

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, OPUS WEST, LP is the owner of a 3.371 acre tract of land situated in the G. W. Fisher Survey, Abstract No. 482, Dallas County, Texas; said tract being all of a tract of land granted to Opus West, LP in Special Warranty Deed recorded in Instrument No. 20070175801 of the Official Public Records of Dallas County, Texas; said 3.371 acre tract being more particularly described as follows:

BEGINNING, at a "4" cut in concrete found for corner; said point being the intersection of the west right-of-way line of Dallas Parkway (a variable width right-of-way) with the northwest right-of-way line of Addison Circle (a 109-foot wide right-of-way);

THENCE, South 72 degrees, 58 minutes, 59 seconds West, along said northwest right-of-way line of Addison Circle, a distance of 247.36 feet to a "4" cut in concrete found for corner; said point being the most easterly corner of Lot 1, Block A of The Ashton Addition, an addition to the Town of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 2000036, Page 2913 of the Plat Records of Dallas County, Texas;

THENCE, departing said northwest right-of-way line of Addison Circle, along the northeast line of said Lot 1, Block A, the following three (3) calls:

North 17 degrees, 01 minutes, 01 seconds West, a distance of 59.32 feet to a "4" cut in concrete found for corner;

North 58 degrees, 20 minutes, 25 seconds West, a distance of 261.51 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;

North 89 degrees, 04 minutes, 47 seconds West, a distance of 104.49 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner; said point being the northwest corner of said Lot 1, Block A; said point being the east right-of-way line of Spectrum Drive (a 69-foot wide right-of-way);

THENCE, North 00 degrees, 55 minutes, 13 seconds East, departing said northeast line of Lot 1, Block A, along said east right-of-way line of Spectrum Drive, a distance of 193.84 feet to "4" cut in concrete found for corner; said point being the most westerly southwest corner of a tract of land granted to SNK Allegro Spectrum, LP in Special Warranty Deed recorded in Instrument No. 20070227088 of said Official Public Records;

THENCE, departing said east right-of-way line of Spectrum Drive, along the south line of said SNK tract, the following three (3) calls:

South 89 degrees, 04 minutes, 47 seconds East, a distance of 326.53 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;

Due South, a distance of 72.87 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;

Due East, a distance of 239.67 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, departing said south line of SNK tract, along said east right-of-way line of Dallas Parkway the following three (3) calls:

Southerly, along said curve, having a central angle of 05 degrees, 29 minutes, 07 seconds, a radius of 626.62 feet, on a chord bearing and distance of South 04 degrees, 17 minutes, 35 seconds East, 59.99 feet, an arc distance of 59.99 feet to a "4" cut in concrete found for end of said curve;

South 01 degrees, 33 minutes, 02 seconds East, a distance of 82.43 feet to a "4" cut in concrete found for corner; said point being the beginning of a non-tangent curve to the left;

Southerly, along said curve, having a central angle of 02 degrees, 48 minutes, 45 seconds, a radius of 1997.84 feet, on a chord bearing and distance of South 02 degrees, 56 minutes, 29 seconds East, 96.91 feet, an arc distance of 96.91 feet to the POINT OF BEGINNING;

CONTAINING: 146,851 square feet or 3.371 acres of land, more or less.

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That OPUS WEST, LP ("Owner") does hereby adopt this plat designating the heretofore property as LOT 1, BLOCK 1, OPUS 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 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 herein 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.

WITNESS my hand this the \_\_\_\_ day of \_\_\_\_\_, 2007.

OPUS WEST, LP

NAME: \_\_\_\_\_

POSITION: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2007.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

THAT I, NIJAZ KARACIC, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.

