

16000 41786  
 792097  
 11/08/99 164701 146.00

EXCEL MANAGEMENT SERVICE  
 VOL. 96107, PG. 4654  
 DRDCT

792

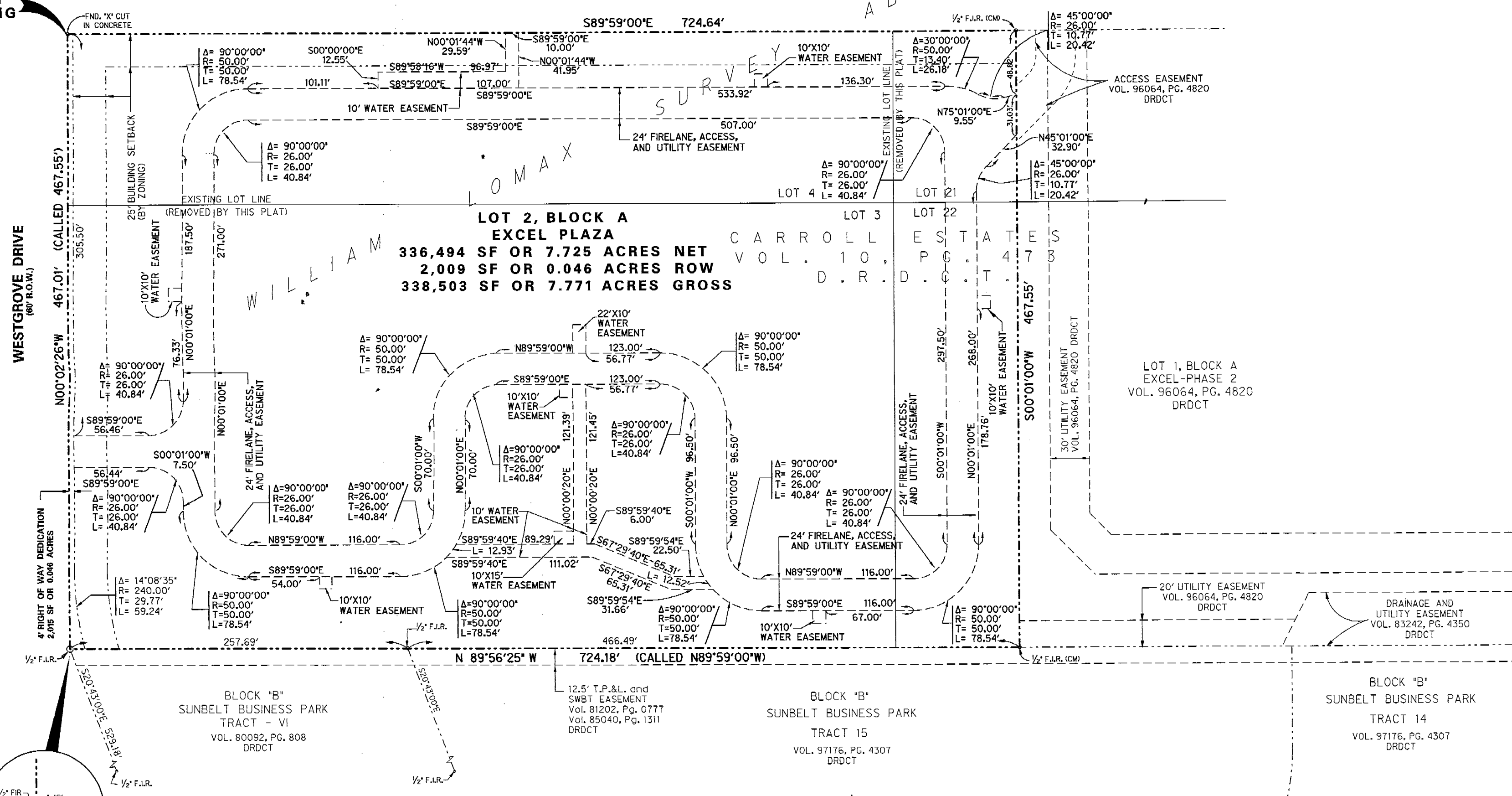
POINT OF BEGINNING

ADDITION MUNICIPAL AIRPORT

WESTGROVE DRIVE  
 (80' R.O.W.)

EXCEL PARKWAY  
 (80' R.O.W.)

ABSTRACT NO.



