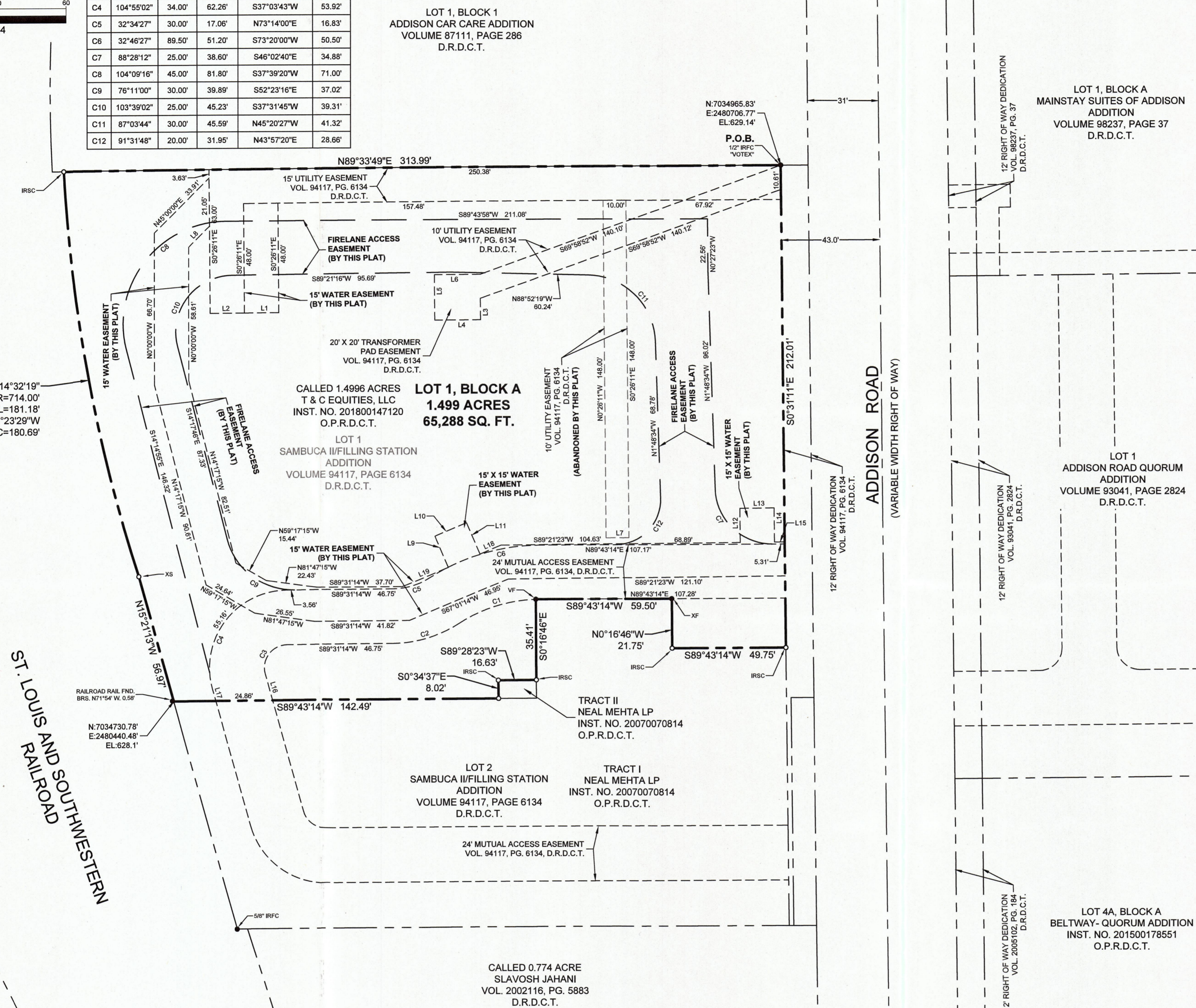


NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°46'27"	65.50'	37.47'	S73°20'00"W	36.96'
C2	32°34'27"	64.00'	30.70'	N73°14'00"E	30.29'
C3	104°55'02"	10.00'	18.31'	S37°03'43"W	15.86'
C4	104°55'02"	34.00'	62.26'	S37°03'43"W	53.92'
C5	32°34'27"	30.00'	17.06'	N73°14'00"E	16.83'
C6	32°46'27"	89.50'	51.20'	S73°20'00"W	50.50'
C7	88°28'12"	25.00'	38.60'	S46°02'40"E	34.88'
C8	104°09'16"	45.00'	81.80'	S37°39'20"W	71.00'
C9	76°11'00"	30.00'	39.89'	S52°23'16"E	37.02'
C10	103°39'02"	25.00'	45.23'	S37°31'45"W	39.31'
C11	87°03'44"	30.00'	45.59'	N45°20'27"W	41.32'
C12	91°31'48"	20.00'	31.95'	N43°57'20"E	28.68'

NO.	BEARING	LENGTH
L1	S89°33'49"W	15.00'
L2	N89°33'49"E	15.00'
L3	S00°28'11"E	9.39'
L4	S89°33'49"W	20.00'
L5	S00°28'11"E	20.00'
L6	S89°33'49"W	20.00'
L7	N89°33'49"E	10.00'
L8	N45°00'00"E	12.93'
L9	S22°58'46"E	15.00'
L10	S67°01'14"W	15.00'
