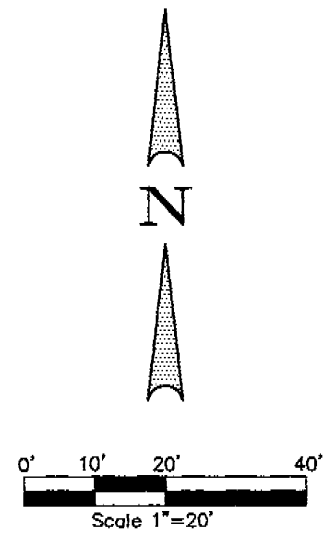


J.T. MCCORD REVISED ADDITION
STANLEY M. PRESKIND, et al
VOLUME 9815, PAGE 0346
(DROCT)

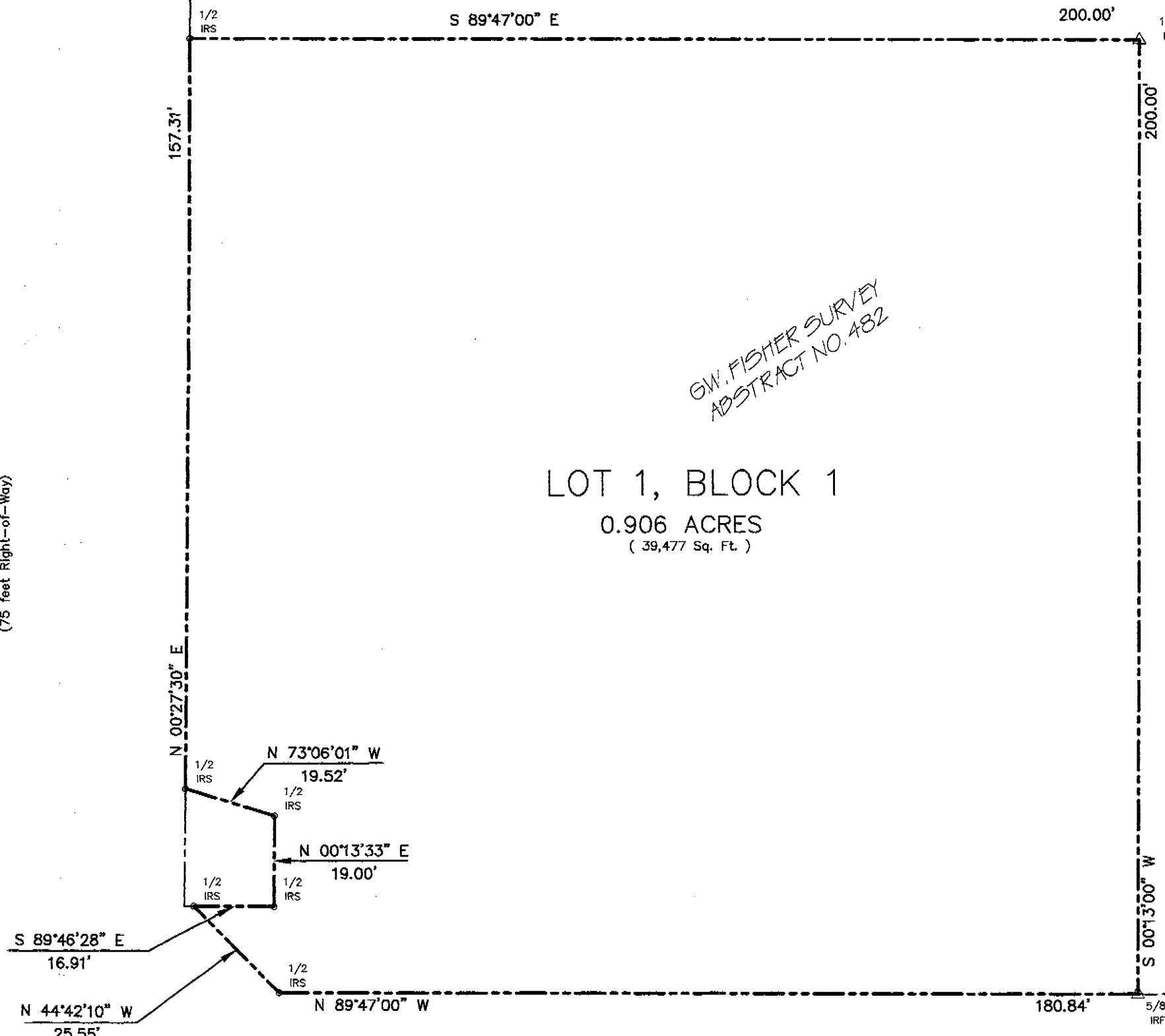


ADDISON ROAD
(75 feet Right-of-Way)

QUORUM CENTRE
ADDISON SOUTHWEST, LTD.
VOLUME 90128, PAGE 2866
(DRDCT)

G.W. FISHER SURVEY
ABSTRACT NO. 482

LOT 1, BLOCK 1
0.906 ACRES
(39,477 Sq. Ft.)

