

THE ATRIUM  
VOL. 82008, PG. 0361  
D.R.D.C.T.

LOT 1, BLOCK 1 BENT TREE BANK  
TOWER ADDITION NO. 2  
VOL. 86112, PG. 161  
D.R.D.C.T.  
493.3'

LOT 5, BLOCK 8229  
PYKE PROFESSIONAL  
ADDITION NO. 1  
VOL. 79127, PG. 2067  
D.R.D.C.T.



**EXCEL PARKWAY** **POINT OF BEGINNING**

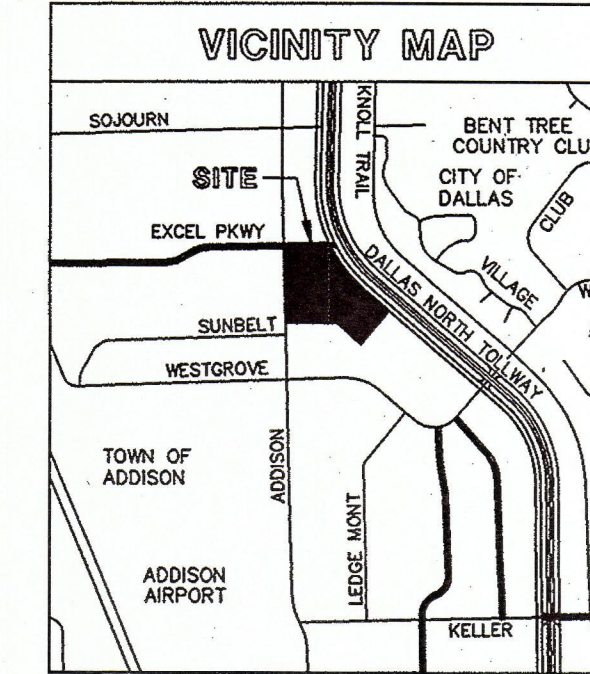
**NORTH DALLAS TOLLWAY**  
(DALLAS PARKWAY PUBLIC RIGHT-OF-WAY)

R.O.W. DEDICATION  
0.1602 ACRES  
6,982 SQ. FT.

**ADDISON ROAD**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**LOT 1R-A, BLOCK 1**  
4.6700 ACRES  
203,423 SQ. FT.

**LOT 1R-B, BLOCK 1**  
6.7768 ACRES  
295,198 SQ. FT.



- LEGEND**
- C.M. - CONTROLLING MONUMENT
  - IRS - 5/8" IRON ROD WITH "KHA" CAP SET
  - D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
  - A.&U.E. - ACCESS AND UTILITY EASEMENT
  - W.E. - WATER EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - S.S.E. - SANITARY SEWER EASEMENT

- NOTES**
1. ALL EASEMENTS ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
  2. ALL CORNERS ARE A 5/8" IRON ROD WITH "KHA" CAP SET UNLESS OTHERWISE NOTED.
  3. SELLING A PORTION OF A PLATTED LOT IS A VIOLATION OF CITY ORDINANCE AND STATE LAW.

THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 1R AND CREATE EASEMENTS NEEDED FOR DEVELOPMENT

**REPLAT**  
**HANOVER PARK ADDITION**  
**LOT 1R-A & LOT 1R-B, BLOCK 1**  
**BEING A REPLAT OF LOT 1R, BLOCK A**  
**HANOVER PARK ADDITION**  
**IN ALL BEING 11.6070 ACRES**  
**SITUATED IN THE**  
**WILLIAM LOMAX SURVEY,**  
**ABSTRACT No. 792**  
**TOWN OF ADDISON,**  
**DALLAS COUNTY, TEXAS**

OWNER/APPLICANT:  
LT Parkway Land, Ltd.  
12750 Merit Drive, Suite 1175,  
Dallas, TX 75251



5750 Genesis Court, Suite 200 Frisco, Texas 75034 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	October 2008	069301800	1 OF 2

