

\* OWNER'S DEDICATION \*

That Aspring Property, L.P., a Texas limited partnership by Aspring Associates, L.L.C., a Texas limited liability company its general partner ("Owners") do hereby adopt this plat designating the herein above property as LOTS 1, 2 and 3, QUORUM CENTRE - EAST NO. 2 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, 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 drainage pipes, culverts, ditches, or other structures. The City shall 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 down 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 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 City to channelize or consider erecting any type of 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 of such channels and creeks. 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 overflow and natural bank erosion or encroachment 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 elevation of each lot shall be shown on the plat.

The maintenance of 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 public utility easements for the purpose of construction, reconstructing, inspecting, repairing, maintaining and adding to or removing all or parts of its respective system including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Any public utility and any other person having the right of ingress and egress to or from the utility easements for the purpose of maintenance and services required or ordinarily performed by that utility. Buildings, fences, 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 growth, 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, chambers, fire hydrants, water services and sewer mains and other structures, appurtenances, and appurtenances, and other structures and appurtenances herein granted shall be determined by their locations as indicated.

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

ASPRING PROPERTY, L.P., a Texas limited partnership  
By: ASPRING ASSOCIATES, L.L.C., a Texas limited liability company  
Its General Partner

By: *[Signature]*  
Michael H. Mahoney  
Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Mike Mahoney, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of August, 2001.

*[Signature]*  
Notary Public, State of Texas



**FINAL PLAT**  
**LOTS 1, 2 AND 3**  
**TOWN OF ADDISON**  
**QUORUM CENTRE - EAST NO. 2 ADDITION**  
**LOCATED IN THE G. W. FISHER SURVEY,**  
**ABSTRACT NO. 482, DALLAS COUNTY, TEXAS**  
FOR  
WESTERN INTERNATIONAL  
12850 SPURLING DRIVE, SUITE 114  
DALLAS, TEXAS 75230  
(972) 934-8699  
BY  
**PATE ENGINEERS**  
8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247  
TEL: (214)357-2981 FAX (214) 357-2985  
JOB NO. 083100900  
SHEET 1 OF 1  
FILED  
SEP 26 PM 1:09  
DAVID BULLOCK  
COUNTY CLERK  
DALLAS COUNTY, TEXAS  
Volume 200188  
Page 00145

\* OWNER'S CERTIFICATION \*

WHEREAS ASPRING PROPERTY, L.P., a Texas limited partnership by Aspring Associates, L.L.C., a Texas limited liability company its general partner, are the sole owners of the following described tract of land to-wit:

BEING all that certain lot, tract or parcel of land situated in the G. W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and being all of that certain tract of land shown on the Final Plat of Quorum Centre - East No. 2 Addition, an addition to the Town of Addison, Dallas County, Texas, according to the plat filed for record in Volume 96187, Page 1987 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut in concrete found at the intersection of the South right-of-way line of Edwin Lewis Drive (a 60 foot wide right-of-way) and the West right-of-way line of Quorum Drive (an 80 foot wide right-of-way),

**THENCE** South 44 deg. 53 min. 47 sec. East, along the West right-of-way line of said Quorum Drive, a distance of 14.22 feet to an "X" cut in concrete found,

**THENCE** South 00 deg. 15 min. 05 sec. East, continuing along the West line of said Quorum Drive, a distance of 474.78 feet to an "X" cut in concrete found for Southeast corner of the herein described tract,

**THENCE** North 89 deg. 57 min. 28 sec. West, along the South boundary line of the herein described tract, at a distance of 7.00 feet, passing a 5/8 inch iron rod found for the Northeast corner of the Quorum Centre - East No. 1 Addition, an addition to the Town of Addison, Dallas County, Texas, according to the plat filed for record in Volume 96100, Page 3266, Deed Records, Dallas County, Texas, and continuing North boundary line of said Quorum Centre - East No. 1 Addition, a distance of 359.82 feet, along the North boundary line of said Quorum Centre - East No. 1 Addition, and continuing North boundary line of said Quorum Centre - East No. 1 Addition, a distance of 412.59 feet to a 5/8 inch iron rod found for the Southwest corner of the aforesaid Quorum Centre - East No. 2 Addition,

**THENCE** North 00 deg. 17 min. 00 sec. East, along the West boundary line of said Quorum Centre - East No. 2 Addition, a distance of 465.02 feet to a 5/8 inch iron rod found on the South right-of-way line of the aforementioned Edwin Lewis Drive and being the beginning of a non-tangent curve to the left having a radius of 359.39 feet,

**THENCE** along the South right-of-way line of said Edwin Lewis Drive as follows:  
Along said curve to the left, through a central angle of 03 deg. 00 min. 43 sec., an arc length of 18.89 feet, and having a long chord which bears North 78 deg. 21 min. 20 sec. East, 18.89 feet to a 5/8 inch iron rod found,

