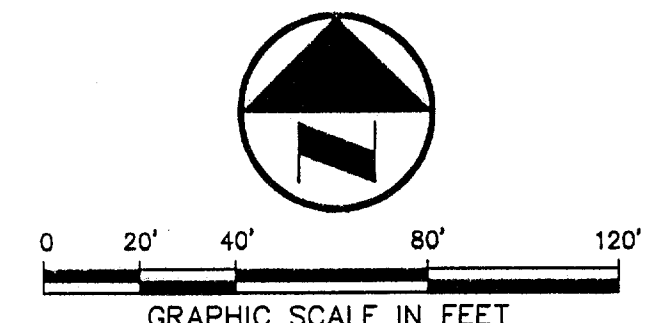


VICINITY MAP

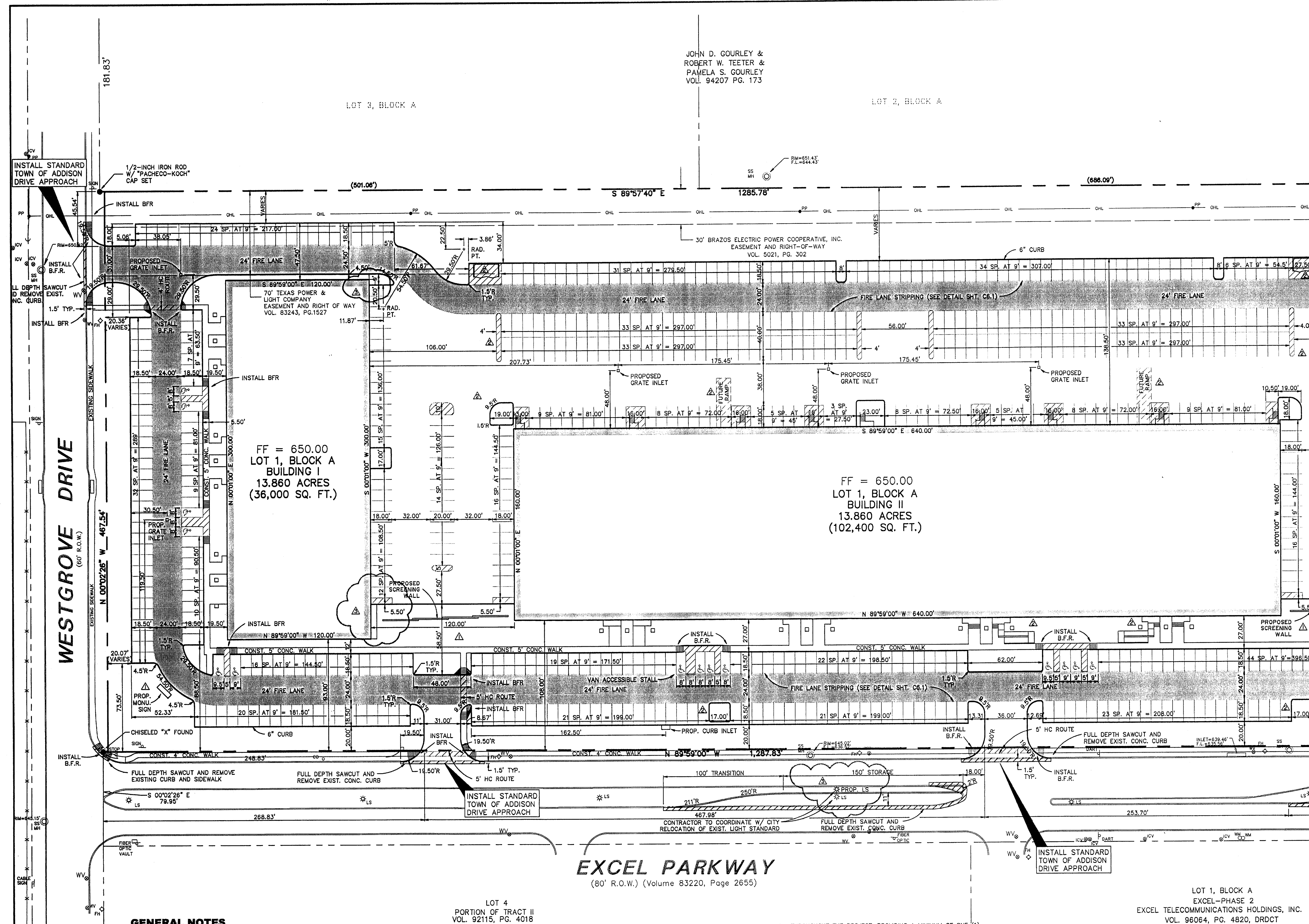


**LEGEND**

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CH	CLEANOUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
EM	ELECTRIC METER
TR	TRAFFIC SIGN
PL	PROPERTY LINE
OHL	O.H. POWER LINE
TEL	U/G TELEPHONE LINE
W	U/G WATER LINE
G	U/G GAS LINE
F	FENCE
B.F.R.	BARRIER FREE RAMP

MATCH LINE SEE SHEET

JOHN D. GOURLEY &  
ROBERT W. TEETER &  
PAMELA S. GOURLEY  
VOL. 94207 PG. 173



**EXCEL PARKWAY**  
(80' R.O.W.) (Volume 83220, Page 2655)

**GENERAL NOTES**

- ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT, AND TOWN OF ADDISON STANDARD CONSTRUCTION SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION NORTH CENTRAL TEXAS AND THE CITY STANDARDS FOR CONSTRUCTION AND ANY OTHER APPLICABLE STANDARD AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATION PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. THEY MUST BE ADJUSTED TO PROPER LINE, AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.

- PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION.
- PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS.
- MAINTAIN NORMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES.
- MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE; ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION, AS PROVIDED IN THE GENERAL CONDITIONS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE AND
- BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
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- CONTRACTOR IS TO ADJUST ALL EXISTING UTILITIES (MANHOLES, WATER VALVES, FIRE HYDRANTS, ETC.) TO MATCH PROPOSED GRADES.
- CONTRACTOR IS TO REFER TO ARCHITECTS PLANS FOR THE LAYOUT, LOCATION, AND THE DESIGN DETAILS OF THE SCREEN WALLS, SITE MONUMENTS, AND DUMPSTERS.

**RECORD DRAWING**  
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
CONTRACTOR: HILL & WILKINSON  
DATE REVISED: 05/04/01

- REVISED 05/04/01
- REVISED 10/11/00
- REVISED 08/29/00



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70990 ON 07/26/00. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

**Pacheco Koch Consulting Engineers**  
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

<b>DIMENSIONAL CONTROL PLAN</b>					
<b>ADDISON OFFICE / WAREHOUSE COMPLEX</b>					
<b>LOTS 1 &amp; 2, BLOCK A</b>					
<b>WESTGROVE/BENT TREE PLAZA ADDITION</b>					
<b>TOWN OF ADDISON, TEXAS</b>					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
CJE	JLM	JULY 26, 2000	1"=40'		
					<b>C2.1</b>

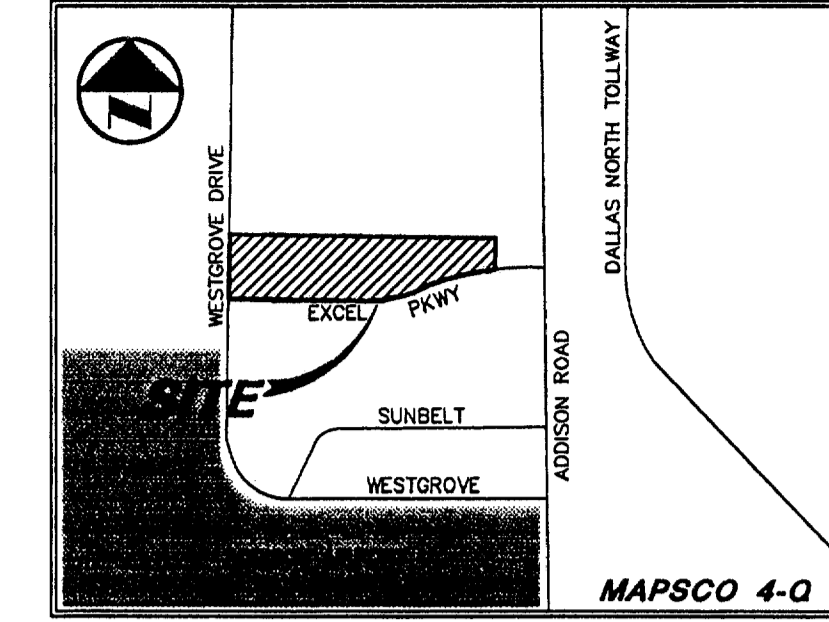
PROJECT NO.: 9956  
PREPARED BY: JLM  
CHECKED BY: CJE  
DATE: 05/04/01  
REVISIONS:  
SHEET NO. + TITLE: C2.1  
DIMENSIONAL CONTROL PLAN

MATCH LINE SEE SHEET

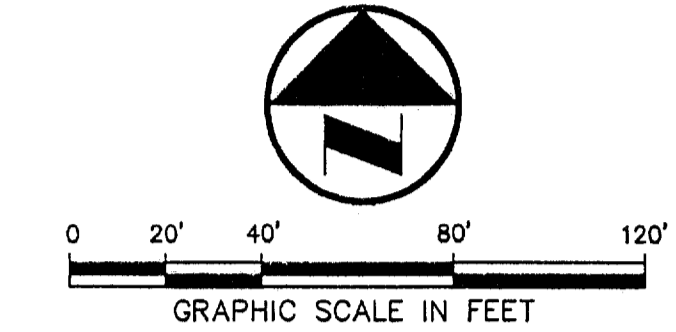
GARDEN BENT TREE COURT L.P.  
VOL. 92234, PG. 1517

LEGEND

- B. BOLLARD
EK ELECTRIC METER
LP POWER POLE
LS LIGHT STANDARD
WM WATER METER
WV WATER VALVE
ICV IRRIGATION CONTROL VALVE
FH FIRE HYDRANT
CQ CLEANOUT
MH MANHOLE
GM GAS METER
TSC TRAFFIC SIGNAL CONTROL
TSP TRAFFIC SIGNAL POLE
TELE TELEPHONE BOX
TV TV BOX
FP FLAG POLE
EM ELECTRIC METER
SISL TRAFFIC SIGN
P.L. PROPERTY LINE
O.H. O.H. POWER LINE
TEL U/G TELEPHONE LINE
W U/G WATER LINE
G U/G GAS LINE
F FENCE
B.F.R. BARRIER FREE RAMP



VICINITY MAP



ROF DW ARCHITECTS

DALLAS
MAGLEN
HARLINGEN
705 McKinney Avenue, Suite 401
Dallas, TX 75202-1052
Phone: 214-854-0616
Facsimile: 214-854-0655
Web Page: www.rofdw.com

RIKE
OGDEN
FIGUEROA
DICKSON
WELLS
PLC

ADDISON TECH CENTER
OFFICE / FLEX / WAREHOUSE PROJECT
ADDISON, TEXAS
FR DEVELOPMENT SERVICES, INC.

FF = 645.00
LOT 1, BLOCK A
BUILDING III
13.860 ACRES
(34,817.60 SQ. FT.)

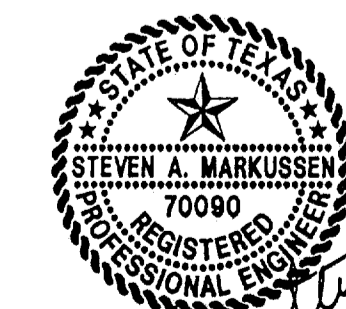
FF = 647.00
LOT 2, BLOCK A
BUILDING IV
4.862 ACRES
(56,000 SQ. FT.)

RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.
CONTRACTOR: HILL & WILKINSON
DATE REVISED: 05/04/01

GENERAL NOTES

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- 5. 5.1 PROJECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION.
5.2 PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS.
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5.4 MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE. ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
8. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
9. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE AND SIDEWALKS.
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- REVISD 05/04/01
REVISD 03/05/01
REVISD 10/11/00
REVISD 08/29/00

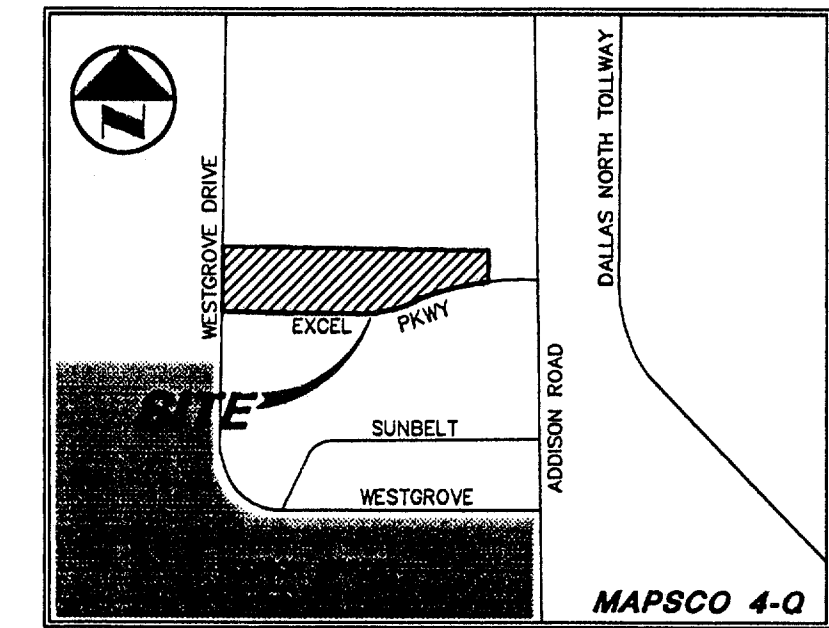
Pacheco Koch Consulting Engineers
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

DIMENSIONAL CONTROL PLAN
ADDISON OFFICE / WAREHOUSE COMPLEX
LOTS 1 & 2, BLOCK A
WESTGROVE/BENT TREE PLAZA ADDITION
TOWN OF ADDISON, TEXAS

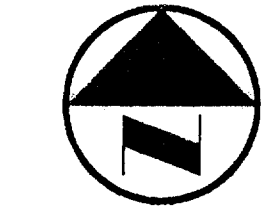
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PROJECT NO.: 9956
PREPARED BY: JLM
CHECKED BY: CJE
DATE:
REVISIONS:
SHEET NO. & TITLE: C2.2
DIMENSIONAL CONTROL PLAN

JM MCBAIN
05/10/2001
11:37AM
ME: VMP-21 VRTZ-5530MG



VICINITY MAP



0 20' 40' 80' 120'  
GRAPHIC SCALE IN FEET

**LEGEND**

- B BOLLARD
- EM ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT
- CN CLEANOUT
- MH MANHOLE
- GM GAS METER
- TSC TRAFFIC SIGNAL CONTROL
- TSF TRAFFIC SIGNAL POLE
- TELE TELEPHONE BOX
- TV TV BOX
- FP FLAG POLE
- EM ELECTRIC METER
- TSN TRAFFIC SIGN
- PL PROPERTY LINE
- OHL O.H. POWER LINE
- TEL U/G TELEPHONE LINE
- W U/G WATER LINE
- G U/G GAS LINE
- F FENCE
- B.F.R. BARRIER FREE RAMP

DALLAS  
MCALLEN  
HARLINGEN  
Suite 401  
703 McKinney Avenue  
Dallas, TX 75202-1052  
214-871-0616  
Fax: 214-871-0616  
Web Page: www.rodw.com

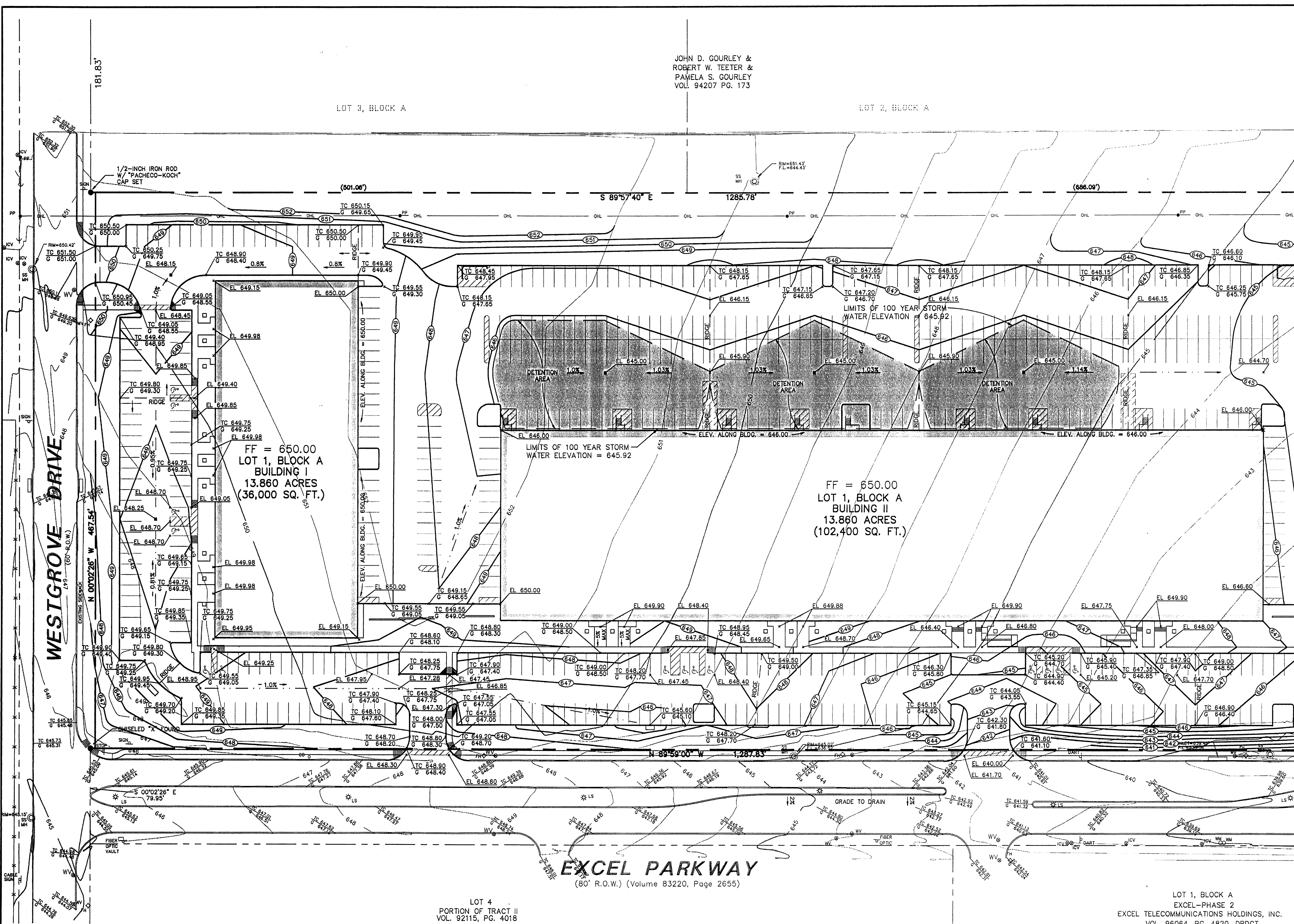
ARCHITECT  
RIKE  
ODDEN  
FIGUEROA  
DICKSON  
WELLS  
PLC

PROJECT  
CONSULTANT  
ADDISON TECH CENTER  
OFFICE / FLEX / WAREHOUSE PROJECT  
ADDISON, TEXAS  
FR DEVELOPMENT SERVICES, INC.

