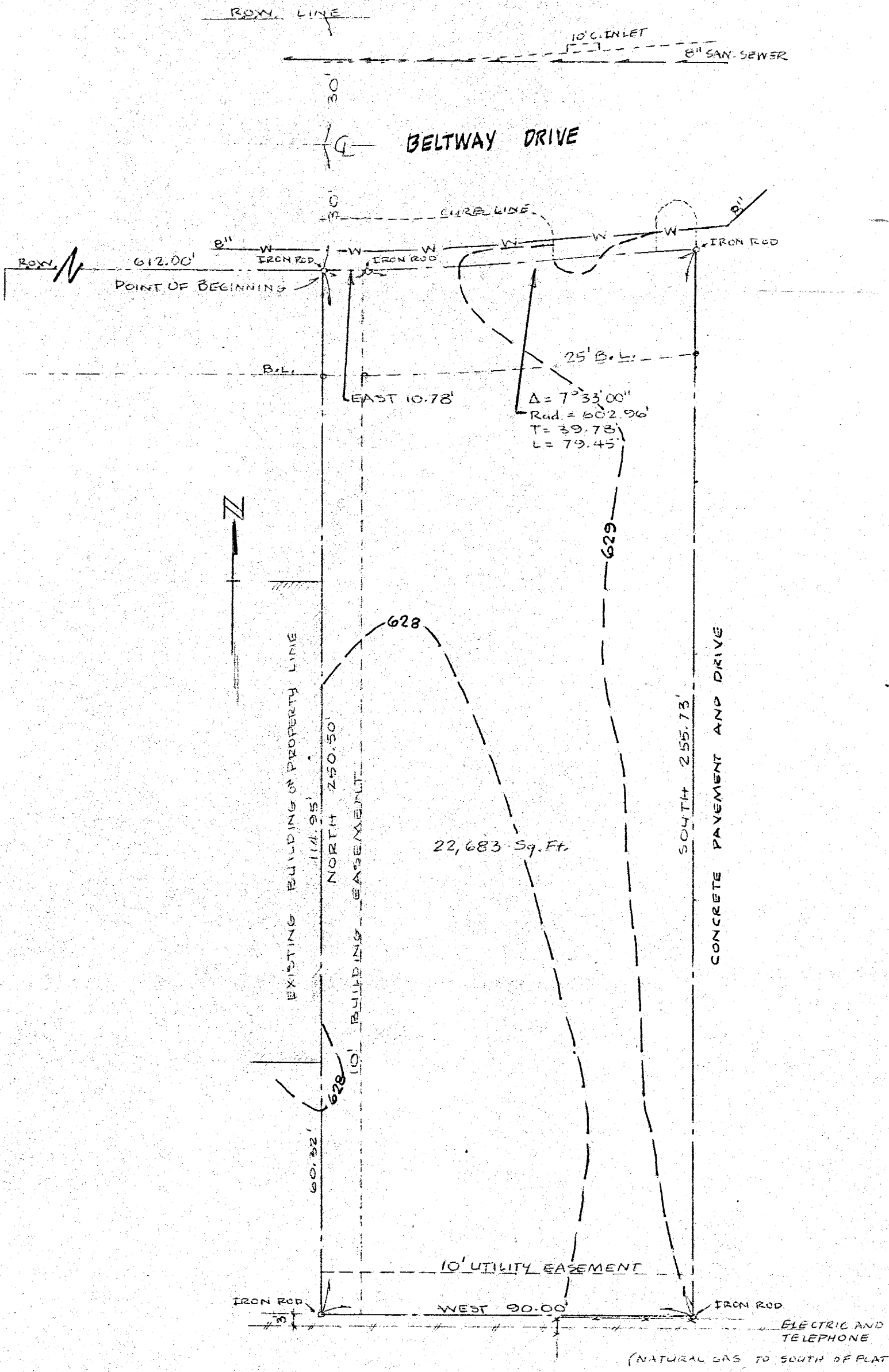
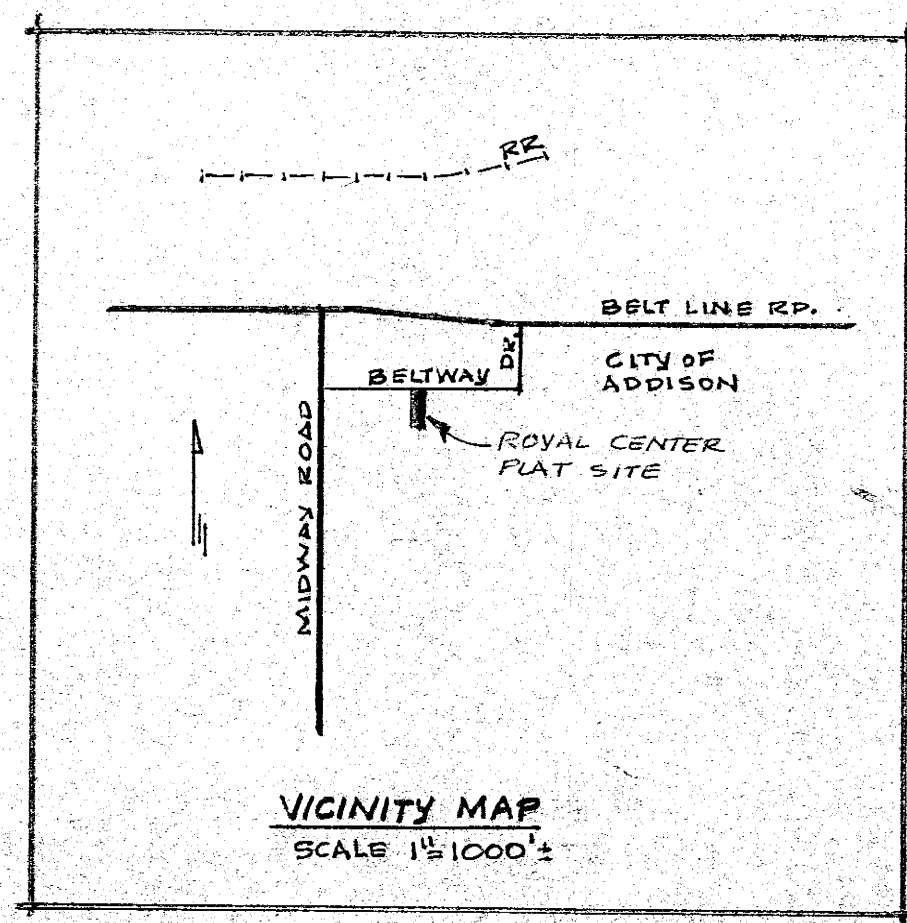


