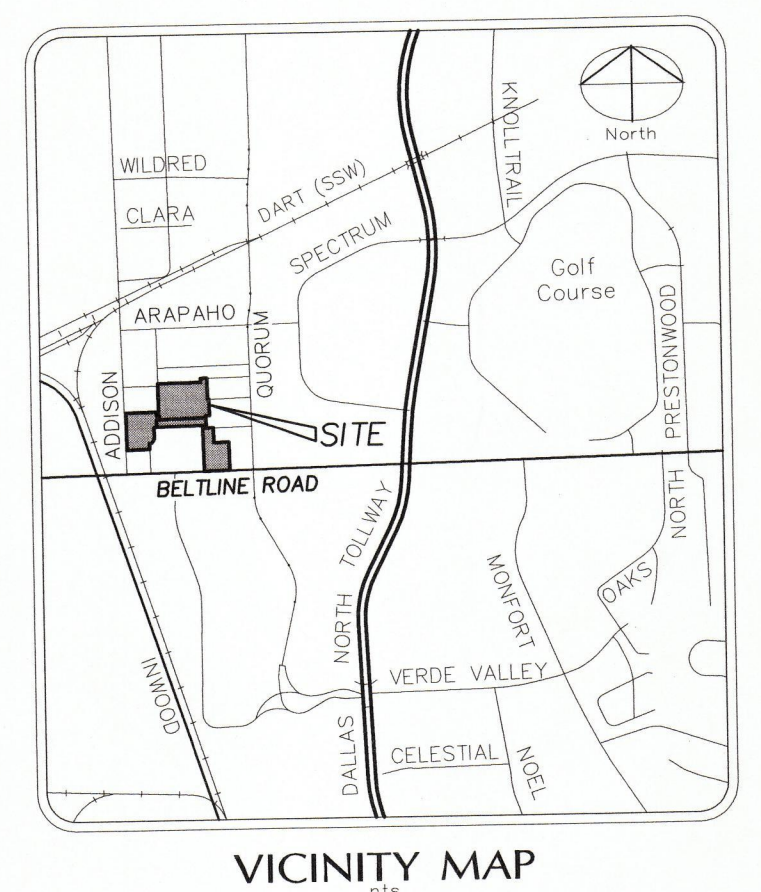


BOUNDARY AND LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°02'32" E	23.31
L2	N 89°57'28" W	30.00
L3	S 00°15'05" E	18.87
L4	N 00°17'00" E	33.41
L5	N 89°43'00" W	25.29
L6	N 00°00'00" E	30.00
L7	S 89°43'00" E	20.43
L8	N 00°17'00" E	31.40
L9	S 89°57'28" E	9.91
L10	S 89°43'00" E	25.29
L11	S 00°17'00" W	33.41
L12	S 90°00'00" W	25.07
L13	S 89°45'43" W	7.97
L40	S 89°57'28" W	7.00
L41	N 59°10'04" E	8.66

BOUNDARY AND LOT CURVE TABLE

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	45°00'22"	20.00	15.71	S 22°32'41" W	15.31
C2	23°43'01"	44.00	18.21	S 33°11'22" W	18.08
C3	68°25'52"	20.00	23.89	S 55°32'47" W	22.49
C17	37°45'26"	115.00	75.78	S 18°38'26" W	74.42
C18	35°27'52"	100.00	61.90	S 19°47'13" W	60.91
C19	11°43'08"	107.00	21.88	N 07°46'36" E	21.85
C20	20°26'18"	101.00	36.03	N 27°18'00" E	35.84
C21	37°45'26"	114.00	75.12	N 18°38'26" E	73.77



