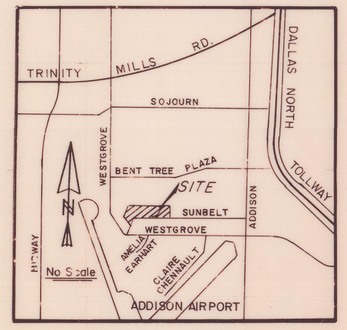
SCALE: 1'=60'

0 30 60 120

LEGEND

- 1/2" SET IRON ROD WITH PLASTIC CAP STAMPED "KADLECK 3952" UNLESS OTHERWISE NOTED

SIR SET IRON ROD
FIR FOUND IRON ROD

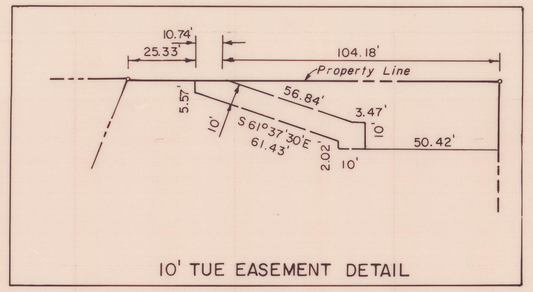


VICINITY MAP

Approved by City Council of the Town of Addison, Texas on the 14 day of March, 1997.

Mayor

City Secretary



10' TUE EASEMENT DETAIL

SURVEYOR'S CERTIFICATE

STATE OF TEXAS)

THAT, I, L. LYNN KADLECK, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown were found or placed under my personal supervision in accordance with the platting rules and regulations of the subdivision ordinance of the Town of Addison, Texas.

DATED this the 15th day of August, 1997.

L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. LYNN KADLECK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15 day of August, 1997.

Notary Public, State of Texas

AMY SUE STEEPLES
Notary Public, State of Texas
My Commission Expires
FEBRUARY 26, 2000

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS, SUNBELT DEVELOPMENT COMPANY, LTD. and HMS LEASING COMPANY, LLC, are the Owners of two tracts of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas, said tracts being part of Tract I in Block B of Sunbelt Business Park, an addition to the Town of Addison, Dallas County, Texas according to the map thereof recorded in Volume 77215, Page 2834, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with a plastic cap for a corner in the north line of Sunbelt Drive, (a 60 foot right of way), said point being N 89°59'00" W, with the north line of Sunbelt Drive, a distance of 1,458.78 feet from the intersection of the north line of Sunbelt Drive with the west line of Addison Road (a 60 foot right of way), said point being the southwest corner of a called 0.7622 acre tract of land conveyed from Sunbelt Development Company, L.P. to Drybern, Ltd. by deed recorded in Volume 95234, Page 1292, Deed Records of Dallas County, Texas;

THENCE, N 89° 59'00" W, with the north line of Sunbelt Drive, a distance of 409.39 feet to a set 1/2 inch iron rod with a plastic cap stamped "Kadleck 3952" at the beginning of a curve to the left with a central angle of 60°40'59", a radius of 210.00 feet, a chord bearing of S 59 40'31" W and a chord distance of 212.16 feet;

THENCE, Southwesterly, continuing with the north and northwest line of Sunbelt Drive and along said curve, an arc distance of 222.41 feet to a set 1/2 inch iron rod with a plastic cap stamped "Kadleck 3952" at the point of tangency;

THENCE, S 29°20'00" W, continuing with the northwest line of Sunbelt Drive, a distance of 190.25 feet to a found 1/2 inch iron rod for a corner, said point being the most easterly corner of Tract VI, Block B of Sunbelt Business Park, an addition to the town of Addison, Texas according to the map thereof recorded in Volume 80092, Page 808, Deed Records of Dallas County, Texas;

THENCE, N 20°43'00" W, departing the northeast line of Sunbelt Drive and with the northeast line of said Tract VI, a distance of 505.82 feet to a found 1/2 inch iron rod for a corner, said point being in the north line of said Tract I and in the south line of a tract of land conveyed to F.M. Properties Operating Company by deed recorded in Volume 92115, Page 4018, Deed Records of Dallas County, Texas;

THENCE, S 89° 59'00" E, with the north line of said Tract 1, a distance of 864.72 feet to a found 1/2 inch iron rod with a plastic cap for a corner, said point being the northwest corner of the said Drybern, Ltd. tract;

THENCE, S 00°01'00" W, departing the north line of said Tract I and with the west line of the said Drybern, Ltd. tract, a distance of 200.00 feet to the Point of Beginning and Containing 202,880 square feet or 4.6575 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SUNBELT DEVELOPMENT COMPANY, LTD. and HMS LEASING COMPANY, LLC, acting by and through their authorized agents, do hereby adopt this plat designating the hereinabove property as TRACTS 14 & 15, BLOCK B OF SUNBELT BUSINESS PARK, an addition to the Town of Addison, Texas and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easements shown hereon are 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 lot 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 to 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 to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the city shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility 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 his 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 supervision 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 easement, 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 these 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 and injuries. Building areas outside the drainage and floodway easement line shall by filled to a minimum elevation as shown on the plat. The minimum floor elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown, provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, 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 the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS, MY HAND AT Dallas, Texas, this the 15th day of August, 1997.

