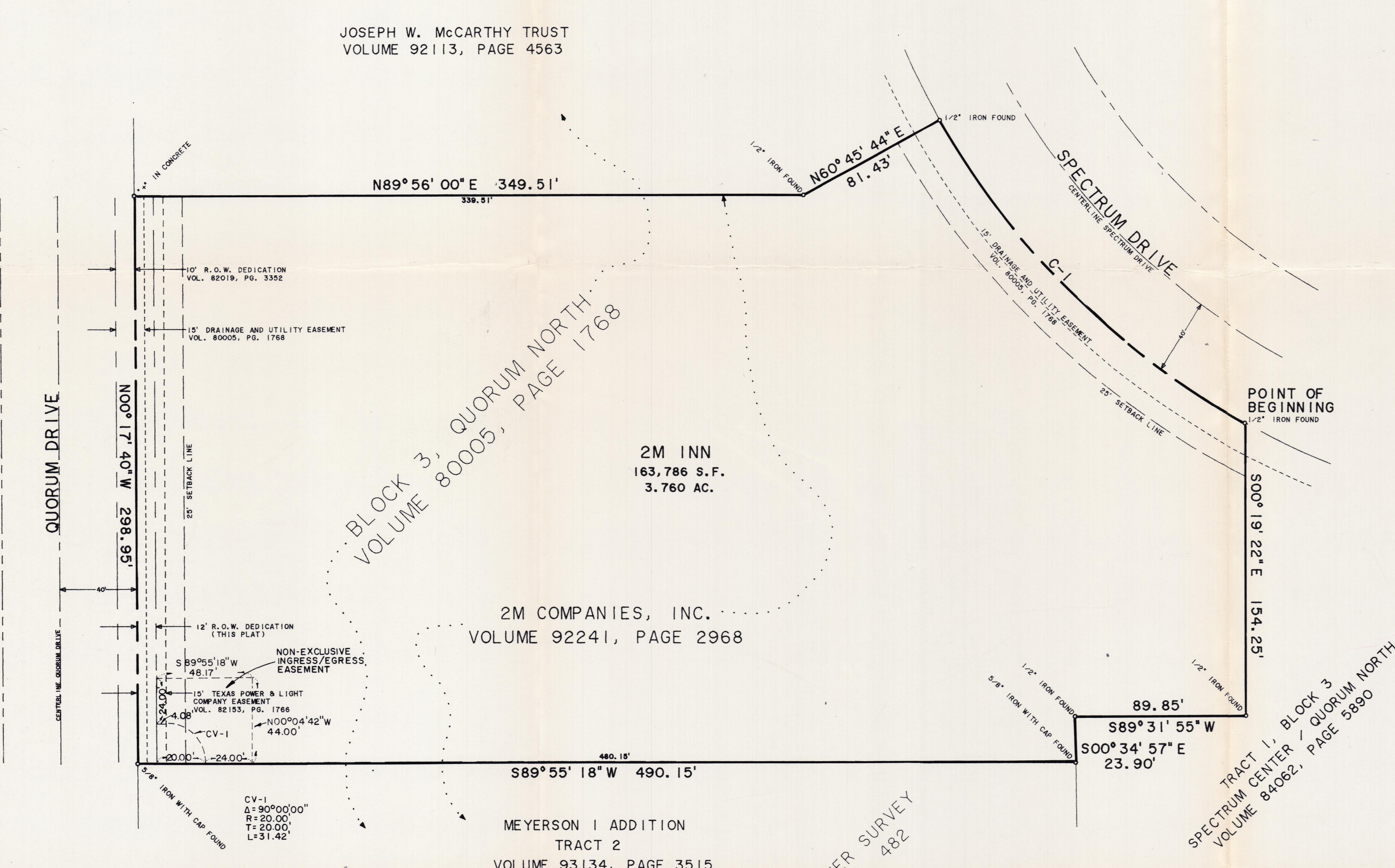


CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	415.19'	228.74'	31°33'58"	225.86'	S45°03'03"E



OWNER'S CERTIFICATION

THE STATE OF TEXAS)
COUNTY OF DALLAS)

That 2M Companies, Inc. is the owner of the following tract of land:
Being a 3.760 acre tract and being a portion of Block 3, Quorum North, an addition to the Town of Addison as shown on the map recorded in Volume 80005, page 1768, Map Records of Dallas County, Texas. Said tract is more particularly described as follows:

Beginning at a 1/2" iron found at the most northerly northwest corner of Tract 1, Block 3, Spectrum Center-Quorum North, an addition to the Town of Addison as shown by the map recorded in Volume 84082, Page 5890, said Map Records, and being on the southwesterly right-of-way of Spectrum Drive (an 80' wide R.O.W.):

