

WHEREAS, CROW-FARRELL, A Texas Limited Partnership, is the Owner of a tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146, including part of QUORUM, an addition to the City of Addison, Texas, as recorded in Vol. 79100, Page 1895, and also part of Block 2 of QUORUM WEST, an addition to the City of Addison, Texas, as recorded in Vol. 81005, Page 1454, all recorded in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the South line of Belt Line Drive (a 100' R.O.W.) with the West line of Quorum Drive (a variable width R.O.W.);
THENCE with said West line of Quorum Drive, S 0°13'13" E, a distance of 97.60 feet to the beginning of a curve to the left having a central angle of 15°58'29" and a radius of 408.00 feet;
THENCE continuing with said West line of Quorum Drive, and with said curve, an arc distance of 113.76 feet to the end of said curve and the beginning of a curve to the left having a central angle of 4°53'55", a radius of 1726.75 feet and a tangent that bears S 16°11'42" E;
THENCE continuing with said West line of Quorum Drive, and with said curve, an arc distance of 147.63 feet to the end of said curve and a point for corner;
THENCE S 89°46'47" W a distance of 339.49 feet to a point for corner;
THENCE S 1°30'57" E a distance of 50.10 feet to a point for corner;
THENCE S 89°47'03" W a distance of 334.08 feet to a point for corner, said point being in the East line of Landmark Boulevard (an 80' R.O.W.), said point also being the beginning of a curve to the right having a central angle of 8°02'10", a radius of 1323.31 feet and a tangent that bears N 8°15'07" W;
THENCE with said East line of Landmark Boulevard, and with said curve, an arc distance of 185.60 feet to the end of said curve;
THENCE continuing with said East line of Landmark Boulevard, N 0°12'57" W a distance of 215.00 feet to a point for corner, said point being in the aforementioned South line of Belt Line Drive;
THENCE with said South line of Belt Line Drive, N 89°47'03" E, a distance of 338.00 feet to an angle point;
THENCE continuing with said South line of Belt Line Drive, N 89°46'47" E, a distance of 285.00 feet to the POINT OF BEGINNING and containing 5.520 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CROW-FARRELL, A TEXAS LIMITED PARTNERSHIP, being the Owner, does hereby adopt this plat designating the hereinabove described property as Plaza at the Quorum II, an addition to the City of Addison, Dallas County, Texas and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purpose as indicated. The utility and fire land easements shall be open to the public fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed 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 using or desiring to use 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 in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and 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 at 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.

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

WITNESS MY HAND this the _____ day of _____, 1981.