MIDWAY ROAD



FINAL PLAT
FOR ROYAL CENTER SUBDIVISION
SCALE 1" = 20'

SURVEY MADE BY ROBERT G. WOOD, OF
RAYMOND L. GOODSON, JR., INC.,
ON OCTOBER 8, 1982,
1826 PUBLIC SURVEYOR #1711.



VICINITY MAP
SCALE 1/2" = 1000'

OWNER CERTIFICATE

WHEREAS, R. Jack Ayres, Jr., Trustee, is the owner of a tract of land situated in the City of Addison and being in the Elisha Fike Survey, Abstract No. 478 and also being part of Beltway Office Park, Tract III and being a part of the same tract of land as described in deed to R. Jack Ayres, Jr., Trustee recorded in Volume 83006, Page 4048 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for corner in the southerly line of Beltway Drive (60 feet wide), said point being due East a distance of 612.00 feet from the intersection of the easterly line of Midway Road (as widened) and the southerly line of said Beltway Drive;

THENCE due East along the southerly line of said Beltway Drive, a distance of 10.78 feet to an iron rod being the beginning of a curve to the left;

THENCE in a northeasterly direction continuing along the southerly right-of-way line of said Beltway Drive and along the said curve to the left, having a radius of 602.96 feet, a central angle of 7°33' 00" and an arc length of 79.45 feet to an iron rod for corner and the end of said curve to the left;

THENCE due South a distance of 255.73 feet to an iron rod for corner in the southerly line of said Beltway Office Park, Tract III;

THENCE due West along the southerly line of said Beltway Office Park, Tract III, a distance of 90.00 feet to an iron rod for corner;

THENCE due North a distance of 250.50 feet to the POINT OF BEGINNING and containing 22,683 square feet, more or less, or 0.5207 acre.

SAVE AND EXCEPT, HOWEVER, the western most 10 feet of the hereinabove described tract which is an exclusive ingress and egress easement granted to owner.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, R. Jack Ayres, Jr., Trustee, being the owner does hereby adopt this plat designating the hereinabove described property as "ROYAL CENTER", an addition to the City of Addison, Dallas County, Texas and do hereby dedicate to the public use forever the easements shown thereon. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, re-constructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public using or deservng 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 it's respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing, all or parts of it's respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or 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 this the 26 day of January, 1983

BY: R. Jack Ayres, Jr.
R. Jack Ayres, Jr., Trustee

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 R. Jack Ayres, Jr., Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of January, 1983
[Signature]
Notary Public, Dallas County, Texas

ENGINEER CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bruce A. Martin, a Professional Engineer in Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the ground, and that corner pins shown thereon were properly placed by a registered public surveyor in accordance with rules and regulations of the City of Addison, Dallas County, Texas.

[Signature]
Bruce A. Martin
Professional Engineer
Texas Registration No. 27662

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 Bruce A. Martin, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of January, 1983
[Signature]
Notary Public, Dallas County

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

This the 17 day of March, 1983

[Signature] MAYOR
[Signature] ATTEST: [Signature] CITY SECRETARY

SURVEYOR'S DECLARATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT G. WOOD of Raymond L. Goodson, Jr., Inc., do hereby declare that this plat was prepared from an actual and accurate 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 City of Addison, Texas.

[Signature]
Robert G. Wood, R.P.S. No. 1711

STATE OF TEXAS |
COUNTY OF DALLAS |

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 26 day of January, 1983
[Signature]
Notary Public in and for Dallas County, Texas

STAFF REVIEW COPY

APPROVED BY
2-24-83 PLANNING & ZONING

PROPERTY TAX NO. 1-24-0032-3-15-83 CITY COUNCIL

R. JACK AYRES, JR. - TRUSTEE
DEED: VOLUME 83006
PAGE 4048
PLAT DRAWN 1-24-1983
B.A. MARTIN, P.E.

FINAL PLAT FOR
ROYAL CENTER SUBDIVISION
CITY OF ADDISON, DALLAS COUNTY, TEXAS
PART OF ELISHA FIKE SURVEY, ABSTRACT 478
PART OF BELTWAY OFFICE PARK, PART III VOL. 77086 PAGE 0026

FILED
93 APR 22 PM 1:36
COUNTY CLERK
DALLAS COUNTY
TX 75201

2-28-83

