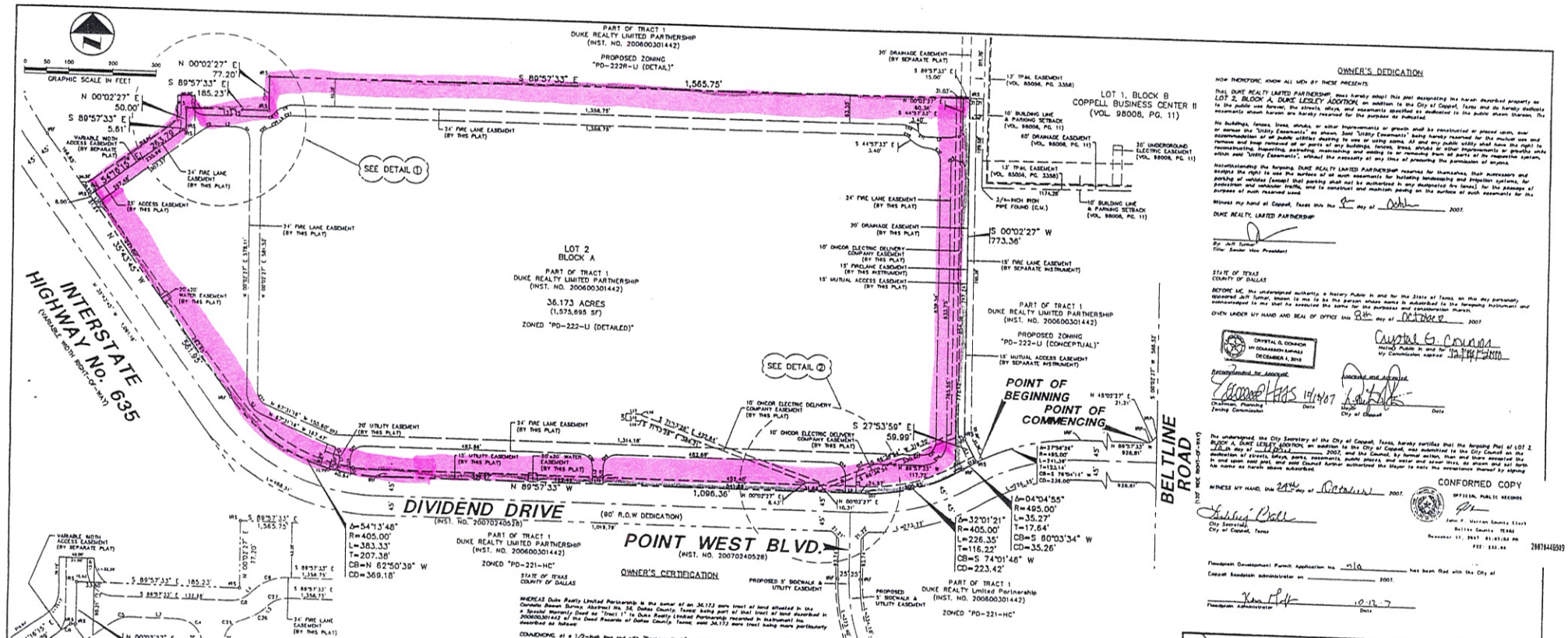
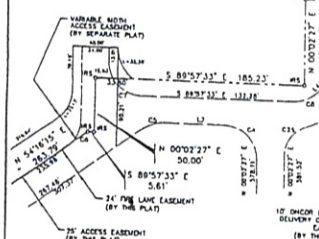
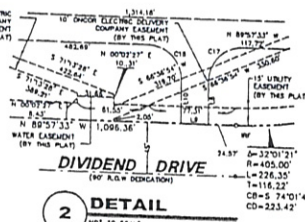