**LOT 2, BLOCK A  
 EXCEL PLAZA**  
 336,494 SF OR 7.725 ACRES NET  
 2,009 SF OR 0.046 ACRES ROW  
 338,503 SF OR 7.771 ACRES GROSS

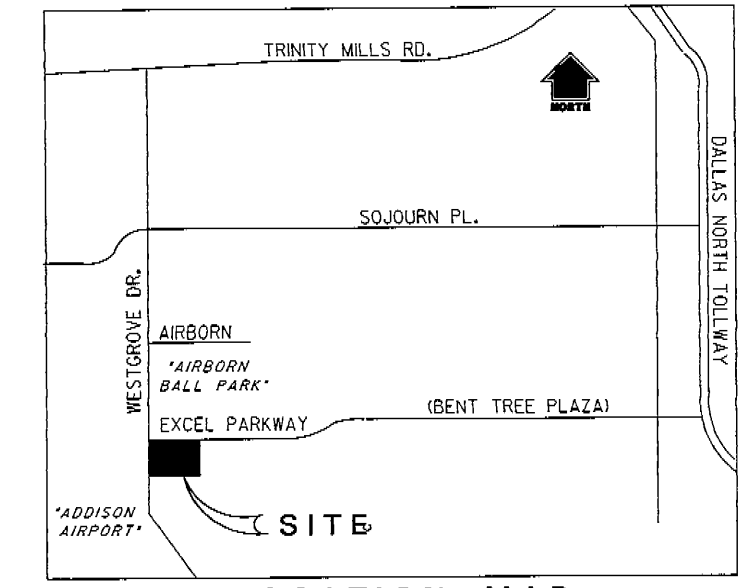
CARROLL ESTATES  
 VOL. 10, PG. 473  
 D.R.D.C.T.

LOT 1, BLOCK A  
 EXCEL-PHASE 2  
 VOL. 96064, PG. 4820  
 DRDCT

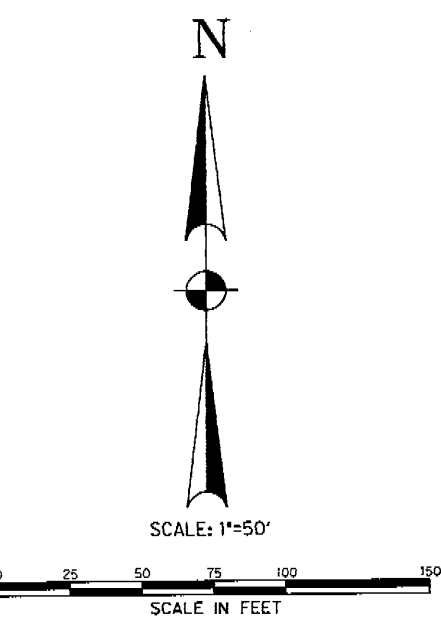
BLOCK "B"  
 SUNBELT BUSINESS PARK  
 TRACT - VI  
 VOL. 80092, PG. 808  
 DRDCT

BLOCK "B"  
 SUNBELT BUSINESS PARK  
 TRACT 15  
 VOL. 97176, PG. 4307  
 DRDCT

BLOCK "B"  
 SUNBELT BUSINESS PARK  
 TRACT 14  
 VOL. 97176, PG. 4307  
 DRDCT



LOCATION MAP  
 N.T.S.



AFTER RECORDING PLEASE  
 RETURN TO:  
 CARMEN MORAN  
 TOWN OF ADDISON  
 P.O. Box 9010  
 ADDISON, TX 75001-9010

FINAL PLAT  
 OF  
 LOT 2, BLOCK A, EXCEL PLAZA  
 A  
 7.771 ACRE TRACT OF LAND  
 LOCATED IN THE

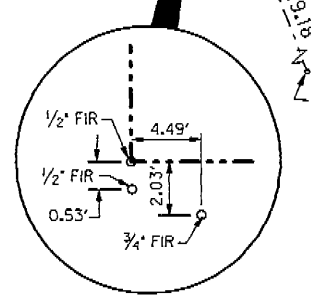
WILLIAM LOMAX SURVEY ABSTRACT NO. 792  
 TOWN OF ADDISON  
 DALLAS COUNTY, TEXAS

FOR  
**JACKSON - SHAW COMPANY**  
 BY

HALFF ASSOCIATES, INC., ENGINEERS-SURVEYORS  
 8617 NORTHWEST PLAZA DR., DALLAS, TEXAS 75225  
 SCALE: 1"=50' (214)346-6200 AVO. 17986-FP01 SEPT, 1999

NOTE:  
 1. BASIS OF BEARINGS IS THE WEST LINE OF LOT 1,  
 BLOCK A EXCEL-PHASE 2, AS RECORDED IN  
 VOLUME 96064, PAGE 4820 (D.R.D.C.T.)

