

WHEREAS, Addison Circle Two, Ltd. and Gaylord Properties, L.P. (formerly Opubco Properties, Inc.) are the owners of tracts of land situated in the G. W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas, as evidenced by instruments recorded in Volume 82020, Page 0684, Volume 84151, Page 3619, Volume 85147, Page 4305 and Volume 97210, Page 1156, all of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

TRACT No. 1 (Blocks A thru E)

BEING a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, in Town of Addison, Dallas County, Texas, and being a portion of three tracts of land deeded to Opubco Properties, Inc. as evidenced by three instruments recorded in Volume 82020, Page 0684 and Volume 84151, Page 3619, and Volume 85147, Page 4305 all of the Deed Records of Dallas County, Texas, and all of the 1.413 acre tract and the 11.285 acre tract, save and except 0.2299 of an acre described in instrument to Addison Circle Two, Ltd., as recorded in Volume 97210, Page 1156 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found with "Huitt-Zollars" cap at the intersection of the north right-of-way line of the Dallas Area Rapid Transit Property Acquisition Corporation, (formerly St. Louis Southwestern Railroad) a 100 foot wide right-of-way, as evidenced by instrument recorded in Volume 91008, Page 1390 of the Deed Records of Dallas County, Texas, with the east right-of-way line of Quorum Drive as established by instrument to the Town of Addison, Texas as recorded in Volume 82093, Page 1077 of the Deed Records of Dallas County, Texas;

THENCE, North 00 degrees 08 minutes 00 seconds East along the east right-of-way line of Quorum Drive a distance of 96.69 feet to a one-half inch iron rod found with "Huitt-Zollars" cap at the beginning of a curve to the right having a radius of 1,392.39 feet;

THENCE, continuing along said east right-of-way line of Quorum Drive and along said curve to the right through a central angle of 06 degrees 52 minutes 23 seconds, an arc distance of 167.03 feet, being subtended by a chord which bears North 03 degrees 34 minutes 12 seconds East, and is 166.93 feet in length to a one-half inch iron rod found with "Huitt-Zollars" cap;

THENCE, North 07 degrees 00 minutes 23 seconds East continuing along the east right-of-way line of Quorum Drive a distance of 143.16 feet to a one-half inch iron rod found with "Huitt-Zollars" cap at the most southerly corner of a street right-of-way dedication as shown on Final plat of Addison Circle Phase I as recorded in Volume 97101, Page 5801 of the Deed Records of Dallas County, Texas, and refilled in Volume 97189, Page 1039, Deed Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the left having a radius of 130.00 feet;

THENCE, along said street right-of-way dedication and along said curve to the left through a central angle of 144 degrees 58 minutes 13 seconds, an arc distance of 328.93 feet, being subtended by a chord which bears North 06 degrees 36 minutes 04 seconds East, and is 247.95 feet in length to a one-half inch iron rod found with "Huitt-Zollars" cap on said east right-of-way line of Quorum Drive, said point being the beginning of a non-tangent curve to the left having a radius of 1,472.39 feet;

THENCE, continuing along said east right-of-way line of Quorum Drive and along said curve to the left through a central angle of 03 degrees 17 minutes 22 seconds, an arc distance of 84.53 feet, being subtended by a chord which bears North 02 degrees 33 minutes 54 seconds East and is 84.52 feet in length to a one-half inch iron rod found with "Huitt-Zollars" cap for the point of tangency of said curve;

THENCE, North 00 degrees 55 minutes 13 seconds East continuing along the east right-of-way line of Quorum Drive a distance of 339.66 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East departing said east right-of-way line of Quorum Drive a distance of 13.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 34.50 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East a distance of 496.03 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, North 00 degrees 55 minutes 13 seconds East a distance of 21.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East a distance of 69.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 218.98 feet to a one-half inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE, North 72 degrees 58 minutes 59 seconds East a distance of 84.75 feet to a one-half inch iron rod set for the beginning of a curve to the right having a radius of 101.50 feet;

THENCE, along said curve to the right through a central angle of 57 degrees 31 minutes 26 seconds, an arc distance of 101.90 feet, being subtended by a chord which bears South 78 degrees 15 minutes 18 seconds East and is 97.68 feet in length to a one-half inch iron rod set with "Huitt-Zollars" cap;

THENCE, North 72 degrees 58 minutes 59 seconds East a distance of 427.05 feet to a one-half inch iron rod set with "Huitt-Zollars" cap on the east line of said Opubco tract recorded in Volume 85147, Page 4305 and the west right-of-way line of Dallas North Tollway, said point being the beginning of a non-tangent curve to the left having a radius of 1,997.84 feet;

THENCE, continuing along the east line of said Opubco tract and the west right-of-way line of Dallas North Tollway and along said curve to the left through a central angle of 05 degrees 38 minutes 11 seconds, an arc distance 196.54 feet, being subtended by a chord bearing South 07 degrees 08 minutes 57 seconds East and is 196.46 feet in length to a one-half inch iron rod set with "Huitt-Zollars" cap at the southeast corner of said Opubco tract and the northeast corner of the Opubco tract recorded in Volume 84151, Page 3619, Deed Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the left having a radius of 2,964.79 feet;

