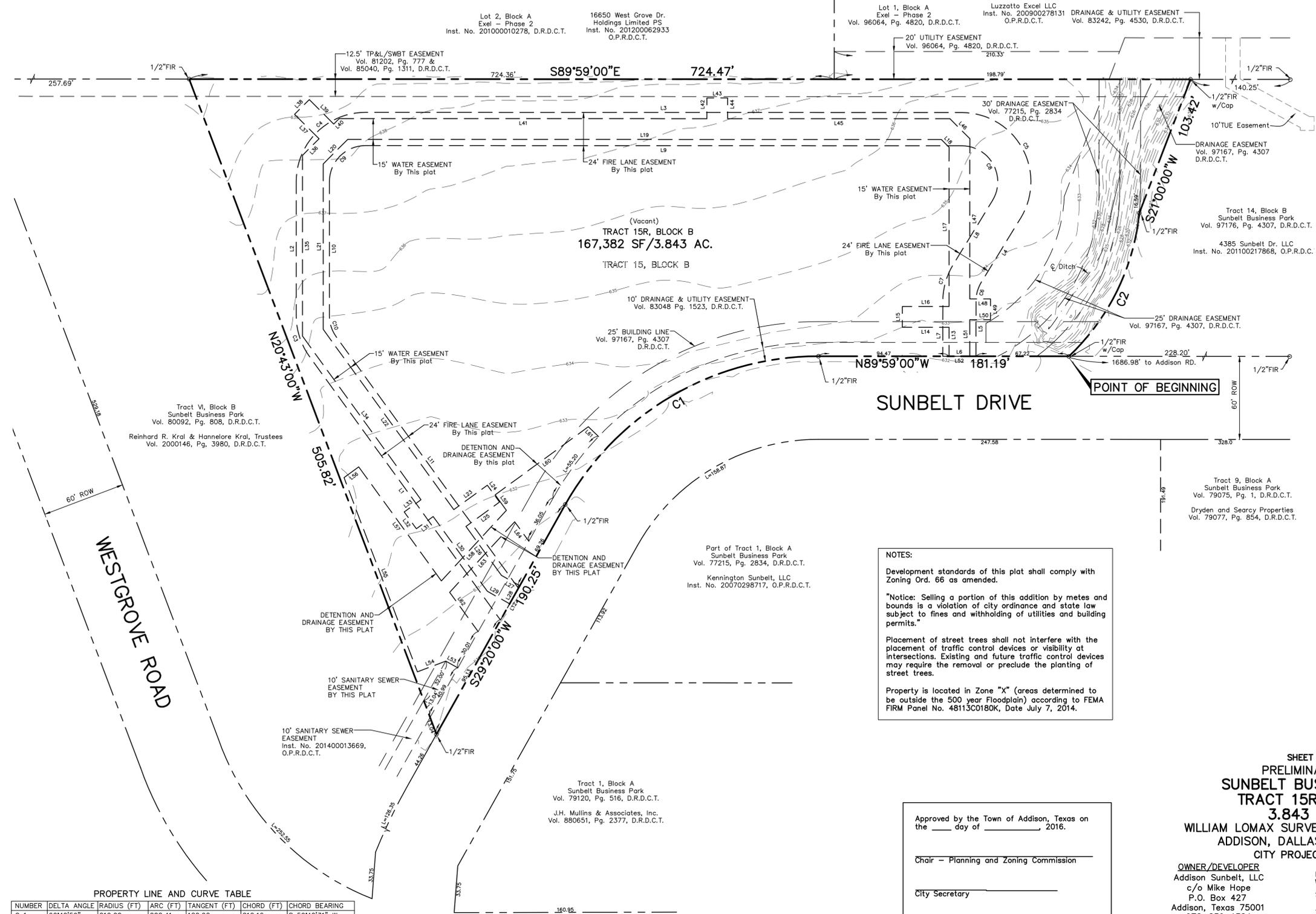


VICINITY MAP
Not to Scale

LEGEND

- FIR Found Iron Rod
- UP Utility Pole
- SD Storm Drain
- SS Sanitary Sewer
- MH Manhole
- RCP Reinforced Concrete Pipe
- CMP Corrugated Metal Pipe