LEGEND  
 1/2" F.I.R. (CM)  
 1/2" FOUND IRON ROD CONTROL MONUMENT



99214 00094

1/2

LEGAL DESCRIPTION

BEING a 7.771 acre tract of land situated in the William Lomax Survey, Abstract No.792, Town of Addison, Dallas County, Texas and being a portion of that called 7.776 acre tract of land as described in deed to Jackson-Shaw / Addison Tech Limited Partnership, recorded in Volume 99192, Page 3812 of the deed records of Dallas County, Texas, (DRDCT) also being all of Lot 3 and a portion of Lot 4, Lot 21 and Lot 22, Block A of Carroll Estates, an addition to the County of Dallas recorded in Volume 10, Page 473 of the map records of Dallas County, Texas, said 7.771 acre tract of land being more particularly described as follows:

BEGINNING at a cut 'X' in concrete found for the point of intersection of the East right-of-way line of Westgrove Drive (a 60-foot right-of-way) with the South right-of-way line of Excel Parkway (formerly known as Bent Tree Plaza Parkway, an 80-foot right-of-way) and being the Northwest corner of said 7.776 acre tract of land;

THENCE South 89 degrees 59 minutes 00 seconds East along said South right-of-way line, same being the North line of said 7.776 acre tract of land, a distance of 724.64 feet to a 1/2-inch Iron rod found for corner, said point being the Northwest corner of Lot 1, Block A, Excel-Phase 2, an addition to the Town of Addison, as shown on the plat recorded in Volume 96064, Page 4820, DRDCT;

THENCE South 00 degrees 01 minute 00 seconds West, departing said South line and along the West line of said Lot 1, Block A, a distance of 467.55 feet to a 1/2-inch Iron rod found for corner, said point being the Southwest corner of said Lot 1, Block A and being on the North line of Tract 15, Block B, Sunbelt Business Park, an addition to the Town of Addison, as shown on the plat recorded in Volume 97176, Page 4307, DRDCT.

THENCE North 89 degrees 56 minutes 25 seconds West (called North 89 degrees 59 minutes 00 seconds West), departing said West line and along said North line, passing at a distance of 466.49 feet the Northwest corner of said Tract 15, Block B same being the Northeast corner of Tract VI, Block B of Sunbelt Business Park, an addition to the town of Addison as shown on plat recorded in Volume 80092, Page 808, DRDCT, and continuing in a total distance of 724.18 feet to a 1/2-inch Iron rod found for the Northwest corner of said Tract VI, and being in the aforementioned East right-of-way line of Westgrove Drive;

THENCE North 00 degrees 02 minutes 26 seconds West, along the West line of said 7.776 acre tract of land and said East right-of-way line, a distance of 467.01 feet (called 467.55 feet) to the POINT OF BEGINNING AND CONTAINING 338,503 square feet or 7.771 acres of land, more or less.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jackson-Shaw / Addison Tech Limited Partnership, does hereby adopt this plat designating the hereinabove property as LOT 2, BLOCK A, EXCEL PLAZA, 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 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.

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.

By: Lewis W. Shaw II, President of JACKSON-SHAW / TEXAS, INC. general partner of JACKSON-SHAW / ADDISON TECH LIMITED PARTNERSHIP

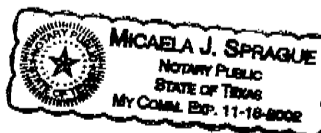
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared, Lewis W. Shaw II, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of October, 1999.

MICHAELA J. SPRAGUE  
Notary Public, Dallas County, Texas

My Commission Expires 11-18-2002



AVIGATION RELEASE

WHEREAS Jackson-Shaw / Addison Tech Limited Partnership, the Grantor, its successors and assigns, subject to the provisions herein contained, hereby grants, bargains, sells and conveys unto the Town of Addison, State of Texas, its successors and assigns, the Grantee, for use and benefit of the public, a perpetual easement and right-of-way over that portion of the Grantor's land described above, in the vicinity of Addison Airport, for the purpose of the passage of all aircraft (aircraft being defined for the purpose of this instrument as any device now known or hereafter invented, used or designated for navigation of, or flight in the air) by whomsoever owned and operated in the air space to an infinite height above the surface of the Grantor's property, together with the right to cause in said air space noise, vibration and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operated at, or on Addison Airport located in Dallas County, Texas; Grantor hereby waives, remises and releases any right or cause of action which Grantor has now, or which Grantor may have in the future against the Grantee, its successors and assigns, or Addison Airport, due to such noise, vibration, and other effects that may be caused by the operation of aircraft landing and taking off from, or operating at or on Addison Airport; the Grantor further grants that upon side property (A) no use shall be permitted that causes a discharge into the air of fumes, smoke or dust which will obstruct visibility and adversely affect the operation of aircraft or cause any interference with navigational facilities necessary to aircraft operation and (B) no development or construction shall be permitted which will interfere in any way with the safe operation of aircraft in the air space over the land described herein or at or on the Addison Airport.

