

THE LANDMARK OFFICE BUILDING SITE VOL. 84113, PG. 1816

BLOCK 2 QUORUM 79100, PG. 1895

$\Delta=27^{\circ}27'30''$
 $R=257.28'$
 $T=62.86'$
 $L=123.30'$
 $CB=N61^{\circ}25'30''E$
 $CD=122.12'$

LINE	BEARING	LENGTH
L1	N54°41'33"E	10.00'
L2	S35°18'27"E	10.00'
L3	N54°41'33"E	10.00'
L4	N35°18'27"W	17.62'
L5	N54°29'42"E	24.87'
L6	N01°30'57"W	240.87'
L7	N82°29'03"E	10.00'
L8	N01°30'57"W	10.00'
L9	N82°29'03"E	8.58'
L10	N82°29'03"E	128.40'
L11	S88°29'03"W	38.60'
L12	S01°30'57"E	12.46'
L13	N82°29'03"E	128.40'
L14	N01°30'57"W	240.87'
L15	N54°29'42"E	24.87'
L16	S35°18'27"E	18.58'
L17	S63°59'05"W	18.70'

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS

Whereas, Seven Owls, L.P., is the sole owner of a 4.212 acre tract of land situated in the Josiah Pancoast Survey, Abstract Number 1146, Town of Addison, Dallas County, Texas, as conveyed by deed recorded in County Clerk Instrument No. 200503557801, Deed Records, Dallas County, Texas, and being part of Block 3, Quorum, an addition to the Town of Addison as recorded in Volume 79100, Page 1895, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with yellow plastic cap stamped "Davis Surveying" found for corner in the south right-of-way line of Landmark Place (a variable width right-of-way, 80' at this point), said rod being the northwest corner of said Block 3, Quorum and the northeast corner of Lot 2, Block 3, Quorum West Addition, an addition to the Town of Addison according to the plat recorded in Volume 2005131, Page 0084, Deed Records, Dallas County, Texas, and being in a curve to the left;

THENCE in a northeasterly direction along the common line between said Block 3, Quorum and said Landmark Place and along said curve to the left whose chord bears North 68° 05' 24" East a distance of 281.20 feet, having a radius of 403.47 feet, a central angle of 40° 47' 18" and an arc length of 287.23 feet to an iron rod with yellow plastic cap stamped "Davis Surveying" found for corner at the end of said curve to the left and the beginning of a reverse curve to the right;

THENCE in a northeasterly direction along the common line between said Block 3, Quorum and said Landmark Place and along said curve to the right whose chord bears North 61° 25' 30" East a distance of 122.12 feet, having a radius of 257.28 feet, a central angle of 27° 27' 30" and an arc length of 123.30 feet to a chiseled "X" found in concrete for corner, said "X" being the northwest corner of Tract B, Block 3, Quorum, an addition to the Town of Addison according to the plat recorded in Volume 84068, Page 5124, Deed Records, Dallas County, Texas;

THENCE South 01°39'54" East along the west line of said Tract B for a distance of 203.50 feet to a chiseled "X" in concrete found for corner, a common corner with said Tract B;

THENCE North 89°19'01" East along said west line for a distance of 68.30 feet to a chiseled "X" in concrete found for corner, a common corner with said Tract B;

THENCE South 01°39'54" East along said west line for a distance of 327.84 feet to an iron rod with yellow plastic cap stamped "Davis Surveying" found for corner in the south line of said Block 3, Quorum, and in the north line of a tract of land conveyed to Crescent Real Estate Equities Limited Partnership by deed recorded in Volume 97092, Page 2797, Deed Records, Dallas County, Texas, said rod being the southwest corner of said Tract B;

THENCE South 89°19'01" West along the common line between said Block 3, Quorum and said Crescent Real Estate Equities Limited Partnership tract for a distance of 76.09 feet to a 1/2" iron rod found for corner, said rod being the northeast corner of Lot 1, Block 1, Anderson and White Addition, an addition to the City of Farmers Branch according to the plat recorded in Volume 953, Page 0895, Deed Records, Dallas County, Texas;

THENCE North 89°31'54" West along the common line between said Block 3, Quorum and said Lot 1 a distance of 366.14 feet to a 5/8" iron rod found for corner, said rod being the south corner of said Lot 2, the southwest corner of said Block 3, Quorum, and the northeast corner of a tract of land conveyed to the Town of Addison according to the deed recorded in Volume 2002001, Page 10340, Deed Records, Dallas County, Texas;

THENCE North 01°30'57" West along the common line between said Block 3, Quorum and said Lot 2 for a distance of 365.00 feet to the **POINT OF BEGINNING** and containing 183,476 square feet or 4.2120 acres, more or less.

Certificate of Approval
 Approved this 14th day of February, 2006, by the City Council of Addison, Texas.