1 DETAIL
NOT TO SCALE

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	52°31'08"	27.50	30.00	14.80	N26°18'00"W	26.55
C2	67°30'43"	35.34	30.00	20.07	N32°44'21"W	33.34
C3	87°30'33"	45.84	30.00	28.93	N32°44'21"W	41.56
C4	90°00'00"	47.12	30.00	30.00	N44°57'33"W	42.42
C5	52°41'12"	18.77	20.00	9.88	S72°38'21"W	18.43
C6	15°41'33"	7.78	30.00	3.91	N48°57'33"E	7.77
C7	60°00'00"	31.59	30.00	17.44	S28°47'24"E	30.15
C8	43°00'00"	33.58	30.00	17.73	N67°27'27"E	32.78
C9	43°00'00"	43.41	54.00	23.19	S67°27'27"W	41.33
C10	43°00'00"	43.41	54.00	23.19	N67°27'27"W	41.33
C11	43°00'00"	33.58	30.00	17.73	S67°27'27"E	32.78
C12	90°00'00"	47.12	30.00	30.00	N45°02'27"E	42.43
C13	01°41'11"	15.00	495.00	7.50	S81°13'38"W	15.00
C14	50°59'48"	31.01	34.00	16.73	N23°32'27"W	30.00
C15	128°01'21"	32.48	15.00	21.07	S64°57'33"W	18.11
C16	90°00'00"	84.83	54.00	54.00	N45°02'27"E	76.37
C17	90°00'00"	47.12	30.00	30.00	S45°02'27"W	42.43
C18	90°00'00"	47.12	30.00	30.00	S45°02'27"W	42.43
C19	90°00'00"	47.12	30.00	30.00	N45°02'27"E	42.43
C20	90°00'00"	47.12	30.00	30.00	S45°02'27"W	42.43
C21	90°00'00"	47.12	30.00	30.00	N45°02'27"E	42.43
C22	90°00'00"	47.12	30.00	30.00	S45°02'27"W	42.43
C23	32°24'20"	15.93	30.00	8.15	S32°04'43"E	15.73
C24	32°24'20"	15.93	30.00	8.15	N32°04'43"W	15.73
C25	87°53'43"	33.38	30.00	20.83	S33°41'21"E	31.87
C26	39°54'23"	34.84	30.00	18.43	S34°50'38"W	33.84
C27	87°53'43"	33.38	30.00	20.83	N33°41'21"W	31.87
C28	39°54'23"	34.84	30.00	18.43	S34°50'38"W	33.84
C29	43°11'34"	28.88	34.00	15.27	N34°57'33"E	28.18
C30	43°00'00"	33.58	30.00	18.43	S67°27'27"W	32.78
C31	90°00'00"	47.12	30.00	30.00	N45°02'27"E	42.43
C32	43°11'34"	28.88	34.00	15.27	N77°27'27"W	28.18
C33	2°58'29"	28.53	550.00	14.81	S13°33'49"E	27.84



2 DETAIL
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.81'	N00°02'27"E
L2	53.08'	N89°57'33"W
L3	21.00'	N35°47'45"E
L4	8.33'	N45°02'27"E
L5	8.33'	N45°02'27"E
L6	46.34'	S89°57'33"E
L7	83.95'	N27°33'38"W
L8	37.75'	S00°02'27"W
L9	27.00'	N89°57'33"W
L10	37.75'	N00°02'27"E
L11	37.75'	S00°02'27"W
L12	27.00'	N89°57'33"W
L13	37.75'	N00°02'27"E
L14	18.15'	S00°02'27"W
L15	35.00'	N89°57'33"W
L16	18.50'	N00°02'00"E
L17	35.00'	N89°57'33"W
L18	5.37'	S00°02'00"E
L19	2.37'	S00°02'00"E

