

OWNER'S CERTIFICATE

STATE OF TEXAS I
 COUNTY OF DALLAS I

WHEREAS, VICTORY INVESTMENTS, LTD. is the owner of a parcel of land situated in the City of Addison, Dallas County, Texas; being a part of the Elisha Fike Survey, Abstract 478, and being part of Tract III of Beltway Office Park, an addition to the City of Addison, recorded in Volume 77086, Page 0026, of the Map and Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point for corner in the southerly line of Belt Line Road (100 feet wide); said point being in an easterly direction a distance of 567.63 feet from the intersection of said southerly line of Belt Line Road and the southeasterly cut-off line between the easterly line of Midway Road (50 feet from centerline) and said southerly line of Belt Line Road;

THENCE South 84° 51' 39" East along the southerly line of Belt Line Road a distance of 180.69 feet to a point for corner, said point being the northwesterly corner of Lot 1 of said Tract III;

THENCE South 0° 01' 24" East along the westerly line of said Lot 1 a distance of 497.57 feet to a point for corner, said point being the southwesterly corner of said Lot 1;

THENCE due West (North 90° 00' 00" West) a distance of 179.96 feet to a point for corner;

THENCE North 0° 01' 24" West a distance of 513.76 feet to the POINT OF BEGINNING and containing 91,000 square feet, more or less, or 2.0891 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, VICTORY INVESTMENTS, LTD. does hereby adopt this plat designating the herein described property as VICTORIA STATION ADDITION, an addition to the City of Addison, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements are hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the full right of ingress and egress to private property for the purpose of reading meters and any maintenance and service ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Addison, Texas.

WITNESS my hand at Dallas, Texas, this the 23 day of February, 1979.

VICTORY INVESTMENTS LTD.
 By Daryl Snaden, General Partner

STATE OF TEXAS I
 COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, on this day personally appeared Daryl Snaden, 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 ___ day of ___, 1979.

Notary Public in and for Dallas County, Texas

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert G. Wood, of Raymond L. Goodson, Jr. Inc., do hereby declare that I prepared this plat from an actual and accurate survey of the land in accordance with the platting rules and regulations of the City of Addison, Texas. This property is subject to any and all easements shown and/or recorded.

Robert G. Wood

STATE OF TEXAS I
 COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, on this day personally appeared Robert G. Wood, 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 23 day of February, 1979.

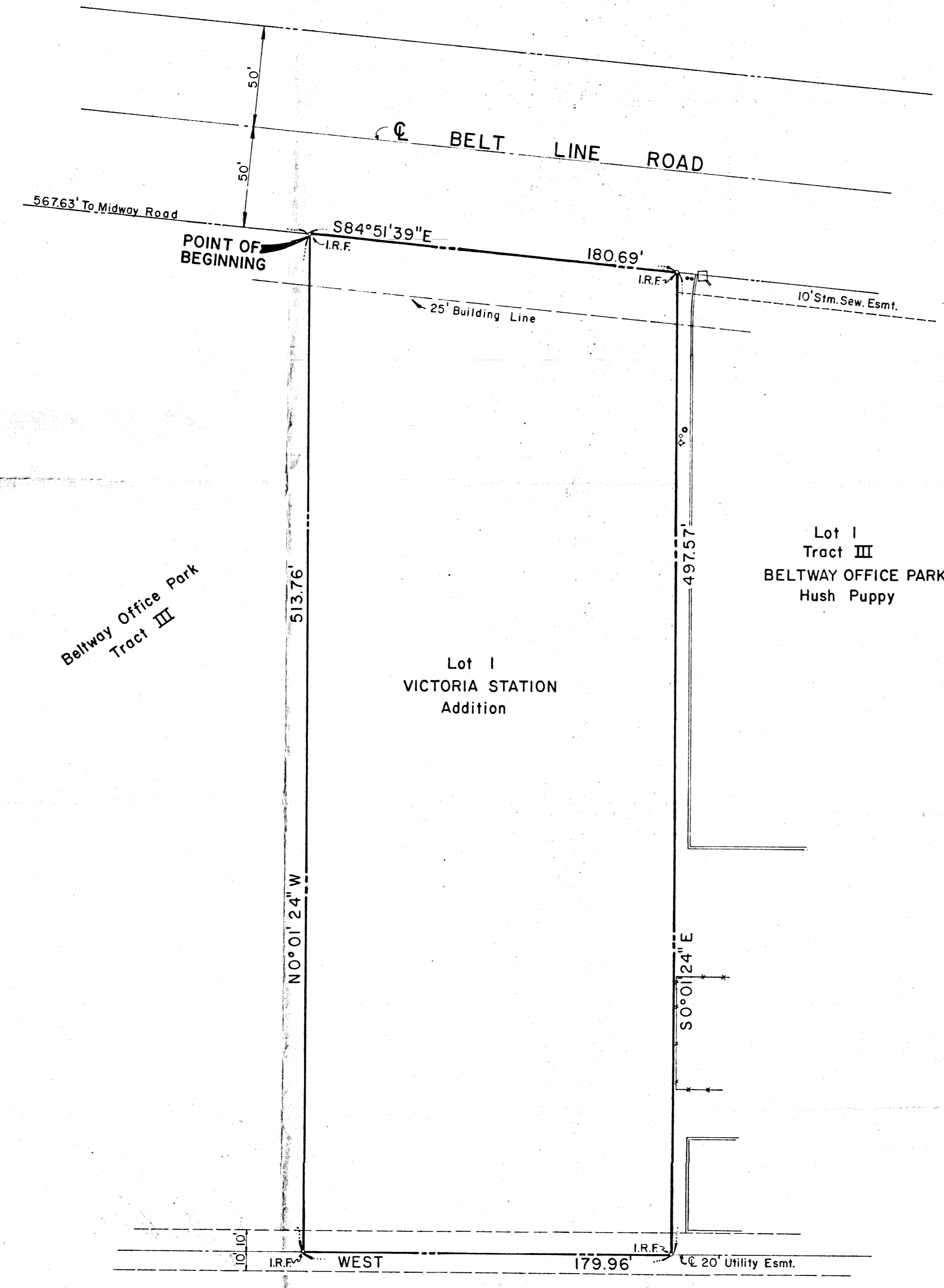
Debera C. White
 Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS

THIS THE 10th DAY OF April, 1979.

Mayor: Jim Redding
 Secretary: Inoque Sharp



FILED
 COUNTY CLERK
 DALLAS COUNTY
 '79 APR 16 PM 1:50

FINAL PLAT
 LOT 1
 VICTORIA STATION ADDITION
 PART OF
 TRACT III BELTWAY OFFICE PARK
 CITY OF ADDISON, TEXAS
 FOR
 VICTORY INVESTMENTS LTD.
 ADDISON BANK BLDG. ADDISON TEXAS
 BY
 RAYMOND L. GOODSON JR., INC. ENGINEERS
 3409 OAK GROVE DALLAS, TEXAS
 Scale 1" = 40' FEBRUARY, 1979