

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

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

TRIAD DALLAS  
PROPERTIES IV, LTD  
VOL. 98128, PG. 805

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

LOT 1, BLOCK A  
WESTGROVE/BENT TREE PLAZA ADDITION  
13.618 ACRES  
(593,198 SQ. FT.)

$\Delta=33^{\circ}06'32''$   
 $R=540.00$   
 $T=160.51$   
 $L=312.04$   
 $CB=S-73^{\circ}40'00'' W$   
 $CD=307.72'$

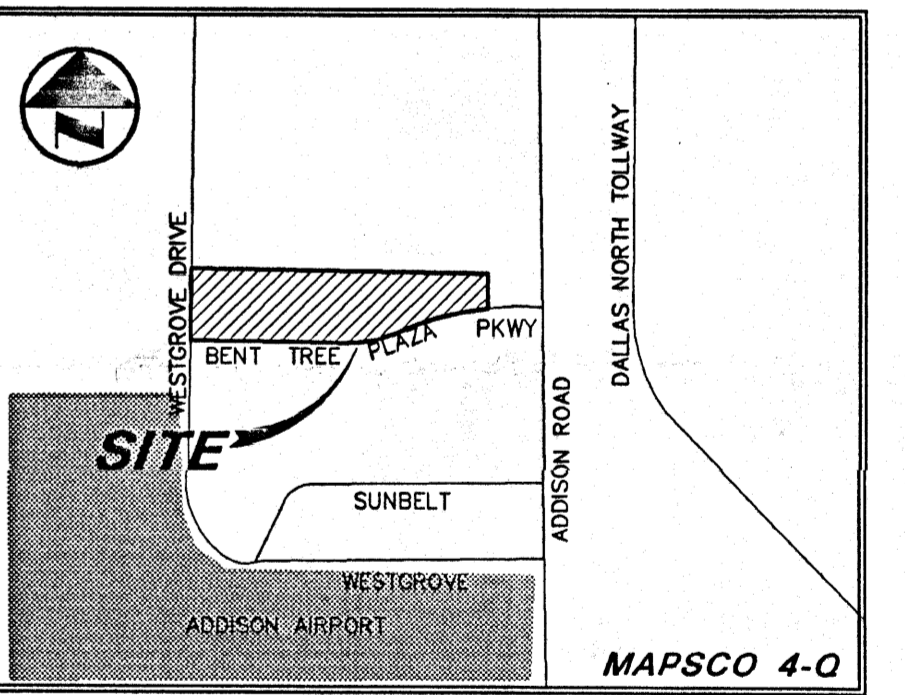
$\Delta=32^{\circ}54'17''$   
 $R=460.00$   
 $T=135.84$   
 $L=264.18$   
 $CB=S-73^{\circ}33'51'' W$   
 $CD=260.56'$

APPROVED BY THE ADDISON TOWN COUNCIL  
ON THE 17 DAY OF May, 2000  
*[Signature]*  
MAYOR  
*[Signature]*  
TOWN SECRETARY

AREA SUMMARY TABLE		
AREA	S.F.	AC.
LOT 1	593,198	13.618
LOT 2	221,312	5.081
WESTGROVE ROW	1870	0.043
<b>TOTAL</b>	<b>816,380</b>	<b>18.742</b>

