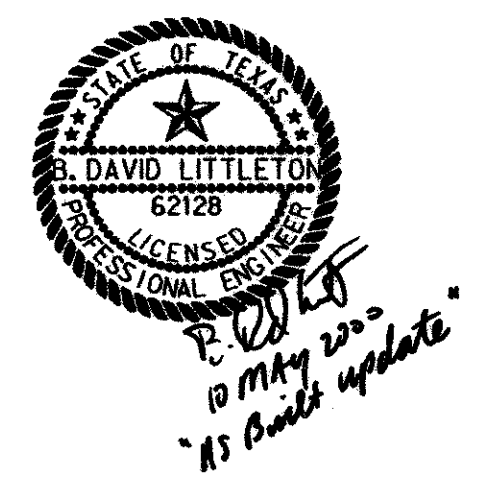
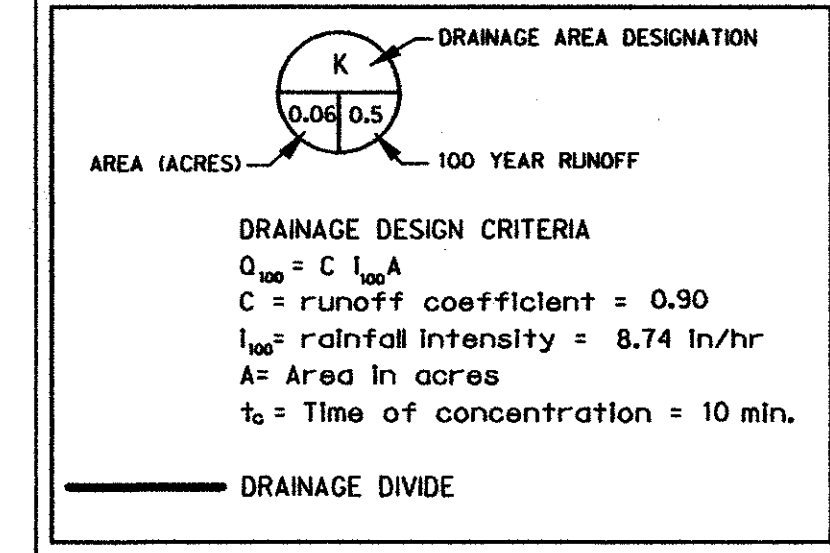


DRAINAGE AREA NO.	AREA (ACRES)	RUNOFF COEFF 0.00	INLET TIME (MIN)	1 100	0 100 (CFS)
A-1	0.24	0.90	10	8.74	1.9
A-2	0.33	0.90	10	8.74	2.6
A-3	0.34	0.90	10	8.74	2.7
A-4	0.22	0.90	10	8.74	1.7
B-1	0.34	0.90	10	8.74	2.7
B-2	0.44	0.90	10	8.74	3.5
B-3	0.86	0.90	10	8.74	6.8
C-1	0.91	0.90	10	8.74	7.2
D-1	0.51	0.90	10	8.74	4.0
D-2	0.53	0.90	10	8.74	4.2
E-1	1.82	0.90	10	8.74	14.3
F-1	0.23	0.90	10	8.74	1.8
G-1	0.13	0.90	10	8.74	1.0
H-1	0.30	0.90	10	8.74	2.4
O-1	0.22	0.90	10	8.74	1.7
O-2	0.16	0.90	10	8.74	1.3
T-1	0.02	0.90	10	8.74	0.16

DRAINAGE AREA DESIGN CRITERIA



△ "AS BUILT" BASED ON FIELD OBSERVATIONS OF SURFACE FEATURES ON MAY 4, 2000 AND CONTRACTOR PROVIDED INFORMATION. ELEVATIONS NOT FIELD VERIFIED. PARKING STRIPING NOT COMPLETED IN FIELD.

△ 02-08-00, ADDED TRUCK WELL DRAINAGE AREA.

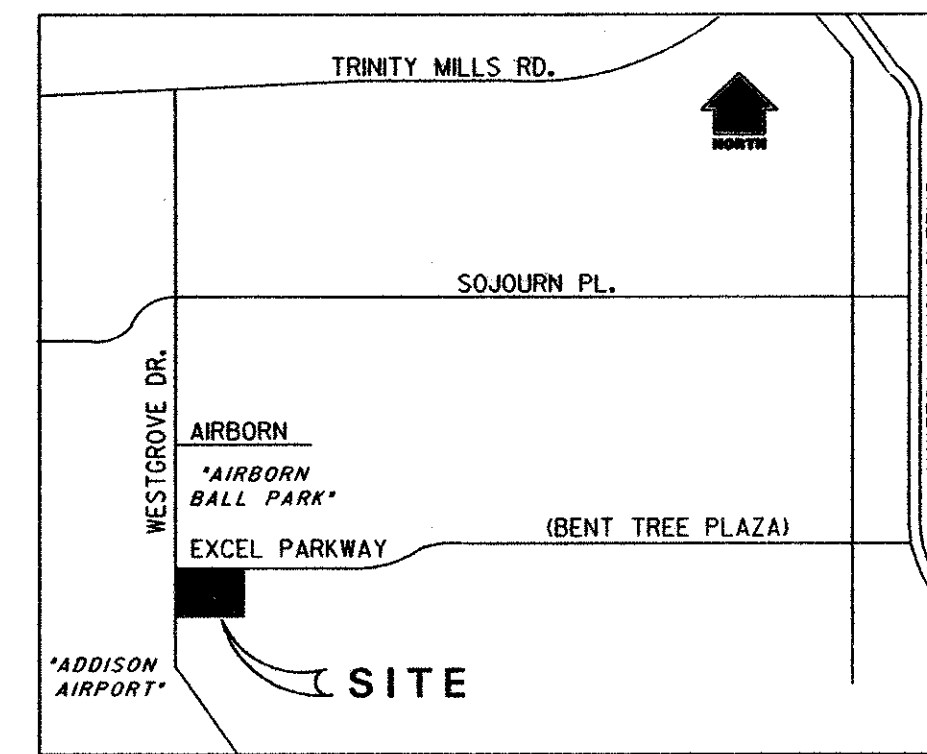
△ 11-16-99, CHANGES TO DRAINAGE AREA DUE TO RELOCATED DUMPSTER.

BENCHMARK:
 "X" CUT IN CONCRETE AS THE NORTHWEST CORNER OF THE SUBJECT TRACT.
 ELEV = 645.20

DRAINAGE AREA MAP
 ADDISON COM CENTER
 JACKSON - SHAW COMPANY
 TOWN OF ADDISON, TEXAS

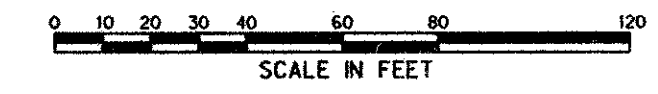
Half Associates
 ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALFF	CADD	SEPTEMBER 1999	1" = 40'	AVO 17986 986DAM		C-1

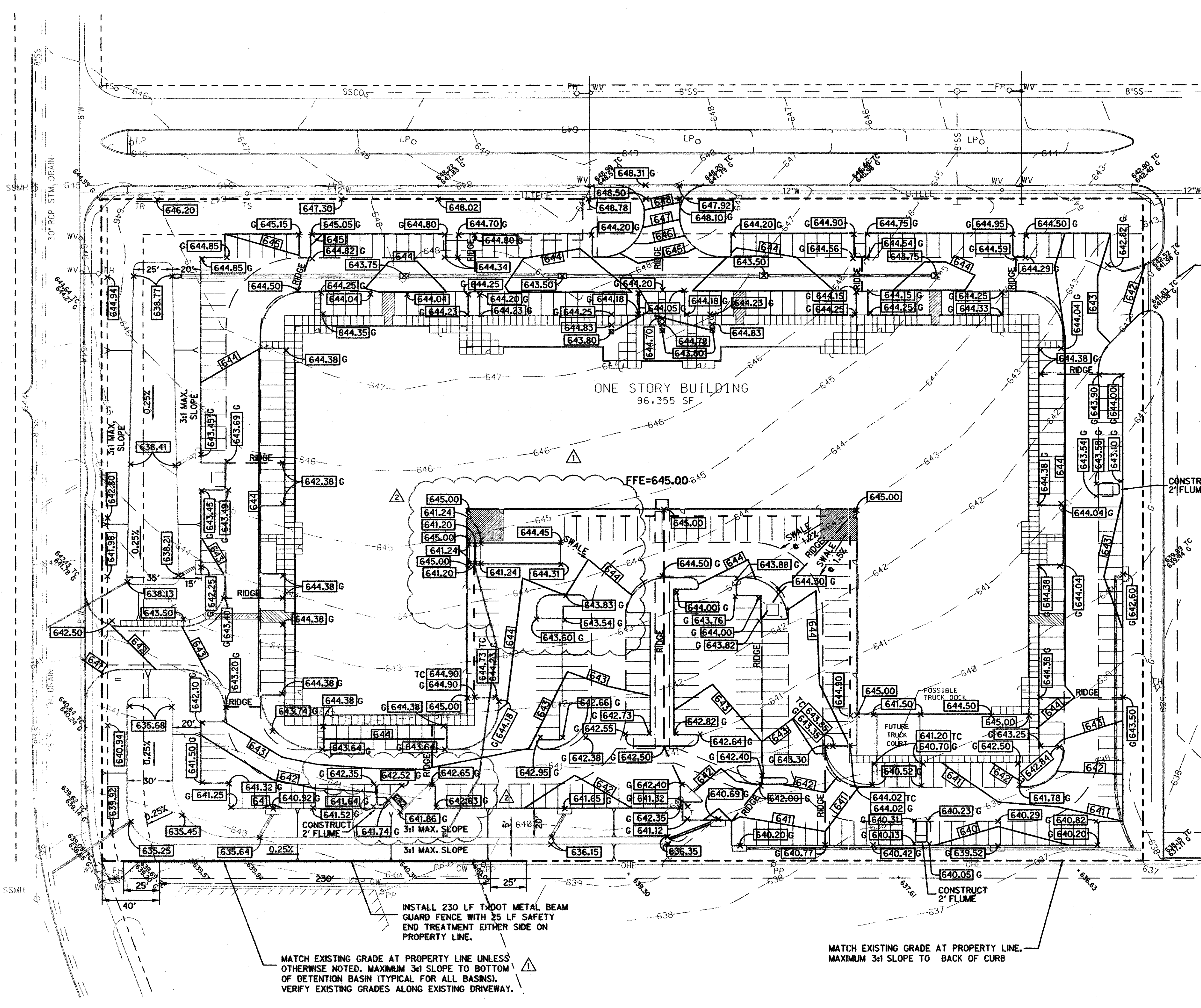


LOCATION MAP N.T.S.

GRADING NOTES

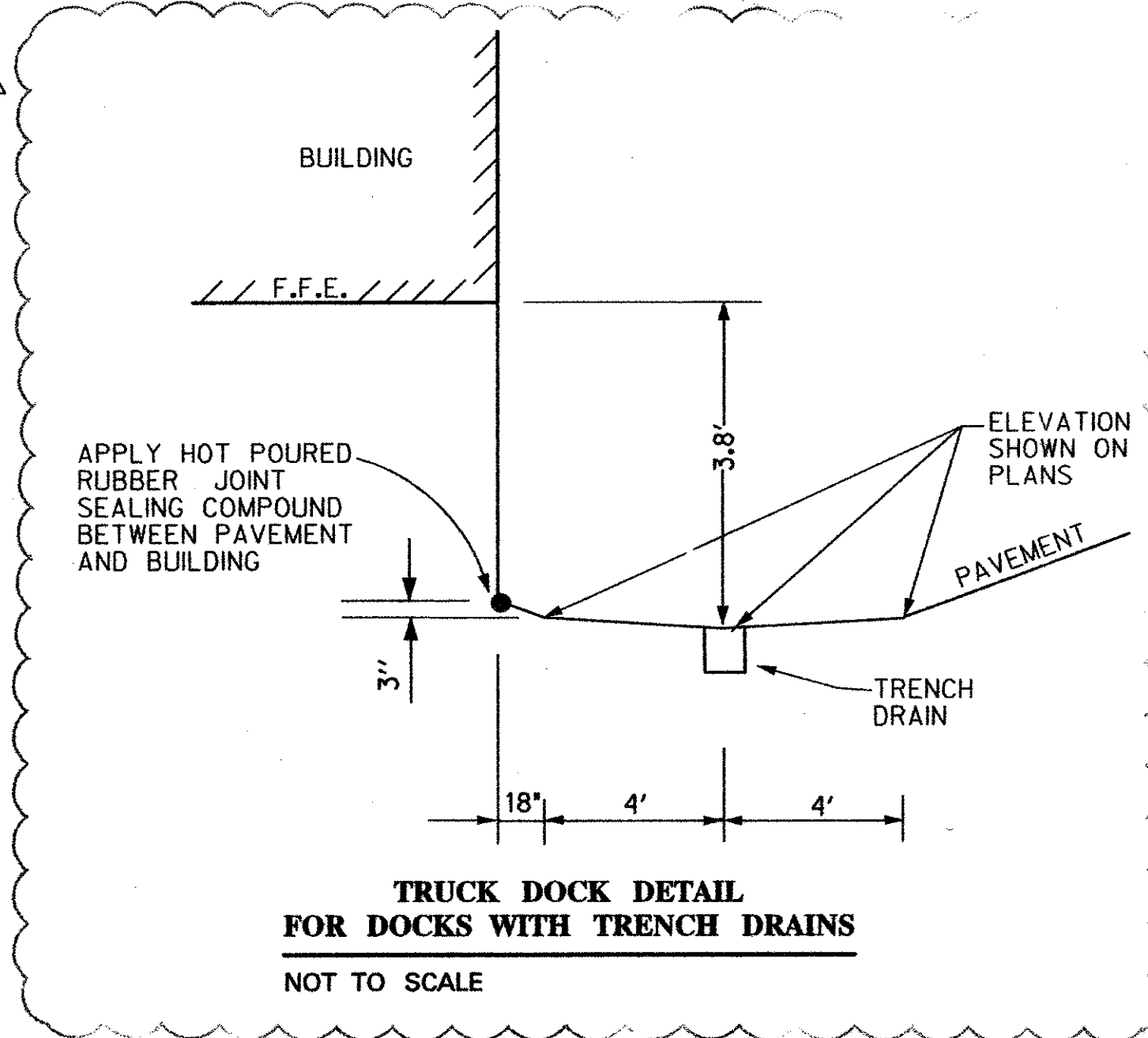


- Existing Utilities shown are taken from available records provided by the Utility Owner and field locations of surface appurtenances. Locations shown are generally schematic in nature and may not accurately reflect the size and location of each particular utility. Some utility lines may not be shown. Contractor shall assume responsibility for actual field location and protection of existing facilities whether shown or not. Contractor shall also assume responsibility for repairs to existing facilities, whether shown or not, damaged by contractor's activities. Differences in horizontal or vertical location of existing utilities shall not be a basis for additional expense.
- Pavement removal and repair shall conform to Town of Addison standards. All sawcuts shall be full depth cuts. Contractor shall make efforts to protect concrete and/or asphalt edges. Any large spalled or broken edges shall be removed by sawcutting pavement prior to replacement. See sheet C-8 for additional paving notes and details.
- Contractor shall maintain positive drainage at all times during construction. Ponding of water in streets, drives, truck courts, trenches, etc. will not be allowed.
- Inlets, pipes and other drainage appurtenance construction and installation shall conform to Town of Addison standards.
- Contractor shall locate and adjust existing utility manhole lids, cleanouts, water valves and other surface appurtenances as required for new construction. Contractor shall coordinate utility adjustments with appropriate utility agencies.
- The existing spot elevations and planimetric data shown taken from survey conducted by Half Assoc., Inc. on June 21, 1999. Surface appurtenances of underground utilities shown are also taken from same survey.
- Contractor shall be responsible for adjusting all underground and surface utility appurtenances as required for new construction. Contractor shall also provide all fees for permits, connections, inspections, etc.
- Contractor's work shall include pavement removal and disposal required for new walk, drive, curb, gutter. Contractor shall be responsible for all coordination, inspection and testing required by the Owner or the Town of Addison.
- For pavement thickness refer to Sheet C-8. Use minimum 5" thick 4000 p.s.i. reinforced concrete pavement with #3 bars @ 18" on center, over scarified and recompacted subgrade.
- See sheet C-1, C-3 and C-4 for drainage areas, storm drain layout and drainage calculations.
- See Note 2 on Sheet C-3 for trench excavations.
- Site grading and pavement subgrade shall be prepared in accordance with the Geotechnical Exploration Report No. 1 for project #5817 by Reed Engineering Group, dated August 27, 1999.

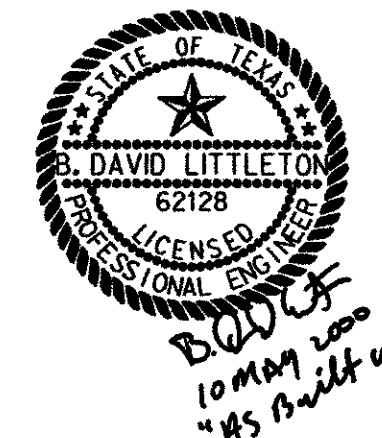


LEGEND

---	EXIST. CONTOUR	FF=619.50	PROP. FINISH FLOOR ELEVATION
[]	PROP. CONTOUR	---	FLOW DIRECTION
642.40	PROP. SPOT ELEVATION	---	RIDGE LINE
642.00 G	PROP. SPOT ELEV. GUTTER	(C)	TREE/HEDGE
642.50 TC	PROP. SPOT ELEV. TOP CURB	GW	GUY WIRE
644.0TC	EXIST. TOP OF CURB ELEVATION	PP	POWER POLE
644.50G	EXIST. GUTTER ELEV.	FH	FIRE HYDRANT
EX. 2" G	EXIST. GAS LINE	WV	WATER VALVE
EX. 12" W	EXIST. SANITARY SEWER	WM	WATER METER
EX. E	EXIST. WATER LINE	TS	TELEPHONE SIGN
EX. 2" RCP	EXIST. STORM DRAIN	TRF	TRAFFIC SIGN
SSMH	SANITARY SEWER MANHOLE	LP	LIGHT POLE
STM.MH	STORM DRAIN MANHOLE	FOS	FIBER OPTIC SIGN
WTR.MH	WATER MANHOLE	TCF	TELEPHONE CABLE FLAG
SSCO	SANITARY SEWER CLEAN-OUT	OE	OVERHEAD ELECTRIC
---	EXIST. STORM DRAIN INLET	OT	OVERHEAD TELEPHONE
---	PROPOSED STORM DRAIN INLET	□	TELEPHONE MANHOLE
		□	TELEPHONE JUNCTION BOX
		---	SIGN
		SWBT	SOUTHWESTERN BELL TELEPHONE CO.
		LSG	LONESTAR GAS CO.
		TU	TEXAS UTILITIES CO.
		GTE	GENERAL TELEPHONE CO.



- AS BUILT: BASED ON FIELD OBSERVATIONS OF SURFACE FEATURES ON MAY 4, 2000 AND CONTRACTOR PROVIDED INFORMATION. ELEVATIONS NOT FIELD VERIFIED. PARKING STRIPING NOT COMPLETED IN FIELD.
- 02-08-00 ADDED TRUCK DOCK, ADJUSTED GRADES AROUND RE-LOCATED DUMPSTER.
- 11-16-99 ADDITION OF BARRIER AT SOUTHWEST SIDE OF PROPERTY. ADJUSTMENT TO MOST GRADES DUE TO RELOCATION OF DUMPSTER AND MODIFICATIONS TO SIDEWALKS ALONG BUILDING.



