

LEGAL DESCRIPTION

BEING a 7.771 acre tract of land situated in the William Lomax Survey, Abstract No.792, Town of Addison, Dallas County, Texas and being a portion of that called 7.776 acre tract of land as described in deed to Jackson-Shaw / Addison Tech Limited Partnership, recorded in Volume 99192, Page 3812 of the deed records of Dallas County, Texas, (DRDCT) also being all of Lot 3 and a portion of Lot 4, Lot 21 and Lot 22, Block A of Carroll Estates, an addition to the County of Dallas recorded in Volume 10, Page 473 of the map records of Dallas County, Texas, said 7.771 acre tract of land being more particularly described as follows:

BEGINNING at a cut 'X' in concrete found for the point of intersection of the East right-of-way line of Westgrove Drive (a 60-foot right-of-way) with the South right-of-way line of Excel Parkway (formerly known as Bent Tree Plaza Parkway, an 80-foot right-of-way) and being the Northwest corner of said 7.776 acre tract of land;

THENCE South 89 degrees 59 minutes 00 seconds East along said South right-of-way line, same being the North line of said 7.776 acre tract of land, a distance of 724.64 feet to a 1/2-inch Iron rod found for corner, said point being the Northwest corner of Lot 1, Block A, Excel-Phase 2, an addition to the Town of Addison, as shown on the plat recorded in Volume 96064, Page 4820, DRDCT;

THENCE South 00 degrees 01 minute 00 seconds West, departing said South line and along the West line of said Lot 1, Block A, a distance of 467.55 feet to a 1/2-inch Iron rod found for corner, said point being the Southwest corner of said Lot 1, Block A and being on the North line of Tract 15, Block B, Sunbelt Business Park, an addition to the Town of Addison, as shown on the plat recorded in Volume 97176, Page 4307, DRDCT.

THENCE North 89 degrees 56 minutes 25 seconds West (called North 89 degrees 59 minutes 00 seconds West), departing said West line and along said North line, passing at a distance of 466.49 feet the Northwest corner of said Tract 15, Block B same being the Northeast corner of Tract VI, Block B of Sunbelt Business Park, an addition to the town of Addison as shown on plat recorded in Volume 80092, Page 808, DRDCT, and continuing in a total distance of 724.18 feet to a 1/2-inch Iron rod found for the Northwest corner of said Tract VI, and being in the aforementioned East right-of-way line of Westgrove Drive;

THENCE North 00 degrees 02 minutes 26 seconds West, along the West line of said 7.776 acre tract of land and said East right-of-way line, a distance of 467.01 feet (called 467.55 feet) to the POINT OF BEGINNING AND CONTAINING 338,503 square feet or 7.771 acres of land, more or less.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jackson-Shaw / Addison Tech Limited Partnership, does hereby adopt this plat designating the hereinabove property as ,LOT 2, BLOCK A, EXCEL PLAZA, 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.

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.

By: Lewis W. Shaw II, President of JACKSON-SHAW / TEXAS, INC. general partner of JACKSON-SHAW / ADDISON TECH LIMITED PARTNERSHIP

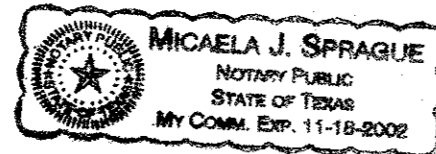
STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared, Lewis W. Shaw II, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of FEBRUARY, 2000.

Micaela J. Sprague, Notary Public, Dallas County, Texas, My Commission Expires 11-18-2002



AVIGATION RELEASE

WHEREAS Jackson-Shaw / Addison Tech Limited Partnership, the Grantor, its successors and assigns, subject to the provisions herein contained, hereby grants, bargains, sells and conveys unto the Town of Addison, State of Texas, its successors and assigns, the Grantee, for use and benefit of the public, a perpetual easement and right-of-way over that portion of the Grantor's land described above, in the vicinity of Addison Airport, for the purpose of the passage of all aircraft (aircraft being defined for the purpose of this instrument as any device now known or hereafter invented, used or designated for navigation of, or flight in the air) by whomsoever owned and operated in the air space to an infinite height above the surface of the Grantor's property, together with the right to cause in said air space noise, vibration and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operated at, or on Addison Airport located in Dallas County, Texas; Grantor hereby waives, remises and releases any right or cause of action which Grantor has now, or which Grantor may have in the future against the Grantee, its successors and assigns, or Addison Airport, due to such noise, vibration, and other effects that may be caused by the operation of aircraft landing and taking off from, or operating at or on Addison Airport; the Grantor further grants that upon said property (A) no use shall be permitted that causes a discharge into the air of fumes, smoke or dust which will obstruct visibility and adversely affect the operation of aircraft or cause any interference with navigational facilities necessary to aircraft operation and (B) no development or construction shall be permitted which will interfere in any way with the safe operation of aircraft in the air space over the land described herein or at or on the Addison Airport.

To have and to hold said easement and right-of-way and all rights appertaining hereto unto the Grantee, its successors and assigns, until the Addison Airport shall be abandoned and shall cease to be used for airport purposes. It is specifically understood and agreed that this easement, its covenants and agreements shall run with the land, which is described herein. The Grantor, on behalf of itself, its successors and assigns, further acknowledges that the easements herein granted contemplate and include all existing and future operations at Addison Airport, acknowledging that future aircraft numbers and types will most likely increase and noise patterns may also increase. In that the rights, obligations and covenants herein set forth shall terminate or vary in the event of changes in the flight volume or noise, traffic patterns, runway lengths or locations or characteristics or type or category of aircraft using the Addison Airport, Town of Addison, Texas.

CERTIFICATE OF APPROVAL
Approved by the Addison City Council on the 12th day of October, 2000.
Mayor: [Signature]
City Secretary: [Signature]

SURVEYOR'S CERTIFICATE

That I, Alexander Garza Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments were found as shown or placed under my supervision in accordance with the platting rules and regulations of the City Planning and Zoning Commission of the Town of Addison.

Alexander Garza Jr., Registered Professional Land Surveyor Texas No. 1728

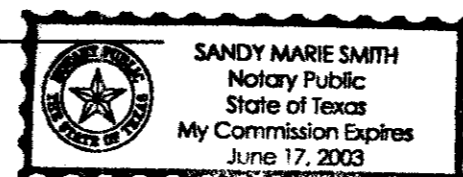


STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Alexander Garza 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 10th day of February, 2000.

Sandy Marie Smith, Notary Public, Dallas County, Texas, My commission expires 6/17/03



FILED _____
CAB. _____ PG. _____
P.R.D.C.T. _____

VOLUME 2000 043
PAGE 00012
AMMENDED
FINAL PLAT
OF
LOT 2, BLOCK A, EXCEL PLAZA
A
7.771 ACRE TRACT OF LAND
LOCATED IN THE
WILLIAM LOMAX SURVEY ABSTRACT NO. 792
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
FOR
JACKSON - SHAW COMPANY
BY
HALFF ASSOCIATES, INC., ENGINEERS-SURVEYORS
8617 NORTHWEST PLAZA DR. DALLAS, TEXAS 75225
SCALE: 1"=50' (214)346-6200 AVO. 17986-FPO1 SEPT. 1999

00 MAR -2 AM 9:23
FILED
EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

OWNER:
JACKSON-SHAW / ADDISON TECH
LIMITED PARTNERSHIP
4890 ALPHA ROAD, SUITE 100
DALLAS, TEXAS 75244
972-628-1400

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