



OWNER'S CERTIFICATE

WHEREAS, BELTWAY DEVELOPMENT COMPANY, is the owner of a tract of land situated in the City of Addison, Dallas County, Texas out of the Elisha Fike Survey - Abstract No. 478; and also being all of Lot 1 of Beltway Office Park, Tract III, an addition to the City of Addison as recorded in Volume 77086, Page 26 of the Map Records of Dallas County; and also being part of Lot 2 of Beltway Office Park, Tract III, an addition to the City of Addison as recorded in Volume 81087, Page 2713 of the Map Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at an iron rod for corner in the southerly line of Belt Line Road (100 feet wide) at the northeasterly corner of Lot 1 of Beltway Office Park, Tract III;

THENCE South 0°01'24" East along the easterly line of said Lot 1 and along the westerly line of a 1.170 acre tract of land conveyed to the City of Addison by deed recorded in Volume 71193, Page 1455 of the Deed Records of Dallas County, Texas passing at 367.93 feet the southwesterly corner of said City of Addison tract, a total distance of 479.26 feet to an iron rod for corner;

THENCE due West along the southerly line of said Lot 1 a distance of 204.76 feet to an iron rod for corner;

THENCE North 0°01'24" West along the westerly line of said Lot 1 and the easterly line of Lot 2 of Beltway Office Park, Tract III a distance of 216.70 feet to an iron rod for corner;

THENCE due West a distance of 192.46 feet to an iron rod for corner;

THENCE North 0°00'44" West a distance of 254.46 feet to a P-K nail for corner;

THENCE South 89°59'16" West a distance of 9.95 feet to a P-K nail at the beginning of a curve to the right;

THENCE in a westerly, northwesterly and northerly direction along said curve to the right having a radius of 32.50 feet, a central angle of 95°09'05", and an arc length of 53.97 feet to a P-K nail at the end of said curve to the right;

THENCE North 5°08'21" East a distance of 12.06 feet to a P-K nail for corner in the southerly line of Belt Line Road;

THENCE South 84°51'39" East along the southerly line of Belt Line Road a distance of 415.80 feet to an iron rod at the beginning of a curve to the left;

THENCE in an easterly direction continuing along said southerly line of Belt Line Road and along said curve to the left having a radius of 2,914.79 feet, a central angle of 0°28'45", and an arc length of 24.38 feet to the **POINT OF BEGINNING** and containing 157,416 square feet, more or less, or 3.6138 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BELTWAY DEVELOPMENT COMPANY, does hereby adopt this plat designating the herein described property as **BELTWAY/BELT LINE ADDITION**, an addition to the City of Addison, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon. The easements shown hereon are hereby reserved for the purposes and considerations as indicated.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the utility easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the 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 may 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 full right of ingress and egress to or 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 system, without the necessity at any time of procuring the permission of anyone.

Water 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 services from the main to 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 installed.

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

WITNESS OUR HANDS, at Addison, Texas, this the 29 day of December, 1986.

[Signature]
Daryl N. Snaden
Beltway Development Company

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority of this day personally appeared DARYL N. SNADEN, known to be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 29th day of December, 1986.

[Signature]
Carol S. Crowley
Notary Public in and for Dallas County, Texas

SURVEYOR'S DECLARATION

STATE OF TEXAS
COUNTY OF DALLAS

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 that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission 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 be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 24th day of December, 1986.

[Signature]
D'Wanna K.O. Dece
Notary Public in and for Dallas County, Texas

LEGEND

—	Property Line
—	Centerline
—	Lot Line
—	Easement Line
I.R.	Iron Rod
P.K.N.	P-K Nail

NOTE: IMPROVEMENTS NOT SHOWN

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY TEXAS THIS THE 17th DAY OF February, 1987.

[Signature] MAYOR *[Signature]* SECRETARY

FINAL PLAT

BELTWAY / BELT LINE ADDITION
A RESUBDIVISION OF ALL OF LOT 1 AND PART OF LOT 2
BELTWAY OFFICE PARK TRACT III IN THE
ELISHA FIKE SUR-ABST. 478
CITY OF ADDISON, DALLAS COUNTY, TEXAS

BELTWAY DEVELOPMENT CO.
15280 ADDISON RD. SUITE 300 DALLAS TX. 75248
(214) 661-1011

BY
RAYMOND L. GOODSON, JR., INC. ENGINEERS
10300 N. CENTRAL, BLDG. I, SUITE 200 DALLAS, TEXAS 75231
(214) 739-8100

DECEMBER 1986 SCALE: 1" = 30'

RECEIVED DEC 30 1986