THENCE, continuing along the east line of said Opubco tract and the west right-of-way line of Dallas North Tollway and along said curve to the left through a central angle of 01 degree 54 minutes 29 seconds, an arc distance of 98.74 feet and being subtended by a chord bearing South 12 degrees 05 minutes 47 seconds East a distance of 98.73 feet to a one-half inch iron rod found with "Huitt-Zollars" cap;

THENCE, South 13 degrees 03 minutes 02 seconds East continuing along the east line of the Opubco tract and along the west right-of-way line of Dallas North Tollway a distance of 118.29 feet to the northwesterly right-of-way line of said Dallas Area Rapid Transit tract;

THENCE, South 66 degrees 45 minutes 01 second West along the northwesterly right-of-way line of the Dallas Area Rapid Transit tract a distance of 1,411.55 feet to the POINT OF BEGINNING and CONTAINING 18.849 acres of land, more or less.

TRACT No. 2 (Block F)

BEING a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas, and being all of Lots 11, 12 and 13 of Block B and all of Lot 5 of Block D, in Julian's Addition, an addition to the Town of Addison, as recorded in Volume 1, Page 538 of the Map Records of Dallas County, Texas, also being a portion of Clara Street as abandoned by the Town of Addison as evidenced by instrument recorded in Volume 91118, Page 1571 of the Deed Records of Dallas County, Texas, and being a portion of a tract deeded to Opubco Properties, Inc. as evidenced by instrument recorded in Volume 84151, Page 3619 of the Deed Records of Dallas County, Texas, and being all of a 3.307 acre tract of land described in instrument to Addison Circle Two, Ltd., as recorded in Volume 97210, Page 1156 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the intersection of the north right-of-way line of a tract of land to Dallas Area Rapid Transit Property Acquisition Corporation (formerly St. Louis Southwestern Railroad), a 100 foot wide right-of-way, as evidenced by instrument recorded in Volume 91008, Page 1390 of the Deed Records of Dallas County, Texas, with the east line of a 20 foot wide alley in Block B of said Julian's Addition;

THENCE, North 00 degrees 01 minute 39 seconds East along the east line of said 20 foot alley a distance of 440.92 feet to a one-half inch iron rod set with "Huitt-Zollars" cap;

THENCE, South 89 degrees 58 minutes 21 seconds East departing the east line of said 20 foot alley a distance of 412.81 feet to a one-half inch iron rod found with "Huitt-Zollars" cap on the platted west right-of-way line of Quorum Drive as established by Addison Circle Phase I, an addition to the Town of Addison, as recorded in Volume 97101, Page 5801 of the Deed Records of Dallas County, Texas, and refilled in Volume 97189, Page 1039, Deed Records of Dallas County, Texas, and being the beginning of a non-tangent curve to the left having a radius of 1,485.39 feet;

THENCE, in a southerly direction along said curve to the left through a central angle of 4 degrees 59 minutes 05 seconds, an arc distance of 129.23 feet and being subtended by a chord bearing South 02 degrees 37 minutes 32 seconds West a distance of 129.19 feet to a one-half inch iron rod found with "Huitt-Zollars" cap;

THENCE, South 00 degrees 08 minutes 00 seconds West continuing along the west right-of-way line of Quorum Drive a distance of 136.90 feet to a one-half inch iron rod found at the north right-of-way line of Dallas Area Rapid Transit tract;

THENCE, South 66 degrees 45 minutes 01 second West along the north right-of-way line of Dallas Area Rapid Transit tract a distance of 442.74 feet to the POINT OF BEGINNING and CONTAINING 3.307 acres of land, more or less.

Now Therefore, Know All Men By These Presents:

That Gaylord Properties, L.P., (formerly Opubco Properties, Inc.) and Addison Circle Two, Ltd. ("Owner") do hereby adopt this plat designating the hereinabove property ADDISON CIRCLE PHASE II, an addition to the Town of Addison, Texas ("City") and subject to the conditions, restrictions and reservations stated hereinafter, Owner dedicates to the public use forever the streets and alleys shown thereon.

Owner hereby grants and conveys, without warranty, to the City fee simple title to Block F, Lot 1, as described on plat, said conveyance being subject to the easements, right-of-way dedications and any other circumstances shown on this plat and expressly subject to Block F, Lot 1 being limited to the uses described below. The signing of the Certificate of Approval evidencing approval by the City Town Council by the Mayor of Addison and the Town Secretary shall constitute acceptance of Block F, Lot 1 by the City and the release and indemnification of Owner by the City of any liability whatsoever related to the ownership or use of Block F, Lot 1, shall only be used for one or more of the following public purposes: public open space, public health or recreation facility, public school, farmers market, conference center, theater center, special events facility, and/or transit center; provided, however, that prior to the development of Block F, Lot 1 for any of these purposes, the City shall submit proposed development plans to Owner for its review and comment. For purposes of this paragraph, the term "development" shall include the obligation to obtain any governmental approval prior to the use of Block F, Lot 1, or any part thereof, to another governmental entity for the use of Block F, Lot 1 for any of the public purposes stated above, and such governmental entity shall comply with the terms hereof. The obligation of the City to submit proposed development plans, or to give notice, to Owner shall remain in effect only as long as Addison Circle One, Ltd. shall be the sole owner of all of Lots 1, 2 and 4 of Block B of Addison Circle Phase I.