JOHN D. GOURLEY &  
ROBERT W. TEETER &  
PAMELA S. GOURLEY  
VOL. 94207 PG. 173

LOT 3, BLOCK A

LOT 2, BLOCK A



MATCH LINE SEE SHEET

**RECORD DRAWING**  
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
CONTRACTOR: HILL & WILKINSON  
DATE REVISED: 05/04/01

REVISED 05/04/01

**GRADING AND DRAINAGE GENERAL NOTES**

- REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
- UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3" OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN A MAXIMUM OF 6" LIFTS.
- ALL WALKS TO HAVE A MAXIMUM GROSS SLOPE OF 2%.
- GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO STATE, LOCAL AND FEDERAL GUIDELINES.
- UNLESS NOTED, STORM DRAIN LINES MAY BE OF THE FOLLOWING MATERIALS:
  - A. RCP C-76, CLASS III
  - B. ADS N-12
  - C. HANCOCK HI-Q
- AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- UNLESS NOTED, GRATE INLET TO BE "AMERICAN INDUSTRIAL PRE-CAST PRODUCTS, INC." PRECAST CATCH BASIN, SIZED AS SHOWN, OF APPROVED EQUAL.
- FINAL PAVING, CURB AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
- REFER TO LANDSCAPE SPECIFICATION FOR SEEDING AND SOODING REQUIREMENTS.
- ANY CONCRETE, ROCK OR MATERIAL DEEMED UNSUITABLE FOR SUBGRADE, BY ENGINEER, SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.

- TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.10, AND SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH NCTCOG ITEM 6.2.9 TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.9 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS. THE MANHOLE COVER SHALL BE PLACED NEAR THE OUTLET PIPE.
- ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 7.4.5, CLASS "A" UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
- CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM OF THE CRUSHED STONE BEDDING.
- IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

BENCHMARKS		
BM 1	"d" CUT SET ON THE BACK OF CURB ON THE SOUTH SIDE OF EXCEL, ±950' WEST OF ADDISON ROAD.	ELEV.=642.97
BM 2	60 D NAIL SET IN PP 2203 478 7763, ±500' NORTH OF THE CENTERLINE OF EXCEL	ELEV.=648.07
BM 3	"d" CUT SET ON THE EAST SIDEWALK OF WESTGROVE, ±190' SOUTH OF AIRBORN DR.	ELEV.=651.73
BM 4	" " CUT SET ON THE NOSE MEDIAN AT THE INTERSECTION OF EXCEL & WESTGROVE, ±45' EAST OF C OF WESTGROVE	ELEV.=645.69



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**Pacheco Koch Consulting Engineers**  
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

**GRADING PLAN**  
**ADDISON OFFICE / WAREHOUSE COMPLEX**  
**LOTS 1 & 2, BLOCK A**  
**WESTGROVE/BENT TREE PLAZA ADDITION**  
**TOWN OF ADDISON, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 26, 2000	1"=40'			<b>C3.1</b>

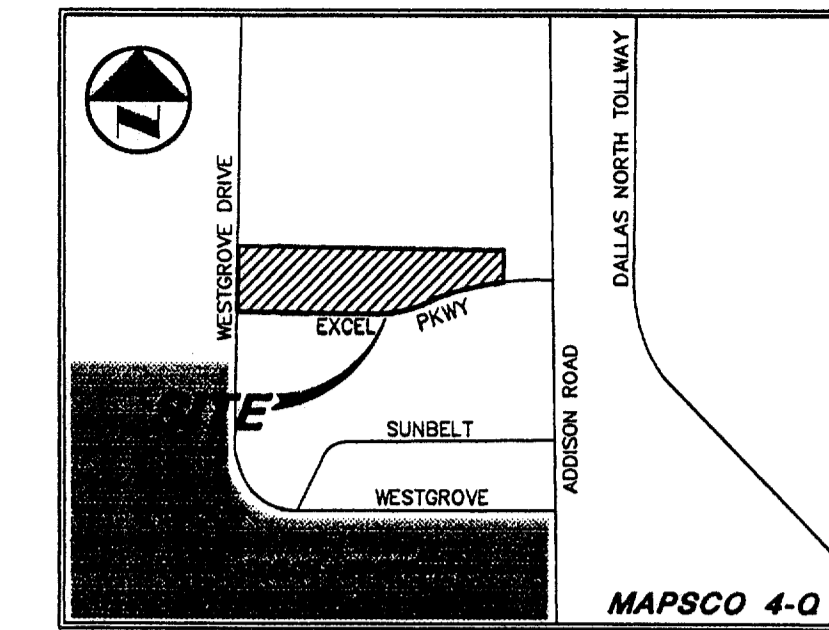
PROJECT NO.: 9958  
PREPARED BY: JLM  
CHECKED BY: CJE  
DATE: 07/26/00  
REVISIONS:

SHEET NO. + TITLE:  
**C3.1**

GRADING PLAN  
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©ROFDW ARCHITECTS PLLC

**LEGEND**

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CH	CLEANOUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
EM	ELECTRIC METER
SIGN	TRAFFIC SIGN
---	PROPERTY LINE
---	O.H. POWER LINE
---	U/G TELEPHONE LINE
---	U/G WATER LINE
---	U/G GAS LINE
---	FENCE
B.F.R.	BARRIER FREE RAMP

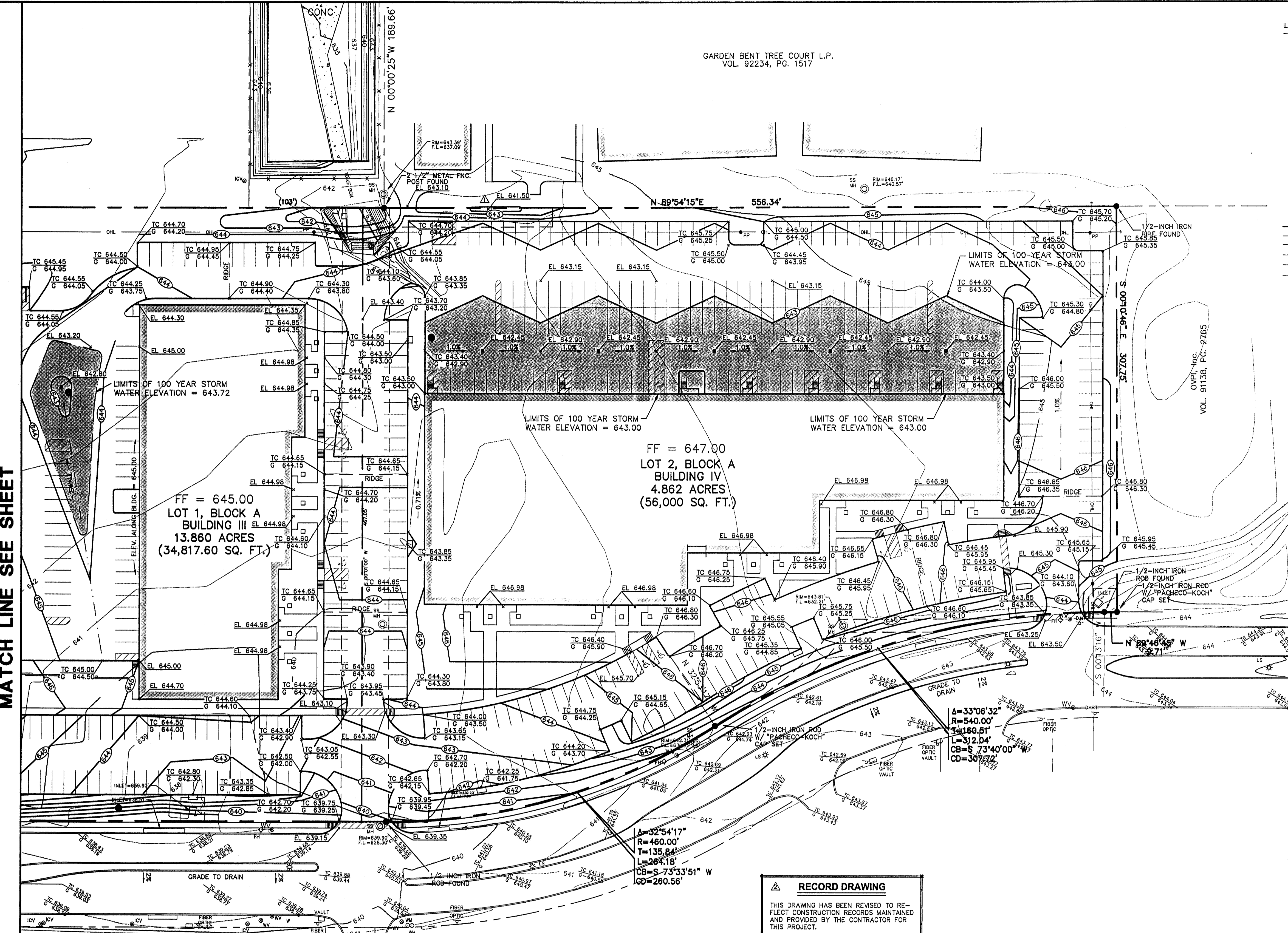


**VICINITY MAP**



0 20' 40' 80' 120'  
GRAPHIC SCALE IN FEET

MATCH LINE SEE SHEET



GARDEN BENT TREE COURT L.P.  
VOL. 92234, PG. 1517

OVER INC.  
VOL. 91138, PG. 2165

FF = 645.00  
LOT 1, BLOCK A  
BUILDING III  
13.86 ACRES  
(34,817.60 SQ. FT.)

FF = 647.00  
LOT 2, BLOCK A  
BUILDING IV  
4.86 ACRES  
(56,000 SQ. FT.)

**EXCEL PARKWAY**  
(80' R.O.W.) (Volume 83220, Page 2655)

**RECORD DRAWING**  
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
CONTRACTOR: HILL & WILKINSON  
DATE REVISED: 05/04/01

**BENCHMARKS**

BM 1	"d" CUT SET ON THE BACK OF CURB ON THE SOUTH SIDE OF EXCEL, ±950' WEST OF ADDISON ROAD.	ELEV.=642.97
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BM 3	"d" CUT SET ON THE EAST SIDEWALK OF WESTGROVE, ±190' SOUTH OF AIRBORN DR.	ELEV.=651.73
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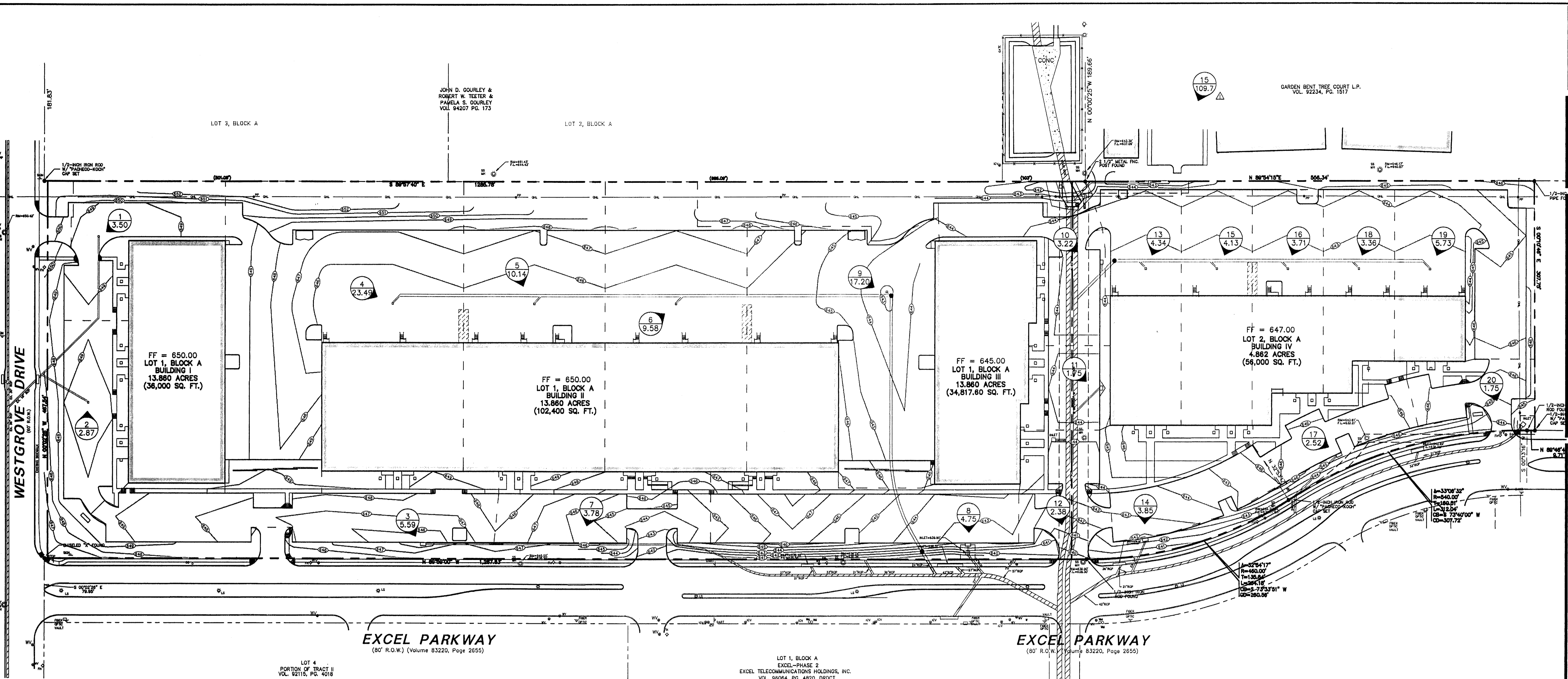
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REVISED 05/04/01  
REVISED 10/11/00

**Pacheco Koch Consulting Engineers**  
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

**GRADING PLAN**  
**ADDISON OFFICE / WAREHOUSE COMPLEX**  
**LOTS 1 & 2, BLOCK A**  
**WESTGROVE/BENT TREE PLAZA ADDITION**  
**TOWN OF ADDISON, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 26, 2000	1"=40'			<b>C3.2</b>



DALLAS  
MALLEN  
HARLINGEN  
703 McKinney Avenue, Suite 401  
Dallas, TX 75202-0527  
214-871-0818  
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RIKE  
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ADDISON TECH CENTER  
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ADDISON, TEXAS  
FR DEVELOPMENT SERVICES, INC.

**EXCEL PARKWAY**  
(80' R.O.W.) (Volume 83220, Page 2655)

**EXCEL PARKWAY**  
(80' R.O.W.) (Volume 83220, Page 2655)

**LEGEND**  
— PROPOSED DRAINAGE DIVIDE  
1 WATERSHED DESIGNATION NUMBER  
5.74 EXPECTED QUANTITY IN CUBIC FEET PER SECOND

RUNOFF CALCULATIONS								
DRAINAGE AREA	AREA (ACRES)	Tc (Minutes)	C	I <sub>25</sub> (in/hr)	I <sub>100</sub> (in/hr)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)	
1	0.50	10	0.8	7.29	8.74	2.92	3.50	
2	0.41	10	0.8	7.29	8.74	2.39	2.87	
3	0.80	10	0.8	7.29	8.74	4.67	5.59	
4	3.36	10	0.8	7.29	8.74	19.60	23.49	
5	1.45	10	0.8	7.29	8.74	8.46	10.14	
6	1.37	10	0.8	7.29	8.74	7.99	9.58	
7	0.54	10	0.8	7.29	8.74	3.15	3.78	
8	0.68	10	0.8	7.29	8.74	3.97	4.75	
9	2.46	10	0.8	7.29	8.74	14.35	17.20	
10	0.46	10	0.8	7.29	8.74	2.68	3.22	
11	0.25	10	0.8	7.29	8.74	1.46	1.75	
12	0.34	10	0.8	7.29	8.74	1.98	2.38	
13	0.62	10	0.8	7.29	8.74	3.62	4.34	
14	0.55	10	0.8	7.29	8.74	3.21	3.85	
15	0.59	10	0.8	7.29	8.74	3.44	4.13	
16	0.53	10	0.8	7.29	8.74	3.09	3.71	
17	0.36	10	0.8	7.29	8.74	2.10	2.52	
18	0.48	10	0.8	7.29	8.74	2.80	3.36	
19	0.82	10	0.8	7.29	8.74	4.78	5.73	
20	0.25	10	0.8	7.29	8.74	1.46	1.75	
21	15.7	10	0.8	7.29	8.74	91.56	109.77	

**RECORD DRAWING**  
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
CONTRACTOR: HILL & WILKINSON  
DATE REVISED: 05/04/01

REVISED 05/04/01  
REVISED 10/11/00

**Pacheco Koch Consulting Engineers**  
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

**DRAINAGE AREA MAP**  
ADDISON OFFICE / WAREHOUSE COMPLEX  
LOTS 1 & 2, BLOCK A  
WESTGROVE/BENT TREE PLAZA ADDITION  
TOWN OF ADDISON, TEXAS

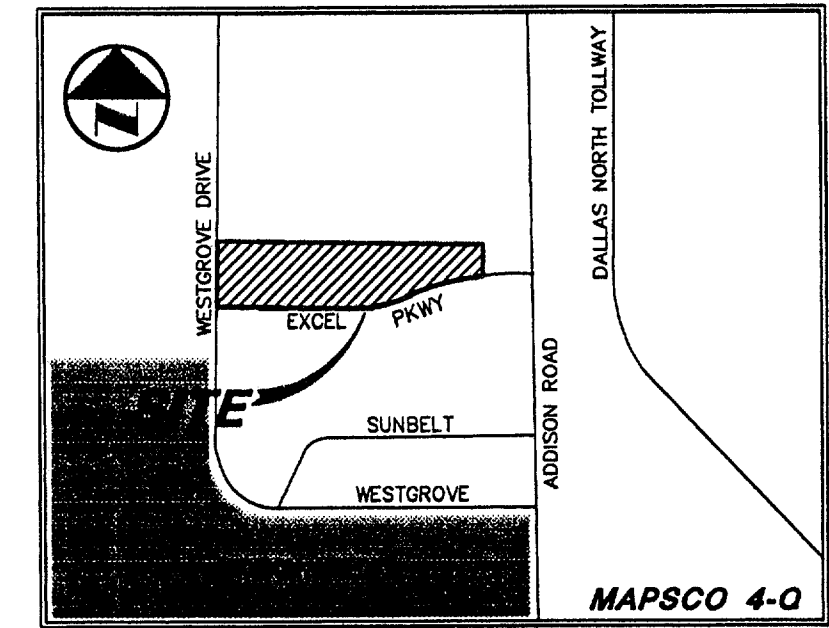
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 26, 2000	1"=60'			<b>C4.1</b>

PROJECT NO.: 9958  
PREPARED BY: JLM  
CHECKED BY: CJE  
DATE: 7/26/00  
REVISIONS:  
SHEET NO. & TITLE:  
**C4.1**  
AREA MAP  
COPYRIGHT 1999  
©ROFDW Architects PLLC

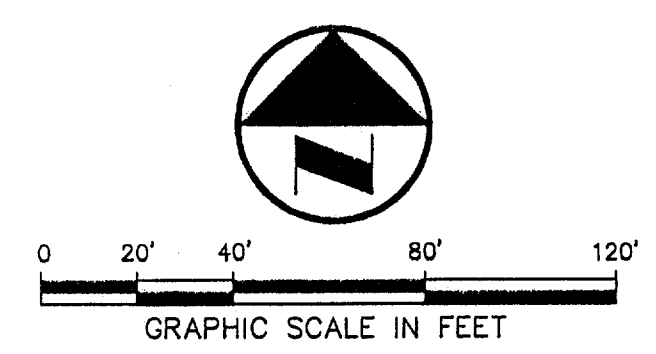


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70090 ON 07/26/00. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOHN D. GOURLEY &  
ROBERT W. TEETER &  
PAMELA S. GOURLEY  
VOL. 94207 PG. 173



VICINITY MAP



LEGEND

- B BOLLARD
- EM ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT
- CL CLEANOUT
- MH MANHOLE
- GM GAS METER
- TSC TRAFFIC SIGNAL CONTROL
- TRP TRAFFIC SIGNAL POLE
- TELE TELEPHONE BOX
- TV TV BOX
- FP FLAG POLE
- EM ELECTRIC METER
- TRF TRAFFIC SIGN
- PROPR PROPERTY LINE
- OH OH. POWER LINE
- TEL U/G TELEPHONE LINE
- U/G U/G WATER LINE
- U/G U/G GAS LINE
- FENCE
- B.F.R. BARRIER FREE RAMP
- DRAIN DRAINAGE DIVIDE

DRAINAGE CRITERIA

Q	= cfs
C	= 0.80
T <sub>c</sub>	= 10
Q <sub>100</sub>	= 8.74

INLET SIZE CALCULATIONS

Q = CA/2gh  
 C = 0.65 (discharge coefficient)  
 A = AREA INLET OPENING (sq ft)  
 g = 32.2 ft/sec  
 h = 0.25' (depth of water)  
 AREA GRATE INLET No. 30 = 4.23 sq ft  
 MAX Q GRATE INLET No. 30 = 16.80 cfs

