

Scale 1" = 50'

PROPERTY DESCRIPTION

BEING a tract of land situated in the G. W. Fisher Survey, Abstract No. 482 in the City of Addison, Dallas County, Texas; said tract also being part of the L. L. Jacobs Tract as shown by Deed in Volume 2131 at Page 422-424, Deed Records of Dallas County, Texas, and also part of a tract of land conveyed to Chaney and Hope, Inc. as shown by Deed in Volume 78194 at Page 1741, Deed Records of Dallas County, Texas, and being all of the tract of land conveyed to Quorum East Joint Venture as shown by Deed in Volume 93022 at Page 5219, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point of intersection of the East line of Addison Road (a 60 foot right-of-way) with the South line of Airport Parkway (formerly Harris Road) (a 55 foot right-of-way);

THENCE South 89 degrees 37 minutes 15 seconds East, a distance of 1266.62 feet along the said South line of Airport Parkway to the POINT OF BEGINNING;

THENCE South 89 degrees 37 minutes 15 seconds East, along the said South line of Airport Parkway a distance of 554.35 feet to a 1/2 inch iron rod found for corner and being the Northwest corner of Dallas North Parkway Addition as shown in Volume 85021, Page 1686, of the Plat Records of Dallas County, Texas;

THENCE South 00 degrees 19 minutes 13 seconds East, along the common line of said Dallas North Parkway Addition a distance of 360.00 feet to a 1/2 inch iron rod found for corner in the North line of a tract of land conveyed to Opubco Resources as recorded in the Volume 78070, Page 3638, of the Deed Records of Dallas County, Texas, said iron rod also being the Southwest corner of said Dallas North Parkway Addition;

THENCE North 89 degrees 32 minutes 30 seconds West, along the said North line of said Opubco Resources a distance of 578.93 feet to a 1/2 inch iron rod found for corner in the East line of Quorum Drive (a 80 Foot right-of-way);

THENCE North 00 degrees 24 minutes 49 seconds East, along the said East line of Quorum Drive a distance of 339.14 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 18 minutes 23 seconds East, along the said East line of Quorum Drive a distance of 28.30 feet to the PLACE OF BEGINNING and CONTAINING 207,137.80 square feet or 4.755 acres of land.

SURVEYOR CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS

THAT I, DOUG CONNALLY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, TEXAS.

Doug Connally
RPLS NO. 3935

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUG CONNALLY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 1997.

Notary Public in and for the State of Texas Expiration: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Quorum East Joint Venture ("Owner") does hereby adopt this plat designating the hereinabove property as Quorum East 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 the 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 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 city will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of 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 run-off shall be permitted by construction of any type building, fence or any other structures 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 order to improve the storm drainage, then in such event the city 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 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.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.J. HORAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Owner: Quorum East Joint Venture
Partner: Hope Joint Venture, a Texas limited partnership
By: Grover H. Hope, General Partner
Partner: Hope Investments, Ltd, a Texas limited partnership
By: Grover H. Hope, General Partner
Partner: Byron A. Whitmarsh
By: Byron A. Whitmarsh, Individual

Notary Public in and for the State of Texas Expiration: _____

PARKWAY BUSINESS CENTER I
VOLUME 81237, PAGE 1939

HARRIS ADDITION
VOLUME 78017, PAGE 1067

POINT OF COMMENCING

POINT OF BEGINNING

S 89°37'15" E 1266.62'

HOPE JOINT VENTURE
VOLUME 78194, PAGE 1737

SOUTH & WESTERN ADDITION
VOLUME 96140, PAGE 3747

OPUBCO RESOURCES
VOLUME 78070, PAGE 3638

QUORUM EAST ADDITION
207,137.80 SQUARE FEET
OR 4.755 ACRES OF LAND

OPUBCO RESOURCES
VOLUME 78070, PAGE 3638

DALLAS NORTH PARKWAY ADDITION
VOLUME 85021, PAGE 1686

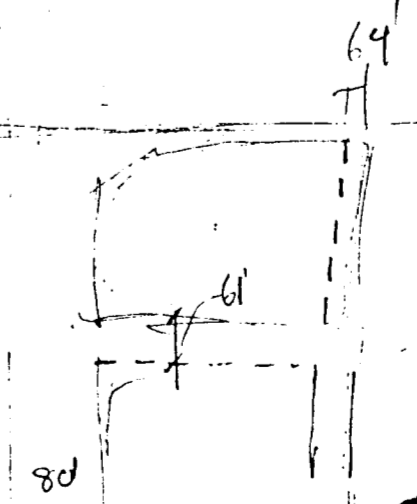
ADDISON ROAD

QUORUM DRIVE

#148000

@554.35 < 89D37'15"

