

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
EC1	4°44'33"	1341.24'	55.54'	111.02'	N23°21'37"E	110.99'
EC2	18°12'31"	60.00'	9.62'	19.07'	N34°50'09"E	18.99'
EC3	16°26'38"	40.00'	5.78'	11.48'	N35°43'05"E	11.44'
EC4	2°59'04"	1333.24'	34.73'	69.45'	N28°59'24"E	69.44'
EC5	80°29'29"	6.29'	5.32'	8.83'	S37°48'12"E	8.13'
EC6	89°52'57"	34.00'	33.93'	53.34'	S33°06'27"E	48.03'
EC7	87°04'35"	20.00'	19.00'	30.40'	S34°37'41"E	27.55'
EC8	90°00'00"	20.00'	20.00'	31.42'	N33°09'59"W	28.28'
EC9	83°30'36"	20.00'	17.85'	29.15'	S60°04'43"W	26.64'
EC10	29°00'38"	29.44'	7.62'	14.91'	S8°22'14"E	14.75'
EC11	25°57'23"	29.33'	6.76'	13.29'	N43°41'01"E	13.17'
EC12	89°52'57"	20.00'	19.96'	31.37'	N33°06'27"W	28.26'
EC13	36°18'51"	44.00'	14.43'	27.89'	N59°53'31"W	27.42'
EC14	44°45'30"	21.25'	8.75'	16.60'	N64°06'50"W	16.18'
EC15	92°02'02"	21.50'	22.28'	34.54'	S57°48'57"W	30.94'

LEGEND

- (CM) CONTROLLING MONUMENT
- 1/2" IRON ROD W/RED CAP STAMPED "ONEAL 6570" SET (UNLESS NOTED)
- MONUMENT FOUND (AS NOTED)
- P.K. NAIL FOUND WITH WASHER STAMPED "BHB" FOUND
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- N.L.S. MAG NAIL SET
- ESMT. EASEMENT

ENGINEER:
 THE BOUSQUET GROUP, INC.
 505 SIMMONS STREET
 DENTON, TX 76205
 PHONE: 940-566-0088

DEVELOPER:
 RACETRAC PETROLEUM, INC.
 200 GALLERIA PARKWAY SE, STE. 900
 ATLANTA, GEORGIA 30339
 (770)431-7600

OWNER:
 GINGERCREST, INC.
 200 GALLERIA PARKWAY SE, STE. 900
 ATLANTA, GEORGIA 30339
 (770)431-7600

OWNER:
 MESQUITE CREEK DEVELOPMENT, INC.
 200 GALLERIA PARKWAY SE, STE. 900
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 (770)431-7600

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.

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.

DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 66 AS AMENDED.

GENERAL NOTES:

1. THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.

LINE	BEARING	DISTANCE
L1	N 11°46'02" E	12.00'
L2	N 24°03'39" W	21.96'
L3	N 43°56'25" E	11.66'