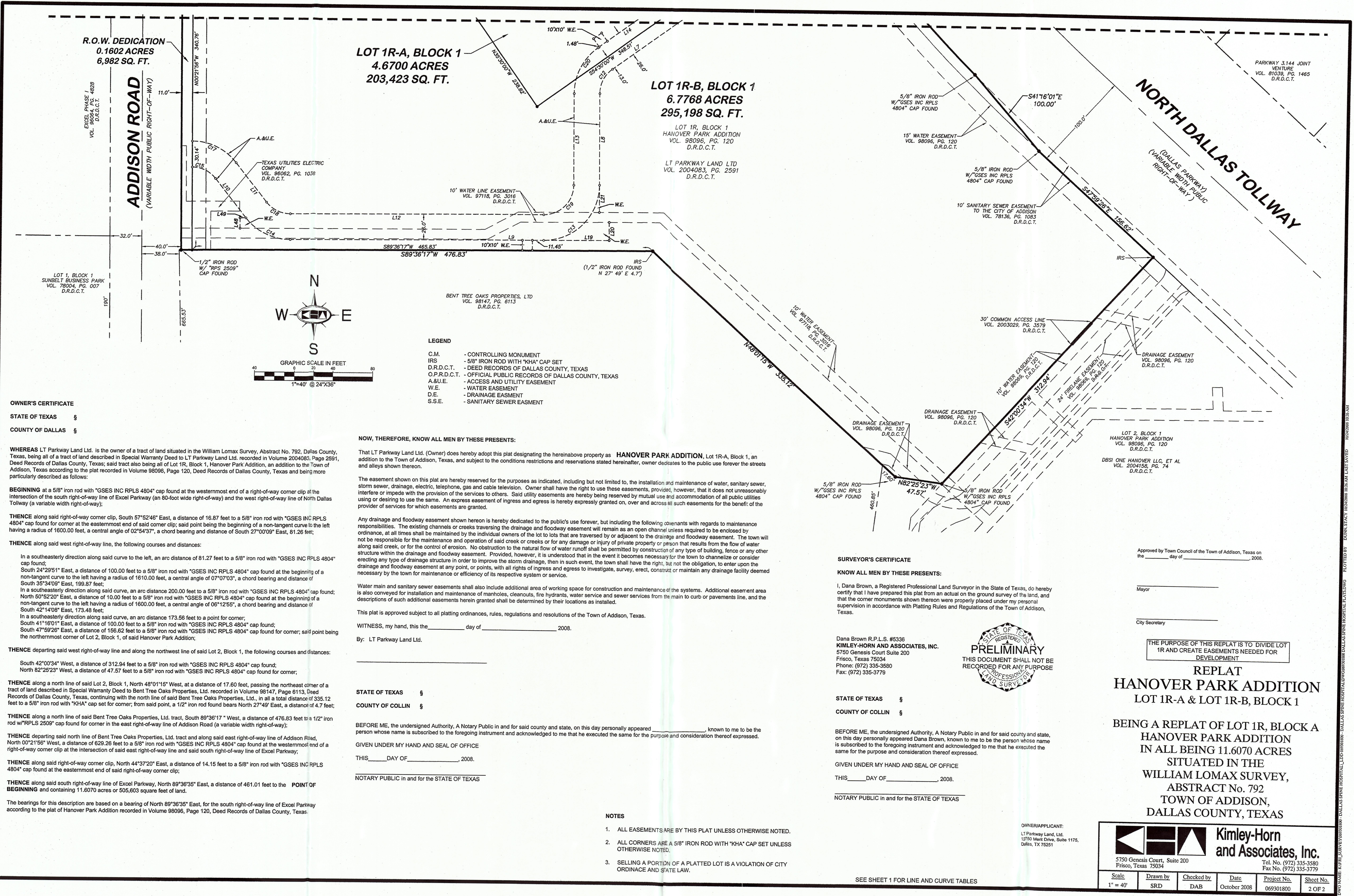
LINE	LENGTH	BEARING
L1	62.92'	N15°00'10"E
L2	28.99'	N00°23'25"W
L3	20.68'	S00°23'25"E
L4	20.68'	N00°23'25"W
L5	97.80'	N89°36'35"E
L6	114.79'	S35°30'00"E
L7	257.46'	S54°30'00"W
L8	91.82'	S00°23'43"E
L9	257.17'	S89°36'17"W
L10	50.09'	N38°00'42"W
L11	50.09'	S38°00'42"E
L12	257.17'	N89°36'17"E
L13	91.82'	N00°23'43"W
L14	170.24'	N54°30'00"E
L15	114.79'	N35°30'00"W
L16	107.60'	S89°36'35"W
L17	137.39'	S89°36'35"W
L18	117.20'	N89°36'35"E
L19	66.00'	N89°36'17"E
L20	18.39'	N00°23'43"W
L21	22.62'	N00°23'43"W
L22	50.61'	N89°36'35"E
L23	9.30'	N00°23'25"W
L24	42.50'	N89°36'35"E
L25	30.00'	N00°23'25"W
L26	24.28'	S89°36'35"W
L27	10.00'	N00°23'25"W
L28	9.02'	N89°36'35"E
L29	35.87'	N64°16'58"E
L30	0.74'	N00°23'25"W
L31	38.82'	N64°16'58"E
L32	22.86'	N54°21'16"E
L33	20.88'	N54°21'16"E
L34	11.29'	N00°23'25"W
L35	36.67'	N60°23'25"W

