LAND DESCRIPTION
TRACT No. 1

BEING a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, in Town of Addison, Dallas County, Texas, and being a portion of a two tracts of land deeded to Opubco Properties, Inc. as evidenced by two instruments recorded in Volume 82020, Page 0684 and Volume 84151, Page 3619 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found with "Hulitt-Zollars" cap at the intersection of the north right-of-way line of the Dallas Area Rapid Transit Property Acquisition Corporation, (formerly St. Louis Southwestern Railroad) a 100 foot wide right-of-way, as evidenced by instrument recorded in Volume 91006, Page 1590 of the Deed Records of Dallas County, Texas, and the east line of a tract of land deeded to Opubco Properties, Inc. by instrument to the Town of Addison, Texas as recorded in Volume 82083, Page 0077 of the Deed Records of Dallas County, Texas;

THENCE, North 00 degrees 08 minutes 00 seconds East along the east line of said Opubco tract and the west line of said Town of Addison tract and a one-half inch iron rod found with "Hulitt-Zollars" cap at the beginning of a curve to the right having a radius of 1,485.59 feet;

THENCE, continuing along said east right-of-way line of Quorum Drive and along said curve to the right through a central angle of 06 degrees 52 minutes 23 seconds, an arc distance of 187.03 feet, being subtended by a chord which bears North 03 degrees 38 minutes 12 seconds East, and is 186.93 feet in length to a one-half inch iron rod found with "Hulitt-Zollars" cap;

THENCE, North 07 degrees 00 minutes 23 seconds East continuing along the east right-of-way line of Quorum Drive a distance of 143.16 feet to a one-half inch iron rod found with "Hulitt-Zollars" cap at the beginning of a non-tangent curve to the left having a radius of 130.00 feet;

THENCE, departing said east right-of-way line of Quorum Drive and along said curve to the left through a central angle of 144 degrees 58 minutes 13 seconds, an arc distance of 328.93 feet, being subtended by a chord which bears North 06 degrees 36 minutes 04 seconds East, and is 241.95 feet in length to a one-half inch iron rod found with "Hulitt-Zollars" cap and a point on said right-of-way line of Quorum Drive, said point being the beginning of a non-tangent curve to the left having a radius of 1,472.39 feet;

THENCE, continuing along said east right-of-way line of Quorum Drive and along said curve to the left through a central angle of 02 degrees 44 minutes 54 seconds, an arc distance of 69.03 feet, being subtended by a chord which bears North 02 degrees 52 minutes 27 seconds East, and is 69.02 feet in length to a one-half inch iron rod found with "Hulitt-Zollars" cap for the point of tangency of said curve;

THENCE, North 00 degrees 55 minutes 13 seconds East continuing along the east right-of-way line of Quorum Drive a distance of 339.66 feet to a one-half inch iron rod set with "Hulitt-Zollars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East departing said east right-of-way line of Quorum Drive a distance of 13.00 feet to a one-half inch iron rod set with "Hulitt-Zollars" cap for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 34.50 feet to a one-half inch iron rod set with "Hulitt-Zollars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East a distance of 496.03 feet to a one-half inch iron rod set with "Hulitt-Zollars" cap for a corner;

THENCE, North 00 degrees 55 minutes 13 seconds East a distance of 21.00 feet to a one-half inch iron rod set with "Hulitt-Zollars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East a distance of 69.00 feet to a one-half inch iron rod set with "Hulitt-Zollars" cap for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 216.98 feet to a one-half inch iron rod set with "Hulitt-Zollars" cap for a corner;

THENCE, North 72 degrees 58 minutes 59 seconds East a distance of 94.75 feet to a one-half inch iron rod set for the beginning of a curve to the right having a radius of 101.50 feet;

THENCE, along said curve to the right through a central angle of 57 degrees 31 minutes 26 seconds, an arc distance of 101.90 feet, being subtended by a chord which bears South 78 degrees 15 minutes 18 seconds East and is 97.68 feet in length to a one-half inch iron rod set with "Hulitt-Zollars" cap;

THENCE, North 72 degrees 58 minutes 59 seconds East a distance of 400.69 feet to a one-half inch iron rod set with "Hulitt-Zollars" cap on the east line of said Opubco tract recorded in Volume 82020, Page 0684 and the west right-of-way line of Dallas North Tollway;

THENCE, South 00 degrees 29 minutes 00 seconds East continuing along the east line of said Opubco tract and the west right-of-way line of Dallas North Tollway, a distance of 181.20 feet to an one-half inch iron rod found at the southeast corner of said Opubco tract as recorded in Volume 82020, Page 0684, said corner also being the northeast corner of the Opubco tract as recorded in Volume 84151, Page 3619;

THENCE, South 89 degrees 59 minutes 59 seconds East continuing along the west right-of-way line of Dallas North Tollway and along the east line of said Opubco tract and tract a distance of 48.08 feet to a one-half inch iron rod set with "Hulitt-Zollars" cap at the northeast corner of said Opubco tract, said corner being the beginning of a non-tangent curve to the left having a radius of 2,964.79 feet;

THENCE, continuing along the east line of said Opubco tract and the west right-of-way line of Dallas North Tollway and along said curve to the left through a central angle of 01 degree 54 minutes 29 seconds, an arc distance of 98.74 feet to a one-half inch iron rod found with "Hulitt-Zollars" cap;

South 10 degrees 05 minutes 47 seconds East a distance of 98.75 feet to a one-half inch iron rod found with "Hulitt-Zollars" cap;

THENCE, South 13 degrees 03 minutes 02 seconds East continuing along the east line of the Opubco tract and along the west right-of-way line of Dallas North Tollway a distance of 118.29 feet to the northwesterly right-of-way line of said Dallas Area Rapid Transit tract;

THENCE, South 66 degrees 45 minutes 01 second West along the northwesterly right-of-way line of Dallas Area Rapid Transit tract a distance of 1,411.55 feet to the POINT OF BEGINNING AND CONTAINING 18.694 acres of land, more or less.