REQUIRED DETENTION VOLUME:

(USING MODIFIED RATIONAL METHOD TO DETERMINE VOLUMES)  
 Q<sub>25</sub> (NET ALLOWABLE RELEASE) = 82.23 cfs  
 Q<sub>100</sub> (BYPASS) = 38.17 cfs  
 Allowable Q out Detention = 44.05 cfs  
 TOTAL REQUIRED DETENTION VOLUME = 19,191 cubic feet  
 VOLUME PROVIDED IN PIPE = 6,579 cubic feet  
 TOTAL ON GROUND STORAGE REQUIRED = 12,601 cubic feet  
 VOLUME PROVIDED ON GROUND = 12,644 cubic feet

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
 CONTRACTOR: HILL & WILKINSON  
 DATE REVISED: 05/04/01

REVIS 05/04/01  
 REVIS 11/27/00

Pacheco Koch Consulting Engineers  
 9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

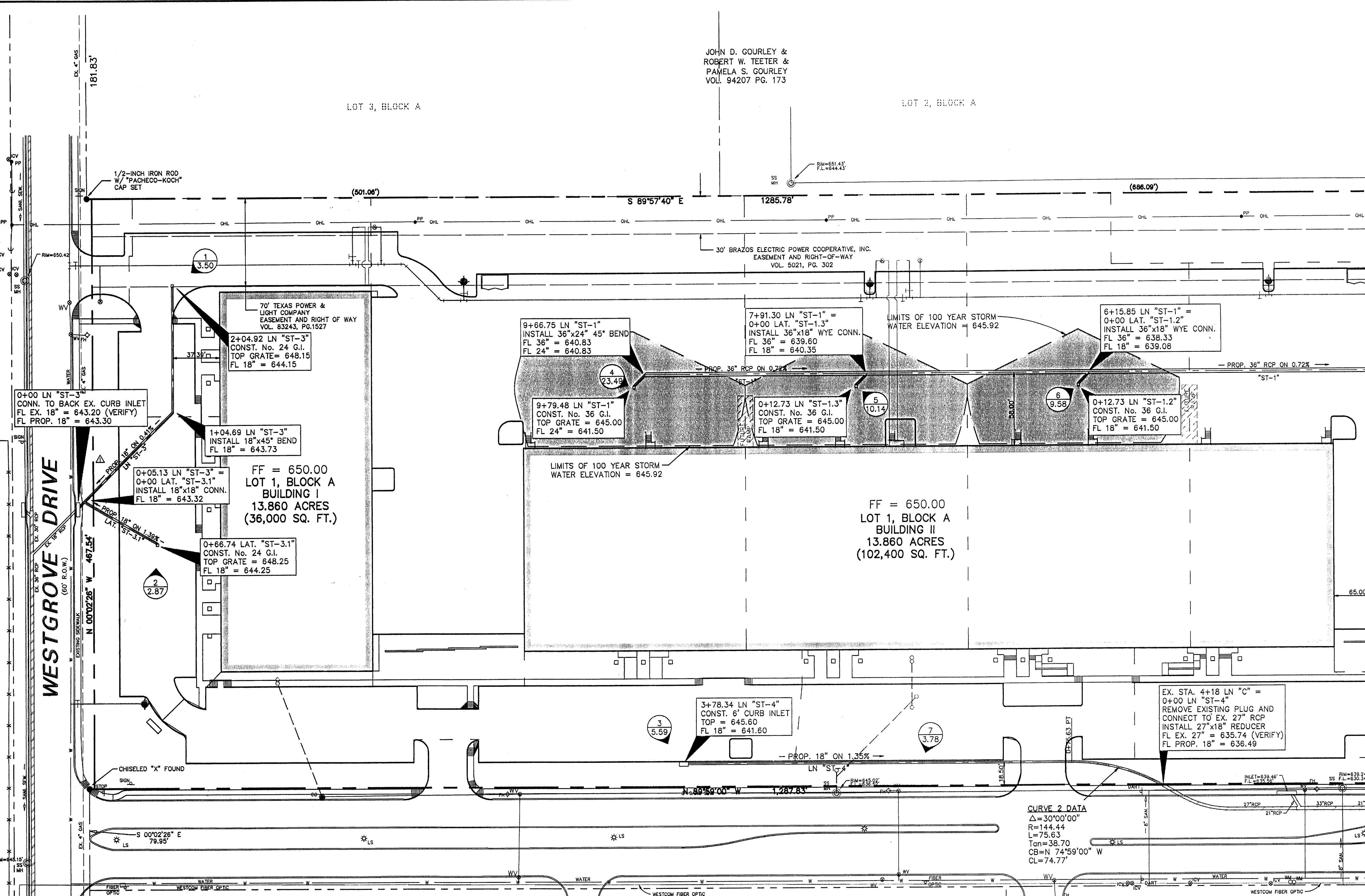
**DRAINAGE PLAN**  
 ADDISON OFFICE / WAREHOUSE COMPLEX  
 LOTS 1 & 2, BLOCK A  
 WESTGROVE/BENT TREE PLAZA ADDITION  
 TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 26, 2000	1"=40'			<b>C4.2</b>

PROJECT NO.: 9956  
 PREPARED BY: JLM  
 CHECKED BY: CJE  
 DATE: 7/26/00  
 REVISIONS:  
 SHEET NO. + TITLE: C4.2  
 DRAINAGE PLAN



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70090 ON 07/26/00. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



EXCEL PARKWAY  
 (80' R.O.W.) (Volume 83220, Page 2655)

**RUNOFF CALCULATIONS**

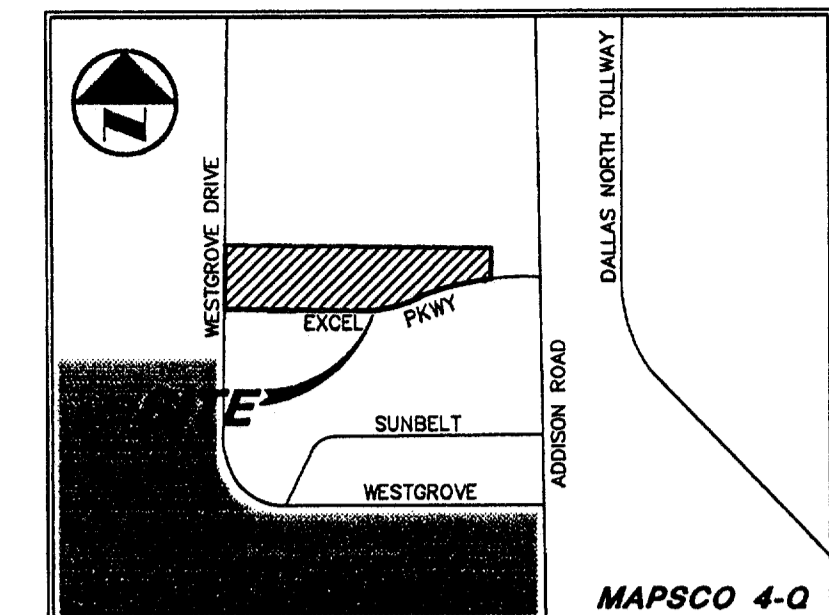
DRAINAGE AREA	AREA (ACRES)	T <sub>c</sub> (Minutes)	C	I <sub>24</sub> (in/hr)	I <sub>100</sub> (in/hr)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
1	0.50	10	0.8	7.29	8.74	2.92	3.50
2	0.41	10	0.8	7.29	8.74	2.39	2.87
3	0.80	10	0.8	7.29	8.74	4.67	5.59
4	3.36	10	0.8	7.29	8.74	19.60	23.49
5	1.45	10	0.8	7.29	8.74	8.46	10.14
6	1.37	10	0.8	7.29	8.74	7.99	9.58
7	0.54	10	0.8	7.29	8.74	3.15	3.78
8	0.68	10	0.8	7.29	8.74	3.97	4.75
9	2.46	10	0.8	7.29	8.74	14.35	17.20
10	0.46	10	0.8	7.29	8.74	2.68	3.22
11	0.25	10	0.8	7.29	8.74	1.46	1.75
12	0.34	10	0.8	7.29	8.74	3.21	3.85
13	0.62	10	0.8	7.29	8.74	3.62	4.34
14	0.55	10	0.8	7.29	8.74	3.21	3.85
15	0.59	10	0.8	7.29	8.74	3.44	4.13
16	0.53	10	0.8	7.29	8.74	3.09	3.71
17	0.36	10	0.8	7.29	8.74	2.10	2.52
18	0.48	10	0.8	7.29	8.74	2.80	3.36
19	0.82	10	0.8	7.29	8.74	4.78	5.73
20	0.25	10	0.8	7.29	8.74	1.46	1.75
21	15.7	10	0.8	7.29	8.74	91.56	109.77

LOT 4  
 PORTION OF TRACT II  
 VOL. 92115, PG. 4018

**STORM SEWER CALCULATIONS**

LINE / STATION	SIZE	Q <sub>100</sub> (cfs)	C (cfs)	V (fps)	V <sup>2</sup> /2g	S <sub>f</sub>
LINE "ST-1" (0+00.00 - 0+34.52)	36"	44.05	56.95	6.23	0.60	0.004362
LINE "ST-1" (0+34.52 - 3+58.48)	36"	44.05	56.95	6.23	0.60	0.004362
LINE "ST-1" (3+58.48 - 6+15.85)	36"	43.21	56.95	6.11	0.58	0.004197
LINE "ST-1" (6+15.85 - 7+91.30)	36"	33.63	56.95	4.76	0.35	0.002543
LINE "ST-1" (7+91.30 - 9+66.75)	36"	23.49	56.95	3.32	0.17	0.001240
LINE "ST-1" (9+66.75 - 9+79.48)	24"	23.49	51.83	7.48	0.87	0.010783
LAT "ST-1" (0+00.00 - 0+6.36)	18"	17.20	63.58	9.73	1.47	0.025814
LAT "ST-1.2" (0+00.00 - 0+12.73)	18"	9.58	40.79	5.42	0.46	0.003318
LAT "ST-1.3" (0+00.00 - 0+12.73)	18"	10.14	23.74	5.74	0.51	0.003319
LINE "ST-3" (0+00.00 - 0+5.13)	18"	6.37	17.45	3.60	0.20	0.003678
LINE "ST-3" (0+5.13 - 2+04.92)	18"	3.50	17.45	1.98	0.06	0.001110
LAT "ST-3" (0+00.00 - 0+66.74)	18"	2.87	30.46	1.62	0.04	0.000747
LINE "ST-4" (0+00.00 - 3+78.34)	18"	5.59	12.20	3.16	0.16	0.002832

\* REFER TO SHEET C4.3 FOR THE PLAN VIEW OF THIS PORTION OF LINE "ST-1"



**LEGEND**

- B. BOLLARD
- EM. ELECTRIC METER
- FP. POWER POLE
- LS. LIGHT STANDARD
- WM. WATER METER
- WV. WATER VALVE
- CV. IRRIGATION CONTROL VALVE
- FH. FIRE HYDRANT
- CO. CLEANOUT
- MH. MANHOLE
- GM. GAS METER
- TSC. TRAFFIC SIGNAL CONTROL
- TSP. TRAFFIC SIGNAL POLE
- TE. TELEPHONE BOX
- TV. TV BOX
- FP. FLAG POLE
- EM. ELECTRIC METER
- TS. TRAFFIC SIGN
- PR. PROPERTY LINE
- OH. O.H. POWER LINE
- TEL. U/G TELEPHONE LINE
- W. U/G WATER LINE
- G. U/G GAS LINE
- B.F.R. BARRIER FREE RAMP
- DR. DRAINAGE DIVIDE

**GRADING AND DRAINAGE GENERAL NOTES**

1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN A MAXIMUM OF 6" LIFTS.
3. ALL WALKS TO HAVE A MAXIMUM GROSS SLOPE OF 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO STATE, LOCAL AND FEDERAL GUIDELINES.
5. UNLESS NOTED, STORM DRAIN LINES MAY BE OF THE FOLLOWING MATERIALS:
  - A. RCP C-76, CLASS III
  - B. ADS N-12
  - C. HANCOR HI-Q
 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. UNLESS NOTED, GRATE INLET TO BE "AMERICAN INDUSTRIAL PRE-CAST PRODUCTS, INC." PRECAST CATCH BASIN, SIZED AS SHOWN, OF APPROVED EQUAL.
7. FINAL PAVING, CURB AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
8. REFER TO LANDSCAPE SPECIFICATION FOR SEEDING AND SODDING REQUIREMENTS.
9. ANY CONCRETE, ROCK OR MATERIAL DEEMED UNSUITABLE FOR SUBGRADE, BY ENGINEER, SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
10. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.10. AND SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH NCTCOG ITEM 6.2.9 TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
11. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.9 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
12. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS. THE MANHOLE COVER SHALL BE PLACED NEAR THE OUTLET PIPE.
13. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 7.4.5, CLASS "A" UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
14. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM OF THE CRUSHED STONE BEDDING.
15. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTORS EXPENSE.
16. EXACT FLOW LINE ELEVATIONS OF STUBOUTS WERE UNABLE TO BE DETERMINED FROM CITY DRAWINGS. CONTRACTOR IS TO VERIFY EXACT ELEVATIONS AND CONTACT THE ENGINEER.

**DRAINAGE CRITERIA**

Q=cfs
C=0.80
Tc=10
I <sub>100</sub> =6.74

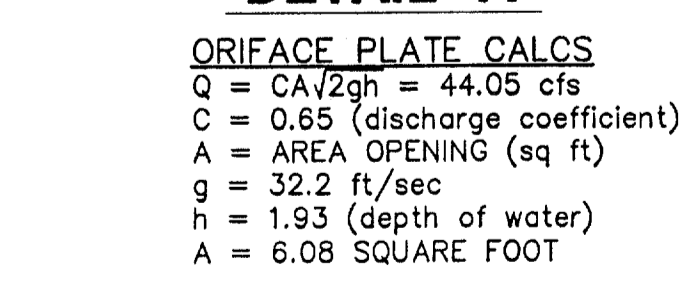
**INLET SIZE CALCULATIONS**

Q = CA<sup>2</sup>gh  
 C = 0.65 (discharge coefficient)  
 A = AREA INLET OPENING (sq ft)  
 g = 32.2 ft/sec  
 h = 0.25' (depth of water)  
 AREA GRATE INLET No.30 = 4.23 sq ft  
 MAX Q GRATE INLET No.30 = 16.80 cfs

**REQUIRED DETENTION VOLUME:**  
 (USING MODIFIED RATIONAL METHOD TO DETERMINE VOLUMES)  
 Q<sub>25</sub> (NET ALLOWABLE RELEASE) = 27.06 cfs  
 Q<sub>100</sub> (BYPASS) = 11.19 cfs  
 Allowable Q out Detention = 15.87 cfs  
 TOTAL REQUIRED DETENTION VOLUME = 6,196 cubic feet  
 VOLUME PROVIDED IN PIPE = 1,875 cubic feet  
 TOTAL ON GROUND STORAGE REQUIRED = 4,321 cubic feet  
 VOLUME PROVIDED ON GROUND = 5,196 cubic feet

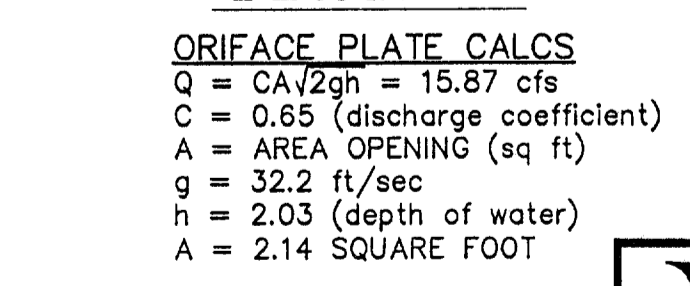
- △ REVISED 05/04/01
- △ REVISED 11/14/00
- △ REVISED 10/11/00

**FLOW REDUCER PLATE DETAIL "A"**



**ORIFACE PLATE CALCS**  
 Q = CA<sup>2</sup>gh = 44.05 cfs  
 C = 0.65 (discharge coefficient)  
 A = AREA OPENING (sq ft)  
 g = 32.2 ft/sec  
 h = 1.93 (depth of water)  
 A = 6.08 SQUARE FOOT

**FLOW REDUCER PLATE DETAIL "B"**



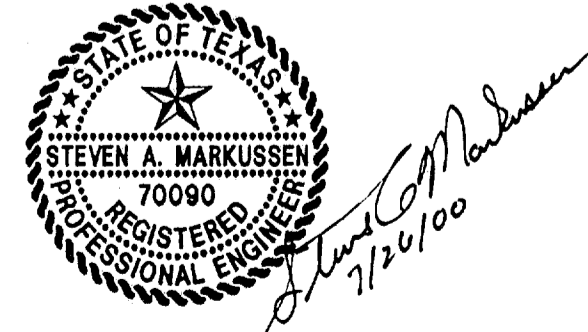
**ORIFACE PLATE CALCS**  
 Q = CA<sup>2</sup>gh = 15.87 cfs  
 C = 0.65 (discharge coefficient)  
 A = AREA OPENING (sq ft)  
 g = 32.2 ft/sec  
 h = 2.03 (depth of water)  
 A = 2.14 SQUARE FOOT

**RECORD DRAWING**

THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
 CONTRACTOR: HILL & WILKINSON  
 DATE REVISED: 05/04/01

**BENCHMARKS**

BM 1	"d" CUT SET ON THE BACK OF CURB ON THE SOUTH SIDE OF EXCEL, ±950' WEST OF ADDISON ROAD.	ELEV.=642.97
BM 2	60 D NAIL SET IN PP 2203 478 7763, ±500' NORTH OF THE CENTERLINE OF EXCEL	ELEV.=648.07
BM 3	"g" CUT SET ON THE EAST SIDEWALK OF WESTGROVE, ±190' SOUTH OF AIRBORN DR.	ELEV.=651.73
BM 4	"h" CUT SET ON THE NOSE MEDIAN AT THE INTERSECTION OF EXCEL & WESTGROVE, ±45' EAST OF Q OF WESTGROVE	ELEV.=645.69



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70900 ON 07/26/00. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

**Pacheco Koch Consulting Engineers**  
 9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

**DRAINAGE PLAN**  
**ADDISON OFFICE / WAREHOUSE COMPLEX**  
**LOTS 1 & 2, BLOCK A**  
**WESTGROVE/BENT TREE PLAZA ADDITION**  
**TOWN OF ADDISON, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 26, 2000	1"=40'			<b>C4.3</b>

