

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

ADDISON SOUTHWEST, LTD.
WHEREAS **ADDISON SOUTHWEST, LTD.**, acting by and through the undersigned, its duly authorized agent is the owner of a tract of land located in the G.W. FISHER SURVEY, Abstract No. 482, in the Town of Addison, Dallas County, Texas, and being all of Lot 1, Block A of the Final Plat of BELTWAY-QUORUM ADDITION, an addition to the Town of Addison, Dallas County, Texas, as thereof recorded in Volume 2004014, Page 00009 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows (bearing system based on the said Final Plat of BELTWAY-QUORUM ADDITION):

BEARING at an "X" cut in concrete found in the northerly right-of-way line of Belt Line Road (100-foot wide public right-of-way) for the most southerly southeast corner of Lot 1, Block A of the aforementioned BELTWAY-QUORUM ADDITION, same being the southwest corner of Lot 2, Block A of BELTWAY-CENTRE ADDITION, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 2003101, Page 00021 of the Deed Records of Dallas County, Texas;

THENCE with the northerly right-of-way line of Belt Line Road and the southerly line of Lot 1, Block A, the following courses and distances to wit:

- North 89°57'28" West, a distance of 15.16 feet to an "X" cut in concrete set for corner;
- South 45°02'23" West, a distance of 14.14 feet to a 5/8-inch iron rod with a plastic "KHA" cap set for corner;
- North 89°57'28" West, a distance of 195.90 feet to a point for the most southerly southwest corner of Lot 1, Block A, from which a 3/4-inch iron rod found bears South 33°57' East, a distance of 0.30 feet, said corner being the southeast corner of a tract of land described in deed to Mark A. Albert, recorded in Volume 97002, Page 3045 of the Deed Records of Dallas County, Texas;

THENCE leaving the northerly right-of-way line of Belt Line Road, with the east line of the Albert tract, North 00°02'30" East, a distance of 200.14 feet a 5/8-inch iron rod found for the northeast corner of the Albert tract;

THENCE with the north line of the Albert tract, North 89°57'30" West, a distance of 187.99 feet to a 1/2-inch iron rod found in the easterly right-of-way line of Addison Road (variable width public right-of-way);

THENCE with the easterly right-of-way line of Addison Road, North 00°17'00" East, a distance of 307.80 feet to a 1/2-inch iron rod found for the southwest corner of Lot 1 of ADDISON ROAD-QUORUM ADDITION, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 33041, Page 2824 of the Deed Records of Dallas County, Texas;

THENCE leaving the easterly right-of-way line of Addison Road, with the south line of Lot 1 of ADDISON ROAD-QUORUM ADDITION, South 89°43'00" East, a distance of 271.46 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1;

THENCE with the westerly line of Lot 1, Block A of BELTWAY-QUORUM ADDITION, North 00°17'00" East, a distance of 288.28 feet to a 1/2-inch iron rod found for corner in the easterly line of Lot 1, Block A of MAINSTAY SUITES OF ADDISON ADDITION, an addition to the Town of Addison, Dallas County, Texas, according to the revised plat thereof recorded in Volume 98237, Page 37 of the Plat Records of Dallas County, Texas, same being the southwest corner of Lot 1, Block A of SUMMERFIELD/VARAPAHO/ADDISON ADDITION, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 95119, Page 4232 of the Deed Records of Dallas County, Texas;

THENCE with the common line of Lot 1, Block A of BELTWAY-QUORUM ADDITION and Lot 1, Block A of SUMMERFIELD \ VARAPAHO/ADDISON ADDITION, South 89°43'00" East, a distance of 346.07 feet to a 5/8-inch iron rod with plastic "KHA" cap set for the most northeasterly corner of Lot 1, Block A and the most westerly northwest corner of Lot 2, Block A, both of BELTWAY-QUORUM ADDITION;

THENCE leaving the southerly line of Lot 1, Block A of SUMMERFIELD VARAPAHO/ADDISON ADDITION, with the common line of said Lots 1 and 2, Block A of BELTWAY-QUORUM ADDITION, the following courses and distances to wit:

- South 00°11'24" East, a distance of 132.40 feet to a 5/8-inch iron rod with plastic "KHA" cap set for corner;
- Due East, a distance of 8.66 feet to a 5/8-inch iron rod with plastic "KHA" cap set for corner;
- South 00°17'34" East, a distance of 230.61 feet to a 5/8-inch iron rod with plastic "KHA" cap set for the most southerly common corner of said Lots 1 and 2, Block A of BELTWAY-QUORUM ADDITION, and being in the northerly line of Lot 2, Block A of BELTWAY-CENTRE ADDITION;