LAND DESCRIPTION
TRACT No. 2

BEING tract of land situated in the G. W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas, and being all of Lots 11, 12, and 13 of Block B and all of Lot 5 of Block D, in Julians Addition, an addition to the Town of Addison, as recorded in Volume 1, Page 536 of the Map Records of Dallas County, Texas, also conveyed to Clara Street as abandoned by the Town of Addison as evidenced by instrument recorded in Volume 91006, Page 1590 of the Deed Records of Dallas County, and being a portion of a tract deeded to Opubco Properties, Inc. as evidenced by instrument recorded in Volume 84151, Page 3619 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the intersection of the north right-of-way line of a tract of land to Dallas Area Rapid Transit Property Acquisition Corporation, (formerly St. Louis Southwestern Railroad), a 100 foot wide right-of-way, as evidenced by instrument recorded in Volume 91006, Page 1590 of the Deed Records of Dallas County, Texas, with the east line of a 20 foot wide alley in Block B of said Julians Addition;

THENCE, North 00 degrees 01 minute 33 seconds East along the east line of said 20 foot alley a distance of 440.92 feet to a one-half inch iron rod set with "Hulitt-Zollars" cap;

THENCE, South 89 degrees 58 minutes 15 seconds East departing the east line of said 20 foot alley a distance of 612.81 feet to a one half inch iron rod found with "Hulitt-Zollars" cap on the platted west right-of-way line of Quorum Drive as established by Addison Circle Phase Two, Lot 1, Block A, an addition to the Town of Addison, as recorded in Volume 77, Page 2001 of the Deed Records of Dallas County, Texas, and being the beginning of a non-tangent curve to the left having a radius of 1,485.59 feet;

THENCE, in a southerly direction along said curve to the left through a central angle of 4 degrees 09 minutes 05 seconds, an arc distance of 129.25 feet and being subtended by a chord bearing South 02 degrees 31 minutes 30 seconds West a distance of 129.19 feet to a one-half inch iron rod found with "Hulitt-Zollars" cap;

THENCE, South 00 degrees 08 minutes 00 seconds West continuing along the west right-of-way line of Quorum Drive a distance of 136.00 feet to a one-half inch iron rod found on the north right-of-way line of Dallas Area Rapid Transit tract;

THENCE, South 66 degrees 45 minutes 01 second West along the north right-of-way line of Dallas Area Rapid Transit tract a distance of 442.74 feet to the POINT OF BEGINNING and CONTAINING 3.307 acres of land, more or less.

Now Therefore, Know All Men By These Presents That Gaylord Properties, Inc.,(formerly Opubco Properties, Inc.) and Addison Circle Phase II, L.P. (hereinafter "Owner") do hereby adopt this plat designating the hereinabove property described as an addition to the Town of Addison, Texas (the "City") and does hereby dedicate to the public use forever the streets and alleys shown thereon.

Owner hereby grants and conveys, without warranty, to the City fee simple title to Block F, Lot 1, as described on plat, said conveyance being subject to the easements, right-of-way dedications and other encumbrances described herein and shall be effective upon the City's acceptance of the deed conveying said property, the filing of the Certificate of Approval evidencing approval by the City Town Council by the Mayor of Addison and the Town Secretary shall constitute such acceptance. Provided however, in the event the Owner and indemnification of Owner by the City of any liability whatsoever related to the ownership or use of Block F, Lot 1 by the City, Owner shall have the right to use Block F, Lot 1 for public purposes, public recreational purposes, public festivals and fairs, public outdoor Farmers Market, conference center, theater center, special events facility, and/or transit center, and/or any other public purpose or purposes deemed by the City Council to be for these purposes. For purposes of this paragraph, the term "development" shall include the obligation to perform environmental remediation on the tract of Block F, Lot 1, or any part thereof, to another governmental entity for the use of Block F, Lot 1 for any of the public purposes set forth in this paragraph, notwithstanding the fact that such entity may assume the obligation of the City to submit proposed development plans, or its equivalent, to Owner shall remain in effect only as long as Owner shall be the sole owner of all of Lots 1, 2 and 4 of Block B of Addison Circle Phase I.

The utility easements shown on this plat are hereby reserved are subsurface easements for the purpose of construction and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use the surface of the utility easements for parking and landscaping purposes, provided such use with the provisions of the Addison Code of Ordinances, as amended, and shall be observed by mutual use and accommodation of all public utilities using or desiring to use the same, and all provisions of the ordinances of the City of Addison, Dallas County, Texas, shall be observed in the exercise of the privileges of the permanent easements herein and hereby granted. The easements designated as T.U.E. Easements are subsurface easements reserved for the exclusive use and maintenance of electric facilities owner by Oncor Electric Delivery to use these easements, provided further that Owner specifically reserves the right to use the surface and structures over these easements designated as T.U.E. Easements Under Structures.

