



STATE OF TEXAS  
COUNTY OF DALLAS  
03-003 2080

WITNESSES:  
10/09 2079

**SHEDS, BELTLINE - BELTWAY JOINT VENTURES**, is the owner of a tract or parcel of land situated in the City of Addison, Dallas County, Texas, and being part of the Elsiea Fire Survey, Abstract 478, and also being part of Beltway Office Park, Tract III, an addition to the City of Addison as recorded in Volume 77086, Page 0026 of the Public Records of Dallas County, Texas, and being more particularly described as follows:

ACQUIRING at an iron rod for corner at the intersection of the southerly line of Belt Line Road (100.00 feet wide) and the westerly line of Beltway Drive (80.00 feet wide at this point), said point also being the most westerly northern corner of said Beltway Office Park, Tract III;

THENCE South 09°17'00" East along the westerly line of said Beltway Drive a distance of 231.29 feet to an iron rod at an angle point;

THENCE South 71°27'11" East continuing along the westerly line of Beltway Drive a distance of 100.00 feet to an iron rod at an angle point;

THENCE South 09°17'00" East along the westerly line of said Beltway Drive a distance of 15.59 feet to an iron rod for corner;

THENCE South 89°58'30" West along the centerline of a 20.00 foot Utility Easement a distance of 149.05 feet to an iron rod for corner at the southeast corner of a 1.153 acre tract conveyed to the City of Addison by deed dated October 4, 1971;

THENCE North 09°17'00" West along the east line of said City of Addison tract a distance of 358.29 feet to a cross cut for corner in the southerly line of said Belt Line Road;

THENCE North 89°58'30" East along the southerly line of said Belt Line Road a distance of 158.88 feet to the POINT OF BEGINNING, and containing 57,721 square feet, more or less, of 1.1751 acres.

2080. THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BELTLINE - BELTWAY JOINT VENTURES, does hereby adopt this plat designating the herein described property as ADDISON MARKET, in addition to the City of Addison, Texas, and do hereby dedicate to the public use forever the streets and alleys shown herein. The easements shown herein are hereby reserved for the purposes and considerations as indicated.

NO buildings, fences, trees, shrubs or other improvements or structures shall be constructed, reconstructed, or placed upon, over or across the utility easements as shown. Said easements being hereby reserved for the actual use and accommodation of all public utilities sharing in use or using the same. All 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 structures which may in any way obstruct or interfere with the construction, maintenance or efficiency of the respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, maintaining, and adding to or removing all or parts of its respective system, without the necessity at any time of procuring the permission of anyone.

Water and sanitary sewer easements shall also include additional areas 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 from the main and including the meters, boxes, sewer laterals from the main to curb or pavement line and the descriptions of such additional easements herein granted shall be determined by their locations as indicated.

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

WITNESSES OUR HANDS, AT ADDISON, TEXAS, this 6<sup>th</sup> day of October, 1983.

*[Signature]*  
Steve Doherty  
Beltline - Beltway Joint Venture  
Manager & Partner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this 6<sup>th</sup> day of October, 1983, personally appeared STEVE DOHERTY, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6<sup>th</sup> day of October, 1983.

*[Signature]*  
Elizabeth T. Doherty  
Notary Public and for Dallas County, Texas

SECRETARY'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ANGELA M. WOOD, do hereby declare that I prepared this plat from an actual and accurate survey of the land in accordance with the granting plat and regulations of the City of Addison, Texas.

This property is shown on plat and all surveys on record and is recorded.

*[Signature]*  
Paul A. Wood  
Notary Public and for Dallas County, Texas

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this 12<sup>th</sup> day of September, 1983, personally appeared JUDITH L. HEDDY, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12<sup>th</sup> day of September, 1983.

*[Signature]*  
Judith Heddy  
Notary Public and for Dallas County, Texas

FINAL PLAT  
ADDISON MARKET  
A RESUBDIVISION OF PART OF  
BELTWAY OFFICE PARK, TRACT III  
AND PART OF THE  
ELSIEA FIRE SURVEY ABSTRACT 478  
FOR  
BELTLINE - BELTWAY JOINT VENTURES  
2501 Cedar Springs Suite 300  
Dallas, Texas

APPROVED BY  
*[Signature]*  
PLANNING & ZONING  
CITY COUNCIL

Approved & Certified by me, Engineer  
3163 Oak Grove Dallas, Texas  
12/24 1983