

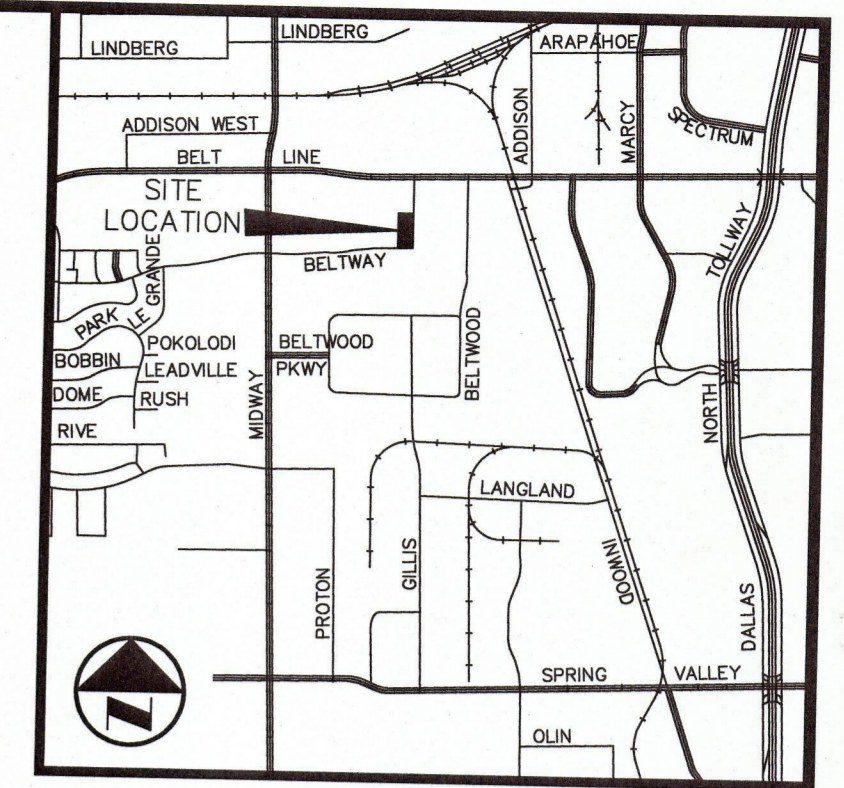
LOT 2-R  
4500 BELT LINE ADDITION  
INST. NO. 201900329939  
O.P.R.D.C.T.

ADDISON MARKET  
VOL. 83208, PG. 2077  
D.R.D.C.T.

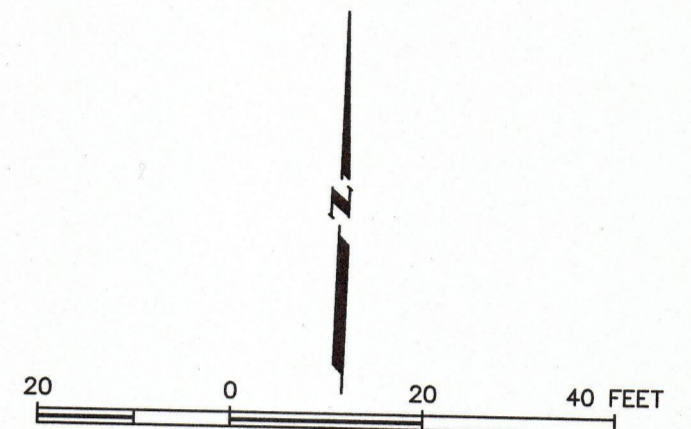
TRACT 1  
BELTWAY OFFICE PARK  
VOL. 73242, PG. 2026  
D.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N29°29'46"E	4.62'
L2	S89°29'03"W	9.71'
L3	S00°27'14"E	4.00'
L4	S89°32'02"W	23.00'
L5	N00°30'14"W	10.00'
L6	N89°32'02"E	14.00'

CURVE TABLE						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C01	90°00'00"	20.00'	20.00'	31.42'	S44°29'46"W	28.28'



LOCATION MAP  
NTS



NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011 BASED ON CITY OF ADDISON MONUMENTS COA-3 AND 19 FOUND IN THE FIELD.
2. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48113C0180 K, COMMUNITY-PANEL NO. 480171 0180 K, EFFECTIVE DATE: JULY 7, 2014. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:  
"ZONE X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.
6. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 66 AS AMENDED.
7. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE A PLATTED LOT FROM A PORTION OF A PLATTED TRACT.
8. ZONING: C-1.