Any "drainage and floodway" easement shown herein is hereby dedicated to the public's use forever, but including the following conditions with regards to maintenance responsibilities. Any existing channels or creeks traversing the "drainage and floodway" easement shall be maintained by the City of Addison, Dallas County, Texas, in its natural states and shall be maintained by the City of Addison, Dallas County, Texas, or by Owner or adjacent to the "drainage and floodway" easement. The City will not be responsible for the maintenance and operation of any improvements or for any damage to any private property or person or for the control of erosion. No obstruction to the natural flow of water or storm drainage shall be permitted in the "drainage and floodway" easement, or any portion within the "drainage and floodway" easement. Provided however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in the "drainage and floodway" easement, the City of Addison, Dallas County, Texas 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 City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks adjacent to his property, including the "drainage and floodway" easement, free and clear of debris, silt, growth, vegetation, refuse, and other material which in the opinion of the City would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right to enter upon the "drainage and floodway" easement at any point or points for maintenance work by the property owner to alleviate any unsanitary conditions which may occur. The natural drainage channels and creeks through the "drainage and floodway" easement, as it is shown on the final engineering plans and specifications of the City, will be the natural bank erosion to an extent that cannot be definitely defined. The City shall not be held responsible for erosion beyond the "drainage and floodway" easement. The "drainage and floodway" easement shall be filed by a separate instrument if the City shall determine that the floor of elevation of such lot shall be shown on the plat filed in "drainage and floodway" easement exists.

The maintenance or paving of "utility" and/or "fire lane easement", if any, are the responsibility of the property owner. The City of Addison, Dallas County, Texas, shall have the right of ingress and egress to and from and upon said "utility" and/or "fire lane easement" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems in the easements, and all persons shall have 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 making such inspections as any such utility may deem necessary to be performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as defined herein, however, the City of Addison, Dallas County, Texas, shall be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and, except with respect to the T.U.E. Easements Under Structures, any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, 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 the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

PRELIMINARY

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

GAYLORD PROPERTIES, INC.

BY:

TITLE:

WITNESS MY HAND at _____, Texas this the _____ day of _____, 1997.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared, _____, 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 the _____ of _____, 1997.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

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

ADDISON CIRCLE ONE, L.P., A TEXAS LIMITED PARTNERSHIP

BY: COLUMBUS REALTY TRUST, its General Partner,

TITLE:

WITNESS MY HAND at _____, Texas this the _____ day of _____, 1997.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared, _____, 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 the _____ of _____, 1997.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

I, _____, a Registered Professional Land Surveyor, hereby certify that the foregoing plat was prepared from an accurate survey made on-the-ground, and correctly represents that survey.

For: Hulitt-Zollars, Inc.

_____
Registered Professional Land Surveyor
Registration No.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, Eric J. Yabsody, 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 the _____ of _____, 1997.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 1997, by the City Council of Addison, Texas.

Mayor

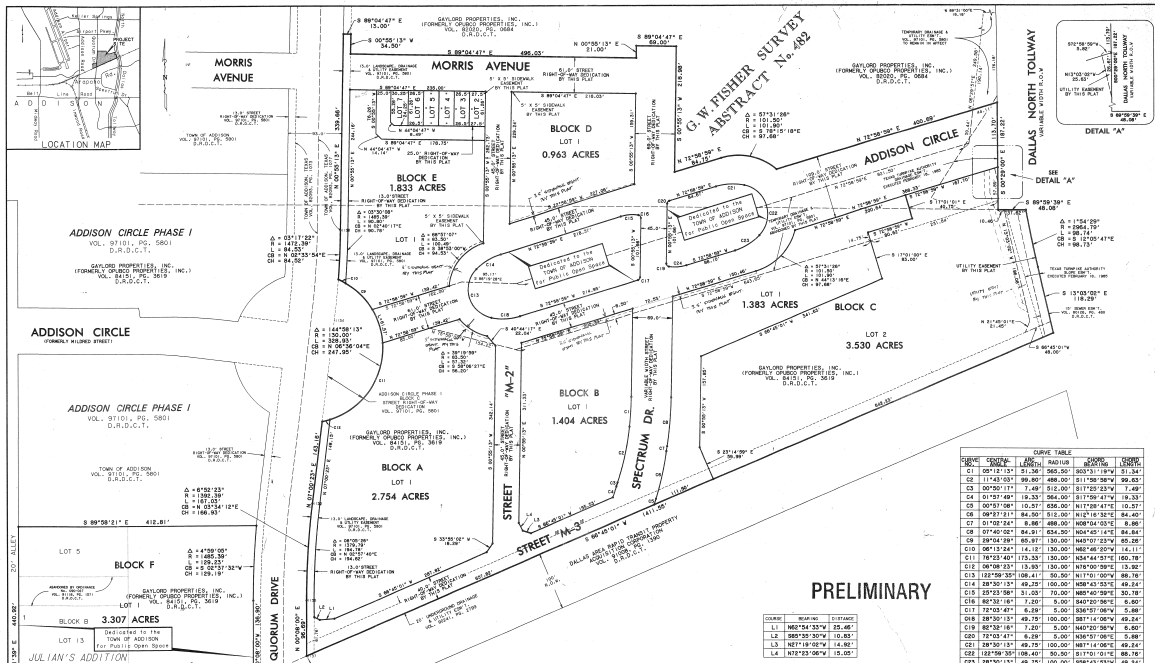
Secretary

FINAL PLAT
ADDISON CIRCLE PHASE II
22.001 ACRES OF LAND IN TWO TRACTS
SITUATED IN THE
G. W. FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