EASEMENT LINE AND CURVE TABLE																							
Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Curve Table					
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist
L1	235.37	N35°59'00"W	L12	26.41	S29°20'00"W	L23	30.00	N54°01'00"E	L34	146.02	N35°58'33"W	L45	160.84	S89°59'00"E	L56	13.16	N54°01'00"E	C3	31.42	50.00	36°00'00"	N 17°59'00" W	30.90
L2	96.79	N0°01'00"E	L13	20.93	N0°01'00"E	L24	15.00	S35°58'33"E	L35	130.51	N0°00'00"E	L46	20.36	S44°59'00"E	L57	101.75	S35°59'00"E	C4	78.54	50.00	90°00'00"	N 45°01'00" E	70.71
L3	431.54	S89°59'00"E	L14	33.82	N89°59'00"W	L25	30.00	S54°01'00"W	L36	16.96	N45°01'00"E	L47	115.68	S0°01'00"W	L58	69.33	N42°43'47"E	C5	106.09	50.00	121°34'22"	S 29°11'49" E	87.28
L4	54.38	S31°35'22"W	L15	15.00	N0°01'00"E	L26	43.65	S35°58'33"E	L37	25.00	N44°59'00"W	L48	15.00	S89°59'00"E	L59	13.85	N35°58'49"W	C6	14.33	26.00	31°34'22"	S 15°48'11" W	14.15
L5	39.88	S0°01'00"W	L16	33.82	S89°59'00"E	L27	15.26	S60°40'00"E	L38	15.00	N45°01'00"E	L49	15.00	S0°01'00"W	L60	83.44	N5°54'13"E	C7	27.55	50.00	31°34'22"	N 15°48'11" E	27.21
L6	24.00	N89°59'00"W	L17	114.97	N0°01'00"E	L28	15.00	S29°20'00"W	L39	25.00	S44°59'00"E	L50	15.00	N89°59'00"W	L61	10.21	S46°17'25"E	C8	55.17	26.00	121°34'22"	N 29°11'49" W	45.39
L7	39.88	N0°01'00"E	L18	7.93	N44°59'00"W	L29	18.55	N60°40'00"W	L40	5.60	N45°01'00"E	L51	26.43	S0°01'00"W	L62	35.12	N35°59'00"W	C9	40.84	26.00	90°00'00"	S 45°01'00" W	36.77
L8	54.38	N31°35'22"E	L19	429.44	N89°59'00"W	L30	66.63	N35°58'33"W	L41	266.02	S89°59'00"E	L52	15.00	N89°59'00"W	L63	69.33	N42°43'47"E	C10	16.34	26.00	36°00'00"	S 17°59'00" E	16.07
L9	431.54	N89°59'00"W	L20	25.13	S45°01'00"W	L31	15.00	S54°01'00"W	L42	15.00	N0°01'00"E	L53	10.00	N60°40'00"W									
L10	96.79	S0°01'00"W	L21	119.42	S0°00'00"E	L32	15.00	N35°58'33"W	L43	15.00	S89°59'00"E	L54	22.00	S69°17'00"W									
L11	224.34	S35°59'00"E	L22	160.85	S35°58'33"E	L33	15.00	N54°01'00"E	L44	15.00	S0°01'00"W	L55	150.01	N20°43'00"W									



PROPERTY LINE AND CURVE TABLE						
NUMBER	DELTA ANGLE	RADIUS (FT)	ARC (FT)	TANGENT (FT)	CHORD (FT)	CHORD BEARING
C 1	60°40'59"	210.00	222.41	122.92	212.16	S 59°40'31" W
C 2	40°53'56"	165.00	117.78	61.53	115.30	S 26°13'35" W

NOTES:

Development standards of this plat shall comply with Zoning Ord. 66 as amended.

"Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law 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.

Property is located in Zone "X" (areas determined to be outside the 500 year Floodplain) according to FEMA FIRM Panel No. 48113C0180K, Date July 7, 2014.

Approved by the Town of Addison, Texas on the ____ day of _____, 2016.

Chair - Planning and Zoning Commission

City Secretary

SHEET 1 OF 2
PRELIMINARY PLAT
SUNBELT BUSINESS PARK
TRACT 15R, BLOCK B
3.843 ACRES
WILLIAM LOMAX SURVEY, ABSTRACT No. 792
ADDISON, DALLAS COUNTY, TEXAS
CITY PROJECT No. 16-09

OWNER/DEVELOPER
Addison Sunbelt, LLC
c/o Mike Hope
P.O. Box 427
Addison, Texas 75001
972-239-1324

PREPARED MAY, 2016 BY:
KADLECK & ASSOCIATES, a Division of
Westwood Survey Firm No. 10074301
Westwood Professional Services, Inc.
Phone (214) 473-4640 2740 North Dallas Pkwy., Ste. 280
Toll Free (888) 937-5150 Plano, TX 75093
CONTACT: LYNN KADLECK (214) 473-4642

NOTE: THE BEARING BASIS FOR THIS PLAT IS THE BEARING OF N 89°59'00" W FOR THE NORTH LINE OF SUNBELT DRIVE AS SHOWN ON THE MAP OF SUNBELT BUSINESS PARK, RECORDED IN VOLUME 77215, PAGE 2834, D.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, ADDISON SUNBELT LLC are the Owners of a tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas, and being all of Tract 15, Block B of Tracts 14 & 15, Block B of Sunbelt Business Park, an addition to the Town of Addison, Dallas County, Texas according to the map thereof recorded in Volume 97176, Page 4307, Deed Records of Dallas County, Texas; said tract conveyed to Addison Sunbelt, LLC by deed recorded in Instrument No. 201400290336, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with a plastic cap for a corner in the north line of Sunbelt Drive, (a 60 foot right of way), said point being N 89°59'00" W, with the north line of Sunbelt Drive, a distance of 1,686.98 feet from the intersection of the north line of Sunbelt Drive with the west line of Addison Road (a 60 foot right of way), said point being the common south corner of said Tract 15 and Tract 14 of the said addition;

