

PROPERTY DESCRIPTION

BEING a tract of land situated in the G. V. Fisher Survey, Abstract No. 482 in the City of Addison, Dallas County, Texas, said tract also being part of the L. L. Jacobs Tract as shown by Deed in Volume 2131 at Page 422-424, Deed Records of Dallas County, Texas, and also part of a tract of land conveyed to Chaney and Hope, Inc. as shown by Deed in Volume 78194 at Page 1741, Deed Records of Dallas County, Texas, and being all of the tract of land conveyed to Quorum East Joint Venture as shown by Deed in Volume 93022 at Page 5219, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point of intersection of the East line of Addison Road (a 60 Foot right-of-way) with the South line of Airport Parkway (Formerly Harris Road) (a 55 Foot right-of-way);

THENCE South 89 degrees 37 minutes 15 seconds East, a distance of 1266.62 Feet along the said South line of Airport Parkway to the POINT OF BEGINNING;

THENCE South 89 degrees 37 minutes 15 seconds East, along the said South line of Airport Parkway a distance of 354.35 Feet to a 1/2 inch iron rod found for corner and being the Northwest corner of Dallas North Parkway Addition as shown in Volume 85021, Page 1686, of the Plat Records of Dallas County, Texas;

THENCE South 00 degrees 19 minutes 13 seconds East, along the common line of said Dallas North Parkway Addition a distance of 368.00 Feet to a 1/2 inch iron rod found for corner in the North line of a tract of land conveyed to Dpubco Resources as recorded in the Volume 78070, Page 3638, of the Deed Records of Dallas County, Texas, said iron rod also being the Southwest corner of said Dallas North Parkway Addition;

THENCE North 89 degrees 32 minutes 30 seconds West, along the said North line of said Dpubco Resources a distance of 578.93 Feet to a 1/2 inch iron rod found for corner in the East line of Quorum Drive (a 80 Foot right-of-way);

THENCE North 00 degrees 24 minutes 49 seconds East, along the said East line of Quorum Drive a distance of 339.14 Feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 18 minutes 23 seconds East, along the said East line of Quorum Drive a distance of 28.30 Feet to the PLACE OF BEGINNING AND CONTAINING 207,137.80 square feet or 4.755 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Quorum East Joint Venture ("Owner") does hereby adopt this plat designating the hereinabove property as Quorum East 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 the 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 being 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 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 creeks for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structures 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 maintenance or efficiency of its respective system or service.

