

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; and subject to the conditions, restrictions and reservations stated hereafter; owner dedicates to the public use forever the streets and alleys shown thereon.

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 hereinabove 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 hereafter, 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, 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 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, 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 _____ day of _____, 2007.

OPUS WEST, LP

North 17 degrees, 01 minutes, 01 seconds West, a distance of 59.32 feet to a "x" 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 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 in the east right-of-way line of Addison Circle (a 109-foot wide right-of-way);

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 02 degrees, 17 minutes, 35 seconds East, 59.99 feet, an arc distance of 59.99 feet to a "x" 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 "x" 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, 15 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 platting 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. 5525

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 _____

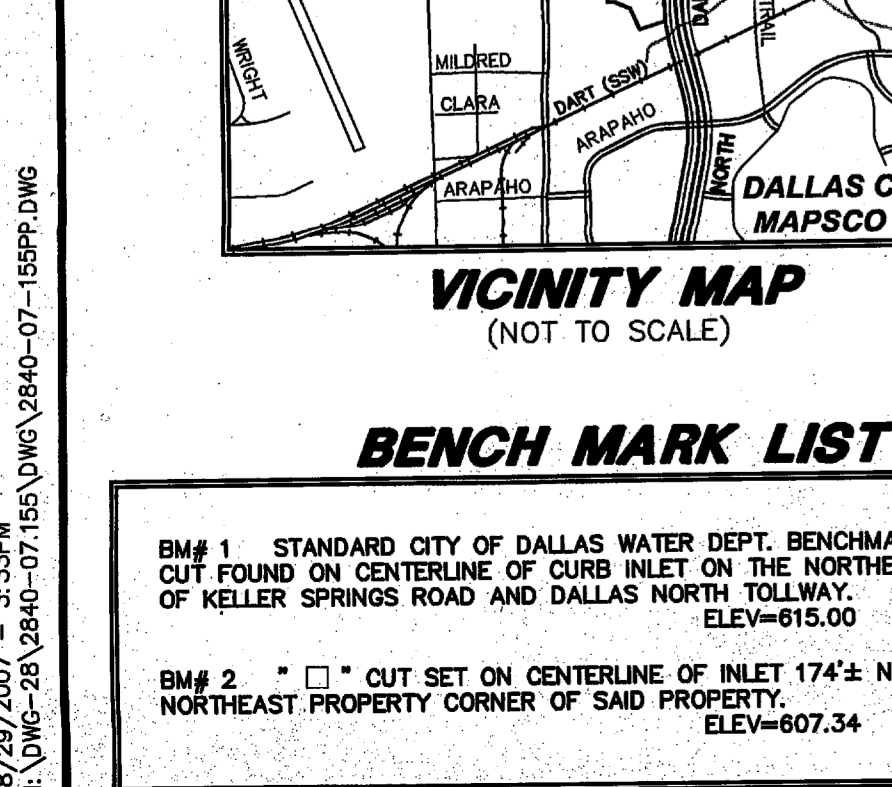
PRELIMINARY PLAT OF A 3.371 ACRE TRACT INTO LOT 1, BLOCK 1 OPUS ADDITION

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 972.235.3031

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



BENCH MARK LIST

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

BM# 2 "x" 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
PH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/PACHECO KOCH CAP SET
(C.M.)	CONTROLLING MONUMENT
- - -	PROPERTY LINE
- - -	FENCE
- - -	OVERHEAD UTILITY LINE
- - -	UNDERGROUND ELECTRIC LINE
- - -	UNDERGROUND TELEPHONE LINE
- - -	UNDERGROUND CABLE LINE
- - -	EXISTING UNDERGROUND WATER LINE
- - -	EXISTING UNDERGROUND SANITARY SEWER LINE
- - -	EXISTING CONTOUR
- - -	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.

Remove All UTILITIES, EXISTING CONDUITS,
Remove All UTILITIES CURB
Remove SIGN BEFORE SU

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

ASTRINGELLOW 3.1329
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ADDITION SPEC OFFICE - PRELIMINARY PLAT

DWG FILE: 2840-07-155PP.DWG