

STATE OF TEXAS }  
COUNTY OF DALLAS }

**PROPERTY DESCRIPTION**

BEING A TRACT OF LAND SITUATED IN THE ELISHA FIKE SURVEY, ABSTRACT NO. 478, TOWN OF ADDISON, DALLAS COUNTY, TEXAS AND BEING PART OF LOT 4, BELTWAY OFFICE PARK III-R, AN ADDITION TO THE TOWN OF ADDISON, TEXAS AS RECORDED IN VOLUME 92213 ON PAGE 321, D.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF BELTWAY DRIVE (60' R.O.W.) WITH THE EAST LINE OF MIDWAY ROAD (100' R.O.W.);  
THENCE 499.5' ALONG SAID NORTH LINE OF BELTWAY DRIVE (60' R.O.W.) TO A FOUND CAPPED IRON ROD FOR CORNER SAID CAPPED IRON ROD BEING AT THE SOUTHWEST CORNER OF SAID LOT 4 AND THE SOUTHEAST CORNER OF BELTWAY OFFICE PARK TRACT VII, AN ADDITION TO THE TOWN OF ADDISON, TEXAS AS RECORDED IN VOLUME 78157 ON PAGE 838, D.R.D.C.T.;  
THENCE NORTH 00° 13' 16" EAST A DISTANCE OF 239.98' ALONG THE COMMON LINE OF SAID BELTWAY OFFICE PARK TRACT VII AND BELTWAY OFFICE PARK III-R TO A FOUND 1/2" IRON FOR CORNER;  
THENCE SOUTH 89° 46' 01" EAST A DISTANCE OF 60.87' TO A FOUND CAPPED IRON ROD FOR CORNER;  
THENCE SOUTH 89° 45' 44" EAST A DISTANCE OF 192.71' TO A FOUND CAPPED IRON ROD FOR CORNER;  
THENCE NORTH 89° 58' 23" EAST A DISTANCE OF 58.86' TO A FOUND CAPPED IRON ROD FOR CORNER;  
THENCE SOUTH 00° 12' 43" WEST A DISTANCE OF 208.03' TO A FOUND CAPPED IRON ROD FOR CORNER, SAID CORNER BEING IN THE NORTH LINE OF BELTWAY DRIVE (60' R.O.W.) AND BEING THE BEGINNING OF A CURVE TO THE LEFT;  
THENCE ALONG SAID CURVE TO THE LEFT IN THE NORTH LINE OF BELTWAY DRIVE (60' R.O.W.) THROUGH A CENTRAL ANGLE OF 03° 00' 00", AN ARC LENGTH OF 315.7', SAID CURVE HAVING A RADIUS OF 542.96', AND A LONG CHORD WHICH BEARS SOUTH 74° 49' 02" WEST TO A FOUND CAPPED IRON ROD FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE RIGHT;  
THENCE ALONG SAID CURVE TO THE RIGHT IN THE NORTH LINE OF BELTWAY DRIVE (60' R.O.W.) THROUGH A CENTRAL ANGLE OF 16° 58' 48", AN ARC LENGTH OF 160.92', SAID CURVE HAVING A RADIUS OF 542.96', AND A LONG CHORD WHICH BEARS SOUTH 81° 52' 21" WEST TO A FOUND CAPPED IRON ROD FOR CORNER;  
THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 123.41' CONTINUING ALONG SAID NORTH LINE OF BELTWAY DRIVE (60' R.O.W.) BACK TO THE PLACE OF BEGINNING, AND CONTAINING 1.67 ACRES (72,806 SQ. FT.) OF LAND.

**OWNER'S CERTIFICATE**

STATE OF TEXAS }  
COUNTY OF DALLAS }

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BELTWAY OFFICE PARK III-R, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, A/D WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN OF THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE TOWN OF ADDISON, WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

*Dilip Prnav*  
DILIP PRNAV  
VICE PRESIDENT, BRITAINY PROPERTIES, INC.

