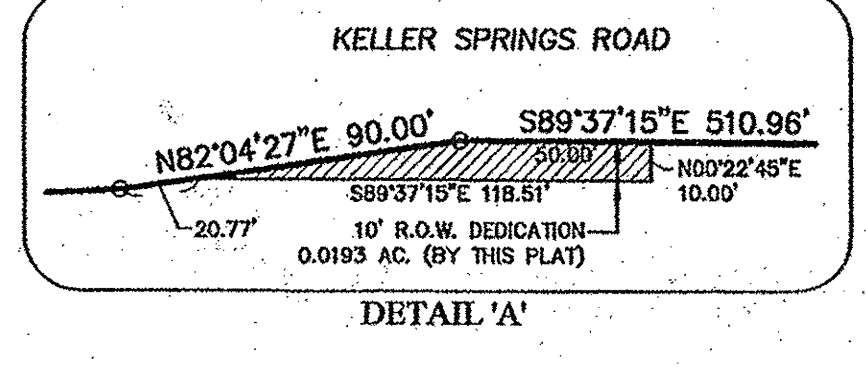


BASIS OF BEARINGS / DIRECTIONAL CONTROL:
 THE FINAL PLAT OF ADDISON ROAD-KELLER SPRINGS ROAD ADDITION, AS RECORDED IN VOLUME 2004075, PAGE 00174, DEED RECORDS OF DALLAS COUNTY, TEXAS.

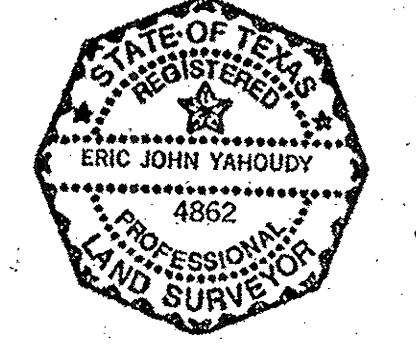


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CB	CHORD
C-1	89°38'51"	25.00'	37.81'	N46°40'34"E	34.31'
C-2	82°12'15"	49.00'	70.30'	N44°27'17"E	64.43'
C-3	90°00'00"	25.00'	39.27'	N45°22'45"E	35.36'
C-4	90°00'00"	49.00'	76.97'	S45°22'45"W	69.30'
C-5	82°12'15"	25.00'	35.87'	S44°27'10"W	32.87'
C-6	89°38'51"	49.00'	74.10'	N46°40'34"E	67.24'
C-7	90°00'00"	44.00'	69.12'	S45°00'00"W	62.23'
C-8	89°38'48"	20.00'	31.41'	N45°00'36"E	28.28'
C-9	90°00'00"	25.00'	39.27'	S45°00'00"W	35.36'
C-10	90°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C-11	90°00'00"	20.00'	31.42'	S45°00'00"E	28.28'

LEGEND:
 IRF IRON ROD FOUND
 IRS 5/8" IRON ROD SET WITH "HUITT-ZOLLARS" YELLOW PLASTIC CAP
 (CM) CONTROL MONUMENT

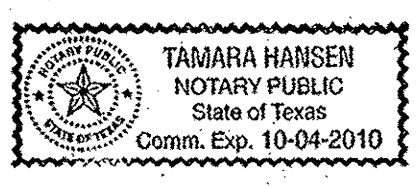
SURVEYOR'S CERTIFICATE
 I, ERIC J. YAHODY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the planning rules and regulations of the City Plan Commission of the Town of Addison.



for Huitt-Zollars, Inc.
 ERIC J. YAHODY
 Registered Professional Land Surveyor
 Texas 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. Yahody, 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 10th day of January, 2008.
Tamara Hansen
 NOTARY PUBLIC IN AND FOR STATE OF TEXAS
 My commission expires: 10-04-2010



CERTIFICATE OF APPROVAL
 APPROVED THIS 10th day of January, 2008, by the City Council of Addison, Texas.

