

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

LOT 1A, BLOCK A WESTGROVE/BENT TREE PLAZA ADDITION
3.169 ACRES
(138,017 SQ. FT.)

LOT 1B, BLOCK A WESTGROVE/BENT TREE PLAZA ADDITION
7.762 ACRES
(338,104 SQ. FT.)

LOT 1C, BLOCK A WESTGROVE/BENT TREE PLAZA ADDITION
2.688 ACRES
(117,077 SQ. FT.)

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

LOT 3
LOT 1 BLOCK A EXCEL - PHASE I

LOT 4
PORTION OF TRACT II
VOL. 92115, PG. 4018

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

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, FR Development Services, Inc. is the owner of a 18.699 acre tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being all of Lots 1 and 2, Block A, Westgrove/Bent Tree Plaza Addition, an addition to the Town of Addison recorded in Volume 2001081, Page 2293 of the Deed Records of Dallas County, Texas and being that same tract of land described in Special Warranty Deed to Excel Management Services, Inc. recorded in Volume 96107, Page 4554 in the Deed Records of Dallas County, Texas; said 18.699 acre tract being more particularly described as follows:

BEGINNING, at a 1/2" iron rod with "Pacheco Koch" cap found at the intersection of the north right-of-way line of Excel 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 64 foot right-of-way); said point also being the southwest corner of said Lot 1;

THENCE, North 00 degrees, 02 minutes, 26 seconds West, departing the said north line of Excel Parkway and along the said east line of Westgrove Drive a distance of 467.54 feet to a 1/2-inch iron rod with "PACHICO KOCH" cap set for the southeast corner of Lot 3, Block A, Sojourn Plaza Addition, an addition to the Town of Addison, Dallas County, Texas; said point also being the northeast corner of said Excel Management tract;

THENCE, South 89 degrees, 57 minutes, 40 seconds East, along the common line of said Excel Management tract and said Lot 3, Block A, a distance of 1225.78 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 being the southeast corner of Garden Bent Tree LP, 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, 48 seconds East, along the common line of said Excel Management tract and said Triad tract, a distance of 307.75 feet to a 1/2-inch iron rod with "PACHICO KOCH" cap found in the north line of said Excel Parkway; said point also being the southwest corner of said Triad tract and the southeast corner of said Excel Management tract;

THENCE, along the south line of said Excel Management 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 point of curvature of a curve whose center bears South 00 degrees, 13 minutes, 16 seconds West a distance of 540.00 feet from said point;

Southwesterly through a central angle of 33 degrees, 06 minutes, 32 seconds (33 degrees, 06 minutes, 33 seconds), for an arc distance of 312.04 (312.05) 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 "PACHICO KOCH" cap found for the point of reverse curvature of a curve to the right whose center bears North 32 degrees, 53 minutes, 17 seconds West, 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 264.18 feet, on a chord bearing and distance of South 73 degrees, 33 minutes, 51 seconds West, 260.56 feet, to a "+" out in concrete found for the point of tangency;

North 89 degrees, 59 minutes, 00 seconds West, a distance of 1287.83 feet to the POINT OF BEGINNING;

CONTAINING 814,512 square feet or 18.699 acres of land, more or less.

STATE OF ILLINOIS
COUNTY OF COOK

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That First Industrial Development Services, Inc., a Maryland Corporation ("Owner") does hereby adopt this plat designating the herein above 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 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.

Any drainage and floodway easement shown herein 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 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 to private property or person run-off shall be permitted by construction of any type of 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 over such easement 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 over such easement 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 traversing 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 be filled to a minimum elevation as shown on the plat.

The minimum floor of 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 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 of procuring the permission of anyone. Any public utility shall have the right of ingress and egress into private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by such 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 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 plotting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS my hand this _____ day of _____, 2002.

First Industrial Development Services, Inc., a Maryland Corporation

Robert H. Muir
Executive Vice President

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 Robert H. Muir, 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 _____ day of _____, 2002.
My commission expires: _____

"OFFICIAL SEAL"
JENNIFER MORALIS
Notary Public, State of Illinois
My Commission Expires 09/10/2002

Jennifer Moralis
Notary Public in and for the State of Illinois

SURVEYOR'S CERTIFICATE

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 plotting rules and regulations of the City of Addison, Texas.

James A. Koch, Jr.
James A. Koch, Jr.
Registered Professional Land Surveyor
No. 4688

STATE OF TEXAS
COUNTY OF DALLAS

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of April, 2002.
My commission expires: _____