**South 89 deg. 35 min. 00 sec. East, a distance of 28.05 feet to a 5/8 inch iron rod found, North 01 deg. 14 min. 35 sec. West, a distance of 8.70 feet to a 5/8 inch iron rod found at the beginning of a non-tangent curve to the right having a radius of 295.31 feet,**

**Along said curve to the right, through a central angle of 14 deg. 41 min. 10 sec., an arc length of 76.72 feet, and having a long chord which bears North 83 deg. 04 min. 25 sec. East, 76.51 feet to a 5/8 inch iron rod found,**

**South 89 deg. 35 min. 00 sec. East, a distance of 275.86 feet to the POINT OF BEGINNING and containing 4.3517 acres (199,270 square feet) of land.**

\* SURVEYOR'S CERTIFICATE \*

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert L. Wright, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from actual and accurate survey of the land and that the corner monuments shown thereon were found or properly placed under my personal supervision in accordance with the palling rules and regulations of the Planning and Zoning Commission of the Town of Addison, Texas.



*[Signature]*  
Robert L. Wright, R.P.L.S.  
State of Texas No. 3917

STATE OF TEXAS  
COUNTY OF DALLAS

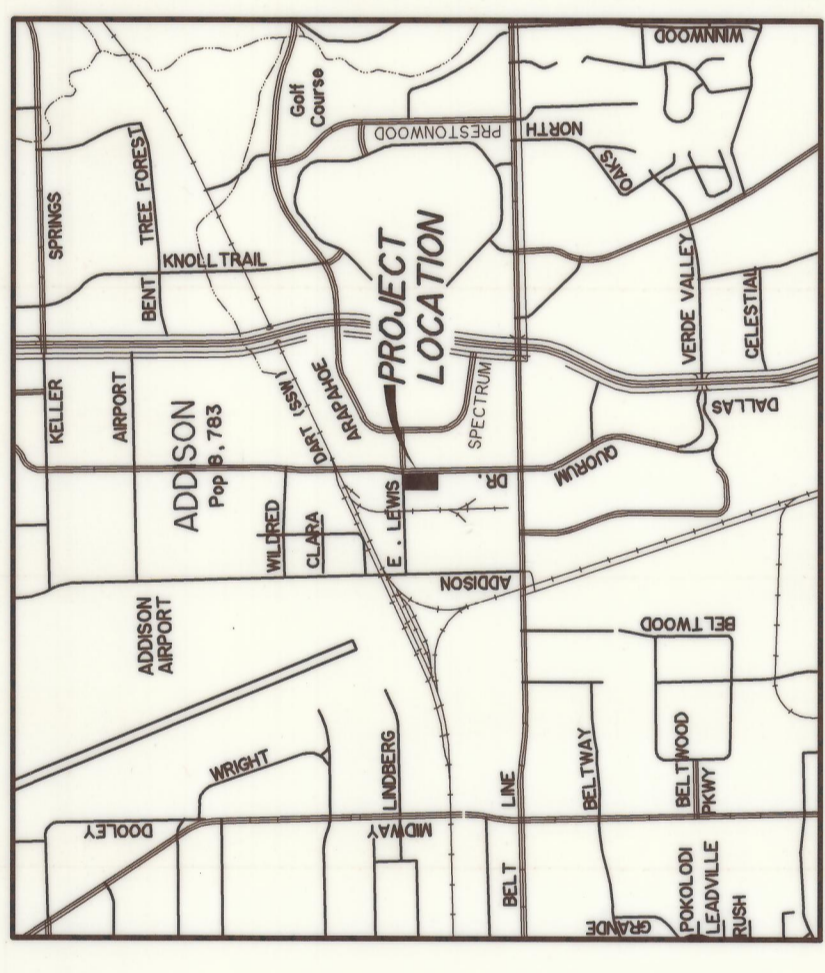
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Robert L. Wright, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of August, 2001.

