

MARCEY LANE
(100' R.O.W.)

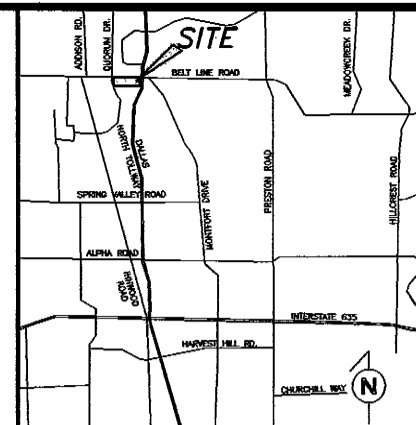
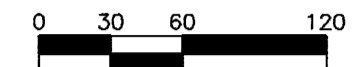
BELT LINE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

QUORUM DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

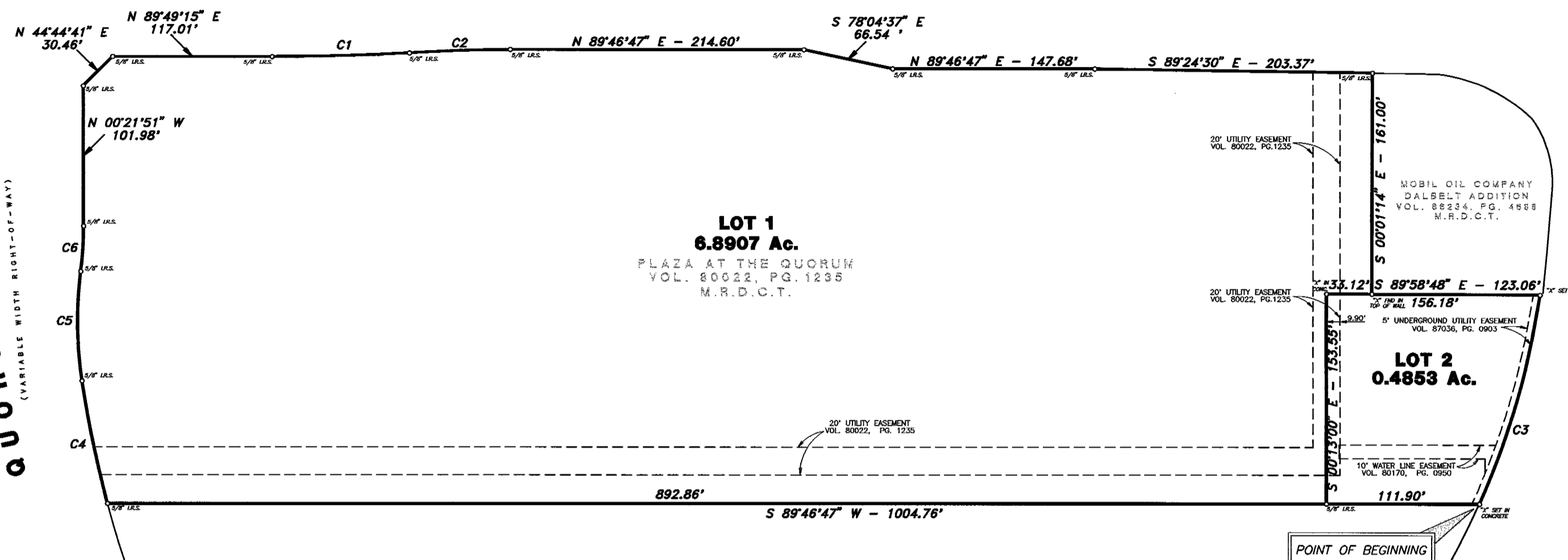
DALLAS PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)

~ PROPERTY LINE CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
1	1810.50'	03°11'28"	100.83'	N 88°15'31" E	100.82'
2	1793.50'	02°23'00"	74.60'	N 87°51'17" E	74.60'
3	567.97'	16°06'38"	159.70'	S 15°56'09" W	159.18'
4	791.50'	06°36'01"	91.18'	N 12°08'19" W	91.13'
5	291.50'	15°50'30"	80.60'	N 00°55'03" W	80.34'
6	258.50'	07°22'05"	33.24'	N 03°19'14" E	33.22'



VICINITY MAP
NOT-TO-SCALE



SURVEYOR/ENGINEER:
LAWRENCE A. CATES & ASSOC., INC.
14200 MIDWAY RD., STE. 122
DALLAS, TEXAS 75244
LAWRENCE A. CATES
(972) 385-2272
FAX: (972) 980-1627