STACEY FINLEY
MY COMMISSION EXPIRES
MARCH 27, 2005

Stacey Finley
Notary Public in and for the State of Texas

AREA SUMMARY TABLE

AREA	S.F.	AC.
LOT 1	593,198	13.618
LOT 2	221,312	5.081
WESTGROVE ROW	1870	0.043
TOTAL	816,380	18.742

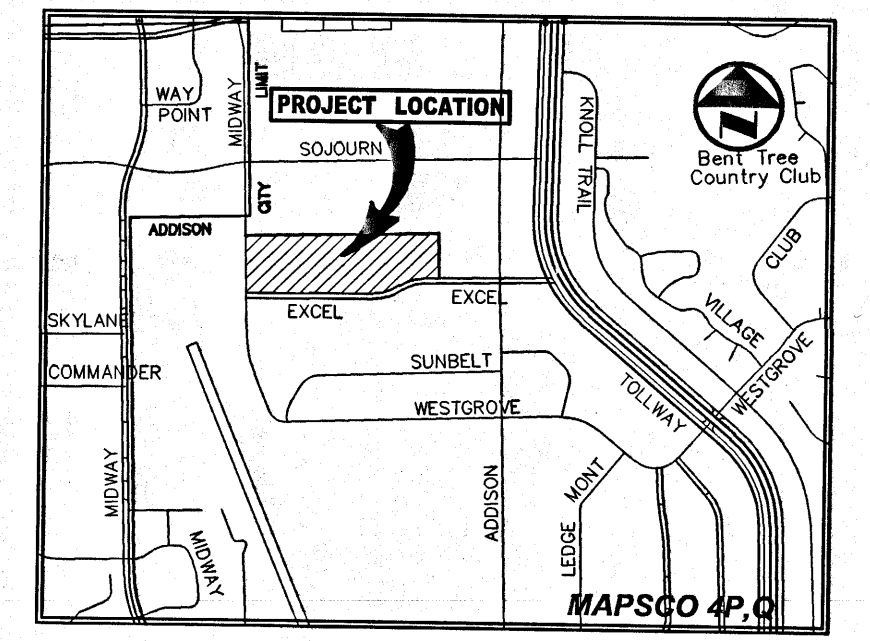
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING & DISTANCE
C1	50.39'	54.00'	53°28'13"	27.20'	S 63°14'53" E 48.59'
C2	28.00'	30.00'	53°28'13"	15.11'	S 63°14'53" E 26.99'
C3	28.00'	30.00'	53°28'13"	15.11'	N 63°16'53" E 26.99'
C4	50.39'	54.00'	53°28'13"	27.20'	N 63°16'53" E 48.59'
C5	29.82'	34.00'	31°38'28"	15.30'	N 74°11'46" E 29.44'
C6	31.48'	37.00'	31°38'28"	16.15'	N 74°11'46" E 31.08'
C7	89.54'	57.00'	90°00'00"	57.00'	S 44°59'00" E 80.61'
C8	51.06'	30.00'	97°31'23"	34.22'	N 48°44'42" W 45.12'
C9	256.27'	578.50'	25°22'54"	130.27'	S 59°49'10" W 254.18'
C10	616.48'	421.50'	23°52'57"	108.35'	S 71°33'11" W 210.23'
C11	45.02'	30.00'	89°58'40"	27.96'	S 43°00'20" W 40.91'
C12	47.12'	30.00'	90°00'00"	30.00'	N 44°59'00" W 42.43'
C13	34.82'	34.00'	90°00'00"	34.00'	N 44°59'00" W 42.43'
C14	47.12'	30.00'	90°00'00"	30.00'	S 44°59'00" W 42.43'
C15	28.00'	30.00'	53°28'13"	15.11'	S 63°14'53" E 26.99'
C16	50.39'	54.00'	53°28'13"	27.20'	S 63°14'53" E 48.59'
C17	50.39'	54.00'	53°28'13"	27.20'	N 63°16'53" E 48.59'
C18	28.00'	30.00'	53°28'13"	15.11'	N 63°16'53" E 26.99'
C19	47.12'	30.00'	90°00'00"	30.00'	S 44°59'00" W 42.43'
C20	47.12'	30.00'	90°00'00"	30.00'	S 45°01'00" W 42.43'
C21	47.12'	30.00'	90°00'00"	30.00'	N 44°59'00" W 42.43'
C22	47.12'	30.00'	90°00'00"	30.00'	N 45°01'00" W 42.43'
C23	47.12'	30.00'	90°00'00"	30.00'	S 44°59'00" W 42.43'
C24	43.57'	30.00'	89°12'26"	26.64'	S 41°16'53" E 28.99'
C25	274.58'	602.50'	26°06'43"	139.72'	S 70°10'04" W 272.21'
C26	198.39'	397.50'	28°35'12"	101.27'	S 71°24'19" W 196.27'
C27	49.38'	30.00'	94°19'07"	36.35'	N 47°08'22" W 43.99'
C28	42.43'	30.00'	90°00'00"	30.00'	N 45°01'00" E 42.43'

APPROVED BY THE TOWN OF ADDISON CITY COUNCIL
ON THE 9TH DAY OF APRIL, 2002

Ray Moran
MAYOR

Stacey Finley
CITY SECRETARY



VICINITY MAP
REPLAT
OF

LOTS 1A, 1B, 1C, & 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
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CJE	JAK	1"=60'	02/14/2002	2112-02.023

TIM DIZAN 6:42AM
 M:\DWG-21\112-02-023\DWG\112-02-023R.DWG
 DWG FILE: 2112-02-023R.DWG

DWG FILE: 2112-02-023R.DWG