DRAINAGE PLAN  
 SHEET NO. 4 OF 4

MATCH LINE SEE SHEET

**RUNOFF CALCULATIONS**

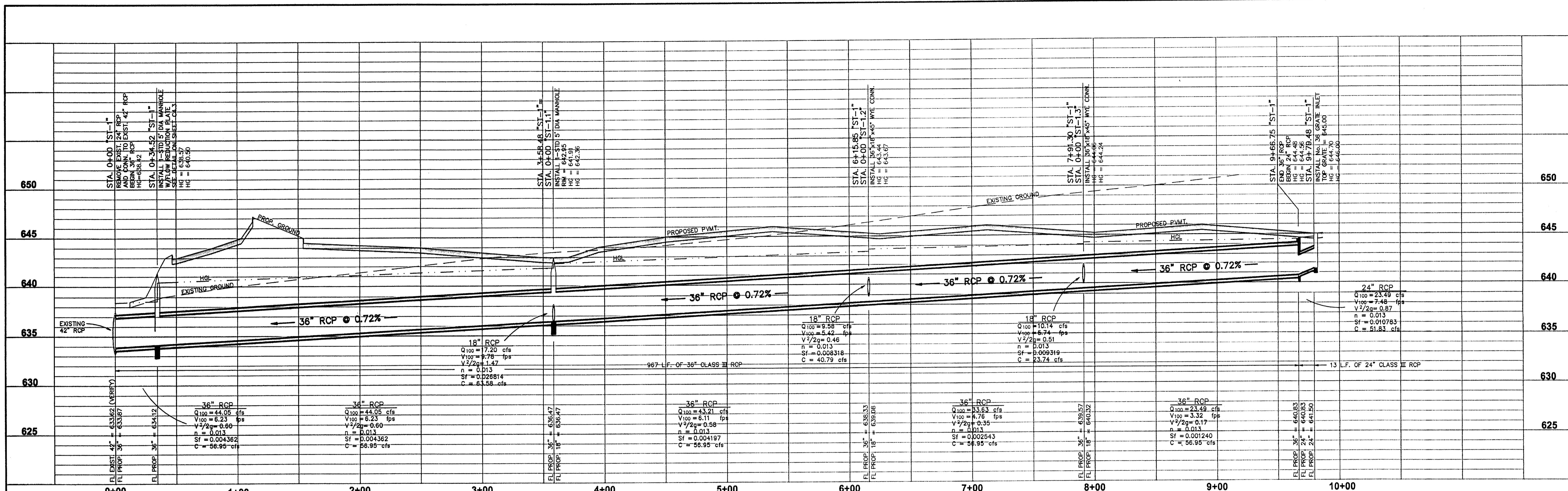
DRAINAGE AREA	AREA (ACRES)	Tc (Minutes)	C	I <sub>25</sub> (in/hr)	I <sub>100</sub> (in/hr)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
1	0.50	10	0.8	7.29	8.74	2.92	3.50
2	0.41	10	0.8	7.29	8.74	2.39	2.87
3	0.30	10	0.8	7.29	8.74	4.67	5.59
4	3.36	10	0.8	7.29	8.74	19.60	23.49
5	1.45	10	0.8	7.29	8.74	8.46	10.14
6	1.37	10	0.8	7.29	8.74	7.99	9.58
7	0.54	10	0.8	7.29	8.74	3.15	3.78
8	0.68	10	0.8	7.29	8.74	3.97	4.75
9	2.46	10	0.8	7.29	8.74	14.35	17.20
10	0.46	10	0.8	7.29	8.74	2.68	3.22
11	0.25	10	0.8	7.29	8.74	1.46	1.75
12	0.34	10	0.8	7.29	8.74	1.98	2.38
13	0.62	10	0.8	7.29	8.74	3.62	4.34
14	0.55	10	0.8	7.29	8.74	3.21	3.85
15	0.59	10	0.8	7.29	8.74	3.44	4.13
16	0.53	10	0.8	7.29	8.74	3.09	3.71
17	0.36	10	0.8	7.29	8.74	2.10	2.52
18	0.48	10	0.8	7.29	8.74	2.80	3.36
19	0.82	10	0.8	7.29	8.74	4.78	5.73
20	0.25	10	0.8	7.29	8.74	1.46	1.75
21	15.7	10	0.8	7.29	8.74	91.56	109.77

**STORM SEWER CALCULATIONS**

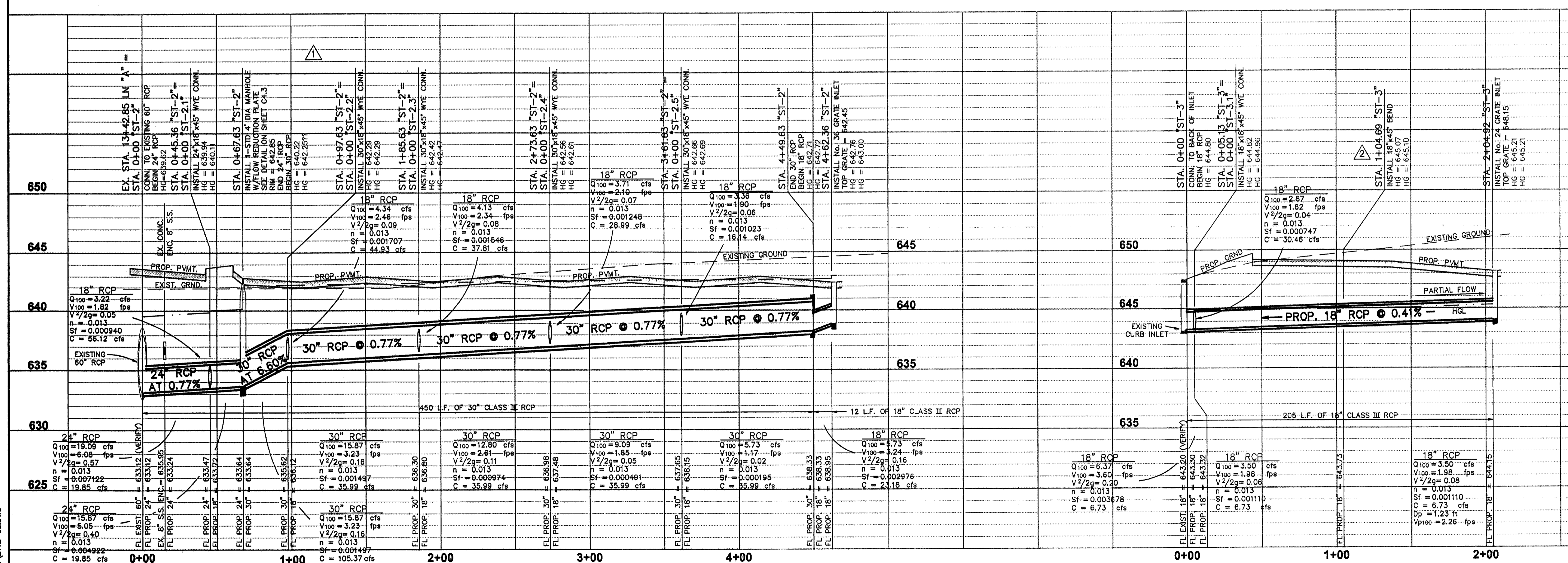
LINE / STATION	SIZE	Q <sub>100</sub> (cfs)	C	V (fps)	V <sup>2</sup> /2g	S <sub>f</sub>
LINE "ST-2" (0+00 - 0+45.36)	24"	19.09	19.85	6.08	0.57	0.007122
LINE "ST-2" (0+45.36 - 0+67.63)	24"	15.87	19.85	5.05	0.40	0.004922
LINE "ST-2" (0+67.63 - 0+97.63)	30"	15.87	105.37	3.23	0.16	0.001497
LINE "ST-2" (0+97.63 - 2+73.63)	30"	15.87	35.99	2.61	0.11	0.000974
LINE "ST-2" (2+73.63 - 3+61.63)	30"	9.09	35.99	1.85	0.05	0.000491
LINE "ST-2" (3+61.63 - 4+49.63)	30"	5.73	35.99	1.17	0.02	0.000195
LINE "ST-2" (4+49.63 - 4+62.36)	18"	5.73	23.18	3.24	0.16	0.002976
LAT "ST-2-1" (0+00 - 0+11.73)	18"	3.22	56.12	1.82	0.05	0.000940
LAT "ST-2-2" (0+00.00 - 0+12.73)	18"	4.34	44.93	2.46	0.09	0.001707
LAT "ST-2-3" (0+00.00 - 0+12.73)	18"	4.13	37.81	2.34	0.08	0.001546
LAT "ST-2-4" (0+00.00 - 0+12.73)	18"	3.71	28.99	2.10	0.07	0.001248
LAT "ST-2-5" (0+00.00 - 0+12.73)	18"	3.36	16.14	1.90	0.06	0.001023
LINE "ST-5" (0+00.00 - 0+20.76)	18"	3.85	49.87	2.18	0.07	0.001343
LINE "ST-6" (0+00.00 - 0+70.94)	18"	2.52	32.03	1.43	0.03	0.000576
LINE "ST-7" (0+00.00 - 0+10.74)	18"	4.75	49.66	2.69	0.11	0.002045
LINE "ST-8" (0+00.00 - 0+42.18)	18"	1.75	37.71	0.99	0.02	0.000278

JLM MCB/AMK  
05/10/2001  
M:\DWG-21\12-05.DWG

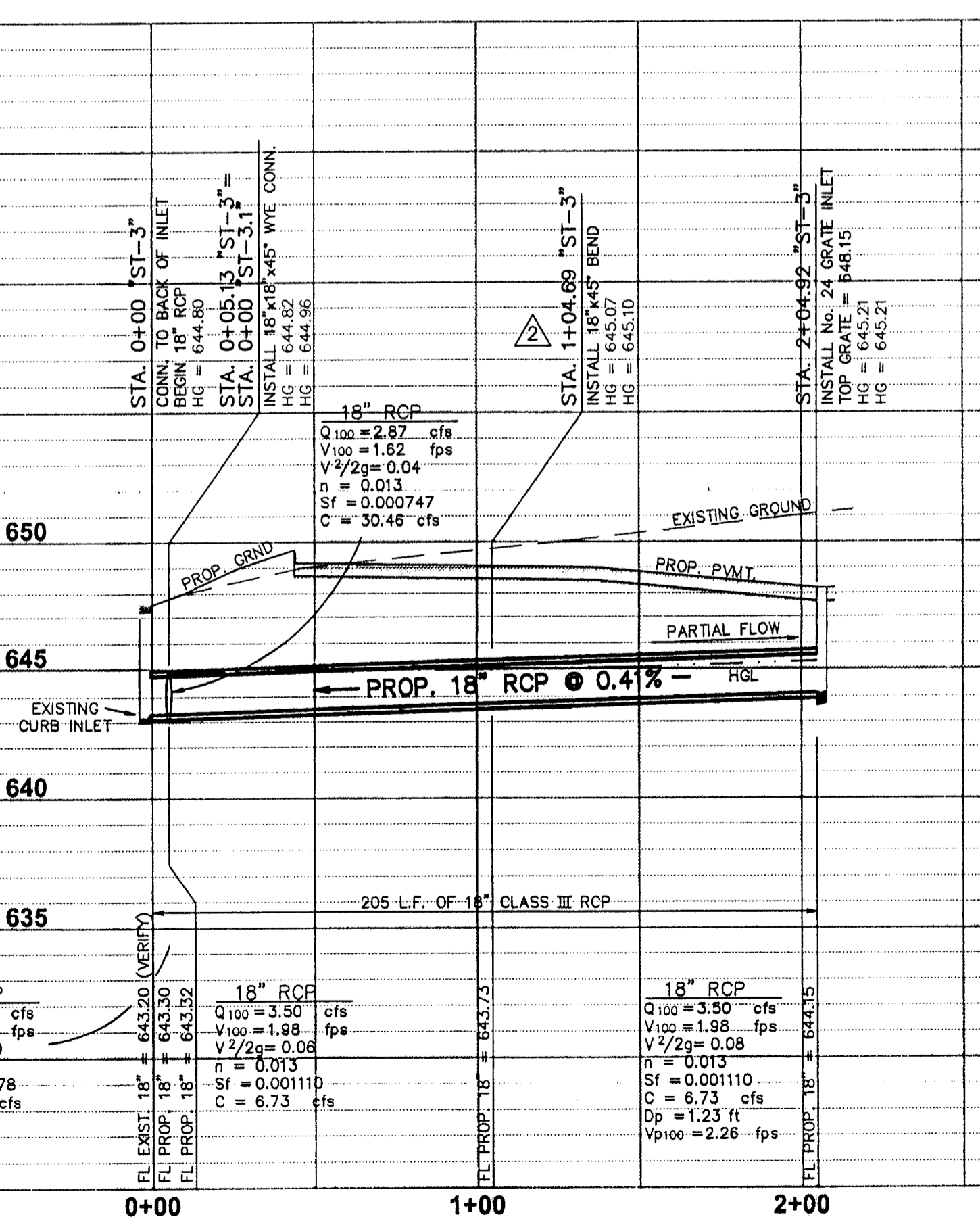
PROJECT NO.: 9956  
 PREPARED BY: JLM  
 CHECKED BY: CJE  
 DATE: 07/26/00  
 REVISIONS:  
 SHEET NO. 4 OF 4  
 DRAINAGE PLAN  
 DWG FILE: 2112-06.DWG  
 XREF FILE: 2112-06.DWG  
 XREF FILE: 2112-04.DWG



**PROFILE "ST-1"**  
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VERT. 1"=5'

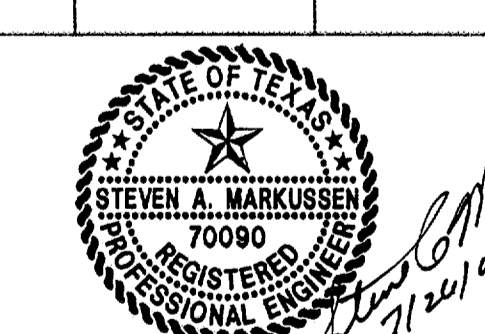


**PROFILE "ST-2"**  
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VERT. 1"=5'



**PROFILE "ST-3"**  
SCALE: HORIZ. 1"=40'  
VERT. 1"=5'

**RECORD DRAWING**  
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
CONTRACTOR: HILL & WILKINSON  
DATE REVISED: 05/04/01



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSEN, P.E. 70090 ON 07/26/00. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

REVISIONS:  
 REVISION 05/04/01  
 REVISION 11/27/00  
 REVISION 11/14/00

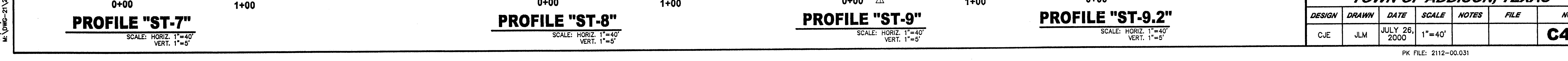
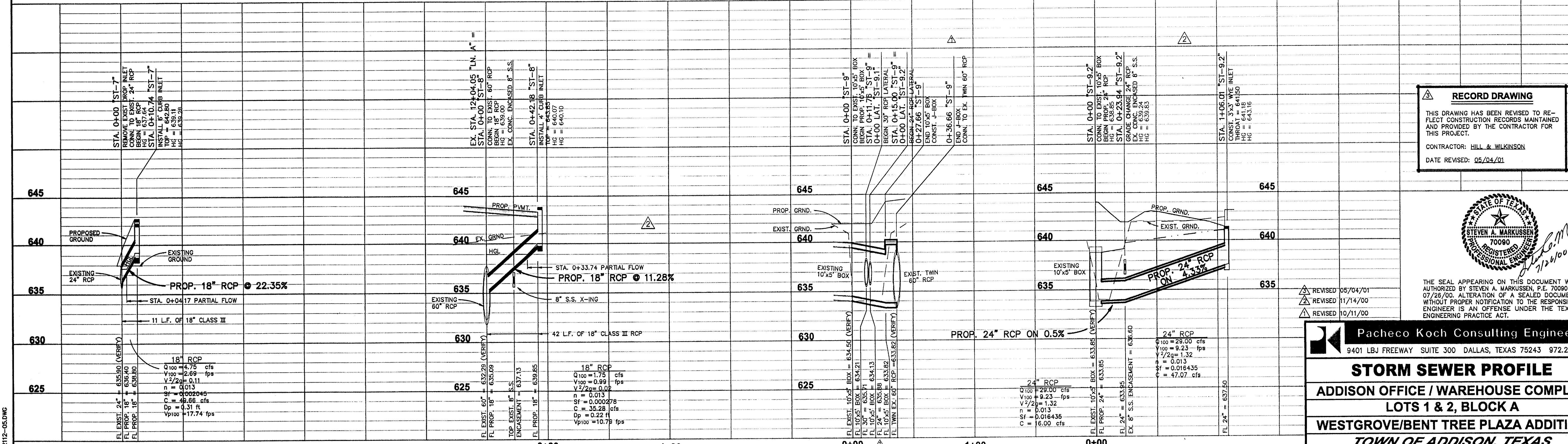
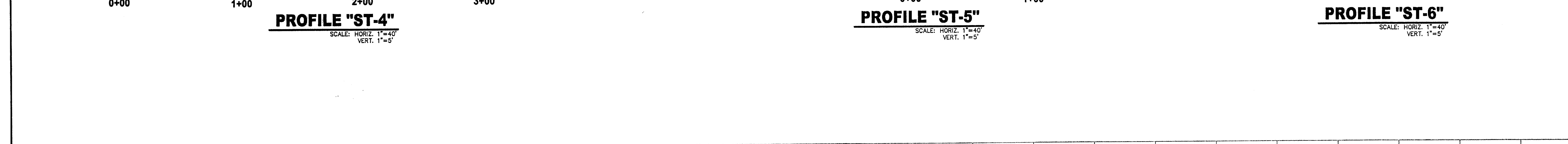
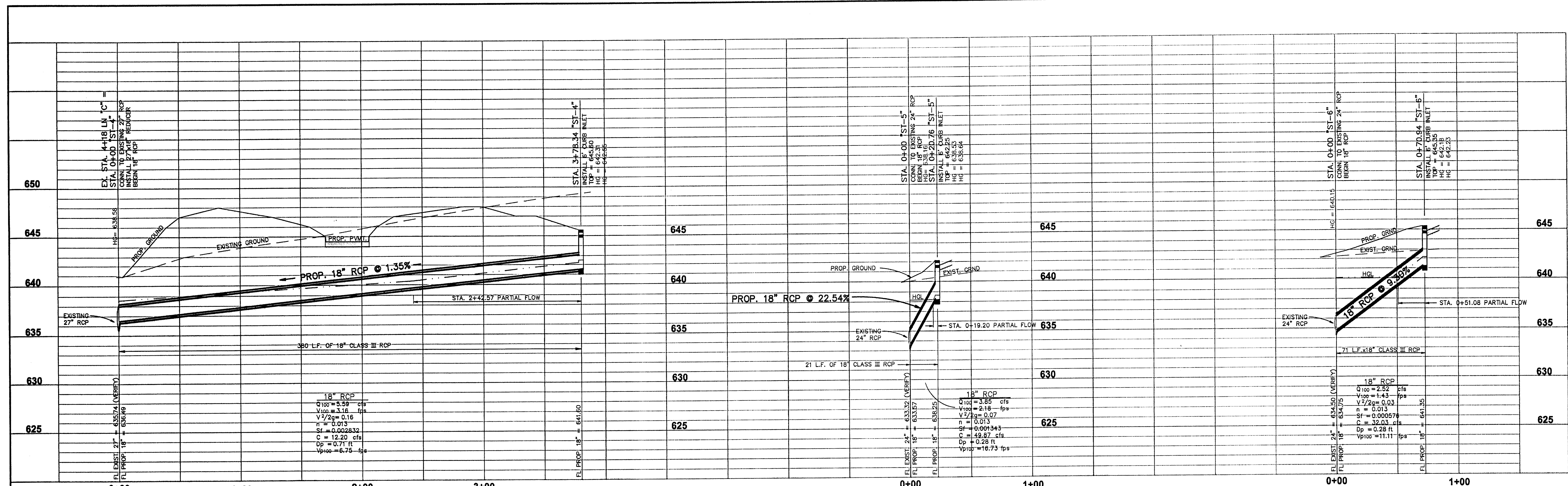
**Pacheco Koch Consulting Engineers**  
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

**STORM SEWER PROFILE**  
ADDISON OFFICE / WAREHOUSE COMPLEX  
LOTS 1 & 2, BLOCK A  
WESTGROVE/BENT TREE PLAZA ADDITION  
TOWN OF ADDISON, TEXAS

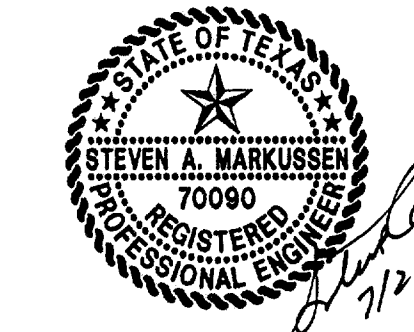
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CJE	JLM	JULY 26, 2000	1"=40'			<b>C4.4</b>

PROJECT NO.: 9956  
 PREPARED BY: JLM  
 CHECKED BY: CJE  
 DATE: 11/14/00  
 REVISIONS:  
 SHEET NO. + TITLE: **C4.4**  
 STORM SEWER PROFILE  
 COPYRIGHT 1999 BY ROF DW ARCHITECTS, P.C.





