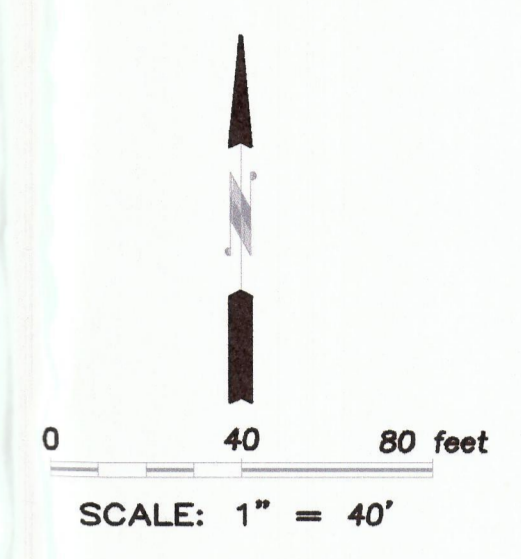
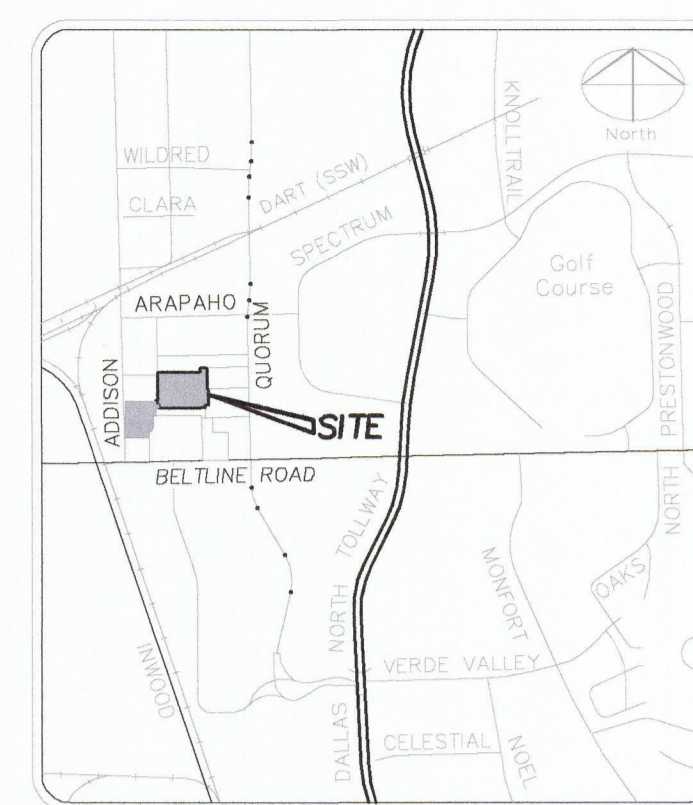
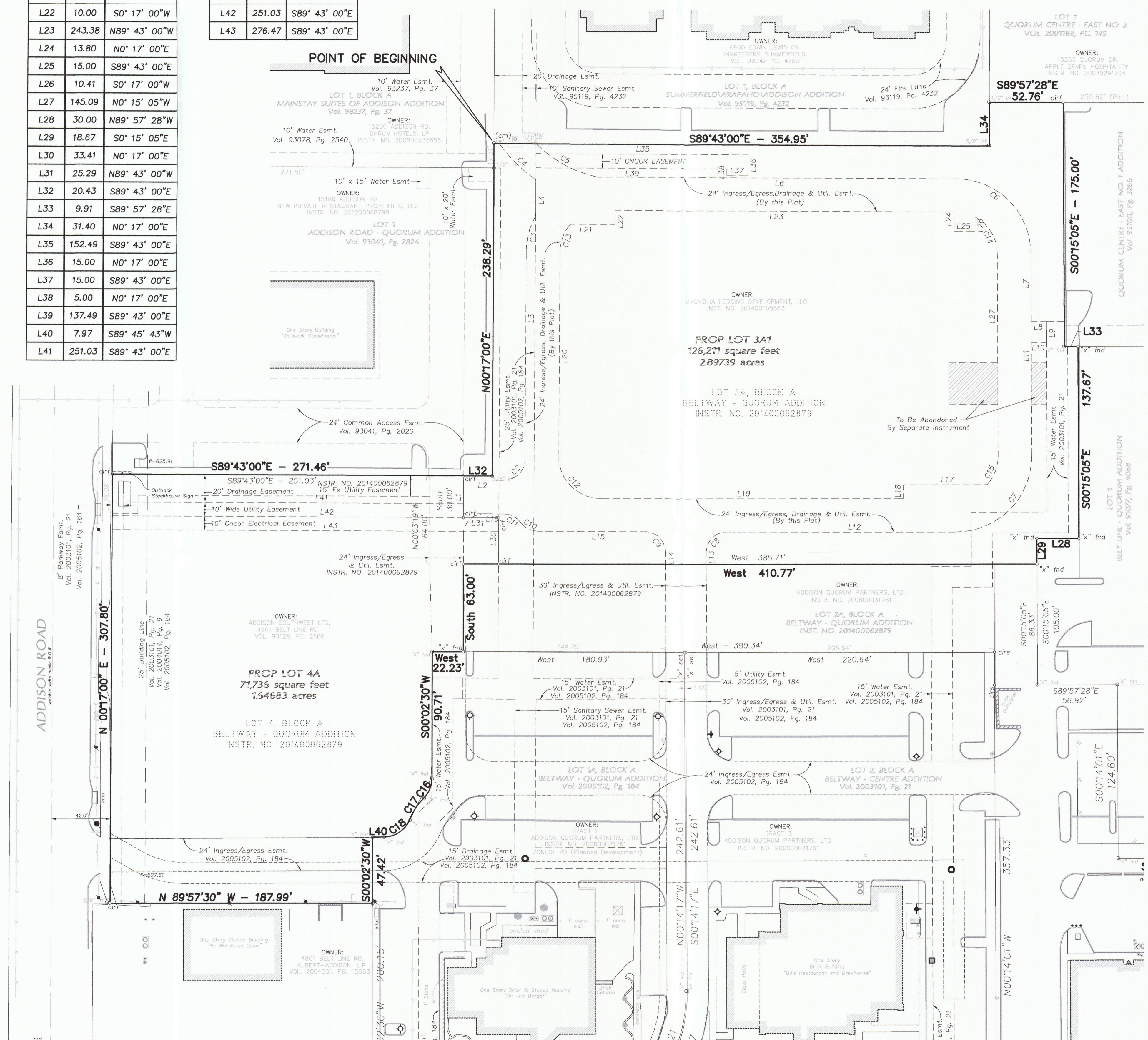