John F. Harrison
 Mayor
Mari Gray
 City Secretary

THE PURPOSE OF THIS RE-PLAT IS TO CHANGE LOTS, ABANDON EXISTING PLATTED EASEMENTS AND TO ADD A FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT.

FINAL PLAT
KELLER SPRINGS LOFTS ADDITION
LOT 1 & LOT 2, BLOCK A

BEING A RE-PLAT OF LOTS 1 & 2, BLOCK A ADDISON ROAD - KELLER SPRINGS ADDITION TOWN OF ADDISON, DALLAS COUNTY, TEXAS 7.370 ACRES SITUATED IN THE G.W. FISHER SURVEY, ABSTRACT No. 482.

JANUARY 2008

PREPARED FOR
WOODMONT TCI GROUP VIII, L.P.
 1800 VALLEY VIEW LANE, SUITE 300 - DALLAS, TEXAS 75231
 PHONE (469) 522-4371

PREPARED BY
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Dallas
 3131 McKinney Avenue, Suite 800
 Dallas, Texas 75204-2489
 Phone (214) 671-3311 Fax (214) 671-0757

CONFORMED COPY
 OFFICIAL PUBLIC RECORDS
 John F. Harrison County Clerk
 Dallas County TEXAS
 January 22, 2008 11:52:09 AM
 FEE: \$33.00

20080022312

DETAIL 'C' (NOT TO SCALE)

LINE	LENGTH	BEARING
L1	15.86'	NORTH
L2	24.67'	EAST
L3	15.86'	SOUTH
L4	15.36'	NORTH
L5	36.64'	EAST
L6	15.36'	SOUTH
L7	16.20'	WEST
L8	15.00'	NORTH

LINE	LENGTH	BEARING
L9	19.75'	EAST
L10	9.87'	WEST
L11	10.00'	NORTH
L12	18.87'	EAST
L13	4.44'	NORTH
L14	20.00'	EAST
L15	4.57'	SOUTH
L16	5.00'	N89°37'15"W

LINE	LENGTH	BEARING
L17	10.00'	N00°22'45"E
L18	5.00'	S89°37'15"E
L19	5.00'	N13°45'23"W
L20	9.98'	S76°14'37"W
L21	5.00'	S13°45'23"E
L22	16.89'	N43°22'34"E
L23	11.97'	N43°22'34"E
L24	93.52'	N08°53'32"W

LINE	LENGTH	BEARING
L25	30.00'	WEST
L26	10.00'	NORTH
L27	30.00'	EAST
L28	5.00'	S31°47'57"W
L29	9.90'	N81°20'3"W

LINE	LENGTH	BEARING
L30	5.00'	N31°47'57"E
L31	5.00'	N26°30'53"W
L32	9.98'	N63°29'07"E
L33	5.00'	S28°30'53"E

DETAIL 'B' (NOT TO SCALE)
 DRAINAGE & UTILITY EASEMENT (BY THIS PLAT)
 Δ=45°40'54"
 R=49.00'
 T=20.64'
 L=30.07'
 C=38.04'

OWNER'S CERTIFICATE
 Being a tract of land situated in the G.W. FISHER SURVEY, Abstract No. 482, Town of Addison, Dallas County, Texas and being all of Lots 1 and 2, Block A, Addison Road-Keller Springs Addition, an addition to the Town of Addison, Texas, as recorded in Volume 2004075, Page 174, and being all of two tracts of land as described in Instrument to Woodmont TCI Group VIII, L.P., a Texas limited partnership as recorded under Instrument No.'s 200600384839 and 20070046965, all of the Deed Records of Dallas County Texas (D.R.D.C.T.) and being more particularly described as follows;
 BEGINNING at a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" at the southwest corner of said Lot 2, Block A, the same being on the east right-of-way line of Addison Road (as established by said plat recorded in Volume 2004075, Page 174) said corner being on the north line of Lot 1, Block A, State Farm Service Center Addition, an Addition to the City of Addison, Texas, according to the Plat recorded in Volume 97077, Page 3143, of the Deed Records of Dallas County, Texas (D.R.D.C.T.);
 THENCE in a northerly direction, along the west line of said Lot 2 and the east right-of-way line of Addison Road the following:
 North 00 degrees 26 minutes 35 seconds West, a distance of 366.44 feet to a 5/8 inch Iron rod found with BDD cap for a corner;
 North 07 degrees 36 minutes 22 seconds West, a distance of 80.20 feet to a 5/8 inch iron rod found with BDD cap for corner;
 North 00 degrees 26 minutes 35 seconds West, a distance of 89.09 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" for the northwest corner of said Lot 2 and the intersection of the east right-of-way line of said Addison Road with the south right-of-way line of Keller Springs Road (a variable width right-of-way as established by said plat recorded in Volume 2004075, Page 174);