**RECORD DRAWING**  
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
CONTRACTOR: HILL & WILKINSON  
DATE REVISED: 05/04/01



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70090 ON 07/28/00. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

REVISED 05/04/01  
REVISED 11/14/00  
REVISED 10/11/00

**Pacheco Koch Consulting Engineers**  
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

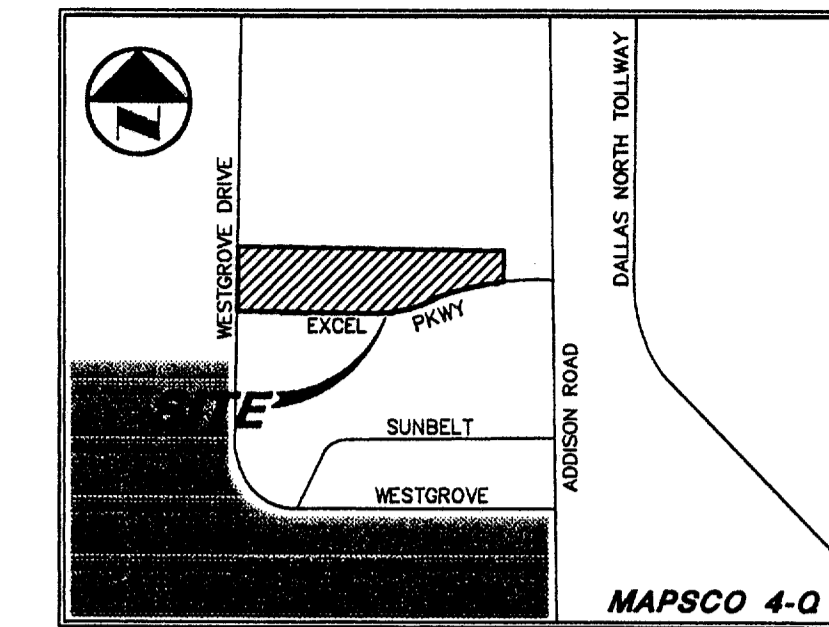
**STORM SEWER PROFILE**  
ADDISON OFFICE / WAREHOUSE COMPLEX  
LOTS 1 & 2, BLOCK A  
WESTGROVE/BENT TREE PLAZA ADDITION  
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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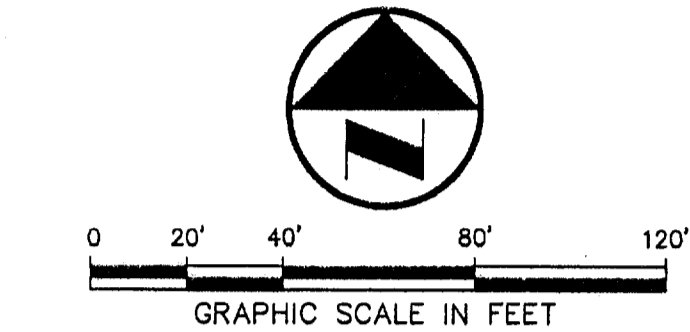
PROJECT NO.: 9956  
PREPARED BY: JLM  
CHECKED BY: CJE  
DATE: 07/26/00  
REVISIONS:

SHEET NO. + TITLE:  
**C4.5**

PROFILE  
STORM SEWER



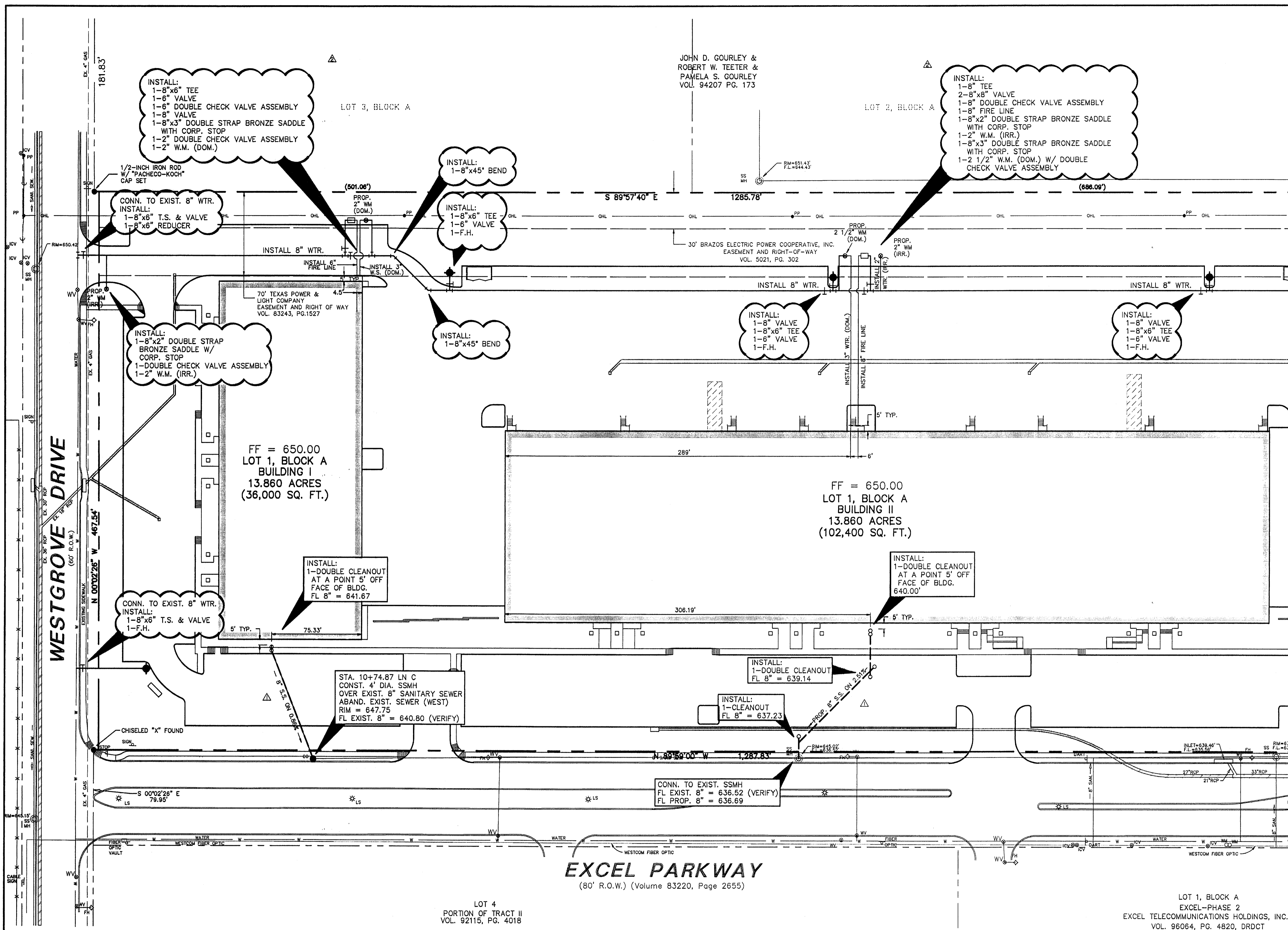
**VICINITY MAP**



**LEGEND**

BOLLARD	BOLLARD
ELECTRIC METER	ELECTRIC METER
POWER POLE	POWER POLE
LIGHT STANDARD	LIGHT STANDARD
WATER METER	WATER METER
WATER VALVE	WATER VALVE
IRRIGATION CONTROL VALVE	IRRIGATION CONTROL VALVE
FIRE HYDRANT	FIRE HYDRANT
CLEANOUT	CLEANOUT
MANHOLE	MANHOLE
GAS METER	GAS METER
TRAFFIC SIGNAL CONTROL	TRAFFIC SIGNAL CONTROL
TRAFFIC SIGNAL POLE	TRAFFIC SIGNAL POLE
TELEPHONE BOX	TELEPHONE BOX
TV BOX	TV BOX
FLAG POLE	FLAG POLE
ELECTRIC METER	ELECTRIC METER
TRAFFIC SIGN	TRAFFIC SIGN
PROPERTY LINE	PROPERTY LINE
O.H. POWER LINE	O.H. POWER LINE
U/G TELEPHONE LINE	U/G TELEPHONE LINE
U/G WATER LINE	U/G WATER LINE
U/G GAS LINE	U/G GAS LINE
FENCE	FENCE
B.F.R.	BARRIER FREE RAMP

MATCH LINE SEE SHEET



**RECORD DRAWING**

THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.

CONTRACTOR: HILL & WILKINSON  
DATE REVISED: 05/04/01

REVISOR: [Symbol] 05/04/01  
REVISOR: [Symbol] 11/02/00  
REVISOR: [Symbol] 08/29/00

**BENCHMARKS**

BM 1	"□" CUT SET ON THE BACK OF CURB ON THE SOUTH SIDE OF EXCEL, ±950' WEST OF ADDISON ROAD.	ELEV.=642.97
BM 2	60 D NAIL SET IN PP 2203 478 7763, ±500' NORTH OF THE CENTERLINE OF EXCEL	ELEV.=648.07
BM 3	"□" CUT SET ON THE EAST SIDEWALK OF WESTGROVE, ±190' SOUTH OF AIRBORN DR.	ELEV.=651.73
BM 4	"□" CUT SET ON THE NOSE MEDIAN AT THE INTERSECTION OF EXCEL & WESTGROVE, ±45' EAST OF Q OF WESTGROVE	ELEV.=645.69



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70990 ON 07/28/00. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

**Pacheco Koch Consulting Engineers**  
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

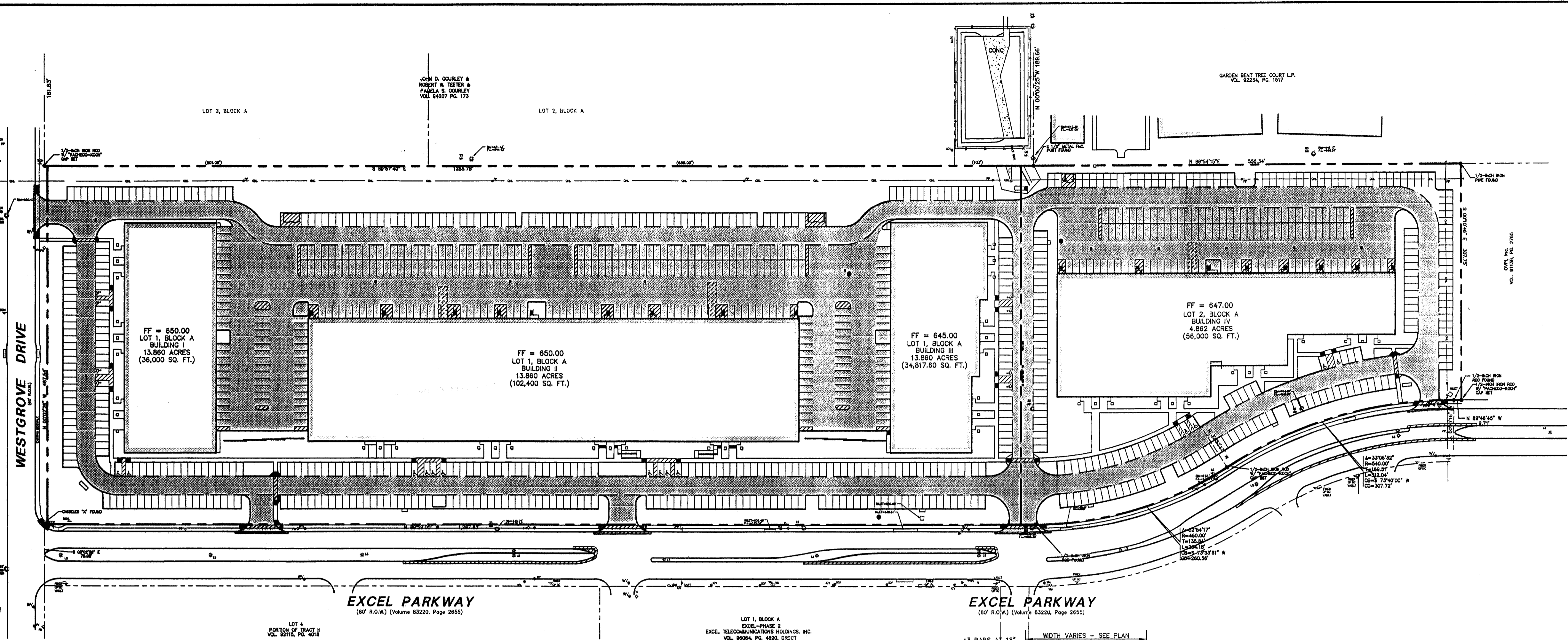
**WATER & SANITARY SEWER PLAN**  
ADDISON OFFICE / WAREHOUSE COMPLEX  
LOTS 1 & 2, BLOCK A  
WESTGROVE/BENT TREE PLAZA ADDITION  
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 26, 2000	1"=40'			<b>C5.1</b>

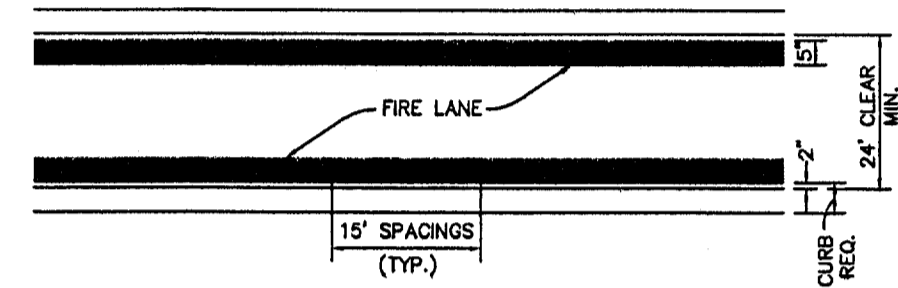
SHEET NO. + TITLE: **C5.1**  
WATER & SANITARY SEWER PLAN

JM MCBRAN  
05/10/2001 - 8:44AM  
M:\DWG-21\2112-05.DWG





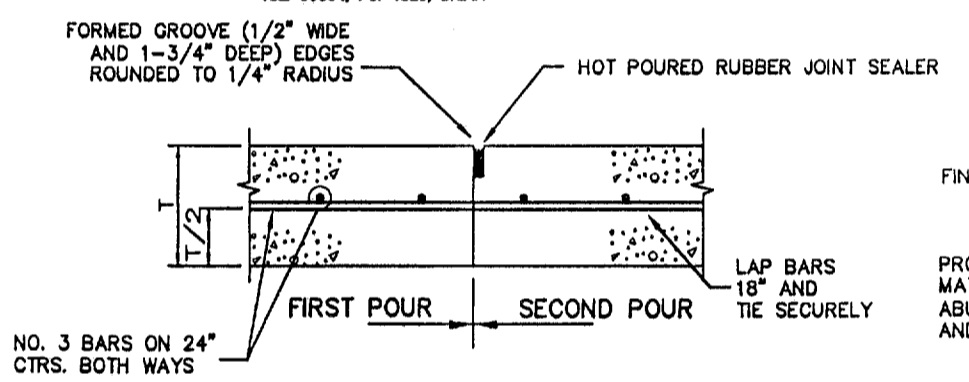
- PAVING NOTES**
- UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE CLASS "A", (3000 PSI).
  - UNLESS NOTED, ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS. REFER TO STRUCTURAL SPECIFICATION FOR FILL PLACED BENEATH BUILDING AREAS. ALL OTHER FILL AREAS TO BE COMPACTED TO 90% STANDARD PROCTOR.
  - THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. UNLESS NOTED, EXPANSION JOINT SPACING SHALL BE 90' MAXIMUM EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS SHALL BE 15' EACH WAY.
  - TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAY'S PAVING AND WHERE INTERRUPTIONS SUSPEND OPERATIONS FOR 30 MINUTES OR MORE.
  - ALL PAVEMENTS TO BE REMOVED SHALL BE FULL DEPTH SAWCUT TO A NEAT LINE, AND THE PAVEMENT REMOVED IN SUCH A MANNER AS TO PRESERVE THE EXISTING TRANSVERSE REINFORCING STEEL TO THE MAXIMUM EXTENT POSSIBLE.
  - ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND HAVE THE SAME COMPRESSIVE STRENGTH.
  - PAVEMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18" CENTER TO CENTER EACH WAY EXCEPT WHERE NOTED IN THE PLANS.
  - BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH.
  - ALL STRIPES SHALL BE 4" WIDE, UNLESS OTHERWISE NOTED.
  - INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECTS AND MEP PLANS.
  - SIDEWALKS SHALL HAVE A SLOPE NO GREATER THAN 5% AND A CROSS FALL NO GREATER THAN 2% UNLESS NOTED OTHERWISE.
  - DEVELOPER WILL BE REQUIRED TO REHAB OR REPLACE ALL EXISTING CRACKED OR DETERIORATED SIDEWALKS.



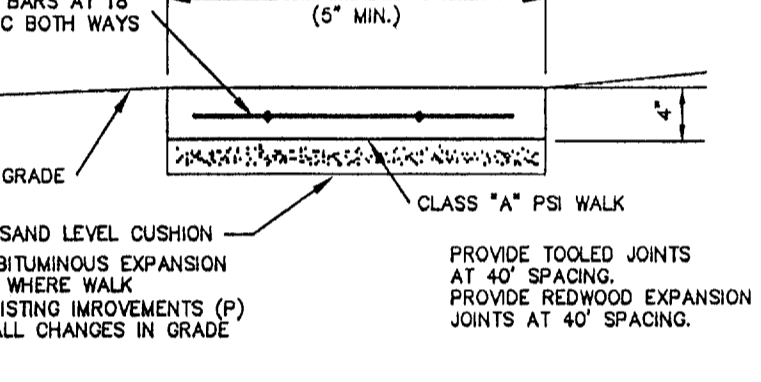
- STRIPING DETAIL:**
- A. PAINT:**
- STRIPE SHALL BE FIVE (5) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
    - COLOR SHALL BE "TRAFFIC RED" GUDDEN NO. 63251 OR EQUAL.
    - LETTERS SHALL BE FOUR (4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
      - COLOR SHALL BE "TRAFFIC WHITE" GUDDEN NO. 563245 OR EQUAL.
- B. APPLICATION:**
- STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
  - LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.