M. Spilny / Addison / Nov 12



DOUG CONNALLY & ASSOC., INC.
9726 SKILLMAN STREET
DALLAS, TEXAS 75243
PHONE: (214) 349-9485
FAX: (214) 349-2216

SCALE	DATE	JOB NO.
1"=50'	10-27-97	876856-1

QUORUM EAST ADDITION
G. W. FISHER SURVEY ABSTRACT NO. 482
ADDISON, DALLAS COUNTY, TEXAS

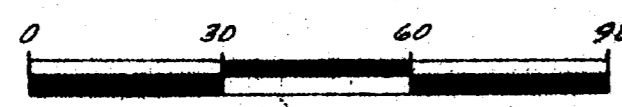
QUORUM EAST JOINT VENTURE
P. O. BOX 487 ADDISON, TEXAS 75001

REVISED 10-27-97

OWNER
 PARKWAY BUSINESS CENTER II, LTD
 VOLUME 79144, PAGE 2835

LOT 1, BLOCK "A"
 OWNER
 PARKWAY BUSINESS CENTER I, LTD
 VOLUME 81237, PAGE 1939

HARRIS ADDITION
 VOLUME 78017, PAGE 1067

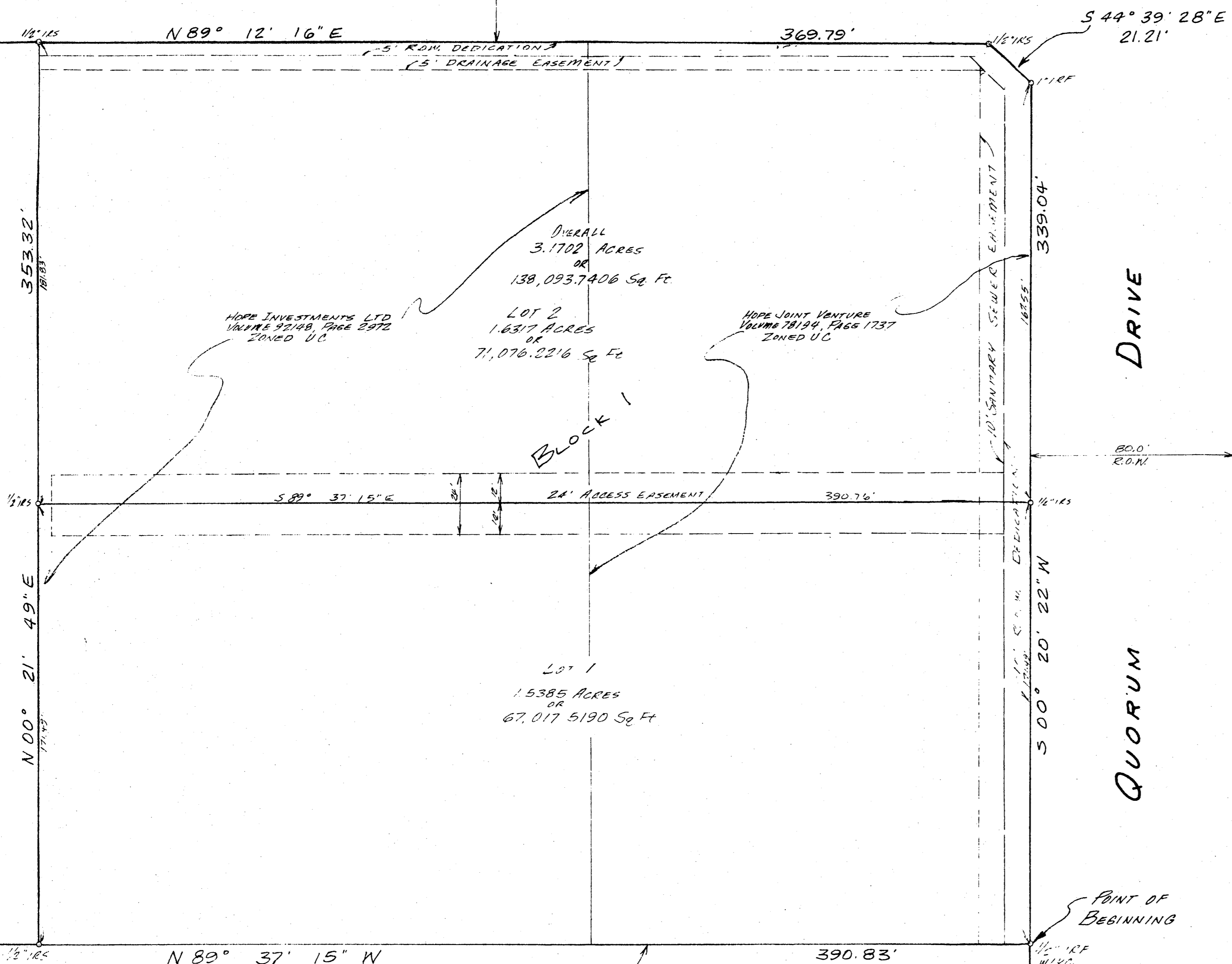


AIRPORT

PARKWAY

DRIVE

QUORUM



OWNER
 LOT 1, BLOCK "A"
 UNITED STATES POSTAL SERVICE ADDITION
 VOLUME 89078, PAGE 357
 ZONED U.C.

HOPE INVESTMENTS LTD
 VOLUME 92148, PAGE 2972
 ZONED U.C.

HOPE JOINT VENTURE
 VOLUME 78194, PAGE 1737
 ZONED U.C.

