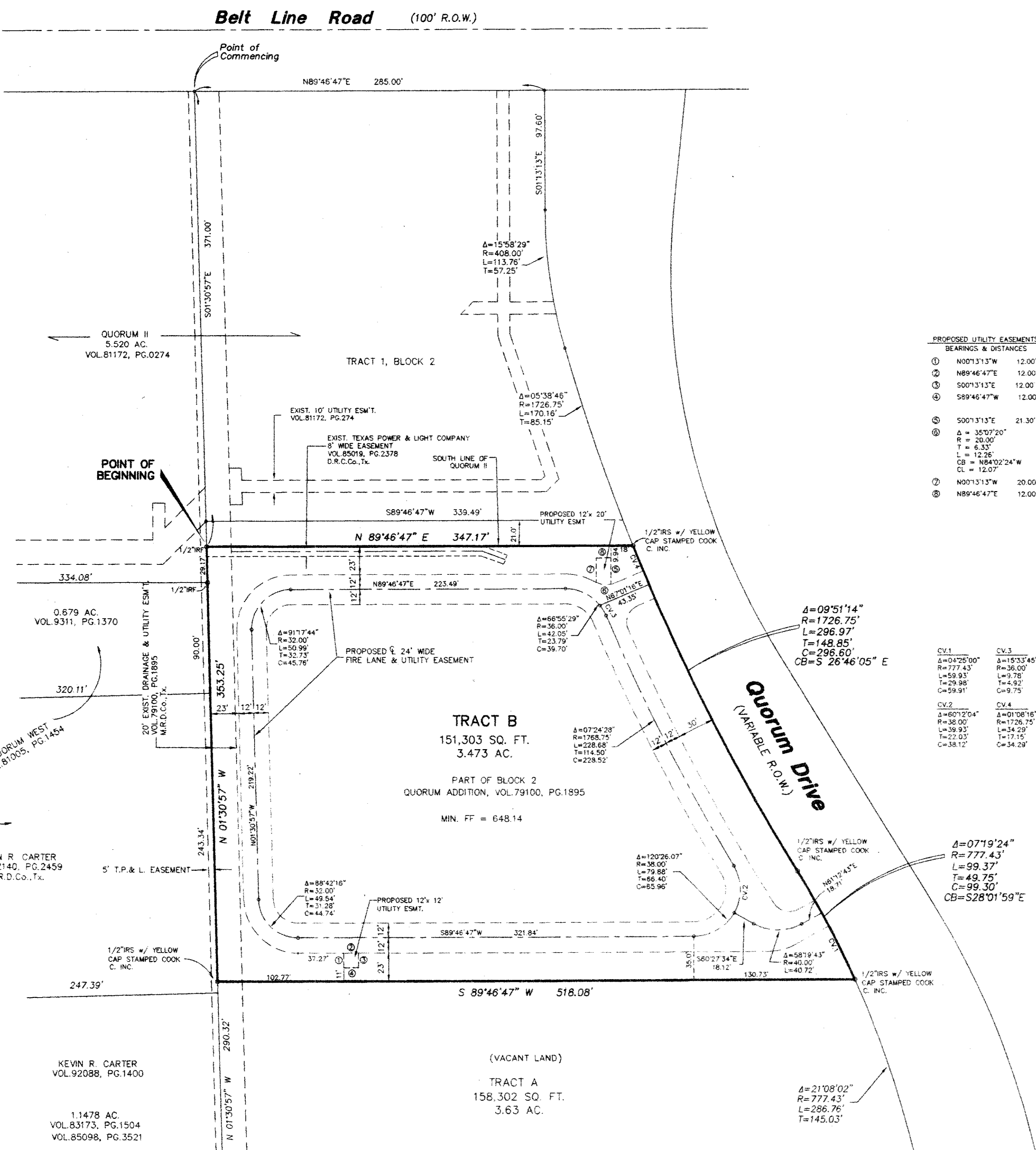


BASIS OF BEARING IS THE WEST LINE OF TRACT 1, BLOCK 2 (S01°30'57"E) PER PLAT QUORUM II - VOL. 81172, PG. 0274



PROPOSED UTILITY EASEMENTS

BEARINGS & DISTANCES

- N00°13'13" W 12.00'
- N89°46'47" E 12.00'
- S00°13'13" E 12.00'
- S89°46'47" W 12.00'
- S00°13'13" E 21.30'
- A = 30°57'20" R = 20.00' T = 6.33' L = 12.25' CB = N84°02'24" W CL = 12.00'
- N00°13'13" W 20.00'
- N89°46'47" E 12.00'

