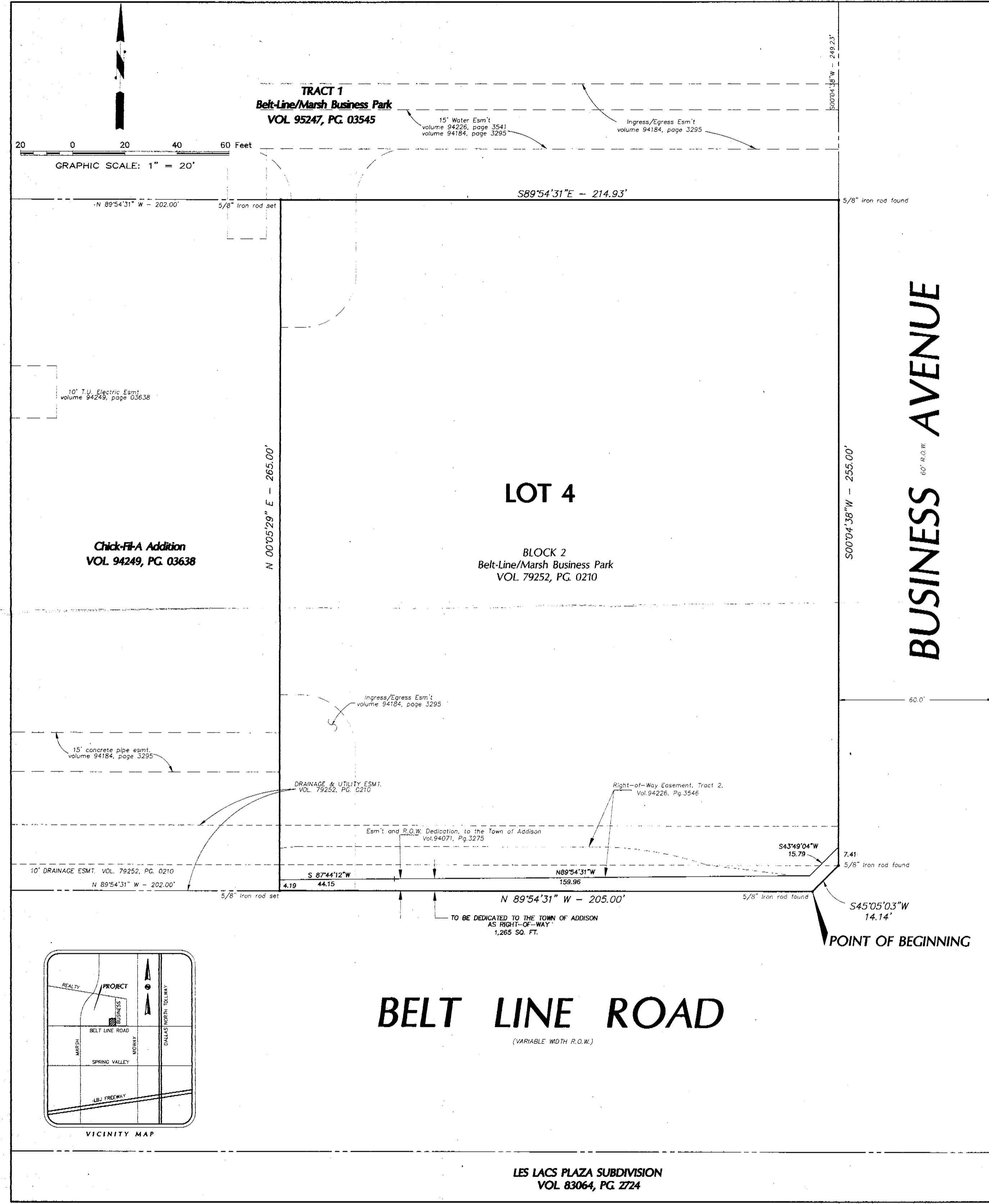


36-33-38  
02/09/98  
648183  
02000 97086



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Yorkland Partners, L.P., is the owner of a tract of land situated in the T.L. Chenoweth Survey, Abstract No. 273, Dallas County, Texas, and being part of Block 2 of Belt-Line Marsh Business Park, an addition to the City of Addison as recorded in Volume 79252, Page 0210, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner being the most southerly point on a corner clip situated at the intersection of the north line of Belt Line Road (a 100' R.O.W.) and the west line of Business Avenue (a 60' R.O.W.);

THENCE N89°54'31"W, along the north line of Belt Line Road, a distance of 205.00 feet to a 5/8" iron rod set for corner and being the southeast corner of CHICK-FIL-A ADDITION, an addition to the City of Addison recorded in Volume 94249, Page 03638;