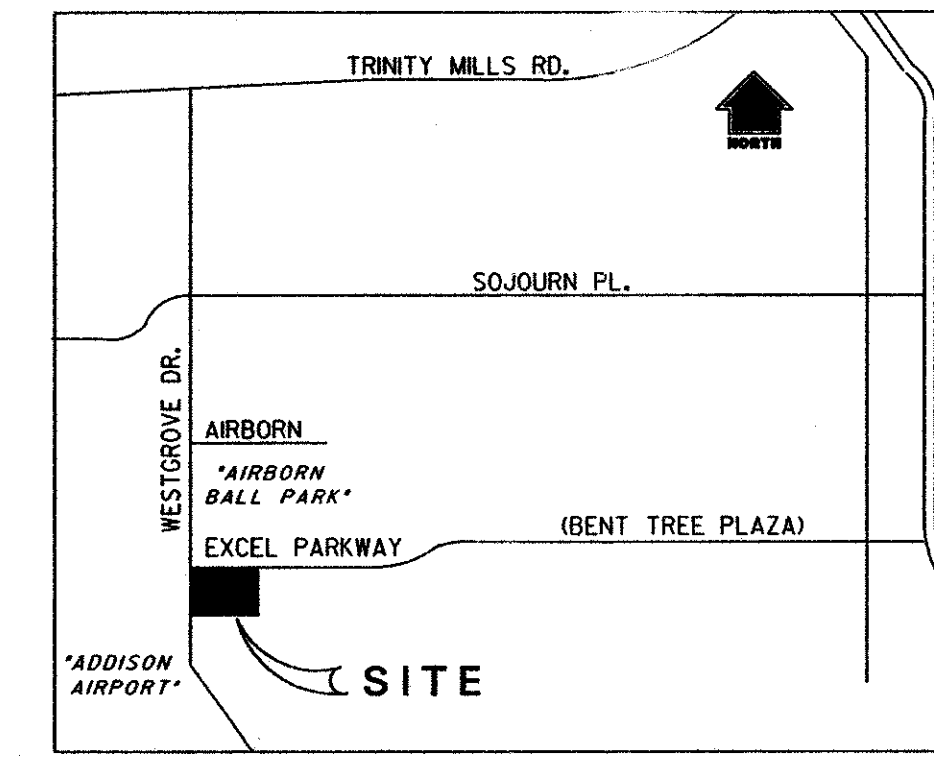
David Littleton
10 May 2000
"As Built" update

BENCHMARK:
"X" CUT IN CONCRETE AS THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEV = 645.20

GRADING PLAN
ADDISON COM CENTER
JACKSON - SHAW COMPANY
TOWN OF ADDISON, TEXAS

Half Associates
ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALF	CADD	SEPTEMBER 1999	1" = 40'	AVO 17986 986GRAD		C-2



- DRAINAGE NOTES**
- Contractor is responsible for, and must obtain all necessary construction permits required by the Town of Addison prior to construction.
 - All site work details shall be done in accordance with the Standards of the Town of Addison and conform to the requirements of the plans and contract documents.
 - Existing utility locations shown are generally schematic in nature and may not accurately reflect the size and location of each particular utility. Contractor shall assume responsibility for actual field location and protection and repair of existing facilities, whether shown or not. Differences in horizontal or vertical locations of existing utilities shall not be basis for additional compensation to the Contractor.
 - The Contractor shall protect existing property monumentation and primary control. Any such points which the Contractor believes will be destroyed shall have offset points established by the Contractor prior to construction. Any monumentation destroyed by the Contractor shall be reestablished at his expense.
 - It shall be the responsibility of the Contractor to: A) Prevent any damage to private property and property owner's poles, fences, shrubs, etc. B) Protect all underground utilities. C) Notify utility companies and field verify horizontal and vertical location of all utilities prior to start of construction. Notify owner of any potential conflicts which may exist between the existing utilities and construction plans.
 - Barricading and traffic control during construction shall be the responsibility of the contractor and shall conform to the Texas Manual on Uniform Traffic Control Devices, Part VII in particular. Traffic flow and access shall be maintained during all phases of the construction. The Contractor is responsible for providing traffic safety measures for work on project. (See note 17).
 - The Contractor shall abide by all applicable federal, state, and local laws governing excavation. The contractor shall provide detailed plans and specifications for trench safety systems that comply with applicable laws governing excavation. These plans shall be sealed by a professional engineer experienced in the design of trench safety systems and licensed by the State of Texas. Submit plan to the Owner prior to commencing work. The contractor shall be solely responsible for aspects of work related to excavation. This work shall include any soils investigation required to prepare these plans.
 - Contractor shall maintain drainage at all times during construction. Ponding of water in streets, drives, truck courts, trenches, etc. will not be allowed.
 - Pavement removal and repair shall conform to the Town of Addison requirements. All sawcuts shall be full depth cuts. Contractor shall make efforts to protect concrete edges. Any large spalled or broken edges shall be removed by sawcutting pavement prior to replacement.
 - Any damages that may occur to real property or existing improvements shall be restored by the contractor to at least the same condition that the real property or existing improvements were in prior to the damages. This restoration shall be subject to the Owner's approval; moreover, this restoration shall not be a basis for additional compensation to the Contractor. Restoration shall include, but not be limited to, regrading, revegetation, replacing fences, replacing trees, etc.
 - Contractor shall maintain existing sanitary sewer and water service at all times during construction.
 - Contractor is responsible for coordination with utility companies and adjustment of existing sanitary sewer cleanouts, water meters and any other utility appurtenances to new grade as required.
 - Contractor is responsible for complying with all applicable local, state and federal storm water pollution prevention laws and ordinances.
 - The existing spot elevations and planimetric data shown taken from survey prepared by Half Associates, Inc. Surface appearance of underground utilities shown are also taken from same survey.
 - Contractor shall submit detail plans on precast drainage inlet, if used.
 - Rainfall quantities are based on a 100 year storm event.
 - Contractor must file a traffic control plan with the Town of Addison prior to any work in Westgrove Drive.

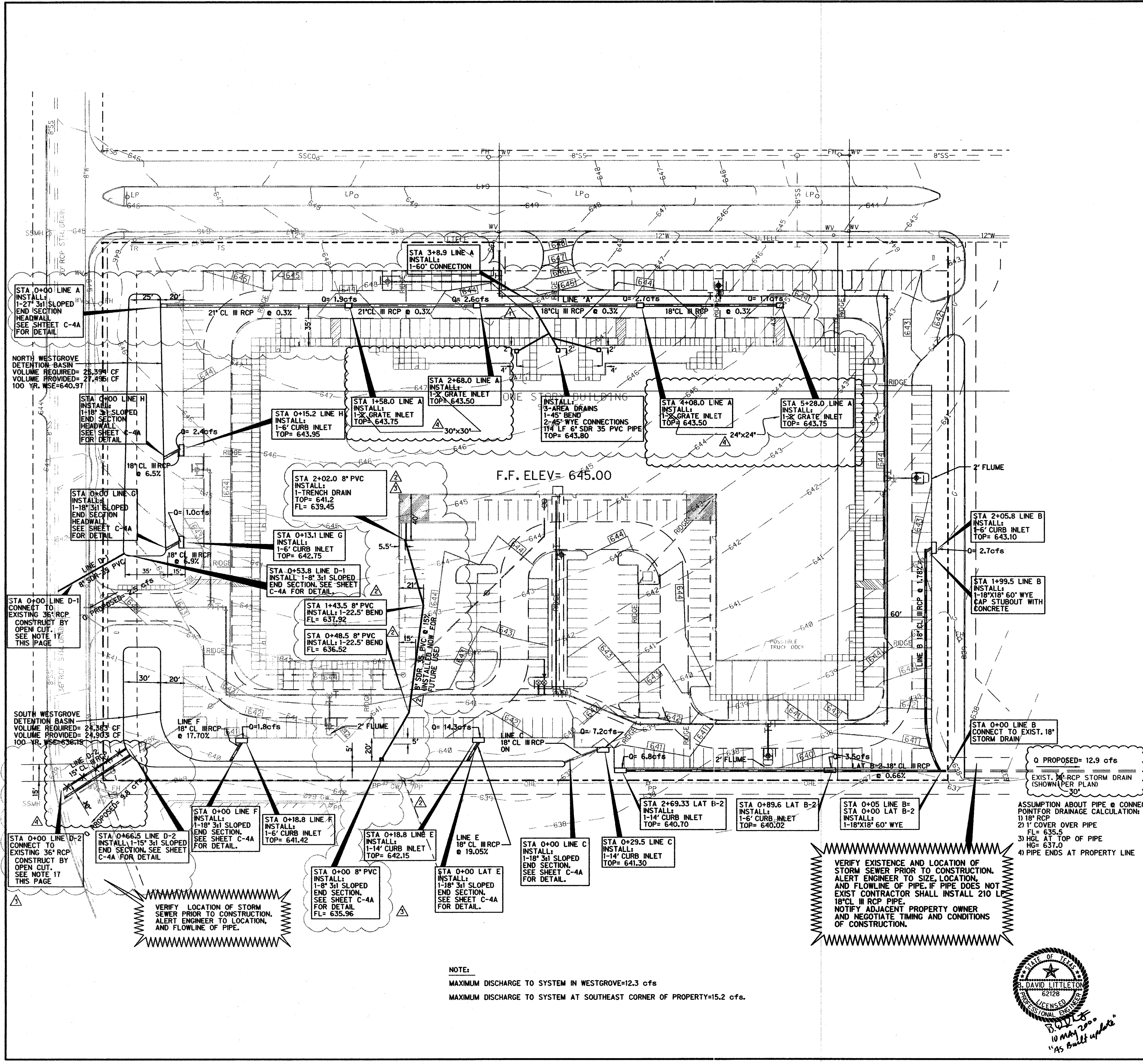
LEGEND:

30" RCP	PROPOSED STORM DRAIN
21" RCP	EXISTING STORM DRAIN
WV	WATER VALVE
FH	FIRE HYDRANT
CS	CABLE SIGN
TR	TELEPHONE RAISER
SSMH	SANITARY SEWER MANHOLE
12" W	EXISTING WATER LINE
8" PVC	EXISTING SANITARY SEWER
PP	POWER POLE
TMH	TELEPHONE MANHOLE
WMH	WATER MANHOLE
GW	GUY WIRE
→	FLOW DIRECTION

STORM DRAIN PLAN
ADDISON COM CENTER
JACKSON - SHAW COMPANY
TOWN OF ADDISON, TEXAS

Half Associates
 ENGINEERS - ARCHITECTS - SCIENTISTS - PLANNERS - SURVEYORS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALFF	CADD	SEPTEMBER 1999	1" = 40'	AVO 17966 986 STORM		C-3



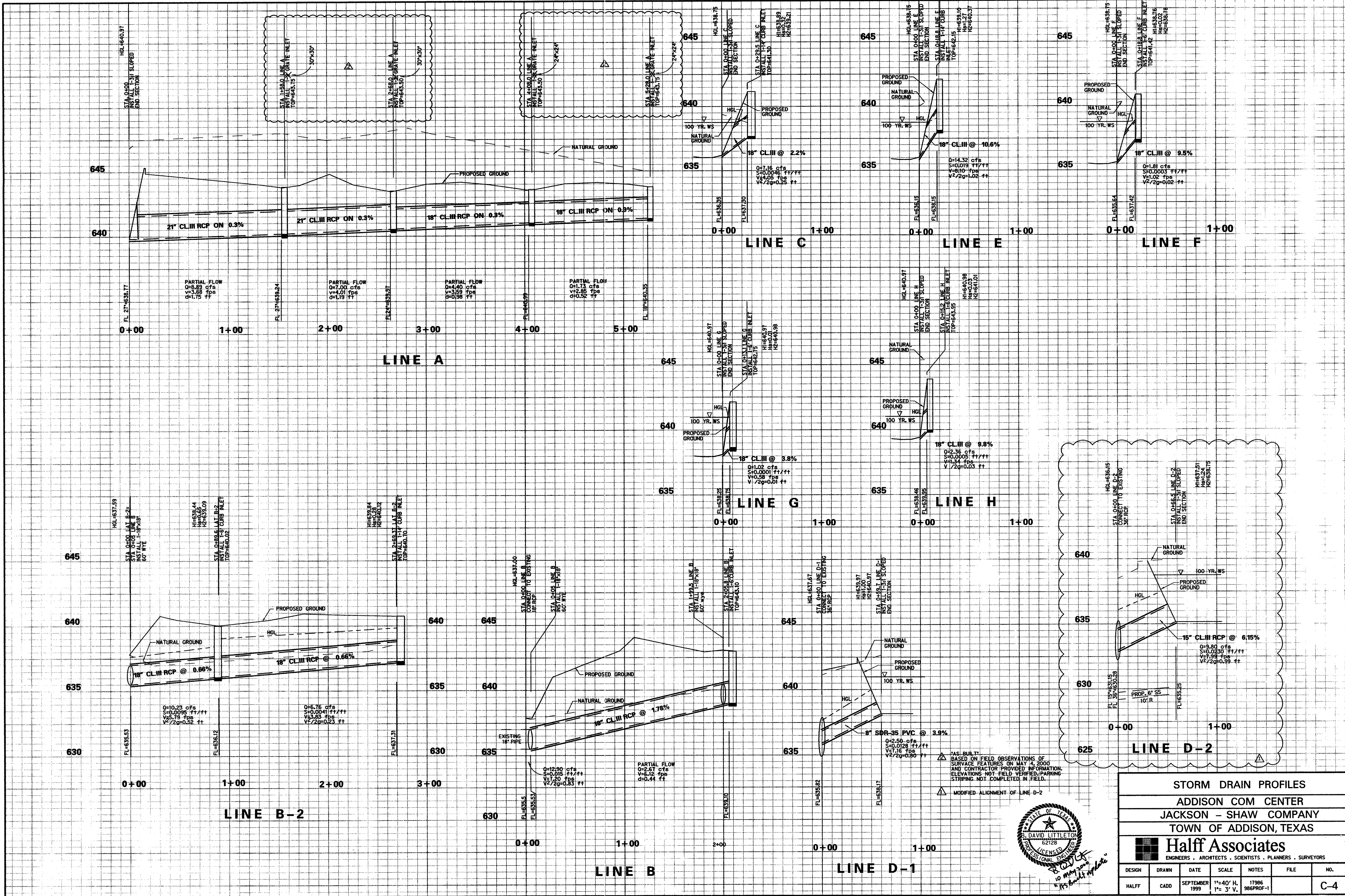
NOTE:
 MAXIMUM DISCHARGE TO SYSTEM IN WESTGROVE=12.3 cfs
 MAXIMUM DISCHARGE TO SYSTEM AT SOUTHEAST CORNER OF PROPERTY=15.2 cfs.



10 MAY 2000
'As Built update'

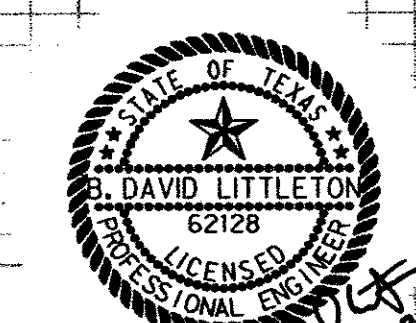
- △ 'AS BUILT' BASED ON FIELD OBSERVATIONS OF SURFACE FEATURES ON MAY 4, 2000 AND CONTRACTOR PROVIDED INFORMATION. ELEVATIONS NOT FIELD VERIFIED, STRIPING NOT COMPLETED IN FIELD.
 - △ REDUCTION IN PIPE SIZES FOR LINE 'A'.
 - △ REVISED AS SHOWN 11/23/99
 - △ ADDED TRENCH DRAIN AND SLOPED END SECTION HEADWALL TO 8" PVC FOR TRUCK WELL RE-ALIGNED LINE D-2
- 02/08/00

BENCHMARK:
 *X CUT IN CONCRETE AS THE NORTHWEST CORNER OF THE SUBJECT TRACT.
 ELEV = 645.20



AS-BUILT
 BASED ON FIELD OBSERVATIONS OF
 SURFACE FEATURES ON MAY 4, 2000
 AND CONTRACTOR PROVIDED INFORMATION.
 ELEVATIONS NOT FIELD VERIFIED. PARKING
 STRIPING NOT COMPLETED IN FIELD.

MODIFIED ALIGNMENT OF LINE D-2

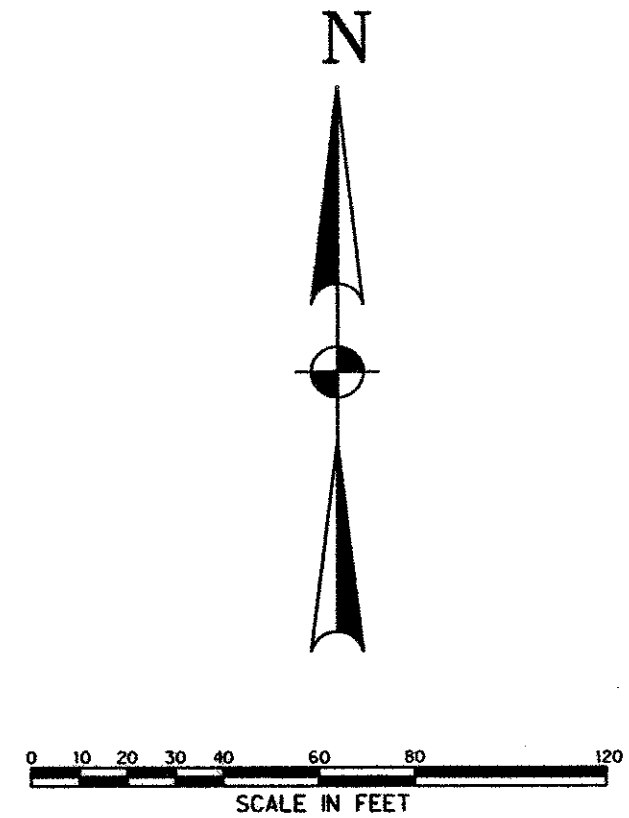


STORM DRAIN PROFILES
ADDISON COM CENTER
JACKSON - SHAW COMPANY
TOWN OF ADDISON, TEXAS

Half Associates
 ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALFF	CADD	SEPTEMBER 1999	1"=40' H, 1"=3' V	17986 986PROF-1		C-4