THENCE, N 89°59'00" W, with the north line of Sunbelt Drive, a distance of 181.19 feet to a found 1/2 inch iron rod at the beginning of a curve to the left with a central angle of 60°40'59", a radius of 210.00 feet, a chord bearing of S 59°40'31" W and a chord distance of 212.16 feet;

THENCE, Southwesterly, continuing with the north and northwest line of Sunbelt Drive and along said curve, an arc distance of 222.41 feet to a found 1/2 inch iron rod at the point of tangency;

THENCE, S 29°20'00" W, continuing with the northwest line of Sunbelt Drive, a distance of 190.25 feet to a found 1/2 inch iron rod for a corner, said point being the southwest corner of said Tract 15 and said point being the most easterly corner of Tract VI, Block B of Sunbelt Business Park, an addition to the Town of Addison, Texas according to the map thereof recorded in Volume 80092, Page 808, Deed Records of Dallas County, Texas;

THENCE, N 20°43'00" W, departing the northeast line of Sunbelt Drive and with the common line of said Tract VI and Tract 15, a distance of 505.82 feet to a found 1/2 inch iron rod for a corner, said point being the northeast corner of said Tract VI and the northwest corner of said Tract 15, and said point bring south line of Lot 2, Block A of Exel - Phase 2 Addition, an addition to the Town of Addison, Texas according to the map thereof recorded in Instrument Number 20100010278, Official Public Records of Dallas County, Texas;

THENCE, S 89°59'00" E, with the north line of said Tract 15, a distance of 724.47 feet to a found 1/2 inch iron rod with a plastic cap for a corner, said point being the common north corner of said Tract 14 and Tract 15;

THENCE, S 21°00'00" W, with the common line of said Tract 14 and Tract 15, a distance of 103.42 feet to a found 1/2 inch iron rod at the beginning of a non-tangent curve to the right with a central angle of 40°53'56", a radius of 165.00 feet, a chord bearing of S 26°13'35" W and a chord distance of 115.30 feet;

THENCE, Southwesterly, continuing with the said common line and along said curve, an arc distance of 117.78 feet to the Point of Beginning and Containing 167,382 square feet or 3.843 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ADDISON SUNBELT LLC ("Owner") does hereby adopt this plat designating the hereinabove property as TRACT 15R, BLOCK B, SUNBELT BUSINESS PARK, 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 easement 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, election, 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 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 town 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 that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff 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 town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town 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 town for 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.

The construction plans shall be prepared by or under the supervision of a registered professional engineer in the State of Texas and shall bear his seal on each sheet.

The plans shall contain all necessary information for construction of the project, including screening walls. All materials specified shall conform to the standard specifications of the Town of Addison.

Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made.

After review of the plat and plans by the public works department and town engineer, the plat and plans shall be submitted to the planning and zoning commission and the city council for their consideration. If approved by those bodies subject to changes, the engineer for the owner shall make all changes required. The director of public works or his designated agent will approve all plans and return sufficient approved sets of the plans to the engineer for the owner for use by the contractors. Each contractor shall maintain one set of the plans, stamped with town approval, on the project at all times during construction.

WITNESS, MY HAND AT Dallas, Texas, this the ___ day of ___, 2016.

ADDISON SUNBELT, LLC.
A Texas limited liability company

Mike Hope, Manager

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Mike Hope, Manager of Addison Sunbelt, LLC, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2016

Notary Public, State of Texas

DETENTION AREA EASEMENT STATEMENT

STATE OF TEXAS }
COUNTY OF DALLAS }

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 tis plat shows the detention area(s) serving this addition.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }

I, L. LYNN KADLECK, 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.

Dated this the ___ day of ___, 2016.

FOR REVIEW ONLY
NOT FOR RECORDING

L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952



STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2016

Notary Public, State of Texas

Approved by the Town of Addison, Texas on the ___ day of ___, 2016.
Chair - Planning and Zoning Commission
City Secretary

SHEET 2 OF 2
PRELIMINARY PLAT
SUNBELT BUSINESS PARK
TRACT 15R, BLOCK B
3.843 ACRES
WILLIAM LOMAX SURVEY, ABSTRACT No. 792
ADDISON, DALLAS COUNTY, TEXAS
CITY PROJECT No. 16-09
OWNER/DEVELOPER
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15842 Addison Road
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972-239-1324
PREPARED MAY, 2016 BY:
KADLECK & ASSOCIATES, a Division of
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15842 Addison Road
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Phone (214) 473-4640 2740 North Dallas Pkwy., Ste. 280
Toll Free (888) 937-5150 Plano, TX 75093
CONTACT: LYNN KADLECK (214) 473-4642