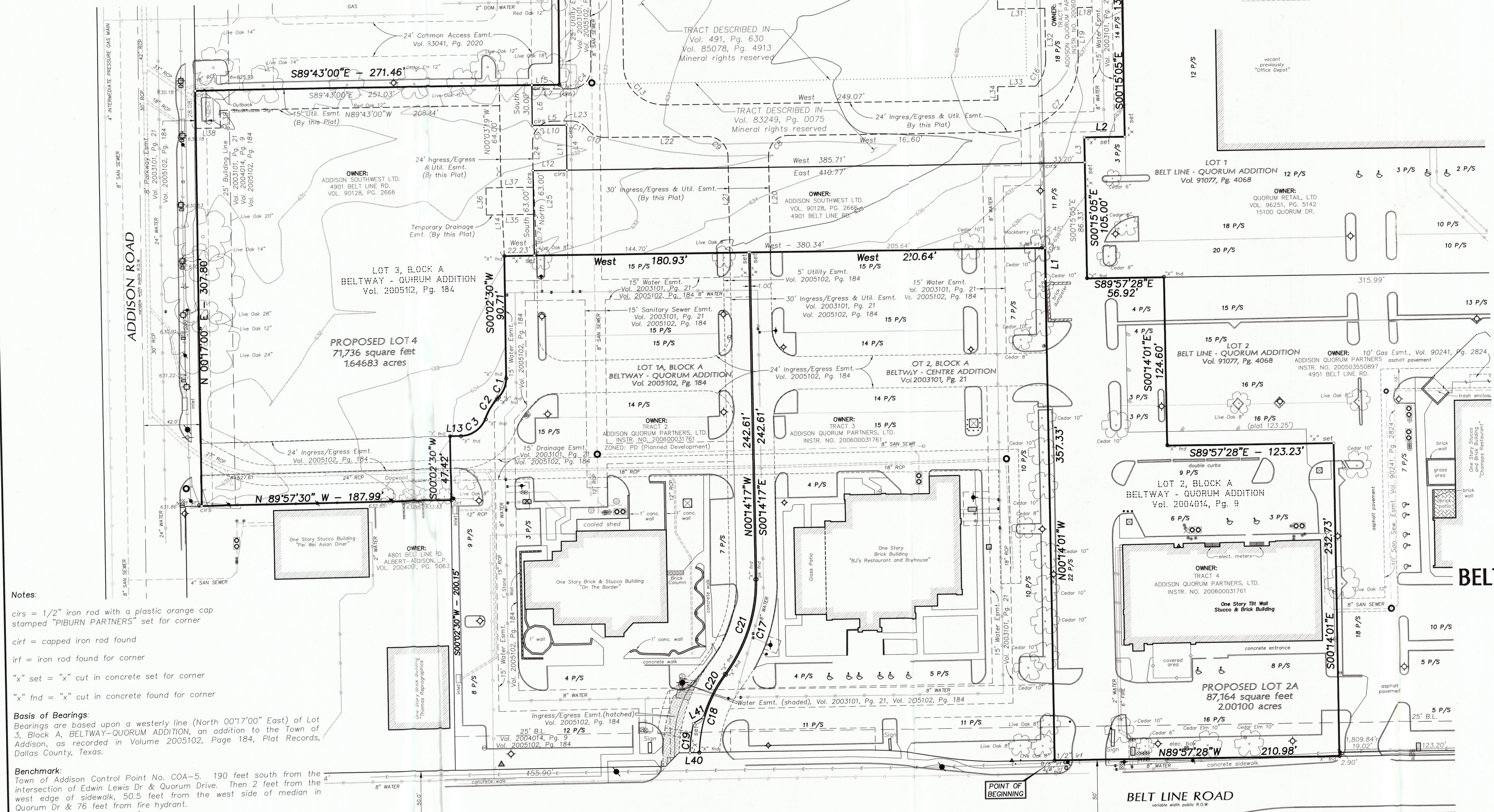
- LEGEND**
- o property corner
 - P/S parking spaces
 - handicap parking
 - gas meter
 - iron fence
 - wood fence
 - gas line
 - water line
 - sanitary sewer line
 - storm sewer line
 - vacant previously "office depot"
 - One Story Stucco Building "Outback Steakhouse"
 - One Story Brick & Stucco Building "Pai Wei Asian Diner"
 - One Story Brick Building "BU's Restaurant and Brewhouse"
 - One Story Tilt Wall Stucco & Brick Building
 - One Story Brick Building "Outback Steakhouse"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L14	N 01°36'37" W	62.68'
L15	S 89°43'00" E	28.94'
L16	S 00°15'05" E	77.91'
L17	N 89°44'55" W	11.02'
L18	S 89°44'55" W	11.01'
L19	S 00°15'05" E	37.18'
L20	S 00°14'17" W	71.44'
L21	N 00°14'17" E	71.58'
L22	N 89°43'00" W	76.50'
L23	N 89°43'00" W	13.71'
L24	S 00°03'19" E	21.44'
L25	S 01°36'37" E	63.02'
L26	S 89°42'56" E	29.51'
L27	N 00°17'04" E	10.00'
L28	S 00°15'05" E	77.91'
L29	S 89°44'55" W	34.97'
L30	S 00°15'05" E	30.00'
L31	N 89°44'55" E	34.97'
L32	S 00°15'05" E	37.18'
L33	West	28.31'
L34	South	10.00'
L35	N 89°54'59" W	35.00'
L36	North	20.00'
L37	S 89°54'59" E	35.00'
L38	S 89°43'00" E	18.28'
L39	N 00°17'00" E	13.08'

EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C4	90°00'00"	15.00	23.56	N 45°17'00" E	21.21
C5	90°00'00"	54.00	84.82	N 45°17'00" E	76.37
C6	89°27'55"	54.00	84.32	S 44°59'03" E	76.01
C7	90°15'05"	54.00	85.06	S 44°52'27" W	76.53
C8	90°14'17"	15.00	23.62	S 44°52'27" W	21.26
C9	89°28'43"	15.00	23.43	N 89°28'43" W	13.62
C10	54°00'48"	15.00	14.14	N 62°42'36" W	13.62
C11	54°00'48"	15.00	14.14	N 62°42'36" W	13.62
C12	90°20'19"	15.00	23.65	S 45°06'50" W	21.28
C13	90°17'00"	30.00	47.27	N 44°51'30" W	42.53
C14	41°48'42"	30.00	21.89	N 11°11'21" E	21.41
C15	89°27'55"	30.00	46.84	S 44°59'03" E	42.23
C16	42°03'42"	30.00	22.02	S 20°46'46" W	21.53



Notes:

- cirs = 1/2" iron rod with a plastic orange cap stamped "PIBURN PARTNERS" set for corner
- cirt = capped iron rod found
- lrf = iron rod found for corner
- "x" set = "x" cut in concrete set for corner
- "x" fnd = "x" cut in concrete found for corner

Basis of Bearings:
Bearings are based upon a westerly line (North 00°17'00" East) of Lot 3, Block A, BELTWAY - QUORUM ADDITION, an addition to the Town of Addison, as recorded in Volume 2005102, Page 184, Plat Records, Dallas County, Texas.

Benchmark:
Town of Addison Control Point No. COA-5. 190 feet south from the intersection of Edwin Lewis Dr & Quorum Drive. Then 2 feet from the west edge of sidewalk, 50.5 feet from the west side of median in Quorum Dr & 76 feet from fire hydrant.
NAVD 88 Elevation = 630.10'

**PRELIMINARY REPLAT
BELTWAY - QUORUM ADDITION
LOTS 2A, 3A and 4, BLOCK A**

BEING A REPLAT OF
BELTWAY - QUORUM ADDITION
LOTS 2 and 3, BLOCK A
6.54522 ACRES SITUATED IN THE
G.W. FISHER SURVEY - ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNERS
BELTWAY COMMERCIAL REAL ESTATE
15280 Addison Rd, Ste 301
Addison, Texas 75001
972.628.3464
CONTACT: Cole Snadon

SURVEYOR
PIBURN & CARSON, LLC
9535 Forest Lane, Ste 229
Dallas, Texas 75243
214.328.3500, Fax: 214.328.3512
CONTACT: Alison Potter

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BELTWAY COMMERCIAL REAL ESTATE does hereby adopt this plat designating the herein above property as BELTWAY - QUORUM 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 easement 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, election, 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 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 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.

The construction plans shall be prepared by or under the supervision of a registered professional engineer in the State of Texas and shall bear his seal on each sheet.

The plans shall contain all necessary information for construction of the project, including screening walls. All materials specified shall conform to the standard specifications of the Town of Addison.

Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made.

After review of the plat and plans by the public works department and town engineer, the plat and plans shall be submitted to the planning and zoning commission and the city council for their consideration. If approved by those bodies subject to changes, the engineer for the owner shall make all changes required. The director of public works or his designated agent will approve all plans and return sufficient approved sets of the plans to the engineer for the owner for use by the contractors. Each contractor shall maintain one set of the plans, stamped with town approval, on the project at all times during construction.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2013.

By:

name
title

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2013.

