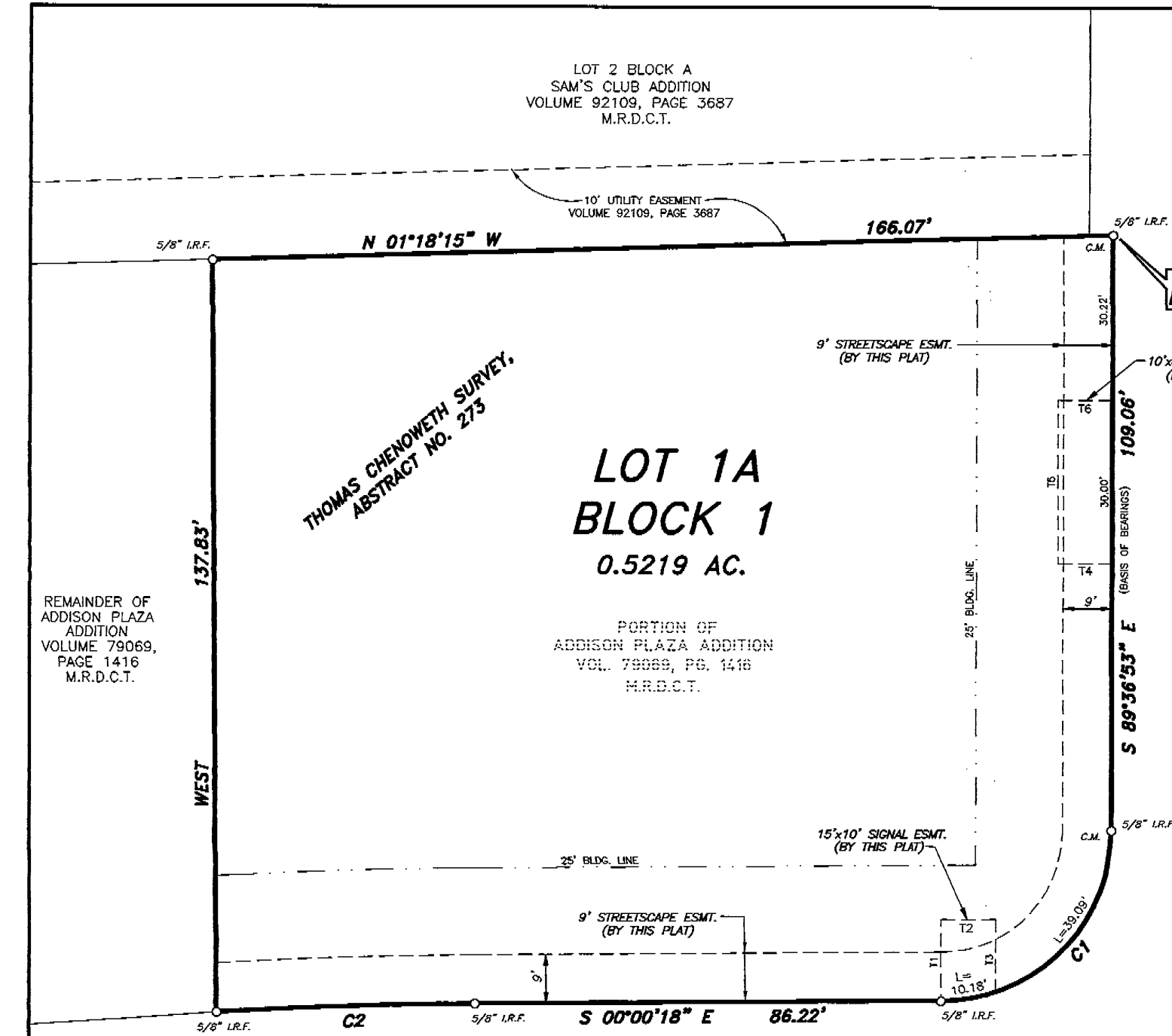


LOT 2 BLOCK A
SAM'S CLUB ADDITION
VOLUME 92109, PAGE 3687
M.R.D.C.T.



**LOT 1A
BLOCK 1**
0.5219 AC.

PORTION OF
ADDISON PLAZA ADDITION
VOL. 79069, PG. 1416
M.R.D.C.T.

REMAINDER OF
ADDISON PLAZA
ADDITION
VOLUME 79069,
PAGE 1416
M.R.D.C.T.

LOT 1 BLOCK A
GOFF ADDITION
VOL. 80005, PG. 3044
M.R.D.C.T.