Runoff Collection Point	Distance Between Collection Points	Area Drainage "A"	Incremental Runoff Coeff. "C"	Incremental Drainage Area Inc. "CA"	Accumulated "CA"	Time at Upstream Station (min)	Design Storm Frequency (yrs.)	Intensity "I" (inches/hr)	Storm Water Runoff "Q" (c.f.s.)	Slope of Hydraulic Gradient "S" (ft/ft)	Selected Storm Sewer Size (inches)	Velocity Between Collection Pts. "V" (f.p.s.)	Head Loss Coeff. "Kj"	Velocity Head Loss At Upstream Station (feet)	Flow Time in Sewer (min)	Time at Downstream Station (min)	H1	H2	REMARKS		
Storm Drain Line "A"																					
24"x24" GRATE INLET	4+08.0	120.00	A4	0.22	0.9	0.20	0.20	10.00	100	8.74	1.73	0.0003	18	0.98	1.25	0.02	2.04	10.00	642.22	642.24	Top = 643.75
24"x24" GRATE INLET	2+68.0	140.00	A3	0.34	0.9	0.31	0.50	10.00	100	8.74	4.40	0.0018	18	2.49	0.50	0.05	0.94	10.00	642.14	642.19	Top = 643.5
30"x30" GRATE INLET	1+58.0	110.00	A2	0.33	0.9	0.30	0.80	10.00	100	8.74	7.00	0.0020	21	2.91	0.50	0.07	0.63	10.00	641.83	641.89	Top = 643.5
30"x30" GRATE INLET	0+00	158.00	A1	0.24	0.9	0.22	1.02	10.00	100	8.74	8.89	0.0031	21	3.70	0.50	0.15	0.71	10.00	641.47	641.61	Beginning Hg = 640.97, Top = 643.75
Storm Drain Line "B"																					
6' INLET	1+99.5	6.30	B-1	0.34	0.9	0.31	0.31	10.00	100	8.74	2.67	0.0006	18	1.51	1.25	0.04	0.07	10.00	637.74	637.78	Gutter = 642.6
1+99.5	0+05.0	194.50				0.31				8.74	2.67	0.0006	18	1.51	0.60	0.01	2.14	10.00	637.72	637.73	
14' INLET	0+94.6	179.73	B-3	0.86	0.9	0.77	0.77	10.00	100	8.74	6.76	0.0041	18	3.83	1.25	0.28	0.78	10.00	639.84	640.12	Gutter = 640.2
6' INLET	0+05.0	89.60	B-2	0.44	0.9	0.40	1.17	10.00	100	8.74	10.23	0.0095	18	5.79	1.25	0.65	0.26	10.00	638.44	639.09	Gutter = 639.6
0+05.0	0+00.00	5.00				1.48				8.74	12.90	0.0151	18	7.30	0.60	0.52	0.01	10.00	637.08	637.59	Beginning Hg = 637 (assumed)
Storm Drain Line "C"																					
14' INLET	0+00.00	29.50	C-1	0.91	0.9	0.82	0.82	10.00	100	8.74	7.16	0.0046	18	4.05	1.25	0.32	0.12	10.00	638.89	639.21	Beginning Hg=638.75, Gutter=640.20
Storm Drain Line "E"																					
14' INLET	0+00.00	18.80	E-1	1.82	0.9	1.64	1.64	10.00	100	8.74	14.32	0.0186	18	8.10	1.25	1.27	0.04	10.00	639.10	640.37	Beginning Hg=638.75, Gutter=641.65
Storm Drain Line "F"																					
6' INLET	0+00.00	18.80	F-1	0.23	0.9	0.21	0.21	10.00	100	8.74	1.81	0.0003	18	1.02	1.25	0.02	0.31	10.00	638.76	638.78	Beginning Hg=638.75, Gutter=640.92
Storm Drain Line "G"																					
6' INLET	0+7.3	13.10	G-1	0.13	0.9	0.12	0.12	10.00	100	8.74	1.02	0.0001	18	0.58	1.25	0.01	0.38	10.00	640.97	640.98	Beginning Hg=640.97, Gutter=642.25
Storm Drain Line "H"																					
6' INLET	0+00.00	15.20	H-1	0.30	0.9	0.27	0.27	10.00	100	8.74	2.36	0.0005	18	1.34	1.25	0.03	0.19	10.00	640.98	641.01	Beginning Hg=640.97, Gutter=643.45
Storm Drain Line "D-1"																					
0+59.7	0+00.00	53.80	A.D1.G.H							2.50	0.0428	8	7.16	1.25	1.00	0.13	10.00	639.97	640.97	Beginning Hg=637.67, Basin FL=638.21	
Storm Drain Line "D-2"																					
0+58.3	0+00.00	58.30	C.D2.E.F							9.80	0.0230	15	7.99	1.25	1.24	0.12	10.00	637.51	638.75	Beginning Hg=636.15, Basin FL=635.36	



MODIFIED RATIONAL METHOD DETENTION BASIN DESIGN
PROJECT: SOUTH BASIN ALONG WESTGROVE

Runoff Coefficient C = 0.9
Drainage Area - A = 3.48 acres
Time of Concentration - tc = 10 minutes
Maximum Outflow Rate - Q = 9.8 cfs

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q=CiA	Inflow Volume Cu. Ft.	Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
5	10.49	0.87	32.9	9.856	15	4.410	5.446
10	8.74	1.46	27.4	16.424	20	5.880	10.544
15	7.52	1.88	23.6	21.197	25	7.350	13.847
20	6.80	2.27	21.3	25.557	30	8.820	16.737
30	5.75	2.88	18.0	32.416	40	11.760	20.656
40	5.00	3.33	15.7	37.584	50	14.700	22.884
50	4.40	3.67	13.8	41.342	60	17.640	23.702
60	3.91	3.91	12.2	44.086	70	20.580	23.506
70	3.63	4.24	11.4	47.750	80	23.520	24.230
80	3.33	4.44	10.4	50.062	90	26.460	23.602
90	3.18	4.77	10.0	53.783	100	29.400	24.383
120	2.62	5.24	8.2	59.082	130	38.220	20.862
180	1.91	5.73	6.0	64.607	190	55.860	8.747
Required Storage Volume			24.383	cubic feet			
			0.56	acre-feet			

Note: 100yr. c=.9 in. 25 yr. c=.5 out

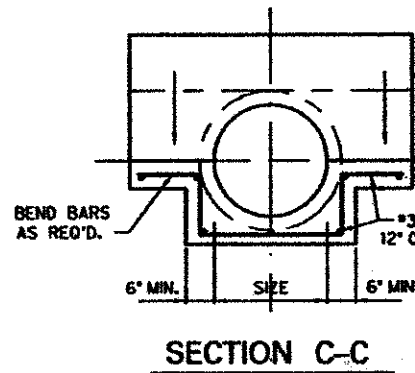
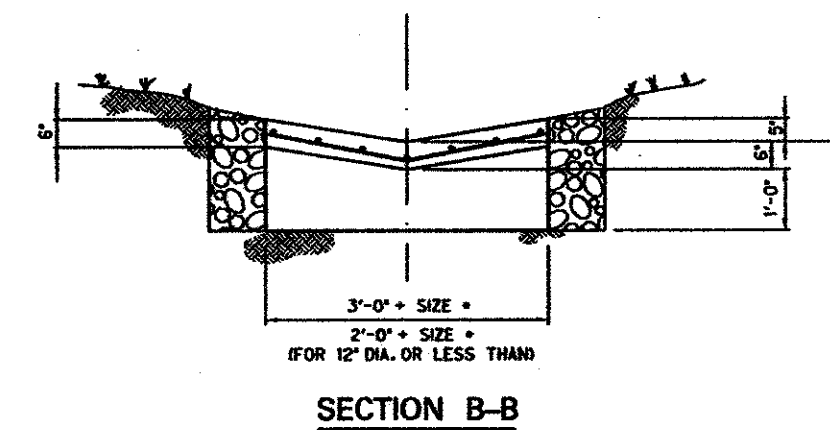
MODIFIED RATIONAL METHOD DETENTION BASIN DESIGN
PROJECT: NORTH BASIN ALONG WESTGROVE

Runoff Coefficient C = 0.9
Drainage Area - A = 2.07 acres
Time of Concentration - tc = 10 minutes
Maximum Outflow Rate - Q = 2.5 cfs

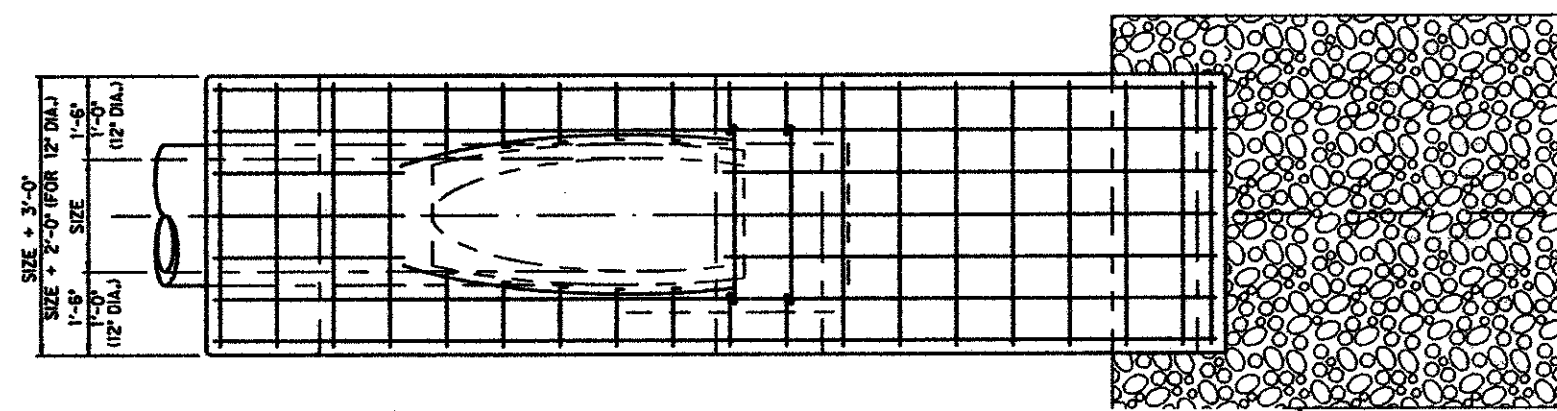
Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q=CiA	Inflow Volume Cu. Ft.	Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
5	10.49	0.87	19.5	5.863	15	1.125	4.738
10	8.74	1.46	16.3	9.770	20	1.500	8.270
15	7.52	1.88	14.0	12.609	25	1.875	10.734
20	6.80	2.27	12.7	15.202	30	2.250	12.952
30	5.75	2.88	10.7	19.282	40	3.000	16.282
40	5.00	3.33	9.3	22.356	50	3.750	18.606
50	4.40	3.67	8.2	24.592	60	4.500	20.092
60	3.91	3.91	7.3	26.224	70	5.250	20.974
70	3.63	4.24	6.8	28.403	80	6.000	22.403
80	3.33	4.44	6.2	29.778	90	6.750	23.028
90	3.18	4.77	5.9	31.991	100	7.500	24.491
120	2.62	5.24	4.9	35.144	130	9.750	25.394
180	1.91	5.73	3.6	38.430	190	14.250	24.180
360	1.15	6.90	2.1	46.277	370	27.750	18.527
720	0.73	8.80	1.4	59.020	730	54.750	4.270
Required Storage Volume			25.394	cubic feet			
			0.58	acre-feet			

Note: 100yr. c=.9 in. 25 yr. c=.5 out

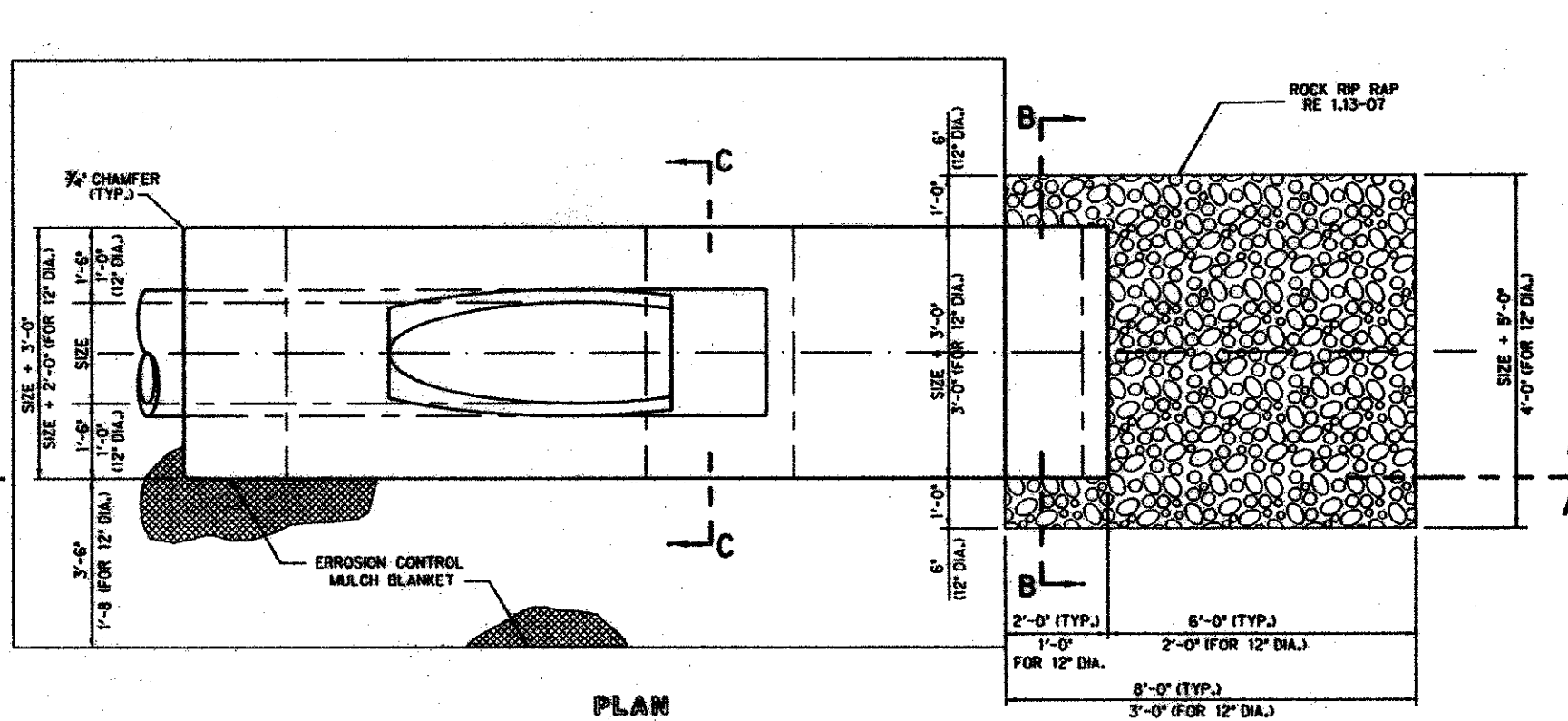
No.	Location	Storm Frequency	Time of Concentration (min)	Intensity Runoff "I" (in/hr)	Coeff "C"	Area (acres)	Q (cfs)	Upstream Inlet Carryover (cfs)	Total Gutter Flow (cfs)	Gutter Slope (ft/ft)	Flow Depth (ft)	Length "L" (ft)	Selected Inlet	
													Type	Inlet Carryover
Inlet A1	A1	100	10	8.74	0.9	0.24	1.9	0.0	1.9	SAG	< 0.2		2-GRATE	0.0
Inlet A2	A2	100	10	8.74	0.9	0.33	2.6	0.0	2.6	SAG	< 0.2		2-GRATE	0.0
Inlet A3	A3	100	10	8.74	0.9	0.34	2.7	0.0	2.7	SAG	< 0.2		2-GRATE	0.0
Inlet A4	A4	100	10	8.74	0.9	0.22	1.7	0.0	1.7	SAG	< 0.2		2-GRATE	0.0
Inlet B1	B1	100	10	8.74	0.9	0.34	2.7	0.0	2.7	SAG	0.28	6.00	CURB	0.0
Inlet B2	B2	100	10	8.74	0.9	0.44	3.5	0.0	3.5	SAG	0.33	6.00	CURB	0.0
Inlet B3	B3	100	10	8.74	0.9	0.86	6.8	0.0	6.8	SAG	0.30	14.00	CURB	0.0
Inlet C1	C1	100	10	8.74	0.9	0.91	7.2	0.0	7.2	SAG	0.31	14.00	CURB	0.0
Inlet E1	E1	100	10	8.74	0.9	1.79	14.1	0.0	14.3	SAG	0.49	14.00	CURB	0.0
Inlet F1	F1	100	10	8.74	0.9	0.25	2.0	0.0	1.8	SAG	0.22	6.00	CURB	0.0
Inlet G1	G1	100	10	8.74	0.9	0.13	1.0	0.0	1.0	SAG	0.15	6.00	CURB	0.0



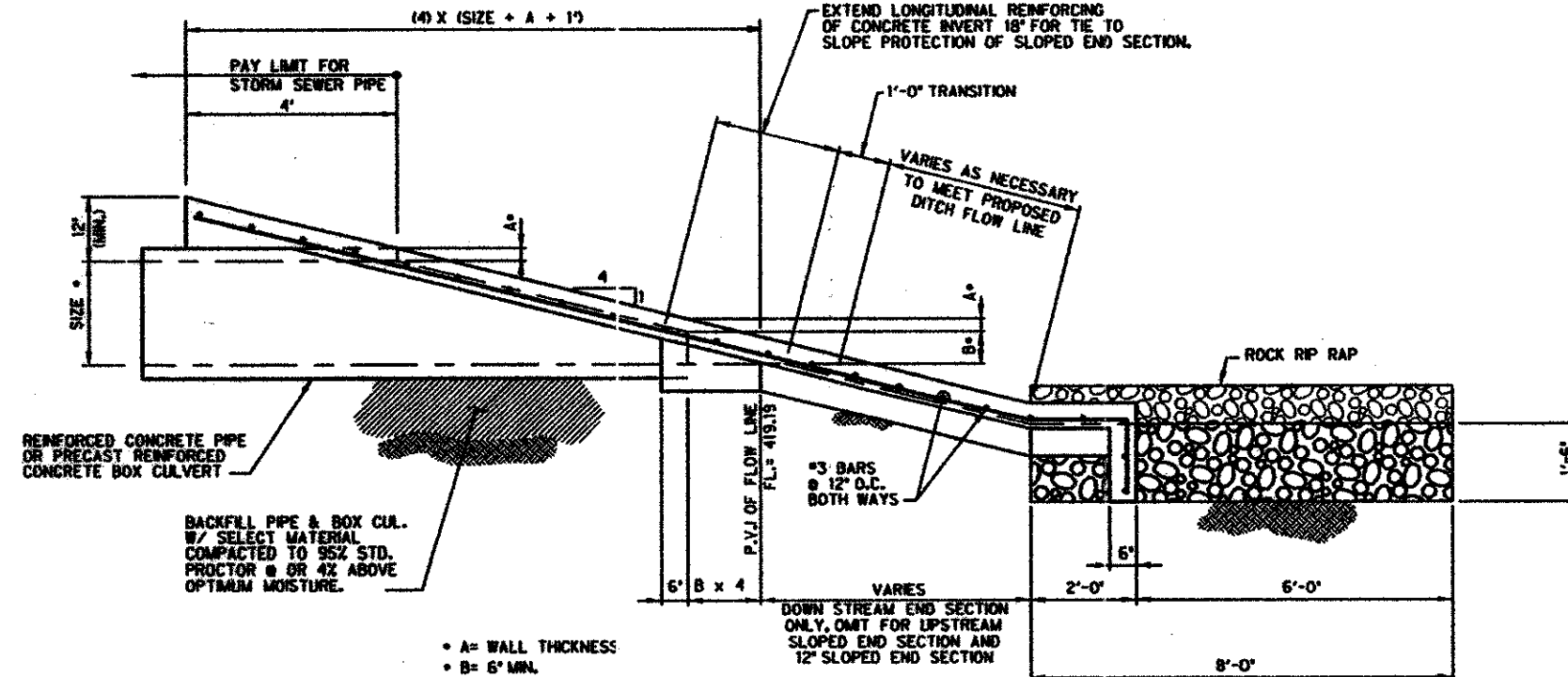
1.13-06 SLOPED END SECTION



REINFORCING PLAN



1.13-06 SLOPED END SECTION HEADWALL



1.13-06 SLOPED END SECTION HEADWALL



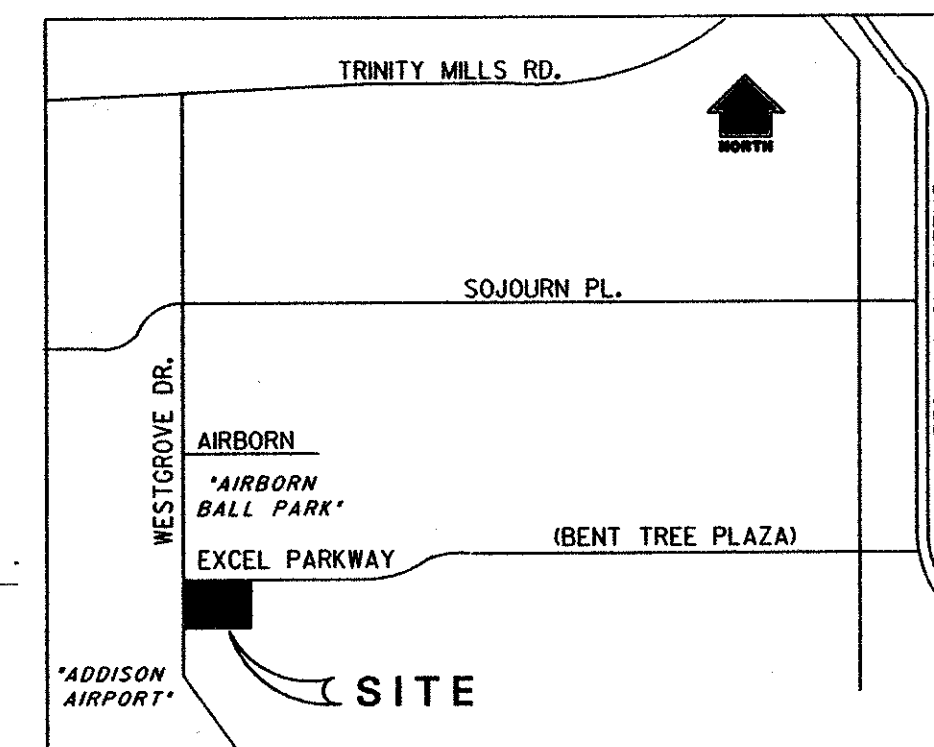
"AS BUILT" BASED ON FIELD OBSERVATIONS OF SURFACE FEATURES ON MAY 4, 2000 AND CONTRACTOR PROVIDED INFORMATION. ELEVATIONS NOT FIELD VERIFIED. PARKING STRIP NOT COMPLETED IN FIELD.
REVISED AS SHOWN 11/23/99