Line #	Length	Direction
L1	24.00	N0° 00' 25"E
L2	28.94	N89° 43' 00"W
L3	148.80	S0° 17' 00"W
L4	26.05	S0° 17' 00"W
L6	257.28	N89° 43' 00"W
L7	48.58	N0° 16' 50"W
L8	11.00	S89° 44' 55"W
L9	15.00	S0° 15' 05"E
L10	11.00	S89° 44' 55"W
L11	81.51	N0° 14' 03"W
L12	163.60	N90° 00' 00"E
L13	8.44	S0° 14' 17"E
L14	8.58	S0° 14' 17"E
L15	76.50	N89° 43' 00"W
L16	28.82	N89° 43' 00"W
L17	60.21	N90° 00' 00"E
L18	10.00	N0° 00' 00"E
L19	217.18	N89° 59' 56"E
L20	146.35	S0° 17' 00"W
L21	31.51	N89° 42' 57"W

Line #	Length	Direction
L22	10.00	S0° 17' 00"W
L23	243.38	N89° 43' 00"W
L24	13.80	N0° 17' 00"E
L25	15.00	S89° 43' 00"E
L26	10.41	S0° 17' 00"W
L27	145.09	N0° 15' 05"W
L28	30.00	N89° 57' 28"W
L29	18.67	S0° 15' 05"E
L30	33.41	N0° 17' 00"E
L31	25.29	N89° 43' 00"W
L32	20.43	S89° 43' 00"E
L33	9.91	S89° 57' 28"E
L34	31.40	N0° 17' 00"E
L35	152.49	S89° 43' 00"E
L36	15.00	N0° 17' 00"E
L37	15.00	S89° 43' 00"E
L38	5.00	N0° 17' 00"E
L39	137.49	S89° 43' 00"E
L40	7.97	S89° 45' 43"W
L41	251.03	S89° 43' 00"E