LEGEND

- |              |                                                                   |
|--------------|-------------------------------------------------------------------|
| C.M.         | CONTROLLING MONUMENT                                              |
| IRF          | IRON ROD FOUND                                                    |
| IRSC         | 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET |
| VOL.         | VOLUME                                                            |
| PG.          | PAGE                                                              |
| ESMT.        | EASEMENT                                                          |
| INST.        | INSTRUMENT                                                        |
| NO.          | NUMBER                                                            |
| R.O.W.       | RIGHT-OF-WAY                                                      |
| D.R.D.C.T.   | DEED RECORDS, DALLAS COUNTY, TEXAS                                |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS                     |

LOT 1  
HAMPTON INN HOTEL  
VOL. 85090, PG. 4767  
D.R.D.C.T.

LOT 1  
BLOCK 1  
1.127 ACRES  
49,098 SQ. FT.

BELTWAY DRIVE  
(60' R.O.W.)

TRACT 2  
BELTWAY OFFICE PARK  
VOL. 74095, PG. 502  
D.R.D.C.T.

BELTWAY DRIVE  
(60' R.O.W.)  
VOL. 77086, PG. 26, D.R.D.C.T.

VOL. 74095, PG. 502  
D.R.D.C.T.

TRACT 5  
BELTWAY OFFICE PARK  
VOL. 78072, PG. 1167  
D.R.D.C.T.

FINAL PLAT  
LOT 1, BLOCK 1  
PRAIRIE MEDICAL ADDITION  
BEING A REPLAT OF 1.170 ACRES OUT OF  
BELTWAY OFFICE PARK, TRACT III  
OUT OF THE  
ELISHA FIKE SURVEY, ABSTRACT NO. 478 TOWN  
OF ADDISON, DALLAS COUNTY, TEXAS  
PROJECT NO. R 2021-03  
SHEET 1 of 2

ENGINEER  
BROCKETTE/DAVIS/DRAKE, INC.  
CONTACT: JIM RILEY  
1414 N. CENTRAL EXPWY., SUITE 1100  
DALLAS, TEXAS 75204  
PH. (214) 824-3647 EXT. 118  
EMAIL: JRiley@bddeng.com

OWNER  
PRAIRIE MEDICAL GROUP, LLC  
P.O. BOX 180266  
DALLAS, TEXAS 75218  
ATTN: S. ANNE MCKINNEY

SURVEYOR  
VOTEX SURVEYING COMPANY  
CONTACT: CANDY HONE  
10440 N. CENTRAL EXPWY., SUITE 800  
DALLAS, TEXAS 75231  
PH. (469) 333-8831  
EMAIL: candy@votexsurveying.com



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Prairie Medical Group, LLC is the owner of a tract of land situated in the Elisha Fike Survey, Abstract No. 478, Town of Addison, Dallas County, Texas and being part of Beltway Office Park, Tract III, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 77086, Page 26, Deed Records, Dallas County, Texas; being that same tract of land conveyed to Prairie Medical Group, LLC by deed recorded in Document 202100276865, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way line of Beltway Drive (a 60-foot wide right-of-way) at the northeast corner of said Whittis and Vichyastit tract and the southeast corner of Addison Market, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 83208, Page 2077, Deed Records, Dallas County, Texas;

THENCE S 00°30'14" E, along said west right-of-way line of Beltway Drive, a distance of 301.51 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" set for the southeast corner of said Tract III; same being an interior ell corner of said Beltway Drive;

THENCE S 89°32'46" W, with the north right-of-way line of said Beltway Drive, a distance of 169.05 feet to a 1/2-inch iron rod found at the southwest corner of said Tract III and the southeast corner of Lot 1, Hampton Inn Hotel, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 85090, Page 4767, Deed Records, Dallas County, Texas;

THENCE N 00°30'14" W, departing said north right-of-way line of Beltway Drive, a distance of 301.44 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 1, Hampton Inn Hotel, the southeast corner of Lot 2-R, 4500 Belt Line Addition, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Instrument No. 201900329939, Official Public Records, Dallas County, Texas, and the southwest line of said Addison Market;

THENCE N 89°31'22" E, a distance of 169.05 feet to the POINT OF BEGINNING and containing 50,964 square feet or 1.170 acres of land, more or less.

DETENTION AREA EASEMENT STATEMENT

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 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.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Prairie Medical Group, LLC, do hereby adopt this plat, designating the herein described property as Lot 1, Block 1, PRAIRIE MEDICAL ADDITION, an addition to the Town of Addison, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Addison. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities using or desiring to use the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Addison use thereof. The Town of Addison and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The Town of Addison and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission from anyone.