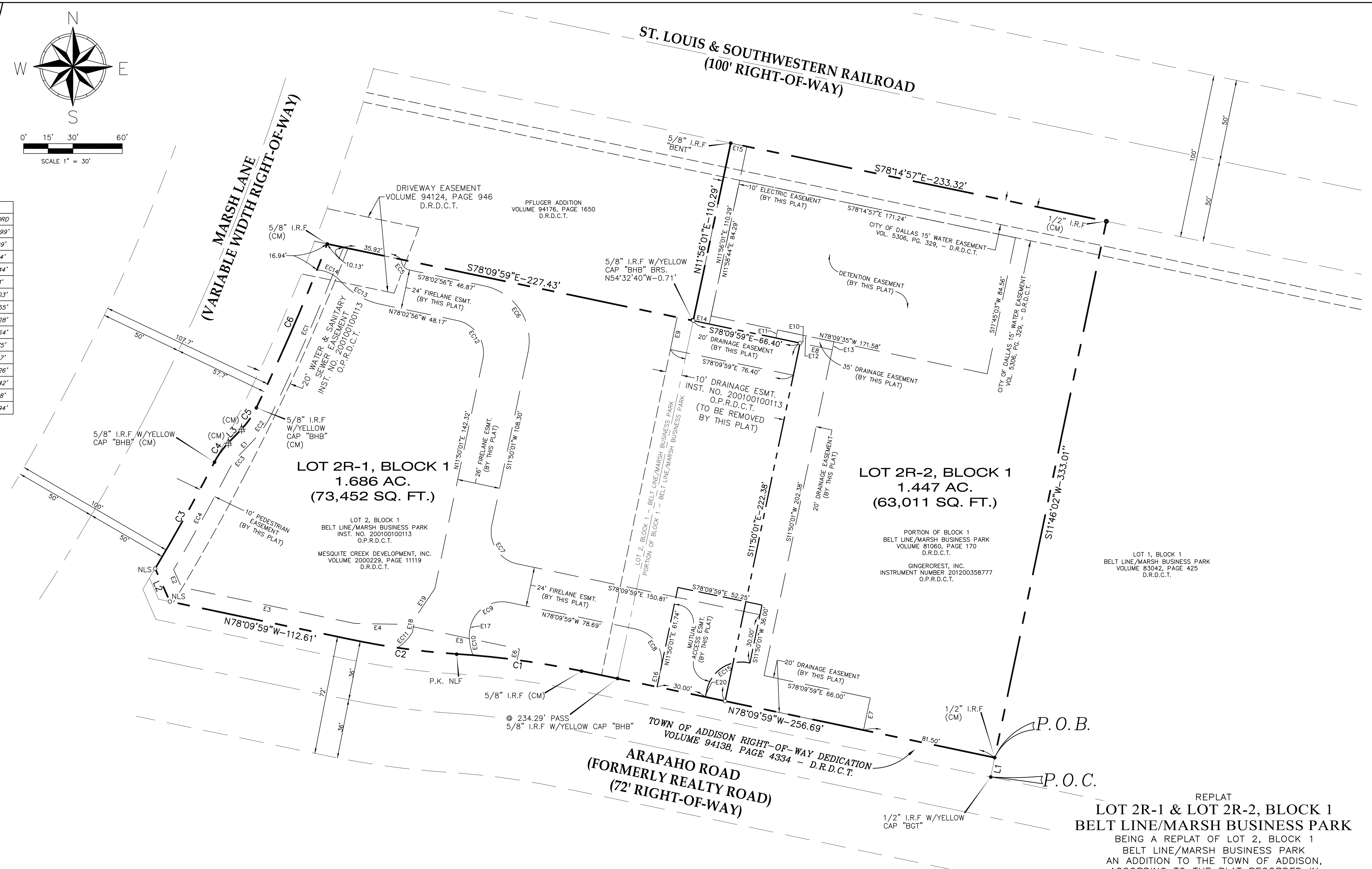
CURVE	DELTA	RADIUS	LENGTH
C1	8°06'35"	542.00'	76.72'
	CHORD BEARING CHORD		
C2	8°06'35"	458.00'	64.83'
	CHORD BEARING CHORD		

CURVE	DELTA	RADIUS	LENGTH
C3	3°12'27"	1323.24'	74.07'
	CHORD BEARING CHORD		
C4	16°26'38"	50.00'	14.35'
	CHORD BEARING CHORD		

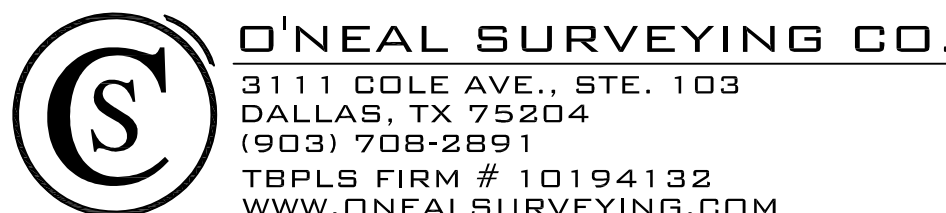
CURVE	DELTA	RADIUS	LENGTH
C5	18°12'31"	50.00'	15.89'
	CHORD BEARING CHORD		
C6	4°40'24"	1331.24'	108.58'
	CHORD BEARING CHORD		