Crow-Farrell
A Texas Limited Partnership

by Robert M. Farrell

STATE OF TEXAS
COUNTY OF DALLAS

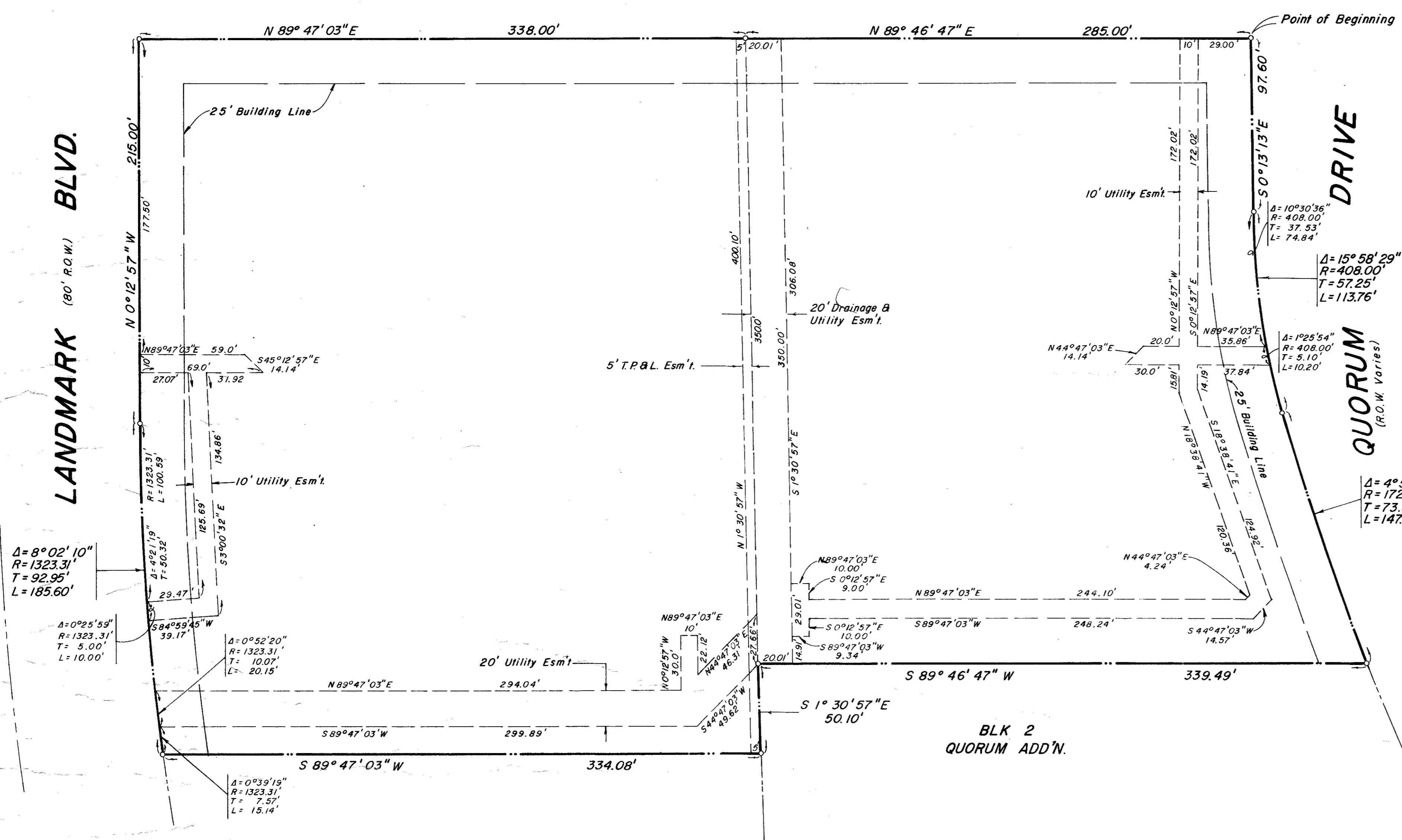
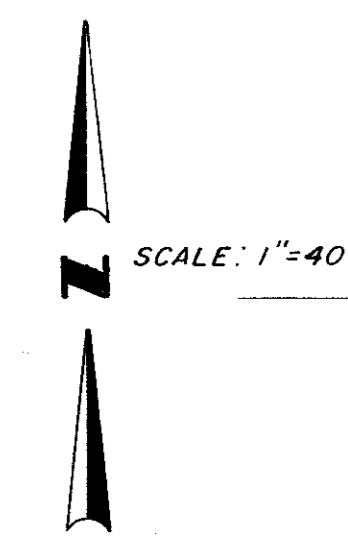
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Robert M. Farrell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 1981.

Notary Public in and for Dallas County, Texas

BELT LINE DRIVE

(100' R.O.W.)



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Richard Carson, Jr., do hereby certify that I have 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 regulations of the City Plan Commission of the City of Addison.

Richard Carson, Jr., R.P.S.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Richard Carson, 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 1981.

Notary Public in and for Dallas County, Texas

FINAL PLAT PLAZA AT THE QUORUM II A REPLAT OF PART OF QUORUM and QUORUM WEST JOSIAH PANCOAST SURVEY - ABSTRACT 1146 ADDISON, DALLAS COUNTY, TEXAS

Owner
CROW-FARRELL, A Texas Ltd. Partnership
2001 BRYAN TOWER
DALLAS, TEXAS 75201

Surveyor
BROCKETTE / DAVIS / DRAKE, INC.
2902 CARLISLE ST.
DALLAS, TEXAS 75204