

SNK ALLEGRO SPECTRUM, LP
(INST. NO. 20070227088)

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(INST. NO. 20070227088)

LOT 1, BLOCK 1
OPUS ADDITION
REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A.
(INST. NO. 200900284516)
(FILED: OCTOBER 6, 2009)
3.371 ACRES
(146,851 SF)

LOT 1, BLOCK A
THE ASHTON
(VOL. 2000036, PG. 2913)

DALLAS PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A. is the owner of a 3.371 acre tract of land situated in the G. W. Fisher Survey, Abstract No. 482, Dallas County, Texas; said tract being all of a tract of land granted to REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A. in Substitute Trustee's Deed recorded in Instrument No. 200900284516 of the Official Public Records of Dallas County, Texas; said 3.371 acre tract being more particularly described as follows:
BEGINNING, at a "x" cut in concrete found for corner; said point being the intersection of the west right-of-way line of Dallas Parkway (a variable width right-of-way) with the northwest right-of-way line of Addison Circle (a 108-foot wide right-of-way);
THENCE, South 72 degrees, 58 minutes, 59 seconds West, along said northwest right-of-way line of Addison Circle, a distance of 247.36 feet to a "x" cut in concrete found for corner; said point being the most easterly corner of Lot 1, Block A of The Ashton addition, an addition to the Town of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 2000036, Page 2913 of the Plat Records of Dallas County, Texas;
THENCE, departing said northwest right-of-way line of Addison Circle, along the northeast line of said Lot 1, Block A, the following three (3) calls:
North 17 degrees, 01 minutes, 01 seconds West, a distance of 59.32 feet to a "x" cut in concrete found for corner;
North 58 degrees, 20 minutes, 25 seconds West, a distance of 261.51 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;
North 89 degrees, 04 minutes, 47 seconds West, a distance of 104.49 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner; said point being the northeast corner of said Lot 1, Block A; said point being in the east right-of-way line of Spectrum Drive (a 69-foot wide right-of-way);
THENCE, North 00 degrees, 55 minutes, 13 seconds East, departing said northeast line of Lot 1, Block A, along said east right-of-way line of Spectrum Drive, a distance of 193.84 feet to a "x" cut in concrete found for corner; said point being the most westerly southwest corner of a tract of land granted to SNK Allegro Spectrum, LP in Special Warranty Deed recorded in Instrument No. 20070227088 of said Official Public Records;
THENCE, departing said east right-of-way line of Spectrum Drive, along the south line of said SNK tract, the following three (3) calls:
South 89 degrees, 04 minutes, 47 seconds East, a distance of 326.53 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;
Due South, a distance of 72.87 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;
Due East, a distance of 239.67 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner; said point being the beginning of a non-tangent curve to the right;
THENCE, departing said south line of SNK tract, along said west right-of-way line of Dallas Parkway the following three (3) calls:
Southerly, along said curve, having a central angle of 05 degrees, 29 minutes, 07 seconds, a radius of 626.62 feet, an arc bearing and distance of South 04 degrees, 17 minutes, 35 seconds East, 59.99 feet, an arc distance of 59.99 feet to a "x" cut in concrete found for end of said curve;
South 01 degrees, 33 minutes, 02 seconds East, a distance of 82.43 feet to a "x" cut in concrete found for corner; said point being the beginning of a non-tangent curve to the left;
Southerly, along said curve, having a central angle of 02 degrees, 46 minutes, 45 seconds, a radius of 1997.84 feet, an arc bearing and distance of South 02 degrees, 56 minutes, 29 seconds East, 96.90 feet, an arc distance of 96.90 feet to the POINT OF BEGINNING;
CONTAINING: 146,851 square feet or 3.371 acres of land, more or less.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DALLAS
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A. ("Owner") does hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK 1, OPUS 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 indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, 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 regard 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 the lot or lots that are covered by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creek or for any damage or injury to private property or any other structure within the drainage and floodway easement. However, it is understood that in the event it becomes necessary for the town to authorize or consider creating 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 point, 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, Texas.
WITNESS MY HAND this 22 day of February, 2010.

REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A.
By: *Cynthia A. Bean*
NAME: *Cynthia A. Bean*
POSITION: *Vice President*
STATE OF TEXAS *North Carolina*
COUNTY OF DALLAS *Mecklenburg*
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on *February 22, 2010*, I presented to me *Cynthia A. Bean*, 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 22 day of *February*, 2010.
Clara T. Kneip
Notary Public in and for the State of Texas *North Carolina*
My commission expires: *11-16-2011*

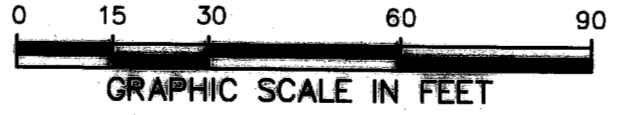
SURVEYOR'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
THAT I, NIJAZ KARACIC, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18 day of *February*, 2010.
Nijaz Karacic
Nijaz Karacic
Registered Professional Land Surveyor
No. 5525

APPROVED BY THE TOWN OF ADDISON CITY COUNCIL ON THE
OF *February*, 2010.
Lea R. Bean
MAYOR
Victoria Gonzalez
CITY SECRETARY

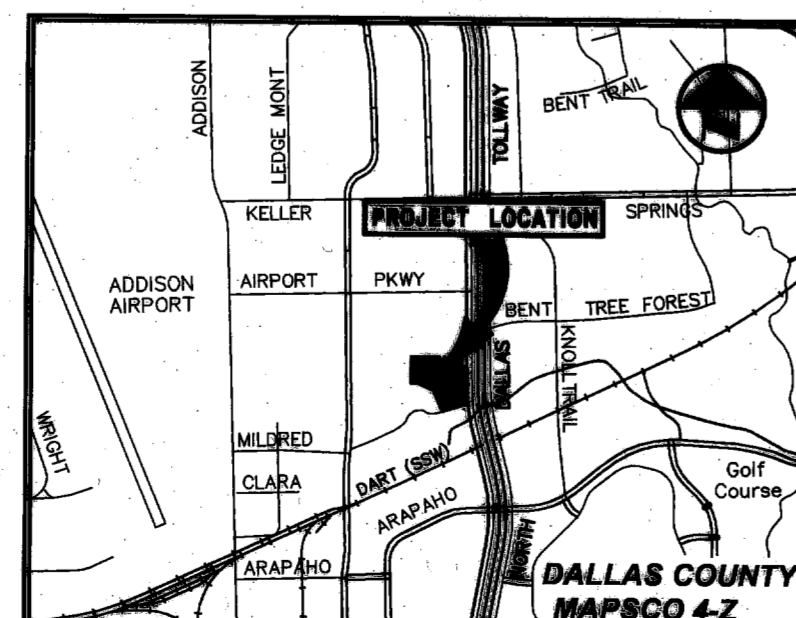
APPROVED BY THE TOWN OF ADDISON CITY COUNCIL ON THE
OF *February*, 2010.
Lea R. Bean
MAYOR
Victoria Gonzalez
CITY SECRETARY

LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°55'13" W	11.90'
L2	N 17°01'01" W	12.51'
L3	S 89°04'47" E	3.85'
L4	S 17°01'01" E	11.66'
L5	N 73°04'34" E	24.00'
L6	N 58°20'25" W	7.31'
L7	N 89°04'47" W	20.15'
L8	DUE NORTH	6.88'
L9	DUE EAST	10.00'
L10	DUE SOUTH	15.00'
L11	DUE WEST	10.00'
L12	S 00°55'13" W	15.89'
L13	N 17°01'01" W	20.41'
L14	N 31°38'35" E	20.00'
L15	S 58°20'25" E	30.00'
L16	S 31°38'35" W	20.00'
L17	N 58°20'25" W	30.00'



LEGEND
1/2-INCH IRON ROD W/"PACHICO KOCH" CAP SET (C.M.) CONTROLLING MONUMENT
PROPERTY LINE



1
NOT TO SCALE

Volume: _____
Page: _____

OWNER:
REDUS TX PROPERTIES, LLC
C/O WACHOVIA BANK, N.A.
ATTN: CYNTHIA A. BEAN
301 S. COLLEGE STREET,
MAIL CODE D1053-176
CHARLOTTE, NORTH CAROLINA 28288
PHONE: 704-383-7534

ENGINEER/SURVEYOR:
PACHICO KOCH CONSULTING ENGINEERS, INC.
8360 N. CENTRAL EXPWY
SUITE 1000
DALLAS, TX 75206
PHONE: 972-235-3031

Pacheco Koch Consulting Engineers
8360 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.235.3031
DRAWN BY: ALS/RLM CHECKED BY: NK SCALE: 1"=30' DATE: FEB. 2010 JOB NUMBER: 2840-07.155
DWG FILE: 2840-07-186PP1.DWG

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TWO ADDISON CIRCLE - FINAL PLAT