NOTARY PUBLIC in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DALLAS)

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, said tract being all of Lot 2, Block A, Beltway-Quorum Addition, an addition to the Town of Addison, according to the Plat thereof recorded in Volume 2004014, Page 9, Plat Records, Dallas County, Texas (P.R.D.C.T.) and all of Lot 3, Block A, Beltway-Quorum Addition, an addition to the Town of Addison as recorded in Volume 2005102, Page 184, Plat Records, Dallas County, Texas, and also being a portion of a tract of land described in deed to Addison Southwest Ltd. as recorded in Volume 90128, Page 2666, Deed Records, Dallas County, Texas (D.R.D.C.T.) and a portion of a tract of land described in deed to Addison Quorum Partners, Ltd. as recorded in Instrument No. 200600031761 Official Public Records, Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic orange cap stamped "PIBURN PARTNERS" set for corner in the north line of Belt Line Road (a variable width right-of-way), said rod being the southernmost southwest corner of said Lot 2 (Beltway-Quorum) and the southeast corner of Lot 2, Block A of Beltway-Centre Addition, an addition to the Town of Addison, according to the Plat recorded in Volume 2003101, Page 21, P.R.D.C.T.;

THENCE North 00°14'01" West, along the common line between said Lot 2 (Beltway-Quorum) and said Lot 2 (Beltway-Centre), for a distance of 357.33 feet to a 1/2" iron rod with a plastic orange cap stamped "PIBURN PARTNERS" set for corner;

THENCE North 00°02'32" East, continuing along said common line, for a distance of 23.31 feet to a 1/2" iron rod with a plastic orange cap stamped "PIBURN PARTNERS" set for corner, said rod being the northeast corner of said Lot 2 (Beltway-Centre);

THENCE West, along a southerly line of aforementioned Lot 3 and the northerly line of said Lot 2 (Beltway-Centre), passing a 5/8 inch iron rod at 2.45 feet and traveling a total distance of 220.64 feet to an "X" cut in concrete set for corner, said "X" cut being the northwest corner of said Lot 2 (Beltway-Centre);

THENCE South 00°14'17" East, along an east line of said Lot 3 and the west line of said Lot 2 (Beltway-Centre), for a distance of 242.61 feet to a pk nail found for corner and the beginning of a curve to the right with a radius of 115.00 feet, a delta of 37°45'26" and a chord that bears South 18°38'26" West for 74.42 feet;

THENCE along said curve and continuing along the common line, for a distance of 75.78 feet to an "X" cut in concrete found for corner and the beginning of a reverse curve to the left with a radius of 100.00 feet, a delta of 35°27'52" and a chord that bears South 19°47'13" West for 60.91 feet;

THENCE along said curve and continuing along said common line, for a distance of 61.90 feet to an "X" cut in concrete found for corner, said "X" being the most southerly southwest corner of said Lot 2 (Beltway-Centre) and in the north right-of-way of aforementioned Belt Line Road;

THENCE South 89°57'28" West, along said north line of Belt Line Road, for a distance of 7.00 feet to an "X" cut in concrete set for corner and the beginning of a curve to the right with a radius of 107.00 feet, a delta of 11°43'08" and a chord that bears North 07°46'36" East for 21.85 feet, said "X" being the southwest corner of Lot 1A, Block A of Beltway-Quorum Addition, an addition to the Town of Addison, according to the Plat recorded in Volume 2005102, Page 184, P.R.D.C.T.;

THENCE along said curve, a west line of aforementioned Lot 3 and the east line of said Lot 1A, for a distance of 21.88 feet to an "X" cut in concrete set for corner;

THENCE North 59°10'04" East, along said common line, for a distance of 8.66 feet to an "X" cut in concrete set for corner and the beginning of a curve to the right with a radius of 101.00 feet, a delta of 20°26'18" and a chord that bears North 27°18'00" East for 35.84 feet;

THENCE along said curve and said common line, for a distance of 36.03 feet to an "X" cut in concrete found for corner and the beginning of a reverse curve to the left with a radius of 114.00 feet, a delta of 37°45'26" and a chord that bears North 18°38'26" East for 73.77 feet;

THENCE along said curve and continuing along said common line, for a distance of 75.12 feet to an "X" cut in concrete found for corner;

THENCE North 00°14'17" West, continuing along said common line, for a distance of 242.61 feet to an "X" cut in concrete set for corner, said "X" being the northeast corner of said Lot 1A;