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Duke Realty Limited Partnership is the owner of an 36.173 acre tract of land situated in the Cordelia Bowen Survey, Abstract No. 56, Dallas County, Texas; being part of that tract of land described in a Special Warranty Deed as "Tract 1" to Duke Realty Limited Partnership recorded in Instrument No. 20060030144 2 of the Deed Records of Dallas County, Texas; said 36.173 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "Pacheco Koch" cap found at the south end of a corner-clip at the intersection of the west right-of-way line of Beltline Road (a 120-foot wide right-of-way) with the north line of Dividend Drive, a (90-foot wide right-of-way) according to the plat of Lot 1 and Lot 2, Block C Duke Lesley Addition Dividend Drive and Point West Boulevard recorded in Inst. No. 20070240528, of said Deed Records;

THENCE, along said north line of Dividend Drive, the following seven (7) calls:

North 89 degrees, 57 minutes, 33 seconds West, a distance of 928.81 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner; said point being the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 27 degrees, 56 minutes, 29 seconds, a radius of 495.00 feet, a chord bearing and distance of South 76 degrees, 04 minutes, 14 seconds West, 238.00 feet, an arc distance of 241.39 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the POINT OF BEGINNING;

In a southwesterly direction, continuing along said curve to the left, having a central angle of 04 degrees, 04 minutes, 55 seconds, a radius of 495.00 feet, a chord bearing and distance of South 60 degrees, 03 minutes, 34 seconds West, 35.26 feet, an arc distance of 35.27 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found at the end of said curve; said point being the beginning of a reverse curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 32 degrees, 01 minutes, 21 seconds, a radius of 405.00 feet, a chord bearing and distance of South 74 degrees, 01 minutes, 46 seconds West, 223.42 feet, an arc distance of 226.35 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner;

In a northwesterly direction, along said curve to the right, having a central angle of 54 degrees, 13 minutes, 48 seconds, a radius of 405.00 feet, a chord bearing and distance of North 62 degrees, 50 minutes, 39 seconds West, 369.18 feet, an arc distance of 383.33 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found at the end of said curve;

North 35 degrees, 43 minutes, 45 seconds West, a distance of 341.95 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, North 54 degrees, 16 minutes, 15 seconds East, departing said north line of Dividend Drive, a distance of 263.79 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, South 88 degrees, 57 minutes, 33 seconds East, a distance of 5.61 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, North 00 degrees, 02 minutes, 27 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, South 89 degrees, 57 minutes, 33 seconds East, a distance of 185.23 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, North 00 degrees, 02 minutes, 27 seconds East, a distance of 77.20 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, South 89 degrees, 57 minutes, 33 seconds East, a distance of 1,565.75 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, South 00 degrees, 02 minutes, 27 seconds East, a distance of 59.99 feet to the POINT OF BEGINNING;

CONTAINING, 1,575,695 square feet or 36.173 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS: That I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor do hereby certify that I prepared this plat from an actual and accurate survey of the land that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Coppell, Texas.

EXECUTED THIS 25TH DAY OF SEPTEMBER, 2007.

MICHAEL LARRY LEWIS, JR. 3773 REGISTERED PROFESSIONAL LAND SURVEYOR

Michael Larry Lewis, Jr.
Registered Professional Land Surveyor
No. 3773

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 Michael Larry Lewis, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25TH day of SEPTEMBER, 2007.

VICTORIA GONZALEZ
MY COMMISSION EXPIRES
DECEMBER 28, 2010

Victoria Gonzalez
Notary Public in and for the State of Texas
My Commission expires 12/28/2010

NOTES:

1. Bearing system for this survey is based on a bearing of North 89 degrees, 57 minutes, 33 seconds West, for the north right-of-way line of Dividend Drive according to the plat of Lot 1 and Lot 2, Block C Duke Lesley Addition Dividend Drive and Point West Boulevard recorded in Inst. No. 20070240528 of the Deed Records of Dallas County, Texas.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas, Map No. 48113C0145 J and 48113C0165 J, Community-Panel No. 480170 0145 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

   Zone "X" – Other Areas determined to be outside 500-year floodplain.
3. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
4. The survey abstract lines shown hereon are approximate and are not located on the ground.
5. Sidewalks will be constructed at the expense of the property owner when deemed necessary by the City Engineer.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, DUKE REALTY LIMITED PARTNERSHIP does hereby adopt this plat designating the herein described property, as LOT 2, BLOCK A, DUKE LESLEY ADDITION, an addition to the City of Coppell, Texas and do hereby dedicate to the public use forever, the streets, alleys, and easements specified as dedicated in the public shown thereon. The easements shown hereon are hereby reserved for the purpose as indicated.

