

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS  
TOWN OF ADDISON

WHEREAS, WEN-CLAY INTERNATIONAL, INC., is the Owner of that certain tract of land being situated in the Josiah Panoast Survey, Abstract No. 1146, said tract of land being a part of Block 2 of Quorum West Addition, an addition to the Town of Addison, Dallas County, Texas, recorded in Volume 81005, Page 1454 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod for corner at the intersection of the northeast right-of-way of the St. Louis and Southwestern Railroad with the South right-of-way line of Belt Line Road; Thence North 89 deg. 47 min. 03 sec. East 893.85 feet to a point for corner; Thence South 01 deg. 30 min. 57 sec. East along the West line of a 71.90 acre tract of land called Quorum, as recorded in Volume 79100, Page 1895 of the Deed Records of Dallas County, Texas, a distance of 1690 feet to a 1/2" iron rod set for corner and the POINT OF BEGINNING;

THENCE South 01 deg. 30 min. 57 sec. East, along the west line of a 71.90 acre tract of land called Quorum, a distance of 461.18 feet to a 1/2" iron rod set for corner;

THENCE South 88 deg. 29 min. 03 sec. West, a distance of 121.23 feet to a 1/2" iron rod, said point being the beginning of a curve to the right having a central angle of 94 deg. 00 min. 00 sec., a radius of 110.00 feet, and a chord bearing of North 44 deg. 30 min. 57 sec. West, a distance of 160.90 feet;

THENCE around said curve a distance of 180.467 feet to a 1/2" iron rod, said iron rod being the end of the curve;

THENCE North 02 deg. 29 min. 03 sec. East, a distance of 344.34 feet to a 1/2" iron rod for corner;

THENCE North 88 deg. 28 min. 57 sec. East, a distance of 206.94 feet to the POINT OF BEGINNING and Containing 99,823.088 square feet or 2.29 acres of land, more or less precisely.

SURVEYORS CERTIFICATION

"I certify to Landmark East Joint Venture, F.B.S. Mortgage Co., Hexter Fair Title Co., William J. Clayton, Richard E. Wenzel, Louis Reese III, Alan C. Preston, Timothy J. Dorsey, Charles P. Clegg and T. Cullen Davis and to their heirs, successors and assigns, that I have surveyed, on the ground, the property legally described hereon; that said legal description is correct, complete and accurate; that this plat of survey is true and correct in all respects; that the size, dimensions and locations of all of the boundaries of the property, buildings and other improvements, recorded and visible unrecorded easements, streets, roads, means of public access, rights-of-way, utility lines and connections, and municipal set-back lines which affect said property are correctly and accurately shown hereon; and that there are no encroachments, overlaps, gaps, easements, streets, roads, rights-of-way, set-back lines or improvements which affect the property, which are not shown hereon."

Dated this 5<sup>th</sup> day of December, 1983.

*Boyd L. Jones*  
R.P.S. 1836

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, A Notary Public, on this day personally appeared Boyd L. Jones, known to me to be the person whose name is as subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5<sup>th</sup> day of December, 1983.

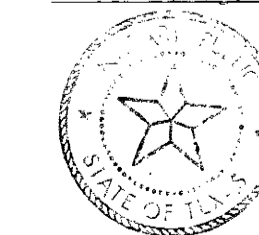
*Aranda D. Wetsel*  
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

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 Roy N. Wensel, known to me to be the person and officer whose name is subscribed to the foregoing Instrument and acknowledged to me that the same was the act of WEN-CLAY INTERNATIONAL INC., and that the executed the same as the act of said corporation for the purposes and consideration therein expressed, and in the capacity therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17<sup>th</sup> day of December, 1983.

