

VICINITY MAP  
N.T.S.

**FIELDNOTE DESCRIPTION**  
OF A 11.163 ACRES (426.266 SQ. FT.) TRACT OF LAND OUT OF THE WILLIAM LOMAX SURVEY ABSTRACT NO. 792, SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS BEING ALL OF THAT CERTAIN 5.851 ACRE TRACT CONVEYED TO EXCEL TELECOMMUNICATIONS HOLDINGS, INC. BY DEED OF RECORD IN VOLUME 96008, PAGE 34 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALL OF THAT 5.312 ACRE TRACT CONVEYED TO EXCEL TELECOMMUNICATIONS HOLDINGS, INC. BY DEED OF RECORD IN VOLUME 96008, PAGE 34 OF SAID DEED RECORDS, ALSO BEING A PORTION OF LOT 3 AND LOT 4 BLOCK "B" AND A PORTION OF LOT 21 AND LOT 22 BLOCK "A" CARROLL ESTATES, A SUBDIVISION OF RECORD IN VOLUME 10, PAGE 473 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; SAID 11.163 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, A CONCRETE MONUMENT SET IN THE CURVING SOUTH LINE OF BENT TREE PLAZA PARKWAY (80' R.O.W.), FOR THE NORTHEAST CORNER OF SAID 5.851 ACRES, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN 12.424 ACRES CONVEYED TO EXCEL TELECOMMUNICATIONS HOLDINGS, INC. BY DEED OF RECORD IN VOLUME 96008, PAGE 34 OF SAID DEED RECORDS FOR THE NORTHEAST CORNER HEREOF, AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE POINT OF TANGENCY OF THE SOUTH LINE OF BENT TREE PLAZA PARKWAY BEARS ALONG A 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;

THENCE, S00°15'15"E, LEAVING THE SOUTH LINE OF BENT TREE PLAZA PARKWAY, ALONG THE COMMON LINE OF SAID 12.424 ACRE TRACT AND SAID 5.851 ACRE TRACT, A DISTANCE OF 611.44 FEET TO A CONCRETE MONUMENT SET IN THE NORTH LINE OF TRACT 13 BLOCK "B" SUNBELT BUSINESS PARK - TRACT 13, A SUBDIVISION OF RECORD IN VOLUME 79227, PAGE 1510 OF SAID DEED RECORDS FOR THE SOUTHEAST CORNER HEREOF, AND FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF ADDISON ROAD (60' R.O.W.) BEING THE SOUTHEAST CORNER OF SAID 12.424 ACRE TRACT BEARS S89°59'00"E, A DISTANCE OF 864.42 FEET;

THENCE, N89°59'00"W, PASSING AT A DISTANCE OF 26.95 FEET A 1/2 INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID TRACT 13 AND TRACT 8 BLOCK "B" SUNBELT BUSINESS PARK - TRACT 8, A SUBDIVISION OF RECORD IN VOLUME 79179, PAGE 1478 OF SAID DEED RECORDS, AND AGAIN PASSING AT A DISTANCE OF 426.68 A CUT "X" IN CONCRETE FOUND FOR THE COMMON NORTH CORNER OF TRACT 7 BLOCK "B" SUNBELT BUSINESS PARK - TRACT 7, A SUBDIVISION OF RECORD IN VOLUME 79179, PAGE 1470 OF SAID DEED RECORDS AND THAT CERTAIN 0.7622 ACRE TRACT CONVEYED TO DRYBERN, LTD. BY DEED OF RECORD IN VOLUME 95234, PAGE 1292 OF SAID DEED RECORDS, AND AGAIN PASSING AT A DISTANCE OF 592.94 FEET A 1/2 INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID DRYBERN, LTD. TRACT AND THE REMAINDER OF 1.6164 ACRES CONVEYED TO SUNBELT DEVELOPMENT COMPANY, LTD. BY DEED OF RECORD IN VOLUME 83240, PAGE 5601 OF SAID DEED RECORDS AND CONTINUING FOR A TOTAL DISTANCE OF 891.00 FEET TO A CONCRETE MONUMENT SET FOR THE SOUTHWEST CORNER OF SAID 5.312 ACRE EXCEL TRACT, SAME BEING THE SOUTHEAST CORNER OF THE REMAINDER OF TRACT II CONVEYED TO FM PROPERTIES OPERATING COMPANY BY DEED OF RECORD IN VOLUME 92115, PAGE 4018 OF SAID DEED RECORDS, BEING IN THE NORTH LINE OF THAT CERTAIN TRACT 14 CONVEYED TO SUNBELT DEVELOPMENT COMPANY, LTD. BY DEED OF RECORD IN VOLUME 83240, PAGE 5601 OF SAID DEED RECORDS FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N00°01'00"E, LEAVING THE NORTH LINE OF SAID TRACT 14, ALONG THE COMMON LINE OF SAID 5.312 ACRE TRACT AND SAID FM PROPERTIES REMAINDER TRACT, A DISTANCE OF 467.55 FEET TO A CONCRETE MONUMENT SET IN THE SOUTH LINE OF BENT TREE PLAZA PARKWAY FOR THE COMMON NORTH CORNER OF SAID 5.312 ACRE TRACT AND SAID FM PROPERTIES REMAINDER TRACT;