THENCE West, along the north line of said Lot 1A and a south line of aforementioned Lot 3, for a distance of 180.93 feet to an "X" cut in concrete found for corner, said "X" cut being the easternmost northwest corner of said Lot 1A;

THENCE South 00°02'30" West, along the common line between said Lots 1A and 3, for a distance of 90.71 feet to an "X" cut in concrete found for corner and the beginning of a tangent curve to the right with a radius of 20.00 feet, a delta of 45°00'22" and a chord that bears South 22°32'41" West for 15.31 feet;

THENCE along said common line and curve, for a distance of 15.71 feet to an "X" cut in concrete found for corner and the beginning of a reverse curve with a radius of 44.00 feet, a delta of 23°43'01" and a chord that bears South 33°11'22" West for 18.08 feet;

THENCE along said common line and curve, for a distance of 18.21 feet to an "X" cut in concrete found for corner and the beginning of a reverse curve with a radius of 20.00 feet, a delta of 68°25'52" and a chord that bears South 55°32'47" West for 22.49 feet;

THENCE along said common line and curve, for a distance of 23.89 feet to an "X" cut in concrete found for corner;

THENCE South 89°45'43" West, along said common line, for a distance of 7.97 feet to an "X" cut in concrete found for corner, said "X" cut being the westernmost northwest corner of aforementioned Lot 1A;

THENCE South 00°02'30" West a distance of 47.42 feet to a capped iron rod found for corner, said rod being the northeast corner of a tract of land known as 4801 Belt Line Road owned by Albert Addison, LP according to the deed recorded in Volume 2004001, Page 15063, D.R.D.C.T.;

THENCE North 89°57'30" West, along the common line between said Albert-Addison tract and aforementioned Lot 3, for a distance of 187.99 feet to a 1/2" iron rod with a plastic orange cap stamped "PIBURN PARTNERS" set for corner in the east line of Addison Road (a variable width right-of-way);

THENCE North 00°17'00" East, along the common line between said Addison Road and said Lot 3, for a distance of 307.80 feet to a 1/2" iron rod with a plastic orange cap stamped "PIBURN PARTNERS" set for corner, said rod being the southwest corner of Lot 1 of Addison Road-Quorum Addition, an addition to the Town of Addison according to the plat recorded in Volume 93041, Page 2824, P.R.D.C.T.;

THENCE South 89°43'00" East, departing the east line of said Addison road and along the common line between said Lot 1 (Addison Rd-Quorum) and said Lot 3, for a distance of 271.46 feet to a 5/8" iron rod found for corner, said rod being the southeast corner of said Lot 1 (Addison-Quorum);

THENCE North 00°17'00" East, along said common line, passing the northeast corner of said Lot 1 (Addison-Quorum) at a distance of 220.98 feet and continuing for a total distance of 238.29 feet to a capped 1/2" iron rod found for corner, said rod being the most northerly northwest corner of said Lot 3 and the southwest corner of Lot 1, Block A, Summerfield\Arapaho\Addison Addition, an addition to the Town of Addison as recorded in Volume 95119, Page 4232 Plat Records, Dallas County, Texas;

THENCE South 89°43'00" East, along the common line between said Lot 3 and said Lot 1 (Summerfield), passing the northeast corner of said Lot 3 at 346.07 feet and continuing along the southerly line of said Lot 1 (Summerfield) and a northerly line of aforementioned Lot 2 (Beltway-Quorum) for a total distance of 354.95 feet to a 5/8 inch iron rod found for corner;

THENCE North 00°17'00" East, along the easterly line of said Lot 1 (Summerfield) and a westerly line of said Lot 2 (Beltway-Quorum), for a distance of 31.40 feet to a 1/2 inch iron rod found for corner, said rod being a northwest corner of said Lot 2 (Beltway-Quorum) and the southwest corner of Lot 1, Quorum Centre - East No. 2, an addition to the Town of Addison as recorded in Volume 2001188, Page 145 Plat Records, Dallas County, Texas;

THENCE South 89°57'28" East, along the common line between said Lot 2 (Beltway-Quorum) and said Lot 1 (Quorum Centre-East No. 2), for a distance of 52.76 feet to a 1/2 inch iron rod with a plastic orange cap stamped "PIBURN PARTNERS" set for corner, said rod being a northeast corner of said Lot 2 (Beltway-Quorum) and a northwest corner of Quorum Centre-East No. 1, an addition to the Town of Addison as recorded in Volume 95100, Page 3266 Plat Records, Dallas County, Texas;