No buildings, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the "Utility Easements" as shown. Said "Utility Easements" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All 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 growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on said "Utility Easements", without the necessity at any time of procuring the permission of anyone.

Notwithstanding the foregoing, DUKE REALTY LIMITED PARTNERSHIP reserves for themselves, their successors and assigns the right to use the surface of all such easements for hardscaping, landscaping and irrigation systems, for parking of vehicles (except that parking shall not be authorized in any designated fire lanes) for the passage of pedestrian and vehicular traffic, and to construct and maintain paving on the surface of such easements for the purposes of such reserved uses.

Witness my hand at Coppell, Texas this the 9th day of October, 2007.

DUKE REALTY, LIMITED PARTNERSHIP

By: Jeff Turner
Title: Senior Vice President

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 Jeff Turner, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of October, 2007.

CRYSTAL G. CONNOR
MY COMMISSION EXPIRES
DECEMBER 4, 2010

Crystal G. Connor
Notary Public in and for the State of Texas
My Commission expires 12/4/2010

Recommended for Approval:

Chairman, Planning & Zoning Commission — Date

Approved and Accepted:

Mayor, City of Coppell — Date

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing Plat of LOT 2, BLOCK A, DUKE LESLEY ADDITION, an addition to the City of Coppell, was submitted to the City Council on the 10th day of October, 2007, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

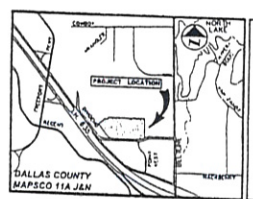
WITNESS MY HAND, this 24th day of October, 2007.

City Secretary
City of Coppell, Texas

CONFORMED COPY
OFFICIAL PUBLIC RECORDS
John F. Warren, County Clerk
Dallas County, TEXAS
November 11, 2007 01:01:04 PM
FEE: $33.00
20070448949

Floodplain Development Permit Application No. n/a has been filed with the City of Coppell floodplain administrator on _____ 2007.

Floodplain Administrator — Date 10-12-07



VICINITY MAP
(NOT TO SCALE)

Approved and Accepted by:

ATMOS ENERGY — Date of Approval 9-27-07
ONCOR ELECTRIC DELIVERY COMPANY — Date of Approval 9-27-07
VERIZON — Date of Approval 10-10-07
Date of Approval 10-1-07

OWNER:

DUKE REALTY LIMITED PARTNERSHIP
14241 N. DALLAS PKWY, SUITE 1000
DALLAS, TX 75254
PH: (972) 361-6742
FAX: (972) 361-6800

SURVEYOR/APPLICANT:

PACHECO KOCH CONSULTING ENGINEERS, INC
8350 NORTH CENTRAL EXPRESSWAY, SUITE 1000
DALLAS, TEXAS 75206
PH: (972) 235-3031
FAX: (972) 235-9544

LEGEND

IRF	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
IRS	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	EASEMENT
	SETBACK
	FIRE LANE

FINAL PLAT

LOT 2, BLOCK A
DUKE LESLEY ADDITION

36.173 ACRE TRACT
LOCATED IN THE CITY OF COPPELL, TEXAS
AND BEING OUT OF THE
CORDELIA BOWEN SURVEY, ABSTRACT NO. 56
DALLAS COUNTY, TEXAS

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY., SUITE 1000 DALLAS, TX 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
AP	MLL	1"=100'	JUNE 2007	2768-07.063

LOT 2, BLOCK A, DUKE LESLEY ADDITION - FINAL PLAT