

VICINITY MAP
N.T.S.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FM PROPERTIES OPERATING CO. ("OWNER") DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-ABOVE PROPERTY AS "EXCEL-PHASE I" 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 IMPEDIC WITH THE PROVISION OF THE SERVICES TO OTHERS. SAID 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 PROVIDER OF SERVICES FOR WHICH EASEMENTS ARE GRANTED.

ANY DRAINAGE AND FLOODWAY EASEMENT SHOWN HERE IS HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITIES: THE EXISTING CHANNELS OR CREEKS, TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT WILL REMAIN AS AN OPEN CHANNEL, UNLESS REQUIRED TO BE INCLOSED 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 OF 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 RUN-OFF 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 OF ITS RESPECTIVE SYSTEM OR SERVICE.

WATER MAIN AND SANITARY SEWER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE OF 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 PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF ADDISON, TEXAS.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES T. PORTER, ESQ., 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 FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 1995.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION _____

FIELDNOTE DESCRIPTION:

OF A 12.42 ACRE TRACT OF LAND OUT OF THE WILLIAM LOMAX SURVEY ABSTRACT NO. 792, SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT CONVEYED TO FM PROPERTIES OPERATING CO. BY DEED OF RECORD IN VOLUME 92115, PAGE 4018 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, ALSO BEING ALL OF LOT 21 BLOCK "B", AND PORTIONS OF LOTS 3, 4, AND 20, BLOCK "B" OF CARROLL ESTATES, A SUBDIVISION OF RECORD IN VOLUME 10, PAGE 473 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; SAID 12.42 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN "X" CUT IN CONCRETE FOUND AT THE INTERSECTION OF THE WEST LINE OF ADDISON ROAD (60' R.O.W.) AND THE SOUTH LINE OF BENT TREE PLAZA PARKWAY (80' R.O.W.) FOR THE NORTHEAST CORNER OF SAID FM PROPERTIES TRACT AND THE NORTHEAST CORNER HEREOF, AND FROM WHICH AN 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF ADDISON ROAD BEARS N89°55'15"E, A DISTANCE OF 60.17 FEET;

THENCE, S00°15'15"E, ALONG THE WEST LINE OF ADDISON ROAD, SAME BEING THE EAST LINE OF SAID FM PROPERTIES TRACT, A DISTANCE OF 625.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID FM PROPERTIES TRACT AND THE SOUTHEAST CORNER HEREOF;

THENCE, N89°59'00"W, LEAVING THE WEST LINE OF ADDISON ROAD, ALONG THE SOUTH LINE OF SAID FM PROPERTIES TRACT, SAME BEING THE NORTH LINE OF SUNBELT BUSINESS PARK SUBDIVISIONS, A DISTANCE OF 864.42 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF;

THENCE, LEAVING THE SOUTH LINE OF SAID FM PROPERTIES TRACT, OVER AND ACROSS SAID FM PROPERTIES TRACT, A DISTANCE OF 611.44 FEET TO A 1/2 INCH IRON ROD SET IN THE CURVING SOUTH LINE OF BENT TREE PLAZA PARKWAY, SAME BEING THE NORTH LINE OF SAID FM PROPERTIES TRACT FOR THE NORTHWEST CORNER HEREOF, AND FROM WHICH AN "X" CUT IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF SAID FM PROPERTIES TRACT BEARS S85°12'52"W, A DISTANCE OF 1718.78 FEET;

THENCE, ALONG THE SOUTH LINE OF BENT TREE PLAZA PARKWAY, SAME BEING THE NORTH LINE OF SAID FM PROPERTIES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 15°36'54", AN ARC DISTANCE OF 125.37 FEET; AND A CHORD WHICH BEARS N82°24'49"E, A DISTANCE OF 124.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF TANGENCY;
- 2) S89°46'45"E, A DISTANCE OF 740.48 FEET TO THE POINT OF BEGINNING, CONTAINING 12.42 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

SURVEYOR CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:

THAT I, SCOTT A. SHORTLIDGE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, TEXAS.

SCOTT A. SHORTLIDGE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4832

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT A. SHORTLIDGE, 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 FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 1995.