Line #	Length	Direction
L42	251.03	S89° 43' 00"E
L43	276.47	S89° 43' 00"E



Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	80.84'	55.00'	84° 12' 36"	49.70	N41° 51' 13"E	73.75
C2	23.56'	15.00'	90° 00' 00"	15.00	N45° 17' 00"E	21.21
C3	26.73'	54.00'	28° 21' 56"	13.65	S14° 27' 58"W	26.46
C4	36.98'	110.00'	19° 15' 34"	18.66	S45° 14' 44"E	36.80
C5	50.38'	90.00'	32° 04' 26"	25.87	S61° 32' 00"E	49.73
C6	84.32'	54.00'	89° 27' 55"	53.50	N44° 59' 03"W	76.01
C7	85.06'	54.00'	90° 15' 05"	54.24	N44° 52' 27"E	76.53
C8	23.62'	15.00'	90° 14' 17"	15.06	S44° 52' 51"W	21.26
C9	23.43'	15.00'	89° 28' 43"	14.86	N44° 58' 39"W	21.12
C10	14.14'	15.00'	54° 00' 48"	7.65	S62° 42' 36"E	13.62
C11	14.14'	15.00'	54° 00' 48"	7.65	N62° 42' 36"W	13.62
C12	47.27'	30.00'	90° 17' 00"	30.15	S44° 51' 30"E	42.53
C13	21.89'	30.00'	41° 48' 42"	11.46	S21° 11' 21"W	21.41
C14	32.44'	30.00'	61° 57' 00"	18.01	N31° 13' 35"W	30.88
C15	22.02'	30.00'	42° 03' 42"	11.53	N20° 46' 46"E	21.53
C16	15.71'	20.00'	45° 00' 22"	8.29	N22° 32' 41"E	15.31
C17	18.21'	44.00'	23° 43' 01"	9.24	S33° 11' 22"W	18.08
C18	23.89'	20.00'	68° 25' 52"	13.60	N55° 32' 47"E	22.49

Notes:
 cirf = capped iron rod found
 irf = iron rod found 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.

Copyright 2015 Piburn & Carson, LLC. All Rights Reserved. This drawing is the property of Piburn & Carson, LLC. Any modification or use of this drawing without the express written authorization of Piburn & Carson, LLC is prohibited.

FINAL REPLAT BELTWAY - QUORUM ADDITION LOTS 3A1 & 4A, BLOCK A

BEING A REPLAT OF
 BELTWAY - QUORUM ADDITION
 LOTS 3A and 4, BLOCK A

4.5442 ACRES SITUATED IN THE
 G.W. FISHER SURVEY - ABSTRACT NO. 482
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNERS ADDISON SOUTHWEST, LTD. 15280 Addison Rd, Ste 301 Addison, Texas 75001 972.628.3464 CONTACT: Cole Snadan	OWNERS MACNOLIA LODGING 3620 N. Josey Ln, Ste 220 Carrollton, Texas 75007 214.488.5211 CONTACT: Matthew Newton	SURVEYOR PIBURN & CARSON, LLC 801 E. Campbell Road, Ste 575 Richardson, Texas 75081 214.328.3500, Fax: 214.328.3512 CONTACT: Alison Potter
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Surveying Firm #00871-00
 File No. 15164

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MAGNOLIA LODGING, & ADDISON SOUTHWEST, LTD do 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, owners dedicate 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 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 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 14th day of April, 2015.

By: MAGNOLIA LODGING
Matthew Newton, Partner

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 Matthew Newton 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 14th day of April, 2015.

Eleanor Katherine Trice
NOTARY PUBLIC in and for the State of Texas
My Commission Expires May 09, 2017

By: ADDISON SOUTHWEST, LTD.
Daryl Snadon, Partner

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 Daryl N. Snadon 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 20th day of April, 2014.

Laci Lynn Soutar
NOTARY PUBLIC in and for the State of Texas
My Commission Expires December 23, 2016

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 Lots 3A & 4, Block A, Beltway-Quorum Addition, an addition to the Town of Addison as recorded in Instrument Number 201400062879 Official Public 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 and all of a tract of land described in deed to Magnolia Lodging Development, LLC as recorded in Instrument No. 201400105563 Official Public Records, Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a capped 1/2" iron rod found for corner, said rod being the northwest corner of said Lot 3A and the southwest corner of Lot 1, Block A, Summerfield\Arapah\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 3A and said Lot 1 (Summerfield), for a 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 3A, for a distance of 31.40 feet to a 1/2 inch iron rod found for corner, said rod being 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 3A 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" found for corner, said rod being a northeast corner of said Lot 3A 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 3A 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 3A and said Quorum Centre East-No. 1, for a distance of 9.91 feet to an "X" cut in concrete found 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 3A and said Lot 1 (Belt Line-Quorum), for a distance of 137.67 feet to an "X" cut in concrete found 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 found for corner;

