

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A. is the owner of a 3.371 acre tract of land situated in the G. W. Fisher Survey, Abstract No. 482, Dallas County, Texas; said tract being all of a tract and granted to REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A. in Substitution Trustee's Deed recorded in Instrument No. 200900284516 of the Official Public Records of Dallas County, Texas; said 3.371 acre tract being more particularly described as follows:

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A. ("Owner") does hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK 1, OPUS 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.

BEGINNING, at a "++" cut in concrete found for corner; said point being the intersection of the west right-of-way line of Dallas Parkway (a variable width right-of-way) with the north-south right-of-way line of Addison Circle (a 109-foot wide right-of-way);

THENCE, South 72 degrees, 58 minutes, 59 seconds West, along said north-south right-of-way line of Addison Circle, a distance of 247.36 feet to a "++" cut in concrete found for corner; said point being the most easterly corner of Lot 1, Block A of The Ashton addition, an addition to the Town of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 2000036, Page 2913 of the Plat Records of Dallas County, Texas;

THENCE, departing said north-south right-of-way line of Addison Circle, along the northeast line of said Lot 1, Block A, the following three (3) calls:

North 17 degrees, 01 minutes, 01 seconds West, a distance of 59.32 feet to a "++" cut in concrete found for corner;

North 58 degrees, 20 minutes, 25 seconds West, a distance of 261.51 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;

North 89 degrees, 04 minutes, 47 seconds West, a distance of 104.49 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner; said point being the most westerly southwest corner of a tract of land granted to SNK Allegro Spectrum, LP in Special Warranty Deed recorded in Instrument No. 20070227088 of said Official Public Records;

THENCE, departing said east right-of-way line of Spectrum Drive, along the south line of said SNK tract, the following three (3) calls:

South 89 degrees, 04 minutes, 47 seconds East, a distance of 326.53 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;

Due South, a distance of 72.87 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;

Due East, a distance of 239.67 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner; said point being in said west right-of-way line of Dallas Parkway; said point being the beginning of a non-tangent curve to the right;

THENCE, departing said south line of SNK tract, along said west right-of-way line of Dallas Parkway the following three (3) calls:

Southerly, along said curve, having a central angle of 05 degrees, 29 minutes, 07 seconds, a radius of 626.62 feet, on a chord bearing and distance of South 04 degrees, 17 minutes, 35 seconds East, 59.99 feet, an arc distance of 59.99 feet to a "++" cut in concrete found for end of said curve;

South 00 degrees, 55 minutes, 13 seconds East, a distance of 82.43 feet to a "++" cut in concrete found for corner; said point being the beginning of a non-tangent curve to the left;

Southerly, along said curve, having a central angle of 02 degrees, 46 minutes, 45 seconds, a radius of 1997.84 feet, on a chord bearing and distance of South 02 degrees, 56 minutes, 29 seconds East, 96.91 feet, an arc distance of 96.91 feet to the POINT OF BEGINNING;

CONTAINING: 146,851 square feet or 3.371 acres of land, more or less.

SURVEYOR'S CERTIFICATE

THAT I, NIJAZ KARACIC, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.

WITNESS my hand this 22 day of February, 2010.

REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A.
By: REDUS Properties, Inc.
NAME: Cynthia A. Bean
POSITION: Vice President

STATE OF TEXAS
COUNTY OF DALLAS
Notary Public in and for the State of Texas
Cynthia A. Bean
Notary Public in and for the State of Texas - North Carolina
My commission expires: 2-10-2014

CLARA T KNEIP
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires 9-16-2014