*Aranda D. Wensel*  
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS



APPROVAL BY THE  
TOWN OF ADDISON, TEXAS:

MAYOR *Jim Riddle*  
SECRETARY *Inague Kuz*

SECRETARY

EXECUTED this the 17<sup>th</sup> day of December, 1983.  
WEN-CLAY INTERNATIONAL, INC.

by *Roy N. Wensel*  
Roy N. Wensel  
Vice President

APPROVAL BY THE  
TOWN OF ADDISON, TEXAS:

MAYOR *Jim Riddle*  
SECRETARY *Inague Kuz*

SECRETARY

APPROVAL BY THE  
TOWN OF ADDISON, TEXAS:

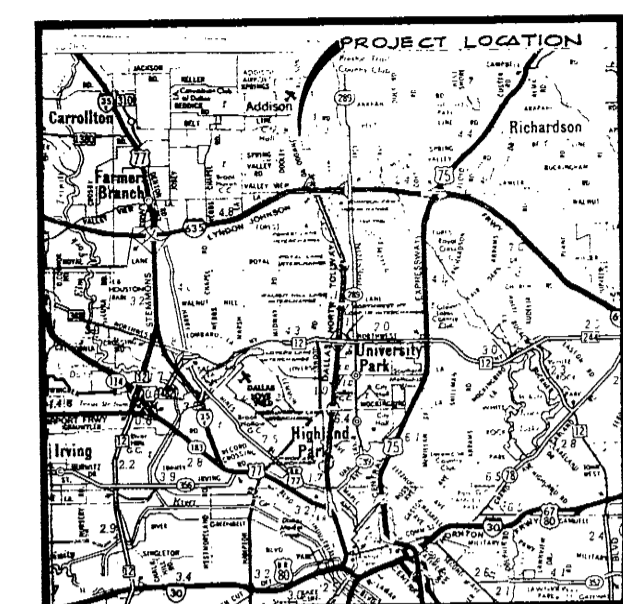
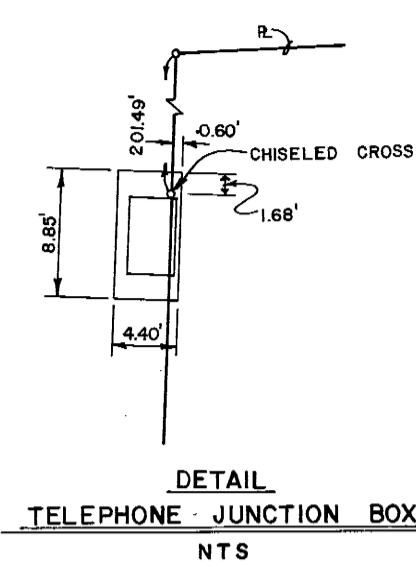
MAYOR *Jim Riddle*  
SECRETARY *Inague Kuz*

SECRETARY

APPROVAL BY THE  
TOWN OF ADDISON, TEXAS:

MAYOR *Jim Riddle*  
SECRETARY *Inague Kuz*

SECRETARY



SCALE: 1"=30'