THENCE, ALONG THE SOUTH LINE OF BENT TREE PLAZA PARKWAY, SAME BEING THE NORTH LINE OF SAID 5.312 ACRE TRACT AND SAID 5.851 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S89°59'00"E, A DISTANCE OF 567.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 2) ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 32°54'17", AN ARC DISTANCE OF 310.12 FEET, AND A CHORD WHICH BEARS N73°33'51"E, A DISTANCE OF 305.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
- 3) ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 17°29'39", AN ARC DISTANCE OF 140.45 FEET, AND A CHORD WHICH BEARS N65°51'32"E, A DISTANCE OF 139.91 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 11.163 ACRES (426.266 SQ. FT.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS;

**SURVEYOR CERTIFICATION**  
KNOW ALL MEN BY THESE PRESENTS :

THAT I, JOHN T. BILNOSKI, 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 PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS.

JOHN T. BILNOSKI  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4998

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN T. BILNOSKI, 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 \_\_\_\_\_, 1996.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS      EXPIRATION \_\_\_\_\_

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EXCEL TELECOMMUNICATIONS HOLDINGS, INC. ("OWNER") DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-ABOVE PROPERTY AS "EXCEL-PHASE 2" 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. SAID UTILITY EASEMENTS ARE HEREBY 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 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 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 OF 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.

KENNEY TROUT, PRESIDENT      DATE \_\_\_\_\_  
EXCEL TELECOMMUNICATIONS HOLDINGS, INC.