**3 Firelane Striping Detail**  
NOT TO SCALE

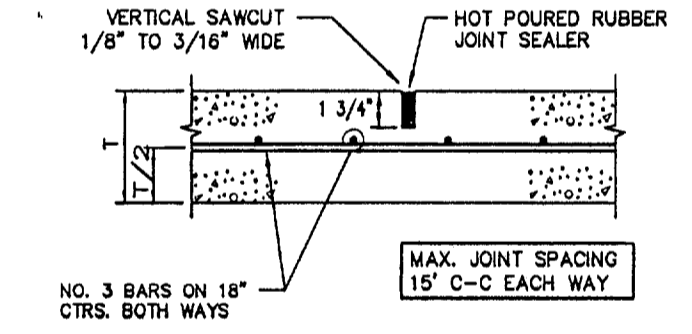
- PAVING LEGEND:**
- 5" 3,000 PSI CLASS "A" CONC. PVMT. DRIVE AND PARKING AREAS
  - 6" 3,600 PSI CLASS "C" CONC. PVMT. FIRELANES AND DOCK AREAS



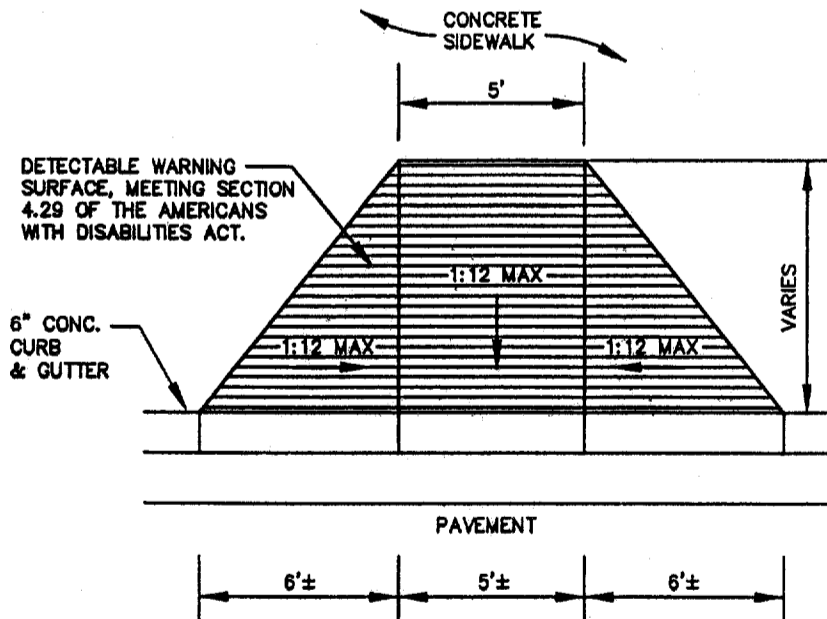
**1 CONSTRUCTION JOINT**  
NOT TO SCALE



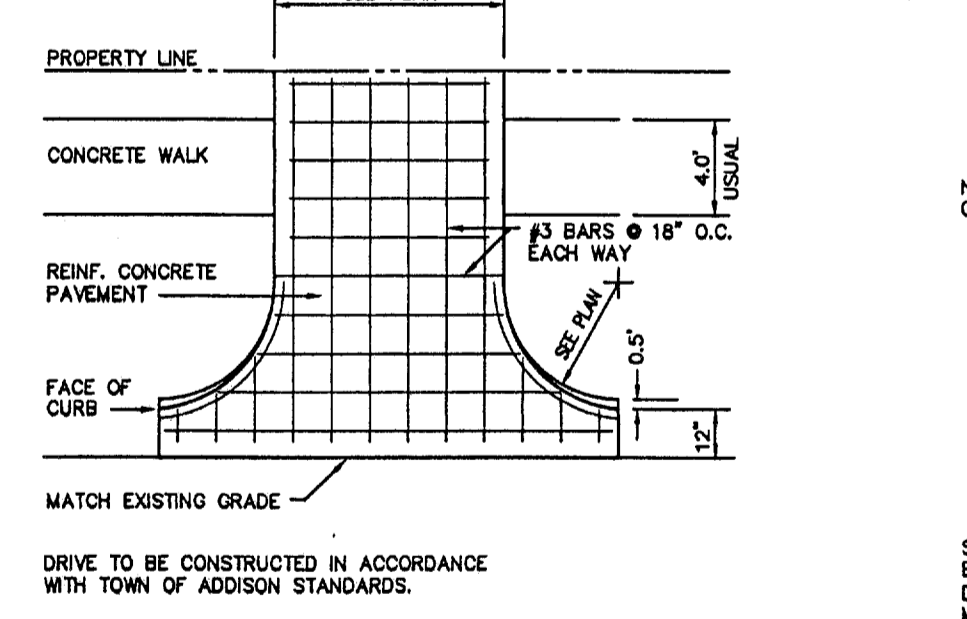
**2 Concrete Walk**  
NOT TO SCALE



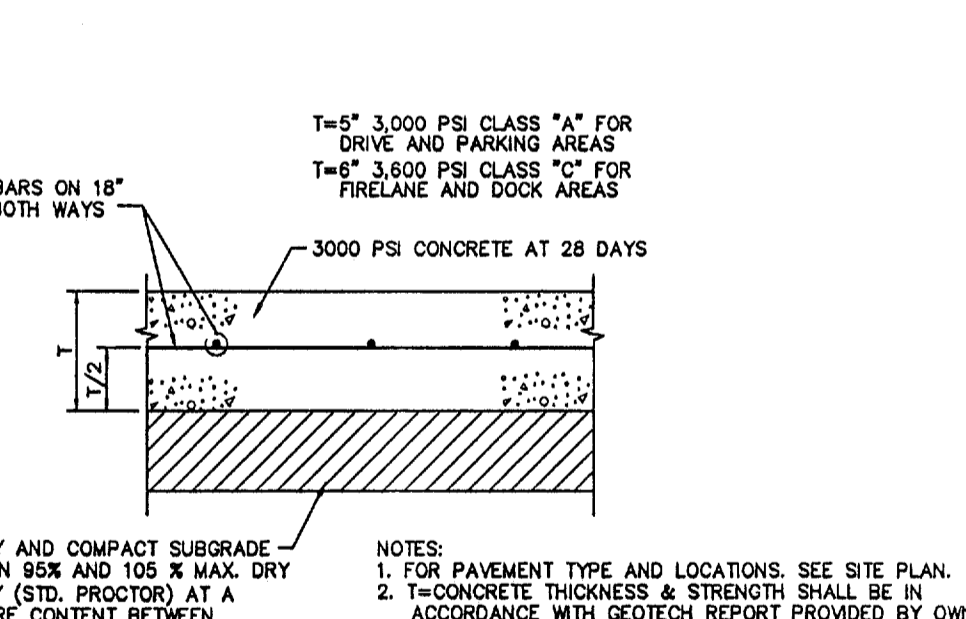
**9 Sawed Dummy Joint**  
NOT TO SCALE



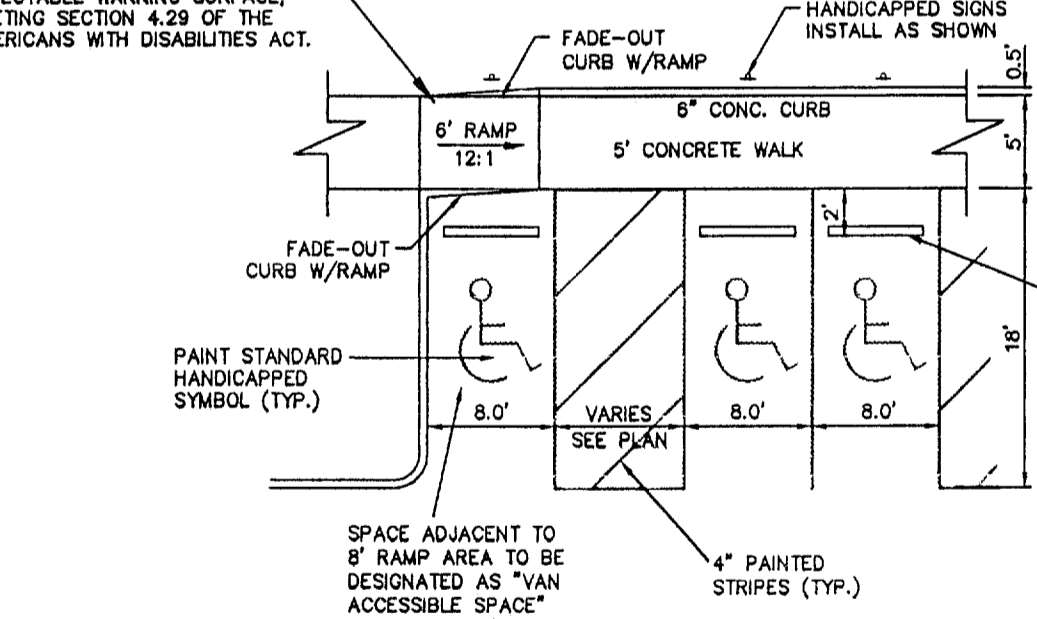
**4 Plan at Flare Side Handicapped Ramp**  
NOT TO SCALE



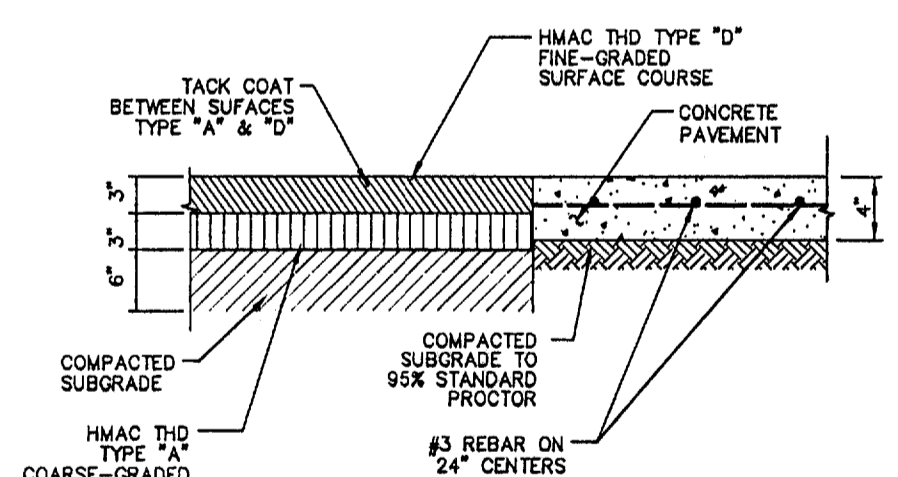
**5 Driveway Approach**  
NOT TO SCALE



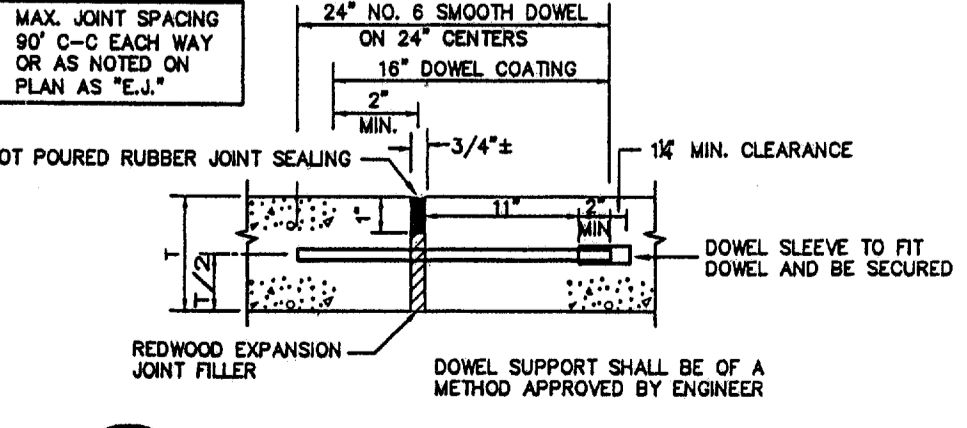
**6 Pavement Section**  
NOT TO SCALE



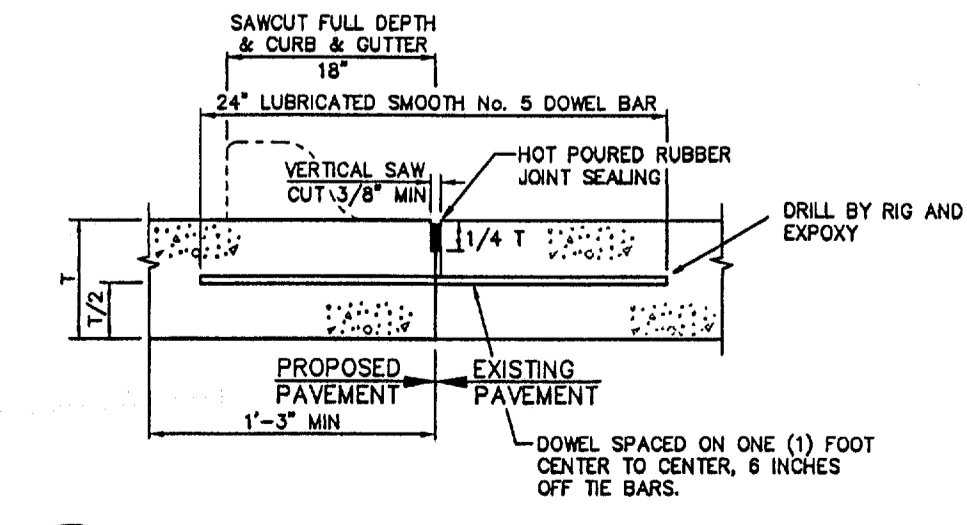
**7 Handicap Parking Detail**  
NOT TO SCALE



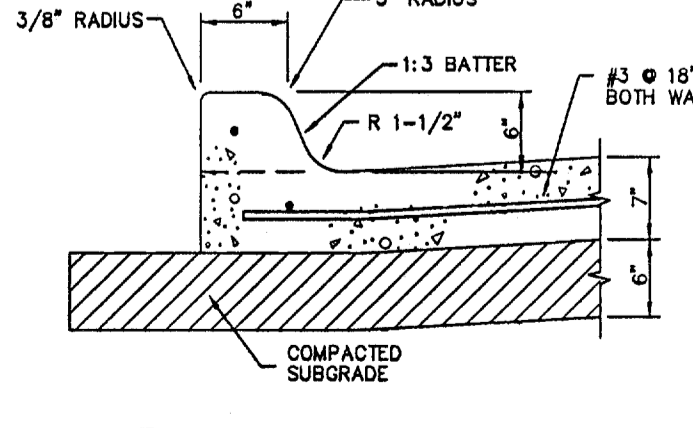
**8 Asphalt/Concrete Transition**  
NOT TO SCALE



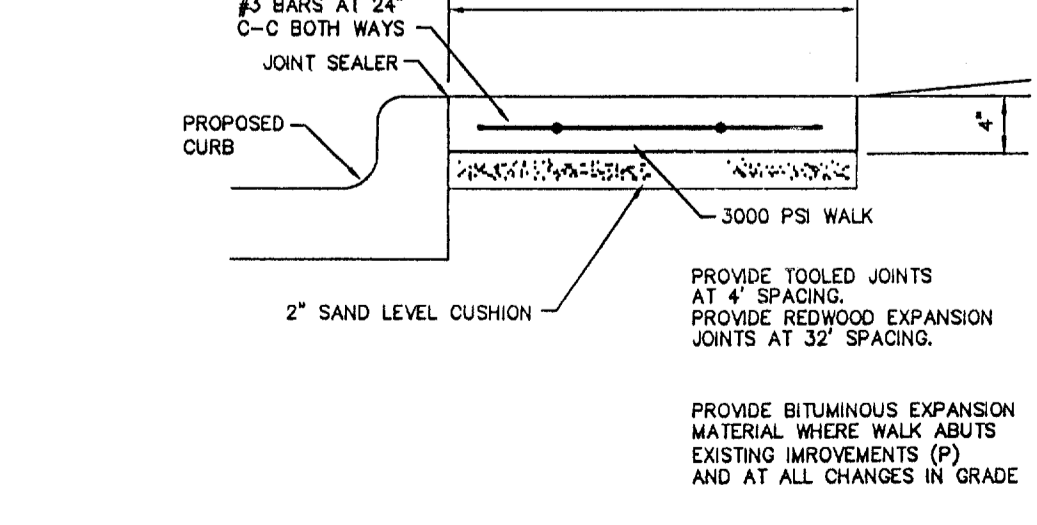
**10 Expansion Joint**  
NOT TO SCALE



**11 Pavement Connection**  
NOT TO SCALE



**12 Integral Curb**  
NOT TO SCALE



**13 Curb Walk**  
NOT TO SCALE

**RECORD DRAWING**

THIS DRAWING HAS BEEN REVISION TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.

CONTRACTOR: HILL & WILKINSON  
DATE REVISED: 05/04/01

**Pacheco Koch Consulting Engineers**  
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

**PAVING PLAN**  
ADDISON OFFICE / WAREHOUSE COMPLEX  
LOTS 1 & 2, BLOCK A  
WESTGROVE/BENT TREE PLAZA ADDITION  
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 26, 2000	1"=80'			<b>C6.1</b>

STEVEN A. MARKUSSEN  
70090  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS  
7/26/00