BENCHMARK:
1/4" CUT IN CONCRETE AS THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEV = 645.20

DRAINAGE CALCULATIONS AND DETAILS
ADDISON COM CENTER
JACKSON - SHAW COMPANY
TOWN OF ADDISON, TEXAS

Half Associates
ENGINEERS . ARCHITECTS . SCIENTISTS . PLANNERS . SURVEYORS

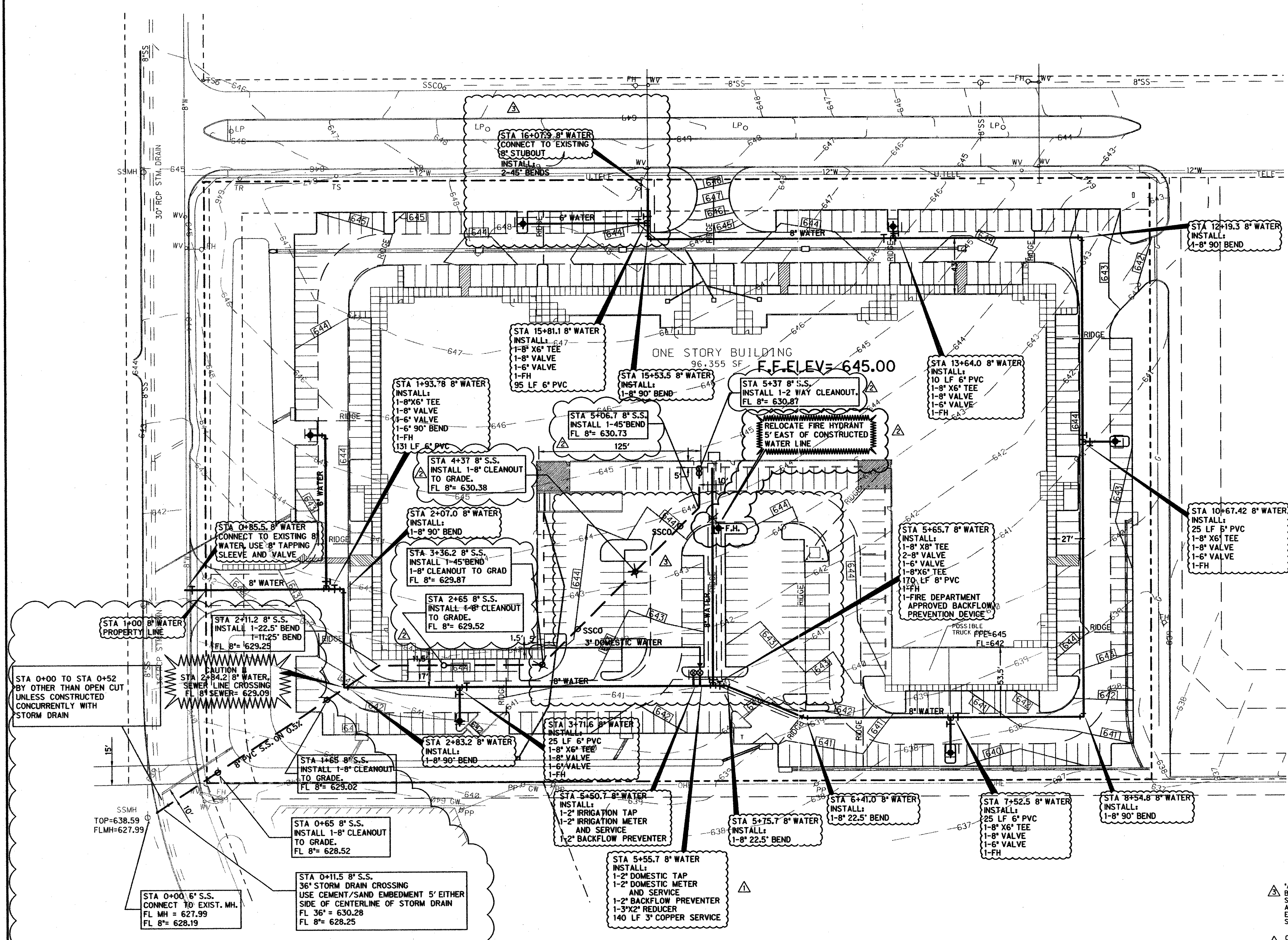
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALFF	CADD	SEPTEMBER 1999	1" = 40'	AVO 17986 986CALCS		C-4A



LOCATION MAP N.T.S.

WATER AND SANITARY SEWER NOTES

- Contractor shall verify location of existing connection points and coordinate layout and installation of new conduits. Field adjustments shall not be made without notification of the Owner and Engineer.
- All water and sanitary sewer services shall be tested as required by the Town of Addison. Paving shall not take place until utilities are tested and accepted by the Town of Addison.
- Contractor shall set meter boxes and lids. The Town of Addison shall set meters.
- Contractor shall contact utility companies for underground utility locations prior to construction. Excavate and locate underground utilities at all crossing and connection points prior to construction.
- Contractor shall coordinate utility construction with appropriate utility agencies. Contractor shall provide all fees for permits, connections, inspections, etc..
- Existing utilities locations shown are generally schematic in nature and may not accurately reflect the size and location of each particular utility. Some utility lines and surface locations may not be shown. Contractor shall assume responsibility for actual field location and protection of existing utilities whether shown or not. Contractor shall also assume responsibility for repairs to existing utilities, whether shown or not, damaged by contractor's activities. Differences in horizontal or vertical location of existing utilities shall not be a basis for additional compensation.
- The Contractor shall abide by all applicable federal, state, and local laws governing excavation. The contractor shall provide detailed plans and specifications for trench safety systems that comply with applicable laws governing excavation. These plans shall be sealed by a professional engineer experienced in the design of trench safety systems and licensed by the State of Texas. Submit plans to the Owner prior to commencing work. The contractor shall be solely responsible for all aspects of work related to excavation.
- Water services, fire hydrants and sewer services shall conform to the Town of Addison requirements.
- All water lines for domestic use shall be AWWA C900 PVC Class 150 DR-14 pipe. All water lines for fire services system use shall be AWWA C900 PVC Class 200 DR-18 pipe.
- Provide thrust blocking conforming to the requirements of the Town of Addison at all bends, tees, plugs, etc.
- Sanitary sewer is private and shall be maintained by the property owner.
- All pipes must be buried to a minimum depth of 4 feet from the top of the pipe to the finished grade.
- Sanitary Sewer lines shall be SDR-35 PVC sewer pipe.
- All fire hydrants must comply with Town of Addison standards (i.e. megalugs, restraining glands, and a maximum bury depth of 5')



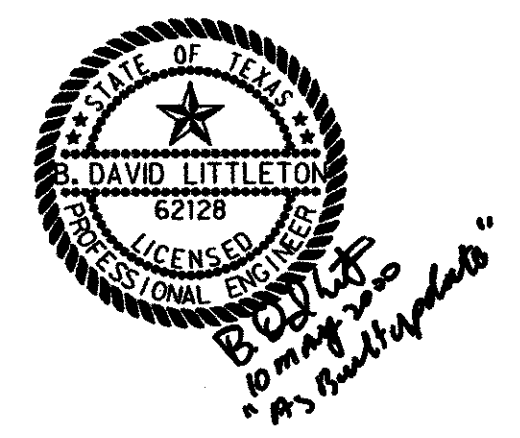
LEGEND

PP	POWER POLE	RR	RAILROAD TRACKS
FH	EXIST. FIRE HYDRANT	TMH	EXISTING TELEPHONE MANHOLE
WV	EXIST. WATER VALVE	CI	EXISTING CURB INLET
LP	LIGHT POLE	WL	PROPOSED WATER LINE
TS	TRAFFIC SIGN	PSL	PROPOSED SAN. SEWER
SMH	EXIST. SANITARY SEWER MANHOLE	MD	NEW DOMESTIC WATER METER & ENCLOSURE
StmMH	EXIST. STORM DRAIN MANHOLE	MD	NEW IRRIGATION WATER METER & ENCLOSURE
EX. TEL.	EXIST. TELEPHONE LINE	FH	NEW FIRE HYDRANT
EX. G	EXIST. GAS LINE	TT	NEW TEE
EX. SS	EXIST. SANITARY SEWER	WP	NEW WATERLINE PLUG
EX. 12\"/>			

AS BUILT
BASED ON FIELD OBSERVATIONS OF SURFACE FEATURES ON MAY 4, 2000 AND CONTRACTOR PROVIDED INFORMATION. ELEVATIONS NOT FIELD VERIFIED. PARKING STRIP NOT COMPLETED IN FIELD.

02-08-00
RELOCATED FIRE HYDRANT, CHANGED ALIGNMENT OF SANITARY SEWER

11-16-99
ADDITION OF 3\"/>

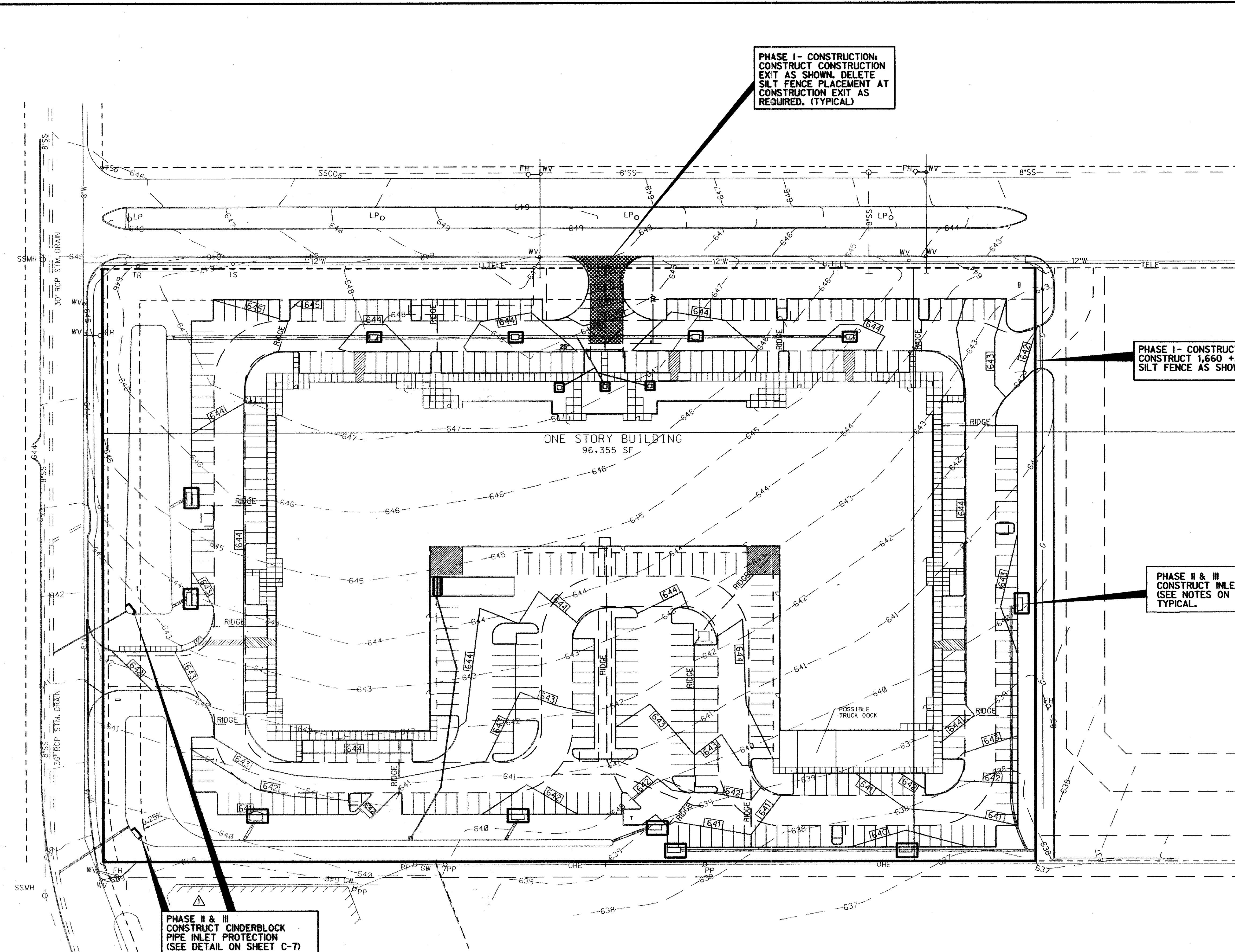


WATER & SANITARY SEWER PLAN
ADDISON COM CENTER
JACKSON - SHAW COMPANY
TOWN OF ADDISON, TEXAS

Half Associates
 ENGINEERS . ARCHITECTS . SCIENTISTS . PLANNERS . SURVEYORS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALFF	CADD	SEPTEMBER 1999	1"= 40'	AVO 17986	986WWW	C-5

BENCHMARK:
 *X CUT IN CONCRETE AS THE NORTHWEST CORNER OF THE SUBJECT TRACT.
 ELEV = 645.20



PHASE I - CONSTRUCTION:
CONSTRUCT CONSTRUCTION
EXIT AS SHOWN. DELETE
SILT FENCE PLACEMENT AT
CONSTRUCTION EXIT AS
REQUIRED. (TYPICAL)

PHASE I - CONSTRUCTION:
CONSTRUCT 1,660 +/- LF REINFORCED
SILT FENCE AS SHOWN.

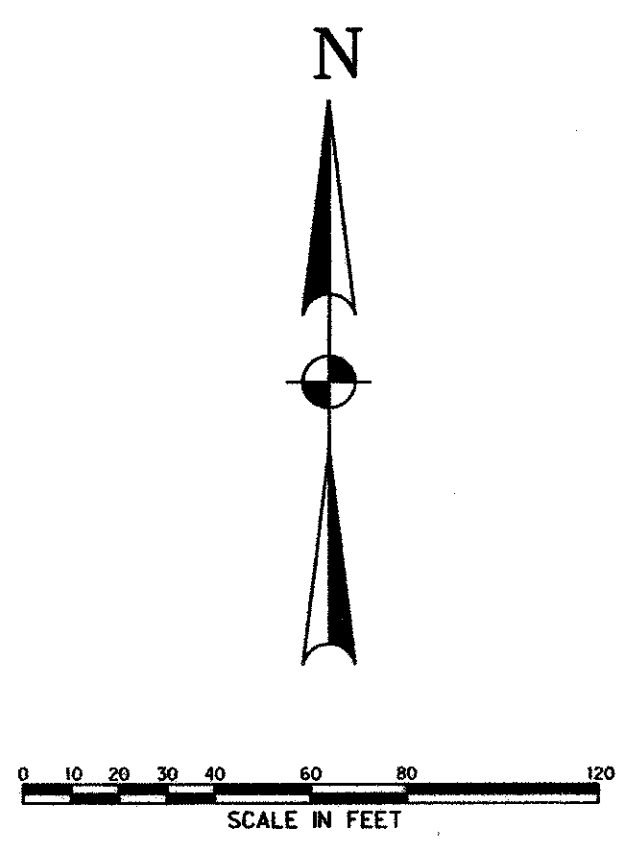
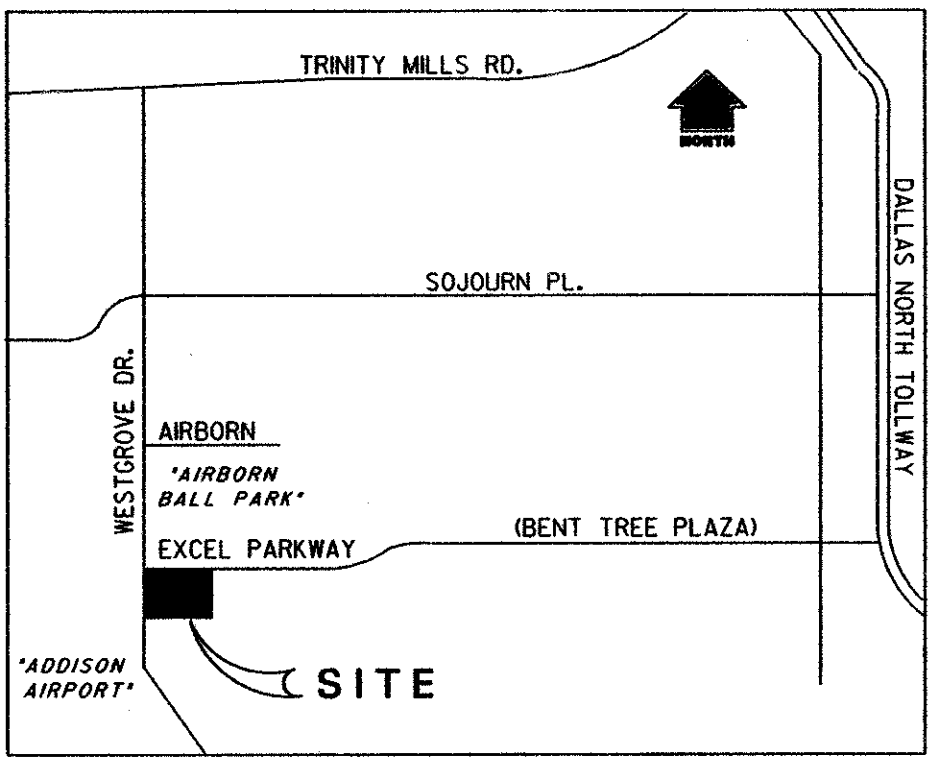
PHASE II - CONSTRUCTION:
CONSTRUCT SILT FENCE INLET
TREATMENT AROUND ALL
STORM DRAIN INLET BOTTOMS
ON SITE

PHASE III - CONSTRUCTION:
REPLACE SILT FENCE INLET
TREATMENT WITH BLOCK AND
GRAVEL INLET TREATMENT
OR GRAVEL AND SCREEN
INLET TREATMENT AROUND
ALL COMPLETED STORM
DRAIN INLETS ON SITE

PHASE II & III
CONSTRUCT INLET PROTECTION
(SEE NOTES ON SHEET C-7)
TYPICAL.