THENCE South 00°15'05" East, along the common line between said Lot 2 (Beltway-Quorum) and said Quorum Centre East-No. 1, for a distance of 175.00 feet to an "X" cut in concrete found for corner, said "X" being the southwest corner of said Quorum Centre-East No 1;

THENCE South 89°57'28" East, along the common line between said Lot 2 (Beltway-Quorum) and said Quorum Centre East-No. 1, for a distance of 9.91 feet to an "X" cut in concrete set for corner, said "X" being a northwest corner of Lot 1, Belt Line-Quorum Addition, an addition to the Town of Addison as recorded in Volume 91077, Page 4068 Plat Records, Dallas County, Texas;

THENCE South 00°15'05" East, along the common line between said Lot 2 (Beltway-Quorum) and said Lot 1 (Belt Line-Quorum), for a distance of 137.67 feet to an "X" cut in concrete set for corner;

THENCE North 89°57'28" West, along said common line, for a distance of 30.00 feet to an "X" cut in concrete set for corner;

THENCE South 00°15'05" East, along an easterly line of said Lot 2 (Beltway-Quorum) and a westerly line of said Lot 1 (Belt Line - Quorum), for a distance of 105.00 feet to an "X" cut in concrete found for corner, said "X" being the southwest corner of said Lot 1 (Belt Line - Quorum);

THENCE South 89°57'28" East, along a northerly line of said Lot 2 (Beltway-Quorum) and the southerly line of said Lot 1, for a distance of 56.92 feet to an "X" cut in concrete found for corner, said "X" being the northwest corner of Lot 2 of aforementioned Belt Line-Quorum Addition;

THENCE South 00°14'01" East, along the common line between said Lot 2 (Beltway-Quorum) and said Lot 2 (Belt Line-Quorum), for a distance of 124.60 feet to an "X" cut in concrete found for corner;

THENCE South 89°57'28" East, along said common line, for a distance of 123.23 feet to an "X" cut in concrete set for corner;

THENCE South 00°14'01" East, continuing along said common line, passing the southwest corner of said Lot 2 (Belt Line-Quorum) at 229.83 feet and continuing along an easterly line of said Lot 2 (Beltway-Quorum) for a total distance of 232.73 feet to an "X" cut in concrete found for corner in the north line of aforementioned Belt Line Road, said "X" being the most southerly southeast corner of said Lot 2 (Beltway-Quorum);

THENCE North 89°57'28" West, along the common line between said Lot 2 (Beltway-Quorum) and Belt Line Road, for a distance of 210.98 feet to the POINT OF BEGINNING and containing 285,111 square feet or 6.54522 acres of land, more or less.

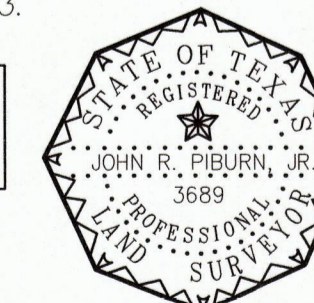
SURVEYOR'S STATEMENT

I, John R. Piburn, Jr., a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas State Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d)&(e); and that the digital drawing file accompanying this plat is a precise representation of this Signed and Record Final Plat.

Dated this the ____ day of _____, 2013.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

John R. Piburn, Jr., RPLS No. 3689



STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared John R. Piburn, Jr. known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2013.

NOTARY PUBLIC in and for the State of Texas

PRELIMINARY REPLAT
BELTWAY - QUORUM ADDITION
LOTS 2A, 3A and 4, BLOCK A
BEING A REPLAT OF
BELTWAY - QUORUM ADDITION
LOTS 2 and 3, BLOCK A
6.54522 ACRES SITUATED IN THE
G.W. FISHER SURVEY - ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNERS
BELTWAY COMMERCIAL REAL ESTATE
15280 Addison Rd, Ste 301
Addison, Texas 75001
972.628.3464
CONTACT: Cole Snodden
SURVEYOR
PIBURN & CARSON, LLC
9535 Forest Lane, Ste 229
Dallas, Texas 75243
214.328.3500, Fax. 214.328.3512
CONTACT: Alison Potter