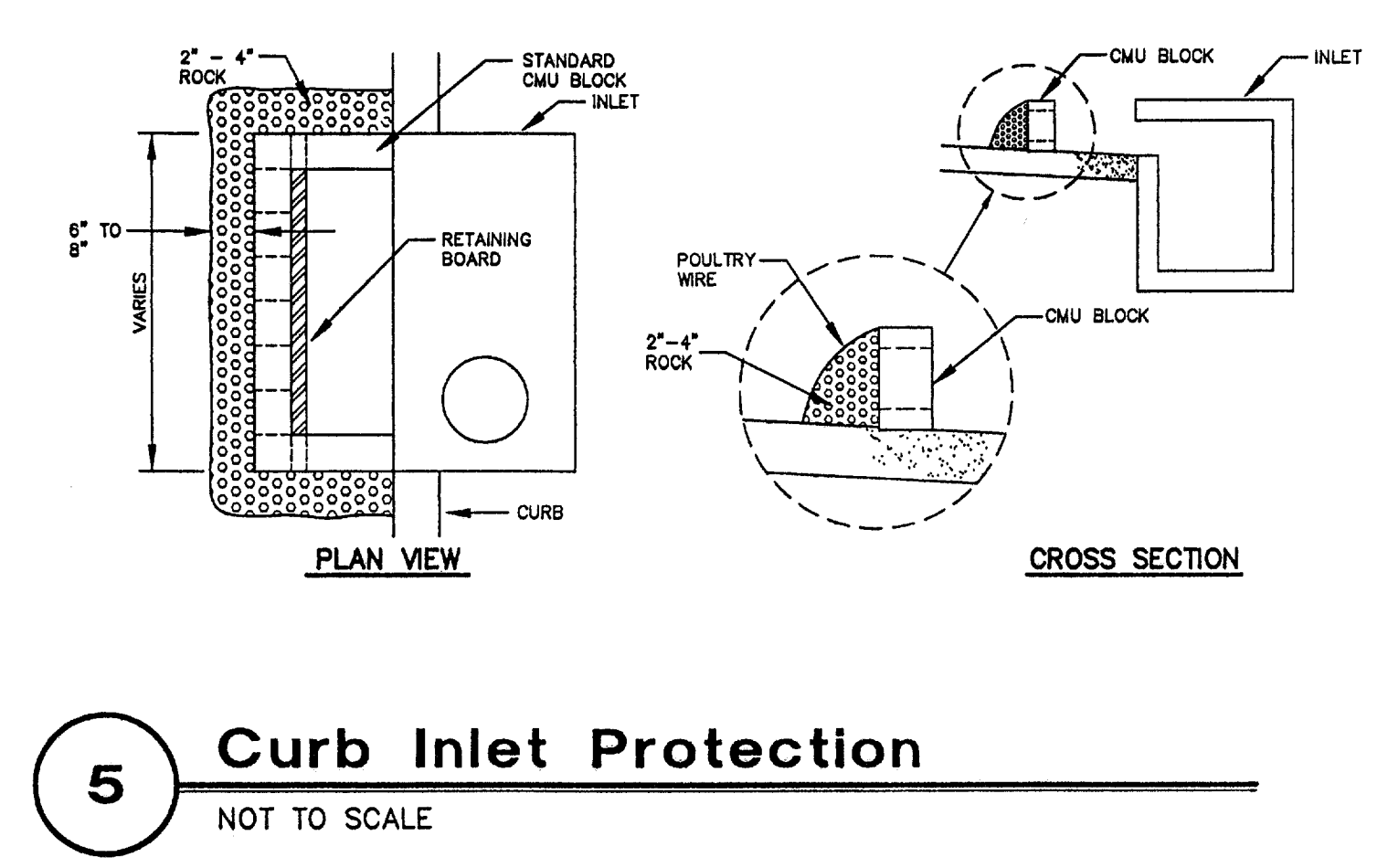
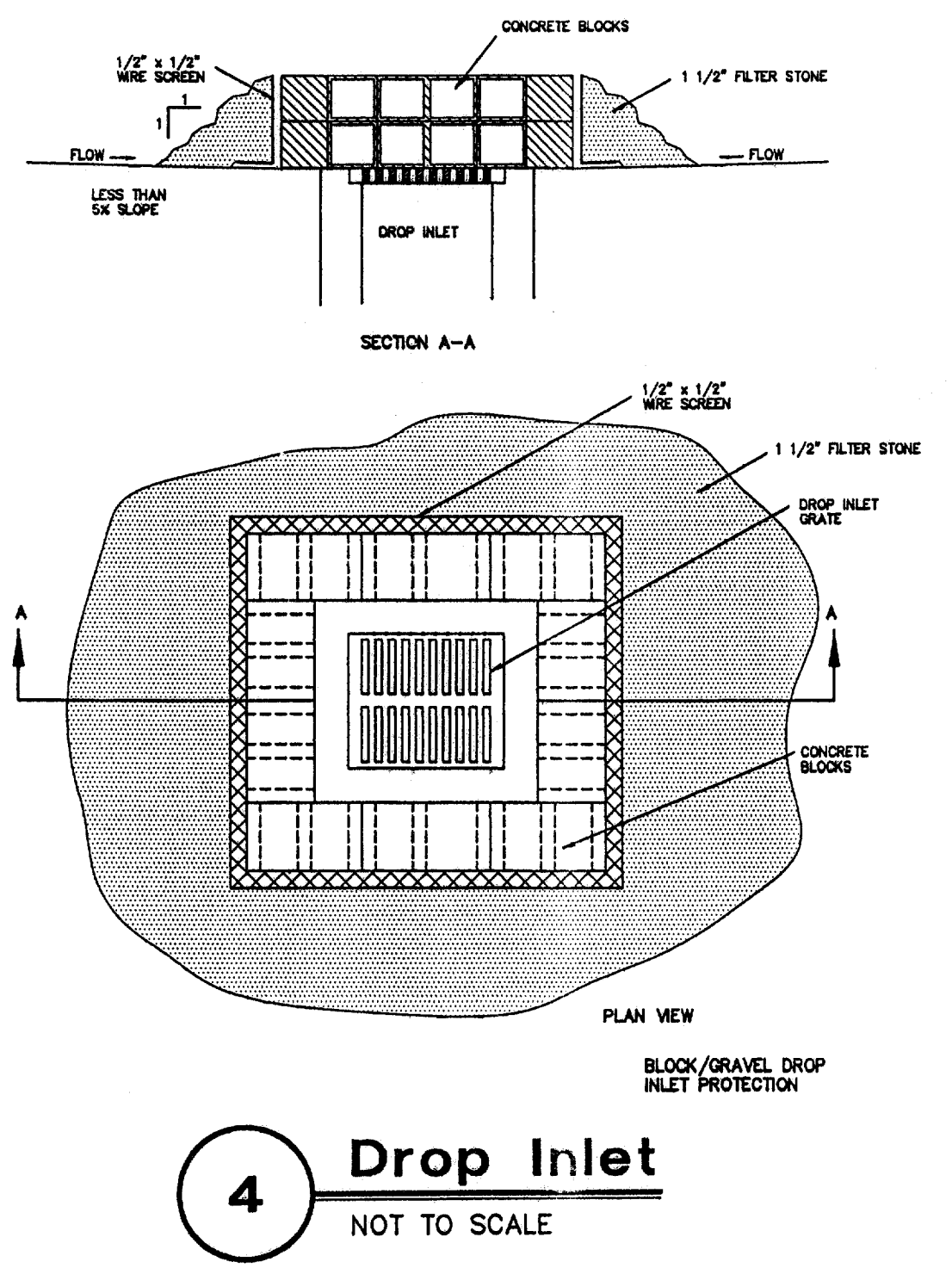
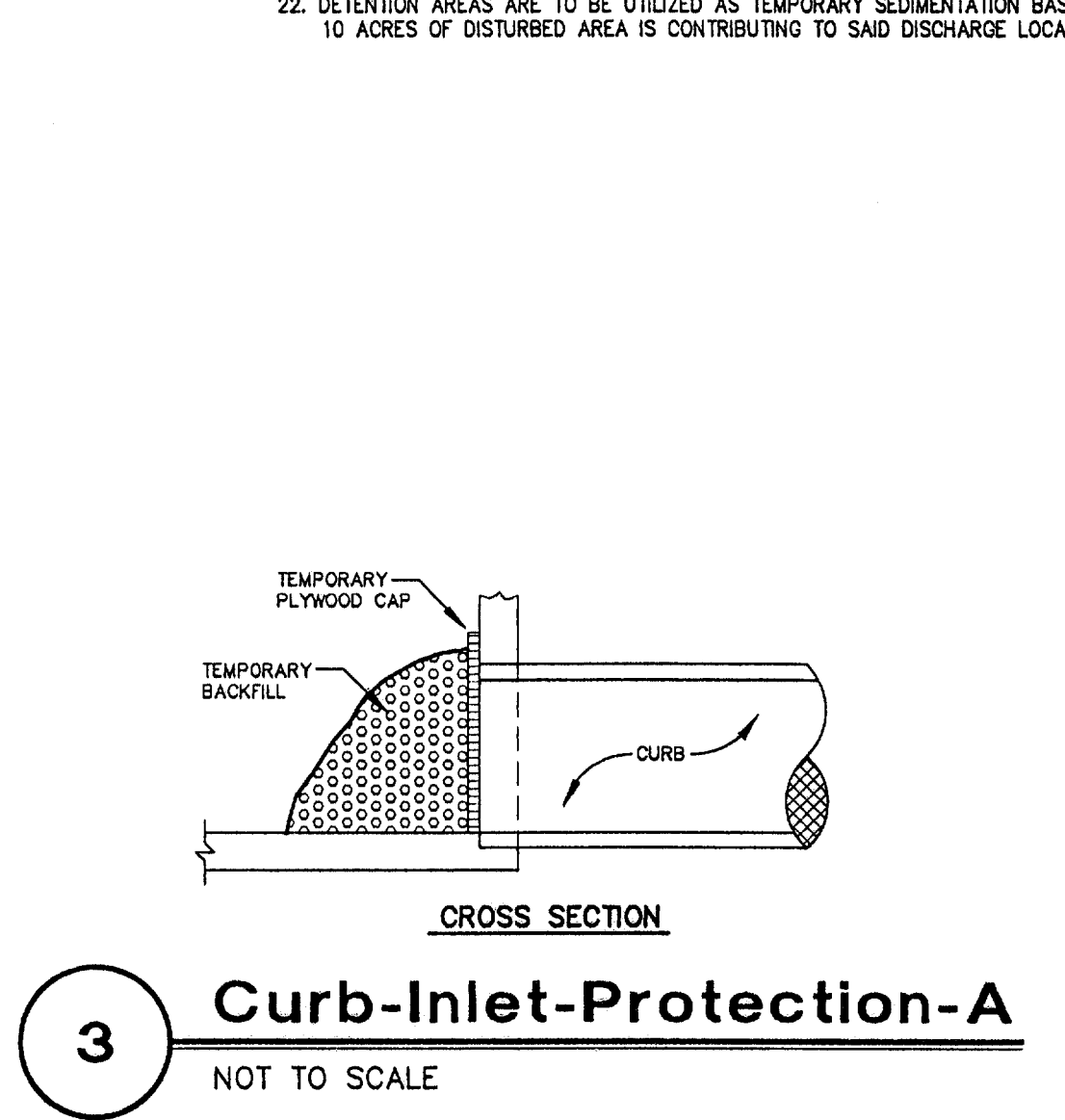
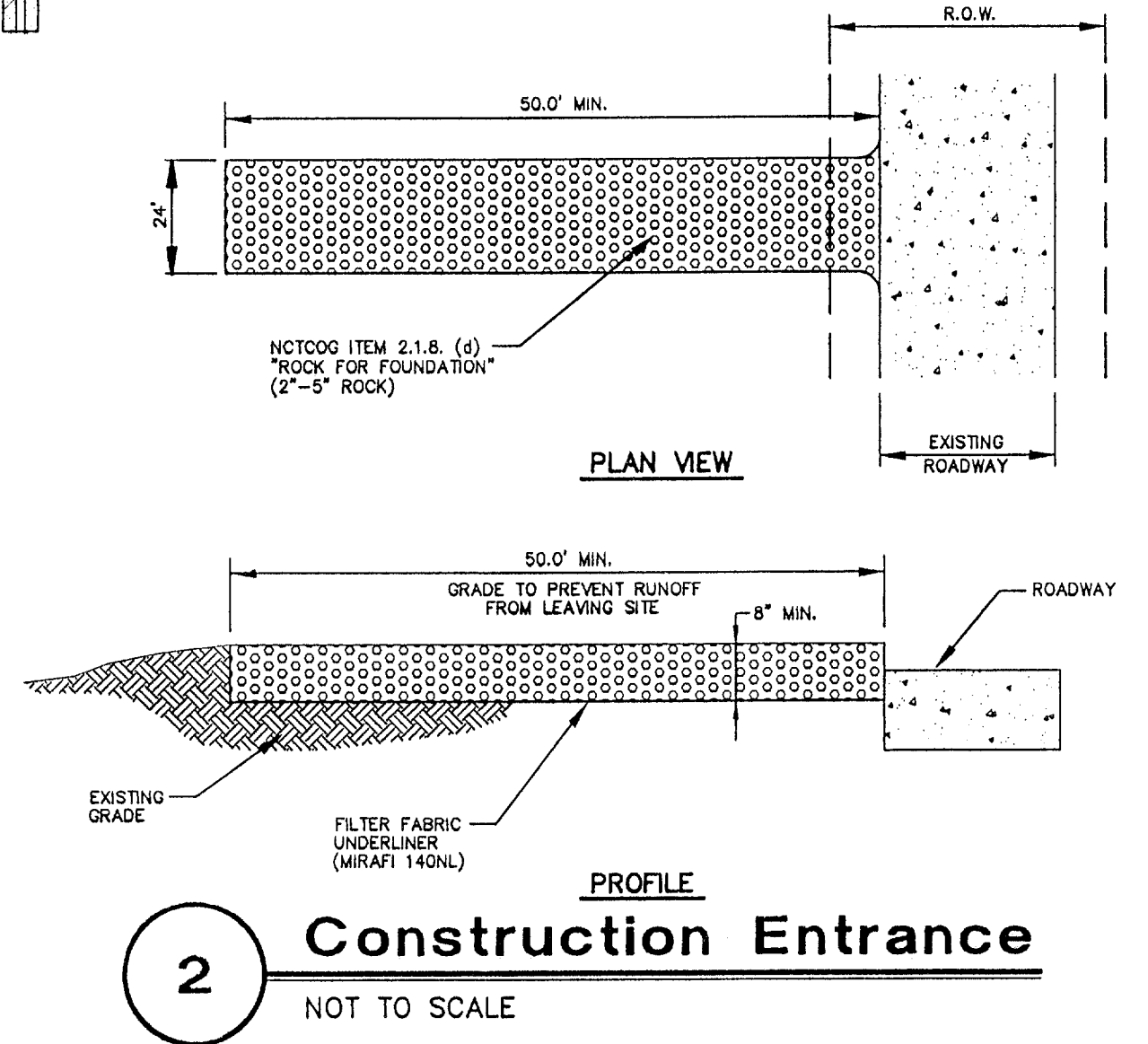
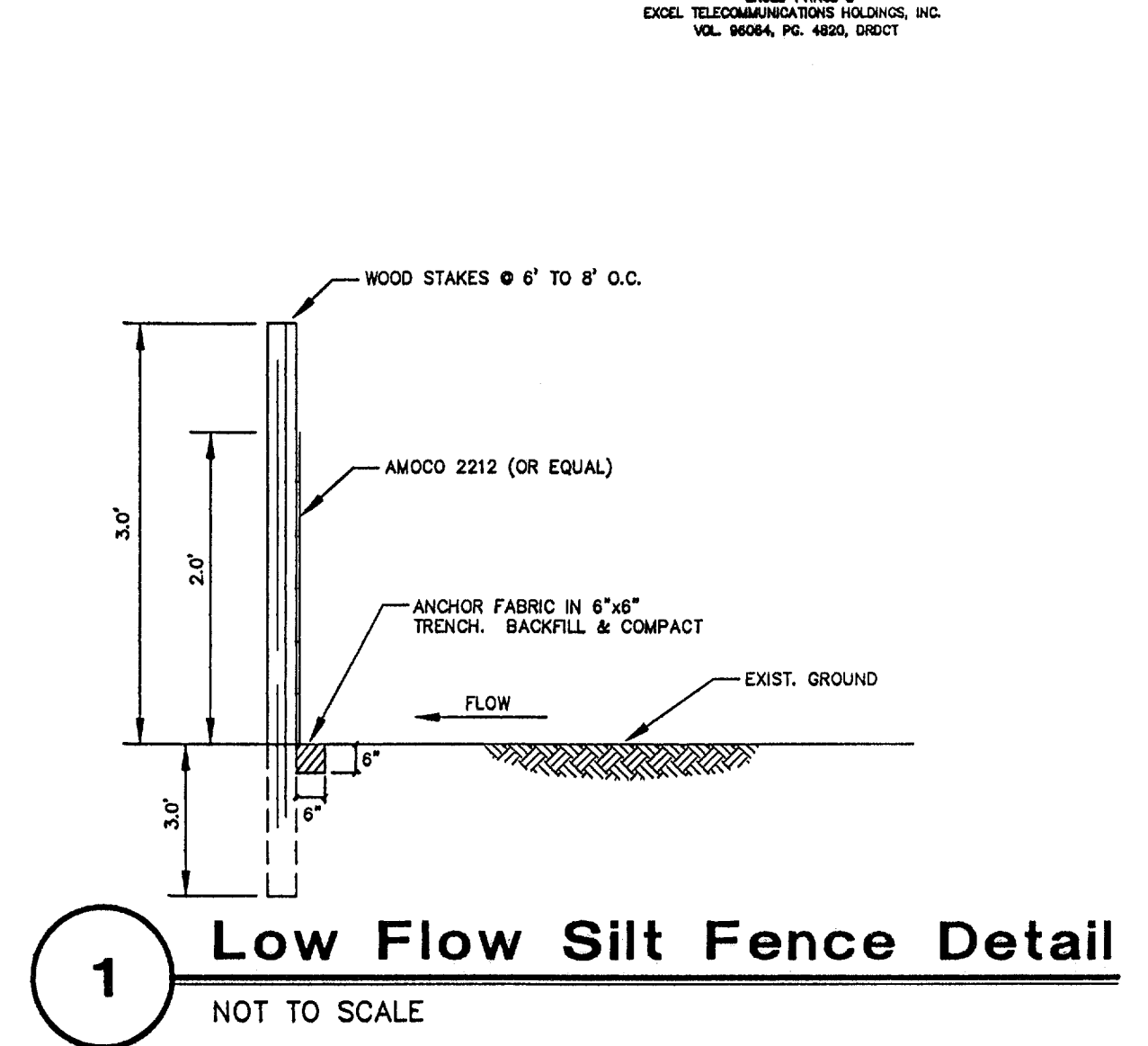
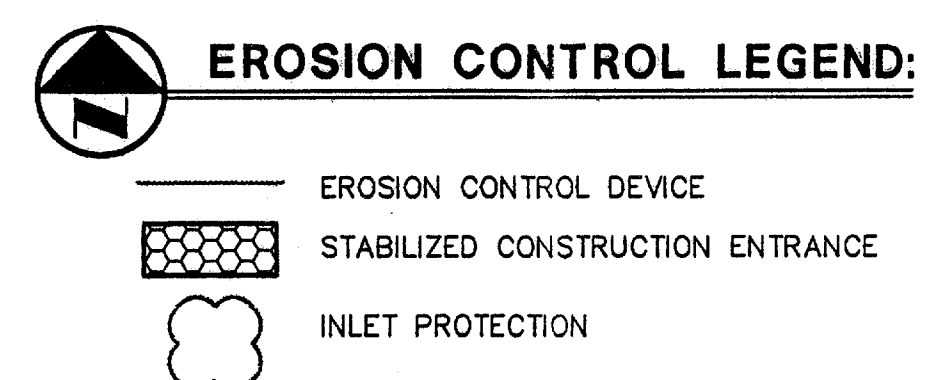
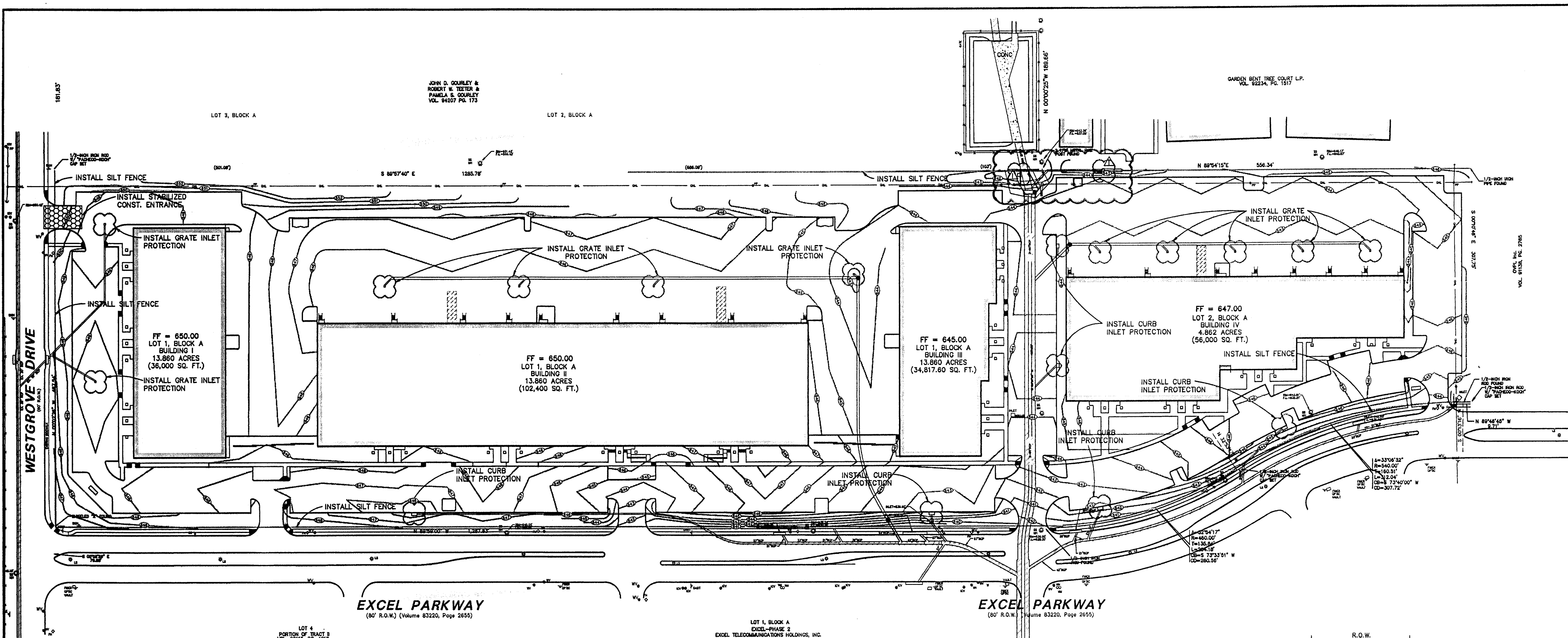
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70090 ON 07/26/00. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PROJECT NO.: 9958  
PREPARED BY: JLM  
CHECKED BY: CJE  
DATE: 05/04/01  
REVISIONS:  
SHEET NO. & TITLE: **C6.1**  
PAVING PLAN

JLM MBRAIN  
05/10/2001  
05:44AM  
MR. 0106-21 1212-GSDING

**POLLUTION CONTROL GENERAL NOTES**

1. THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM
2. THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
  - A. CLEARING AND GRUBBING
  - B. ROUGH GRADING
  - C. FINAL GRADING
  - D. UTILITY INSTALLATION
  - E. PAVEMENT INSTALLATION
  - F. BUILDING CONSTRUCTION
3. THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 18,742 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.80.
5. THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE TOWN OF ADDISON, TEXAS.
6. THE SOILS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
8. THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
9. ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED FOR A MINIMUM OF 21 DAYS MUST BE STABILIZED BY THE CONTRACTOR TO CONTROL EROSION.
10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
11. THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
12. A COPY OF THIS PLAN MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
13. CONSTRUCTION SEQUENCING MUST PROVIDE FOR THE EXCAVATION OF AN ON-SITE BASIN AS A SEDIMENT COLLECTION BASIN PRIOR TO THE DISTURBANCE OF GREATER THAN 10 ACRES OF LAND.
14. ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF-SITE.
15. A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS.
16. A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON SITE.
17. IF "SUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
18. TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LIME STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN SIZE IS SMALLER THAN THE OPENING IN THE FABRIC.
19. VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCLOSING THE AREAS WITH PROTECTIVE MEASURES SHALL BE NECESSARY.
20. STORE ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURE UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES.
21. CONTRACTOR IS TO USE DETENTION AREAS AS TEMPORARY SILT BASINS DURING CONSTRUCTION.
22. DETENTION AREAS ARE TO BE UTILIZED AS TEMPORARY SEDIMENTATION BASINS UNTIL LESS THAN 10 ACRES OF DISTURBED AREA IS CONTRIBUTING TO SAID DISCHARGE LOCATION