PHASE III - CONSTRUCTION:
REVEGETATE ALL DISTURBED
AREAS

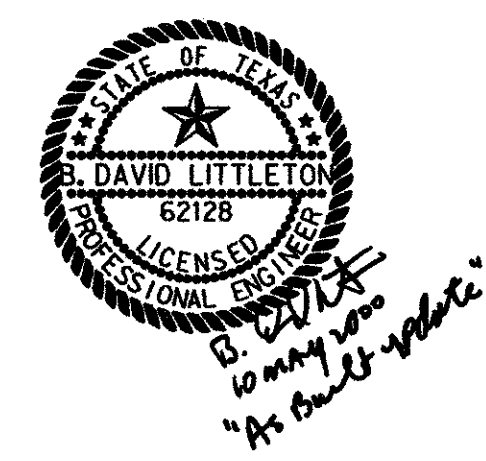
PHASE II & III
CONSTRUCT CINDERBLOCK
PIPE INLET PROTECTION
(SEE DETAIL ON SHEET C-7)



- LEGEND:
- SILT FENCE
 - INLET PROTECTION
 - ▭ CINDERBLOCK PIPE INLET PROTECTION

NOTE: SEE SHEET C7 FOR NOTES AND DETAILS

PHASE I - SITE GRADING OPERATION
PHASE II - SITE UTILITY AND STORM DRAIN CONSTRUCTION
PHASE III - PAVING AND SIDEWALK CONSTRUCTION



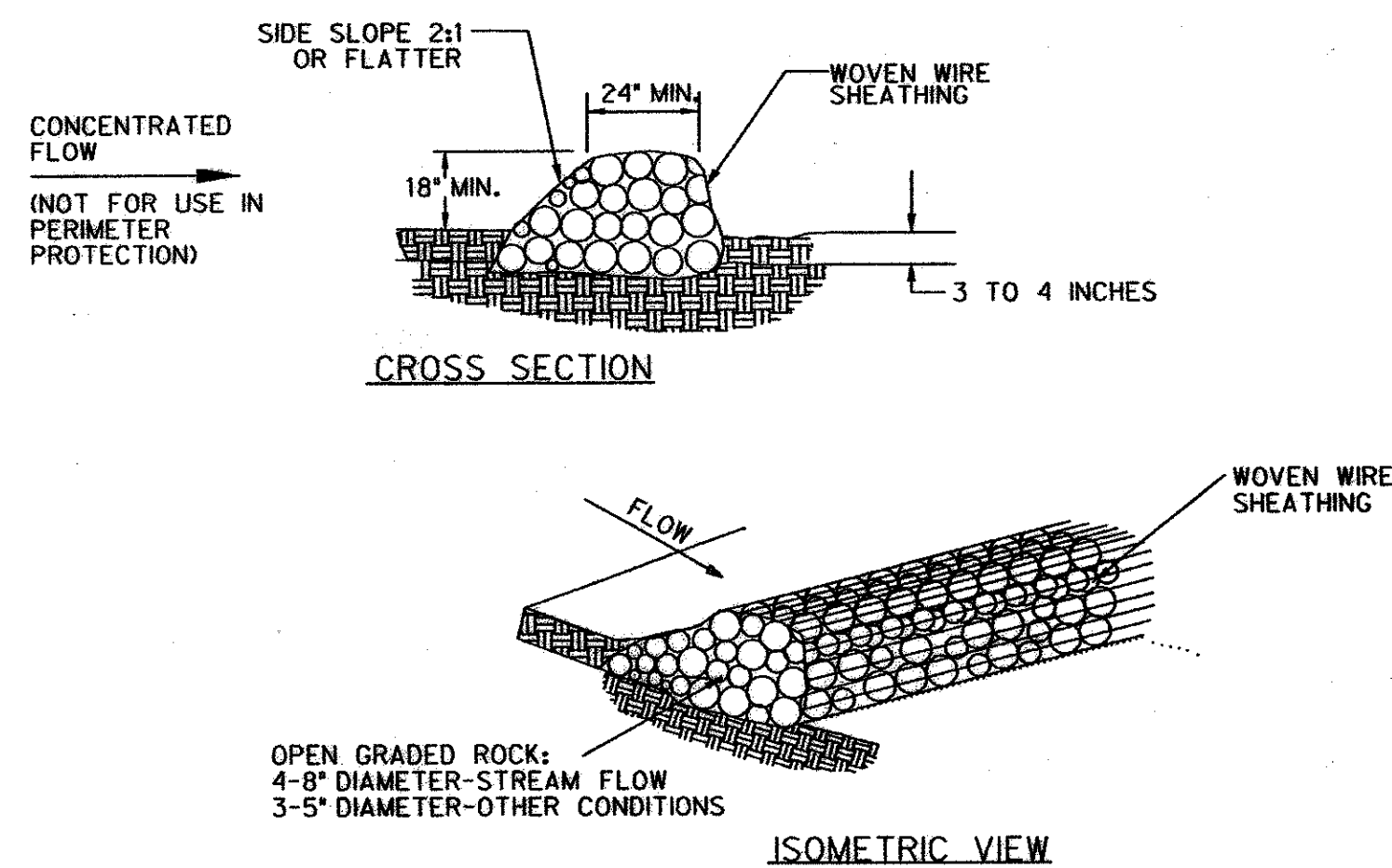
- ▲ "AS BUILT" BASED ON FIELD OBSERVATIONS OF SURFACE FEATURES ON MAY 4, 2000 AND CONTRACTOR PROVIDED INFORMATION. ELEVATIONS NOT FIELD VERIFIED. PARKING STRIPING NOT COMPLETED IN FIELD.
- ▲ 11-16-99 ADDITION OF PIPE INLET PROTECTION IN DETENTION BASINS.

BENCHMARK:
X CUT IN CONCRETE AS THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEV = 645.20

EROSION CONTROL PLAN
ADDISON COM CENTER
JACKSON - SHAW COMPANY
TOWN OF ADDISON, TEXAS

Half Associates
ENGINEERS . ARCHITECTS . SCIENTISTS . PLANNERS . SURVEYORS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALFF	CADD	SEPTEMBER 1999	1" = 40'	AVO 17986 986ER1		C-6

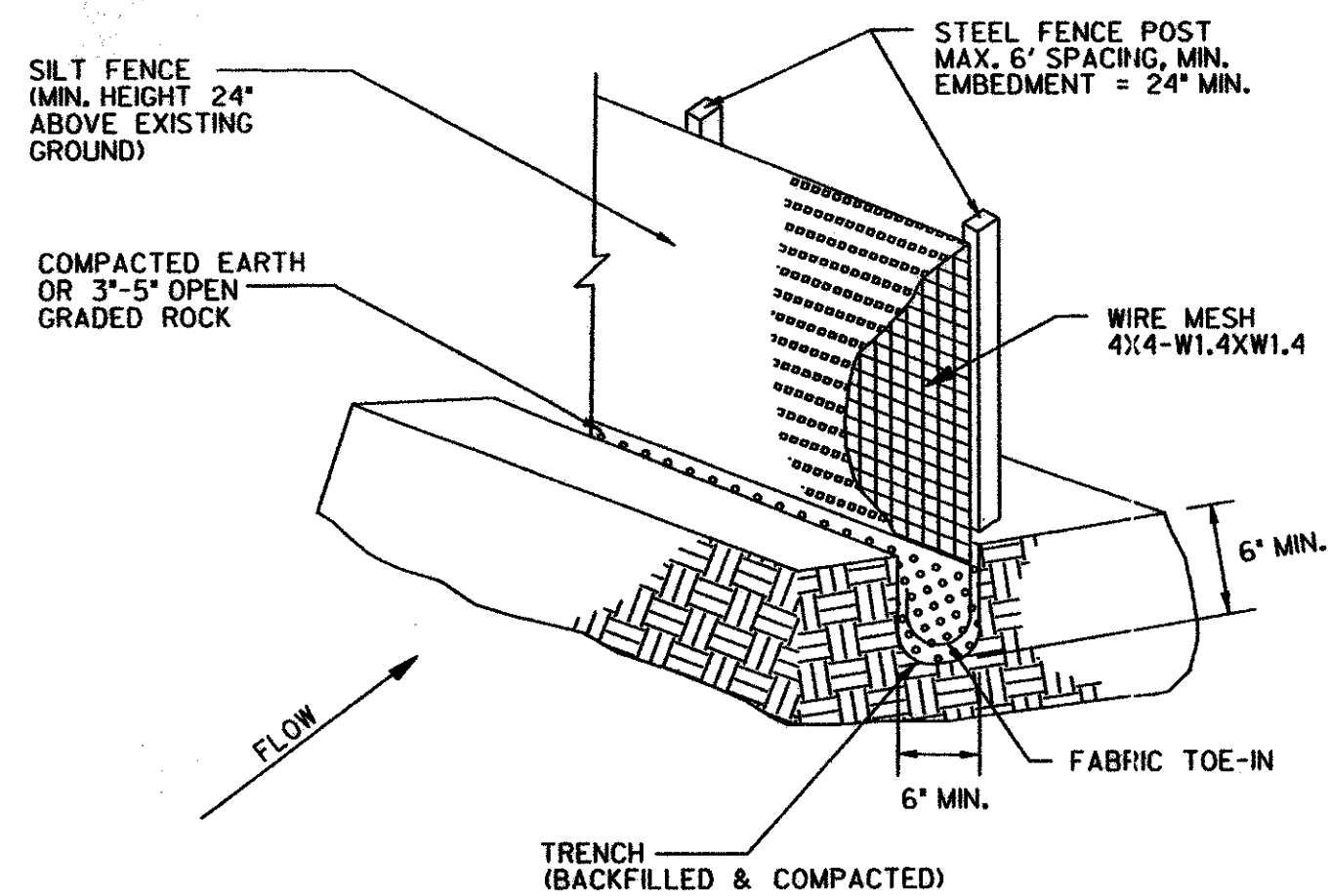


GENERAL NOTES:

1. WOVEN WIRE SHEATHING SHALL HAVE MAXIMUM OPENING OF ONE (1) INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE SECURED WITH SHOAT RINGS.
2. THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION PROPERLY.
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
4. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK BERM

NOT TO SCALE

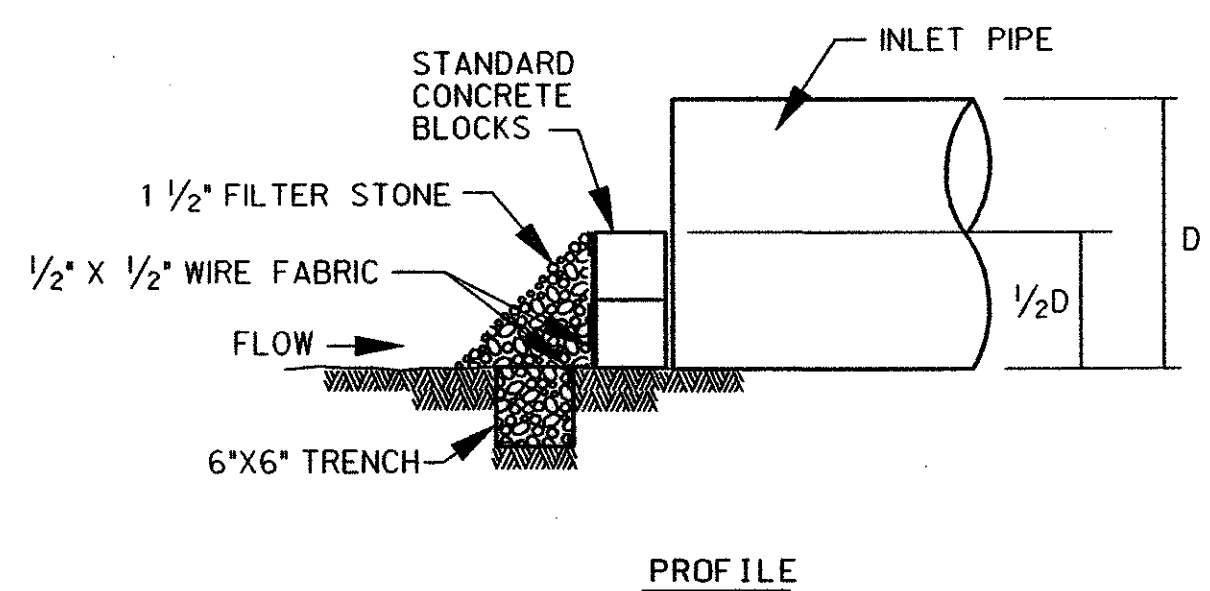
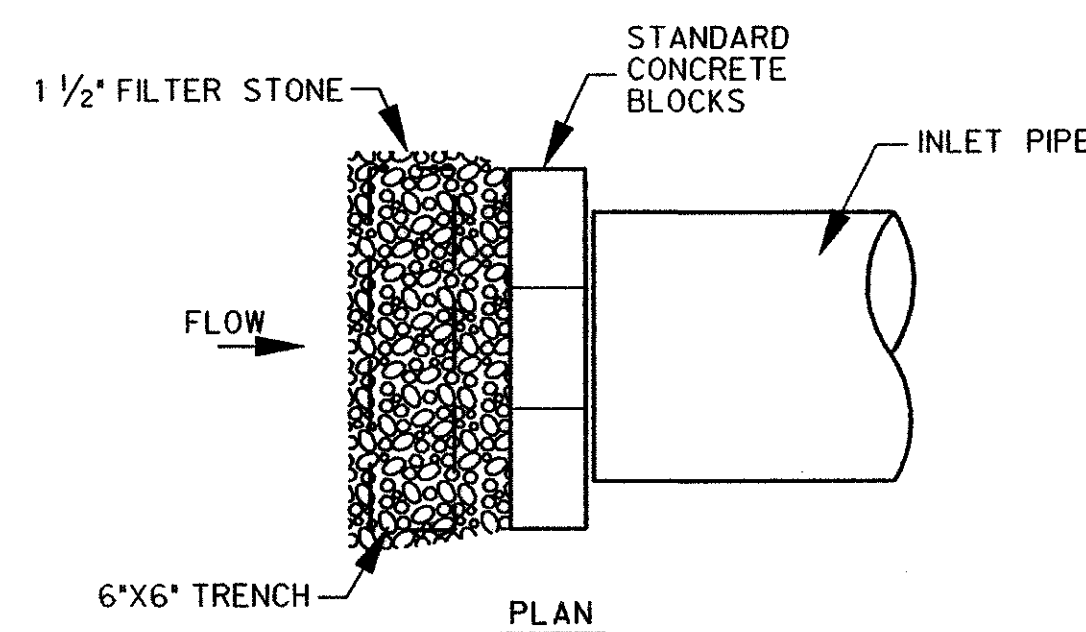


Silt Fence Detail Notes:

1. Steel posts which support the silt fence shall be galvanized steel "I" posts and shall be installed with a slight angle toward the anticipated runoff source. Posts must be embedded a minimum of two (2) feet. The woven wire for the silt fence shall be 4" x 4" W1.4 x W1.4 zinc coated (galvanized) steel woven wire fabric conforming to ASTM A116. The silt fence fabric shall be Mirafi, Inc. silt fence or an Owner approved equal.
2. The top of the silt fence shall be trenched in with a spade or mechanical trencher, so that the down slope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g. Pavement), weight fabric flap with washed gravel on uphill side to prevent flow under fence. The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled as shown on the silt fence detail.
3. Silt fence fabric shall be securely fastened to the woven wire, which is in turn attached to the steel fence post. There shall be a 3-foot overlap of silt fence fabric at joints in the silt fence fabric, securely fastened where ends of fabric meet. The silt fence shall be joined such that no bypass or leakage occurs.
4. Install silt fence at edge of disturbed areas adjacent to all streets.

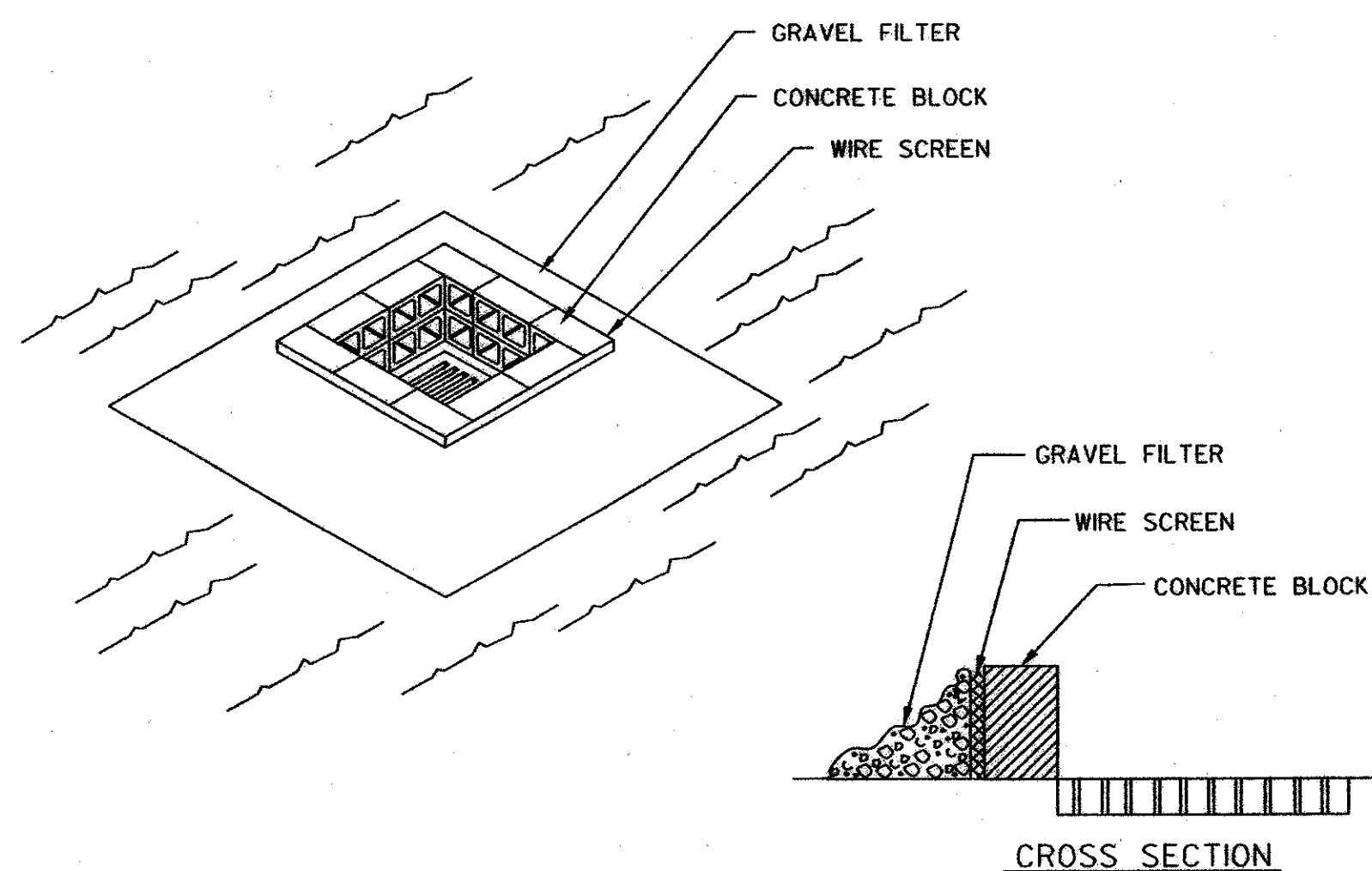
SILT FENCE DETAIL

NOT TO SCALE



CINDER BLOCK PIPE INLET PROTECTION

NOT TO SCALE

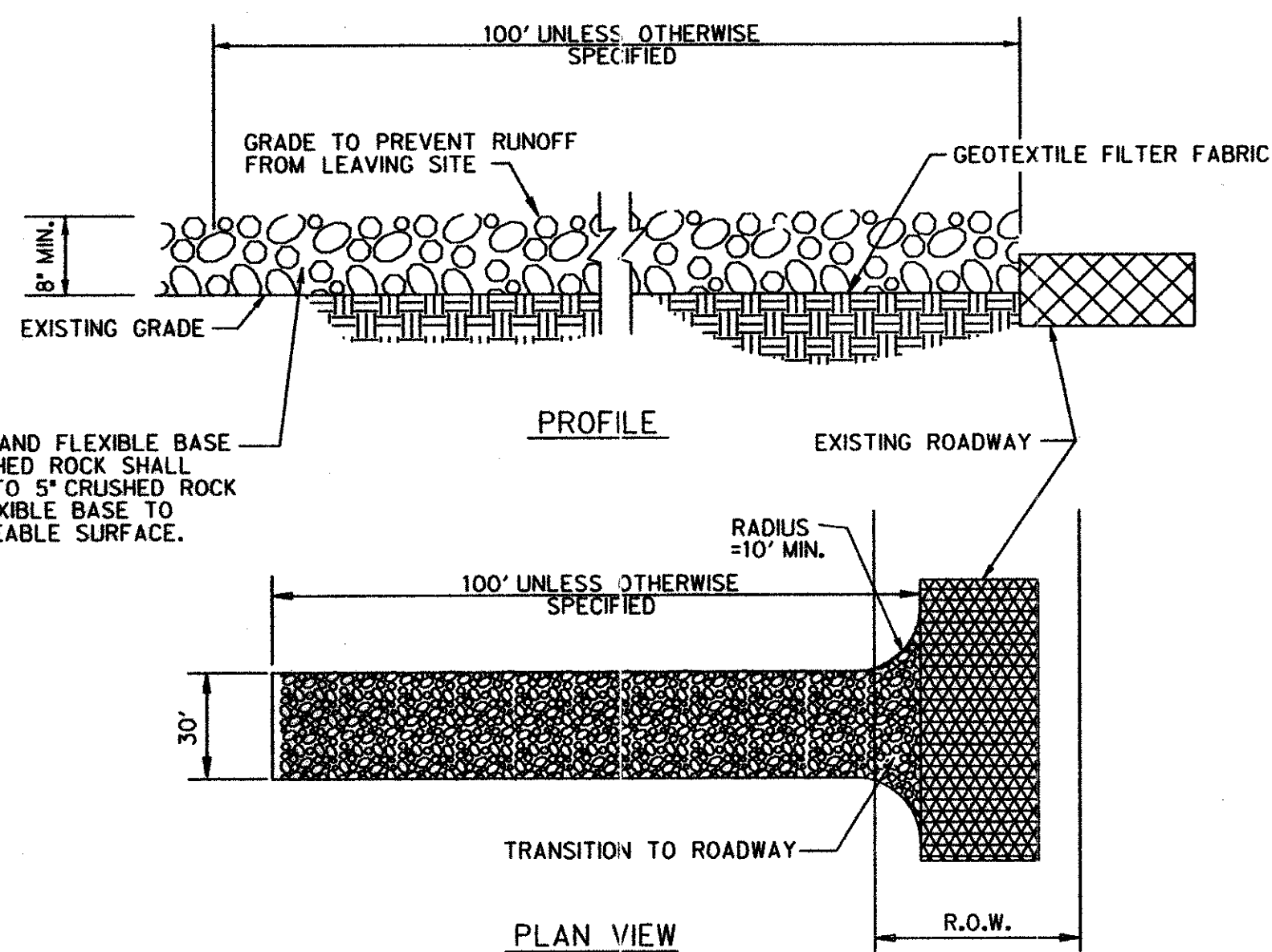


GENERAL NOTES:

1. FILTER GRAVEL SHALL CONFORM TO NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCG) SPECIFICATIONS FOR NATURAL GRAVEL AS DEFINED IN SECTION 2.1.8.(a), "NATURAL GRAVEL."
2. CONCRETE BLOCKS SHALL BE STANDARD 8"x8"x16" CONCRETE MASONRY UNITS AND SHALL BE IN ACCORDANCE WITH ASTM C 139, CONCRETE MASONRY UNITS FOR CONSTRUCTION.
3. WIRE MESH SHALL BE STANDARD HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH AN OPENING SIZE NOT TO EXCEED 1/4".

BLOCK AND GRAVEL DROP INLET FILTER

NOT TO SCALE

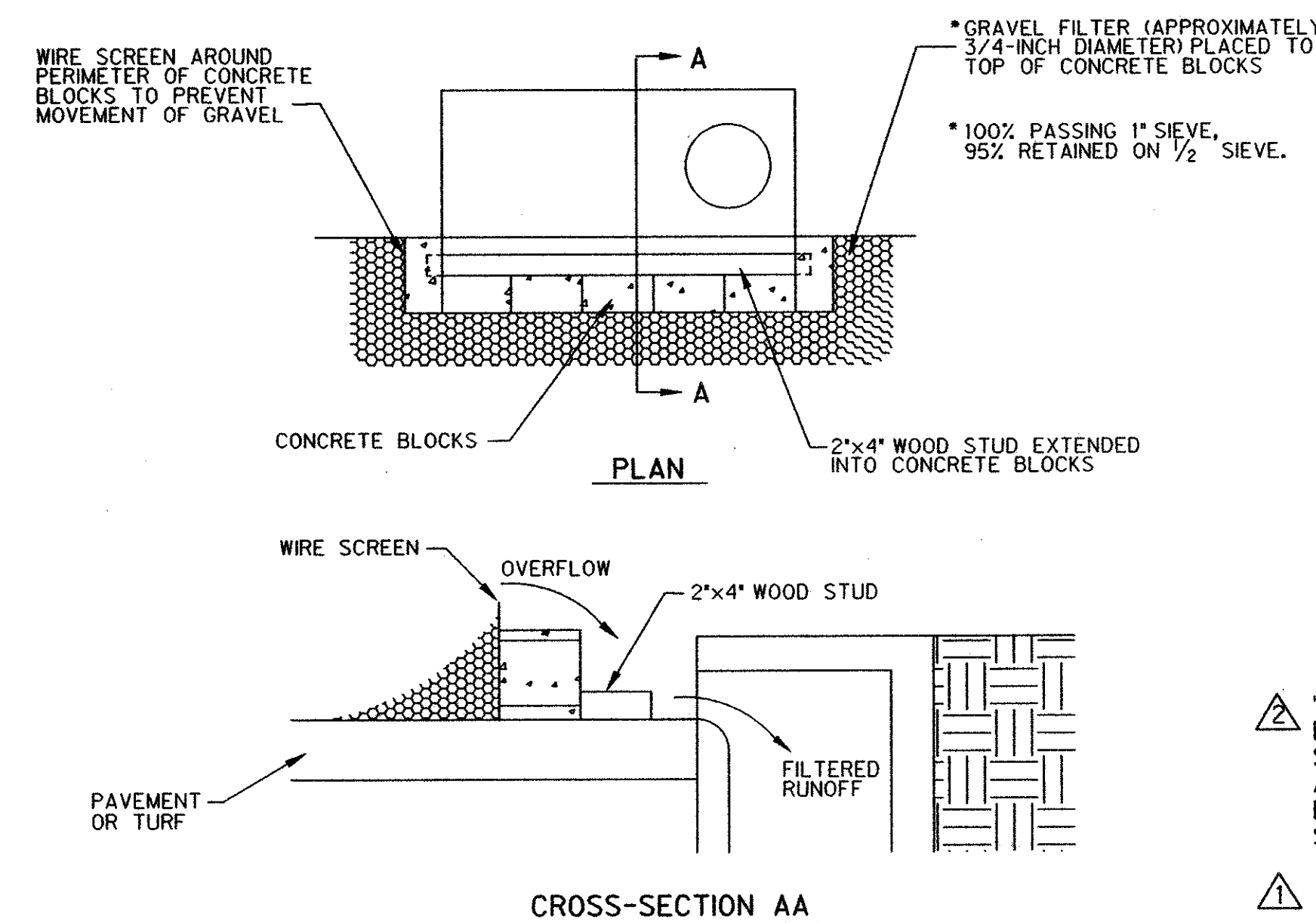


GENERAL NOTES:

1. LOCATE AS NEEDED FOR EACH CONSTRUCTION ENTRY/EXIT
2. EXIT MUST BE GRADED TO PREVENT RUNOFF FROM LEAVING SITE.

STABILIZED CONSTRUCTION EXIT

NOT TO SCALE

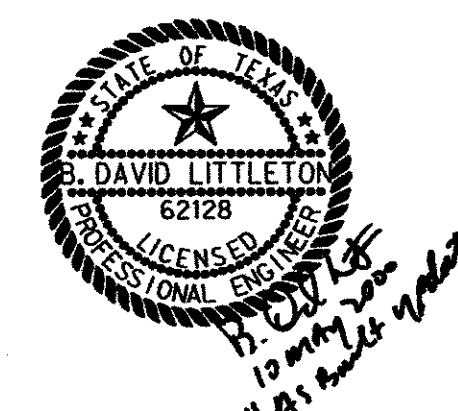


BLOCK AND GRAVEL CURB INLET SEDIMENT FILTER AT SAG

NOT TO SCALE

AS BUILT* BASED ON FIELD OBSERVATIONS OF SURFACE FEATURES ON MAY 4, 2000 AND CONTRACTOR PROVIDED INFORMATION. ELEVATIONS NOT FIELD VERIFIED, PARKING STRIPING NOT COMPLETED IN FIELD.

11-16-99 ADDED DETAIL FOR PIPE INLET PROTECTION.

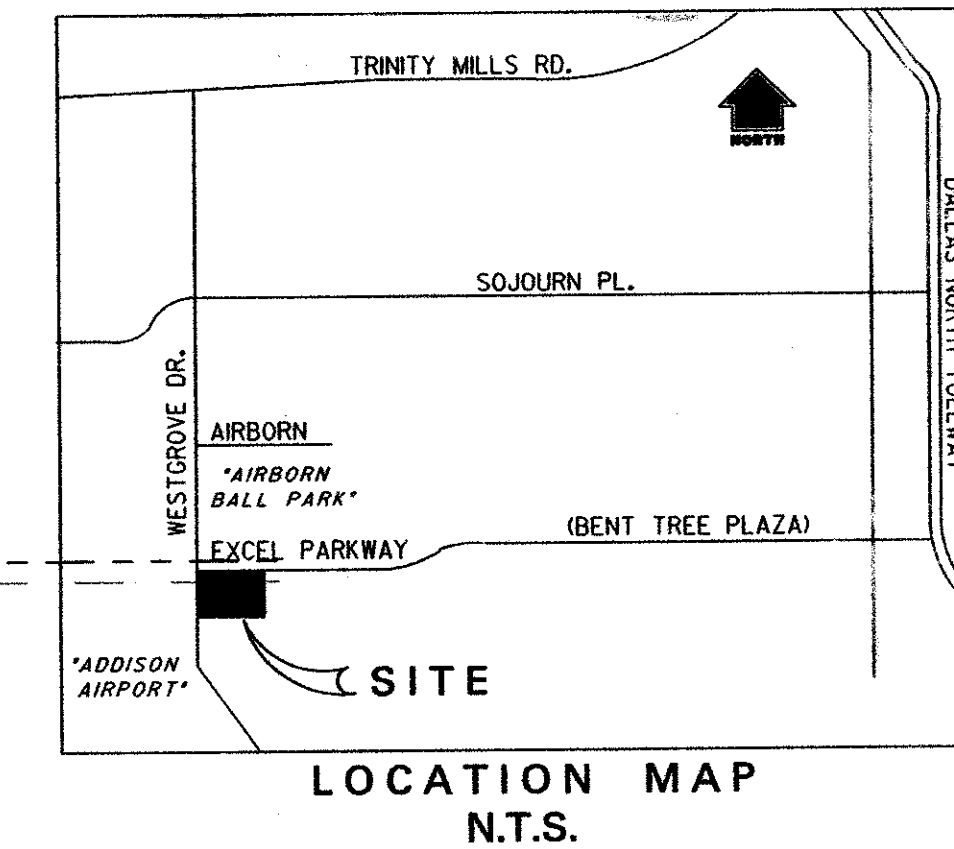


EROSION CONTROL DETAILS

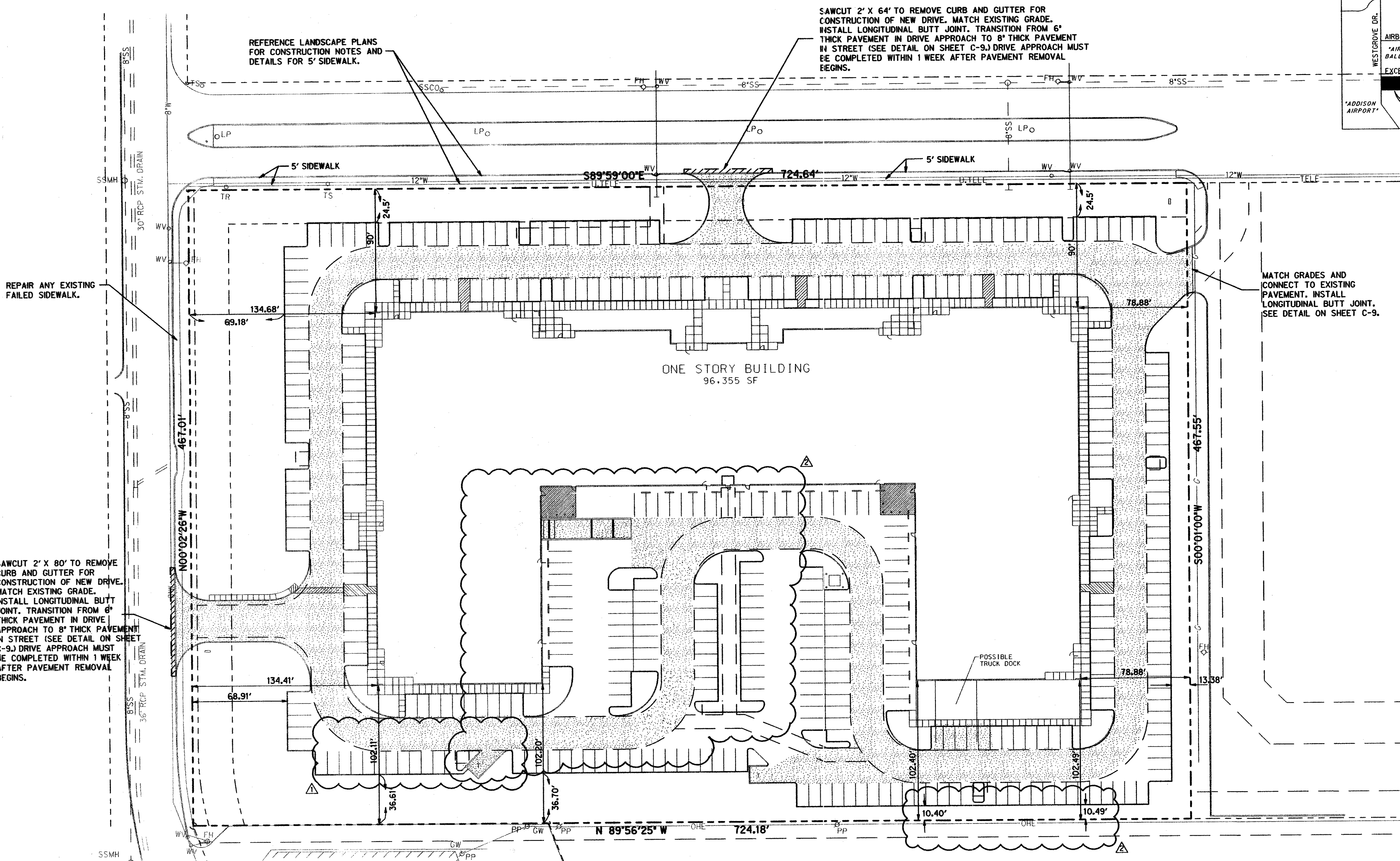
ADDISON COM CENTER
JACKSON - SHAW COMPANY
TOWN OF ADDISON, TEXAS



DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALFF	CADD	SEPTEMBER 1999	NTS	AVO 17986 986ER2		C-7



- PAVING NOTES**
- Existing utilities shown are taken from available records provided by the Utility Owner and field locations of surface appurtenances. Locations shown are generally schematic in nature and may not accurately reflect the size and location of each particular utility. Some utility lines may not be shown. Contractor shall assume responsibility for actual field location and protection of existing facilities whether shown or not. Contractor shall also assume responsibility for repairs to existing facilities, whether shown or not, damaged by contractor's activities. Differences in horizontal or vertical location of existing utilities shall not be a basis for additional expense.
 - Pavement removal and repair shall conform to Town of Addison standards. All sawcuts shall be full depth cuts. Contractor shall make efforts to protect concrete and/or asphalt edges. Any large spalled or broken edges shall be removed by sawcutting pavement prior to replacement.
 - Contractor shall maintain positive drainage at all times during construction. Ponding of water in streets, drives, truck courts, trenches, etc. will not be allowed.
 - Inlets, pipes and other drainage appurtenance construction and installation shall conform to Town of Addison Standards.
 - Contractor shall locate and adjust existing utility manhole lids, cleanouts, water valves and other surface appurtenances as required for new construction. Contractor shall coordinate utility adjustments with appropriate utility agencies.
 - Contractor shall be responsible for adjusting all underground and surface utility appurtenances as required for new construction. Contractor shall also provide all fees for permits, connections, inspections, etc.
 - Contractor's work shall include pavement removal and disposal required for new work, drive, curb, gutter. Contractor shall be responsible for all coordination, inspection and testing required by the Owner or the Town of Addison.
 - For pavement thickness use minimum 6" thick 4000 p.s.i. reinforced concrete pavement with #3 bars @ 18" on center for all fire lanes and truck areas, and a minimum 5" thick 4000 psi reinforced concrete pavement with #3 bars at 18" on center for all light traffic areas.
 - Concrete paving joints shall be constructed as recommended in the geotechnical report noted below. Expansion joints shall be placed at changes in direction of paving and at driveways. Expansion joints shall be spaced every 240'. Seal all joints as shown on the drawings. (See sheet C-9 for details)
 - Site grading and pavement subgrade shall be prepared in accordance with the Geotechnical Exploration Report No. 1 for project #5817 by Reed Engineering Group, dated August 27, 1999.
 - Paving sections shall be sawcut in 12-foot squares.
 - All dimensions are to Back of curb, Face of building and are perpendicular to the property line. These dimensions are provided to tie the Architect's Site Plan to the property lines.
 - Barriering and traffic control during construction shall be the responsibility of the contractor and shall conform to the Texas Manual Uniform Traffic Control Devices, Part VII in particular. Traffic flow and access shall be maintained during all phases of the construction. The Contractor is responsible for providing traffic safety measures for work on project.



REPAIR ANY EXISTING FAILED SIDEWALK.

SAWCUT 2' X 80' TO REMOVE CURB AND GUTTER FOR CONSTRUCTION OF NEW DRIVE. MATCH EXISTING GRADE. INSTALL LONGITUDINAL BUTT JOINT. TRANSITION FROM 6" THICK PAVEMENT IN DRIVE APPROACH TO 8" THICK PAVEMENT IN STREET (SEE DETAIL ON SHEET C-9.) DRIVE APPROACH MUST BE COMPLETED WITHIN 1 WEEK AFTER PAVEMENT REMOVAL BEGINS.

SAWCUT 2' X 64' TO REMOVE CURB AND GUTTER FOR CONSTRUCTION OF NEW DRIVE. MATCH EXISTING GRADE. INSTALL LONGITUDINAL BUTT JOINT. TRANSITION FROM 6" THICK PAVEMENT IN DRIVE APPROACH TO 8" THICK PAVEMENT IN STREET (SEE DETAIL ON SHEET C-9.) DRIVE APPROACH MUST BE COMPLETED WITHIN 1 WEEK AFTER PAVEMENT REMOVAL BEGINS.

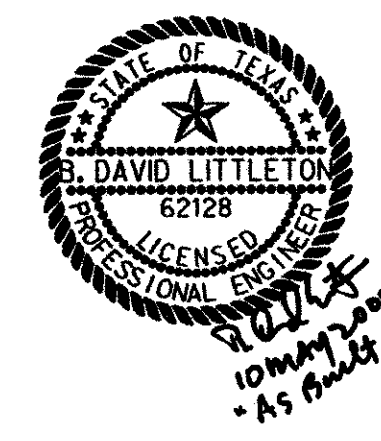
MATCH GRADES AND CONNECT TO EXISTING PAVEMENT. INSTALL LONGITUDINAL BUTT JOINT. SEE DETAIL ON SHEET C-9.

