

40 20 0 40 80
SCALE: 1"=40'

SURVEYOR
BLVD.

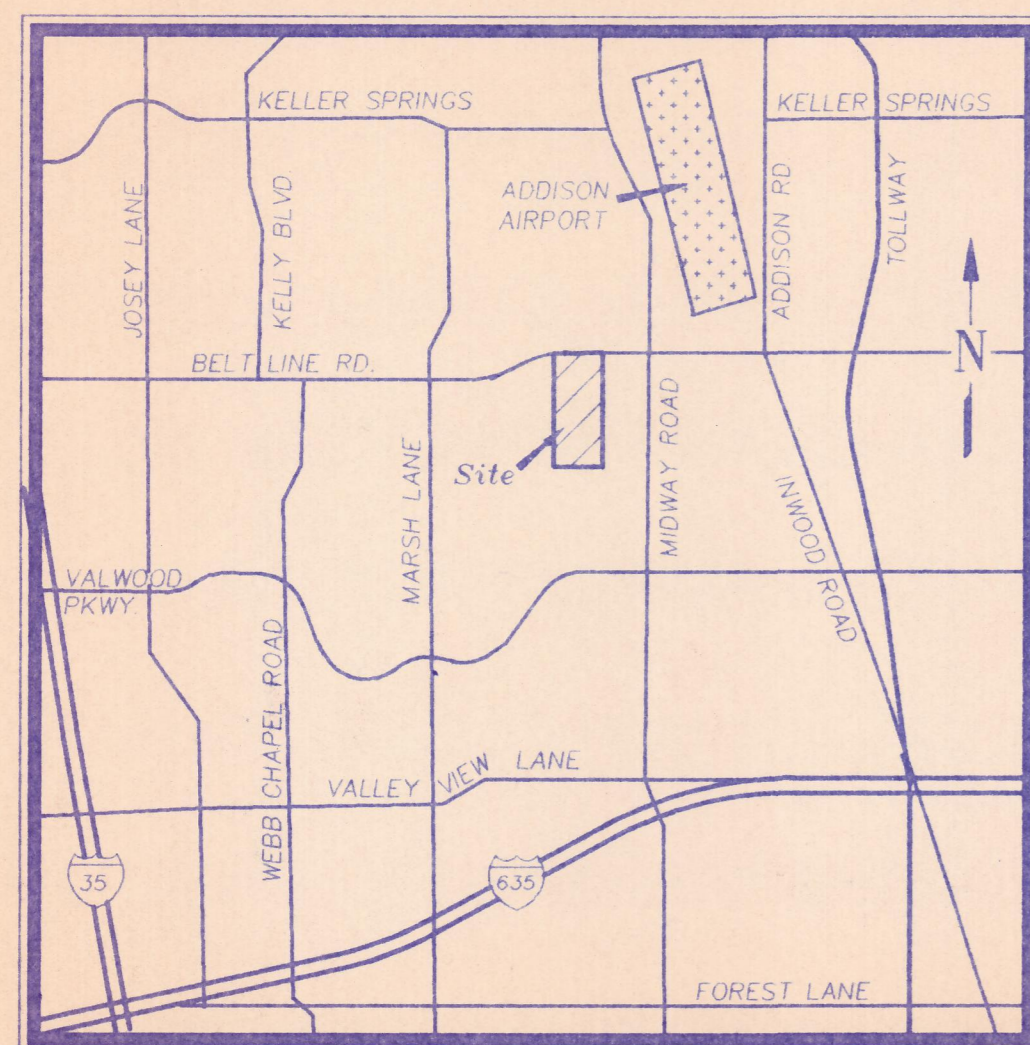
Commencing

Place Of Beginning

A = 21'14.29"
R = 1860.00'
T = 348.79'
L = 689.96'
CD = 685.62'
CB = N 77°25'03" E

MERCADO JUAREZ
(vol.88172, pg.1066)

LEVITZ FURNITURE CO.
OF ADDISON, TEXAS
(vol.83056, pg.1571)



LOCATION MAP

6.2187 Acres 3 Lots

P.K. Nail In Rock Set

P.K. Nail In Rock Set

A = 02'32.35"
R = 1860.00'
T = 41.28'
L = 82.55'
CD = 82.55'
CB = N 89°18'54" E

Lot 3
50,721 Sq. Ft.
or
1.1644 Ac.

Lot 1
66,184 Sq. Ft.
or
1.5194 Ac.

Lot 2
152,368 Sq. Ft.
or
3.4979 Ac.

P.K. Nail On Top Of Wall Found

N 89°25'00" W 399.56'

PECAN SQUARE CONDOMINIUMS
(vol.82165, pg.1772)

RUNYON DRIVE
(60' R.O.W.)

BELT LINE ROAD

(100' R.O.W.)