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 DILIP PRNAV KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF October 1997.

*Diana J. Lissiak*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

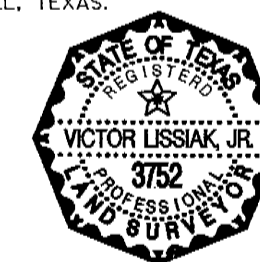


STATE OF TEXAS }  
COUNTY OF DALLAS }

**SURVEYOR'S CERTIFICATE:**

I, VICTOR LISSIAK, JR., SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND 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 FOREST HILL, TEXAS.

*Victor Lissiak, Jr.*  
VICTOR LISSIAK, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752



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 VICTOR LISSIAK, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF October 1997.

*Diana J. Lissiak*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**CITY APPROVAL:**

THIS PLAT WAS APPROVED BY THE CITY COUNCIL, TOWN OF ADDISON, TEXAS ON THIS THE 10th DAY OF June, 1997.

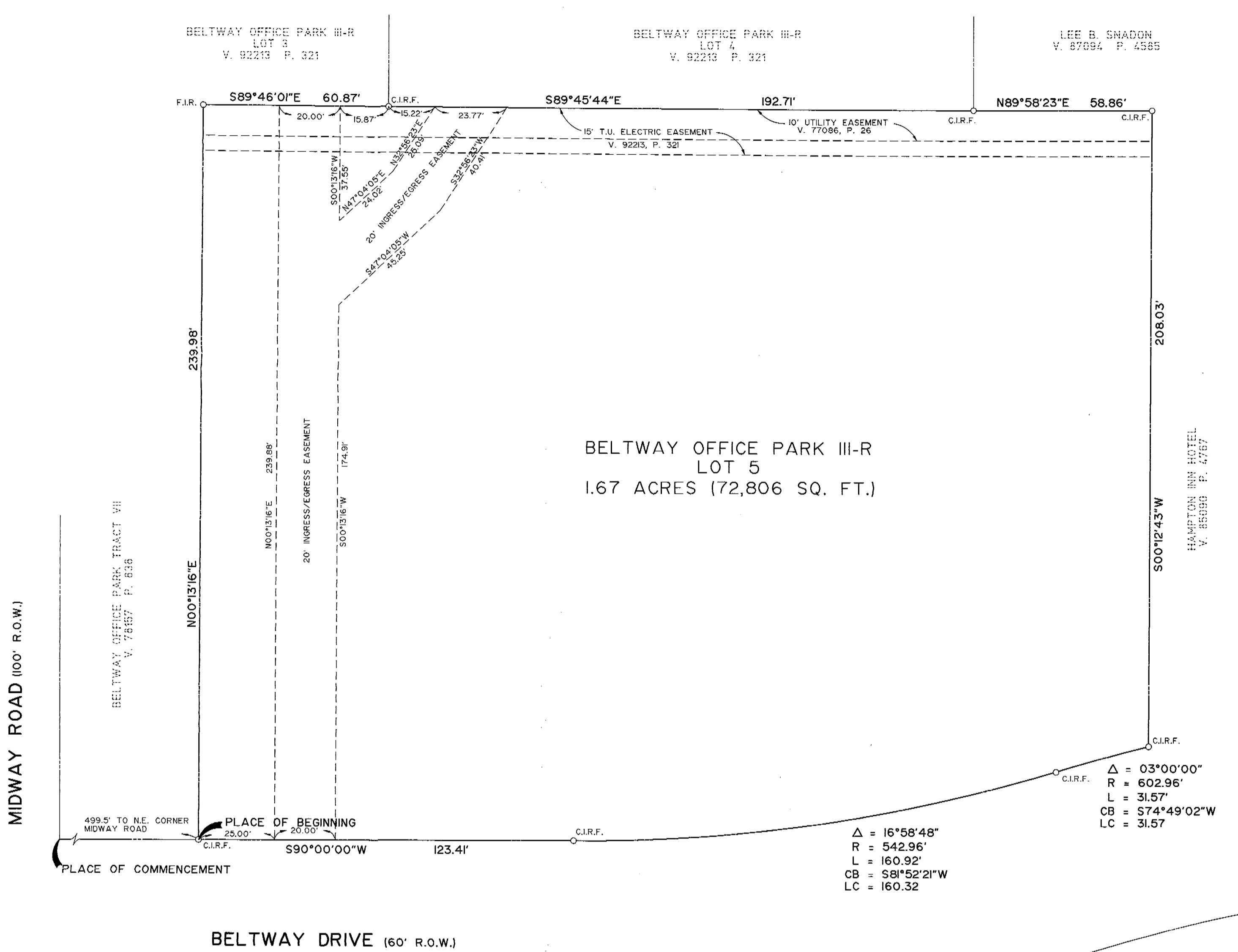
*[Signature]*  
MAYOR

*[Signature]*  