OWNER
 DPUBCO RESOURCES INC.
 VOLUME 78070, PAGE 3638
 ZONED U.C.

PROPERTY DESCRIPTION

BEING a tract of land out of the G.W. Fisher Survey, Abstract No. 482, in the City of Addison, Texas, said tract also being part of the L.L. Jacobs Tract as shown on deed in Volume 2131 at Page 422-424. Deed Records of Dallas County, Texas, and also being part of a tract of land conveyed in Deed to Hope Joint Venture in Volume 78194, Page 1737, of the Deed Records of Dallas County, Texas, and also being part of a tract of land conveyed in Deed to Hope Investment LTD in Volume 91248, Page 2972 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an 1/2 inch iron rod found with yellow cap at the Southeast corner of said tract of land conveyed to Hope Joint Venture and being in the West R.O.W. line of Quorum Drive (a 80 foot R.O.W.);

THENCE North 89 degrees 12 minutes 16 seconds West, and leaving the said R.O.W. line of said Quorum Drive and along the said South line of said Hope Tracts, a distance of 390.83 feet to an 1/2 inch iron rod set for corner and being the Southeast corner of The United States Postal Service Addition Addition in Volume 89078, Page 357 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 21 minutes 49 seconds East, along the East line of said United States Postal Service Addition Addition, a distance of 353.32 feet to an 1/2 inch iron rod set in the South R.O.W. line of Airport Parkway (a 60 foot R.O.W.);

THENCE North 89 degrees 12 minutes 16 seconds East, along said R.O.W. line of Airport Parkway, a distance of 369.79 feet to a 1/2 inch iron rod set for corner;

THENCE South 44 degrees 39 minutes 28 seconds East, and leaving the said R.O.W. line of Airport Parkway and along a corner clip, a distance of 21.21 feet to an 1/2 inch iron rod found in the said R.O.W. line of Quorum Drive;

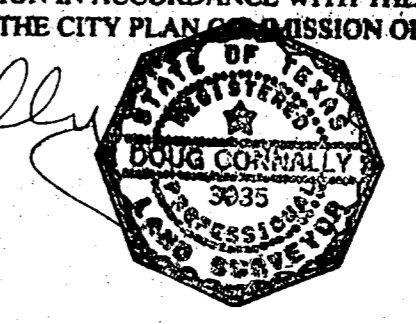
THENCE South 00 degrees 20 minutes 22 seconds West, and along the said R.O.W. line of Quorum Drive, a distance of 339.04 feet to the POINT OF BEGINNING and containing 138,093.7406 square feet or 3.1702 acres of land.

SURVEYOR CERTIFICATION

KNOW ALL MAN BY THESE PRESENTS

THAT I, DOUG CONNALLY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLATTED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, TEXAS.

Doug Connally
 RPLS NO. 3935

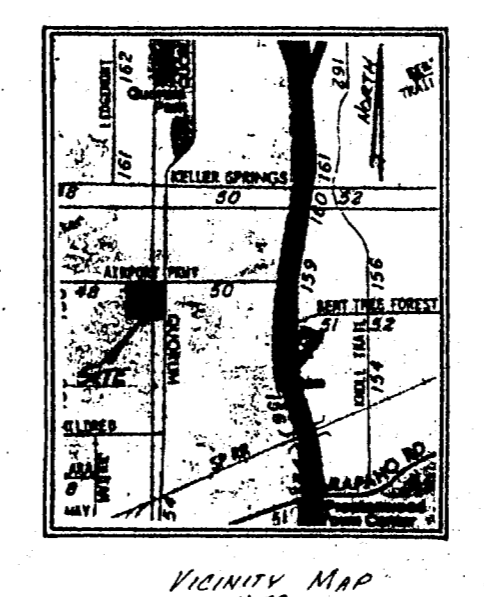


STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUG CONNALLY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28 DAY OF FEBRUARY 1994

DOUG R. STEWART
 Notary Public, State of Texas
 My Commission Expires 6-17-98



DOUG CONNALLY & ASSOC., INC.
 9726 SKILLMAN STREET
 DALLAS, TEXAS 75243
 PHONE (214) 349-8485
 FAX (214) 349-2216

SCALE 1"=30'
 DATE 2-14-96
 JOB NO. 96-11A

The HOPE JOINT VENTURE/HOPE INVESTMENTS LTD, A TEXAS LIMITED PARTNERSHIP ("Owner") does hereby adopt this plat designating the hereinabove property as SOUTH & WESTERN 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. Owners 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 hereon is hereby dedicated to the public's use forever, 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 ditches, 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 City 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 run-off shall be permitted by construction of any type building, fence or any structure 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 order to improve the drainage and floodway easement, at any point, the City shall have the right, but not the obligation, to enter upon the drainage 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 traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and 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 natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire line easements is 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 systems without the necessity of any time of procuring 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 any maintenance and services required or ordinarily 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 shown; provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endangers or interferes 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 for 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 at Addison, Texas, this the _____ day of _____, 1996.

By: Kent Hope

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENT HOPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 1996.

