

### LEGAL DESCRIPTION

Being a part of Tract III, Beltway Office Park, an addition to the City of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 77086, Page 26, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Wannee Whitis and Husband Kittichai Vichyastit, recorded in Volume 2000040, Page 4225, Deed Records, Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a 3/8" iron rod found at the intersection of the West line of Beltway Drive, a variable width right-of-way, with the North line of Beltway Drive, a 60' right-of-way;

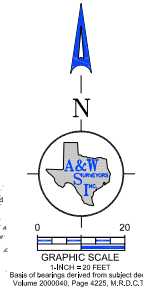
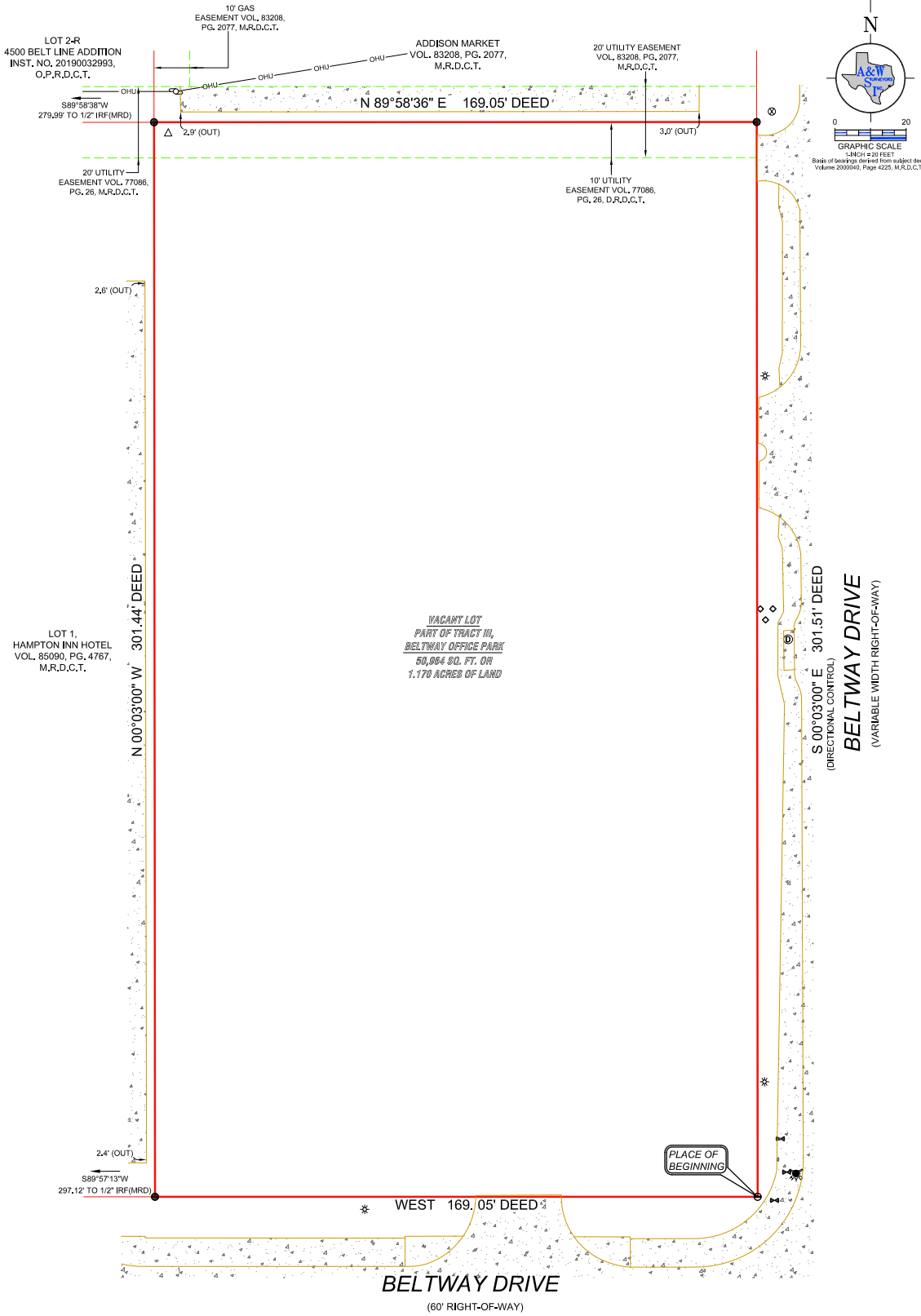
Thence West, along said North line, a distance of 169.05' to a 1/2" iron rod found at the Southeast corner of Lot 1, Hampton Inn Hotel, an addition to the City of Addison, according to the plat thereof recorded in Volume 85090, Page 4767, Map Records, Dallas County, Texas;