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

MIDWAY ROAD
(VARIABLE WIDTH, RIGHT-OF-WAY)

LINE	LENGTH	BEARING
T1	15.00'	N90°00'00"W
T2	10.00'	N00°00'00"E
T3	13.37'	N90°00'00"E
T4	10.00'	S00°23'07"W
T5	30.00'	N89°36'53"W
T6	10.00'	N00°23'07"E

CURVE	RADIUS	DELTA	TANGENT	CHORD	LENGTH	BEARING
C1	31.50'	89°37'14"	31.29'	44.40'	49.27'	S44°48'27"E
C2	908.50'	3°00'06"	23.80'	47.59'	47.80'	S01°30'24"E

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PIEDMONT MIDWAY PARTNERS, LP, is the owner of all that certain lot, tract or parcel of land situated in the Thomas Chenoweth Survey, Abstract No. 273, in the Town of Addison, Dallas County, Texas, and being a portion of a tract of land described in a deed to Piedmont Midway Partners, L.P., recorded in Volume 2004009, Page 06138, of the Deed Records of Dallas County, Texas, and being a portion of Addison Plaza Addition, an addition to the Town of Addison, Dallas County, Texas, as recorded in Volume 79069, Page 1416, of the Map Records of Dallas County, Texas;

BEGINNING at a 5/8 inch iron rod found for corner in the southerly right-of-way line of Belt Line Road, (variable width right-of-way), said iron rod being the northwest corner of said Addison Plaza Addition, and being the northeast corner of Lot 2, Block 'A' of Sam's Club Addition, an addition to the Town of Addison, Dallas County, Texas, as recorded in Volume 92109, Page 3687, of the Map Records of Dallas County, Texas;

THENCE South 89° 36' 53" East along said southerly right-of-way line of Belt Line Road, for a distance of 109.06 feet to a 5/8" iron rod found for corner and beginning of a curve to the right, said curve having a central angle of 89° 37' 14" and a radius of 31.50 feet with a chord bearing South 44° 48' 27" East at a distance of 44.40 feet;

THENCE Southeasterly along said curve to the right, a distance of 49.27 feet to a 5/8" iron rod found for corner in the west right-of-way line of Midway Road, (variable width right-of-way);

THENCE South 00° 00' 18" East along said west right of way line of Midway Road, for a distance of 86.22 feet to a 5/8" iron rod found for corner, said point being the beginning of a curve to the left, said curve having a central angle of 03° 00' 06" with a radius of 908.50 feet and a chord bearing South 01° 30' 24" East at a distance of 47.59 feet;

THENCE Southeasterly along said curve to the left and continuing along said west right-of-way line of Midway Road, for an arc distance of 47.60 feet to a 5/8" iron rod found for corner;

THENCE departing said west right-of-way line of Midway Road, for a distance of 137.83 feet to a 5/8" iron rod found for corner in the west line of said Addison Plaza Addition, and being in the easterly line of said Lot 2, Block 'A';

THENCE along the common line of said Addison Plaza Addition and said Lot 2, Block 'A', North 01° 18' 15" West, a distance of 166.07 feet to the POINT OF BEGINNING;

Containing within these metes and bounds, 0.5219 acres of land, more or less. Bearings shown hereon are based upon the southerly right-of-way line of Beltline Road, as per the final plat of Addison Plaza Addition, recorded in Volume 79069, Page 1416, of the Map Records of Dallas County, Texas.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PIEDMONT MIDWAY PARTNERS, LP, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS ADDISON PLAZA ADDITION, LOT 1A, BLOCK 1, AN ADDITION TO THE TOWN OF ADDISON, TEXAS AND, SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS STATED HEREINAFTER, OWNER DEDICATES ALLEYS SHOWN THEREON.

TO THE PUBLIC USE FOREVER THE STREETS AND 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 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 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 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, CONSTRUCT 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 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.