N 00°35'00" E 682.00'

BLOCK NO. 1

ADDISON PLAZA II
(vol.79069, pg.1424)

294.42'

3/8" Iron Pin Found

STATE OF TEXAS X
COUNTY OF DALLAS X

OWNERS CERTIFICATE

WHEREAS FEDERAL DEPOSIT INSURANCE CORPORATION, AS MANAGER FOR FSIC RESOLUTION FUND, SUCCESSOR IN INTEREST TO THE FEDERAL SAVINGS AND LOAN ASSOCIATION OF LUBBOCK is the owner of a tract of land situated in the Thomas L. Chenoweth Survey - Abstract No. 273, Town of Addison, Dallas County Texas, and being that same 6.2186 acre tract of land described in the Substitute Trustee's Deed recorded in Volume 86216, Page 3147 of The Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southerly line of Belt Line Road (a 100' R.O.W.), and the Easterly line of Surveyor Blvd. (a 60' R.O.W.), a point for corner,

THENCE, Easterly along the said Belt Line Road Southerly Line and around a curve to the Right having a central angle of 31°14'29", a radius of 1,860.00 feet and a chord bearing of N 77°25'09" E, an arc distance of 689.56 feet to the PLACE OF BEGINNING a P.K. Nail in rock set 9.5 feet South of street pavement back of curb at corner, from which a 5/8" iron pin found bears N 78°39'15" W, a distance of 1.39 feet;

THENCE, continuing along said Southerly line of Belt Line Road and around a curve to the Right having a central angle of 02°32'35", a radius of 1,860.00 feet and a chord bearing of N 89°18'54" E, an arc distance of 82.55 feet to the end of said curve a 1/2" iron pin set at corner;

THENCE, S 89°25'00" E, continuing along said Belt Line Road Southerly line, a distance of 310.33 feet to a 3/8" iron pin found at corner and 9.5 feet South of street pavement back of curb and 1.6 feet West of a concrete pavement drive.

THENCE, S 00°01'18" W, along the common line between this subject tract and Addison Plaza II, an addition to the Town of Addison, Texas recorded in Volume 79069, Page 1424 of the Map Records of Dallas County, Texas, a distance of 683.86 feet to the Northeast corner of Pecan Square Condominiums, an addition to the Town of Addison, Texas recorded in Volume 82165, Page 1772 of the Map Records of Dallas County, Texas, a 3/8" iron pin found at corner;

THENCE, N 89°25'00" W, along the Northerly line of Pecan Square Condominiums, a distance of 399.56 feet to a P.K. nail on top of wall found at corner;

THENCE, N 00°35'00" E, along the Easterly line of Levitz Furniture Co. of Addison, Texas, an addition to the Town of Addison, recorded in Volume 83056, Page 1571 of the Map Records of Dallas County, Texas, for a distance of 270.00 feet and continuing along the Easterly line of Mercado Juarez, an addition to the said Town of Addison recorded in Volume 88172, Page 1066 of said Dallas County Map Records, for a distance of 412.00 feet, making a total distance of 682.00 feet to the PLACE OF BEGINNING and containing 270,888 square feet or 6.2187 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FEDERAL DEPOSIT INSURANCE CORPORATION, AS MANAGER FOR FSIC RESOLUTION FUND, SUCCESSOR IN INTEREST TO THE FEDERAL SAVINGS AND LOAN ASSOCIATION OF LUBBOCK does hereby adopt this plat designating the herein described property as BELT LINE CENTRE, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter.

The easements shown on the 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 or 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 Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to 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 Town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the Town 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 reconstruct any drainage facility deemed necessary by the Town 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 easements 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 Addison, Texas, this the 17th day of July, 1992.

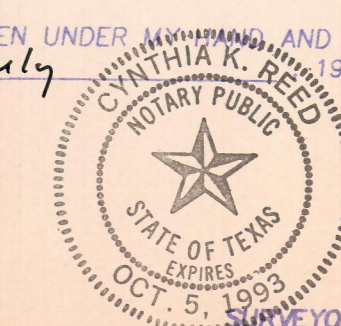
FEDERAL DEPOSIT INSURANCE CORPORATION, AS MANAGER FOR FSIC RESOLUTION FUND, SUCCESSOR IN INTEREST TO THE FEDERAL SAVINGS AND LOAN ASSOCIATION OF LUBBOCK

J. E. Call

STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas E. Woodward, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

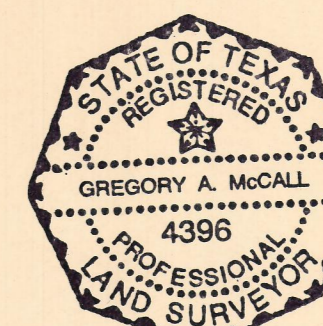
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of July, 1992.



Cynthia K. Reed
Notary Public, State of Texas

I, GREGORY A. McCall, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown herein accurately represents the results of an on-the-ground survey made under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the Town of Addison, Texas.

DATED: This the 17 day of July, 1992.



TIPTON ENGINEERING, INC.

Gregory A. McCall
GREGORY A. McCALL
Registered Professional Land Surveyor
No. 4396

STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared GREGORY A. McCall, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of July, 1992.



Charlene E. Eppert
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, this the 17th day of July, 1992.

J. E. Call

C. Eppert
SECRETARY

1992 JUL 27 PM 2:22

FINAL PLAT
BELT LINE CENTRE
TOWN OF ADDISON
THOMAS L. CHENOWETH SURVEY ~ ABSTRACT NO. 273
DALLAS COUNTY, TEXAS

OWNER
FEDERAL DEPOSIT INSURANCE CORPORATION, AS MANAGER FOR FSIC RESOLUTION FUND, SUCCESSOR IN INTEREST TO THE FEDERAL SAVINGS AND LOAN ASSOCIATION OF LUBBOCK
ONE SPECTRUM CENTER, 5080 SPECTRUM DRIVE, SUITE 1000E, DALLAS, TEXAS 75248

TIPTON ENGINEERING, INC.
6330 BELT LINE ROAD ~ SUITE C ~ GARLAND, TEXAS 75043 ~ PH. NO. (214)226-2967

VOLUME 92146 PAGE 31A1

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