Notary Public In and For the State of Texas Expiration _____

SOUTH & WESTERN ADDITION
 G.W. FISHER SURVEY, ABSTRACT No. 482
 CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER: HOPE JOINT VENTURE / HOPE INVESTMENTS LTD, A TEXAS LIMITED PARTNERSHIP
 P.O. BOX 457
 ADDISON, TEXAS, 75001 PHONE: (214) 239-1234

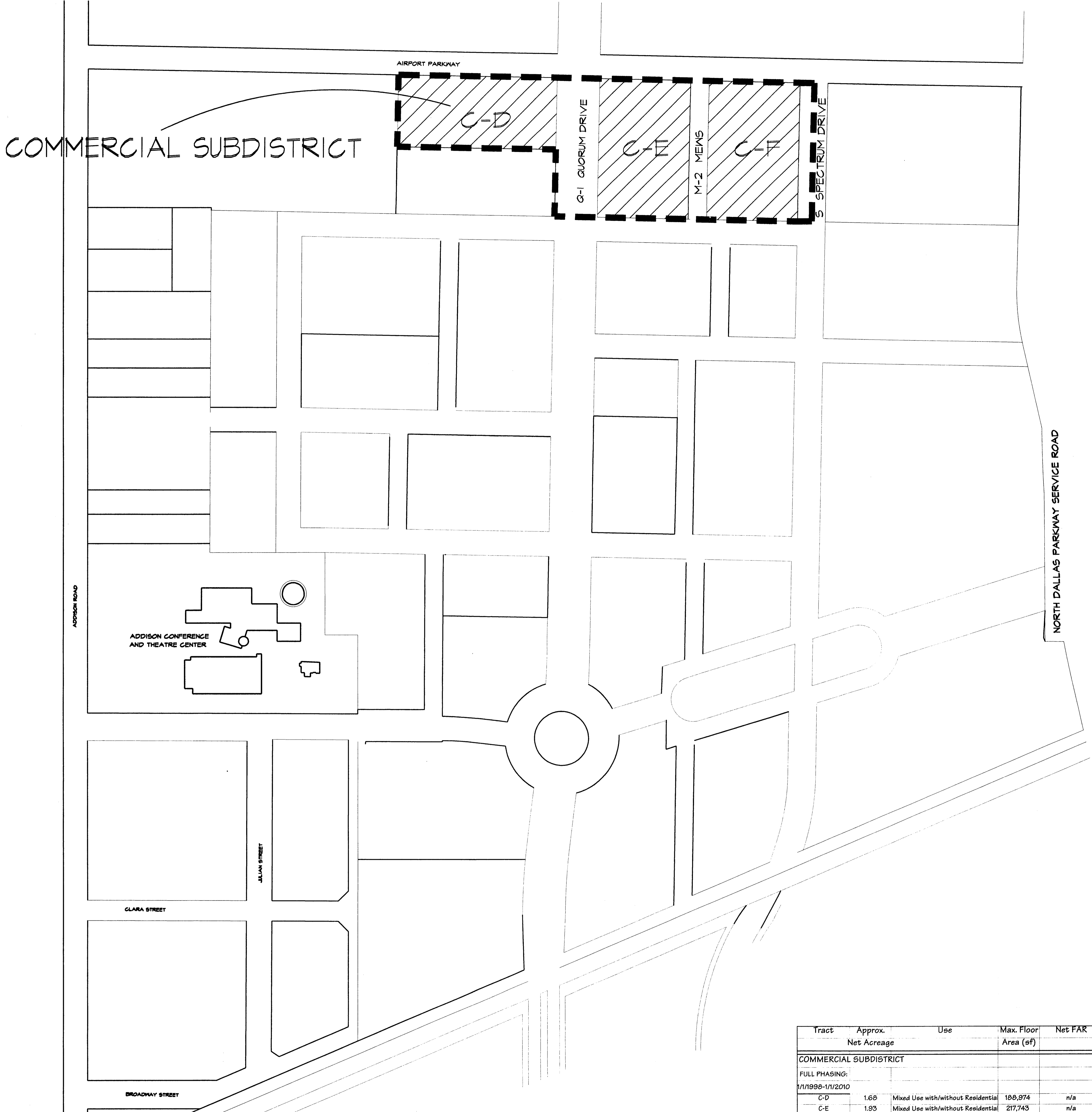
VARIATIONS/ALTERATIONS:

PURSUANT TO SECTION 7.B.(h) OF THE URBAN CENTER DISTRICT REGULATIONS, THE APPLICATION FOR CONCEPT PLAN APPROVAL INCLUDES THE FOLLOWING VARIATIONS AND ALTERATIONS FROM THE PROPOSED CONCEPT PLAN SUBMITTAL REQUIREMENTS:

1. MIX OF USES FOR SEPARATE PHASES.
2. FLOOR AREAS BY CATEGORY OF USE.
3. LOCATIONS OF PRIVATE RECREATION AREAS.
4. A DETAILED TIME SCHEDULE FOR PHASES AND ALTERNATIVE USES.
5. STREET ADDRESS, NAMES OF STREETS, STREET NUMBERING, FINAL LOCATION OF MEWS STREETS (SHOWN LOCATION FOR MEWS STREETS ARE PRELIMINARY ONLY), AND DETAILS REGARDING RIGHTS-OF-WAYS AND EASEMENTS TO BE ABANDONED (if any).