To have and to hold said easement and right-of-way and all rights appertaining hereto unto the Grantee, its successors and assigns, until the Addison Airport shall be abandoned and shall cease to be used for airport purposes. It is specifically understood and agreed that this easement, its covenants and agreements shall run with the land, which is described herein. The Grantor, on behalf of itself, its successors and assigns, further acknowledges that the easements herein granted contemplate and include all existing and future operations at Addison Airport, acknowledging that future aircraft numbers and types will most likely increase and noise patterns may also increase, in that the rights, obligations and covenants herein set forth shall not terminate or vary in the event of changes in the flight volume or noise, traffic patterns, runway lengths or locations or characteristics or type or category of aircraft using the Addison Airport, Town of Addison, Texas.



SURVEYOR'S CERTIFICATE

That I, Alexander Garza Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments were found as shown or placed under my supervision in accordance with the platting rules and regulations of the City Planning and Zoning Commission of the Town of Addison.

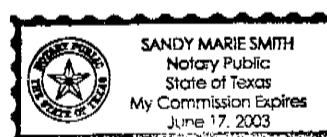
Alexander Garza Jr. 10-21-99  
Alexander Garza Jr.  
Registered Professional Land Surveyor  
Texas No. 1728

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Alexander Garza Jr., 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 and in the capacity therein stated.

Given under my hand and seal of office this 21st day of October, 1999.

Sandy Marie Smith  
Notary Public, Dallas County, Texas



My commission expires: 6/17/03

FILED \_\_\_\_\_

CAB. \_\_\_\_\_ PG. \_\_\_\_\_

P.R.D.C.T. \_\_\_\_\_

CERTIFICATE OF APPROVAL

Approved by the Addison City Council on the 12th day of October, 1999.

Mayor

City Secretary



Notary Public, Dallas County, Texas  
NOV 2 1999

FILED  
99 NOV - 2 PM 1:22  
FAYE DUNLACK  
COUNTY CLERK  
DALLAS COUNTY

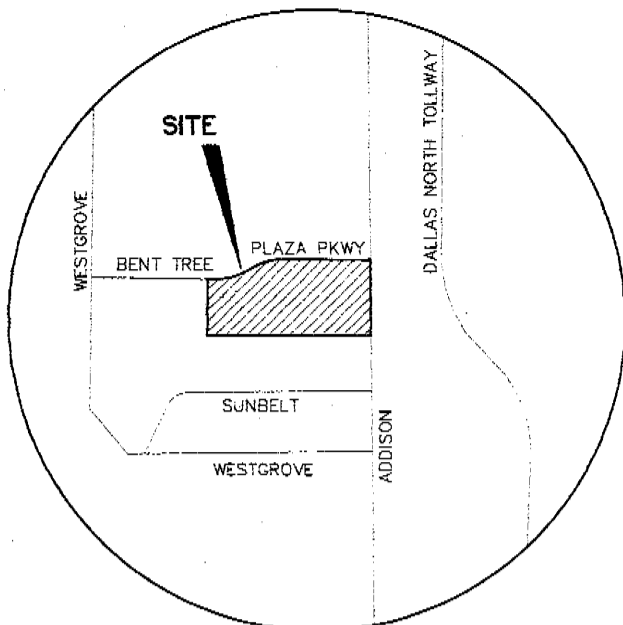
FINAL PLAT  
OF  
LOT 2, BLOCK A, EXCEL PLAZA  
A  
7.771 ACRE TRACT OF LAND  
LOCATED IN THE  
WILLIAM LOMAX SURVEY ABSTRACT NO. 792  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS  
FOR  
JACKSON - SHAW COMPANY  
BY

OWNER:  
JACKSON-SHAW / ADDISON TECH LIMITED PARTNERSHIP  
4890 ALPHA ROAD, SUITE 100  
DALLAS, TEXAS 75244  
972-628-7400

HALFF ASSOCIATES, INC., ENGINEERS-SURVEYORS  
8617 NORTHWEST PLAZA DR. DALLAS, TEXAS 75225  
SCALE: 1"=50' (214)346-6200 AVO. 17986-FP01 SEPT, 1999

2/2

DEED TOTAL 5728 000000 740 3148PM 7/07/96

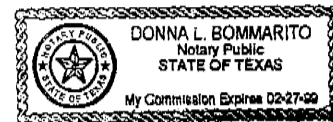


NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT EXCEL TELECOMMUNICATIONS, INC. ("OWNER") DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-ABOVE PROPERTY AS "EXCEL-PHASE 1" AN ADDITION TO THE TOWN OF ADDISON, TEXAS AND SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS STATED HEREINAFTER, OWNER DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON.