Thence North 00°03'00" West, a distance of 301.44' to a 1/2" iron rod found at the Northeast corner of said Lot 1, and being the Southeast corner of Lot 2-R, 4500 Belt Line Addition, an addition to the City of Addison, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20190032993, Official Public Records, Dallas County, Texas, and being the Southwest corner of Addison Market, an addition to the City of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 83208, Page 2077, Map Records, Dallas County, Texas;

Thence North 89°58'36" East, a distance of 169.05' to a 1/2" iron rod found in said West line of Beltway Drive, at the Southeast corner of said Addison Market;

Thence South 00°03'00" East, along said West line a distance of 301.51' to the PLACE OF BEGINNING and containing 50,964 square feet or 1.170 acres of land.

**SURVEY PLAT**



**LEGAL DESCRIPTION**

Being a part of Tract III, Beltway Office Park, an addition to the City of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 77086, Page 26, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Wannee Whitts and Husband Kittlchal Vichyasiti, recorded in Volume 2000040, Page 4225, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 3/8" iron rod found at the Intersection of the West line of Beltway Drive, a variable width right-of-way, with the North line of Beltway Drive, a 60' right-of-way;

Thence West, along said North line, a distance of 169.05' to a 1/2" iron rod found at the Southeast corner of Lot 1, Hampton Inn Hotel, an addition to the City of Addison, according to the plat thereof recorded in Volume 85090, Page 4767, Map Records, Dallas County, Texas;

Thence North 00°03'00" West, a distance of 301.44' to a 1/2" iron rod found at the Northeast corner of said Lot 1, and being the Southeast corner of Lot 2-R, 4500 Belt Line Addition, an addition to the City of Addison, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20190032993, Official Public Records, Dallas County, Texas, and being the Southwest corner of Addison Market, an addition to the City of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 83208, Page 2077, Map Records, Dallas County, Texas;

Thence North 89°58'36" East, a distance of 169.05' to a 1/2" iron rod found in said West line of Beltway Drive, at the Southeast corner of said Addison Market;

Thence South 00°03'00" East, along said West line a distance of 301.51' to the PLACE OF BEGINNING and containing 50,964 square feet or 1.170 acres of land,

**SURVEYOR'S CERTIFICATION**

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to John D. Wise, Wannee Whitts, Kittlchal Vichyasiti, Fidelity National Title Insurance Company, and National Title Company, all in connection with G. F. NO. 782000273, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records. In conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48113C 0180K of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 07-07-14. The property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)

*John S. Turner*  
JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and International treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
MRD = Monument of Record Dignity

LEGEND											
1/2" IR FOUND	4-ROUND	TELE. BOX	UTILITY POLE	OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE					
1/2" IR SET	4-SET	CABLE BOX	WATER METER	OUT WIRE ANCHOR	STONE RET. WALL	GRAVEL					
5/8" IR FOUND	SAN. SEW. MAN.	POLLARD POST	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK					
5/8" IR FOUND	44" WIRE TIE W/VALVE	WIRE COLLAR	AG. POLE	POST FENCE	EASEMENT	STONE					
8-ROUND FOUND	WATER VALVE	STONE COLLAR	TRANS. BOX	CHAIN LINK FENCE	BOUNDARY	WOOD DECK					
PK NAIL SET	FIRE HYDRANT	STORM DRAIN/VAL.	POOL EQUIP.	WOOD FENCE	RIEBANK LINE	BUILDING WALL					
1/2" IR FOUND	LIGHT POLE	SAN. SEW. CO.		ASPHALT	COVERED AREA	TILE					

**4551 BELTWAY DRIVE**  
**ADDISON, TEXAS**

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
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DRAWN BY: 424

A professional company operating in your best interest