

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ADDISON URBAN DEVELOPMENT PARTNERS, LLC is the owner of a tract of land located in the G.W. FISHER SURVEY, ABSTRACT NO. 482, Town of Addison, Dallas County, Texas and being part of Quorum East Addition, an Addition to the Town of Addison, Dallas County, Texas according to the Plat thereof recorded in Volume 98001, Page 33, Map Records, Dallas County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Addison Urban Development Partners, LLC, recorded in Document Number 20080228452, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped "DCA" found for corner in the South line of Airport Parkway, a 60 foot right-of-way, at the North end of a corner clip;

THENCE North 89 degrees 52 minutes 10 seconds East, with said South line, a distance of 469.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "BURY & PARTNERS" found for corner at the North end of a corner clip;

THENCE South 45 degrees 22 minutes 20 seconds East, a distance of 28.47 feet to an "X" found for corner in the West line of Spectrum Drive at the South end of a corner clip;

THENCE South 00 degrees 46 minutes 25 seconds East, with said West line, a distance of 334.62 feet to an "X" found for corner in the North line of Calloway Drive, a 61 foot right-of-way;

THENCE South 89 degrees 55 minutes 24 seconds West, with said North line, a distance of 496.67 feet to a point for corner in the East line of Quorum Parkway, a 92 foot right-of-way;

THENCE North 00 degrees 05 minutes 46 seconds West, with said East line, a distance of 351.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DCA" found for corner at the South end of a corner clip;

THENCE North 44 degrees 47 minutes 48 seconds East, a distance of 4.23 feet to the POINT OF BEGINNING and containing 4.019 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ADDISON URBAN DEVELOPMENT PARTNERS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as MERIDIAN SQUARE, an addition to the Town of Addison, Texas and does hereby dedicate in fee simple, to the public use forever, the streets and alleys, shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Addison. In addition, utility easements may also be used for the mutual use and accommodations of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the Public's and Town of Addison's use thereof. The Town of Addison and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Addison and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or remove all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

Witness my hand at Dallas, Texas this the ____ day of _____, 2006.

ADDISON URBAN DEVELOPMENT PARTNERS, LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared _____ 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 said Addison Urban Development Partners, LLC, and that he executed the same as the act of said Limited Partnership for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Town of Addison, Texas.

Sean Patton
Registered Professional Land Surveyor
No. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, 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 purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, ON THE ____ DAY OF _____, 200____.

MAYOR

CITY SECRETARY

51 LOTS ~ 4.019 ACRES
FINAL PLAT
MERIDIAN SQUARE
A REPLAT OF
QUORUM EAST ADDITION

TOWN OF ADDISON
G.W. FISHER SURVEY ~ ABSTRACT NO. 482
DALLAS COUNTY, TEXAS

OCTOBER 2008 SCALE: 1"=30'

OWNERS
ADDISON URBAN DEVELOPMENT PARTNERS, LLC
500 W. LOOKOUT DRIVE
972-248-2147 RICHARDSON, TEXAS 75080

ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694