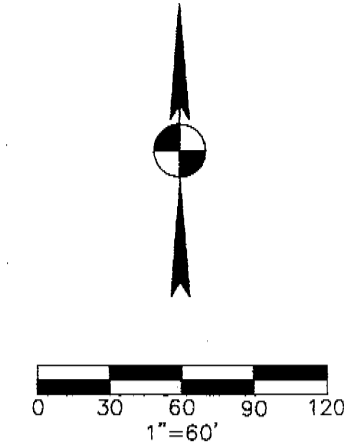
WATER MAIN AND SANITARY SEWER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE OF CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICE AND SEWER SERVICES FROM THE MAIN TO CURB OR PAVEMENT LINE, AND THE DESCRIPTIONS OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

Ken T. Trout 3-27-96 KENNY TROUT PRESIDENT EXCEL TELECOMMUNICATIONS HOLDINGS, INC. DATE

STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNY TROUT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.



- LEGEND
• 1/2" IRON ROD FOUND (UNLESS NOTED)
□ CONCRETE MONUMENT SET
○ 1/2" IRON ROD SET
P.O.B. POINT OF BEGINNING



FIELDNOTE DESCRIPTION OF A 12.424 ACRE (541,185 SQ. FT.) TRACT OF LAND OUT OF THE WILLIAM LOMAX SURVEY ABSTRACT NO. 792, SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT CONVEYED TO FM PROPERTIES OPERATING CO. BY DEED OF RECORD IN VOLUME 92115, PAGE 4018 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, ALSO BEING ALL OF LOT 21 BLOCK "B", AND PORTIONS OF LOTS 3, 4, AND 20, BLOCK "B" OF CARROLL ESTATES, A SUBDIVISION OF RECORD IN VOLUME 10, PAGE 473 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; SAID 12.424 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN "X" CUT IN CONCRETE FOUND AT THE INTERSECTION OF THE WEST LINE OF ADDISON ROAD (60' R.O.W.) AND THE SOUTH LINE OF BENT TREE PLAZA PARKWAY (60' R.O.W.) FOR THE NORTHEAST CORNER OF SAID FM PROPERTIES TRACT AND THE NORTHEAST CORNER HEREOF, AND FROM WHICH AN 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF ADDISON ROAD BEARS N89°55'18"E, A DISTANCE OF 60.17 FEET;

THENCE, S00°15'15"E, ALONG THE WEST LINE OF ADDISON ROAD, SAME BEING THE EAST LINE OF SAID FM PROPERTIES TRACT, A DISTANCE OF 625.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID FM PROPERTIES TRACT AND HEREOF, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO ADDISON AND SUNBELT JOINT VENTURE I BY DEED OF RECORD IN VOLUME 83201, PAGE 3218 OF SAID DEED RECORDS;

THENCE, N89°59'00"W, LEAVING THE WEST LINE OF ADDISON ROAD, ALONG THE SOUTH LINE OF SAID FM PROPERTIES TRACT, SAME BEING THE NORTH LINE OF SAID ADDISON AND SUNBELT JOINT VENTURE I TRACT, SUNBELT BUSINESS PARK SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 77215, PAGE 2834 OF SAID MAP RECORDS, AND TRACT 13, BLOCK "B" SUNBELT BUSINESS PARK - TRACT 13, A SUBDIVISION OF RECORD IN VOLUME 79227, PAGE 1510 OF SAID MAP RECORDS, PASSING AT A DISTANCE OF 630.96 FEET A 3/4 INCH IRON PIPE FOUND FOR THE COMMON SOUTHERLY CORNER OF SAID LOT 5, BLOCK "B" AND SAID LOT 21, BLOCK "B" SUNBELT BUSINESS PARK, A TOTAL DISTANCE OF 864.42 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF, AND FROM WHICH 1/2 INCH IRON ROD FOUND FOR THE COMMON NORTHERLY CORNER OF SAID TRACT 13 AND TRACT 8, BLOCK "B" SUNBELT BUSINESS PARK - TRACT 8, A SUBDIVISION OF RECORD IN VOLUME 79179, PAGE 1478 OF SAID MAP RECORDS BEARS N89°59'00"W, A DISTANCE OF 26.95 FEET;

THENCE, N00°15'15"W, LEAVING THE SOUTH LINE OF SAID FM PROPERTIES TRACT, OVER AND ACROSS SAID FM PROPERTIES TRACT, A DISTANCE OF 611.44 FEET TO A 1/2 INCH IRON ROD SET IN THE CURVING SOUTH LINE OF BENT TREE PLAZA PARKWAY, SAME BEING THE NORTH LINE OF SAID FM PROPERTIES TRACT FOR THE NORTHWEST CORNER HEREOF, AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT BEARS S65°13'32"W, A CHORD DISTANCE OF 139.91 FEET;