LINE	LENGTH	BEARING
L36	2.63'	N00°23'25"W
L37	19.36'	N60°23'25"W
L38	8.87'	S00°23'25"E
L39	4.93'	S89°36'35"W
L40	30.94'	N59°36'35"E
L41	13.19'	N00°23'25"W
L42	58.68'	S35°30'00"E
L43	22.72'	N79°35'21"E
L44	5.23'	S35°30'00"E
L45	27.93'	S79°35'21"W
L46	16.17'	S54°30'00"W
L47	20.00'	N35°30'00"W
L48	10.50'	S00°74'25"E
L49	5.91'	N89°45'35"E

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	74°36'25"	30.00	39.06	N52°18'23"E	36.36	
C2	14°55'43"	530.00	138.09	S22°28'01"W	137.70	
C3	30°19'18"	50.00	26.46	N14°46'14"E	26.15	
C4	43°36'16"	30.00	22.83	N22°11'33"W	22.28	
C5	180°00'00"	5.00	15.71	N89°36'35"E	10.00	
C6	133°28'09"	30.02	69.94	S23°39'21"E	55.16	
C7	36°35'59"	56.00	35.77	N72°05'25"W	35.17	
C8	181°7'26"	234.00	74.70	N44°36'43"W	74.36	
C9	49°51'40"	56.00	48.73	N10°34'10"W	47.21	
C10	155°44'59"	30.00	81.55	S63°30'50"E	58.66	
C11	150°7'24"	30.00	7.92	S62°03'42"W	7.90	
C12	54°53'43"	30.00	28.74	S27°03'09"W	27.66	
C13	90°00'00"	56.00	87.96	N44°36'17"E	79.20	
C14	82°23'01"	56.00	51.20	S64°12'12"E	42.43	
C15	82°25'52"	30.00	27.28	N64°33'38"W	26.35	
C17	52°13'00"	56.00	51.04	N64°07'12"W	49.29	
C18	52°23'01"	30.00	27.43	S64°12'12"E	26.48	
C19	90°00'00"	30.00	47.12	N44°36'17"E	42.43	
C20	54°53'43"	56.00	53.65	S27°03'09"W	51.63	
C21	90°08'26"	30.00	47.20	N09°25'47"E	42.48	
C22	50°00'06"	56.00	45.87	S10°38'23"E	43.33	
C23	49°51'40"	30.00	26.11	N10°34'10"W	25.29	
C24	181°7'26"	208.00	66.40	N44°36'43"W	66.12	
C25	36°35'59"	30.00	19.16	N72°05'25"W	18.84	
C26	57°16'14"	30.00	29.99	S60°58'28"W	28.75	
C27	20°56'16"	488.00	171.02	S21°52'13"W	170.07	
C28	77°59'34"	80.19	108.15	N50°30'20"E	100.93	
C30	180°00'00"	5.00	15.71	S74°59'50"E	10.00	
C31	15°36'38"	504.00	137.32	S22°07'34"W	136.89	
C32	180°00'00"	5.00	15.71	N60°04'07"W	10.00	
C33	15°36'38"	494.00	134.59	S22°07'34"W	134.18	