OWNER:
CROW - PHOENIX LIMITED PARTNERSHIP
C/O CROW HOLDINGS
2100 MCKINNEY AVE., STE. 700
DALLAS, TEXAS 75201
(214) 661-8000

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS CROW - PHOENIX LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND THE G. W. FISHER SURVEY, ABSTRACT NO. 482, TOWN OF ADDISON, DALLAS COUNTY, TEXAS SAME BEING PART OF PLAZA AT THE QUORUM, AN ADDITION TO THE TOWN OF ADDISON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80022, PAGE 1235, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "x" set in concrete in the South line of said Plaza At The Quorum addition, same being at the Southwest corner of that certain 0.314 acre tract of land awarded to the Texas Turnpike Authority by Condemnation Proceeding Cause No. 86-17063, recorded in Volume 87036, Page 899, Deed Records, Dallas County, Texas, and being in the present West line of Dallas Parkway, a variable width public right-of-way, as widened;

THENCE South 89° 46' 47" West, along the South line of said Plaza At The Quorum addition, a distance of 1004.76 feet to a 5/8" iron rod set for corner in the East line Quorum Drive, a variable width public right-of-way, same being at the Southeast corner of that certain 0.1871 acre tract of land conveyed to the Town of Addison for right-of-way purposes by instrument recorded in Volume 97091, Page 2961, Deed Records, Dallas County, Texas, and being in the arc of a non-tangent curve to the right;

THENCE along the East line of said Quorum Drive, as widened, and along the common line of said Town of Addison 0.1871 acre tract, the following courses and distances numbered (1) through (4):

(1) 91.18 feet in a Northwesterly direction along the arc of said curve to the right, having a radius of 791.50 feet, a delta angle of 06° 36' 01" and a chord which bears North 12° 08' 19" West, a distance of 91.13 feet to a 5/8" iron rod set for corner at the beginning of the arc of a second curve to the right;

(2) 80.60 feet in a Northwesterly direction along the arc of said second curve to the right, having a radius of 291.50 feet, a delta angle of 15° 50' 30" and a chord which bears North 00° 55' 03" West, a distance of 80.34 feet to a 5/8" iron rod set for corner at the beginning of the arc of a curve to the left;

(3) 33.24 feet in a Northeasterly direction along the arc of said curve to the left, having a radius of 258.50 feet, a delta angle of 07° 22' 05" and a chord which bears North 03° 19' 14" East, a distance of 33.22 feet to a 5/8" iron rod set for corner at the end of said arc;

(4) North 00° 21' 51" West, a distance of 101.98 feet to a 5/8" iron rod set for corner at a corner clip at the intersection of said East line of Quorum Drive, with the South line of Belt Line Road, a variable width public right-of-way, as widened;

THENCE along the South line of said Belt Line Road, as widened, and continuing along the common line of said Town of Addison 0.1871 acre tract, the following courses and distances numbered (1) through (4):

(1) North 44° 44' 41" East, along said corner clip, a distance of 30.46 feet to a 5/8" iron rod set for corner;

(2) North 89° 49' 15" East, a distance of 117.01 feet to a 5/8" iron rod set for corner at the beginning of the arc of a curve to the left;

(3) 100.83 feet in a Northeasterly direction along the arc of said curve to the left, having a radius of 1810.50 feet, a delta angle of 03° 11' 28" and a chord which bears North 88° 15' 31" East, a distance of 100.82 feet to a 5/8" iron rod set for corner at the beginning of the arc of a curve to the right;

(4) 74.60 feet in a Northeasterly direction along the arc of said curve to the right, having a radius of 1793.50 feet, a delta angle of 02° 23' 00" and a chord which bears North 87° 51' 17" East, a distance of 74.60 feet to a 5/8" iron rod set for corner at the most Easterly corner of said Town of Addison 0.1871 acre tract, same being in the North line of said Plaza At The Quorum addition and being in the original common South line of said Belt Line Road, 100 foot right-of-way;

THENCE North 89° 46' 47" East, along the South line of said Belt Line Road and the common North line of said Plaza At The Quorum addition, a distance of 214.60 feet to a 5/8" iron rod set for corner at the most Westerly or Northwest corner of that certain 0.123 acre tract of land conveyed to the Town of Addison for right-of-way purposes by instrument recorded in Volume 95170, Page 750, Deed Records, Dallas County, Texas;