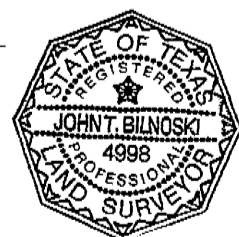
THENCE, ALONG THE SOUTH LINE OF BENT TREE PLAZA PARKWAY, SAME BEING THE NORTH LINE OF SAID FM PROPERTIES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 15°36'54", AN ARC DISTANCE OF 125.37 FEET, AND A CHORD WHICH BEARS N82°24'49"E, A DISTANCE OF 124.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF TANGENCY;
2) S89°46'45"E, A DISTANCE OF 740.48 FEET TO THE POINT OF BEGINNING, CONTAINING 12.424 ACRES (541,185 SQ. FT.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

SURVEYOR CERTIFICATION KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN T. BILNOSKI, 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 THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS.

John T. Bilnoski 3/24/96 JOHN T. BILNOSKI REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4958

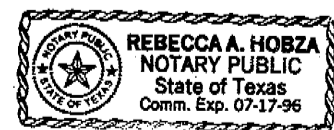


STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN T. BILNOSKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26th DAY OF March, 1996.

Rebecca A. Hobza 7-17-96 REBECCA A. HOBZA NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION



APPROVED BY THE ADDISON CITY COUNCIL ON THE 13th DAY OF FEBRUARY, 1996.

Handwritten signatures and 'CITY SECRETARY' stamp.

CURVE TABLE with columns: No., Delta, Radius, Arc Length, Chord Length, Chord Bearing. Rows C1 through C7.

REMAINDER OF FM PROPERTIES OPERATING CO. VOL. 92115, PG. 4018

BENT TREE PLAZA PARKWAY (60' R.O.W.)

8,779 SQ. FT. DEDICATED FOR R.O.W. PURPOSES

OVERALL AREA 12.424 ACRES

FM PROPERTIES OPERATING CO. VOL. 92115, PG. 4018

LOT 1 12.222 ACRES BLOCK 'A'

TRACT 6 SUNBELT BUSINESS PARK

TRACT 7 BLOCK 'B' SUNBELT BUSINESS PARK TRACT 7 VOL. 79179, PG. 1470

TRACT 8 BLOCK 'B' SUNBELT BUSINESS PARK TRACT 8 VOL. 79179, PG. 1478

TRACT 13 BLOCK 'B' SUNBELT BUSINESS PARK TRACT 13 VOL. 79227, PG. 1510

TRACT 4 SUNBELT BUSINESS PARK VOL. 77215, PG. 2834

SUNBELT BUSINESS PARK VOL. 77215, PG. 2834

GENERAL NOTES

- 1) THE BASIS OF BEARINGS SHOWN HEREON IS BASED ON THE REFERENCED DEED BEARINGS (VOL. 92115, PG. 4018). NO MATERIAL DISCREPANCIES WERE FOUND BETWEEN RECORD DEED INFORMATION AND FIELD MONUMENTATION.
2) THE FOLLOWING EASEMENTS THAT AFFECT THIS SITE ARE TO BE VACATED BY SEPARATE INSTRUMENT:
- 10' SOUTHWESTERN BELL TELEPHONE CO. AND TEXAS POWER AND LIGHT IN VOLUME 78218, PAGE 2026
- 60' BRAZOS ELECTRIC POWER COOP. INC. EASEMENT IN VOLUME 4941, PAGE 56.
- 30' BRAZOS ELECTRIC POWER COOP. INC. EASEMENT IN VOLUME 5021, PAGE 302.
3) THE FOLLOWING UTILITY AND DRAINAGE EASEMENTS ARE TO BE VACATED BY THE FILING OF THIS PLAT:
- THAT PORTION OF THE DRAINAGE AND UTILITY EASEMENT WITHIN THE BOUNDARIES OF THIS PLAT OF RECORD IN VOLUME 83242, PAGE 4530.
- THAT PORTION OF THE DRAINAGE AND UTILITY EASEMENT WITHIN THE BOUNDARIES OF THIS PLAT OF RECORD IN VOLUME 83243, PAGE 1527.
- THAT PORTION OF THE DRAINAGE AND UTILITY EASEMENT WITHIN THE BOUNDARIES OF THIS PLAT OF RECORD IN VOLUME 79236, PAGE 2793.