The utility easements shown on this plat are hereby reserved are subsurface easements for the purpose of 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 providers of services for which easements are granted. The easements designated as T.U.E. easements or subsurface easements reserved hereon are for the installation and maintenance of electric facilities. Owner shall have the right to use these easements, provided further that Owner specifically reserves the right to construct improvements and structures over those easements designated as T.U.E. Easements (Under Structure).

Any "drainage and floodway" easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. Any existing channels or creeks traversing the "drainage and floodway" easement shall 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 City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person 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 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 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 liable for any damages or 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 if a "drainage and floodway" easement exists.

The maintenance or paving of "utility" and/or "fire lane easement", if any, are 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 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 service 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 expenses be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and, except with respect to the T.U.E. Easements (Under Structure), any public utility shall have the right to remove and keep removed all or parts of any building, 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 the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

All street right-of-ways dedicated to the City by virtue of this plat are subject to the provisions of that certain "RESERVATION AGREEMENT" between the City, Gaylord Properties, L.P., and Owner dated July 23, 1996, as recorded in Volume 97084, Page 2866, Deed Records, Dallas County, Texas.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

ADDISON CIRCLE TWO, LTD., a Texas limited partnership

By: Post Apartment Homes, L.P.,
a Georgia limited partnership, General Partner

By: Post GP Holdings, Inc.,
a Georgia Corporation, General Partner

By: Sherry W. Cohen
NAME: Sherry W. Cohen
TITLE: Sr. Vice President
WITNESS MY HAND at Atlanta, Georgia this the 5th day of November, 1997.

STATE OF GEORGIA
COUNTY OF Cobb

BEFORE the undersigned authority, a Notary Public in and for Cobb County, Georgia on this day personally appeared, Sherry W. Cohen, 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 the 5th of November, 1997.

Kathy B. McCraie
NOTARY PUBLIC IN AND FOR STATE OF GEORGIA
Notary Public, Cobb County, Georgia
My Commission Expires Feb. 6, 1998

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

GAYLORD PROPERTIES, L.P., a Texas limited partnership

By: Opubco International, Ltd.,
a Delaware Corporation, General partner

By: Cgt. Platt
NAME: Carroll G. Platt
TITLE: Chief Executive Officer

WITNESS MY HAND at Lawton, Oklahoma, Oklahoma this the 7th day of November, 1997.

STATE OF OKLAHOMA
COUNTY OF Sequoyia

BEFORE the undersigned authority, a Notary Public in and for Sequoyia County, Oklahoma on this day personally appeared, Carroll G. Platt, 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 the 7th of November, 1997.

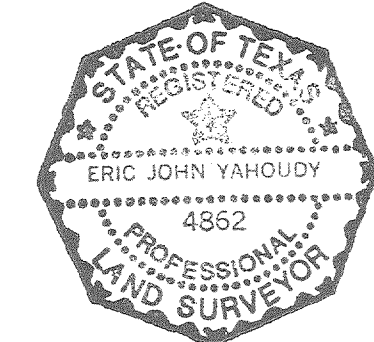
Wayne Johnson
NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

I, Eric J. Yahoudy, a Registered Professional Land Surveyor, hereby certify that the foregoing plat was compiled from an accurate survey made on-the-ground, under my personal supervision.

For: Huitt-Zollars, Inc.

Eric J. Yahoudy
Eric J. Yahoudy
Registered Professional Land Surveyor
Registration No. 4862

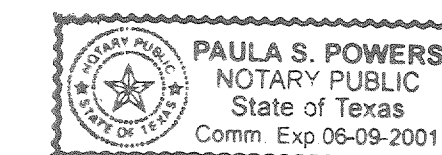


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, Eric J. Yahoudy, 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 the 4th of November, 1997.

Paula S. Powers
NOTARY PUBLIC IN AND FOR STATE OF TEXAS



CERTIFICATE OF APPROVAL
Approved this 2th day of June, 1997, by the City Council of Dallas, Texas.

Cl Moran
Mayor
Cl Moran
Secretary

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FINAL PLAT
ADDISON CIRCLE PHASE II
22.156 ACRES OF LAND IN TWO TRACTS
SITUATED IN THE
G. W. FISHER SURVEY, ABSTRACT No. 482
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

NOV. 03, 1997
Sheet No. 2 OF 2
Project No. 01-1822-32

HUITT-ZOLLARS
3131 MCKINNEY AVENUE/SUITE 600
DALLAS, TEXAS 75248
DALLAS / FORT WORTH / PHOENIX / ORANGE COUNTY

PREPARED FOR
POST APARTMENT HOMES, L.P.
15851 DALLAS PARKWAY
SUITE 855
DALLAS, TEXAS 75248