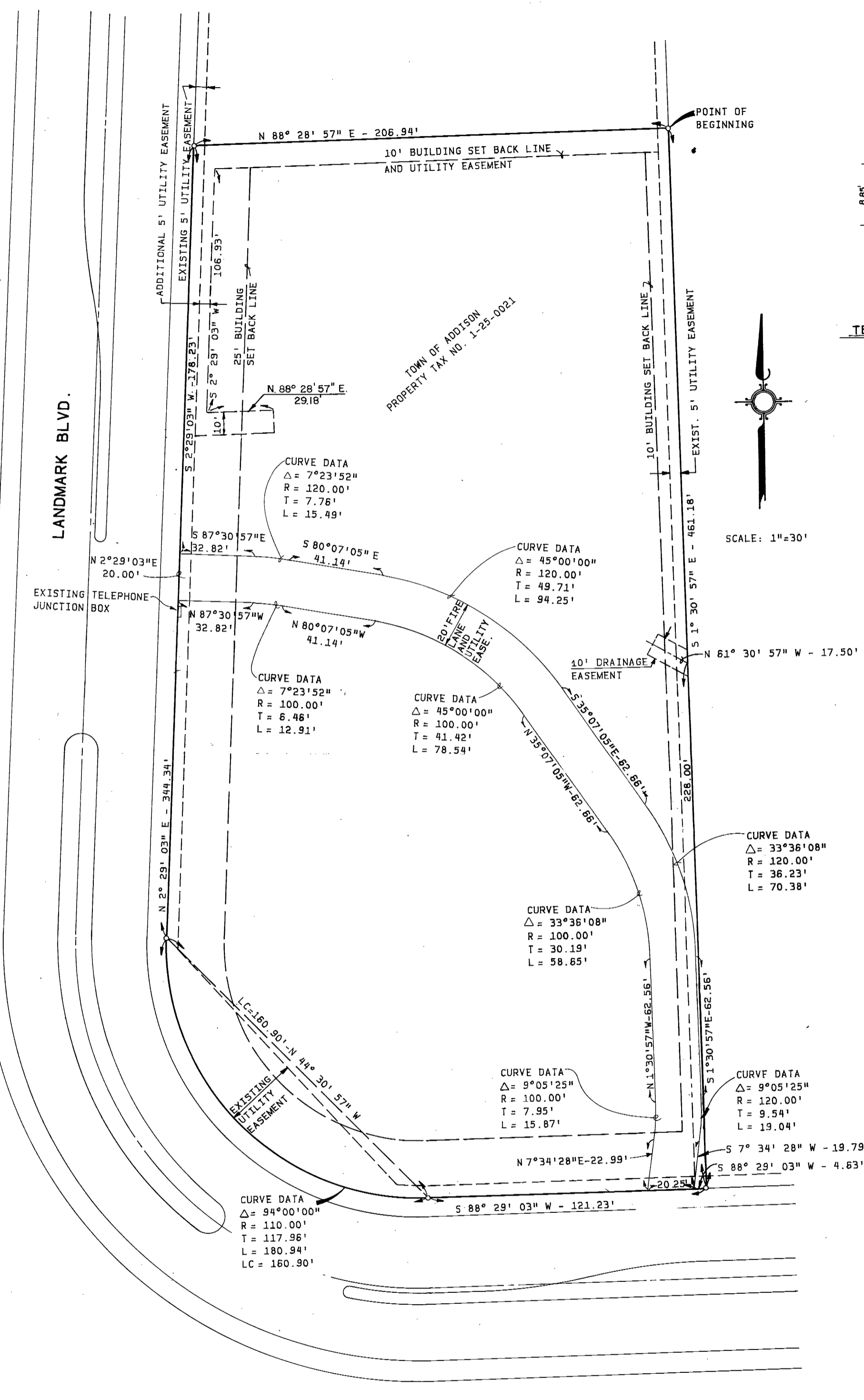
THAT WEN-CLAY INTERNATIONAL, A Texas Corporation Being the owner of the above described tract of land, does hereby adopt this plat designating the above described tract of land as The Landmark Office Building Site, an addition to the Town of Addison, Dallas County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility access and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. Said easements shall be hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All 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 growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, 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 private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by the utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshall or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and public utility use.

EXECUTED this the 17<sup>th</sup> day of December, 1983.  
WEN-CLAY INTERNATIONAL, INC.

by *Roy N. Wensel*  
Roy N. Wensel  
Vice President



PLAN  
SCALE: 1"=30'

**URS**  
Dallas  
Houston  
New Orleans  
Engineering Architecture Planning

NO.	DATE	REVISION
1	10-18-83	REVISED DRAINAGE EASEMENT
2	12-05-83	REVISED SURVEYOR'S CERTIFICATION & NOTARY
3	12-07-83	REVISED COMMENCEMENT CALL
4	1-16-84	REVISED FIRE LANE & UTILITY EASEMENT
5	1-28-84	ADD UTILITY EASEMENT ALONG NORTHWEST AND NORTH P.L.

Designed By: G. DENTON  
Drawn By: R. BANTAU  
Checked By: G. DENTON  
Approved By: R. ZIELKE  
Director: J. B. BENTON

FINAL PLAT  
BLOCK 2  
STAFF REVIEW COPY  
QUORUM WEST ADDITION  
TOWN OF ADDISON, TEXAS

WEN-CLAY INTERNATIONAL, INC.  
THE LANDMARK  
TOWN OF ADDISON, TEXAS

SHEET NO. \_\_\_ OF \_\_\_

APPROVED BY  
3-22-84 PLANNING & ZONING  
4-10-84 CITY COUNCIL