PARCEL	SQ. FEET	ACRES
LOT 1R-A	203,423	4.6700
LOT 1R-B	295,198	6.7768
ROW	6,982	0.1602
TOTAL	505,603	11.6070





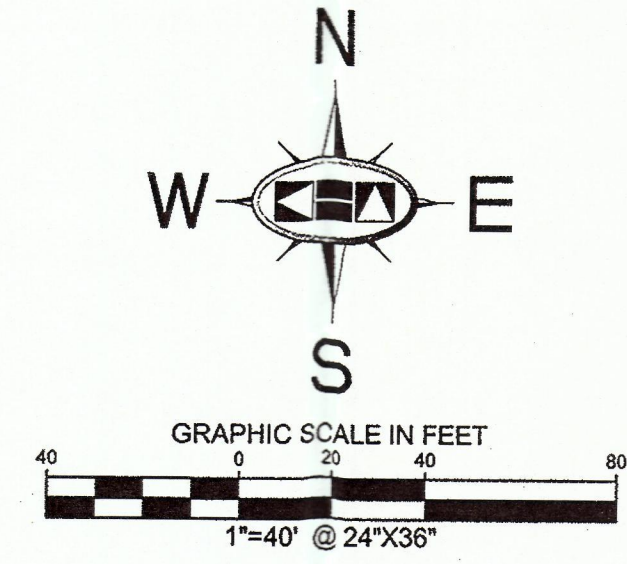
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(DALLAS PARKWAY)  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

ADDISON ROAD  
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**OWNER'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS LT Parkway Land Ltd. is the owner of a tract of land situated in the William Lomax Survey, Abstract No. 792, Dallas County, Texas, being all of a tract of land described in Special Warranty Deed to LT Parkway Land Ltd. recorded in Volume 2004083, Page 2591, Deed Records of Dallas County, Texas, said tract also being all of Lot 1R, Block 1, Hanover Park Addition, an addition to the Town of Addison, Texas, as described in the plat recorded in Volume 98096, Page 120, Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with "GSES INC RPLS 4804" cap found at the westernmost end of a right-of-way corner clip at the intersection of the south right-of-way line of Excel Parkway (an 80-foot wide right-of-way) and the west right-of-way line of North Dallas Tollway (a variable width right-of-way);

**THENCE** along said right-of-way corner clip, South 57°52'48" East, a distance of 16.87 feet to a 5/8" iron rod with "GSES INC RPLS 4804" cap found for corner at the easternmost end of said corner clip; said point being the beginning of a non-tangent curve to the left having a radius of 1600.00 feet, a central angle of 02°54'37", a chord bearing and distance of South 27°00'09" East, 61.26 feet;

**THENCE** along said west right-of-way line, the following courses and distances:

- In a southeasterly direction along said curve to the left, an arc distance of 81.27 feet to a 5/8" iron rod with "GSES INC RPLS 4804" cap found;
- South 24°29'51" East, a distance of 100.00 feet to a 5/8" iron rod with "GSES INC RPLS 4804" cap found at the beginning of a non-tangent curve to the left having a radius of 1610.00 feet, a central angle of 07°07'03", a chord bearing and distance of South 35°34'09" East, 199.87 feet;
- In a southeasterly direction along said curve, an arc distance 200.00 feet to a 5/8" iron rod with "GSES INC RPLS 4804" cap found;
- North 50°52'20" East, a distance of 10.00 feet to a 5/8" iron rod with "GSES INC RPLS 4804" cap found at the beginning of a non-tangent curve to the left having a radius of 1600.00 feet, a central angle of 06°12'55", a chord bearing and distance of South 42°14'08" East, 173.48 feet;
- In a southeasterly direction along said curve, an arc distance 173.56 feet to a point for corner;
- South 41°16'01" East, a distance of 100.00 feet to a 5/8" iron rod with "GSES INC RPLS 4804" cap found;
- South 47°59'26" East, a distance of 156.82 feet to a 5/8" iron rod with "GSES INC RPLS 4804" cap found for corner; said point being the northernmost corner of Lot 2, Block 1, of said Hanover Park Addition;

**THENCE** departing said west right-of-way line and along the northwest line of said Lot 2, Block 1, the following courses and distances:

- South 42°00'34" West, a distance of 312.94 feet to a 5/8" iron rod with "GSES INC RPLS 4804" cap found;
- North 82°29'23" West, a distance of 47.57 feet to a 5/8" iron rod with "GSES INC RPLS 4804" cap found for corner;

**THENCE** along a north line of said Lot 2, Block 1, North 48°01'15" West, at a distance of 17.60 feet, passing the northeast corner of a tract of land described in Special Warranty Deed to Bent Tree Oaks Properties, Ltd. recorded in Volume 98147, Page 6113, Deed Records of Dallas County, Texas, continuing with the north line of said Bent Tree Oaks Properties, Ltd., in all a total distance of 335.12 feet to a 5/8" iron rod with "KHA" cap set for corner; from said point, a 1/2" iron rod found bears North 27°49' East, a distance of 4.7 feet;