The proposed detention area easement within the limits of this addition will remain as detention areas 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. The Town of Addison will not be responsible for the maintenance and operation of said detention area 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 or for the control of erosion.

No obstruction to the natural flow of storm water runoff 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 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 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 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 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 of subdivision storm drainage system.

The detention area easement line identified on this plat shows the detention area serving this addition.

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

WITNESS my hand this the 14th day of January, 2022.

By: Prairie Medical Group, LLC

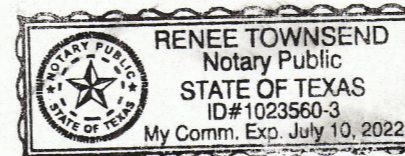
S. Anne McKinney, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared S. Anne McKinney, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of January, 2022.

Renée Townsend, Notary Public, State of Texas



WITNESS my hand this the 14th day of January, 2022.

SURVEYOR'S CERTIFICATE

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, 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 the platting rules and regulations of the Town of Addison, Texas.

Dated this the 17th day of January, 2022.

Candy Hone, Registered Professional Land Surveyor, No. 5867, Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

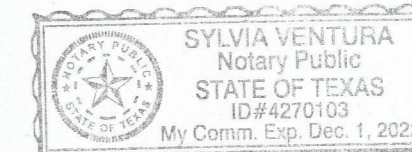


STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of January, 2022.

Sylvia Ventura, Notary Public, State of Texas



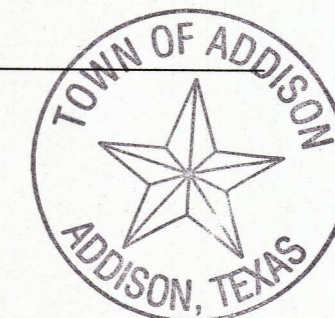
CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON THIS THE 18 DAY OF January, 2022.

Thomas Souder, Chair of the Planning and Zoning Commission

CHAIR OF THE PLANNING AND ZONING COMMISSION

Jane A. Parker, City Secretary



NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011 BASED ON CITY OF ADDISON MONUMENTS COA-3 AND 19 FOUND IN THE FIELD.

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"ZONE X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

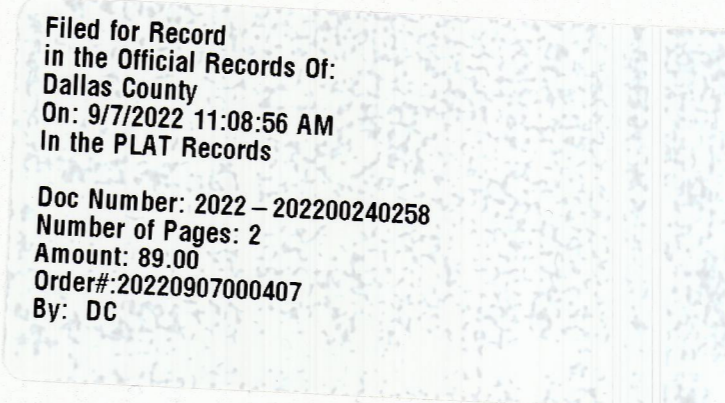
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7. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE A PLATTED LOT FROM A PORTION OF A PLATTED TRACT.

8. ZONING: C-1.



FINAL PLAT
LOT 1, BLOCK 1
PRAIRIE MEDICAL ADDITION

BEING A REPLAT OF 1.170 ACRES OUT OF BELTWAY OFFICE PARK, TRACT III OUT OF THE ELISHA FIKE SURVEY, ABSTRACT NO. 478 TOWN OF ADDISON, DALLAS COUNTY, TEXAS TOWN PROJECT NO. R 2021-03

SHEET 2 of 2

ENGINEER: BROCKETTE/DAVIS/DRAKE, INC. CONTACT: JIM RILEY 4144 N. CENTRAL EXPWY., SUITE 1100 DALLAS, TEXAS 75204 PH. (214) 824-3647 EXT. 118 EMAIL: JRiley@bddeng.com

OWNER: PRAIRIE MEDICAL GROUP, LLC P.O. BOX 180266 DALLAS, TEXAS 75218 ATTN: S. ANNE MCKINNEY

SURVEYOR: VOTEX SURVEYING COMPANY CONTACT: CANDY HONE 10440 N. CENTRAL EXPWY., SUITE 800 DALLAS, TEXAS 75231 PH. (469) 333-8831 EMAIL: candy@votexsurveying.com