CITY SECRETARY

VOLUME 9297213  
PAGE 2790

FINAL PLAT  
OF  
LOT 5  
BELTWAY OFFICE PARK III-R  
ELISHA FIKE SURVEY  
ABSTRACT NO. 478  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS  
OCTOBER 23, 1997

FILED  
97 OCT 31 AM 10:58  
DALLAS COUNTY  
CLERK



MIDWAY ROAD (100' R.O.W.)

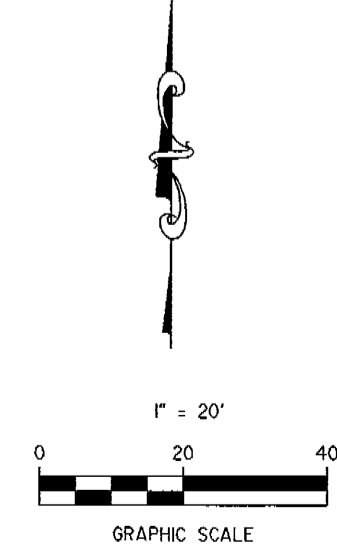
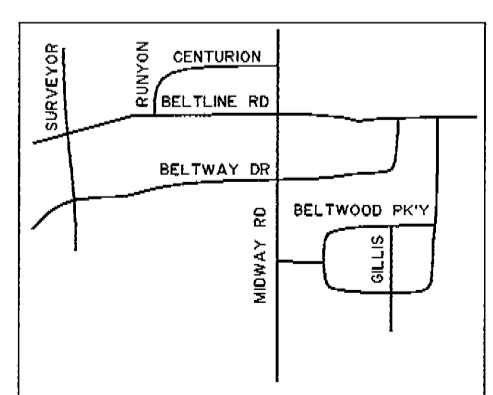
BELTWAY DRIVE (60' R.O.W.)

BELTWAY OFFICE PARK III-R  
LOT 5  
1.67 ACRES (72,806 SQ. FT.)

$\Delta = 16^{\circ}58'48''$   
 $R = 542.96'$   
 $L = 160.92'$   
 $CB = S81^{\circ}52'21''W$   
 $LC = 160.32$

$\Delta = 03^{\circ}00'00''$   
 $R = 602.96'$   
 $L = 315.7'$   
 $CB = S74^{\circ}49'02''W$   
 $LC = 31.57'$

BASE OF BEARINGS:  
S 90° 00' 00" W NORTH LINE  
OF BELTWAY DR. (60' R.O.W.)



**OWNER:**  
BRITAINY PROPERTIES, INC.  
2363 STEMMONS TRAIL  
DALLAS, TEXAS, 75220  
(214)350-2300

**SURVEYOR/ENGINEER:**  
THE LISSIAK COMPANY, INC.  
4205 BELTWAY DRIVE  
DALLAS, TEXAS 75244  
(972)661-8187