PREPARED FOR
COLUMBUS REALTY TRUST
2301 BLAIR PARKWAY
SUITE 100
DALLAS, TEXAS 75248

MAY 20, 1997
Scale: No.
Date: 1997
Project No.:
01-1622-30

HULITT-ZOLLARS
3131 HOWARD HUGHES PKWY. EAST
DALLAS, TEXAS (214-577-3131)
DALLAS / FORT WORTH / PARIS / SHERMAN / DENTON



PRELIMINARY

CURVE TABLE						
CURVE NO.	CENTRAL ANGLE	ARC LENGTH	RAD/LUS	CHORD BEARING	CHORD LENGTH
C1	05°12'13"	51.36'	565.50'	S03°31'19"W	51.34'
C2	11°43'03"	99.80'	488.00'	S11°56'38"W	99.63'
C3	00°50'17"	7.49'	512.00'	S13°25'23"W	7.49'
C4	01°57'49"	19.33'	564.00'	S11°29'47"W	19.33'
C5	00°57'08"	10.57'	636.00'	N11°28'41"E	10.57'
C6	09°27'21"	84.59'	512.00'	N13°16'32"E	84.40'
C7	01°02'24"	8.86'	488.00'	N08°04'03"E	8.86'
C8	07°40'02"	84.91'	634.50'	N04°45'14"E	84.84'
C9	29°04'29"	65.97'	130.00'	N45°07'23"W	65.26'
C10	06°13'24"	14.12'	130.00'	N62°46'20"W	14.11'
C11	76°57'40"	175.33'	130.00'	N34°44'51"E	160.78'
C12	04°08'13"	13.83'	130.00'	N19°09'39"E	13.82'
C13	122°59'35"	108.41'	50.50'	N17°01'00"W	88.76'
C14	28°30'15"	49.75'	100.00'	N59°43'53"E	49.24'
C15	25°23'58"	31.03'	70.00'	N85°40'59"E	30.78'
C16	82°32'18"	7.20'	5.00'	S40°20'56"E	6.60'
C17	72°03'47"	6.29'	5.00'	N36°51'06"E	5.88'
C18	28°30'15"	49.75'	100.00'	S61°14'06"E	49.24'
C20	122°59'35"	108.40'	50.50'	S17°01'00"E	88.76'
C23	28°30'15"	49.75'	100.00'	S56°43'53"W	49.24'
C24	25°23'58"	31.03'	70.00'	S85°40'59"W	30.78'

COURSE	BEARING	DISTANCE
L1	N02°54'53"W	23.46'
L2	S85°35'30"W	10.83'
L3	N27°18'06"W	14.82'
L4	N72°23'06"W	15.05'

BLOCK E	
AREA SUMMARY	
LOT 1	63,615
LOT 2	1,685
LOT 3	1,623
LOT 4	1,623
LOT 5	1,623
LOT 6	1,623
LOT 7	1,685
ROW	6,218
TOTAL	79,845

BASIS OF BEARING:
BEARING OF N 89°49'12" W ALONG THE NORTH RIGHT-OF-WAY LINE OF MILDRED STREET AS RECORDED IN VOLUME 95249, PAGE 1591 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

0 30 60 120 180 240
GRAPHIC SCALE
(1" = 60')

LEGEND

- IRF 1/2" IRON ROD SET WITH "HUITT-ZOLLARS" CAP
- IRS 1/2" IRON ROD FOUND WITH "HUITT-ZOLLARS" CAP
- TEC TEXAS UTILITIES ELECTRIC COMPANY
- SBC SOUTHWESTERN BELL TELEPHONE COMPANY

FINAL PLAT
ADDISON CIRCLE PHASE II
22.001 ACRES OF LAND IN TWO TRACTS
SITUATED IN THE
G. W. FISHER SURVEY, ABSTRACT No. 482
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

OWNER/DEVELOPER
COLUMBUS REALTY TRUST
3901 DALLAS PARKWAY
SUITE 852
DALLAS, TEXAS 75248

MAY 20, 1997
Sheet No.
Project No.
01-1622-32

HUITT-ZOLLARS
325 NORTHWEST AVENUE/SUITE 600
DALLAS, TEXAS/214-670-2181
DALLAS / FORT WORTH / PARIS / DENISON / COMMERCE

LAND DESCRIPTION
TRACT No. 1

BEING a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, in Town of Addison, Dallas County, Texas, and being a portion of a two tracts of land deeded to Opubco Properties, Inc., as evidenced by two instruments recorded in Volume 82033, Page 0664 and Volume 84151, Page 3619 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found with "Hull-Zellars" cap at the intersection of the north right-of-way line of the Dallas Area Rapid Transit Property Acquisition Corporation (formerly St. Louis Southwestern Railroad) 200 foot wide right-of-way, as Corporation, (formerly St. Louis Southwestern Railroad) 200 foot wide right-of-way, as described in Volume 90008, Page 1390 of the Deed Records of Dallas County, Texas, with west right-of-way line of Quorum Drive as established by instrument to the Town of Addison, Texas as recorded in Volume 82033, Page 1077 of the Deed Records of Dallas County, Texas;