THENCE in an easterly direction, along the north line of said Lot 1 and 2, and the south right-of-way line of Keller Springs Road the following:
 North 87 degrees 11 minutes 44 seconds East, a distance of 180.00 feet to a 5/8 inch Iron rod found with BDD cap for a corner;
 North 82 degrees 04 minutes 27 seconds East, a distance of 90.00 feet to a 5/8 inch iron rod found with BDD cap for corner;
 South 89 degrees 37 minutes 15 seconds East, passing at a distance of 265.96 feet, the common north corner of said Lots 1 and 2, and continuing for a total distance of 510.96 feet to an x cut set in concrete for the northeast corner of said Lot 1, said point being on the west line of Lot 1, Block A, Parkway Business Center I, an addition to the Town of Addison, Texas, as recorded in Volume 81237, Page 1939, (D.R.D.C.T.);
 THENCE South 00 degrees 22 minutes 45 seconds West, departing the south right-of-way line of Keller Springs Road and along the east line of said Addison Road-Keller Springs Road Addition, and the west line of said Parkway Business Center I, a distance of 311.80 feet to a 1/2 inch iron rod found with plastic cap stamped "Weir & Associates" for the southeast corner of Lot 1 of said Addison Road-Keller Springs Road Addition, said point also being the northeast corner of Lot 1, Federal Express Addition, an addition to the Town of Addison, Texas, as recorded in Volume 94226, Page 3552, (D.R.D.C.T.);
 THENCE North 89 degrees 37 minutes 15 seconds West, departing the west line of said Parkway Business Center I and along the south line of said Addison Road-Keller Springs Road Addition, and north line of said Federal Express Addition a distance of 423.00 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" for a corner, said point also being the northwest corner of said Federal Express Addition;
 THENCE South 00 degrees 22 minutes 45 seconds West, along the west line of said Federal Express Addition, and the east line of said Addison Road-Keller Springs Addition, a distance of 246.00 feet to a 1/2 inch iron rod found with plastic cap stamped "Dewey" for the most southerly southeast corner of Lot 2 of said Addison Road-Keller Springs Road Addition, said point also being the northeast corner of Lot 1, Block A, of said State Farm Service Center Addition;
 THENCE North 89 degrees 37 minutes 15 seconds West, along the north line of said State Farm Service Center Addition, and the south line of said Addison Road-Keller Springs Road Addition a distance of 339.06 feet to POINT OF BEGINNING and containing 7.370 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That Woodmont TCI Group VIII, L.P. does hereby adopt this plat designating the herein above property as Keller Springs Lofts 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, 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 the lot or 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 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 runoff shall be permitted by construction of any type of 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 fine, 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.

WOODMONT TCI GROUP VIII, L.P., a Texas limited partnership
 BY: Samir D. Dabney
 TITLE: SV VP
 WITNESS MY HAND at Jam in Dallas, Texas this the 14th day of January, 2008.
 STATE OF TEXAS :
 COUNTY OF DALLAS :
 BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, Samir Dabney, 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 14th day of January, 2008.
 NOTARY PUBLIC IN AND FOR STATE OF TEXAS
 My commission expires: May 22, 2011