LEGEND

	6" THICK, 4000 PSI REINFORCED CONCRETE
	5" THICK, 4000 PSI REINFORCED CONCRETE

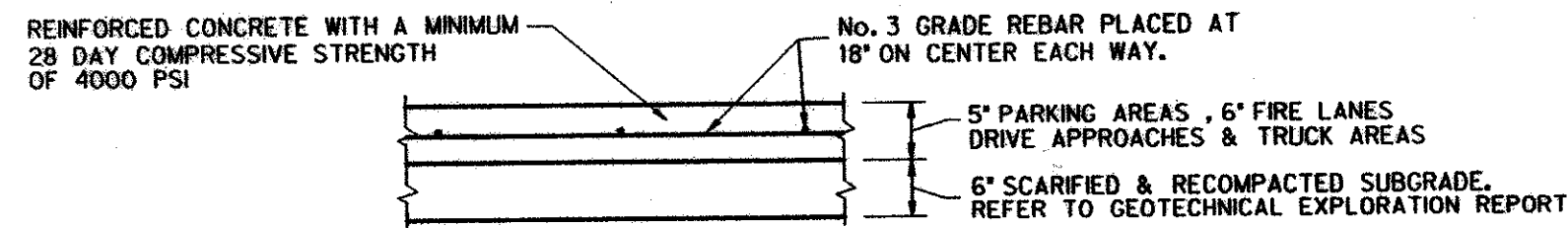
- ▲ AS BUILT BASED ON FIELD OBSERVATIONS OF SURFACE FEATURES ON MAY 4, 2000 AND CONTRACTOR PROVIDED INFORMATION. ELEVATIONS NOT FIELD VERIFIED. PARKING STRIPING NOT COMPLETED IN FIELD.
- ▲ 02-08-00 MODIFIED LIMITS OF 6" THICK CONCRETE FOR TRUCK DOCK AND RELOCATED FIRE LANE. ADJUSTED INCORRECT DIMENSIONS.
- ▲ 11-16-99 CHANGE IN PAVEMENT THICKNESS DUE TO RELOCATION OF DUMPSTER. ADDITION OF TIE-DOWN DIMENSIONS.

BENCHMARK:
 "X" CUT IN CONCRETE AS THE NORTHWEST CORNER OF THE SUBJECT TRACT.
 ELEV = 645.20

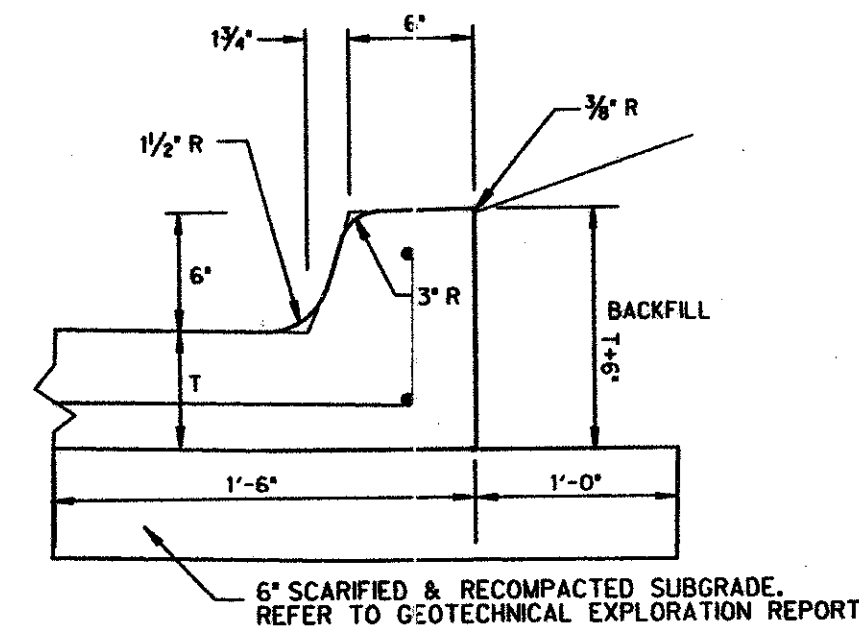


PAVING PLAN						
ADDISON COM CENTER						
JACKSON - SHAW COMPANY						
TOWN OF ADDISON, TEXAS						
Half Associates						
ENGINEERS . ARCHITECTS . SCIENTISTS . PLANNERS . SURVEYORS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALFF	CADD	SEPTEMBER 1999	1" = 40'	AVO 17986	986PVDM	C-8

ADDISON COM CENTER
 B18-F
 1999 MEASUREMENTS
 STD M 03 1021000

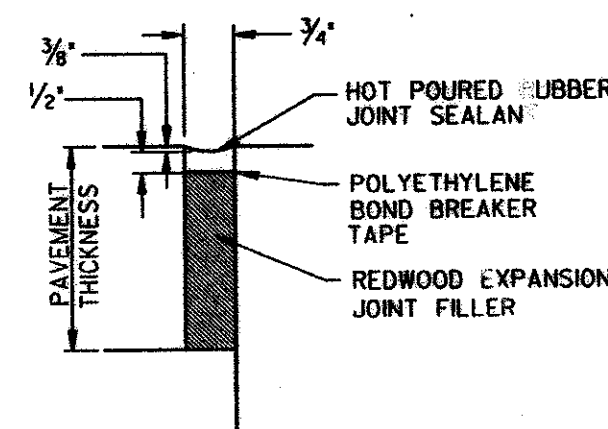


TYPICAL PAVEMENT SECTION
N.T.S.

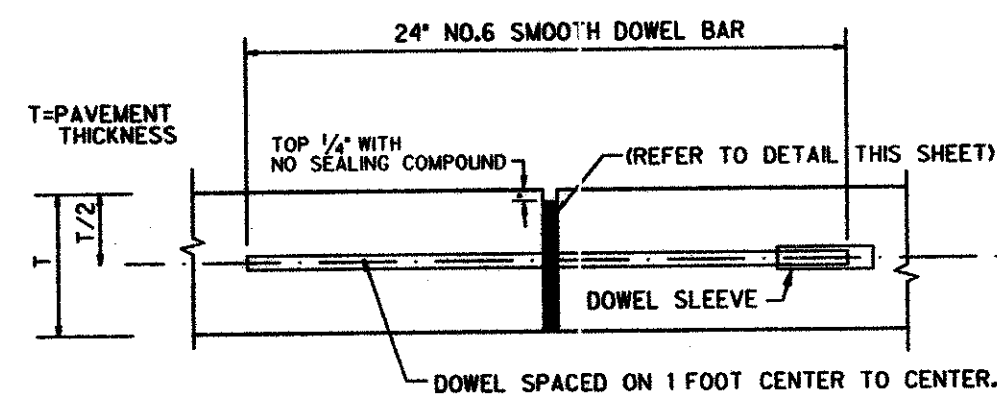


NOTES:
 1. CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
 2. REINFORCEMENT TO BE NO. 3 BARS AT 18" C/C.

TYPICAL CURB SECTION
N.T.S.

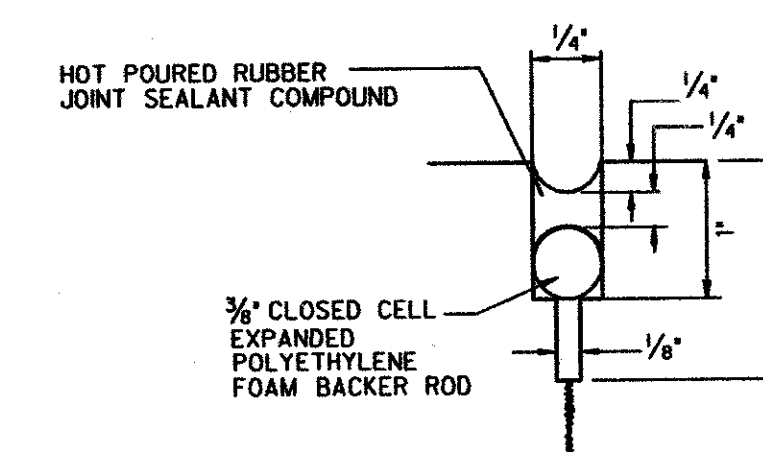


EXPANSION JOINT
N.T.S.

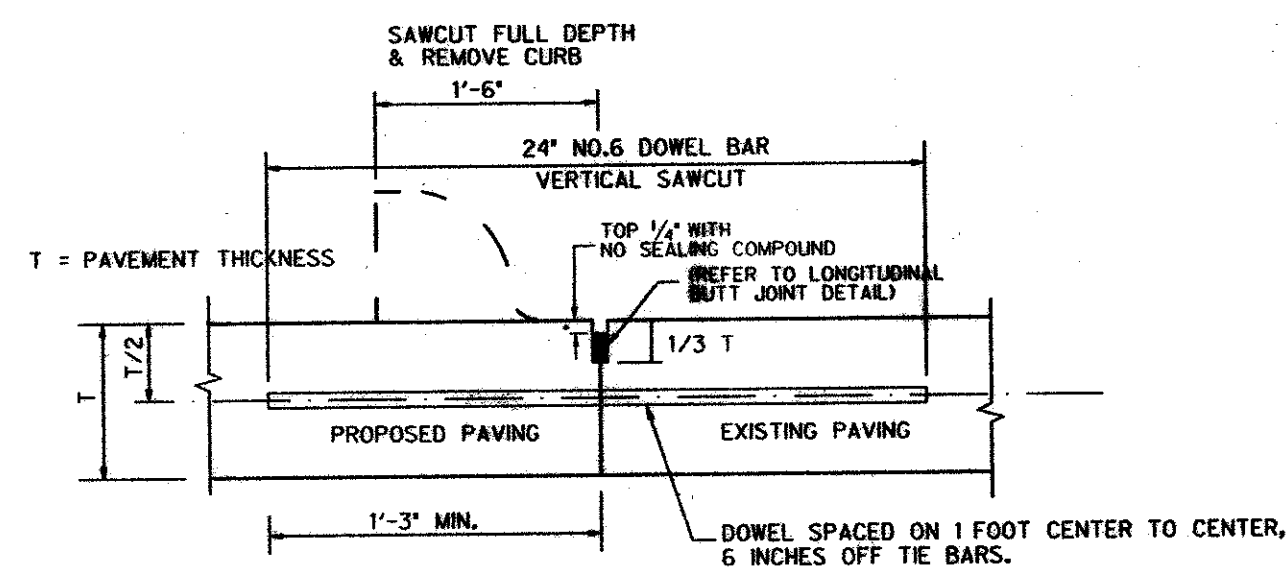


1. DOWEL BARS SHALL BE GREASED ON DOWEL SLEEVE END TO PREVENT CONCRETED ADHESION.

EXPANSION JOINT
N.T.S.

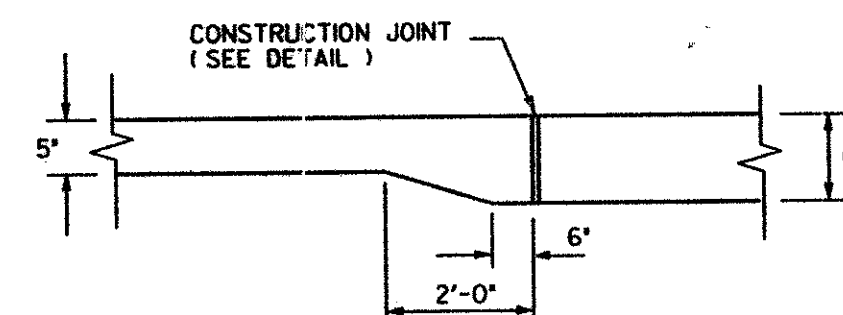


SAWED DUMMY JOINT
(LONGITUDINAL & TRANSVERSE)
N.T.S.

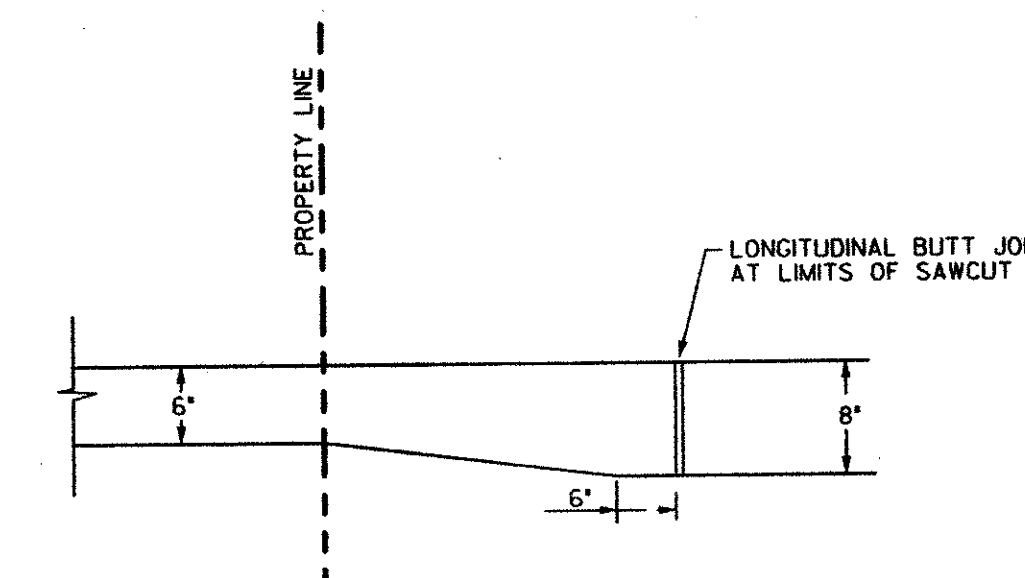


1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
 2. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.
 3. DOWEL BARS SHALL BE EPOXIED IN PLACE WITHIN EXISTING PAVEMENT.

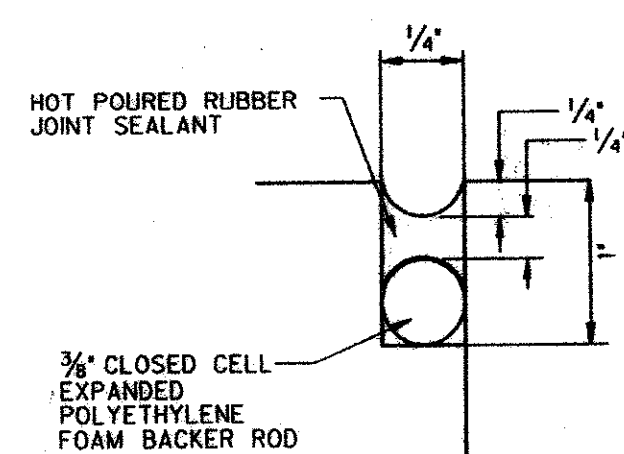
LONGITUDINAL BUTT JOINT
N.T.S.



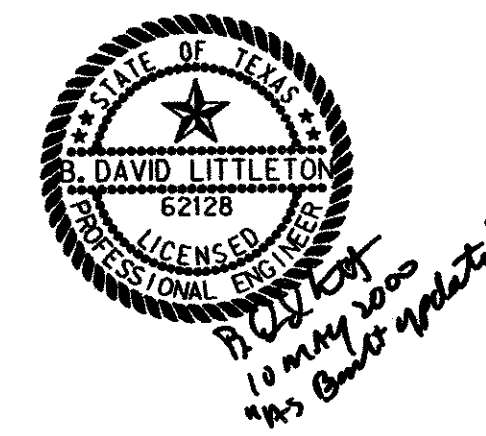
5' TO 6' PAVEMENT TRANSITION DETAIL
N.T.S.



6' TO 8' PAVEMENT TRANSITION (AT DRIVE APPROACHES)
N.T.S.




LONGITUDINAL BUTT JOINT
N.T.S.



▲ "AS BUILT" BASED ON FIELD OBSERVATIONS OF SURFACE FEATURES ON MAY 4, 2000 AND CONTRACTOR PROVIDED INFORMATION. ELEVATIONS NOT FIELD VERIFIED. PARKING STRIPING NOT COMPLETED IN FIELD.

BENCHMARK:

*1" CUT IN CONCRETE AS THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEV = 645.20

PAVING DETAILS						
ADDISON COM CENTER						
JACKSON - SHAW COMPANY						
TOWN OF ADDISON, TEXAS						
 Half Associates ENGINEERS . ARCHITECTS . SCIENTISTS . PLANNERS . SURVEYORS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALF	CADD	SEPTEMBER 1999	1" = 40'	AVO 17986		C-9

99-00-4

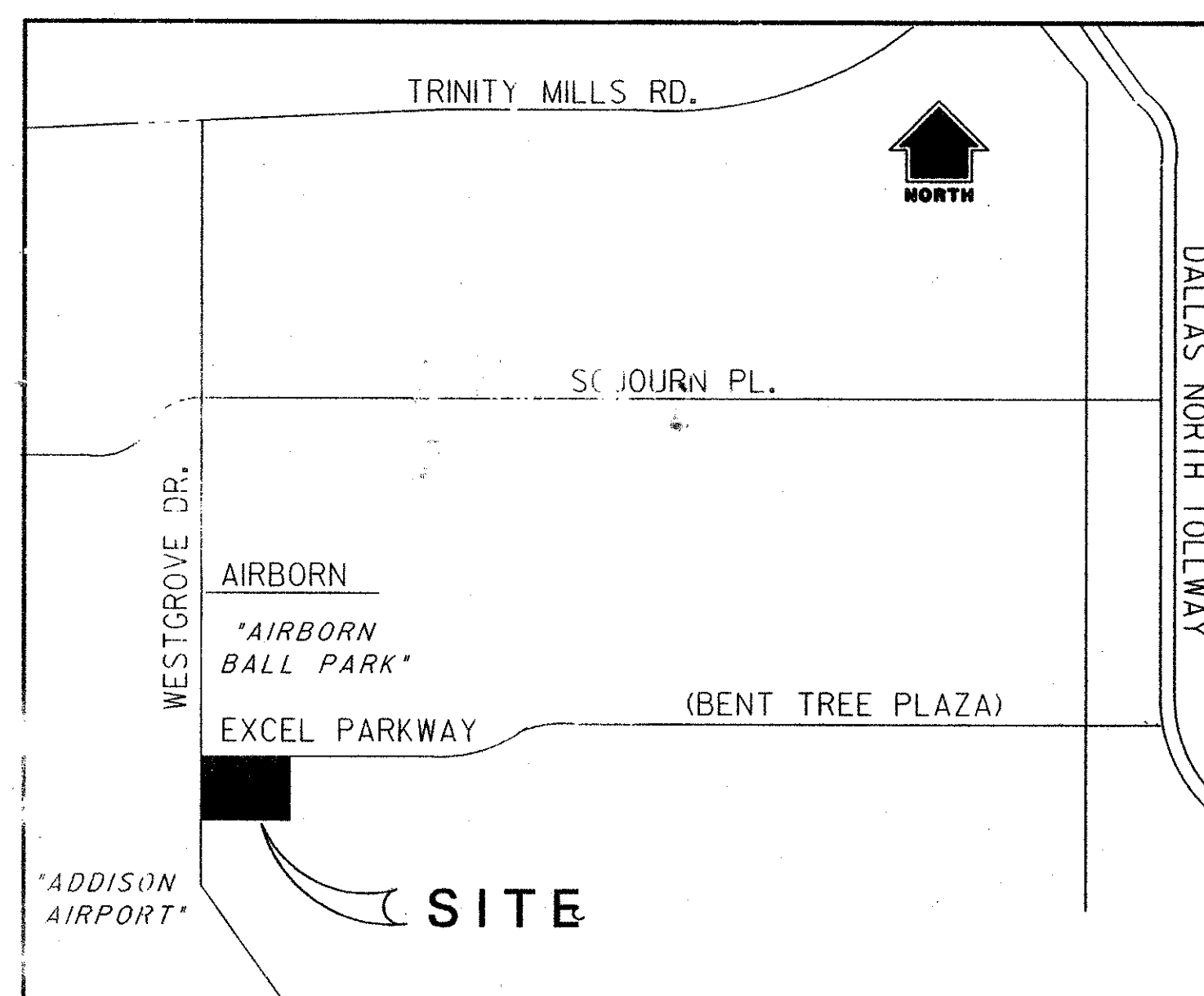
TOWN OF ADDISON

ADDISON COM CENTER

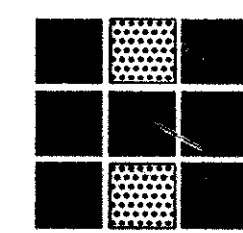
JACKSON - SHAW
COMPANY

ADDISON, TEXAS
SEPTEMBER, 1999

AVO. NO. 17986



LOCATION MAP
N.T.S.