THENCE N00°05'29"E, leaving said north line and along the east line of said Chick-Fil-A addition, a distance of 265.00 feet to a 5/8" iron rod set for corner;

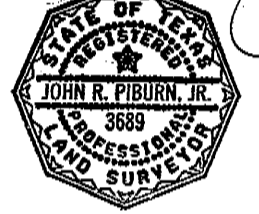
THENCE S89°54'31"E, leaving said east line, a distance of 214.93 feet to a 5/8" iron rod found for corner in the west right-of-way line of Business Avenue (60' R.O.W.);

THENCE S00°04'38"W along the west line of said Business Avenue, a distance of 255.00 feet to a 5/8" iron rod found for the most northerly point on the aforementioned corner clip;

THENCE S45°05'03"W, along said corner clip, a distance of 14.14 feet to the POINT OF BEGINNING and containing 56,916 square feet or 1.3066 acres of land.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: THAT I, John R. Piburn, Jr., do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the Town of Addison, Texas.



John R. Piburn, Jr., R.P.L.  
Registration No. 3689

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John R. Piburn, Jr., 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 office, this the 4 day of February, 1998.



Diane L. Schultz  
Notary Public in and for the State of Texas

PORTION OF BLOCK 3  
TRIANGLE BOWL ASSOCIATES  
VOL. 94215, PG. 04516

Bearings are based upon the north line of Belt Line Rd. (N 89°49'34" W) as recorded by plat in Volume 79252, Page 0210, Deed Records, Dallas County, Texas.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That YORKLAND PARTNERS, L.P. ("Owner") does hereby adopt this plat designating the herein above property as Belt Line/Marsh Business Park 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. 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 city 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 run-off 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 city to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the city 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 city 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 DALLAS, TEXAS, THIS THE 5 DAY OF February, 1998.

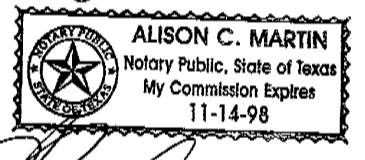
YORKLAND PARTNERS, L.P.

By:   
Daryl N. Snadon, Attorney-in-fact  
For Yorkland Mortgage Corp., The  
General Partner of Yorkland Partners, L.P.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daryl N. Snadon, 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 office, this the 6 day of February, 1998.



Alison C. Martin  
Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL:**

MAYOR, TOWN OF ADDISON  
  
CITY SECRETARY

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under Federal Law.  
STATE OF TEXAS  
COUNTY OF DALLAS  
I hereby certify this instrument was filed on the date and time attached herein by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped herein by me.  
FEB 9 1998  
  
COUNTY CLERK, Dallas County, Texas

AFTER RECORDING,  
RETURN TO:  
CARMEN MORAN  
TOWN OF ADDISON  
P.O. BOX 9010  
ADDISON, TX 75001

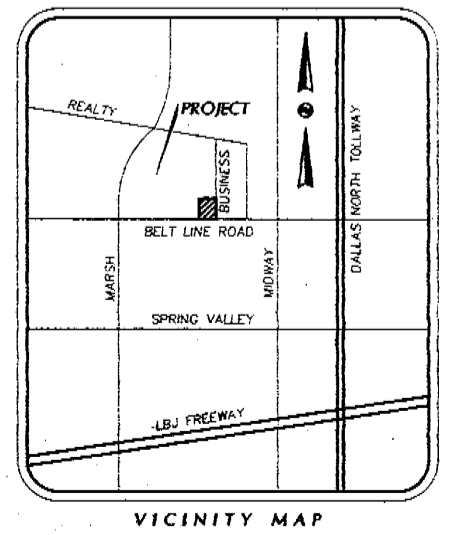
**FINAL PLAT**  
**LOT 4**  
**BELT LINE-MARSH BUSINESS PARK ADDITION**  
SITUATED IN THE  
T.L. CHENOWETH SURVEY, ABSTRACT NO. 273  
AND BEING PART OF  
BLOCK 2, BELT LINE-MARSH BUSINESS PARK  
ADDITION TO THE  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:  
YORKLAND PARTNERS, L.P.  
15280 ADDISON ROAD  
SUITE 300  
DALLAS, TX 75248  
(972) 661-1011

PREPARED BY:  
BROCKETTE DAVIS DRAKE, INC.  
4144 NORTH CENTRAL EXPRESSWAY  
SUITE 1100  
DALLAS, TEXAS 75204  
(214) 824-3647

FILED  
98 FEB -9 AM 10:24  
FARH, BILL  
COUNTY CLERK  
DALLAS COUNTY

**BELT LINE ROAD**  
(VARIABLE WIDTH R.O.W.)



LES LACS PLAZA SUBDIVISION  
VOL. 80364, PG. 2724