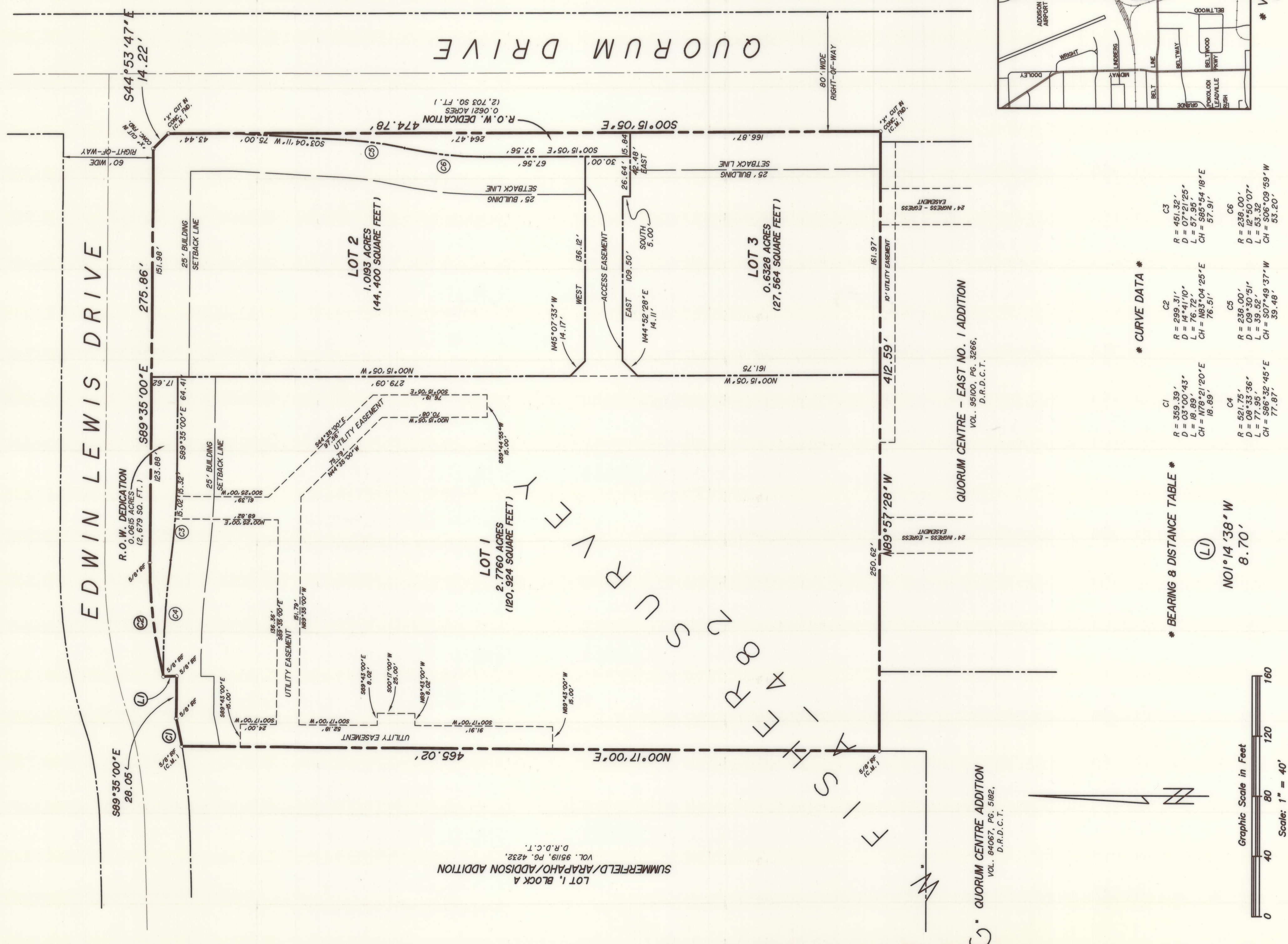
*[Signature]*  
Notary Public, State of Texas



Certificate of Approval  
*[Signature]*  
Moyer, Town of Addison  
City Secretary, Town of Addison  
\* NOTES \*  
1. The bearings shown hereon are based on the West right-of-way line of Quorum Drive, as shown on the plat filed for record in Volume 96187, Page 1987 of the Deed Records of Dallas County, Texas.  
2. (C.M.) - Denotes Cornering Monument.  
3. All corners are monumented with a 1/2 inch iron rod with a plastic cap stamped "Pate, Inc.", unless otherwise shown hereon.



\* VICINITY MAP \*  
NOT TO SCALE

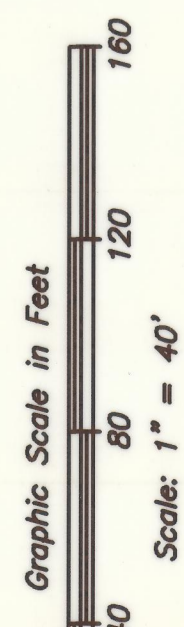


\* CURVE DATA \*

Curve	Radius (R)	Delta (D)	Length (L)	Chord (CH)
C1	359.39'	03°00'43"	18.89'	18.89'
C2	295.31'	14°41'10"	76.72'	76.51'
C3	451.32'	07°21'25"	57.39'	57.31'
C4	238.00'	09°30'51"	69.35'	69.35'
C5	238.00'	09°30'51"	69.35'	69.35'
C6	238.00'	12°50'07"	85.00'	85.00'

\* BEARING & DISTANCE TABLE \*

Point	Bearing	Distance
LI	N01°14'38"W	8.70'



QUORUM CENTRE ADDITION  
VOL. 94067, PG. 5182,  
D.R.D.C.T.

LOT 1, BLOCK A  
SUMMERFIELD/ARPAHO/ADDISON ADDITION  
VOL. 95119, PG. 4232,  
D.R.D.C.T.