Mayor: *[Signature]*
 City Secretary: *[Signature]*

CONFORMED COPY
 OFFICIAL PUBLIC RECORDS
 Cynthia Figueroa Calhoun County Clerk
 Dallas County TEXAS
 February 22, 2006 09:40:16 AM
 FEE: \$33.00 200600064001

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH.BRGS.	CHORD
C1	90°05'22"	26.00'	26.04'	40.88'	N02°27'01"E	36.90'
C2	56°00'39"	50.00'	26.59'	48.88'	S26°29'23"W	48.86'
C3	90°00'00"	26.00'	26.00'	40.84'	N43°29'03"E	36.77'
C4	24°31'58"	52.00'	11.31'	22.27'	S76°13'04"W	22.10'
C5	24°31'58"	28.00'	6.09'	11.99'	N76°13'04"E	11.90'
C6	90°00'00"	50.00'	50.00'	78.54'	N43°29'03"E	70.71'
C7	56°00'39"	26.00'	13.63'	25.42'	S26°29'23"W	24.42'
C8	90°05'22"	50.00'	50.04'	78.62'	N02°27'01"E	70.77'

N 89°19'01" E 68.30'

TRACT B, BLOCK 3 QUORUM VOL. 84068, PG. 5124

LOT 1 BLOCK 3 QUORUM 183,476 SQ. FT 4.2120 ACRES BLOCK 3 QUORUM VOL. 79100, PG. 1895

CARRAMERICA REALTY INTERNATIONAL SQUARE, L.P. PROPERTY VOL. 98055, PG. 5180 D.R.D.C.T.

N 89°31'54" W 366.14'

S 89°19'01" W 76.09'

CRESCENT REAL ESTATE EQUITIES LTD. PARTNERSHIP VOL. 97092, PG. 2797 D.R.D.C.T.

NOTES
 BASIS OF BEARINGS: THE EAST LINE OF LOT 2, BLOCK 3, QUORUM WEST, VOL. 2005131, PG. 0084.
 CONTROLLING MONUMENTS: AS SHOWN.

OWNER'S DEDICATION
 STATE OF TEXAS
 COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That SEVEN OWLS L.P. ("Owner") does hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK 3 QUORUM, 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 easement 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 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 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, 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.

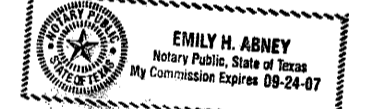
This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS my hand, this the 13 day of February, 2006
 SIGNATURE: *[Signature]*
 NAME: William N. Ainsbury
 TITLE: Notary Public
 COUNTY OF DALLAS §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority on this day personally appeared Dale R. White, 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 considerations therein expressed and in the capacity stated.

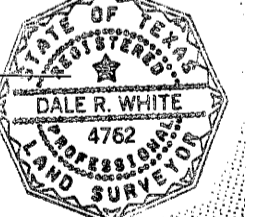
GIVEN under my hand and seal of office this the 13 day of February, 2006
[Signature]
 Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE
 COUNTY OF DALLAS §
 STATE OF TEXAS §



I, Dale R. White, 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 Town of Addison, Texas.

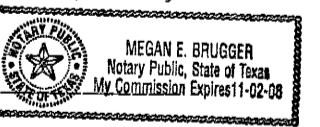
Dale R. White
 Texas Registered Professional Land Surveyor No. 4762



COUNTY OF DALLAS §
 STATE OF TEXAS §

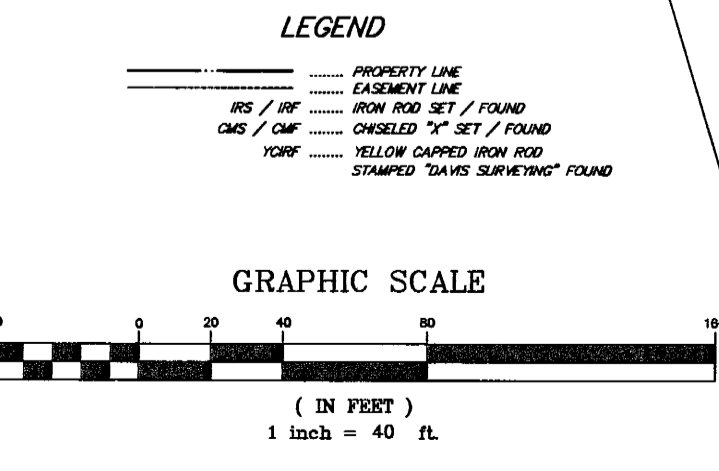
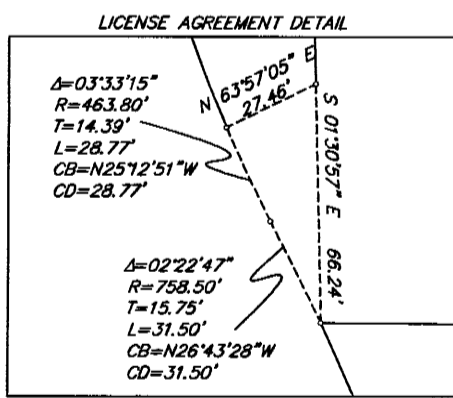
BEFORE ME, the undersigned authority on this day personally appeared Dale R. White, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 13 day of February, 2006
[Signature]
 Notary Public in and for the State of Texas



FINAL PLAT
 OF
LOT 1, BLOCK 3 QUORUM
 A REPLAT
 OF
BLOCK 3 QUORUM ADDITION
 JOSIAH PANCOAST SURVEY ABSTRACT NO. 1146
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 SCALE: 1" = 40' DATE: DECEMBER 11, 2005

RECORDED	DOC#	JOB NO.	6325	E-FILE	6325FP	DWG NO.	24,095 W
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