THENCE South 00°15'05" East, continuing along said common line, for a distance of 18.67 feet to an "X" cut in concrete found for corner, said "X" being a southeasterly corner of said Lot 3A and a northwesterly corner of Lot 2A of aforementioned Beltway-Quorum (2014) Addition;

THENCE West, along the common line between said Lot 3A and said Lot 2A, passing a southwesterly corner of said Lot 3A at a distance of 385.71 feet and continuing along the common line between said Lot 2A and aforementioned Lot 4, for a total distance of 410.77 feet to a 1/2 inch iron rod with a plastic orange cap stamped "PIBURN PARTNERS" found for corner;

THENCE South, along the common line between said Lot 4 and said Lot 2A, for a distance of 63.00 feet to an "X" found in concrete for a southwesterly corner of said Lot 2A and in the north line 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 West, along the common line between said Lots 4 and 1A, for a distance of 22.23 feet to an "X" found in concrete for corner, said "X" being the northernmost northwest corner of said Lot 1A;

THENCE South 00°02'30" West, along said common line, 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 4, for a distance of 187.99 feet to a 1/2" iron rod with a plastic orange cap stamped "PIBURN PARTNERS" found 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 4, for a distance of 307.80 feet to a 1/2" iron rod with a plastic orange cap stamped "PIBURN PARTNERS" found 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. and the westernmost northwest corner of said Lot 4;

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 4, passing a northeasterly corner of said Lot 4 and a southwesterly corner of aforementioned Lot 3A at a distance of 251.03 feet and continuing along the common line between said Lot 1 and said Lot 3A for a total distance of 271.46 feet to a 5/8" iron rod found for corner;

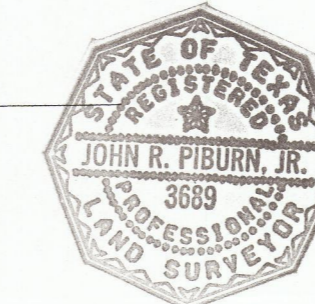
THENCE North 00°17'00" East, along said common line, passing the northeast corner of said Lot 1 (Addison-Quorum) at a distance of 220.98 feet and continuing for a total distance of 238.29 feet to the POINT OF BEGINNING and containing 197,947 square feet or 4.5442 acres of land, more or less.

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 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 14th day of April, 2015.

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

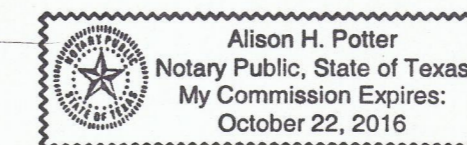


STATE OF TEXAS
COUNTY OF DALLAS

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 14th day of April, 2015.

Alison H. Potter
NOTARY PUBLIC in and for the State of Texas

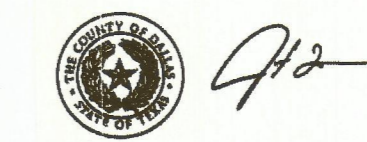


Approved by the Addison City Council on the 24th of March, 2015.

City Secretary

Mayor

Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, Texas
07/09/2015 12:29:12 PM
\$89.00



20150017651

FINAL REPLAT
BELTWAY - QUORUM ADDITION
LOTS 3A1 & 4A, BLOCK A

BEING A REPLAT OF
BELTWAY - QUORUM ADDITION
LOTS 3A and 4, BLOCK A

4.5442 ACRES SITUATED IN THE
G.W. FISHER SURVEY - ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNERS
ADDISON SOUTHWEST, LTD.
15280 Addison Rd, Ste 301
Addison, Texas 75001
972.628.3464
CONTACT: Cole Snadon

OWNERS
MAGNOLIA LODGING
3620 N. Josey Ln, Ste 220
Carrollton, Texas 75007
214.488.5211
CONTACT: Matthew Newton

SURVEYOR
PIBURN & CARSON, LLC
801 E. Campbell Road, Ste 575
Richardson, Texas 75081
214.328.3500, Fax: 214.328.3512
CONTACT: Alison Potter

APRIL 14, 2015

SHEET 2 OF 2

Surveying Firm #100871--00
File No. 13364