**RECORD DRAWING**  
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
CONTRACTOR: HILL & WILKINSON  
DATE REVISED: 05/04/01

REVISD 05/04/01  
REVISD 10/11/00

STATE OF TEXAS  
REGISTERED PROFESSIONAL ENGINEER  
STEVEN A. MARKUSSEN  
70090  
7/26/00

**Pacheco Koch Consulting Engineers**  
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

**EROSION CONTROL PLAN**  
ADDISON OFFICE / WAREHOUSE COMPLEX  
LOTS 1 & 2, BLOCK A  
WESTGROVE/BENT TREE PLAZA ADDITION  
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 26, 2000	1"=80'			<b>C7.1</b>

EROSION CONTROL PLAN

PROJECT NO.: 9856  
PREPARED BY: JLM  
CHECKED BY: CJE  
DATE: 7/26/00  
REVISIONS:  
SHEET NO. + TITLE: **C7.1**  
EROSION CONTROL PLAN

JLM MCJAN  
05/10/2001 - 8:45AM  
ME: DWG-21-2112-05.DWG

# CONSTRUCTION PLANS FOR ADDISON OFFICE / WAREHOUSE COMPLEX LOTS 1 & 2, BLOCK A WESTGROVE / BENT TREE PLAZA ADDITION


18.742 ACRES

WILLIAM LOMAX SURVEY, ABSTRACT No. 792,  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

**FOR**

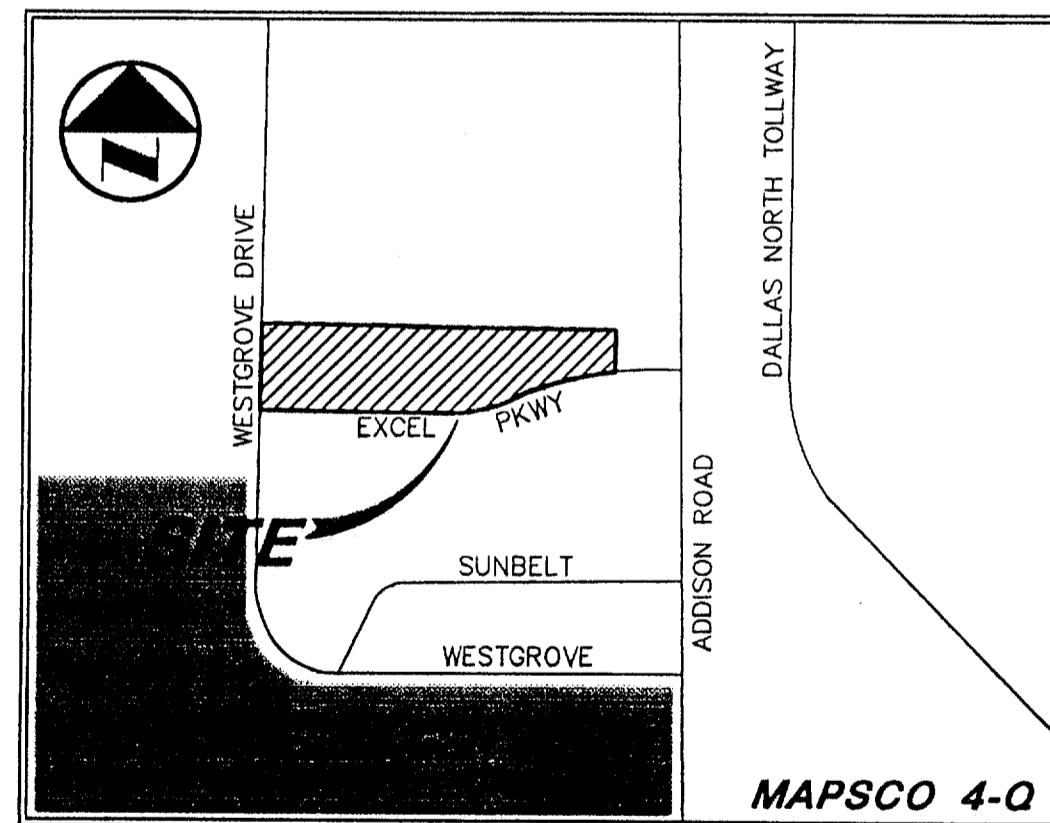
ROFDW ARCHITECTS, INC.  
703 MCKINNEY AVE. STE. 401  
DALLAS, TEXAS 75202  
214-871-0616

**OWNER**

 FIRST INDUSTRIAL REALTY TRUST  
13355 NOEL ROAD, STE. 1815  
DALLAS, TEXAS 75240  
972-386-4700

**PREPARED BY**

 Pacheco Koch Consulting Engineers  
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031



**VICINITY MAP**

**RECORD DRAWING**  
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
CONTRACTOR: HILL & WILKINSON  
DATE REVISED: 05/04/01

**DRAWING SHEET INDEX**

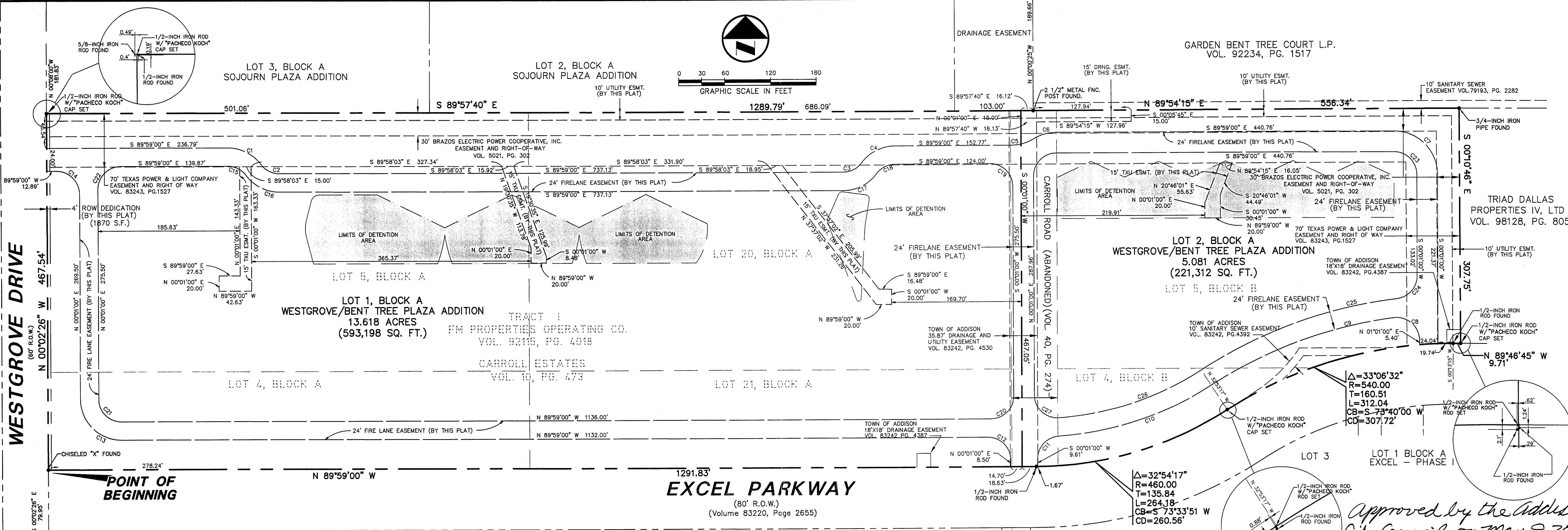
SHEET	DESCRIPTION
C1.1	FINAL PLAT (SHEET 1)
C2.1	DIMENSIONAL CONTROL PLAN (SHEET 1)
C2.2	DIMENSIONAL CONTROL PLAN (SHEET 2)
C3.1	GRADING PLAN (SHEET 1)
C3.2	GRADING PLAN (SHEET 2)
C4.1	DRAINAGE AREA MAP
C4.2	DRAINAGE PLAN (SHEET 1)
C4.3	DRAINAGE PLAN (SHEET 2)
C4.4	STORM SEWER PROFILES (SHEET 1)
C4.5	STORM SEWER PROFILES (SHEET 2)
C5.1	WATER & SANITARY SEWER PLAN (SHEET 1)
C5.2	WATER & SANITARY SEWER PLAN (SHEET 2)
C6.1	PAVING PLAN
C7.1	EROSION CONTROL PLAN



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSEN, P.E. 70080 ON 07/26/00. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

△ REVISED 05/04/01

16750 WESTGROVE RECORD DRAWINGS 05/01  
WEST GROVE / BENT TREE ADDITION B26-7  
B26-9



**WESTGROVE DRIVE**  
 (60' R.O.W.)  
 N 00°02'26" W 467.54'  
 N 00°02'26" W 467.54'  
 S 00°02'26" E 79.95'

**POINT OF BEGINNING**

**EXCEL PARKWAY**  
 (80' R.O.W.)  
 (Volume 83220, Page 2655)

**LOT 1, BLOCK A**  
 EXCEL-PHASE 2  
 EXCEL TELECOMMUNICATIONS HOLDINGS, INC.  
 VOL. 96064, PG. 4820, DRDCT

**LOT 2, BLOCK A**  
 WESTGROVE/BENT TREE PLAZA ADDITION  
 5.081 ACRES  
 (221,312 SQ. FT.)

*Approved by the Addison City Council on May 9, 2001*

*CMORAN*  
 City Secretary

**OWNERS CERTIFICATE**

WHEREAS, FR Development Services, Inc., a Maryland Corporation is the owner of a 18,742 acre tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being all of that same tract of land described in Special Warranty Deed to Excel Management Services, Inc. recorded in Volume 96107, Page 4654 in the Deed Records of Dallas County, Texas; said tract also being all of Lot 5, Lot 20 and a portion of Lot 4 and Lot 21 Block A; said tract also being a portion of Lot 4 and Lot 5 Block B of Carroll Estates, an addition to the Town of Addison as described by plat records in Volume 10, Page 473, in the Plat Records of Dallas County, Texas; said tract also being a portion of Carroll Road now abandoned as described by plat recorded in Volume 40, Page 274 of the Plat Records of Dallas County, Texas; said 18,742 acre tract being more particularly described as follows:

**BEGINNING**, at a chiseled "X" found for the point of intersection of the north right-of-way line of Bent Tree Plaza Parkway (formerly Bent Tree Plaza Parkway, a 80 foot right-of-way) as described in Volume 83220 Page 2655 of the Deed Records of Dallas County, Texas; said point also being in the east line of Westgrove Drive (a 60 foot right-of-way); said point also being the southwest corner of said FR Development Services tract;

**THENCE**, North 00 degrees, 02 minutes, 26 seconds West, along said east line of Westgrove Drive a distance of 467.54 feet to a 1/2-inch iron rod with "PACHICO KOCH" cap set for the southwest corner of Lot 3, Block A, Sojourn Plaza Addition, an addition to the Town of Addison, Dallas County, Texas; said point also being the northwest corner of said FR Development Services tract;

**THENCE**, North 89 degrees, 57 minutes, 40 seconds East, along the common line of said FR Development Services tract and said Lot 3, Block A, a distance of 1289.79 feet to a 2-1/2-inch metal fence post found for the southeast corner of Lot 2, Block A of said Sojourn Plaza Addition; said point also being the southwest corner of Bent Tree Gardens, Phase II, an addition to the Town of Addison as described by plat records Volume 78153, Page 2282 of the Plat Records of Dallas County, Texas; said point also being the southeast corner of Garden Bent Tree L.P. Volume 92234, Page 1517 of the Deed Records of Dallas County, Texas;

**THENCE**, North 89 degrees, 54 minutes, 15 seconds East, along the common line of said FR Development Services tract and said Bent Tree Gardens, Phase II, a distance of 556.34 feet to a 3/4-inch iron pipe found for the northwest corner of a tract of land described in Deed to Triad Dallas Properties IV, LTD. recorded in Volume 98128, Page 805 of the Deed Records of Dallas County, Texas;

**THENCE**, South 00 degrees, 10 minutes, 48 seconds East, along the common line of said FR Development Services tract and said Triad tract, a distance of 307.75 feet to a 1/2-inch iron rod with "PACHICO KOCH" cap set in the north line of said Excel Parkway; said point also being the southwest corner of said Triad tract; said point also being the southeast corner of said FR Development Services tract;

**THENCE**, along the south line of said FR Development Services tract and the north line of said Excel Parkway the following four courses:

North 89 degrees, 46 minutes, 45 seconds West, a distance of 9.71 feet to a 1/2-inch iron rod found for point of curvature of a curve whose center bears South 00 degrees, 13 minutes, 16 seconds West a distance of 540.00 feet from said point;

Southwesterly through a central angle of 33 degrees, 06 minutes, 32 seconds, for an arc distance of 312.04 feet, on a chord bearing and distance of South 73 degrees, 40 minutes, 00 seconds, 307.72 feet, to a 1/2-inch iron rod with "PACHICO KOCH" cap set for the point of reverse curvature of a curve to the right whose center bears North 32 degrees, 53 minutes, 17 seconds, a distance of 460.0 feet from said point;

Southwesterly through a central angle of 32 degrees, 54 minutes, 17 seconds, for an arc distance of 264.18 feet, on a chord bearing and distance of South 73 degrees, 33 minutes, 51 seconds West, 260.56 feet, to a 1/2-inch iron rod found for the point of tangency;

North 89 degrees, 59 minutes, 00 seconds West, a distance of 1291.83 feet to the POINT OF BEGINNING;

CONTAINING 816,380 square feet or 18,742 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT J. JAMES A. KOCH, JR., Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on-the-ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Addison, Texas.

*James A. Koch, Jr.*  
 James A. Koch, Jr.  
 Registered Professional Land Surveyor  
 No. 4688

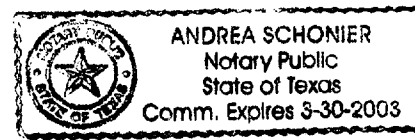
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James A. Koch, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

STATE OF TEXAS  
 COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11<sup>th</sup> day of April, 2001.

My commission expires: 3/30/2003

*Andrea Schoner*  
 Andrea Schoner  
 Notary Public in and for the State of Texas



That FR Development Services, Inc., a Maryland Corporation ("Owner") does hereby adopt this plat designating the hereinabove property as Westgrove/Bent Tree Plaza Addition, 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 hereon. 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 the easements provided however, that it does not unreasonably interfere or impede with the provision of the services to other lots or structures which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easements, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of the natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages.

Any drainage and floodway easement shown hereon 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 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 of 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 deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to this property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easements, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of the natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages.

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.

WITNESS MY hand at Dallas, Texas, this 11<sup>th</sup> day of April, 2001.

FR Development Services, Inc., a Maryland Corporation

*Robert H. Muir*  
 Robert H. Muir  
 Executive Vice President

STATE OF ILLINOIS  
 COUNTY OF COOK

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Illinois, on this day personally appeared Robert H. Muir, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11<sup>th</sup> day of April, 2001.

My commission expires:

*Karen M. Henderson*  
 Karen M. Henderson  
 Notary Public, State of Illinois  
 My Commission Expires 2/10/2002

NOTES:

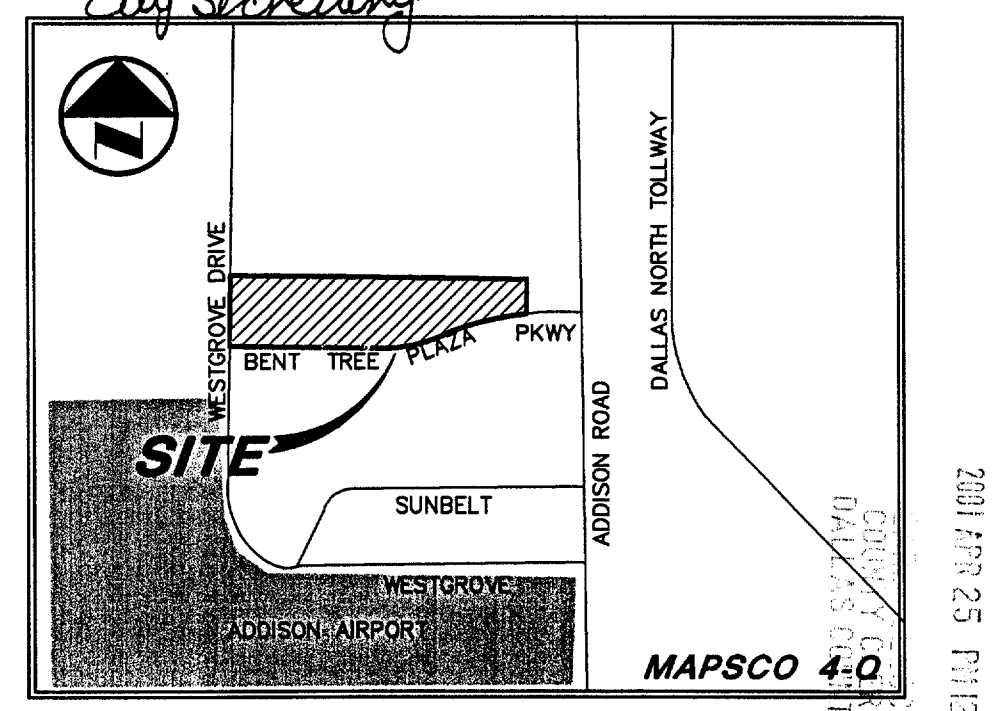
- Bearing system for this plat is based on a bearing of North 00 degrees, 02 minutes, 26 seconds West for the East right-of-way line of Westgrove Drive according to the Land Title Survey performed by David J. De Weir, R.P.L.S. No. 5068 on January 26, 2000.
- This Amended Plat replaces and supersedes the Final Plat of Lot 1, Lot 2, Block A of the Westgrove/Bent Tree Plaza Addition as recorded in Volume 2001010, Page 01012 of the Deed Records of Dallas County, Texas.

**AREA SUMMARY TABLE**

AREA	S.F.	AC.
LOT 1	593,198	13.618
LOT 2	221,312	5.081
WESTGROVE ROW	1870	0.043
TOTAL	816,380	18.742

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	96.397	94.00'	53°58'13"	27.207	S 63°14'23" E 40.597
C2	128.79	30.00'	59°58'13"	15.111	S 89°16'33" E 26.597
C3	128.79	30.00'	59°58'13"	15.111	S 89°16'33" E 26.597
C4	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597
C5	128.79	30.00'	59°58'13"	15.111	S 89°16'33" E 26.597
C6	31.487	37.00'	81°38'28"	15.157	N 74°11'46" E 40.597
C7	92.547	37.00'	93°01'07"	15.157	S 44°39'00" E 26.597
C8	31.487	37.00'	81°38'28"	15.157	N 74°11'46" E 40.597
C9	256.271	378.30'	26°58'34"	130.221	S 69°48'10" W 264.187
C10	214.437	421.30'	26°58'34"	108.341	S 69°48'10" W 264.187
C11	45.022	30.00'	89°58'49"	27.967	S 23°00'20" W 40.597
C12	45.022	30.00'	89°58'49"	27.967	S 23°00'20" W 40.597
C13	84.888	34.00'	90°00'00"	54.000	N 44°39'00" W 76.397
C14	84.888	34.00'	90°00'00"	54.000	N 44°39'00" W 76.397
C15	84.888	34.00'	90°00'00"	54.000	N 44°39'00" W 76.397
C16	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597
C17	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597
C18	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597
C19	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597
C20	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597
C21	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597
C22	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597
C23	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597
C24	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597
C25	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597
C26	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597
C27	30.327	34.00'	59°58'13"	27.207	S 63°14'23" E 40.597



**VICINITY MAP**

**AMENDED PLAT OF**

**LOT 1, LOT 2, BLOCK A WESTGROVE/BENT TREE PLAZA ADDITION**

LOCATED IN TOWN OF ADDISON, TEXAS  
 AND BEING OUT OF THE  
 WILLIAM LOMAX SURVEY, ABSTRACT NO. 792,  
 DALLAS COUNTY, TEXAS

**Pacheco Koch Consulting Engineers**  
 9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

DRAWN BY CJE	CHECKED BY JAK	SCALE 1"=60'	DATE 02/20/01	JOB NUMBER 2112-00.031
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