GENERAL NOTES:

1. A FINAL STREET DESIGN PLAN FOR THE DEVELOPMENT, ADDRESSING FINAL STREET LOCATIONS, INTERSECTION RADII, AND SIMILAR CONSIDERATIONS SHOWN ON THE STREET DESIGN AND LAY-OUT FOR THE CONCEPT PLAN, SHALL BE SUBMITTED FOR STAFF APPROVAL IN ACCORDANCE WITH STANDARDS IN THE CITY'S SUBDIVISION ORDINANCE AND FIRE CODE PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN FOR THE DEVELOPMENT.
2. A FINAL UTILITY AND DRAINAGE PLAN ADDRESSING UTILITIES AND DRAINAGE FOR THE DEVELOPMENT SHALL BE SUBMITTED FOR STAFF APPROVAL ACCORDANCE WITH THE CITY STANDARDS FOR UTILITY AND DRAINAGE FACILITY CONSTRUCTION, PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN.



COMMERCIAL SUBDISTRICT

MIXED USE WITH RESIDENTIAL
 ALTERNATIVE USE: MIXED USE WITHOUT RESIDENTIAL

CONCEPT PLAN

ADDISON MIXED USE DEVELOPMENT

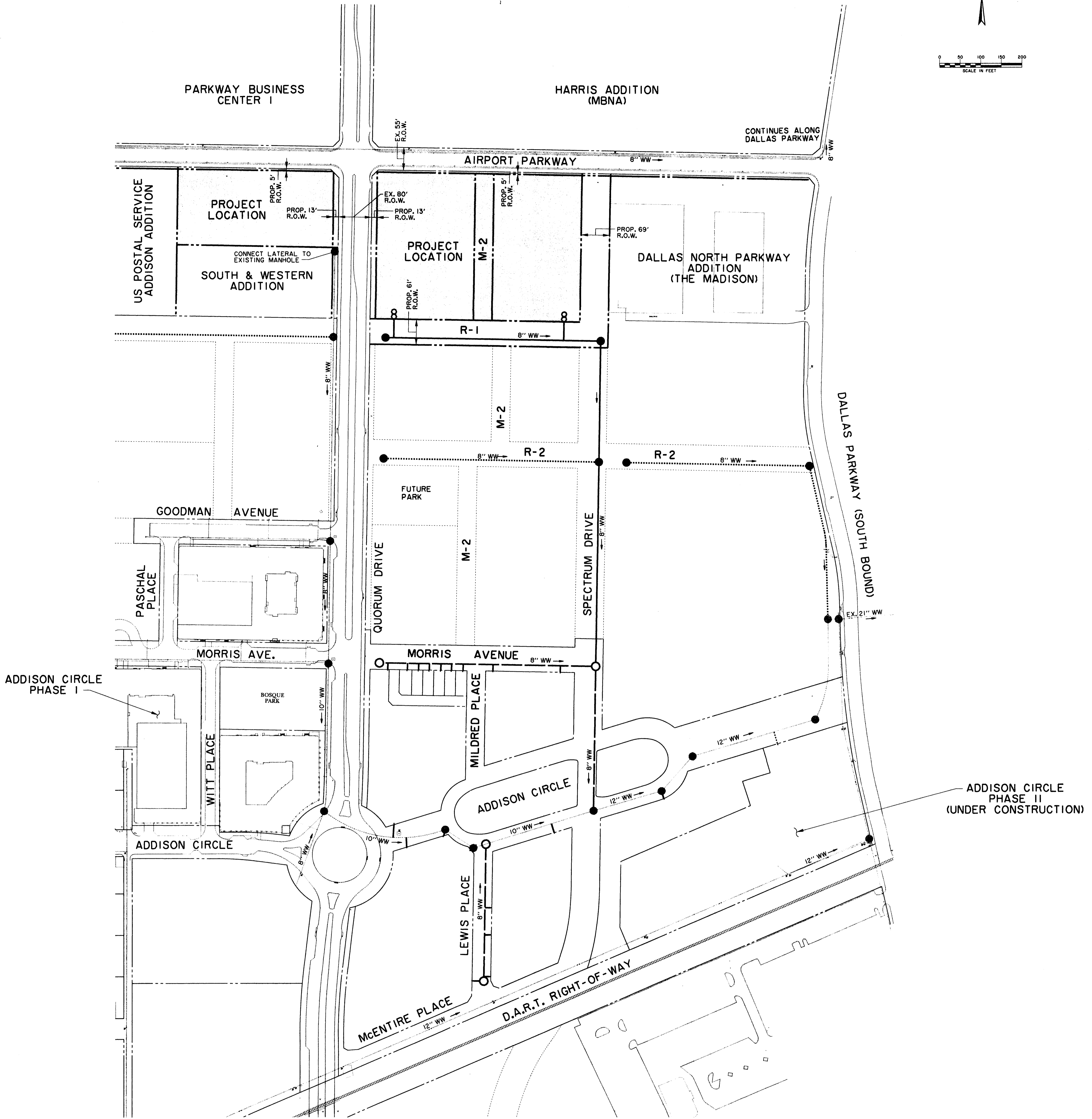
Tract	Approx. Net Acreage	Use	Max. Floor Area (sf)	Net FAR
COMMERCIAL SUBDISTRICT				
FULL PHASING:				
1/1/1998-1/1/2010				
C-D	1.68	Mixed Use with/without Residential	108,874	n/a
C-E	1.93	Mixed Use with/without Residential	217,743	n/a
C-F	1.93	Mixed Use with/without Residential	217,743	n/a
Total	5.54		624,461	
FAR/ALLOWABLE SQUARE FOOTAGE NOTES:				
1. No development plan shall be approved and no building permit shall be issued for any use exceeding the maximum square footage allowance for the designated tract.				
2. Total building square footage to be determined at building permit stage.				
3. Final development plans for all phases and sub-phases designated on the concept plan shall be submitted by January 1, 2010.				

