

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Spectrum Center, Ltd., a Texas Limited Partnership is the owner of a 7.465 acre tract of land out of the G.W. Fisher Survey, Abstract No. 482, and being known as Tract 1, Block 3 of Quorum North an addition to the City of Addison, Texas, according to map thereof recorded in Volume 80005, Page 1768, Records of Dallas County, Texas, and being part of a 104.05 acre tract described as first tract in deed, recorded in Volume 2465, Page 413 of the deed records of Dallas County, Texas on March 24, 1944, said being more particularly described as follows:

BEGINNING at an iron pin, said pin being the intersection point of the North r.o.w. of Belt Line Road (100' R.O.W.) and the west r.o.w. of Dallas Parkway (200' R.O.W.);

THENCE S 89° 56' 00" W, a distance of 664.58 feet along said north r.o.w. of Belt Line Road to a point for corner;

THENCE N 00° 25' 00" W, a distance of 412.00 feet to a point for a corner;

THENCE N 89° 35' 00" E, a distance of 90.00 feet to a point for a corner;

THENCE N 00° 25' 00" W, a distance of 154.14 feet to a point on the south r.o.w. line of Spectrum Drive, (80' r.o.w.), said point being on a curve to the left, whose central angle is 19° 52' 41" and whose radius is 415.19 feet;

THENCE southeasterly along said south r.o.w. of Spectrum Drive, a distance of 144.05 feet to the point of tangency of said curve;

THENCE S 80° 40' 39" E, a distance of 471.70 feet to a point on a curve to the left, whose central angle is 07° 52' 50" and whose radius is 2391.86 feet, said curve also being the said west r.o.w. of Dallas Parkway;

THENCE southerly along said curve, a distance of 328.98 feet to a point, said point being the point of tangency of said curve;

THENCE S 00° 04' 00" E, a distance of 114.34 feet to the POINT OF BEGINNING;

CONTAINING 7.465 acres or 325,171.94 square feet of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT SPECTRUM CENTER, LTD., A TEXAS LIMITED PARTNERSHIP DOES HEREBY ADOPT THIS PLAT DESIGNATED THEREIN ABOVE DESCRIBED PROPERTY AS AN ADDITION TO THE CITY OF ADDISON, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND FIRE LANES SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUNTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AND FIRE LANES AS SHOWN. SAID FIRE LANES AND UTILITY EASEMENT BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUNTS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENT AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID UTILITY EASEMENT FOR THE CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT DALLAS, TEXAS, THIS 21st DAY OF September 1981.

BY: William T. Criswell
WILLIAM T. CRISWELL
GENERAL PARTNER.

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 William T. Criswell, 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 21st DAY OF September, 1981.

Robin A. Roberts
Notary Public in and for
Dallas County, Texas.

RepublicBank Dallas, NATIONAL ASSOCIATION, being the holder of a lien on the property described above, hereby join in executing this plat to evidence its consent thereto.

RepublicBank Dallas, NATIONAL ASSOCIATION

Signature by:

THE 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 _____, 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 _____ day of _____, A.D. 1981.

Notary Public in and for
County, Texas

KNOW ALL MEN BY THESE PRESENTS:

The undersigned hereby certifies to Spectrum Center, Ltd., RepublicBank Dallas, The Comptroller of the State of New York, as trustee of the common retirement fund of the New York State Retirement System, Safeco Title Insurance Company, Pioneer Title Insurance Company, Chicago Title Insurance Company, and Lawyers Title Insurance Corporation that this survey (i) was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon, (ii) correctly shows the location of all buildings, structures, other improvements and visible items on the subject property, and (iii) correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters (with instrument, book, and page number indicated); and except as shown, there are no visible easements, rights-of-way, party walls, or conflicts, and there are no visible encroachments on adjoining premises, streets, or alleys by any of said buildings, structures, or other improvements, and there are no visible encroachments on the subject Property by buildings, structures, or other improvements situated on adjoining premises; and the distance from the nearest intersecting street and road is as shown thereon.

FOR:

GRAHAM ASSOCIATES, INC.

John Maggione
JOHN MAGGIORE
Registered Public Surveyor

THE 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 JOHN MAGGIORE, P.E. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT OF SAID COMPANY FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 21 DAY OF SEPTEMBER, 1981.

James Wyatt Anthony
Notary Public in and for
Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED THIS 13 DAY OF March, 1981
BY THE CITY COUNCIL OF ADDISON, TEXAS.

City Council
MAYOR

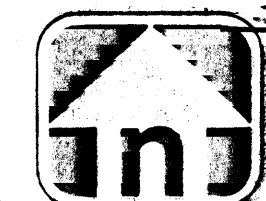
CHAIRMAN OF PLANNING & ZONING
COMMISSION

Magye Kust
CITY SECRETARY

STAFF REVIEW COPY

APPROVED BY

7-23-81 PLANNING & ZONING
3-13-81 CITY COUNCIL



SCALE: 1"=50'



REVISED 1/19/84

FINAL PLAT
TRACT 1, BLOCK 3
7.465 ACRE TRACT
SPECTRUM CENTER/QUORUM NORTH

CITY OF ADDISON
DALLAS COUNTY, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS

Date
9-11-81
File
9037-2374

