



TRACT 2
BLOCK A
3.5825 Ac.

$\Delta = 9^{\circ}04'07''$
 $R = 200.00'$
 $T = 15.86'$
 $L = 31.66'$

FINAL PLAT
SUNBELT BUSINESS PARK TRACT 2
PART OF THE WILLIAM LOMAX SURVEY ABSTRACT 732
CITY OF ADDISON, TEXAS
FOR
SUNBELT DEVELOPMENT CO. - PHASE II, LTD.
1171 HARRY HINES BLVD. DALLAS, TEXAS
BY
RAYMOND L. GOODSON JR. INC., ENGINEERS
3409 OAK GROVE
DALLAS, TEXAS
SCALE: 1" = 40'
JULY, 1978

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, SUNBELT DEVELOPMENT COMPANY, PHASE TWO, LTD., is the owner of a tract of land situated in the City of Addison, Dallas County, Texas; and being part of the William Lomax Survey, Abstract Number 732, and also being a part of the Sunbelt Business Park, an addition to the City of Addison, Texas, as recorded in Volume 77215, Page 2394, of the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point for corner in the north line of Westgrove Road (60 feet wide) and the westerly line of Addison Road (60 feet wide);

THENCE due West along the north line of Addison Road (60 feet wide) a distance of 378.00 feet to a point for corner;

THENCE North $0^{\circ}01'00''$ East a distance of 415.27 feet to a point for corner in the southerly line of Sunbelt Drive (60 feet wide);

THENCE South $89^{\circ}59'00''$ East along the southline of Sunbelt Drive a distance of 189.37 feet to the beginning of a curve to the right;

THENCE in a northeasterly direction along said curve to the right having a radius of 200.00 feet, a central angle of $9^{\circ}04'07''$ and an arc length of 31.66 feet to the beginning of a curve to the left;

THENCE in a northeasterly direction along said curve to the left having a radius of 200.00 feet, a central angle of $9^{\circ}04'07''$ and an arc length of 31.66 feet to the end of said curve to the left;

THENCE South $89^{\circ}59'00''$ East continuing along the south line of Sunbelt Drive a distance of 125.04 feet to a point for corner in the west line of Addison Road;

THENCE South $0^{\circ}03'31''$ East along the west line of Addison Road a distance of 410.16 feet to the POINT OF BEGINNING and containing 3.5825 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SUNBELT DEVELOPMENT COMPANY, PHASE TWO, LTD., does hereby adopt this plat designating the herein described property as Tract Two, Sunbelt Business Park, an addition to the City of Addison, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across, the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use 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 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 the 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 systems without the necessity at anytime of procuring the permission of anyone. All public utilities 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.

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

WITNESS my hand at Addison, Texas, this the 12 day of July, 1978.

SUNBELT DEVELOPMENT COMPANY PHASE TWO, LTD.
LLOYD D. BLAYLOCK

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Lloyd D. Blaylock, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 12th day of July, 1978.

Barry A. Brantman
Notary Public in and for Dallas County, Texas

SURVEYORS DECLARATION

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 in accordance with the platting rules and regulations of the City of Addison, Texas. This property is subject to any and all easements shown and or recorded.

Robert G. Wood
Surveyor

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority on this day personally appeared Robert G. Wood, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office this the 12 day of July, 1978.

Debra C. White
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS
THIS 12th DAY OF July, 1978.

Mayor: Jim Redding
Secretary: Joanne Sharp

362

19 JUN 19 10 58 AM '78
CLERK'S OFFICE
79120
79120
0508