CV1

A=0°25'00" R=777.43 L=99.37 T=29.98 C=59.81

CV2

A=60°22'04" R=36.00 L=36.00 T=22.00 C=36.00

CV3

A=15°33'45" R=36.00 L=36.00 T=4.92 C=9.75

CV4

A=0°10'16" R=126.75 L=34.29 T=11.10 C=34.29

OWNER'S CERTIFICATE

STATE OF TEXAS ()
 COUNTY OF DALLAS ()

STATE OF TEXAS ()
 COUNTY OF DALLAS ()

Being a tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146, and also being out of the Block 2, of Quorum, and addition to the Town of Addison, Texas as recorded in Volume 79100, Page 1895, Plat Records of Dallas County, Texas and being more particularly described as follows:

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that the same is the act of the said _____, and that he executed the same as the act of such purposes and consideration therein expressed, and in the capacity therein stated.

Commencing at the northwest corner of said Quorum Addition, said point being on the south right-of-way line of Belt line Road (100 foot right-of-way), and being S 89°46'47" W, a distance of 285.00 feet from the west right of way line of Quorum Drive (variable right-of-way);

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1995

THENCE, S 01°30'57" E, for a distance of 371.00 feet to a one-half inch iron rod found for the POINT OF BEGINNING;

Notary Public in and for Dallas County, Texas

THENCE, N 89°46'47" E, for a distance of 347.17 feet to a one-half inch iron rod with yellow cap stamped Cook C, Inc. set for corner on the west right-of-way line of Quorum Drive with a curve to the left having a central angle of 09°51'14", a radius of 1,726.75 feet, a tangent of 148.85 feet and a chord bearing and distance of S 26°46'05" E, 296.60 feet;

KNOWN ALL MEN BY THESE PRESENTS:

THAT, I Thomas W. Mauk, do hereby certify that I prepared this plat from an actual survey of the land and that corner monuments shown hereon were placed under my personal supervision in accordance with platting rules and regulations of the City Planning and Zoning Commission of the Town of Addison, Texas.

Thomas W. Mauk
 Registered Professional Land Surveyor No.5119
 Cook Consultants, Inc.
 12250 Inwood Road, Suite 10
 Dallas, Texas 75244
 May 4, 1995

THENCE, Southeastly along said west right-of-way line of Quorum Drive and along said curve for an arc distance of 296.97 feet to a one-half inch iron rod with yellow cap stamped Cook C Inc. set for corner at the end of said curve to the left and the beginning of a curve to the right having a central angle of 07°19'24", a radius of 777.43 feet, a tangent of 49.75 feet and a chord bearing and distance of S 28°01'59" E, 99.30 feet;

THENCE, Southeastly along said curve to the right for an arc distance of 99.37 feet to a one-half inch iron rod set for corner with yellow cap stamped Cook C, Inc.

THENCE, S 89°46'47" W, for a distance of 518.08 feet to a one-half inch iron rod set for corner with yellow cap stamped Cook C, Inc.

THENCE, N 01°30'57" W, with the west line of Quorum Addition for a distance of 353.25 feet to the POINT OF BEGINNING and containing 151.303 feet or 3.473 acres of land, more or less.

STATE OF TEXAS ()
 COUNTY OF DALLAS ()

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That ADHotel Associates, LTD. does hereby adopt this plat designating the herein above property as **MARRIOTT RESIDENCE**, 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, 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 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 that results from the flow of water along said creek, 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 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 perflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and 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 of elevation of each lot shall be shown on the plat. The maintenance or paving of the utility and fire lane easements is 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 at any time of procuring and 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 services required or ordinarily performed by that utility. Buildings, fence, 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 expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growths, 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 growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or services. 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 service 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.

Notary Public in and for Dallas County, Texas

APPROVED BY THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Mayor _____ Date _____

City Secretary _____ Date _____

Approved by City Council _____ Date _____

Tax No. _____

FINAL PLAT OF
MARRIOTT RESIDENCE
 AN ADDITION TO THE TOWN OF ADDISON, TEXAS
 3.473 ACRES
 OUT OF THE
 JOSIAH PANCOAST SURVEY, ABSTRACT No. 1146
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:
ADHOTEL ASSOCIATES, LTD.
 12850 SPURLING ROAD, SUITE 114
 DALLAS, TEXAS 75230
 [214] 934-8699

COOK CONSULTANTS, INC.
 CIVIL AND STRUCTURAL ENGINEERING
 LAND SURVEYING AND LAND PLANNING
 12250 Inwood Road • Suite 10 • Dallas, Texas 75244
 [214] 387-1890 • 1-800-545-8093 • fax [214] 387-8210
 PROJECT No. 93063-06 DATE: JUNE, 1995

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

EXECUTED _____ day of _____, 1995

By: _____
 ADhotel, L.C., General Partner