L11	S22°58'46"E	15.00'
L12	S00°38'37"E	15.00'
L13	S89°21'23"W	15.00'
L14	S00°38'37"E	15.00'
L15	S89°21'23"W	4.47'
L16	S15°23'48"E	12.13'
L17	S15°23'48"E	5.64'
L18	S67°01'14"W	10.04'
L19	S67°01'14"W	21.88'



CALLED 19.01 ACRES  
CITY OF DALLAS  
VOL. 4942, PG. 629  
D.R.D.C.T.

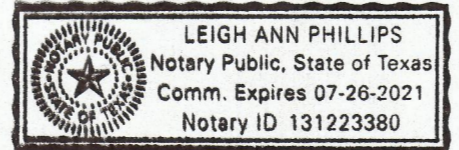
CALLED 0.774 ACRE  
SLAVOSH JAHANI  
VOL. 2002116, PG. 5883  
D.R.D.C.T.

**SURVEYORS CERTIFICATION**  
KNOW ALL MEN BY THESE PRESENTS:  
I, Michael B. Marx, a Registered Professional Land Surveyor in the State of Texas, do hereby declare 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 Subdivision Regulations of the Town of Addison, Texas.

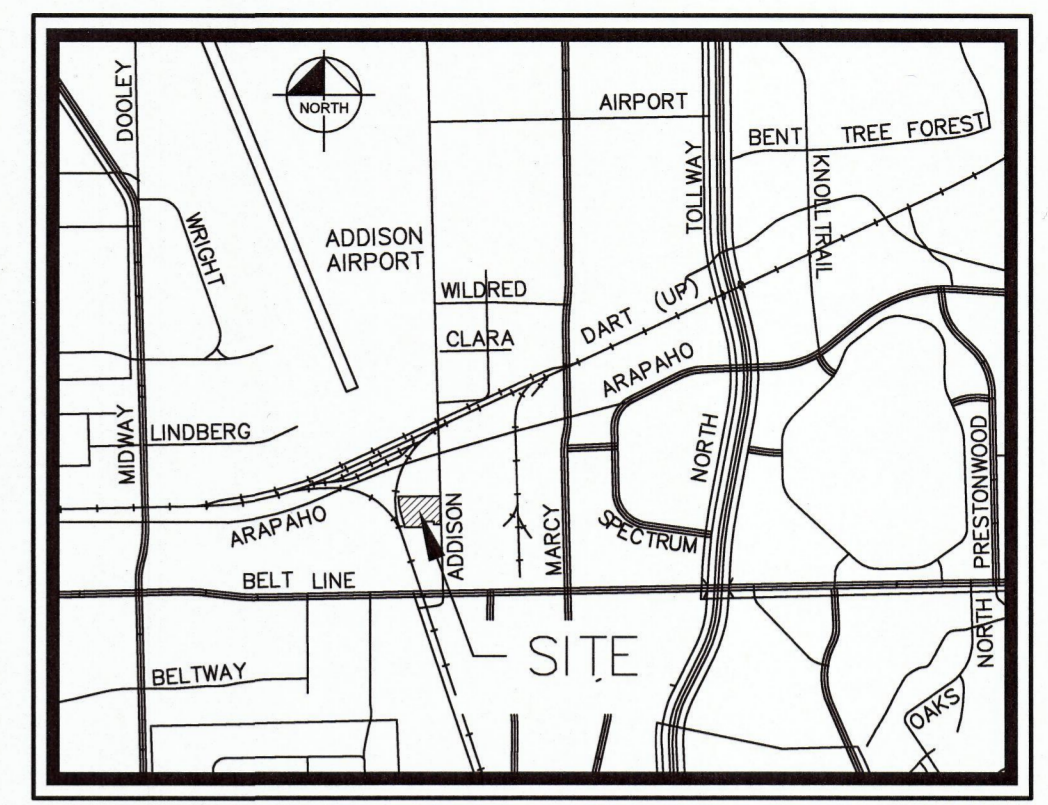
*Michael B. Marx*  
Michael B. Marx  
Registered Professional Land Surveyor #5181  
Kimley-Horn and Associates, Inc.  
5750 Genesis Ct., Suite 200  
Frisco, Texas 75034  
972-335-3580