FINAL REPLAT

EXCEL-PHASE 1

REPLAT OF ALL OF LOT 21, A PORTION OF LOTS 3, 4, AND 20 BLOCK "B" CARROLL ESTATES, VOLUME 10, PAGE 473 WILLIAM LOMAX SURVEY ABSTRACT NO. 792 TOWN OF ADDISON, DALLAS COUNTY, TEXAS OCTOBER 20, 1995

OWNER: EXCEL TELECOMMUNICATIONS, INC. C/O KENNY TROUT 9101 LBJ FREEWAY DALLAS, TEXAS 75243 PH: 214-991-0011
SURVEYOR/ENGINEER: BURY & PITTMAN CONSULTING ENGINEERS AND SURVEYORS 5310 HARVEST HILL, SUITE 100 DALLAS, TEXAS 75230 PH: 214-991-0011

96064 04096

FILED

Edie Bunker  
COUNTY CLERK  
DALLAS COUNTY

96 APR - 1 PM 3:42

Edie Bunker  
COUNTY CLERK, Dallas County, Texas



APR 1 1996

Any provision herein which renders the sale, rental, or use of the instrument void, voidable, or unenforceable under the laws of the State of Texas, shall be deemed to be severed from the instrument and the instrument shall remain in full force and effect. This instrument was filed for record in the office of the County Clerk of Dallas County, Texas on 04/01/96 and the date of recording was 04/01/96. The instrument was filed for record in the office of the County Clerk of Dallas County, Texas on 04/01/96 and the date of recording was 04/01/96.

RETURN TO:

NAME DIANA MILLER

ADDRESS TOWN OF ADDISON, P.O. Box 144

CITY ADDISON TX 75001

LEGAL DESCRIPTION

BEING a 7.771 acre tract of land situated in the William Lomax Survey, Abstract No.792, Town of Addison, Dallas County, Texas and being a portion of that called 7.776 acre tract of land as described in deed to Jackson-Shaw / Addison Tech Limited Partnership, recorded in Volume 99192, Page 3812 of the deed records of Dallas County, Texas, (DRDCT) also being all of Lot 3 and a portion of Lot 4, Lot 21 and Lot 22, Block A of Carroll Estates, an addition to the County of Dallas recorded in Volume 10, Page 473 of the map records of Dallas County, Texas, said 7.771 acre tract of land being more particularly described as follows:

BEGINNING at a cut "X" in concrete found for the point of intersection of the East right-of-way line of Westgrove Drive (a 60-foot right-of-way) with the South right-of-way line of Excel Parkway (formerly known as Bent Tree Plaza Parkway, an 80-foot right-of-way) and being the Northwest corner of said 7.776 acre tract of land;

THENCE South 89 degrees 59 minutes 00 seconds East along said South right-of-way line, same being the North line of said 7.776 acre tract of land, a distance of 724.64 feet to a 1/2-inch iron rod found for corner, said point being the Northwest corner of Lot 1, Block A, Excel-Phase 2, an addition to the Town of Addison, as shown on the plat recorded in Volume 96064, Page 4820, DRDCT;

THENCE South 00 degrees 01 minute 00 seconds West, departing said South line and along the West line of said Lot 1, Block A, a distance of 467.55 feet to a 1/2-inch iron rod found for corner, said point being the Southwest corner of said Lot 1, Block A and being on the North line of Tract 15, Block B, Sunbelt Business Park, an addition to the Town of Addison, as shown on the plat recorded in Volume 97176, Page 4307, DRDCT.

THENCE North 89 degrees 56 minutes 25 seconds West (called North 89 degrees 59 minutes 00 seconds West), departing said West line and along said North line, passing at a distance of 466.49 feet the Northwest corner of said Tract 15, Block B same being the Northeast corner of Tract VI, Block B of Sunbelt Business Park, an addition to the town of Addison as shown on plat recorded in Volume 80092, Page 808, DRDCT, and continuing in a total distance of 724.18 feet to a 1/2-inch iron rod found for the Northwest corner of said Tract VI, and being in the aforementioned East right-of-way line of Westgrove Drive;

THENCE North 00 degrees 02 minutes 26 seconds West, along the West line of said 7.776 acre tract of land and said East right-of-way line, a distance of 467.01 feet (called 467.55 feet) to the POINT OF BEGINNING AND CONTAINING 338,503 square feet or 7.771 acres of land, more or less.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jackson-Shaw / Addison Tech Limited Partnership, does hereby adopt this plat designating the hereinabove property as .LOT 2, BLOCK A, EXCEL PLAZA, 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 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.

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.

By: Lewis W. Shaw II, President of JACKSON-SHAW / TEXAS, INC. general partner of JACKSON-SHAW / ADDISON TECH LIMITED PARTNERSHIP

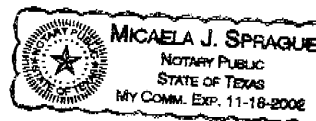
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared, Lewis W. Shaw II, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11<sup>th</sup> day of February, 2000.

