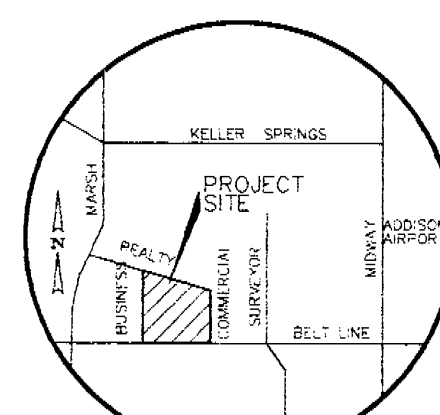


**OWNER'S CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS Business/Beltline, L.P., and Triangle Bowl Associates are the owners of a tract of land situated in the D. MYERS SURVEY, Abstract No. 923 on the T.L. CHENOWETH SURVEY, Abstract No. 273, Dallas County, Texas and being a portion of Block 3 of BELTLINE-MARSH BUSINESS PARK, an addition to the City of Addison according to the plat recorded in Volume 81060, Page 170 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:



BEGINNING at a 3/8" iron rod set for the northerly corner of a corner cut-off line at the intersection of the easterly right-of-way line of Business Avenue (60 feet right-of-way) with the northerly right-of-way line of Beltline Road (variable width right-of-way) said rod being the northerly corner of a 0.04 acre tract of land dedicated to the City of Addison, January 28, 1994;

THENCE along the easterly right-of-way line of said Business Avenue, North 0°04'38" East, a distance of 810.05 feet to a 3/8 inch iron rod found for the beginning of a curve to the right having a radius of 60.00 feet, chord bearing of North 51°08'14" East and a chord length of 93.34 feet;

THENCE along the said curve to the right through a central angle of 102°07'13" for an arc length of 106.94 feet to a 3/8 inch iron rod found in the southerly right-of-way line of Realty Road (60 feet right-of-way);

THENCE along the southerly right-of-way line of said Realty Road, South 77°47'59" East, a distance of 409.12 feet to the beginning of a curve to the right having a radius of 60.00 feet, a chord bearing of South 38°51'45" East and a chord length of 75.42 feet;

THENCE along said curve to the right through a central angle of 77°52'28" for an arc length of 81.55 feet to a 3/8 inch iron rod found in the westerly right-of-way line of Commercial Drive (60 feet right-of-way);

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS & SURVEYORS  
 13825 HILLCREST ROAD, SUITE 200  
 DALLAS, TEXAS 75243  
 (214) 490-7000 FAX

NO.	DATE	REVISION	B/E/AMK	APPROV.
1	12-2-94	EXTEND ESMT. ACROSS LOTS A&B		

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. 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 constructing, reconstruction, 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. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown, provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, 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 growth which in any way endanger or interfere with the construction, 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 easement 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 plot is proved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS MY HAND, this the 9th day of December 1994.

Business/Beltline, L.P., a Texas limited partnership  
 C. & B. Dallas Investments, Inc., a Texas Corporation, General Partner

By: *[Signature]*  
 R. J. Elam, President  
 Owner of lots 4, 5, 6, 7  
 Triangle Bowl Associates

By: *[Signature]*  
 Neil Lawson  
 Owner of lot D

**APPROVED BY THE ADDISON CITY COUNCIL ON THE 8th OF NOVEMBER 1994.**

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared *[Signature]*, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of December 1994.

*[Signature]*  
 Notary Public  
 My Commission Expires March 12, 1996

That Business/Beltline, L.P., and Triangle Bowl Associates ("Owners") do hereby adopt this plat designating the hereinabove property as Replat of Block 3, Beltline Marsh Business Park, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this 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. Solid 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 and egress is hereby expressly granted on, over and across all such easements for the benefit of the provided 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 City 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 runoff 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 City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City 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 maintain any drainage facility deemed necessary by the City for maintenance or efficiency of its respective system or service.

**SURVEYOR'S CERTIFICATION**

I, B. J. Elam, a Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision on the 8th day of July, 1994 and correctly shows the boundary lines, dimensions, and area of the land indicated thereon, and was made substantially in accordance with the platting rules and regulations for the City of Addison, Texas.

*[Signature]* 12-9-94  
 B. J. Elam  
 Registered Professional Land Surveyor  
 Texas Registration No. 4581  
 Winkelmann & Associates, Inc.  
 12800 Hillcrest Road, #200  
 Dallas, Texas 75230  
 (214) 490-7000

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared *[Signature]*, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of December 1994.

*[Signature]*  
 Notary Public  
 My Commission Expires March 12, 1996

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared *[Signature]*, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of December 1994.

*[Signature]*  
 Notary Public  
 My Commission Expires 6-8-96

STATE OF TEXAS  
 COUNTY OF DALLAS

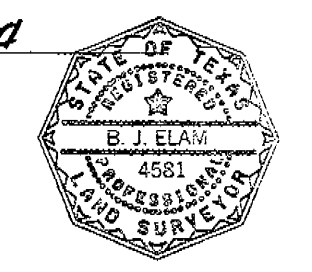
BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared B. J. Elam, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of December 1994.

*[Signature]*  
 Notary Public  
 My Commission Expires 11-24-96

**FINAL REPLAT**  
**BLOCK 3, BELTLINE MARSH BUSINESS PARK**  
 ADDISON, TEXAS

Scale: 1" = 50'  
 Date: 11-10-94  
 Designed By: T.L.  
 Drawn By: M.K.  
 Checked By: M.C.  
 Project No.: 1331P/L.dwg  
 SHEET 02



FILED  
 94 DEC 12 AM 10:58  
 EARL BOULGROK  
 COUNTY CLERK  
 DALLAS COUNTY  
 TEXAS