LINE	BEARING	LENGTH
E1	S43°56'25"W	11.66'
E2	S24°03'39"E	11.68'
E3	S78°09'59"E	107.50'
E4	S88°54'52"E	28.62'
E5	S78°09'59"E	73.23'
E6	S11°50'01"W	6.79'
E7	S11°50'01"W	20.00'
E8	N78°09'59"W	20.00'
E9	S11°50'01"W	20.00'
E10	N78°09'59"W	35.00'

LINE	BEARING	LENGTH
E11	N11°49'12"E	5.01'
E12	S78°09'35"E	35.00'
E13	S11°49'12"W	5.00'
E14	S78°03'59"E	10.00'
E15	N78°03'59"W	10.00'
E16	N11°50'01"E	11.74'
E17	S11°50'01"W	4.26'
E18	N11°10'21"E	9.04'
E19	N34°03'59"E	21.18'
E20	S11°50'01"W	4.24'



REPLAT
LOT 2R-1 & LOT 2R-2, BLOCK 1
BELT LINE/MARSH BUSINESS PARK
 BEING A REPLAT OF LOT 2, BLOCK 1
 BELT LINE/MARSH BUSINESS PARK
 AN ADDITION TO THE TOWN OF ADDISON,
 ACCORDING TO THE PLAT RECORDED IN
 INSTRUMENT NUMBER 200101242494 OF THE
 OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 AND
 A PORTION OF BLOCK 1,
 BELT LINE/MARSH BUSINESS PARK,
 AN ADDITION TO THE TOWN OF ADDISON,
 ACCORDING TO THE PLAT RECORDED IN
 VOLUME 81060, PAGE 170 OF THE
 DEED RECORDS OF DALLAS COUNTY, TEXAS
 AND BEING
 3.133 ACRES OF LAND OUT OF THE
 D. MYERS SURVEY, ABSTRACT NUMBER 923
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS



OWNER’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, MESQUITE CREEK DEVELOPMENT, INC. AND GINGERCREST, INC. ARE THE OWNERS OF A TRACT OR PARCEL OF LAND SITUATED IN THE D. MYERS SURVEY, ABSTRACT NUMBER 923, TOWN OF ADDISON, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK 1, BELT LINE/MARSH BUSINESS PARK, AN ADDITION TO THE TOWN OF ADDISON BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200100100113, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AS CONVEYED TO MESQUITE CREEK DEVELOPMENT, INC. BY DEED RECORDED IN VOLUME 2000229, PAGE 11119, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND ALL OF THAT TRACT OF LAND CONVEYED TO GINGERCREST, INC. BY DEED RECORDED IN INSTRUMENT NUMBER 201200358777; (O.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a 1/2' iron rod with yellow cap stamped "BGT" found at the southeast corner of a tract of land conveyed to Town of Addison for right-of-way dedication by instrument recorded in Volume 94138, Page 4334, (D.R.D.C.T.) at the southwest corner of Lot 1, Block 1, Belt Line - Marsh Business Park, an addition to the City of Addison by plat thereof recorded in Volume 83042, Page 425, (D.R.D.C.T.) and being in the original north line of Apache Road (60' right-of-way formerly known as Realty Road) as dedicated by Belt Line/Marsh Business Park, an addition to the City of Addison by plat thereof recorded in Volume 81060, Page 170, (D.R.D.C.T.);

Thence North 11 Degrees 46 Minutes 02 Seconds East, along the west line of the above mentioned Lot 1, Block 1 and the common east line of the above mentioned Town of Addison tract, a distance of 12.00 feet to a 1/2' iron rod found at the southeast corner of the above mentioned Gingercrest, Inc. tract, same being the northeast corner of said Town of Addison tract for the POINT OF BEGINNING of the herein described 3.133 acre tract;

THENCE along the south line of said Gingercrest, Inc. tract and the above mentioned Lot 2, Block 1, same being the common north line of said Town of Addison tract, the following four (4) courses and distances:

- (1) North 78 Degrees 09 Minutes 59 Seconds West, at a distance of 234.29 feet pass a 5/8' iron rod with yellow cap stamped "BHB" found at the southwest corner of said Gingercrest, Inc. tract, same being the southeast corner of said Lot 2, Block 1, and continuing for a total distance of 256.69 feet to a 5/8' iron rod found at the beginning of a tangent curve to the left having a delta angle of 8 Degrees 06 Minutes 35 Seconds, a radius of 542.00 feet and a long chord that bears North 82 Degrees 13 Minutes 16 Seconds West for a distance of 76.65 feet;
(2) Northwestly, along the above mentioned tangent curve to the left, an arc length of 76.72 feet to a p.k. nail found at the beginning of a reverse curve to the right having a delta angle of 8 Degrees 06 Minutes 35 Seconds, a radius of 458.00 feet and a long chord that bears North 82 Degrees 13 Minutes 16 Seconds West for a distance of 64.77 feet;
(3) Northwestly, along the above mentioned reverse curve to the right, an arc length of 64.83 feet to a 1/2' iron rod with red cap stamped "ONEAL 6570" set;
(4) North 78 Degrees 09 Minutes 59 Seconds West, a distance of 112.61 feet to a mag nail set at the south end of a corner clip for right-of-way dedication to City of Addison as shown on the above mentioned Belt Line/Marsh Business Park addition (Inst. No. 200100100113), same being the most southerly southwest corner of said Lot 2, Block 1;

THENCE North 24 Degrees 03 Minutes 39 Seconds West, a distance of 21.96 feet to a mag nail set at the north end of the above mentioned corner clip, same being the most northerly southwest corner of said Lot 2, Block 1 and being in the east right-of-way line of Marsh Lane and being at the beginning of a non-tangent curve to the left having a delta angle of 3 Degrees 12 Minutes 27 Seconds, a radius of 1323.24 feet and a long chord that bears North 29 Degrees 06 Minutes 06 Seconds East, a distance of 74.06 feet

THENCE along the above mentioned east right-of-way line of Marsh Lane and the common west line of said Lot 2, Block 1, the following five (5) courses and distances:

- (1) Northeastly, along the above mentioned non-tangent curve to the left, an arc length of 74.07 feet to a 5/8' iron rod with yellow cap stamped "BHB" found at the beginning of a non-tangent curve to the right having a delta angle of 16 Degrees 26 Minutes 38 Seconds East, a radius of 50.00 feet and a long chord that bears North 35 Degrees 43 Minutes 06 Seconds East for a distance of 14.30 feet;
(2) Northeastly, along the above mentioned non-tangent curve to the right, an arc length of 14.35 feet to a p.k. nail with washer stamped "BHB" found;
(3) North 43 Degrees 56 Minutes 25 Seconds East, a distance of 11.66 feet to a p.k. nail with washer stamped "BHB" found at the beginning of a tangent curve to the left having a delta angle of 18 Degrees 12 Minutes 31 Seconds, a radius of 50.00 feet and a long chord that bears North 34 Degrees 50 Minutes 09 Seconds East for a distance of 15.82 feet;
(4) Northeastly, along the above mentioned tangent curve to the left, an arc length of 15.89 feet to a 5/8' iron rod with yellow cap stamped "BHB" found at the beginning of a tangent curve to the left having a delta angle of 4 Degrees 40 Minutes 24 Seconds, a radius of 1331.24 feet and a long chord that bears North 23 Degrees 23 Minutes 42 Seconds East for a distance of 108.55 feet;
(5) Northeastly, along the above mentioned tangent curve to the left, an arc length of 108.58 feet to a 5/8' iron rod found at the northwest corner of said Lot 2, Block 1 and the southwest corner of the Pfluger Addition, an addition to the City of Addison by plat thereof recorded in Volume 94176, Page 1650, (D.R.D.C.T.);