Thence S 00 degrees 19 minutes 22 seconds E, with a westerly line of said Tract 1, 154.25 feet to a 1/2" iron found;

Thence S 89 degrees 31 minutes 55 seconds W, with a northerly line of said Tract 1, 89.85 feet to a 1/2" iron found;

Thence S 00 degrees 34 minutes 57 seconds E, with a westerly line of said Tract 1, 23.90 feet to a 5/8" iron with cap found, at the northeast corner of Tract 2, Meyerson 1 Addition, an addition to the Town of Addison as shown by the map recorded in Volume 93134, Page 3515, said Map Records;

Thence S 89 degrees 55 minutes 18 seconds W, with the northerly line of said Tract 2, 490.15 feet to a 5/8" iron with cap found, in the east line of Quorum Drive (a 70' wide right-of-way) as taken by right-of-way dedication recorded in Volume 82019, Page 3352, said Map Records;

Thence N 00 degrees 17 minutes 40 seconds W, with the east line of Quorum Drive, 298.95 feet to an "X" cut in concrete, being the southwest corner of that tract of land described as the Joseph W. McCarthy Trust, as described by deed recorded in Volume 92113, Page 4563, said Map Records;

Thence N 89 degrees 56 minutes 00 seconds E, with a southerly line of said McCarthy Tract 349.51 feet to a 1/2" iron found;

Thence N 60 degrees 45 minutes 44 seconds E, with a southerly line of the aforementioned southwesterly R.O.W. line of Spectrum Drive;

Thence along a non-tangent curve to the left having a radius of 415.19 feet and an arc length of 228.74 feet, being subtended by a chord of S 45 degrees 03 minutes 03 seconds E, for a distance of 225.86 feet to the point of beginning and containing 3.760 acres or 163,786 square feet.

And does hereby adopt this plat designating the hereinabove property as 2M Inn, an addition to the Town of Addison, Texas.

Witness my hand at Dallas, Texas this 11 day of February 1999

2M Companies, Inc. *[Signature]*

By: *[Signature]*
Terry Pendleton, Vice President

THE STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, the undersigned authority, a notary public in and for said County and State, on this day personally appeared Terry Pendleton, 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 consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office this 11th day of February 1999

[Signature]
Notary Public in and for the State of Texas

That 2M Companies, Inc. does hereby adopt this plat designating the hereinabove property as 2M Inn, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicated to the public use forever the streets and alley 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 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 right-of-way dedication recorded in Volume 82019, Page 3352, said Map Records, shall be construed 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 traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, 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 owner hereby agrees 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 lane easements is the responsibility of the utility and fire lane 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 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 service 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 building, 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.

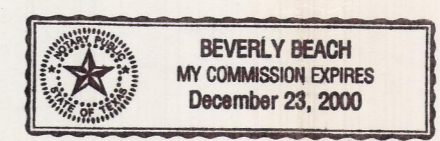
Water main and sanitary sewer easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main 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.

SURVEYOR'S CERTIFICATE

This is to certify that the plat hereon is a true, correct and accurate representation of the properties as determined by survey.

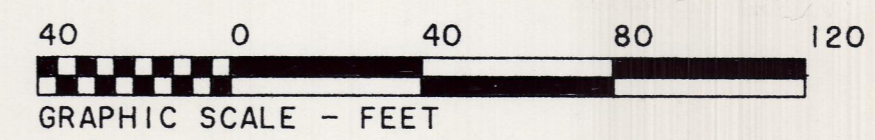
[Signature] 2-11-99
Robert L. Wright, R.L.S.
Texas Registration No. 3917



CERTIFICATE OF APPROVAL

Approved by the City of Addison this 11th day of June 1999

Mayor *[Signature]*
City Secretary *[Signature]*



FINAL PLAT OF
2M INN

BEING A REPLAT OF A PORTION OF
BLOCK 3, QUORUM NORTH, AN ADDITION
TO THE TOWN OF ADDISON AS SHOWN ON
THE MAP RECORDED IN VOLUME 80005,
PAGE 1768, PLAT RECORDS, DALLAS
COUNTY, TEXAS

SITUATED IN THE G.W. FISHER SURVEY
ABSTRACT NO. 482, TOWN OF ADDISON,
DALLAS COUNTY, TEXAS

OWNER:
2M COMPANIES, INC.
4514 COLLE AVENUE
SUITE 400
DALLAS, TEXAS 75205-4100
214-443-1900

ENGINEER:
NEEDHAM WRIGHT ENGINEERS
A PATE ENGINEERS, INC. COMPANY
10210 MONROE DRIVE, SUITE 101
DALLAS, TEXAS 75229
214-357-2981
214-357-2985 (FAX)

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FILED
99MR-2 AM10-51
TAMARA BULLOCK
COUNTY CLERK
DALLAS COUNTY