

2.043 ACRES
(88,973 sq. ft.)

TRACT 1
ARTHUR'S RESTAURANT & BAR, INC.
VOL. 200078, PG. 5774
D.R.D.C.T.

LOT 1, BELT LINE - QUORUM ADDITION
VOL. 91077, PG. 4088
D.R.D.C.T.

TRACT 1
QUORUM RETAIL, LTD.
VOL. 96251, PG. 5142
D.R.D.C.T.

*** NOTES ***

- 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 1867 of the Deed Records of Dallas County, Texas.
- All corners are monumented with a 5/8 inch iron rod with a plastic cap stamped "Pate, Inc.", unless otherwise shown hereon.
- (C.M.) - Denotes Controlling Monument.
- (D.R.D.C.T.) - Denotes Deed Records of Dallas County, Texas

CONFORMED COPY
OFFICIAL PUBLIC RECORDS
Cynthia Figueroa Calhoun County Clerk
Dallas County TEXAS
May 16, 2006 01:52:50 PM
FEE: \$33.00
200600178741

LINE	BEARING	DISTANCE
L1	N89°57'28"W	7.00'
L2	N44°52'28"E	14.11'
L3	SOUTH	5.00'

OWNER'S DEDICATION

That Arthur's Inc. do hereby adopt this plat designating the herein above property as LOT 3, QUORUM CENTRE - EAST NO. 2, ADDITION, on 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 access 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 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 construct a 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 undesired 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 overflow 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 construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to and from and upon the said utility easements for the purpose of inspecting and repairing 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 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.

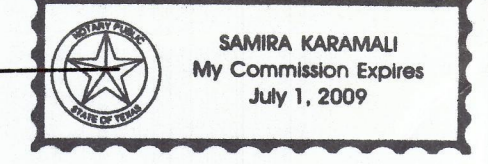
By: Arthur's Inc.
By: *Alden Wagner*
Alden Wagner, Notary Public, State of Texas

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 12 day of April, 2006.

Samira Karamali
Notary Public, State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, David Carlton Lewis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an 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 platting rules and regulations of the Planning and Zoning Commission of the Town of Addison, Texas.

David Carlton Lewis
David Carlton Lewis, R.P.L.S.
State of Texas No. 5647

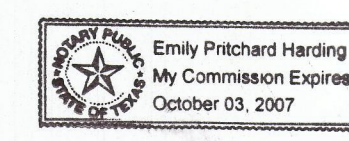


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared David Carlton Lewis, 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 4th day of April, 2006.

Emily Pritchard Harding
Notary Public, State of Texas



OWNER'S CERTIFICATION

WHEREAS Arthur's Inc., is 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. 1 Addition, an addition to the Town of Addison, according to the plat recorded in Volume 95100, Page 3266, in the Deed Records of Dallas County, Texas, and all of Lot 3, Quorum Centre - East No. 2, an addition to the Town of Addison, according to the plat recorded in Volume 2001188, Page 145, in the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of Lot 3, of said Quorum Centre - East No. 2, in the west right-of-way line of Quorum Drive (a variable-width right-of-way);

THENCE South 00° 15' 05" East - 166.87' along the east line of Lot 3, of said Quorum Centre - East No. 2, common to the west right-of-way line of said Quorum Drive, to an "X" cut found for the southeast corner of Lot 3, of said Quorum Centre - East No. 2;

THENCE North 89° 57' 28" West - 7.00' to a 5/8" iron rod with a cap stamped "PATE" set for an angle corner of the herein described tract and from which a 5/8" iron rod found for the northeast corner of aforesaid Quorum Centre - East No. 1 bears North 18° 54' East - 0.45', in the west right-of-way line of aforesaid Quorum Drive;

THENCE South 00° 15' 05" East - 175.00' along the east line of said Quorum Centre - East No. 1, common to the west right-of-way line of said Quorum Drive, to an "X" cut set for the southeast corner of the herein described tract, in the north line of Lot 1, Belt Line - Quorum Addition, and addition to the Town of Addison, according to the plat recorded in Volume 91077, Page 4088, in the Deed Records of Dallas County, Texas, and from which an "X" cut found bears North 18° 26' East - 0.34';

THENCE North 89° 57' 28" West along the south line of said Quorum Centre - East No. 1, common to the north line of Lot 1, of said Belt Line - Quorum Addition, passing an "X" in concrete at a distance of 295.92', continuing for a total distance of 352.82' to a 5/8" iron rod with a cap stamped "PATE" set for the southwest corner of the herein described tract, in an east line of Quorum Centre Addition, an addition to the Town of Addison, according to the plat recorded in Volume 84067, Page 5718, in the Deed Records of Dallas County, Texas;

THENCE North 00° 15' 05" West - 175.00' along the west line of the herein described tract, to a 5/8" iron rod found for an angle corner of the herein described tract, in the south line of Lot 1 of aforesaid Quorum Centre - East No. 2, and from which a 5/8" iron rod found for the southwest corner of Lot 1, of said Quorum Centre - East No. 2, bears North 89° 57' 28" West - 52.77';

THENCE South 89° 57' 28" East - 197.88' along the north line of aforesaid Quorum Centre - East No. 1, common to the south line of Lot 1, of said Quorum Centre - East No. 2, to a 1/2" iron rod with a cap stamped "PATE ENGRS" found for the southwest corner of Lot 3, of said Quorum Centre - East No. 2, common to the southeast corner of Lot 1, of said Quorum Centre - East No. 2;

THENCE North 00° 15' 05" West - 161.75' along the west line of Lot 2, of said Quorum Centre - East No. 2, common to the east line of Lot 1, of said Quorum Centre - East No. 2, to a 1/2" iron rod with a cap stamped "PATE" found for an angle corner of the herein described tract;

THENCE North 44° 52' 28" East - 14.11' along the northwest line of Lot 3, of said Quorum Centre - East No. 2, to an "X" cut found for an angle corner of the herein described tract;

THENCE East - 109.50' along the north line of Lot 3, of said Quorum Centre - East No. 2, to an "X" cut found for an angle corner of the herein described tract;

THENCE South - 5.00' to an "X" cut found for an angle corner of the herein described tract;

THENCE East - 42.48' along the north line of Lot 3, of said Quorum Centre - East No. 2, to the POINT OF BEGINNING and containing 2.050 acres (89,307 sq. ft.) of land, of which 377 square feet are located in a 2' right-of-way dedication, leaving 2.043 acres of land.

Certificate of Approval
Samira Karamali
Mayor, Town of Addison
Samira Karamali
City Secretary, Town of Addison
Feb 14, 2006
Date of Approval

FINAL PLAT

LOT 3, QUORUM CENTRE - EAST NO. 2, AN ADDITION TO THE TOWN OF ADDISON IN THE G. W. FISHER SURVEY, A-482, DALLAS COUNTY, TEXAS

A REPLAT OF LOT 3, QUORUM CENTRE EAST NO. 2, RECORDED IN VOLUME 2001188, PAGE 145, D.R.D.C.T., AND QUORUM CENTRE - EAST NO. 1, RECORDED IN VOLUME 95100, PAGE 3266, D.R.D.C.T.

FOR
ARTHUR'S INC.
3024 GREENVILLE AVENUE
DALLAS, TEXAS 75206
(972) 385-0800

BY
PATE ENGINEERS

8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247
TEL: (214)357-2981 FAX (214) 357-2985
JOB NO. 083100951 JANUARY, 2006 SHEET 1 OF 1