THENCE South 78 Degrees 09 Minutes 59 Seconds East, a distance of 227.43 feet to a 1/2' iron rod with red cap stamped "ONEAL 6570" set in the west line of the above mentioned Gingercrest, Inc. tract and being at the northeast corner of said Lot 2, Block 1 and the southeast corner of the above mentioned Pfluger Addition, from which a 5/8' iron rod with yellow cap stamped "BHB" found bears North 54 Degrees 32 Minutes 40 Seconds West, a distance of 0.71 feet;

THENCE North 11 Degrees 56 Minutes 01 Seconds East, a distance of 110.29 feet to a 5/8' iron rod found (bent) in the south line of the St. Louis & Southwestern Railroad (100' right-of-way) at the northeast corner of said Pfluger Addition and the northwest corner of said Gingercrest, Inc. tract;

THENCE South 78 Degrees 14 Minutes 57 Seconds East, along the south line of said St. Louis & Southwestern Railroad right-of-way, a distance of 233.32 feet to a 1/2' iron rod found at the northeast corner of said Gingercrest, Inc., same being the northwest corner of the above mentioned Lot 1, Block 1 Belt Line - Marsh Business Park (Vol. 83042, Pg. 425);

THENCE South 11 Degrees 46 Minutes 02 Seconds West, along the west line of said Lot 1, Block 1 Belt Line - Marsh Business Park and the common east line of said Gingercrest, Inc. tract, a distance of 333.01 feet to the POINT OF BEGINNING and containing 3.133 acres (136,463 square feet) of land, more or less.

BY: GINGERCREST, INC.

BY: MESQUITE CREEK DEVELOPMENT, INC.

BRIAN THORTON
VICE PRESIDENT

BRIAN THORTON
VICE PRESIDENT

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN THORTON 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN THORTON 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF _____

SURVEYOR’S CERTIFICATION

I, DANIEL CHASE O’NEAL, 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 HEREON WERE FOUND AND PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE TOWN OF ADDISON.

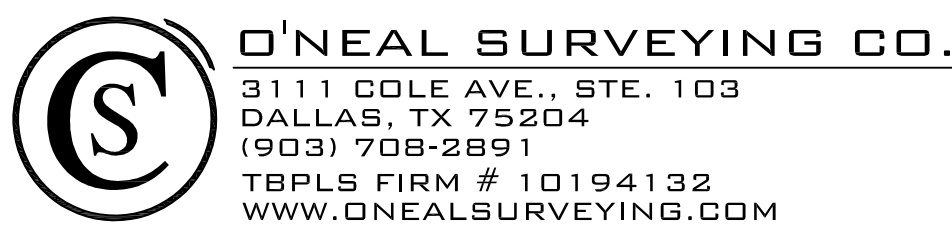
DANIEL CHASE O’NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570
DATE: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O’NEAL, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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, GRANTEEES 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 ARE(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.

ENGINEER:
THE BOUSQUET GROUP, INC.
505 SIMMONS STREET
DENTON, TX 76205
PHONE: 940-566-0088

DEVELOPER:
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE, STE. 900
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OWNER:
MESQUITE CREEK DEVELOPMENT, INC.
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(770)431-7600

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON THIS THE _____ DAY OF _____, 2018

CHAIR OF THE PLANNING AND ZONING COMMISSION

CITY SECRETARY

REPLAT
LOT 2R-1 & LOT 2R-2, BLOCK 1
BELT LINE/MARSH BUSINESS PARK
BEING A REPLAT OF LOT 2, BLOCK 1
BELT LINE/MARSH BUSINESS PARK
AN ADDITION TO THE TOWN OF ADDISON,
ACCORDING TO THE PLAT RECORDED IN
INSTRUMENT NUMBER 200101242494 OF THE
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

AND
A PORTION OF BLOCK 1,
BELT LINE/MARSH BUSINESS PARK,
AN ADDITION TO THE TOWN OF ADDISON,
ACCORDING TO THE PLAT RECORDED IN
VOLUME 81060, PAGE 170 OF THE
DEED RECORDS OF DALLAS COUNTY, TEXAS
AND BEING
3.133 ACRES OF LAND OUT OF THE
D. MYERS SURVEY, ABSTRACT NUMBER 923
TOWN OF ADDISON, DALLAS COUNTY, TEXAS