Micaela J. Sprague  
Notary Public, Dallas County, Texas

My Commission Expires 11-18-2002



AVIGATION RELEASE

WHEREAS Jackson-Shaw / Addison Tech Limited Partnership, the Grantor, its successors and assigns, subject to the provisions herein contained, hereby grants, bargains, sells and conveys unto the Town of Addison, State of Texas, its successors and assigns, the Grantee, for use and benefit of the public, a perpetual easement and right-of-way over that portion of the Grantor's land described above, in the vicinity of Addison Airport, for the purpose of the passage of all aircraft (aircraft being defined for the purpose of this instrument as any device now known or hereafter invented, used or designated for navigation of, or flight in the air) by whomsoever owned and operated in the air space to an infinite height above the surface of the Grantor's property, together with the right to cause in said air space noise, vibration and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operated at, or on Addison Airport located in Dallas County, Texas; Grantor hereby waives, remises and releases any right or cause of action which Grantor has now, or which Grantor may have in the future against the Grantee, its successors and assigns, or Addison Airport, due to such noise, vibration, and other effects that may be caused by the operation of aircraft landing and taking off from, or operating at or on Addison Airport; the Grantor further grants that upon said property (A) no use shall be permitted that causes a discharge into the air of fumes, smoke or dust which will obstruct visibility and adversely affect the operation of aircraft or cause any interference with navigational facilities necessary to aircraft operation and (B) no development or construction shall be permitted which will interfere in any way with the safe operation of aircraft in the air space over the land described herein or at or on the Addison Airport.

To have and to hold said easement and right-of-way and all rights appertaining hereto unto the Grantee, its successors and assigns, until the Addison Airport shall be abandoned and shall cease to be used for airport purposes. It is specifically understood and agreed that this easement, its covenants and agreements shall run with the land, which is described herein. The Grantor, on behalf of itself, its successors and assigns, further acknowledges that the easements herein granted contemplate and include all existing and future operations at Addison Airport, acknowledging that future aircraft numbers and types will most likely increase and noise patterns may also increase. In that the rights, obligations and covenants herein set forth shall not terminate or vary in the event of changes in the flight volume or noise, traffic patterns, runway lengths or locations or characteristics or type or category of aircraft using the Addison Airport, Town of Addison, Texas.

CERTIFICATE OF APPROVAL

Approved by the Addison City Council on the 12<sup>th</sup> day of October, 2000.

Mayor

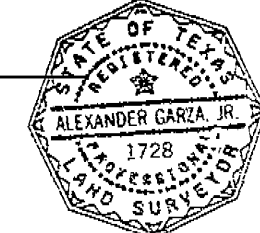
City Secretary

*[Signature]*  
*[Signature]*

SURVEYOR'S CERTIFICATE

That I, Alexander Garza Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments were found as shown or placed under my supervision in accordance with the platting rules and regulations of the City Planning and Zoning Commission of the Town of Addison.

Alexander Garza Jr.  
Registered Professional Land Surveyor  
Texas No. 1728

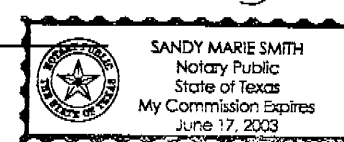


STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Alexander Garza Jr., 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 and in the capacity therein stated.

Given under my hand and seal of office this 10<sup>th</sup> day of February, 2000.

Sandy Marie Smith  
Notary Public, Dallas County, Texas



My commission expires: 6/17/03

FILED \_\_\_\_\_  
CAB. \_\_\_\_\_ PG. \_\_\_\_\_  
P.R.D.C.T. \_\_\_\_\_

VOLUME 2000.043  
PAGE 00012

AMMENDED  
FINAL PLAT

LOT 2, BLOCK A, EXCEL PLAZA

7.771 ACRE TRACT OF LAND

LOCATED IN THE

WILLIAM LOMAX SURVEY ABSTRACT NO. 792  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS

JACKSON - SHAW COMPANY

BY

OWNER:  
JACKSON-SHAW / ADDISON TECH  
LIMITED PARTNERSHIP  
4890 ALPHA ROAD, SUITE 100  
DALLAS, TEXAS 75244  
972-628-7400

HALFF ASSOCIATES, INC., ENGINEERS - SURVEYORS  
8617 NORTHWEST PLAZA DR. DALLAS, TEXAS 75225  
SCALE: 1"=50' (214)346-6200 AVO. 17986-FF01 SEPT, 1999

FILED  
00 MAR -2 AM 9:23  
EARR, FHM, GONY  
COUNTY CLERK  
DALLAS COUNTY, TEXAS

2/2