**PRELIMINARY**

RELEASED 10/08/07 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Nijaz Karacic  
Registered Professional Land Surveyor  
No. 5526

STATE OF TEXAS  
COUNTY OF DALLAS

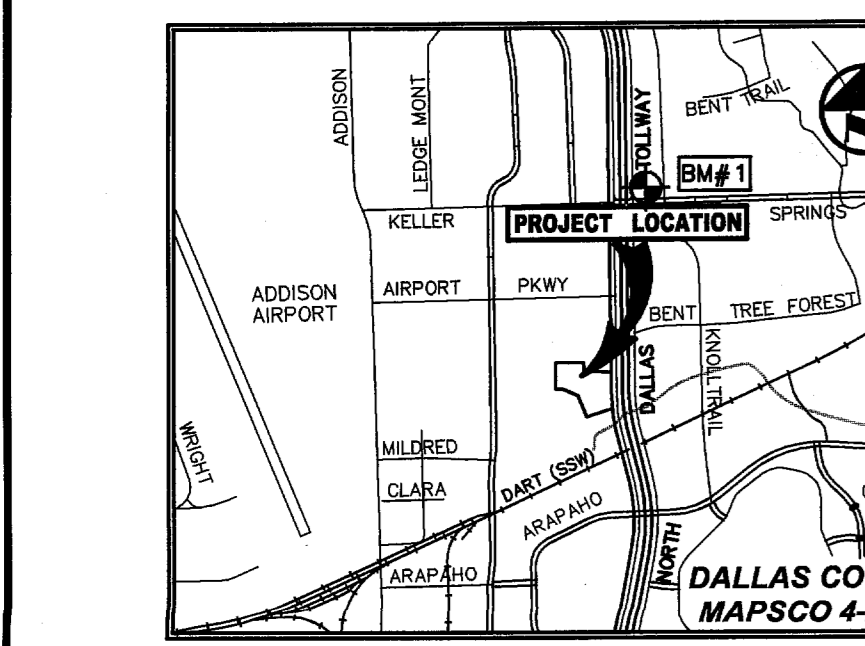
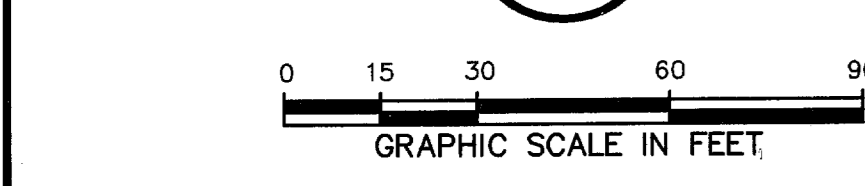
APPROVED BY THE TOWN OF ADDISON  
CITY COUNCIL ON THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 2007.

MAYOR \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_



**BENCH MARK LIST**

BM# 1 STANDARD CITY OF DALLAS WATER DEPT. BENCHMARK - "4" CUT FOUND ON CENTERLINE OF CURB INLET ON THE NORTHEAST CORNER OF KELLER SPRINGS ROAD AND DALLAS NORTH TOLLWAY. ELEV=615.00

BM# 2 "4" CUT SET ON CENTERLINE OF INLET 174'± NORTH OF NORTHEAST PROPERTY CORNER OF SAID PROPERTY. ELEV=607.34

**LEGEND**

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CQ	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TEB	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TSR	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
-X-	FENCE
-OHL-	OVERHEAD UTILITY LINE
-E-	UNDERGROUND ELECTRIC LINE
-T-	UNDERGROUND TELEPHONE LINE
-C-	UNDERGROUND CABLE LINE
-6"W-	EXISTING UNDERGROUND WATER LINE
-6"SS-	EXISTING UNDERGROUND SANITARY SEWER LINE
-613-	EXISTING CONTOUR
-6"W-	PROPOSED UNDERGROUND WATER LINE

**NOTE:**

1. Bearing system for this survey is based on a bearing of South 72 degrees, 58 minutes, 59 seconds West for the northwest right-of-way line of Addison Circle according to Special Warranty Deed recorded in Instrument No. 20070175801 of the Official Public Records of Dallas County, Texas.

Volume: \_\_\_\_\_

Page: \_\_\_\_\_

OWNER:  
OPUS WEST, LP  
15455 N. DALLAS PARKWAY  
SUITE 450  
ADDISON, TEXAS 75001  
PHONE: 972-392-8815

ENGINEER/SURVEYOR:  
PACHECO KOCH CONSULTING ENGINEERS, INC.  
8350 N. CENTRAL EXPWY  
SUITE 1000  
DALLAS, TX 75206  
PHONE: 972-235-3031

**Pacheco Koch Consulting Engineers**

8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
AL	NK	1"=30'	OCT 2007	2840-07.162

DWG FILE: 2840-07-155SP.DWG

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ADDISON SPEC OFFICE - PRELIMINARY PLAT