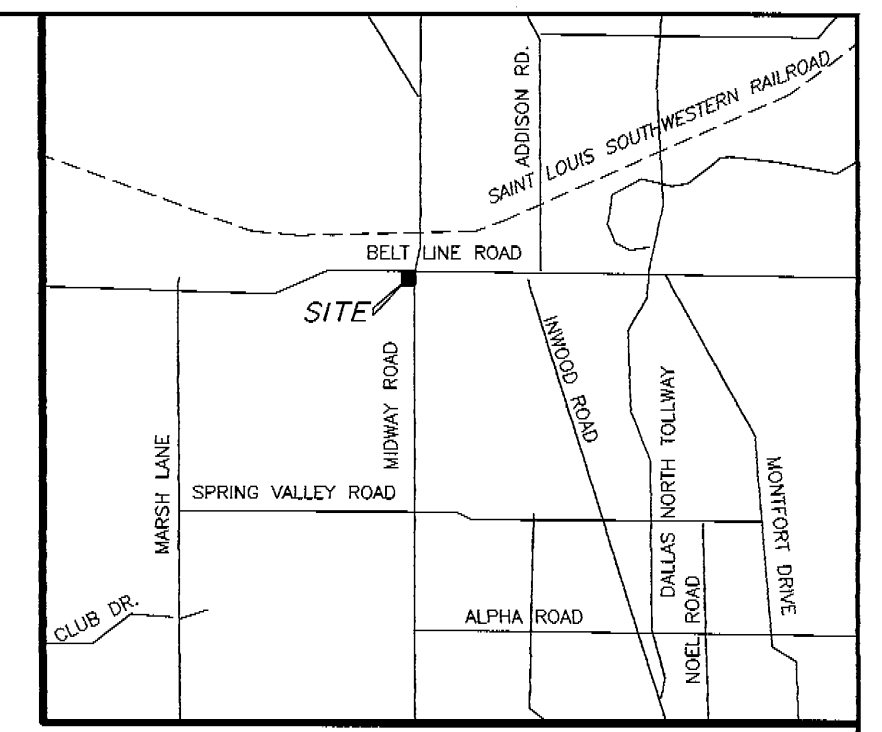
WITNESS, MY HAND AT ADDISON, TEXAS THIS THE 19th DAY OF August, 2005.

PIEDMONT MIDWAY PARTNERS, L.P.,
a Texas limited partnership

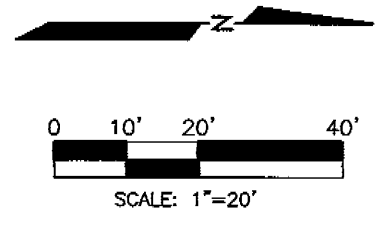
BY: Piedmont Partners, L.P.,
a Texas limited partnership,
sole general partner

BY: Piedmont Capital Corporation
a Texas Corporation,
sole general partner

BY: Robert L. Mencke
Vice President



VICINITY MAP
NTS



LEGEND	
IR	- IRON ROD FOUND
CM	- CONTROLLING MONUMENT

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF BELTLINE ROAD, AS PER THE FINAL PLAT OF ADDISON PLAZA ADDITION, RECORDED IN VOLUME 79069, PAGE 1416, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

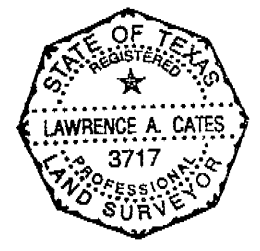
OWNER
PIEDMONT MIDWAY PARTNERS, LP
3400 CARLISLE, SUITE 445
DALLAS, TEXAS 75204
CONTACT: BILL PARK
(214) 979-1125
FAX: (214) 979-1128

ENGINEER/SURVEYOR
LAWRENCE A. CATES & ASSOC. LLP
14800 QUORUM DRIVE, STE. 200
DALLAS, TEXAS 75254
(972) 385-2272
CONTACT: LAWRENCE A. CATES, P.E., R.P.L.S.

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, P.E., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717



APPROVED BY ADDISON CITY COUNCIL ON 10-12-05

MAYOR *John Moran*
CITY SECRETARY *CM Moran*

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 19th DAY OF August, 2005.

Laurie L. Barnett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

21109
EXPIRATION

Laurie L. Barnett
Notary Public, State of Texas
My Commission Expires
February 11, 2009

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. MENCKE, 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 19th DAY OF August, 2005.

Robert L. Mencke
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Bill Park
Notary Public, State of Texas
My Commission Expires
May 18, 2006

FINAL PLAT
OF
ADDISON PLAZA ADDITION
LOT 1A, BLOCK 1
0.5219 ACRES
BEING A REPLAT OF
ADDISON PLAZA ADDITION
THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
JULY 25, 2005

THIS PLAT FILED IN VOLUME 2005161, PAGE 0004, M.R.D.C.T.

FILED AND RECORDED
2005 AUG 23 PM 3:01
OFFICE OF THE COUNTY CLERK
DALLAS COUNTY, TEXAS