STATE OF TEXAS  
COUNTY OF COLLIN  
BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of November, 2018.  
*Leigh Ann Phillips*  
NOTARY PUBLIC in and for the STATE OF TEXAS



**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS  
WHEREAS T & C EQUITIES, LLC, is the owner of two tracts of land described as follows:  
**BEING** a tract of land situated in the Edward Cook Survey, Abstract No. 326, Town of Addison, Dallas County, Texas, and being a portion of Lot 1, Sambuca II/Filling Station Addition, an addition to the Town of Addison, Texas, according to the Final Plat, recorded in Volume 94117, Page 6134 of the Deed Records of Dallas County, Texas, same being all of a called 1.499-acre tract of land, conveyed to T & C Equities, LLC, as evidenced in a Special Warranty Deed, recorded in Instrument No. 201800147120 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:  
**BEGINNING** at a 1/2-inch iron rod with a plastic cap, stamped "VOTEX", found for the northeast corner of said Lot 1, same being on the southerly line of Lot 1, Block 1 of Addison Car Care Addition, an addition to the Town of Addison, Texas, according to the Final Plat, recorded in Volume 87111, Page 286 of the Deed Records of Dallas County, Texas, same also being on the westerly right of way line of Addison Road, a variable width right of way;  
**THENCE** South 00°31'11" East, along the easterly line of said Lot 1 and the westerly right of way line of said Addison Road, a distance of 212.01 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of said Lot 1, same being the northeast corner of Lot 2 of said Sambuca II/Filling Station Addition;  
**THENCE** South 89°43'14" West, departing the westerly right of way line of said Addison Road and along the common line of said Lots 1 and 2, a distance of 49.75 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;  
**THENCE** North 00°16'46" West, continuing along the common line of said Lots 1 and 2, a distance of 21.75 feet to an "X" cut found for a corner;  
**THENCE** South 89°43'14" West, continuing along the common line of said Lots 1 and 2, a distance of 59.50 feet to an "X" cut found for a corner;  
**THENCE** South 00°16'46" East, continuing along the common line of said Lots 1 and 2, a distance of 35.41 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of a called "Tract II", conveyed to Neal Mehta LP, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20070070814 of the Official Public Records of Dallas County, Texas;  
**THENCE** South 00°34'37" East, along the westerly line of said "Tract II", a distance of 8.02 feet to the southwest corner of said "Tract II", same being on the common line of aforesaid Lots 1 and 2;  
**THENCE** South 89°43'14" West, along the common line of said Lots 1 and 2, a distance of 142.49 feet to the west corner of said Lots 1 and 2, same being on the easterly line of the St. Louis and Southwestern Railroad, variable width right of way, from said corner, a found railroad rail bears North 71°54' West, 0.58 feet;  
**THENCE** North 15°21'13" West, along the westerly line of said Lot 1 and the occupied easterly line of said St. Louis and Southwestern Railroad, variable width right of way, a distance of 56.97 feet to an "X" cut set for the point of curvature of a non-tangent curve to the right;  
**THENCE** in a northerly direction, continuing along the westerly line of said Lot 1 and the occupied easterly line of said St. Louis and Southwestern Railroad, variable width right of way, and along the arc of said curve to the right, having a central angle of 14°32'19", having a radius of 714.00 feet, a chord bearing of North 10°23'29" West, a chord distance of 180.69 feet and an arc length of 181.18 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northwest corner of said Lot 1, same being on the southerly line of aforesaid Lot 1, Block 1, Addison Car Care Addition;  
**THENCE** North 89°33'49" East, along the northerly line of said Lot 1 and the southerly line of said Lot 1, Block 1, a distance of 313.99 feet to the POINT OF BEGINNING and containing 1.499 acres (65,288 square feet) of land, more or less.  
**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**  
That T & C EQUITIES, LLC ("Owner") does hereby adopt this plat designating the hereinabove property as Lot 1, Block A, S + R GENERAL CONTRACTORS OFFICE HEADQUARTERS 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 thereon.  