THENCE, North 00 degrees 08 minutes 00 seconds East along the east right-of-way line of Quorum Drive a distance of 86.69 feet to a one-half inch iron rod found with "Hull-Zellars" cap at the beginning of a curve to the right having a radius of 1,392.39 feet;

THENCE, continuing along said east right-of-way line of Quorum Drive and along said curve to the right through a central angle of 04 degrees 17 minutes 00 seconds, an arc distance of 107.05 feet, being subtended by a chord which bears North 02 degrees 07 minutes 30 seconds East, and is 106.95 feet in length to a one-half inch iron rod found with "Hull-Zellars" cap;

THENCE, North 03 degrees 00 minutes 25 seconds East continuing along the east right-of-way line of Quorum Drive a distance of 143.16 feet to a one-half inch iron rod found with "Hull-Zellars" cap at the beginning of a non-tangent curve to the left having a radius of 130.00 feet;

THENCE, departing said east right-of-way line of Quorum Drive and along said curve to the left through a central angle of 144 degrees 59 minutes 13 seconds, an arc distance of 329.93 feet, being subtended by a chord which bears North 06 degrees 36 minutes 04 seconds East, and is 247.95 feet in length to a one-half inch iron rod found with "Hull-Zellars" cap on said east right-of-way line of Quorum Drive, said point being the beginning of a non-tangent curve to the left having a radius of 1,472.39 feet;

THENCE, continuing along said east right-of-way line of Quorum Drive and along said curve to the left through a central angle of 03 degrees 17 minutes 26 seconds, an arc distance of 84.53 feet, being subtended by a chord which bears North 02 degrees 33 minutes 54 seconds East and is 84.52 feet in length to a one-half inch iron rod found with "Hull-Zellars" cap for the point of tangency of said curve;

THENCE, North 00 degrees 55 minutes 13 seconds East continuing along the east right-of-way line of Quorum Drive a distance of 538.66 feet to a one-half inch iron rod set with "Hull-Zellars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East departing said east right-of-way line of Quorum Drive a distance of 13.00 feet to a one-half inch iron rod set with "Hull-Zellars" cap for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 34.50 feet to a one-half inch iron rod set with "Hull-Zellars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East a distance of 496.03 feet to a one-half inch iron rod set with "Hull-Zellars" cap for a corner;

THENCE, North 00 degrees 55 minutes 13 seconds East a distance of 21.00 feet to a one-half inch iron rod set with "Hull-Zellars" cap for a corner;

THENCE, South 89 degrees 04 minutes 47 seconds East a distance of 69.00 feet to a one-half inch iron rod set with "Hull-Zellars" cap for a corner;

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 218.98 feet to a one-half inch iron rod set with "Hull-Zellars" cap for a corner;

THENCE, North 78 degrees 58 minutes 59 seconds East a distance of 84.75 feet to a one-half inch iron rod set for the beginning of a curve to the left having a radius of 101.50 feet;

THENCE, along said curve to the right through a central angle of 51 degrees 31 minutes 26 seconds, an arc distance of 101.90 feet, being subtended by a chord which bears North 78 degrees 15 minutes 18 seconds East and is 97.68 feet in length to a one-half inch iron rod set with "Hull-Zellars" cap;

THENCE, North 72 degrees 58 minutes 59 seconds East a distance of 400.69 feet to a one-half inch iron rod set with "Hull-Zellars" cap on the east line of said Opubco Tract recorded in Volume 82033, Page 0664 and the west right-of-way line of Dallas North Tollway;

THENCE, South 00 degrees 29 minutes 00 seconds East continuing along the east line of said Opubco Tract and the west right-of-way line of Dallas North Tollway a distance of 187.22 feet to an one-half inch iron rod found at the southeast corner of the Opubco tract as recorded in Volume 82033, Page 0664, said corner also being the northeast corner of the Opubco tract as recorded in Volume 84151, Page 3619;

THENCE, South 89 degrees 59 minutes 39 seconds West continuing along the west right-of-way line of Dallas North Tollway and along the north line of the last mentioned Opubco tract a distance of 49.08 feet to a one-half inch iron rod with "Hull-Zellars" cap at the northeast corner of said Opubco tract, said corner being the beginning of a non-tangent curve to the left having a radius of 2,964.79 feet;

THENCE, continuing along the east line of said Opubco tract and the west right-of-way line of Dallas North Tollway and along said curve to the left through a central angle of 01 degree 54 minutes 29 seconds, an arc distance of 99.74 feet and being subtended by a chord bearing South 12 degrees 05 minutes 47 seconds East a distance of 99.73 feet to a one-half inch iron rod found with "Hull-Zellars" cap;

THENCE, South 13 degrees 03 minutes 02 seconds East continuing along the east line of the Opubco tract and along the west right-of-way line of Dallas North Tollway a distance of 118.29 feet to the northwesterly right-of-way line of Dallas Area Rapid Transit Tract;

THENCE, South 66 degrees 45 minutes 01 second West along the northwesterly right-of-way line of Dallas Area Rapid Transit Tract a distance of 411.25 feet to the POINT OF BEGINNING AND CONTAINING 18.694 acres of land, more or less.

