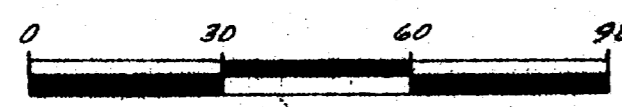


OWNER  
 PARKWAY BUSINESS CENTER II, LTD  
 VOLUME 79144, PAGE 2835

LOT 1, BLOCK "A"  
 OWNER  
 PARKWAY BUSINESS CENTER I, LTD  
 VOLUME 81237, PAGE 1939

HARRIS ADDITION  
 VOLUME 78017, PAGE 1067

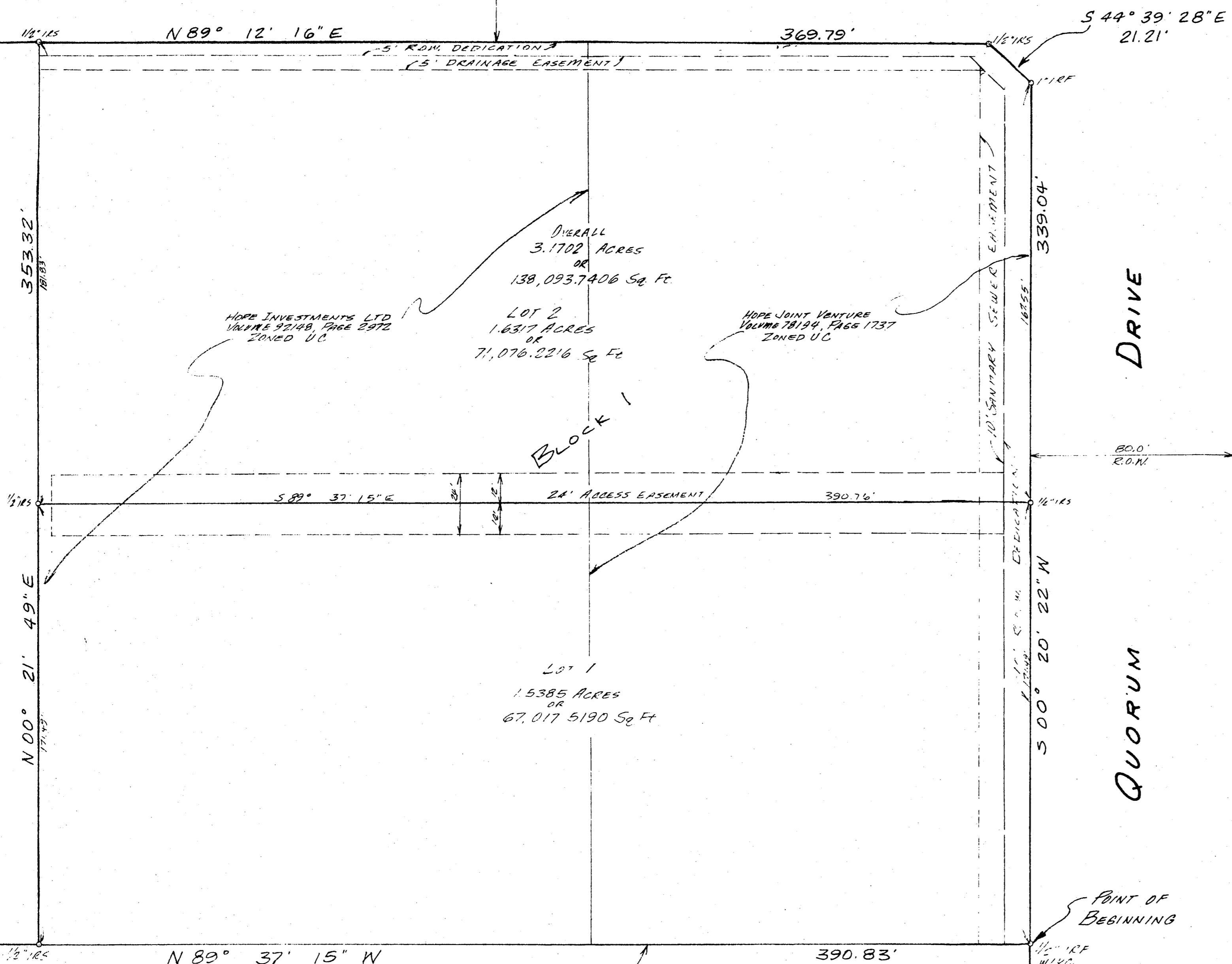


AIRPORT

PARKWAY

DRIVE

QUORUM



OWNER  
 LOT 1, BLOCK "A"  
 UNITED STATES POSTAL SERVICE ADDITION  
 VOLUME 89078, PAGE 357  
 ZONED U.C.

HOPE INVESTMENTS LTD  
 VOLUME 92148, PAGE 2972  
 ZONED U.C.

HOPE JOINT VENTURE  
 VOLUME 78194, PAGE 1737  
 ZONED U.C.