NIJAZ KARACIC
5526
REGISTERED PROFESSIONAL LAND SURVEYOR

Nijaz Karacic
Registered Professional Land Surveyor
No. 5526

APPROVED BY THE TOWN OF ADDISON
CITY COUNCIL ON THE 22 DAY
OF February, 2010

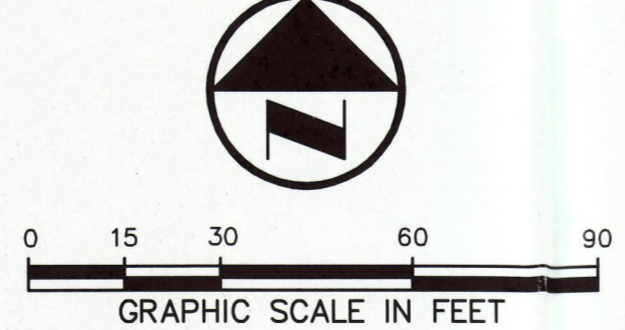
MAYOR
CITY SECRETARY

VICTORIA GONZALEZ
MY COMMISSION EXPIRES
DECEMBER 28, 2010

Notary Public in and for the State of Texas
My commission expires: 12/28/2010

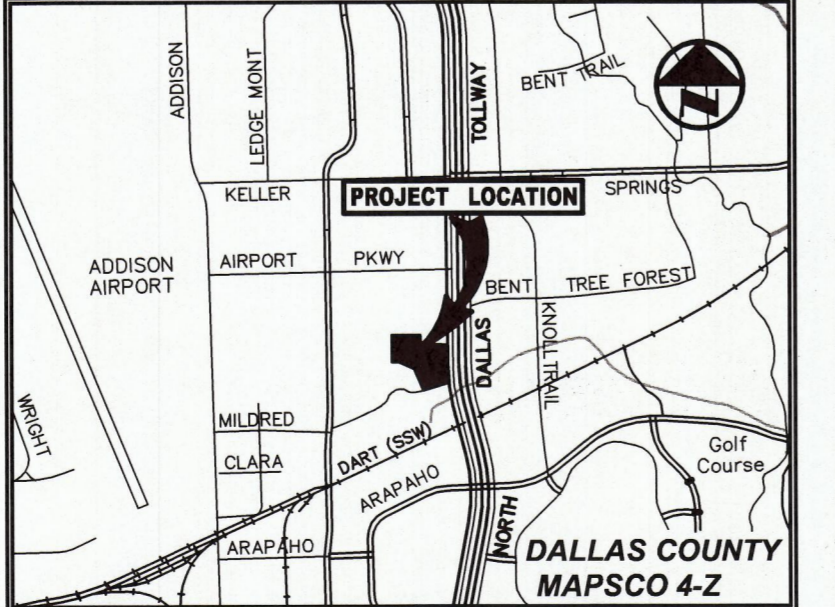
LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°55'13" W	11.90'
L2	N 17°01'01" W	12.51'
L3	S 89°04'47" E	3.85'
L4	S 17°01'01" E	11.68'
L5	N 73°04'34" E	24.00'
L6	N 58°20'25" W	7.31'
L7	N 89°04'47" W	20.15'
L8	DUE NORTH	6.88'
L9	DUE EAST	10.00'
L10	DUE SOUTH	15.00'
L11	DUE WEST	10.00'
L12	S 00°55'13" W	15.99'
L13	N 17°01'01" W	23.41'
L14	N 31°38'35" E	20.00'
L15	S 58°20'25" E	30.00'
L16	S 31°38'35" W	20.00'
L17	N 58°20'25" W	30.00'



LEGEND

IRS 1/2-INCH IRON ROD
(C.M.) W/PACHECO KOCH CAP SET
(C.M.) CONTROLLING MONUMENT
PROPERTY LINE



RMA/SJL/LL 02/17/2010 1:15PM
M:\DWG-28\2840-07\155\DWG\2840-07-155\FPL.DWG

1
DETAIL
NOT TO SCALE

Volume: _____
Page: _____

OWNER:
REDUS TX PROPERTIES, LLC
C/O WACHOVIA BANK, N.A.
ATTN: CYNTHIA A. BEAN
301 S. COLLEGE STREET,
MAIL CODE D1053-176
CHARLOTTE, NORTH CAROLINA 28288
PHONE: 704-383-7534

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8350 N. CENTRAL EXPWY
SUITE 1000
DALLAS, TX 75206
PHONE: 972-235-3031

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.235.3031

DRAWN BY ALS/RLM	CHECKED BY NK	SCALE 1"=30'	DATE FEB. 2010	JOB NUMBER 2840-07.155
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TWO ADDISON CIRCLE - FINAL PLAT

DWG FILE: 2840-07-155\FPL.DWG