This information is part of a concept plan submitted on December 29, 1997 for Quorum East Addition and Hope Joint Venture, in the G.W. Fisher Survey, Abctact No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Will Cureton of CLB Holdings, L.L.C.: 15301 Dallas Parkway Suite 730, Dallas, Texas 75248 Telephone: (972)980-5030

Owner/Developer CLB HOLDINGS, L.L.C. 15301 Dallas Parkway Suite 730 Dallas, Texas 75248 (972) 980-5030	Architect RTKL ASSOCIATES INC. 2828 Routh Street Suite 200 Dallas, Texas 75201 (214) 871-8877	Civil Engineers/Landscape HUITT ZOLLARS, INC. 3131 McKinney Avenue Suite 600 Dallas, Texas 75204 (214) 871-3311
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0 50 100 150 200
SCALE IN FEET



LEGEND:

- 8" WW → PROPOSED WASTEWATER
- 8" WW FUTURE WASTEWATER
- - - 8" WW - - - PROP. WASTEWATER UNDER CONSTRUCTION
- - - EX. 8" WW - - - EXISTING WASTEWATER
- PROPOSED MANHOLE
- PROPOSED MANHOLE UNDER CONSTRUCTION
- EXISTING MANHOLE
- PROPOSED CLEANOUT

SCALE : 1" = 100'
WASTEWATER PLAN

This information is part of a concept plan submitted on December 29, 1997 for Quorum East Addition and Hope Joint Venture, in the G.W. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Will Curleton of CLB Holdings, L.L.C., 15301 Dallas Parkway Suite 730, Dallas, Texas 75248 Telephone: (972) 990-5030

