Collin Ciszewski
NOTARY PUBLIC in and for the STATE OF TEXAS



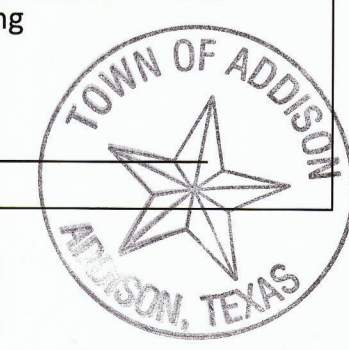
AMENDING PLAT
LOT 1-R AND LOT 2-R
4500 BELT LINE ADDITION
AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
CONSISTING OF 2 LOTS AND BEING 2.321 ACRES OF LAND OUT OF THE
ELISHA FIKE SURVEY, ABSTRACT NO. 478
PREPARED OCTOBER 2019

LEGEND:

Esmt.	=	Easement
M.R.D.C.T.	=	Map Records of Dallas County, Texas
D.R.D.C.T.	=	Deed Records of Dallas County, Texas
Inst.	=	Instrument
No.	=	Number
P.O.B.	=	Point of Beginning

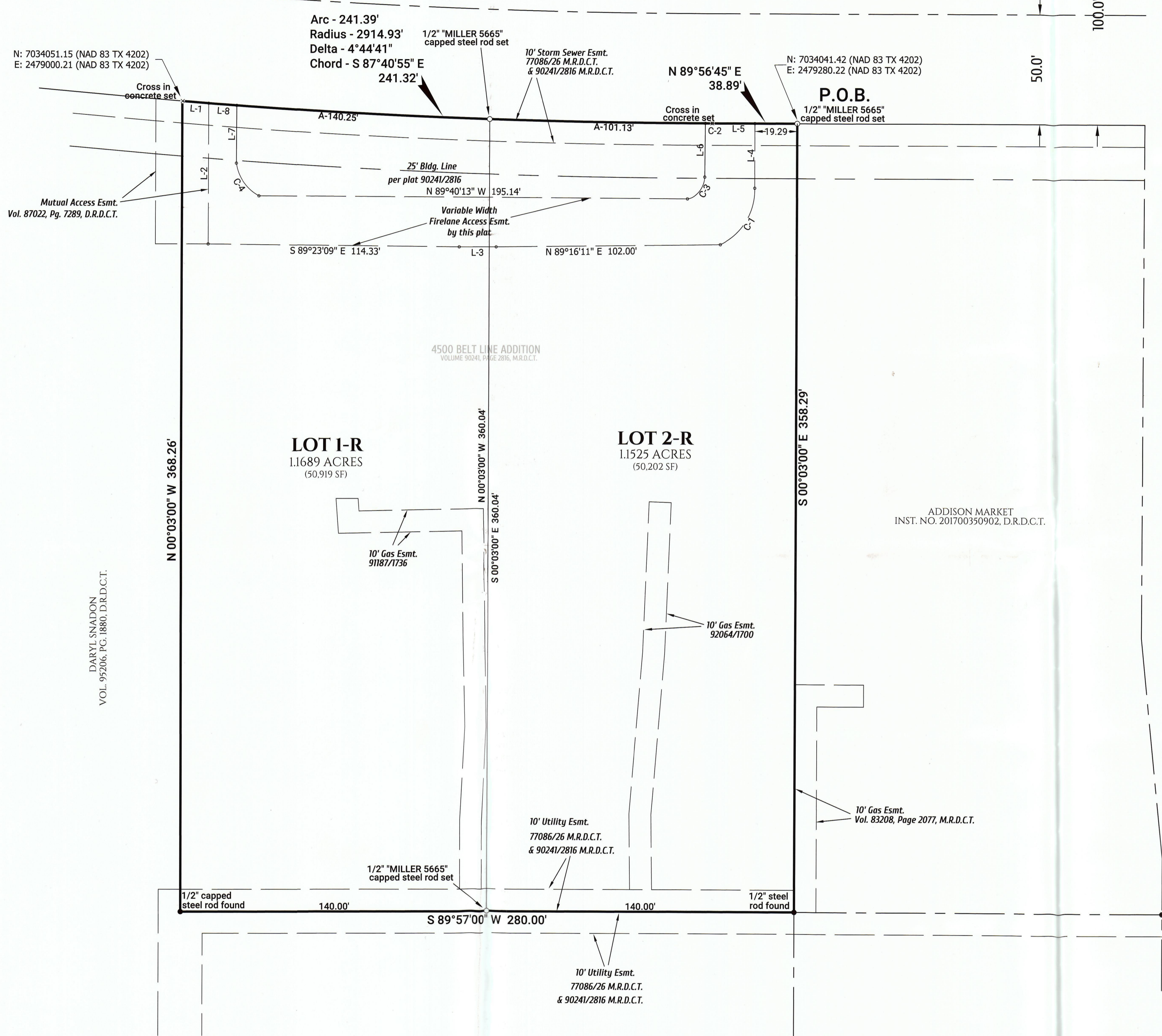
NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BILDING PERMITS

CERTIFICATE OF APPROVAL
Approved by the planning and zoning commission of the Town of Addison, Texas on this the 19th day of November, 2019.
Patrick J. Wheeler
Chair of the Planning and Zoning Commission
Donna G. Parker
City Secretary



FLOOD STATEMENT: Based on scaling the surveyed lot shown hereon into the FEMA Flood Insurance Rate Map No. 48121C0730G (Rev. 4-18-2011), this property lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

BELT LINE ROAD
(A 100' Public Right-of-Way)



Line	Bearing	Distance
L-1	S 85°25'40" E	12.04'
L-2	S 00°03'00" E	64.03'
L-3	N 89°56'12" E	16.83'
L-4	N 00°03'15" W	29.35'
L-5	S 89°56'43" W	19.43'
L-6	S 00°03'00" E	16.50'
L-7	N 00°09'11" E	26.29'
L-8	N 85°40'19" W	12.80'

Curve	Arc	Radius	Central Angle	Chord Bearing	Chord Dist.
C-1	31.84'	27.82'	65°34'21"	N 31°03'33" E	30.13'
C-2	3.14'	2914.93'	0°03'42"	N 89°59'44" W	3.14'
C-3	11.14'	11.20'	57°00'22"	S 30°54'35" W	10.69'
C-4	18.71'	19.76'	54°14'44"	N 34°58'13" W	18.02'

201900328939 PLAT 1/2

DARYL SNADON VOL. 95206, PG. 1880, D.R.D.C.T.