LAND DESCRIPTION
TRACT No. 2

BEING tract of land situated in the G. W. Fisher Survey, Abstract No. 482, in Town of Addison, Dallas County, Texas, and being all of Lots 11, 12, and 13 of Block B and all of Lot 5 of Block J, in Julienne Addition, as addition to the Town of Addison, portion of Volume 1, Page 536 of the Map Records of Dallas County, Texas, conveyed in Volume 90008, Page 1390 of the Deed Records of Dallas County, Texas, instrument recorded in Volume 91118, Page 1571 of the Deed Records of Dallas County, Texas, and being a portion of a tract deeded to Opubco Properties, Inc. as evidenced by instrument recorded in Volume 84151, Page 3619 of the Deed Records of Dallas County, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the intersection of the north-of way line of a tract of land to Dallas Area Rapid Transit Property Acquisition Corporation (formerly St. Louis Southwestern Railroad), a 100 foot wide right-of-way, as described in instrument recorded in Volume 90008, Page 1390 of the Deed Records of Dallas County, Texas, with the east line of a 20 foot wide alley in Block B of said Julienne Addition;

THENCE, North 00 degrees 01 minute 39 seconds East along the east line of said 20 foot alley a distance of 140.90 feet to a one-half inch iron rod set with "Hull-Zellars" cap;

THENCE, South 89 degrees 58 minutes 21 seconds East departing the east line of said 20 foot alley a distance of 212.01 feet to a one-half inch iron rod found with "Hull-Zellars" cap on the west right-of-way line of Quorum Drive as established by Addison Circle Phase V, an addition to the Town of Addison as recorded in Volume 77377, Page 2777 of the Deed Records of Dallas County, Texas, and being the beginning of a non-tangent curve to the left having a radius of 1,485.39 feet;

THENCE, in a southerly direction along said curve to the left through a central angle of 4 degrees 59 minutes 00 seconds, an arc distance of 129.23 feet and being subtended by a chord bearing South 02 degrees 37 minutes 32 seconds West a distance of 129.19 feet to a one-half inch iron rod found with "Hull-Zellars" cap;

THENCE, South 00 degrees 08 minutes 00 seconds West continuing along the west right-of-way line of Quorum Drive a distance of 136.90 feet to a one-half inch iron rod found at the north right-of-way line of Dallas Area Rapid Transit Tract;

THENCE, South 66 degrees 45 minutes 01 second West along the north right-of-way line of Dallas Area Rapid Transit Tract a distance of 442.74 feet to the POINT OF BEGINNING AND CONTAINING 5.3301 acres of land, more or less.

Now Therefore, Know All Men By These Presents: That Gaylord Properties, Inc., (formerly Opubco Properties, Inc.) and Addison Circle Phase II, as owners, do hereby adopt this plat designating the hereinabove property ADDISON CIRCLE PHASE II, an addition to the Town of Addison, Texas (hereinafter "Addison"), and in consideration of the considerations stated hereinafter, Owner dedicates to the public use forever the streets and alleys shown thereon.

Owner hereby grants and conveys, without warranty, to the City fee simple title to Block F, Lot, as described in Exhibit "A" (exclusively being subject to the reservation of right-of-way dedication and any other encumbrances shown on plat) and expressly subject to the terms and conditions of the Development Agreement between Owner and the City of Addison approved by the City Town Council by the Mayor of Addison and the Town Secretary shall constitute acceptance of Block F, Lot by the City and the release and waiver of any claim against the City for any and all costs, liabilities, and responsibility for use of Block F, Lot. Block F, Lot shall be used for the primary purpose of a public park, public open space, public health or recreational facility, public school, formal theater, conference center, library, senior center, special events, and/or transit center; provided, however, that provided the development by Owner of the adjacent tract of land (the "Development") shall be in accordance with the Development Agreement and comment. For purposes of this paragraph, "Development" shall include the obligation to obtain any governmental approval prior to the use of Block F, Lot, or any part thereof, for the purposes stated herein, and to cause Block F, Lot to be used for such purposes stated above, and such property will be built only with the terms hereof. The obligation of the City to submit proposed development plans, or to agree notice, to Owner shall comply with Owner's obligation to cause Owner's sole owner of all of and 4 of Block B of Addison Circle Phase II.

The utility easements shown on this plat are hereby reserved are subsurface easements for the purpose of installation and maintenance of water, sanitary sewer, storm sewer, electrical, telephone, cable TV, gas, and other utilities, and Owner hereby grant the right to use these easements, provided however that Owner shall not interfere or conflict with the provision of the services to others. Said utility easements are hereby being reserved for the mutual benefit of Owner and the City of Addison, Texas, and Owner hereby dedicate an easement of ingress and egress, and Owner hereby grant to the City of Addison, Texas, all such easements for the benefit of the provider of services for which easements are dedicated, and Owner hereby grant to the City of Addison, Texas, the exclusive right of use for the installation and maintenance of electric lines, provided Owner shall have the right to use these easements, provided further that Owner specifically reserves the right to construct improvements and structures over these easements (collectively "Owner Structures").