ADDISON MIXED USE DEVELOPMENT

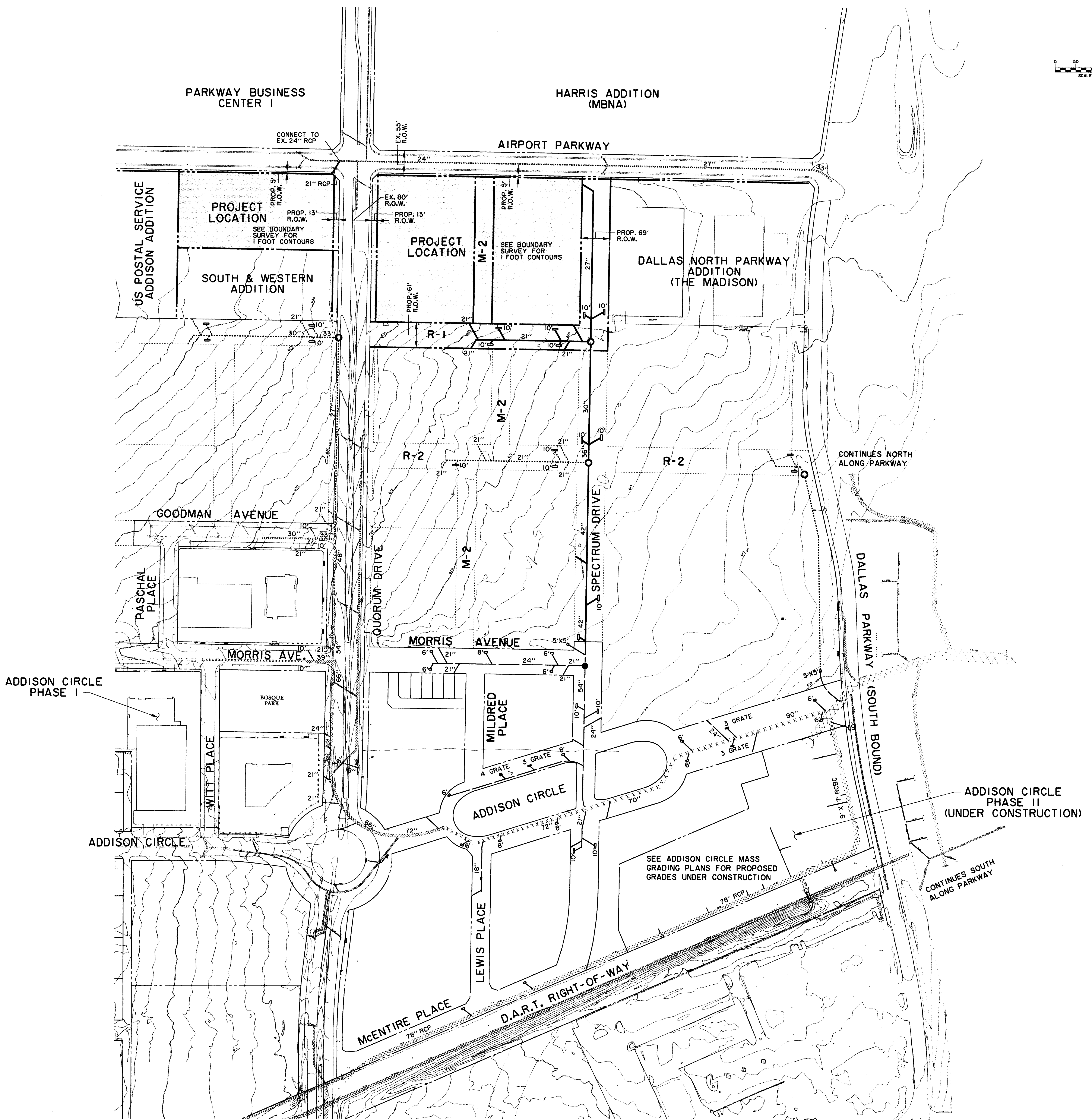
CONCEPT PLAN

12 . 29 . 97

Owner / Developer
CLB HOLDINGS, L.L.C.
15301 Dallas Parkway
Suite 730
Dallas, Texas 75248
(972) 990-5030

Architect
RTLK ASSOCIATES INC.
2828 Routh St.
Suite 200
Dallas, Texas 75201
(214) 871-8877

Civil Engineers / Landscape
HUITT-ZOLLARS, INC.
3131 McKinney Avenue
Suite 800
Dallas, Texas 75204
(214) 871-3311



LEGEND:

- 39" — PROPOSED STORM DRAIN
 - 21" — FUTURE STORM DRAIN TO BE BUILT BY OTHERS
 - EX 24" — EXISTING STORM DRAIN
 - 21" — PROPOSED STORM DRAIN CURRENTLY UNDER CONSTRUCTION
 - = — PROPOSED INLET
 - ○ — EXISTING INLET
 - ○ — PROPOSED MANHOLE
 - ● — PROPOSED MANHOLE UNDER CONSTRUCTION
- ALL PIPE IS REINFORCED CONCRETE

ADDITIONAL PROPERTY STUBS WILL BE INCLUDED IN FINAL DESIGN TO COLLECT DEVELOPMENT DRAINAGE.

NOTE: CONCEPTUAL STORM DRAIN LINES HAVE BEEN SIZED TO ACCOUNT FOR OFFSITE CONTRIBUTIONS OF RUNOFF. THE SPECIFIC MECHANISMS FOR COLLECTION OF RUNOFF WILL BE DEALT WITH IN THE DESIGN PROCESS.

SCALE : 1" = 100'
DRAINAGE PLAN

This information is part of a concept plan submitted on December 29, 1997 for Quorum East Addition and Hope Joint Venture, in the G.W. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Will Cartleton of CLB Holdings, L.L.C., 15301 Dallas Parkway Suite 730, Dallas, Texas 75248. Telephone: (972) 980-5030