* WITH OWNERS CONSENT

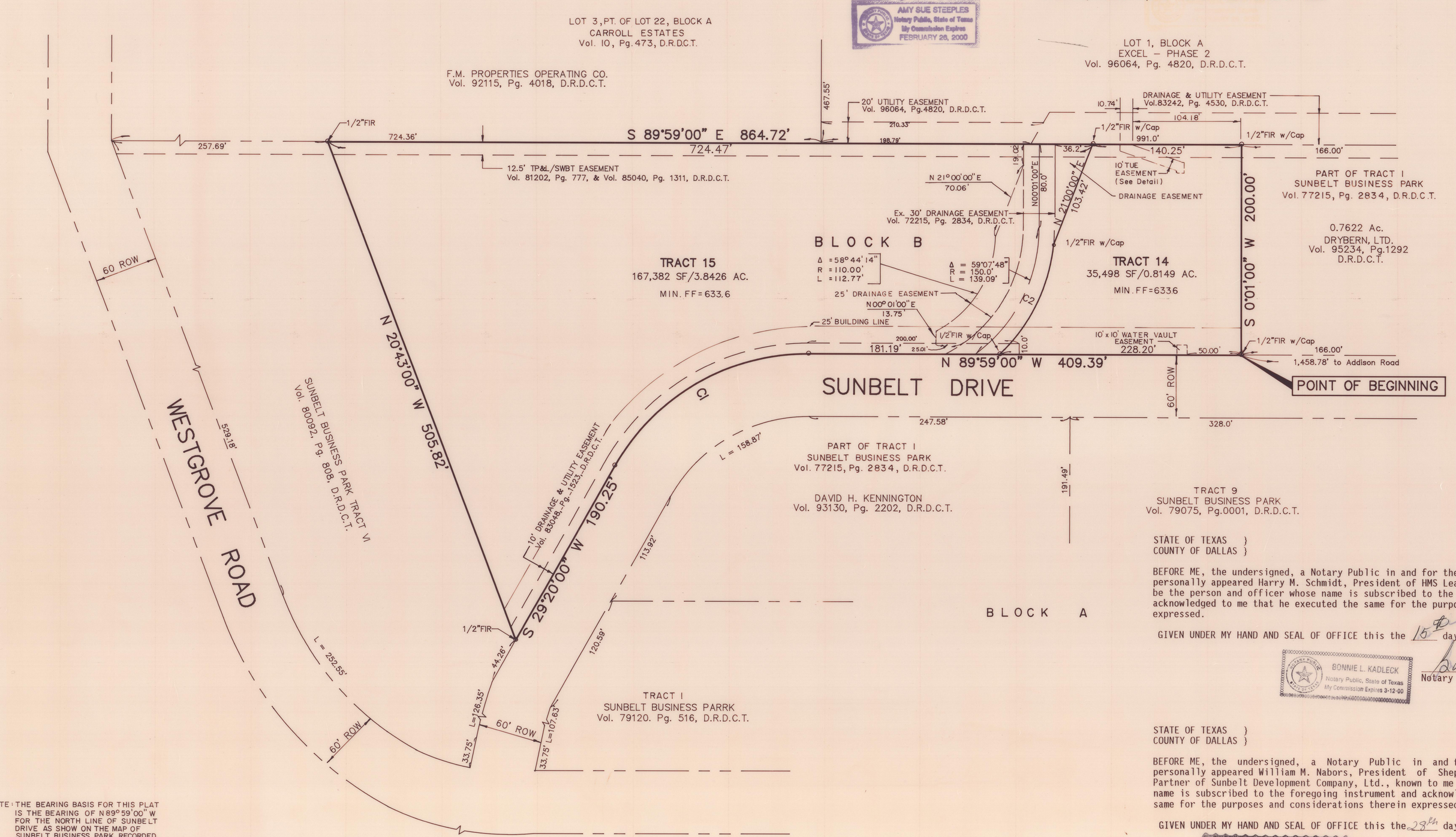
SUNBELT DEVELOPMENT COMPANY, LTD.
BY: Sheppards Development Corp.,
General Partner

William M. Nabors, President

HMS LEASING COMPANY, LLC

Harry M. Schmidt, President

FILED
97 SEP 10 PM12:06
EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY



NOTE: THE BEARING BASIS FOR THIS PLAT IS THE BEARING OF N89°59'00" W FOR THE NORTH LINE OF SUNBELT DRIVE AS SHOW ON THE MAP OF SUNBELT BUSINESS PARK, RECORDED IN VOLUME 77215, PAGE 2834, D.R.D.C.T.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	60°40'59"	210.00'	222.41'	122.92'	212.16'	S 59°40'31" W
C2	40°53'56"	165.00'	117.78'	61.53'	115.30'	N 26°13'35" E

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Harry M. Schmidt, President of HMS Leasing Company, LLC, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of August, 1997.

BONNIE L. KADLECK
Notary Public, State of Texas
My Commission Expires 2-12-00

Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared William M. Nabors, President of Sheppards Development Corp., General Partner of Sunbelt Development Company, Ltd., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28th day of August, 1997.

Jeanine D. Allen
Notary Public, State of Texas
My Comm. Expires 08/05/97

Notary Public, State of Texas

REPLAT

TRACTS 14 AND 15, BLOCK B SUNBELT BUSINESS PARK

BEING A REPLAT OF PART OF TRACT 1, BLOCK B
SUNBELT BUSINESS PARK
VOLUME 77215, PAGE 2834, D.R.D.C.T.
WILLIAM LOMAX SURVEY, ABSTRACT NO. 792
ADDISION, DALLAS COUNTY, TEXAS

OWNER
SUNBELT DEVELOPEMENT CO. LTD.
c/o ECOM REAL ESTATE CO.
3141 HOOD STREET, SUITE 200
DALLAS, TEXAS 75219
(214) 559-0099

PREPARED FEB., 1997 BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
5336 Alpha Road, Suite 5, Dallas, Texas 75240
(972) 702-0771

FILED: ~~97176~~ VOLUME 97176, PAGE 4307, D.R.D.C.T.
9-10-97