

VICINITY MAP

STATE OF TEXAS
 COUNTY OF DALLAS
 TOWN OF ADDISON

WHEREAS, WEN-CLAY INTERNATIONAL, INC., is the owner of that certain tract of land being situated in the Josiah Pancoast Survey, Abstract No. 1146, said tract of land being a part of Block 2 of the Quorum Addition, an addition to the Town of Addison, Dallas County, Texas, recorded in Volume 79100, Page 1895 Peed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod on the northwest corner of said Quorum Addition, said point being on the south right-of-way line of Belt Line Road (a 100' R.O.W.); Thence S. 01 deg. 30 min. 57 sec. E., 371.00 feet to an iron rod, the POINT OF BEGINNING;

THENCE N. 89 deg. 46 min. 47 sec. E., 347.17 feet to an iron rod on the westerly right-of-way line of Quorum Drive (a variable width R.O.W.), said point being on a curve to the left having a central angle of 9 deg. 51 min. 14 sec., a radius of 1726.75 feet and a chord bearing S. 26 deg. 46 min. 05 sec. E., 296.60 feet;

THENCE southeasterly with said curve along said westerly line of Quorum Drive for an arc distance of 266.97 feet to an iron rod at the end of said curve, said point also being the beginning of a curve to the right having a central angle of 28 deg. 27 min. 27 sec., a radius of 777.43 feet and a chord bearing S. 17 deg. 27 min. 58 sec. E., 382.18 feet;

THENCE southeasterly with said curve and continuing along said westerly line of Quorum Drive for an arc distance of 386.13 feet to an iron rod at the end of said curve;

THENCE S. 88 deg. 29 min. 03 sec. W., leaving said westerly line of Quorum Drive, 578.64 feet to an iron rod;

THENCE N. 01 deg. 30 min. 57 sec. W., 643.57 feet to the POINT OF BEGINNING and containing 309.609 square feet or 7.108 acres of land.

SURVEYORS CERTIFICATION

"I certify that I have surveyed, on the ground, the property legally described hereon; that said legal description is correct, complete and accurate; that this plat of survey is true and correct in all respects; that the size, dimensions and locations of all of the boundaries of the property, buildings and other improvements, recorded and visible unrecorded easements, streets, roads, means of public access, rights-of-way utility lines and connections, and municipal set-back lines which affect said property are correctly and accurately shown hereon; and that there are no encroachments, overlaps, gaps, easements, streets, roads, rights-of-way set-back lines or improvements which affect the property, which are not shown hereon."

Dated this 25 day of April, 1984

Bond L. Jones
 #1836

THAT WEN-CLAY INTERNATIONAL, A Texas Corporation Being the owner of the above described tract of land as The Quadriga Office Building Site, an addition to the Town of Addison, Dallas County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility access and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. Said easements shall be hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All 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 growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said 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 at 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 the utility.

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

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane. No Parking". The Fire Marshall or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and public utility use.

EXECUTED this the 24th day of April, 1984.

WEN-CLAY INTERNATIONAL, INC.
 by *Roy N. Wensel*
 ROY N. WENSEL
 VICE PRESIDENT

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, a Notary Public, on this day personally appeared *Bond L. Jones*, known to me to be the person whose name is as subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 25th day of APRIL, 1984.

Harold K. Bryan
 NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ROY N. WENSEL, known to me to be the person and officer whose name is subscribed to the foregoing Instrument and acknowledged to me that the same was the act of WEN-CLAY INTERNATIONAL, INC., and that he executed the same as the act of said corporation for the purposes and consideration therein expressed, and in the capacity therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 25th day of April, 1984.

Brenda D. Wastel
 NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

APPROVED BY THE TOWN OF ADDISON, TEXAS:

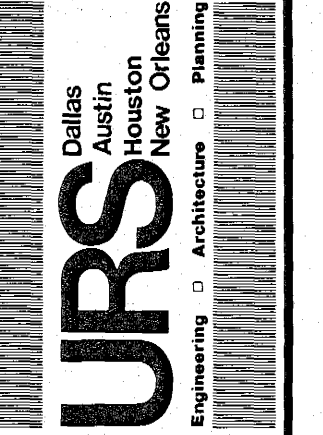
Mayor *Greg Dunham*
 Secretary *Greg Dunham, Asst.*



MAY 1 1984
 APPROVED BY

5/24/84 PLANNING & ZONING
6/12/84 CITY COUNCIL

NOTE: ALL UTILITIES WILL BE PLACED UNDERGROUND.



NO.	DATE	REVISION	BY

Designed By: URS ENGINEERS
 Drawn By: J. PRICE
 Checked By: J. ALBERS
 Approved By: R. ZIELKE
 Date: APRIL 25, 1984

FINAL PLAT
 BLOCK 2
 QUORUM ADDITION
 TOWN OF ADDISON, TEXAS

WEN-CLAY INTERNATIONAL, INC.
 THE QUADRIGA
 TOWN OF ADDISON, TEXAS