Any "drainage and floodway" easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibility: (a) Owner hereby covenants that Owner shall keep the "drainage and floodway" easement free and clear of any structures or improvements 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, except Owner shall be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or persons that may result from the flow of water along said creek, or for the control of such water as per applicable ordinances, and Owner shall not have any claim or cause of action against the City of Addison, Texas, or any other governmental entity arising from such flow of water within the "drainage and floodway" easement. Provided, however, it is understood that in the event it should become necessary for the City of Addison to alter, widen, clean, improve or otherwise excavate in order to improve the storm drainage, the easement herein shall be sufficient for the purpose thereof, and Owner hereby waives any claim against the City of Addison for any damage to the easement or improvements thereon, or any part thereof, or portion thereof, which may be occasioned by or result from such activity, provided, however, that the City of Addison shall have the right to construct improvements and structures over said "drainage and floodway" easement, or any portion, or portions, with its drainage improvements and structures, provided, however, that the City of Addison shall be responsible for the repair of any damage to Owner's improvements and structures over said "drainage and floodway" easement caused by the City of Addison in exercising its rights under this easement. Owner hereby covenants that Owner shall not place, construct or maintain any drainage facility deemed necessary by the City for drainage purposes in the "drainage and floodway" easement without first obtaining written approval from the City of Addison. Owner hereby covenants that Owner shall keep the "drainage and floodway" easement free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would impede the flow of water through the "drainage and floodway" easement. The City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The maintenance of natural drainage channels, and/or subsurface drainage easements, as unlike cases of all natural channels, are subject to storm water overflow and natural flood conditions, by its nature and location, and that the City shall not be held liable for any damages or injuries resulting therefrom. The minimum finished floor elevation of improvements shall be set forth in the plat of record in which the easement is located.

The maintenance or paving of "utility" and/or "fire lane easement", if any, are the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility 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. Owner hereby bind themselves, their heirs, successors, and assigns to warrant and forever defend the easements and rights-of-way granted herein to the City of Addison, Texas, jointly and severally performed by that utility. Buildings, fences, trees, shrubs or other improvements or growths may be placed on the easement ways, but Owner understands that such improvements, growths, however, that owner shall not be liable for any damages resulting from the exercise of the rights granted and any maintenance and service crews or contractors.

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 reserved for installation and maintenance of manholes, cleanouts, fire hydrants, meter service and sewer services from the main to the curb or pavement line, and the descriptions shown hereon are based upon best available information, Owner assumes no liability or responsibility.

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

GAYLORD PROPERTIES, INC.

BY:

TITLE:

WITNESS MY HAND at _____, Texas this the _____ day of _____, 1997.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared, _____, 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 the _____ of _____, 1997.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

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

ADDISON CIRCLE ONE, LTD., A TEXAS LIMITED PARTNERSHIP

BY: COLUMBUS REALTY TRUST, its General Partner,

TITLE:

WITNESS MY HAND at _____, Texas this the _____ day of _____, 1997.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared, _____, 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 the _____ of _____, 1997.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

I, _____, a Registered Professional Land Surveyor, hereby certify that the foregoing plat was compiled from an accurate survey made on-the-ground, under my personal supervision.

Fair Hull-Zellars, Inc.

Registered Professional Land Surveyor
Certificate No. _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, Eric J. Yohosky, 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 the _____ of _____, 1997.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved this the _____ day of _____, 1997, by the City Council of Addison, Texas.