OWNER  
 DPUBCO RESOURCES INC.  
 VOLUME 78070, PAGE 3638  
 ZONED U.C.

PROPERTY DESCRIPTION

BEING a tract of land out of the G.W. Fisher Survey, Abstract No. 482, in the City of Addison, Texas, said tract also being part of the L.L. Jacobs Tract as shown on deed in Volume 2131 at Page 422-424. Deed Records of Dallas County, Texas, and also being part of a tract of land conveyed in Deed to Hope Joint Venture in Volume 78194, Page 1737, of the Deed Records of Dallas County, Texas, and also being part of a tract of land conveyed in Deed to Hope Investment LTD in Volume 91248, Page 2972 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an 1/2 inch iron rod found with yellow cap at the Southeast corner of said tract of land conveyed to Hope Joint Venture and being in the West R.O.W. line of Quorum Drive (a 80 foot R.O.W.);

THENCE North 89 degrees 12 minutes 16 seconds East, and leaving the said R.O.W. line of said Quorum Drive and along the said South line of said Hope Tracts, a distance of 390.83 feet to an 1/2 inch iron rod set for corner and being the Southeast corner of The United States Postal Service Addition Addition in Volume 89078, Page 357 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 21 minutes 49 seconds East, along the East line of said United States Postal Service Addition Addition, a distance of 353.32 feet to an 1/2 inch iron rod set in the South R.O.W. line of Airport Parkway (a 60 foot R.O.W.);

THENCE North 89 degrees 12 minutes 16 seconds East, along said R.O.W. line of Airport Parkway, a distance of 369.79 feet to a 1/2 inch iron rod set for corner;

THENCE South 44 degrees 39 minutes 28 seconds East, and leaving the said R.O.W. line of Airport Parkway and along a corner clip, a distance of 21.21 feet to an 1/2 inch iron rod found in the said R.O.W. line of Quorum Drive;

THENCE South 00 degrees 20 minutes 22 seconds West, and along the said R.O.W. line of Quorum Drive, a distance of 339.04 feet to the POINT OF BEGINNING and containing 138,095.7406 square feet or 3.1702 acres of land

SURVEYOR CERTIFICATION  
 KNOW ALL MAN BY THESE PRESENTS

THAT I, DOUG CONNALLY, 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 PLATTED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, TEXAS.

Doug Connally  
 RPLS NO. 3935  
 STATE OF TEXAS  
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUG CONNALLY, 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 28 DAY OF FEBRUARY 1994  
 DOUG R. STEWART  
 Notary Public, State of Texas  
 My Commission Expires 6-17-98

The HOPE JOINT VENTURE/HOPE INVESTMENTS LTD, A TEXAS LIMITED PARTNERSHIP ("Owner") does hereby adopt this plat designating the hereinabove property as SOUTH & WESTERN 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 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. Owners 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, 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 ditches, 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 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 that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any 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 drainage and floodway easement, at any point, the City shall have the right, but not the obligation, to enter upon the drainage and egress 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 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 through 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 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 systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and services required or ordinarily performed by that utility. Buildings, fences, trees, shrubs, or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements 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 or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endangers or interferes 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 for 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.

WITNESS, my hand at Addison, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

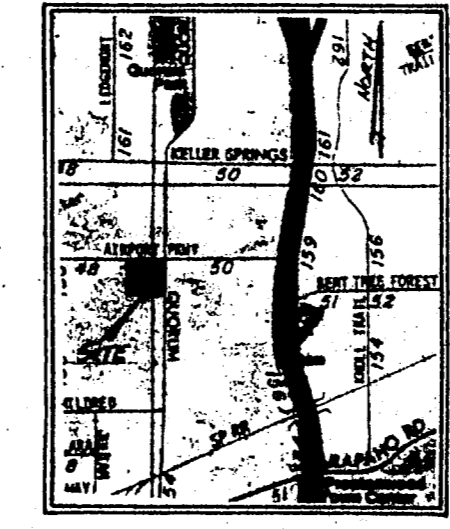
BY: \_\_\_\_\_  
 Kent Hope

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENT HOPE, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994.

Notary Public In and For the State of Texas Expiration \_\_\_\_\_



DOUG CONNALLY & ASSOC., INC.  
 9726 SKILLMAN STREET  
 DALLAS, TEXAS 75243  
 PHONE (214) 349-8485  
 FAX (214) 349-2216

**SOUTH & WESTERN ADDITION**  
 G.W. FISHER SURVEY, ABSTRACT No. 482  
 CITY OF ADDISON, DALLAS COUNTY, TEXAS

SCALE 1"=30' DATE 2-14-96 JOB NO. 90-11A

OWNER: HOPE JOINT VENTURE / HOPE INVESTMENTS LTD, A TEXAS LIMITED PARTNERSHIP  
 P.O. BOX 457  
 ADDISON, TEXAS, 75001 PHONE: (214) 239-1234