



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 in 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 a "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 328.53 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 in the east right-of-way line of Dallas Parkway; 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, 59.97 feet, an arc distance of 59.97 feet to a "4" cut in concrete found for end of said curve;

South 01 degree, 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, 43 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.

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 plotting rules and regulations of the Town of Addison, Texas.

PRELIMINARY

RELEASED 08/27/07 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

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared NIJAZ KARACIC, 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 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: _____

APPROVED BY THE TOWN OF ADDISON CITY COUNCIL ON THE ____ DAY OF _____, 2007.

MAYOR _____

CITY SECRETARY _____

PRELIMINARY PLAT OF A 3.371 ACRE TRACT INTO LOT 1, BLOCK 1 OPUS ADDITION

LOCATED IN THE TOWN OF ADDISON, TEXAS AND BEING OUT OF THE G. W. FISHER SURVEY, ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

Pacheco Koch Consulting Engineers
 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.236.3031

DRAWN BY: ALS CHECKED BY: NK SCALE: 1"=30' DATE: AUG 2007 JOB NUMBER: 2840-07.162

DWG FILE: 2840-07-155PP.DWG

VICINITY MAP
 (NOT TO SCALE)

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
 - FR FIRE HYDRANT
 - CO CLEANOUT
 - MH MANHOLE
 - TSC TRAFFIC SIGNAL CONTROL
 - TSP TRAFFIC SIGNAL POLE
 - TEL TELEPHONE BOX
 - FL FLOOD LIGHT
 - FP FLAG POLE
 - TS TRAFFIC SIGN
 - IRS 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
 - (C.M.) CONTROLLING MONUMENT
 - PROPERTY LINE
 - X FENCE
 - OH 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

HAVE JERRY REVIEW THE UTILITIES.

ADDISON SPEC OFFICE - PRELIMINARY PLAT