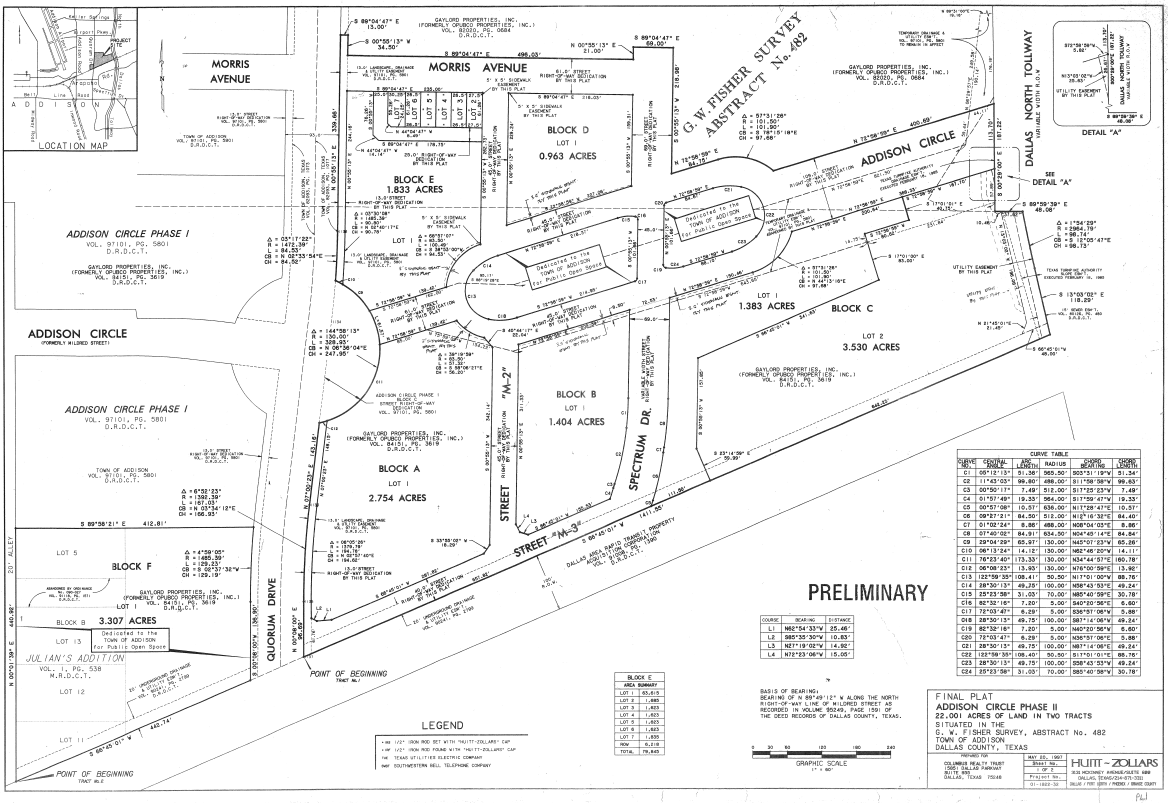
Mayor

Secretary

PRELIMINARY

FINAL PLAT
ADDISON CIRCLE PHASE II
22.001 ACRES OF LAND IN TWO TRACTS
SITUATED IN THE
G. W. FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

PREPARED FOR	DATE	HULTT-ZOLLARS
COLUMBUS REALTY TRUST 13601 DALLAS PARKWAY SUITE 1100 DALLAS, TEXAS 75240	MAY 20, 1997 SHEET No. 2 OF 2 PROJECT No. D1-1022-32	3030 MOCKINGBIRD AVENUE/SUITE 600 DALLAS, TEXAS 214/691-8700 ENGR / SURV / PARKING / BRIDGE CONST



CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	05°12'13"	51.36'	565.50'	S05°51'19"W	51.34'
C2	11°43'03"	99.80'	488.00'	S11°58'58"W	99.63'
C3	00°50'17"	7.49'	512.00'	S17°25'33"W	7.49'
C4	01°07'49"	19.33'	964.00'	S17°59'47"W	19.33'
C5	50°57'08"	10.57'	638.00'	N17°28'47"E	10.57'
C6	09°27'21"	84.50'	512.00'	N12°16'32"E	84.40'
C7	01°02'24"	8.86'	488.00'	N08°04'03"E	8.86'
C8	07°40'02"	84.91'	634.00'	N14°45'12"E	84.84'
C9	29°04'29"	65.97'	130.00'	N45°07'23"W	65.26'
C10	06°13'24"	14.12'	130.00'	N62°46'27"W	14.11'
C11	76°23'40"	173.33'	130.00'	N34°44'57"E	160.78'
C12	06°08'23"	13.93'	130.00'	N76°00'59"E	13.92'
C13	123°59'35"	108.40'	50.50'	N17°01'09"W	88.76'
C14	28°30'13"	49.25'	100.00'	N58°43'53"E	49.24'
C15	25°23'58"	31.03'	70.00'	N85°40'59"E	30.78'
C16	82°32'16"	7.20'	5.00'	S40°20'56"E	6.60'
C17	72°03'47"	6.29'	5.00'	S36°51'06"W	5.88'
C18	28°30'13"	49.25'	100.00'	S87°14'06"E	49.24'
C19	82°32'16"	7.20'	5.00'	N40°20'56"W	6.60'
C20	72°03'47"	6.29'	5.00'	N36°51'06"E	5.88'
C21	28°30'13"	49.25'	100.00'	S87°14'06"E	49.24'
C22	123°59'35"	108.40'	50.50'	S17°01'01"E	88.76'
C23	28°30'13"	49.25'	100.00'	S58°43'53"W	49.24'
C24	25°23'58"	31.03'	70.00'	S85°40'59"W	30.78'

BLOCK E	
AREA SUMMARY	
LOT 1	63,615
LOT 2	1,665
LOT 3	1,623
LOT 4	1,623
LOT 5	1,623
LOT 6	1,623
LOT 7	1,635
ROW	6,218
TOTAL	79,845

BASIS OF BEARING:
BEARING OF N 89°49'12" W ALONG THE NORTH RIGHT-OF-WAY LINE OF W/LORED STREET AS RECORDED IN VOLUME 95249, PAGE 1591 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

GRAPHIC SCALE
1" = 60'
0 30 60 120 180 240

LEGEND

- ⊙ 1/2" IRON ROD SET WITH "HUITT-ZOLLARS" CAP
- ● 1/2" IRON ROD FOUND WITH "HUITT-ZOLLARS" CAP
- TW TEXAS UTILITIES ELECTRIC COMPANY
- SWBT SOUTHWESTERN BELL TELEPHONE COMPANY

FINAL PLAT
ADDISON CIRCLE PHASE II
22.001 ACRES OF LAND IN TWO TRACTS
SITUATED IN THE
G. W. FISHER SURVEY, ABSTRACT No. 482
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

PREPARED FOR
COLUMBUS REALTY TRUST
5950 LBJ FREEWAY
SUITE 400
DALLAS, TEXAS 75240

MAY 23, 1997
Sheet No. 1 OF 2
Project No. 01-022-30
01-022-30 DALLAS / FWD DFW / PWDW / BNWD DWFI

HUITT-ZOLLARS
ROSS MACHINERY ASSOCIATES ARB
DALLAS, TEXAS/214-671-2231
DALLAS / FWD DFW / PWDW / BNWD DWFI

FLJ