**THENCE** along a north line of said Bent Tree Oaks Properties, Ltd. tract, South 89°36'17" West, a distance of 476.83 feet to a 1/2" iron rod w/RPLS 2509" cap found for corner in the east right-of-way line of Addison Road (a variable width right-of-way);

**THENCE** departing said north line of Bent Tree Oaks Properties, Ltd. tract and along said east right-of-way line of Addison Road, North 00°21'56" West, a distance of 629.26 feet to a 5/8" iron rod with "GSES INC RPLS 4804" cap found at the westernmost end of a right-of-way corner clip at the intersection of said east right-of-way line and said south right-of-way line of Excel Parkway;

**THENCE** along said right-of-way corner clip, North 44°37'20" East, a distance of 14.15 feet to a 5/8" iron rod with "GSES INC RPLS 4804" cap found at the easternmost end of said right-of-way corner clip;

**THENCE** along said south right-of-way line of Excel Parkway, North 89°36'35" East, a distance of 461.01 feet to the **POINT OF BEGINNING** and containing 11.6070 acres or 505,603 square feet of land.

The bearings for this description are based on a bearing of North 89°36'35" East, for the south right-of-way line of Excel Parkway according to the plat of Hanover Park Addition recorded in Volume 98096, Page 120, Deed Records of Dallas County, Texas.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That LT Parkway Land Ltd. (Owner) does hereby adopt this plat designating the hereinabove property as **HANOVER PARK ADDITION**, Lot 1R-A, Block 1, 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 easement 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.

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 shall be maintained by the individual owners of the lot to lots that are traversed by or adjacent to the drainage and floodway easement. The town 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 structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town 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 town for maintenance or efficiency of its respective system or service.

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 pavements line, and 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, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

By: LT Parkway Land Ltd.

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

NOTARY PUBLIC in and for the STATE OF TEXAS

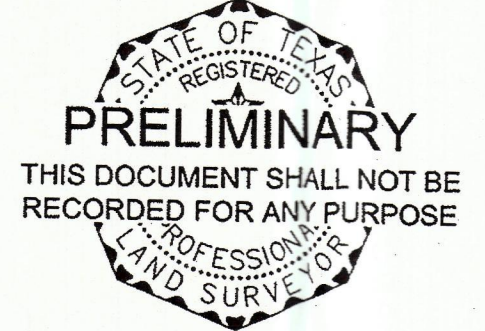
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  2. ALL CORNERS ARE A 5/8" IRON ROD WITH "KHA" CAP SET UNLESS OTHERWISE NOTED.
  3. SELLING A PORTION OF A PLATTED LOT IS A VIOLATION OF CITY ORDINANCE AND STATE LAW.

**SURVEYOR'S CERTIFICATE**

**KNOW ALL MEN BY THESE PRESENTS:**

I, Dana Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the Town of Addison, Texas.

Dana Brown R.P.L.S. #5336  
KIMLEY-HORN AND ASSOCIATES, INC.  
5750 Genesis Court Suite 200  
Frisco, Texas 75034  
Phone: (972) 335-3580  
Fax: (972) 335-3779



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared Dana Brown, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

NOTARY PUBLIC in and for the STATE OF TEXAS

Approved by Town Council of the Town of Addison, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Mayor \_\_\_\_\_

City Secretary \_\_\_\_\_

THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 1R AND CREATE EASEMENTS NEEDED FOR DEVELOPMENT

**REPLAT**  
**HANOVER PARK ADDITION**  
**LOT 1R-A & LOT 1R-B, BLOCK 1**

BEING A REPLAT OF LOT 1R, BLOCK A HANOVER PARK ADDITION IN ALL BEING 11.6070 ACRES SITUATED IN THE WILLIAM LOMAX SURVEY, ABSTRACT No. 792 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER/APPLICANT:  
LT Parkway Land, Ltd.  
12750 Merit Drive, Suite 1175,  
Dallas, TX 75251

**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	October 2008	069301800	2 OF 2

SEE SHEET 1 FOR LINE AND CURVE TABLES

DRAWN BY: DAVID STACY, LICENSED PROFESSIONAL LAND SURVEYOR