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C-1	50.27	30.00	96°00'40"	33.32	N48°11'06"W	
C-2	273.08	377.61	27°05'18"	139.14	S70°15'56"W	
C-3	120.88	423.88	23°05'14"	66.59	N69°20'17"E	
C-4	42.02	30.00	89°15'35"	25.29	S43°45'07"W	
C-5	47.04	30.00	89°49'50"	29.91	N45°04'05"W	
C-6	47.12	30.00	90°00'00"	30.00	S45°01'00"W	
C-7	47.12	30.00	90°00'00"	30.00	N44°59'00"W	
C-8	84.77	54.00	89°56'34"	53.95	S45°00'43"E	
C-9	47.08	30.00	89°55'14"	29.96	N45°00'03"W	
C-10	47.17	30.00	90°04'42"	30.04	S44°59'37"W	
C-11	25.58	30.00	48°31'11"	13.62	N65°25'48"W	
C-12	45.98	54.00	48°47'27"	24.49	S65°33'56"E	
C-13	45.98	54.00	48°47'27"	24.49	N65°30'36"E	
C-14	25.58	30.00	48°45'05"	13.59	S65°37'24"W	
C-15	38.71	30.00	73°33'42"	22.58	S36°08'31"W	
C-16	38.71	30.00	73°33'42"	22.58	S36°08'31"W	
C-17	8.36	30.00	15°57'33"	4.21	S81°55'29"W	
C-18	46.97	30.00	89°42'01"	29.84	N45°14'41"W	
C-19	44.51	30.00	85°00'16"	27.49	N42°06'31"E	
C-20	292.65	601.59	27°52'21"	149.28	S70°40'28"W	
C-21	125.11	400.77	25°04'42"	68.98	N70°20'54"E	
C-22	40.39	30.00	77°08'03"	23.92	S58°32'43"E	
C-23	46.71	160.26	16°41'58"	23.92	S11°37'43"E	
C-24	58.53	30.00	102°14'36"	37.21	N39°23'42"E	
C-25	25.78	184.26	82°34'36"	14.42	S81°53'24"E	
C-26	47.09	30.00	89°56'34"	29.97	S45°00'43"E	
C-27	46.04	54.00	48°51'11"	24.52	N65°30'48"W	
C-28	25.55	30.00	48°47'27"	13.61	N65°38'36"E	
C-29	25.55	30.00	48°47'27"	13.61	N65°38'36"E	
C-30	45.94	54.00	48°45'05"	24.47	S65°37'24"W	
C-31	84.3	30.00	15°57'33"	4.21	N81°55'31"E	
C-32	8.36	30.00	15°57'33"	4.21	S81°55'29"W	
C-33	84.54	54.00	89°42'01"	53.72	N45°14'41"W	
C-34	47.11	30.00	89°58'40"	29.99	N44°58'20"W	

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.62	N00°10'46"W
L2	11.58	S00°37'29"W
L3	8.37	S00°01'02"E
L4	8.33	S00°01'02"E
L5	8.33	S00°01'02"E
L6	18.24	S89°57'40"E
L7	45.28	S73°56'42"W
L8	7.48	S73°56'42"W



VICINITY MAP  
Vol 2000110  
Page 01012  
FINAL 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**  
8401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031  
DRAWN BY: CJE CHECKED BY: JAK SCALE: 1"=60' DATE: 03/24/00 JOB NUMBER: 2112-00.031

**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 some tract of land described in Special Warranty Deed to Excel Management Service, 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 "PACHECO 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, South 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 described by plat records Volume 79193, Page 2282 of the Plat Records of Dallas County, Texas; said point also described by the deed records to 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 Excel Management Service 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, 46 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 "PACHECO KOCH" cap set in the north line of said Excel Parkway; said point also being the southeast 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 the point of intersection of a curve which bears South 00 degrees, 13 minutes, 15 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 "PACHECO KOCH" cap set for the point of reverse curvature of a curve to the right whose center bears South 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 260.56 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 I, 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.

*[Signature]*  
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 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 17 day of May, 2000.  
My commission expires: 17 May, 2000.  
*[Signature]*  
Andrea Schoner  
Notary Public in and for the State of Texas

ANDREA SCHONER  
Notary Public  
State of Texas  
Comm. Expires 3-30-2003

That FR Development Services, Inc., a Maryland Corporation ("Owner") does hereby adopt this plat designating the heretofore 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 others. Said utility 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 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 Addison to construct 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 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.

and injuries. Building areas outside the drainage and floodway easement line shall be 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 line easements is the responsibility of the property owner. All public utilities shall at all times have 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 of anytime 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 the utility. Buildings, fences, trees shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easement 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 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 the 22 day of May, 2000.  
FR Development Services, Inc., a Maryland Corporation  
*[Signature]*  
Name: Robert H. Muir  
Executive Vice President  
Title:

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 *[Signature]*, 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 22 day of May, 2000.  
My commission expires:

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

NOTES:  
1. 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 Weirtd R.P.L.S. No. 5066 on January 26, 2000.

MOB. TIME: 05/17/2000 09:18 AM PLOT BY: Josh Evans  
DWG NAME: 2112-02.dwg

FILED  
2000 JUN -6 AM 10:39  
EARL BILLOK  
COUNTY CLERK  
DALLAS COUNTY

DWG NO: 2112-02