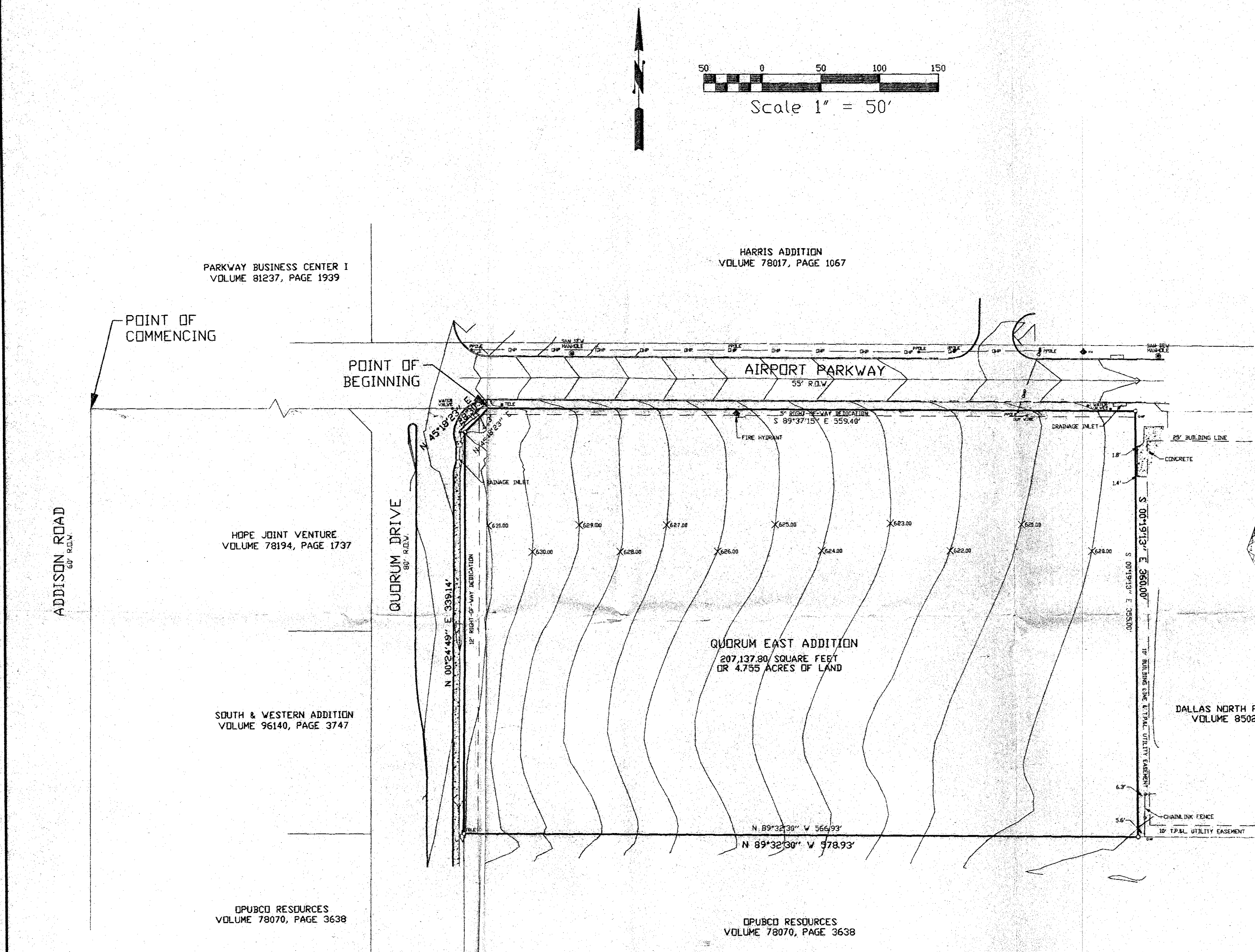
Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems; additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main 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.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.J. MORAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Owner: Quorum East Joint Venture
 Partner: Hope Joint Venture, a Texas limited partnership
 By: Grover N. Hope, General Partner
 Partner: Hope Investments, Ltd., a Texas limited partnership
 By: Grover N. Hope, General Partner
 Partner: Byron A. Whitmarsh
 By: Byron A. Whitmarsh, Individual

Notary Public in and for the State of Texas
 ELAINE C. KOLLAJA
 My Comm. Exp. 05-27-2001

APPROVED BY THE ADDISON CITY COUNCIL on 12-9-97
 MAYOR: C. MORAN
 CITY SECRETARY



SURVEYOR CERTIFICATION

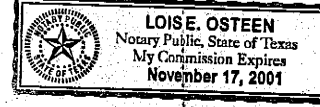
KNOW ALL MEN BY THESE PRESENTS THAT I, DOUG CONNALLY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, TEXAS.

DOUG CONNALLY
 Registered Professional Land Surveyor
 State of Texas
 No. 3935

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUG CONNALLY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE 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 11th DAY OF December 1997
 Notary Public in and for the State of Texas

Notary Public in and for the State of Texas
 ELAINE C. KOLLAJA
 My Comm. Exp. 05-27-2001



DOUG CONNALLY & ASSOC., INC. 9726 SKILLMAN STREET DALLAS, TEXAS 75243 PHONE: (214) 343-9485 FAX: (214) 343-2216			QUORUM EAST ADDITION G. V. FISHER SURVEY ABSTRACT No. 482 ADDISON, DALLAS COUNTY, TEXAS QUORUM EAST JOINT VENTURE P. O. BOX 427, ADDISON, TEXAS 75001		
SCALE 1" = 50'	DATE 10-21-97	JOB NO. 970958-1	FILED 98 AM -2 PM 1:26 ERIK BULLOCK COUNTY CLERK DALLAS COUNTY		

WL 98001
 PAGE 00033