ADDISON MIXED USE DEVELOPMENT



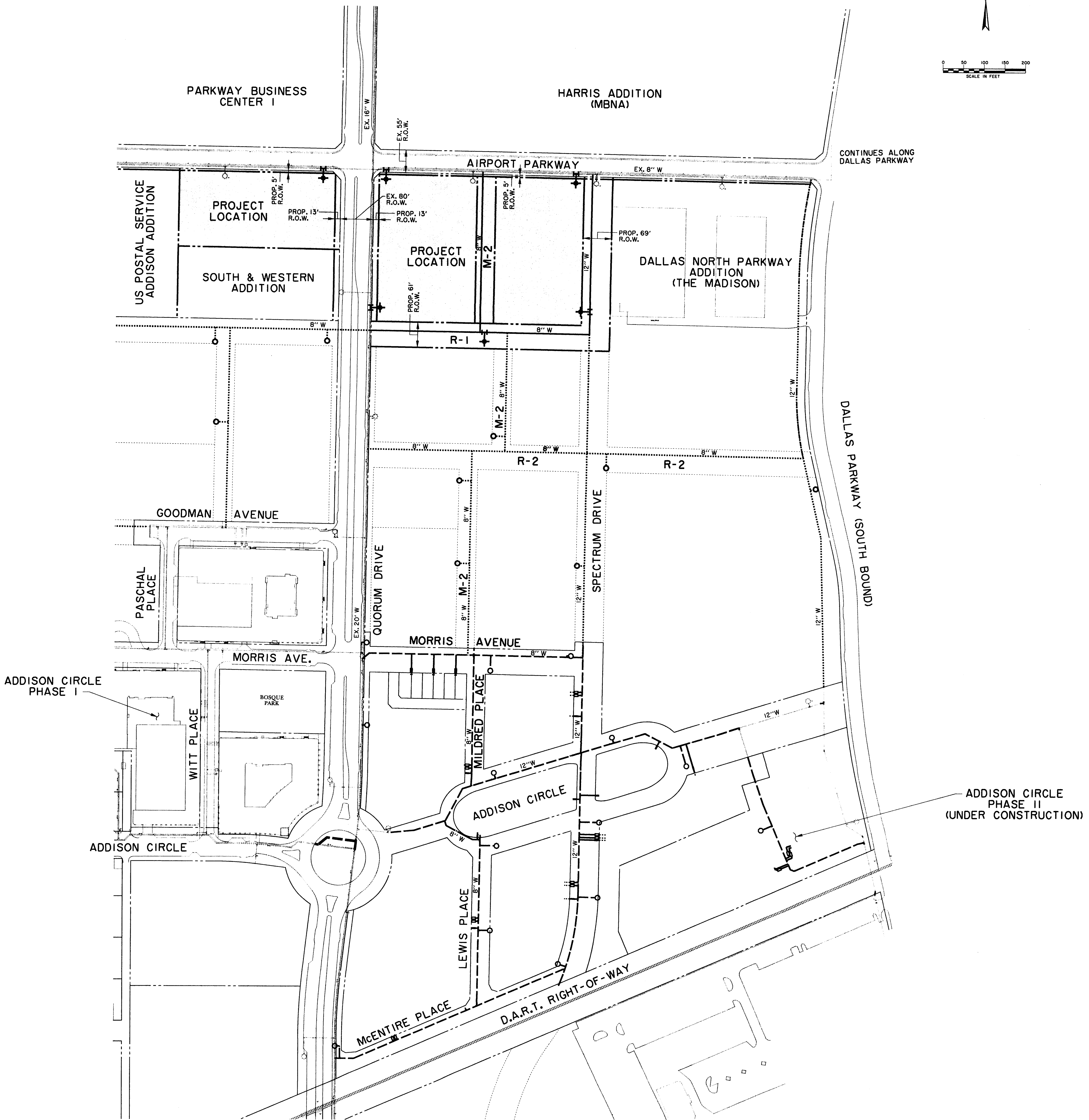
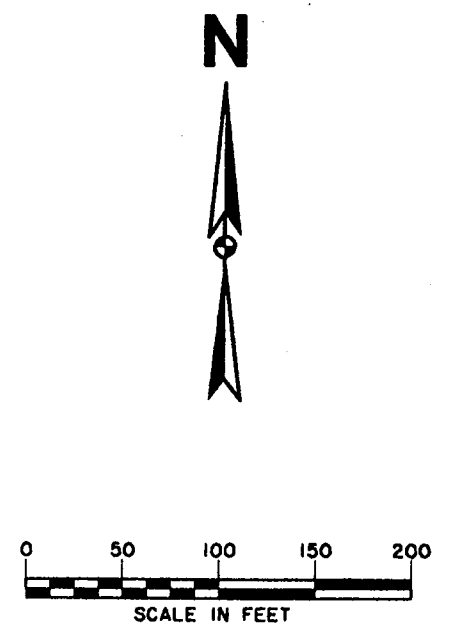
CONCEPT PLAN

12 . 29 . 97

Owner/Developer
CLB HOLDINGS, L.L.C.
15301 Dallas Parkway
Suite 730
Dallas, Texas 75248
(972) 980-5030

Architect
RTKL ASSOCIATES INC.
2626 South St.
Suite 200
Dallas, Texas 75201
(214) 871-8877

Civil Engineers /Landscape
HUITT-ZOLLARS, INC.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
(214) 871-3311



LEGEND:

- 12" W — PROPOSED WATER UNDER CONSTRUCTION
- 8" W FUTURE WATER
- 12" W — PROPOSED WATER
- EX W EXISTING WATER
- ⊕ PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FUTURE FIRE HYDRANT
- PROPOSED FIRE HYDRANT UNDER CONSTRUCTION

NOTE: FIRE HYDRANT LOCATIONS ARE SUBJECT TO CHANGE BASED ON DETAILED ENGINEERING PLANS.

SCALE : 1" = 100'
WATER PLAN

This information is part of a concept plan submitted on December 29, 1997 for Quorum East Addition and Hope Joint Venture, in the G.W. Fisher Survey, Abstract No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Will Curleton of CLB Holdings, L.L.C., 15301 Dallas Parkway Suite 730, Dallas, Texas 75248 Telephone: (972) 980-5030

ADDISON MIXED USE DEVELOPMENT

CONCEPT PLAN

12 . 29 . 97

Owner/Developer
CLB HOLDINGS, L.L.C.
15301 Dallas Parkway
Suite 730
Dallas, Texas 75248
(972) 980-5030

Architect
RTKL ASSOCIATES INC.
2828 Routh St.
Suite 200
Dallas, Texas 75201
(214) 871-8877

Civil Engineers /Landscape
HUITT-ZOLLARS, INC.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
(214) 871-3311