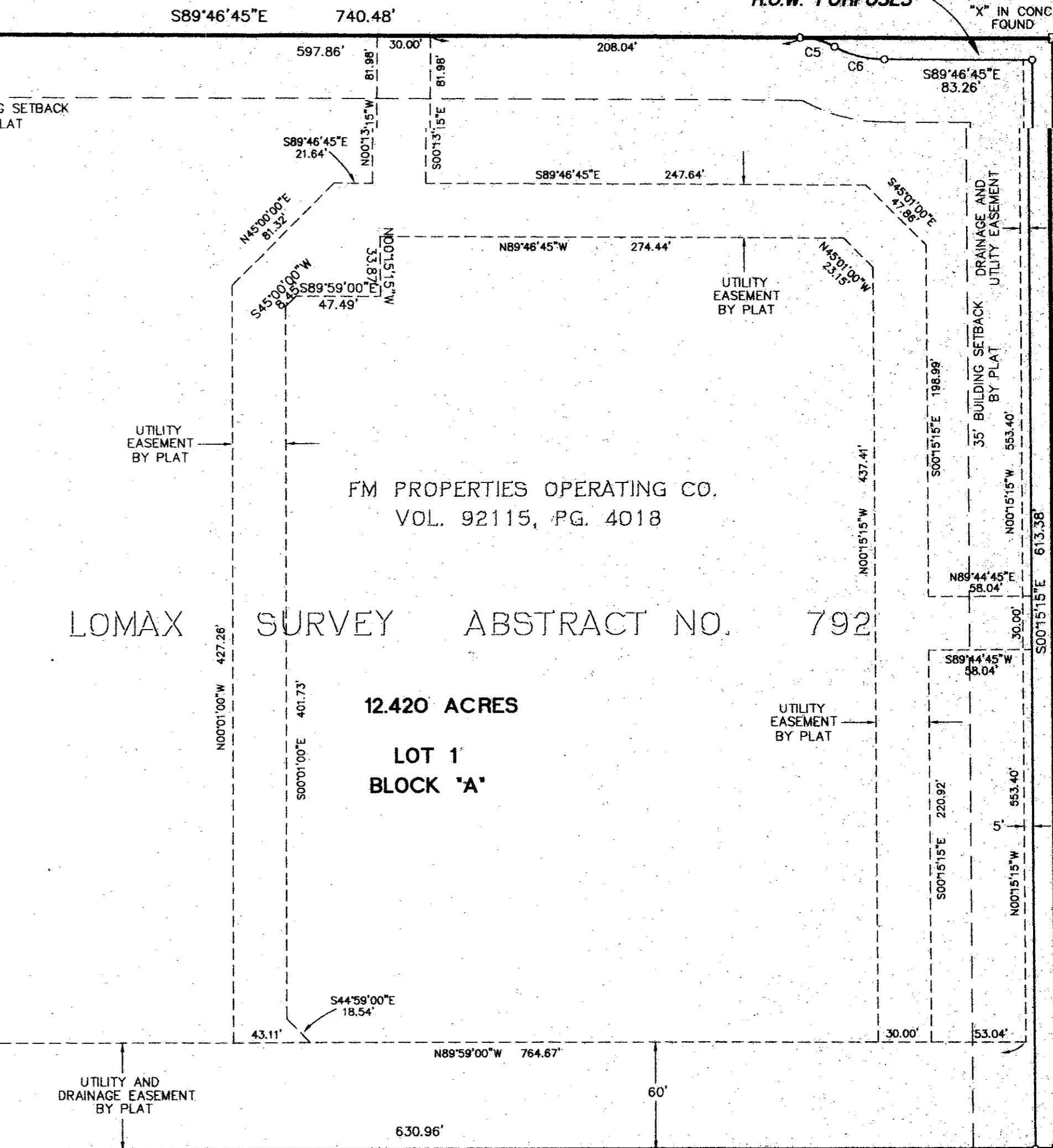
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION _____

REMAINDER OF
FM PROPERTIES OPERATING CO.
VOL. 92115, PG. 4018

BENT TREE PLAZA PARKWAY (80' R.O.W.)

8,779 SQ. FT.
DEDICATED FOR
R.O.W. PURPOSES

P.O.B.



TRACT 6
SUNBELT BUSINESS PARK

TRACT 7
BLOCK "B"
SUNBELT BUSINESS PARK
TRACT 7
VOL. 79179, PG. 1470

TRACT 8
BLOCK "B"
SUNBELT BUSINESS PARK
TRACT 8
VOL. 79179, PG. 1478

TRACT 13
BLOCK "B"
SUNBELT BUSINESS PARK
TRACT 13
VOL. 79227, PG. 1510

TRACT 4
SUNBELT BUSINESS PARK
VOL. 77215, PG. 2834

SUNBELT BUSINESS PARK
VOL. 77215, PG. 2834

GENERAL NOTES

- 1) THE BASIS OF BEARINGS SHOWN HEREON IS ARE BASED ON THE REFERENCED DEED BEARINGS (VOL. 92115, PG. 4018). NO MATERIAL DISCREPANCIES WERE FOUND BETWEEN RECORD DEED INFORMATION AND FIELD MONUMENTATION.
- 2) THE FOLLOWING EASEMENTS THAT AFFECT THIS SITE ARE TO BE VACATED BY SEPARATE INSTRUMENT:
 - 10' SOUTHWESTERN BELL TELEPHONE CO. AND TEXAS POWER AND LIGHT IN VOLUME 78218, PAGE 2026
 - 60' BRAZOS ELECTRIC POWER COOP. INC. EASEMENT IN VOLUME 4941, PAGE 56.
 - 30' BRAZOS ELECTRIC POWER COOP. INC. EASEMENT IN VOLUME 5021, PAGE 302.
- 3) THE FOLLOWING UTILITY AND DRAINAGE EASEMENTS ARE TO BE VACATED BY THE FILING OF THIS PLAT:
 - THAT PORTION OF THE DRAINAGE AND UTILITY EASEMENT WITHIN THE EXTERIOR OF THIS PLAT IN VOLUME 83242, PAGE 4530.
 - 10' DRAINAGE EASEMENT IN VOLUME 79236, PAGE 2793

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	17°29'39"	460.00	140.45	139.91	S65°51'32"W
C2	15°36'54"	460.00	125.37	124.98	N82°24'49"E
C3	07°33'59"	460.00	60.70	60.66	N81°18'17"E
C4	05°07'56"	460.00	41.20	41.19	N87°39'05"E
C5	28°21'16"	40.84	20.26	20.05	S75°36'07"E
C6	28°21'16"	58.08	29.24	28.94	S75°36'07"E

FINAL REPLAT
EXCEL-PHASE 1
REPLAT OF ALL OF LOT 21, A PORTION OF LOTS 3, 4, AND 20 BLOCK "B" CARROLL ESTATES, VOLUME 10, PAGE 473 WILLIAM LOMAX SURVEY ABSTRACT NO. 792 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
OCTOBER 20, 1995

OWNER:
FM PROPERTIES OPERATING CO.
C/O JAMES T. PORTER, ESQ.
16475 DALLAS PARKWAY, SUITE 550
DALLAS, TEXAS 75248
PH: 214-991-0011

SURVEYOR/ENGINEER:
BURY & PITTMAN CONSULTING
ENGINEERS AND SURVEYORS
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: 214-991-0011