This plat is approved by the Town of Addison and accepted by the owner(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:  
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, election, 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.  
The proposed detention area easement(s) within the limits of this addition, will remain as detention area(s) to the line and grade shown on the plans at all times and will be maintained by the individual owner(s) of the lot or lots that are traversed by or adjacent to the detention area(s). The Town of Addison will not be responsible for the maintenance and operation of said detention area(s) or any damage or injury to private property or person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.  
No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however, it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then, in such event, the Town of Addison shall have the right to enter upon the detention area(s) at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the detention area(s) traversing or adjacent to his property clean and free of debris, silt and any substance which would result in unsanitary conditions or blockage of the drainage. The Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner(s), or to alleviate any undesirable conditions, which may occur.  
The detention area(s) as in the case of all detention areas are subject to storm water overflow(s) to an extent which cannot be clearly defined. The Town of Addison shall not be held liable for any damages of any nature resulting from the occurrences of these natural phenomena, nor resulting from the failure of any structure or structures, within the detention area(s) or subdivision storm drainage system.  
The detention area easement line identified on this plat shows the detention area(s) serving this addition.  
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, this 5th day of December, 2018.  
By: *Brad D. Reid*  
Name: Brad D. Reid  
Title: President  
OWNER: T & C EQUITIES, LLC  
5750 GENESIS COURT, SUITE 200  
FRISCO, TX 75034  
CONTACT: DERICO LEWIS  
PH. 469-374-3400  
ENGINEER: KIMLEY-HORN & ASSOCIATES INC.  
5750 GENESIS COURT, SUITE 200  
FRISCO, TX 75034  
CONTACT: MICHAEL MARX, R.P.L.S.  
PH. 972-335-3580



**SITE LOCATION MAP**  
(NOT TO SCALE)  
STATE OF TEXAS  
COUNTY OF DALLAS  
ANDREA CHRISTA CANAVAN  
Notary Public, State of Texas  
Comm. Expires 06/16/2022  
Notary ID 125730681

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared *Brad Reid* known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of December, 2018.  
*Andrea Canavan*  
NOTARY PUBLIC in and for the STATE OF TEXAS

**NOTES:**  
Notice: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.  
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 utilizing Town of Addison Control Points COA-5, COA-8 and COA-11. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984804232.  
The purpose of this replat is to abandon a 10' wide utility easement and to dedicate new water easements throughout the lot for use in site redevelopment.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON  
*November 20*, 2018.  
*Kristin Steiner*  
Chair, Planning and Zoning Commission  
*Dana S. Fisher*  
City Secretary

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**S + R GENERAL CONTRACTORS**  
**OFFICE HEADQUARTERS ADDITION**

**BEING A REPLAT OF A PORTION OF LOT 1**  
**SAMBUCA II/FILLING STATION ADDITION**  
1.499 ACRES  
SITUATED IN THE  
EDWARD COOK SURVEY, ABSTRACT NO. 326  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS  
Prepared September, 2018  
Town Project Number 18-07

**Kimley»Horn**  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MBM	KHA	10/01/2018	069317001	1 OF 1