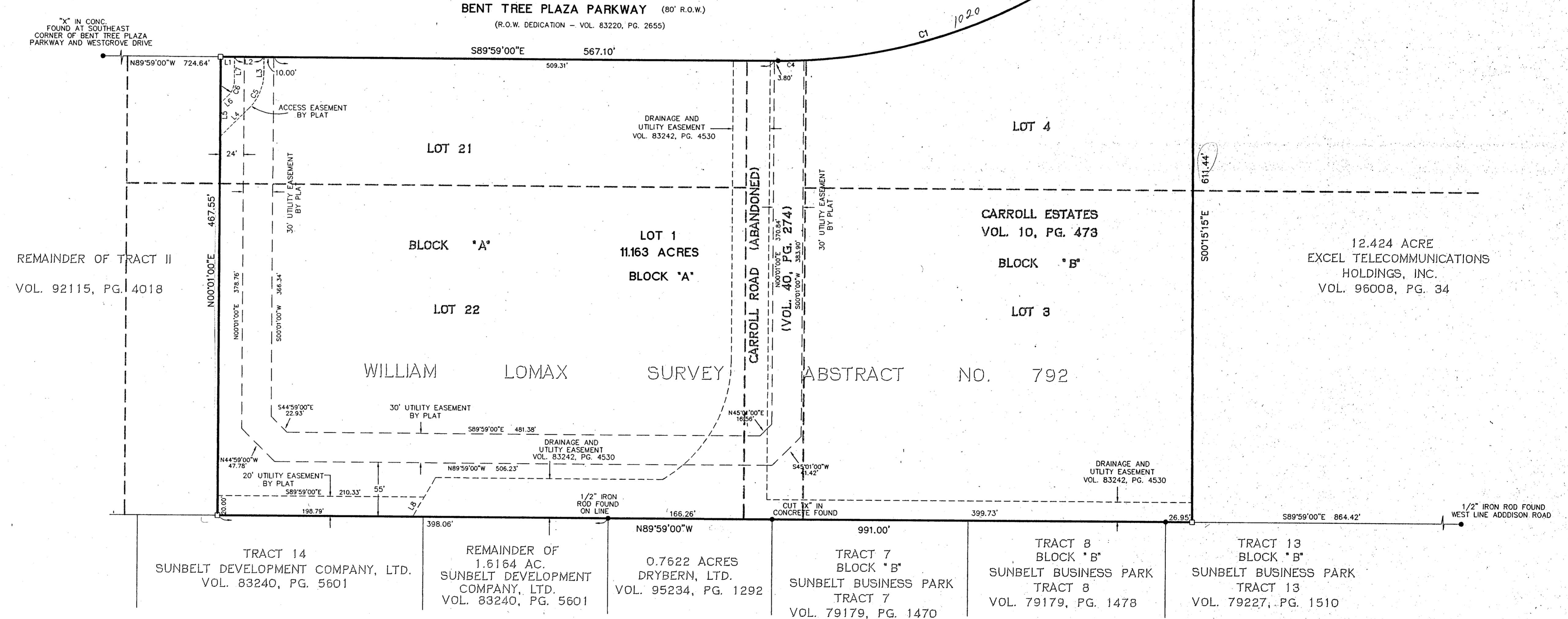
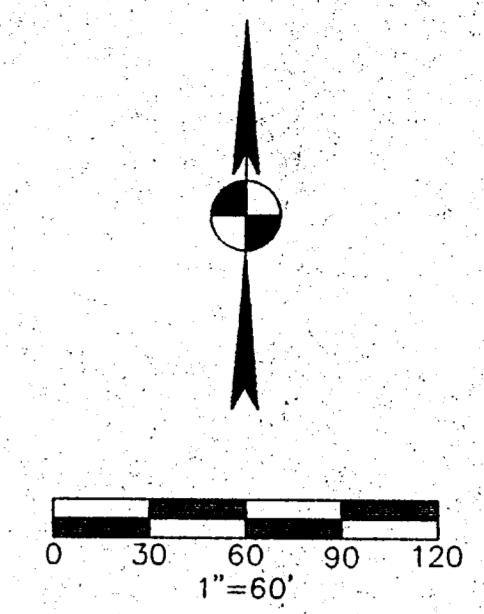
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNEY TROUT, 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 \_\_\_\_\_, 1996.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS      EXPIRATION \_\_\_\_\_

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - CONCRETE MONUMENT SET
  - 1/2" IRON ROD SET
  - P.O.B. POINT OF BEGINNING



**CURVE TABLE**

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	32°54'17"	540.00	310.12	305.88	N73°33'51"E
C2	17°29'39"	460.00	140.45	139.91	N65°51'32"E
C3	15°36'54"	460.00	125.37	124.98	N82°24'49"E
C4	02°46'53"	540.00	26.21	26.21	N88°37'34"E
C5	45°00'00"	50.00	39.27	28.27	S22°31'00"W
C6	45°00'00"	20.00	15.71	15.31	N22°31'00"E
C7	12°49'50"	460.00	103.01	102.79	N68°11'27"E

**EASEMENT LINE TABLE**

No.	Bearing	Distance
L1	S89°59'00"E	14.00'
L2	S89°59'00"E	30.00'
L3	S00°01'00"W	16.85'
L4	S45°01'00"W	41.52'
L5	N00°01'00"E	33.94'
L6	N45°01'00"E	11.52'
L7	N00°01'00"E	25.34'
L8	S30°01'00"W	23.09'
L9	S00°15'15"E	12.27'

**GENERAL NOTES**

1) THE BASIS OF BEARINGS SHOWN HEREON IS BASED ON THE REFERENCED DEED BEARINGS (VOL. 96008, PG. 34). NO MATERIAL DISCREPANCIES WERE FOUND BETWEEN RECORD DEED INFORMATION AND FIELD MONUMENTATION.

**REPLAT OF A PORTION OF LOTS 21 AND 22 BLOCK "A", A PORTION OF LOTS 3 AND 4 BLOCK "B", AND A PORTION OF THE ABANDONED CARROLL ROAD, CARROLL ESTATES, VOLUME 10, PAGE 473 WILLIAM LOMAX SURVEY ABSTRACT NO. 792 TOWN OF ADDISON, DALLAS COUNTY, TEXAS**

OWNER:  
EXCEL TELECOMMUNICATIONS, INC.  
C/O KENNEY TROUT  
9101 LBJ FREEWAY  
DALLAS, TEXAS 75243

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