Half Associates

ENGINEERS . ARCHITECTS . SCIENTISTS . PLANNERS . SURVEYORS



B. David Littleton
10 May 2000
"As Built" notes

"AS-BUILT"
BASED ON FIELD OBSERVATIONS OF
SURFACE FEATURES ON MAY 4, 2000 AND
CONTRACTOR PROVIDED INFORMATION
ELEVATION NOT FIELD VERIFIED.
PARKING STRIPING NOT COMPLETED IN FIELD.

SHEET INDEX	
SHEET NUMBER	TITLE
	COVER SHEET / INDEX
	PLAT 1 / 2
	PLAT 2 / 2
	BOUNDARY SURVEY
C-1	DRAINAGE AREA MAP
C-2	GRADING PLAN
C-3	STORM DRAINAGE PLAN
C-4	STORM DRAINAGE PROFILE
C-4A	STORM DRAINAGE CALCULATIONS & DETAILS
C-5	WATER & SANITARY SEWER PLAN
C-6	EROSION CONTROL PLAN
C-7	EROSION CONTROL DETAILS
C-8	PAVING PLAN
C-9	PAVING DETAILS

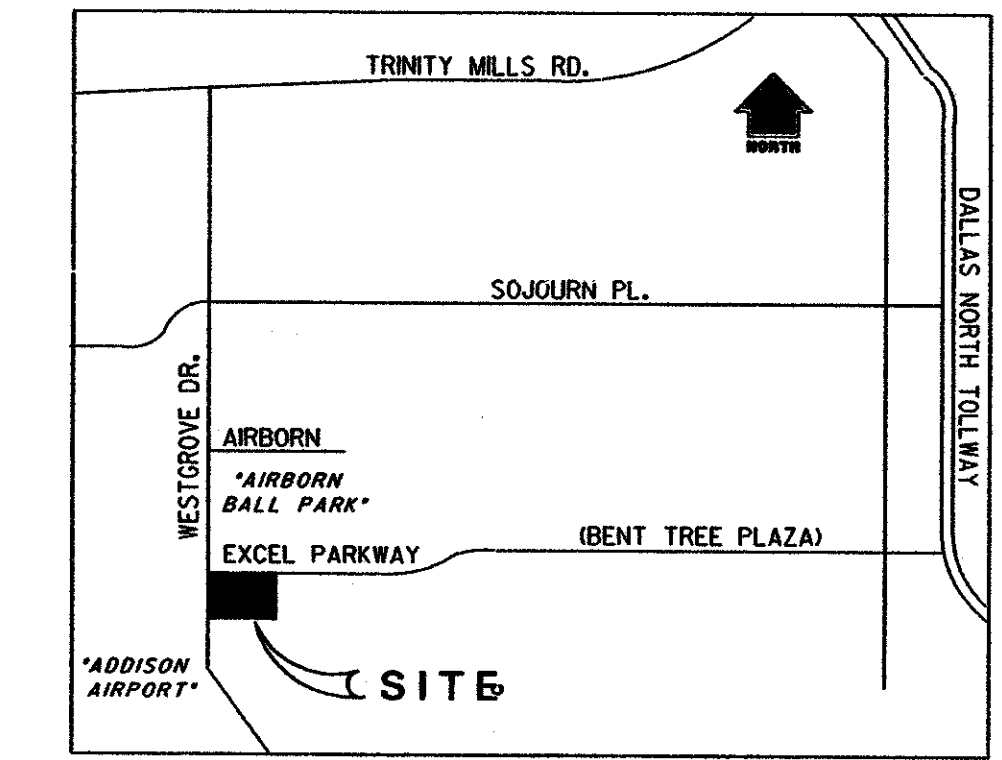
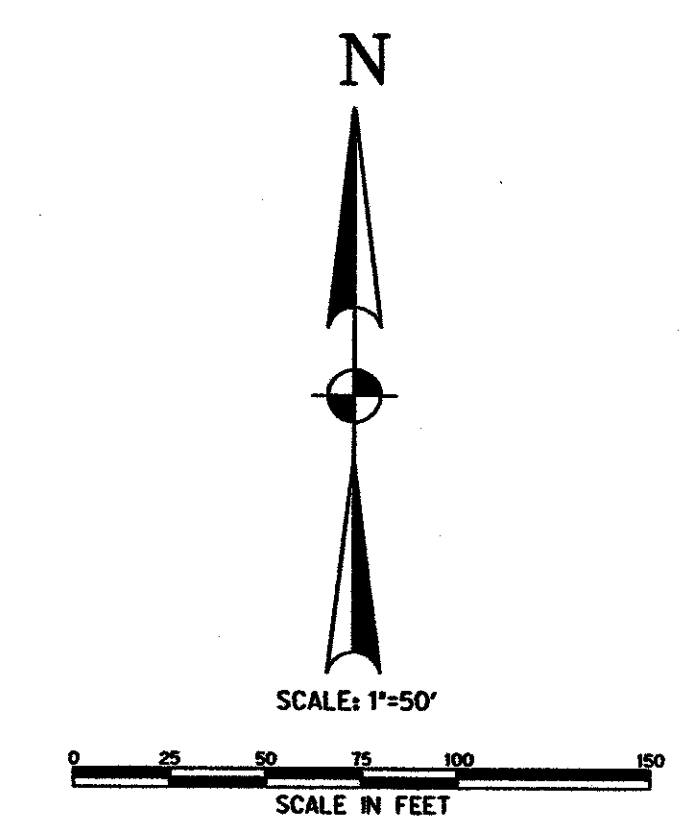
EXCEL MANAGEMENT SERVICE
VOL. 96107, PG. 4654
DRDCT

792

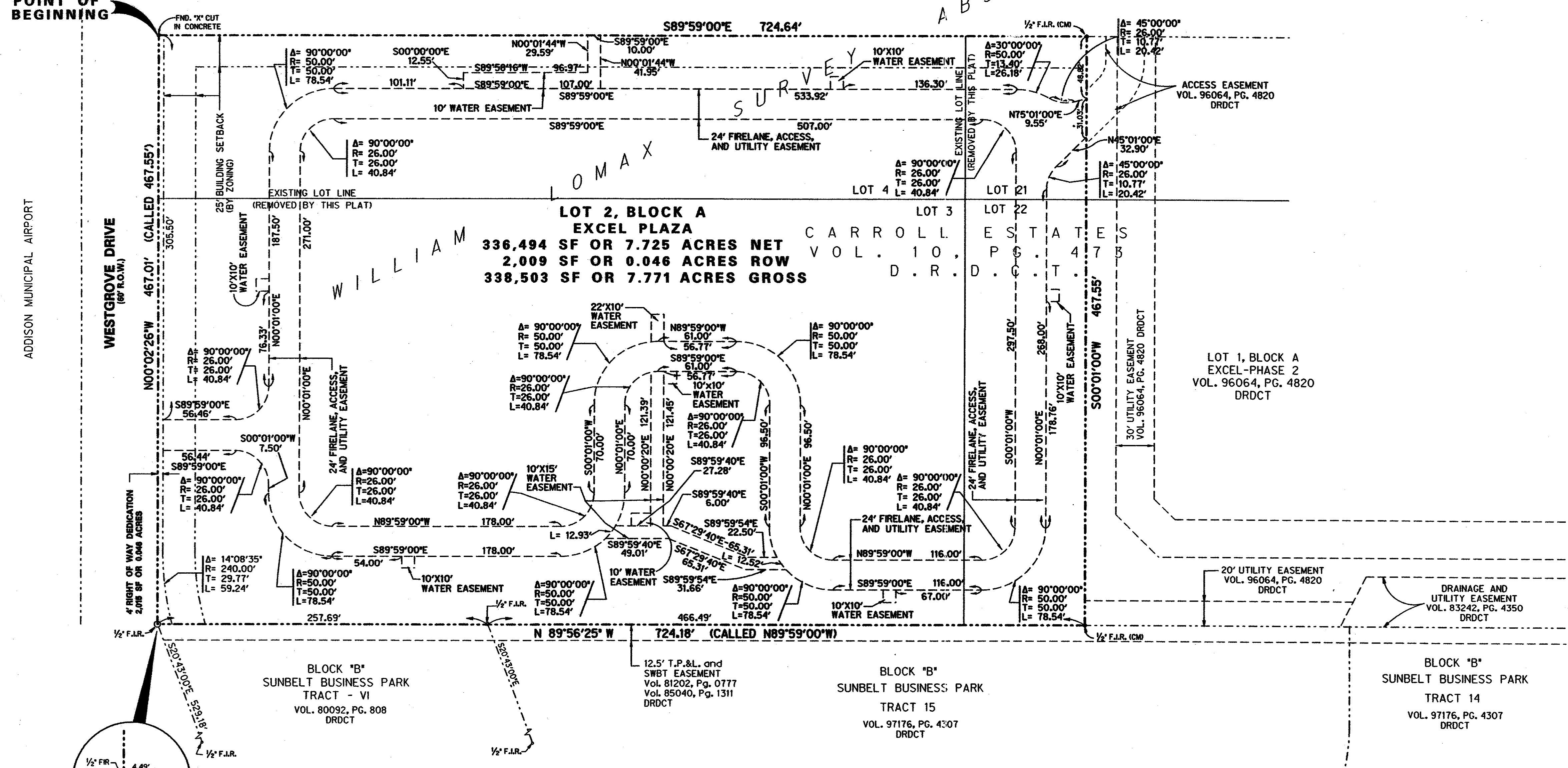
POINT OF BEGINNING

EXCEL PARKWAY
(80' R.O.W.)

ABSTRACT NO.



LOCATION MAP
N.T.S.



**LOT 2, BLOCK A
EXCEL PLAZA**
336,494 SF OR 7.725 ACRES NET
2,009 SF OR 0.046 ACRES ROW
338,503 SF OR 7.771 ACRES GROSS

LOT 1, BLOCK A
EXCEL-PHASE 2
VOL. 96064, PG. 4820
DRDCT

BLOCK "B"
SUNBELT BUSINESS PARK
TRACT - VI
VOL. 80092, PG. 808
DRDCT

BLOCK "B"
SUNBELT BUSINESS PARK
TRACT 15
VOL. 97176, PG. 4307
DRDCT

BLOCK "B"
SUNBELT BUSINESS PARK
TRACT 14
VOL. 97176, PG. 4307
DRDCT

VOLUME 200043
PAGE 00012
**AMMEDED
FINAL PLAT**
OF
LOT 2, BLOCK A, EXCEL PLAZA
A
7.771 ACRE TRACT OF LAND
LOCATED IN THE

WILLIAM LOMAX SURVEY ABSTRACT NO. 792
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
FOR
JACKSON - SHAW COMPANY
BY
HALFF ASSOCIATES, INC., ENGINEERS-SURVEYORS
8617 NORTHWEST PLAZA DR. DALLAS, TEXAS 75225
SCALE: 1"=50' (214)346-6200 AVO. 17986-FPO1 SEPT, 1999

NOTE:
1. BASIS OF BEARINGS IS THE WEST LINE OF LOT 1,
BLOCK A EXCEL-PHASE 2, AS RECORDED IN
VOLUME 96064, PAGE 4820 (D.R.D.C.T.)

LEGEND
1/2" F.I.R. (CM) 1/2" FOUND IRON ROD CONTROL MONUMENT

OWNER:
JACKSON-SHAW / ADDISON TECH
LIMITED PARTNERSHIP
4890 ALPHA ROAD, SUITE 100
DALLAS, TEXAS 75244
972-628-7400

FILED
00 MAR -2 AM 9-23
EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

1/2

LEGAL DESCRIPTION

BEING a 7.771 acre tract of land situated in the William Lomax Survey, Abstract No.792, Town of Addison, Dallas County, Texas and being a portion of that called 7.776 acre tract of land as described in deed to Jackson-Shaw / Addison Tech Limited Partnership, recorded in Volume 99192, Page 3812 of the deed records of Dallas County, Texas, (DRDCT) also being all of Lot 3 and a portion of Lot 4, Lot 21 and Lot 22, Block A of Carroll Estates, an addition to the County of Dallas recorded in Volume 10, Page 473 of the map records of Dallas County, Texas, said 7.771 acre tract of land being more particularly described as follows:

BEGINNING at a cut 'X' in concrete found for the point of intersection of the East right-of-way line of Westgrove Drive (a 60-foot right-of-way) with the South right-of-way line of Excel Parkway (formerly known as Bent Tree Plaza Parkway, an 80-foot right-of-way) and being the Northwest corner of said 7.776 acre tract of land;

THENCE South 89 degrees 59 minutes 00 seconds East along said South right-of-way line, same being the North line of said 7.776 acre tract of land, a distance of 724.64 feet to a 1/2-inch Iron rod found for corner, said point being the Northwest corner of Lot 1, Block A, Excel-Phase 2, an addition to the Town of Addison, as shown on the plat recorded in Volume 96064, Page 4820, DRDCT;

THENCE South 00 degrees 01 minute 00 seconds West, departing said South line and along the West line of said Lot 1, Block A, a distance of 467.55 feet to a 1/2-inch Iron rod found for corner, said point being the Southwest corner of said Lot 1, Block A and being on the North line of Tract 15, Block B, Sunbelt Business Park, an addition to the Town of Addison, as shown on the plat recorded in Volume 97176, Page 4307, DRDCT.

THENCE North 89 degrees 56 minutes 25 seconds West (called North 89 degrees 59 minutes 00 seconds West), departing said West line and along said North line, passing at a distance of 466.49 feet the Northwest corner of said Tract 15, Block B same being the Northeast corner of Tract VI, Block B of Sunbelt Business Park, an addition to the town of Addison as shown on plat recorded in Volume 80092, Page 808, DRDCT, and continuing in a total distance of 724.18 feet to a 1/2-inch Iron rod found for the Northwest corner of said Tract VI, and being in the aforementioned East right-of-way line of Westgrove Drive;

THENCE North 00 degrees 02 minutes 26 seconds West, along the West line of said 7.776 acre tract of land and said East right-of-way line, a distance of 467.01 feet (called 467.55 feet) to the POINT OF BEGINNING AND CONTAINING 338,503 square feet or 7.771 acres of land, more or less.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jackson-Shaw / Addison Tech Limited Partnership, does hereby adopt this plat designating the hereinabove property as ,LOT 2, BLOCK A, EXCEL PLAZA, 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 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.

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

By: Lewis W. Shaw II, President of JACKSON-SHAW / TEXAS, INC. general partner of JACKSON-SHAW / ADDISON TECH LIMITED PARTNERSHIP

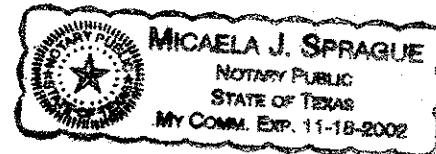
STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared, Lewis W. Shaw II, 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 11th day of FEBRUARY, 2000.

Micaela J. Sprague, Notary Public, Dallas County, Texas, My Commission Expires 11-18-2002



AVIGATION RELEASE

WHEREAS Jackson-Shaw / Addison Tech Limited Partnership, the Grantor, its successors and assigns, subject to the provisions herein contained, hereby grants, bargains, sells and conveys unto the Town of Addison, State of Texas, its successors and assigns, the Grantee, for use and benefit of the public, a perpetual easement and right-of-way over that portion of the Grantor's land described above, in the vicinity of Addison Airport, for the purpose of the passage of all aircraft (aircraft being defined for the purpose of this instrument as any device now known or hereafter invented, used or designated for navigation of, or flight in the air) by whomsoever owned and operated in the air space to an infinite height above the surface of the Grantor's property, together with the right to cause in said air space noise, vibration and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operated at, or on Addison Airport located in Dallas County, Texas; Grantor hereby waives, remises and releases any right or cause of action which Grantor has now, or which Grantor may have in the future against the Grantee, its successors and assigns, or Addison Airport, due to such noise, vibration, and other effects that may be caused by the operation of aircraft landing and taking off from, or operating at or on Addison Airport; the Grantor further grants that upon said property (A) no use shall be permitted that causes a discharge into the air of fumes, smoke or dust which will obstruct visibility and adversely affect the operation of aircraft or cause any interference with navigational facilities necessary to aircraft operation and (B) no development or construction shall be permitted which will interfere in any way with the safe operation of aircraft in the air space over the land described herein or at or on the Addison Airport.

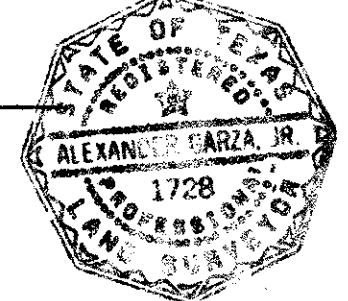
To have and to hold said easement and right-of-way and all rights appertaining hereto unto the Grantee, its successors and assigns, until the Addison Airport shall be abandoned and shall cease to be used for airport purposes. It is specifically understood and agreed that this easement, its covenants and agreements shall run with the land, which is described herein. The Grantor, on behalf of itself, its successors and assigns, further acknowledges that the easements herein granted contemplate and include all existing and future operations at Addison Airport, acknowledging that future aircraft numbers and types will most likely increase and noise patterns may also increase, in that the rights, obligations and covenants herein set forth shall not terminate or vary in the event of changes in the flight volume or noise, traffic patterns, runway lengths or locations or characteristics or type or category of aircraft using the Addison Airport, Town of Addison, Texas.

CERTIFICATE OF APPROVAL
Approved by the Addison City Council on the 12th day of October, 2000.
Mayor: [Signature]
City Secretary: [Signature]

SURVEYOR'S CERTIFICATE

That I, Alexander Garza Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments were found as shown or placed under my supervision in accordance with the platting rules and regulations of the City Planning and Zoning Commission of the Town of Addison.

Alexander Garza Jr., Registered Professional Land Surveyor Texas No. 1728

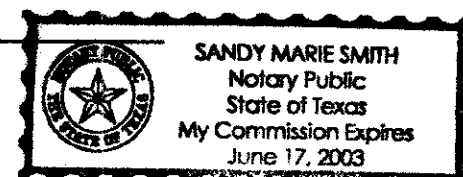


STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Alexander Garza Jr., 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 10th day of February, 2000.

Sandy Marie Smith, Notary Public, Dallas County, Texas, My commission expires 6/17/03



FILED _____
CAB. _____ PG. _____
P.R.D.C.T. _____

VOLUME 2000 043
PAGE 00012
AMMENDED
FINAL PLAT
OF
LOT 2, BLOCK A, EXCEL PLAZA
A
7.771 ACRE TRACT OF LAND
LOCATED IN THE
WILLIAM LOMAX SURVEY ABSTRACT NO. 792
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
FOR
JACKSON - SHAW COMPANY
BY

OWNER: JACKSON-SHAW / ADDISON TECH LIMITED PARTNERSHIP
4890 ALPHA ROAD, SUITE 100
DALLAS, TEXAS 75244
972-628-1400

HALFF ASSOCIATES, INC., ENGINEERS-SURVEYORS
8617 NORTHWEST PLAZA DR. DALLAS, TEXAS 75225
SCALE: 1"=50' (214)346-6200 AVO. 17986-FPO1 SEPT. 1999

00 HAB - 2 AM 9:23
FILED
2/2