THENCE along the South line of said Belt Line Road, as widened, and along the common line of said Town of Addison 0.123 acre tract, the following courses and distances numbered (1) through (3):

(1) South 78° 04' 37" East, a distance of 66.54 feet to a 5/8" iron rod set for corner;

(2) North 89° 46' 47" East, a distance of 147.68 feet to a 5/8" iron rod set for corner;

(3) South 89° 24' 30" East, a distance of 203.37 feet to a 5/8" iron rod set for corner in an East line of said Plaza At The Quorum addition, an addition to the Town of Addison according to the plat thereof recorded in Volume 86234, Page 4688, Map Records, Dallas County, Texas;

THENCE South 00° 01' 14" East, along an East line of said Plaza At The Quorum addition and the common West line of said Dalbelt Addition, a distance of 161.00 feet to an "x" found for corner in the top of a masonry wall at the Southwest corner of said Dalbelt Addition;

THENCE South 89° 58' 48" East, along a North line of said Plaza At The Quorum addition, a distance of 123.06 feet to an "x" in concrete set for corner in the West line of aforesaid Dallas Parkway, as widened, same being at the Northwest corner of aforesaid Texas Turnpike Authority 0.314 acre tract, and being in the arc of a non-tangent curve to the right;

THENCE 159.70 feet in a Southwesterly direction along the West line of said Texas Turnpike Authority 0.314 acre tract, the West line of said Dallas Parkway, as widened, and along the arc of said curve to the right, having a radius of 567.97 feet, a delta angle of 16° 06' 38" and a chord which bears South 15° 56' 09" West, a distance of 159.18 feet to the POINT OF BEGINNING and CONTAINING 7.3760 ACRES OF LAND, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CROW - PHOENIX LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE PROPERTY AS PLAZA AT THE QUORUM 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 THESE EASEMENTS, PROVIDED HOWEVER, THAT IT DOES NOT UNREASONABLY INTERFERE OR IMPEDE WITH THE PROVISION OF THE SERVICE 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 FOR SERVICES FOR WHICH EASEMENTS ARE GRANTED. ANY DRAINAGE AND FLOODWAY EASEMENT SHOW 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 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 ERRECTING 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, CONSTRUCTION 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 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 DALLAS, TEXAS THIS 16th DAY OF January, 2003.

CROW - PHOENIX LIMITED PARTNERSHIP,
A DELAWARE LIMITED PARTNERSHIP

BY: ROYAL AND O'CONNOR CORPORATION,
A TEXAS CORPORATION, ITS GENERAL PARTNER

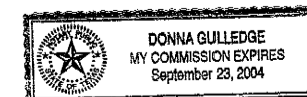
BY: ROBERT A. McCLAIN,
VICE PRESIDENT

STATE OF TEXAS }
COUNTY OF DALLAS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 16, 2003, BY ROBERT A. McCLAIN, VICE PRESIDENT OF ROYAL AND O'CONNOR CORPORATION, A TEXAS CORPORATION GENERAL PARTNER OF CROW-PHOENIX LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID CORPORATION AND LIMITED PARTNERSHIP.

Donna Guller
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

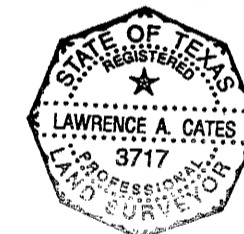
9-23-04
EXPIRATION



SURVEYOR'S CERTIFICATION

I, LAWRENCE A. CATES, 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 HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE TOWN OF ADDISON, TEXAS.

Lawrence A. Cates
LAWRENCE A. CATES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717



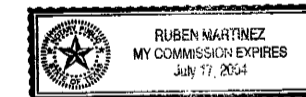
STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE A. CATES, PERSONALLY 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 15th DAY OF JANUARY, 2003.

Ruben Martinez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

7-17-04
EXPIRATION



THIS PLAT WAS APPROVED BY ADDISON CITY COUNCIL
ON 12-10, 2002

Clay Moran
MAYOR

Clay Moran
CITY SECRETARY

FILED
2003 JAN 18 AM 11:03
COUNTY CLERK
DALLAS COUNTY

BEING A REPLAT OF
PLAZA AT THE QUORUM ADDITION
7.3760 ACRES
OUT OF THE
JOSIAH PANCOAST SURVEY, ABST. NO. 1146
AND

G. W. FISHER SURVEY, ABST. NO. 482
AS RECORDED IN VOL. 80022, PG. 1235
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

VOL. 2003 003 PG. 00068