THENCE with the common line of Lots 1 and 2, Block A of BELTWAY-CENTRE ADDITION, the following courses and distances to wit:

- Due West, a distance of 218.19 feet to an "X" cut in concrete set for corner;
- South 00°14'17" East, a distance of 242.61 feet to an "X" cut in concrete found for corner and being the beginning of a tangent curve to the right;
- Southwesterly with said curve to the right, through a central angle of 37°45'26", having a radius of 115.00 feet, a chord bearing and distance of South 18°38'23" West, 74.42 feet, an arc distance of 75.78 feet to an "X" cut in concrete found for corner and the beginning of a reverse curve to the left;
- Southwesterly with said curve to the left, through a central angle of 35°27'53", having a radius of 100.00 feet, a chord bearing and distance of South 19°47'07" West, 60.90 feet, an arc distance of 61.90 feet to the POINT OF BEGINNING and containing 6.407 acres (279,069 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ADDISON SOUTHWEST, LTD. does hereby adopt this plat designating the hereinabove property as BELTWAY-CENTRE ADDITION, BLOCK A, LOTS 1A and 3, 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 hereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation 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 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 that lot to 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 of 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.

WITNESS, my hand, this _____ day of _____, 2005.

ADDISON SOUTHWEST, LTD.

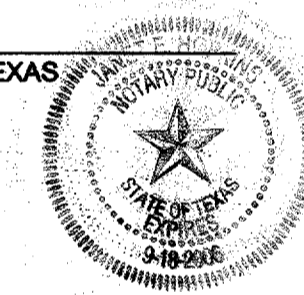
[Signature]
by: **DAVID M. COLE SNADON, its GENERAL PARTNER**

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 Cole Snadon, 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 on this the 4th day of May, 2005.

[Signature]
NOTARY PUBLIC in and for the STATE OF TEXAS



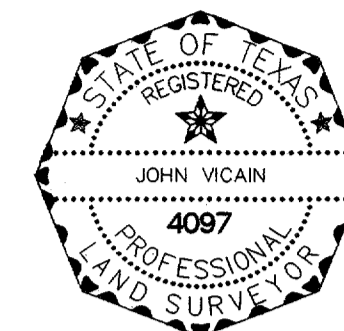
SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN VICAIN, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulation of the Town of Addison, Texas.

DATED THIS _____ DAY OF _____, 2005.

[Signature]
JOHN VICAIN
Registered Professional Land Surveyor #4097
KIMLEY-HORN AND ASSOCIATES, INC.
12700 Park Central Drive, Suite 1800, Dallas, Texas 75251
(972) 770-1300

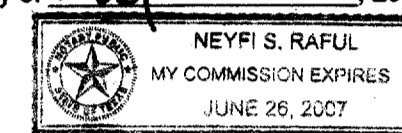


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared John Vicain, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the 4th day of May, 2005.

[Signature]
NOTARY PUBLIC in and for the STATE OF TEXAS



APPROVED and ACCEPTED for the Town of Addison this the 12th day of April, 2005.

The approval of this plat is contingent upon the plat being filed for record with the County Clerk of Dallas County with 180 days from the above date.

[Signature]
Mayor: R. Scott Wheeler

[Signature]
City Secretary

REPLAT OF
BELTWAY-QUORUM ADDITION
LOTS 1A and 3, BLOCK A

6.407 ACRES

SITUATED IN THE

G.W. FISHER SURVEY, ABSTRACT No. 482

AND BEING ALL OF LOT 1, BLOCK A

OF THE FINAL PLAT OF

BELTWAY-QUORUM ADDITION

TOWN OF ADDISON, DALLAS COUNTY, TEXAS



Kimley-Horn
and Associates, Inc.

OWNER/APPLICANT:
Beltway Development
15280 Addison Road
Suite 300
Addison, TX 75001

Contact: Mr. Cole Snadon

12700 Park Central Drive, Suite 1800
Dallas, Texas 75251

Tel. No. 972-770-1300
Fax No. 972-239-3820

DATE: MAY 3, 2005

JOB NO. 063984003

SCALE: 1" = 40'

Recorded in Volume _____, Page _____, D.R.D.C.T.

SHEET 2 of 2

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
MAY 03 PM 2:42
Dallas County, Texas