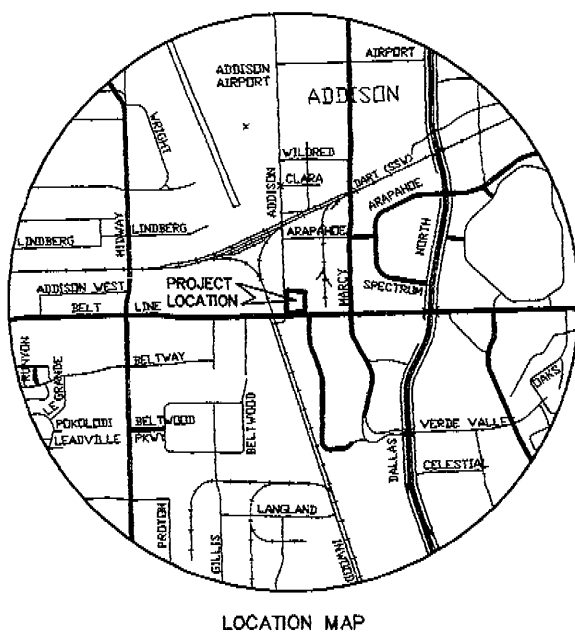


BELPLINE ROAD
(110 feet Right-of-Way)

ABSTRACT 326 ABSTRACT 482

APPROX. ABSTRACT LINE

ABSTRACT 1146



LOCATION MAP

QUORUM WEST ADDITION
SITE 6, BLOCK 1

RECOMMENDED FOR APPROVAL

MAYOR

CITY SECRETARY

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ALBERT-ADDISON, L.P. is the owner of a tract of land situated in the G. W. Fisher Survey Abstract No. 482, Dallas County, Texas and being all of a tract of land described in a deed to Mark A. Albert, Trustee as recorded in Volume 87002, Page 3045 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." at the southerly corner of a corner cut-off line located at the intersection of the northerly right of way line of Beltline Road (110 feet right of way) with the easterly right of way line of Addison Road (75 feet right of way);

THENCE along the easterly right of way line of said Addison Road and said corner cut-off line North 44 degrees 42 minutes 10 seconds West a distance of 25.55 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner;

THENCE South 89 degrees 46 minutes 28 seconds East a distance of 16.91 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner;

THENCE North 00 degrees 13 minutes 33 seconds East a distance of 19.00 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner;

THENCE North 73 degrees 06 minutes 01 seconds West a distance of 19.52 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner in the easterly right of way line of said Addison Road;

THENCE along the easterly right of way line of said Addison Road North 00 degrees 27 minutes 30 seconds East a distance of 157.31 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner, said iron rod being the most westerly southwest corner of Quorum Centre an addition to the Town of Addison;

THENCE along the southerly line of said Quorum Centre South 89 degrees 47 minutes 00 seconds East a distance of 200.00 feet to a 1/2 inch iron rod found for corner;

THENCE along the westerly line of said Quorum Centre South 00 degrees 13 minutes 00 seconds West a distance of 200.00 feet to a 5/8 inch iron rod found in the northerly right of way line of said Beltline Road;

THENCE along the northerly right of way line of said Beltline Road North 89 degrees 47 minutes 00 seconds West a distance of 180.84 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.906 acres or 39,477 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALBERT-ADDISON, L.P. ("Owner") does hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK 1 OF ALBERT-ADDISON 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 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 town will not be responsible for the maintenance and operation of said creek or creeks 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 runoff 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 town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town 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 town 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.

The construction plans shall be prepared by or under the supervision of a registered professional engineer in the State of Texas and shall bear his seal on each sheet.

WITNESS MY HAND, this the 26 day of February, 2004.

ALBERT-ADDISON, L.P.

Mark Albert

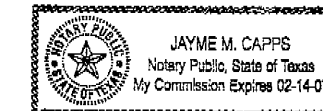
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Mark Albert 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 MY HAND AND SEAL OF OFFICE, this the 26 day of February, 2004.

Jayne M. Capps

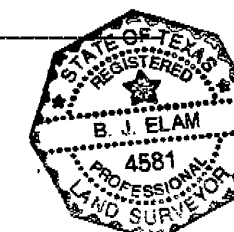
Notary Public
My Commission Expires: 2/14/07



SURVEYOR'S CERTIFICATE

I, B J Elam, a Registered Professional Land Surveyor, hereby states that this plat was prepared from a survey made on the ground the 17th day of November 2003, and substantially complies with the platting standards of the Town of Addison.

B J Elam
B J Elam
Registered Professional Land Surveyor
State of Texas Registration No. 4581
Winkelman & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 100
Dallas, Texas 75230
972-490-7090 (p)



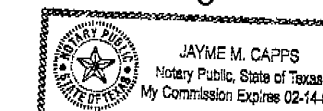
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared B J Elam, 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.

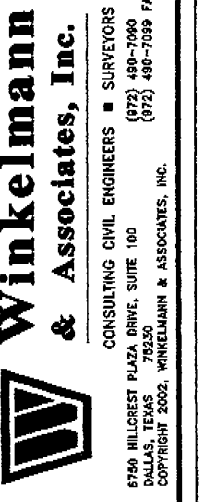
GIVEN MY HAND AND SEAL OF OFFICE, this the 26 day of February, 2004.

Jayne M. Capps

Notary Public
My Commission Expires: 2/14/07



No.	DATE	REVISION	APPROVED



G.W. FISHER SURVEY, ABSTRACT NO. 482
CITY OF ADDISON
DALLAS COUNTY, TEXAS
ALBERT-ADDISON, L.P.
6750 HILLCREST PLAZA DRIVE, SUITE 300
DALLAS, TEXAS 75230

FINAL PLAT
ALBERT-ADDISON ADDITION
LOT 1, BLOCK 1
0.906 ACRES

Scale: 1"=20'	Date: 11/18/03
Designed By: W & A	
Drawn By: L.J.L.	
Checked By: B.J.E.	
File: 04077PO.DWG	
Project No.: 04077001031	

SHEET
0-1
0-2
0-3