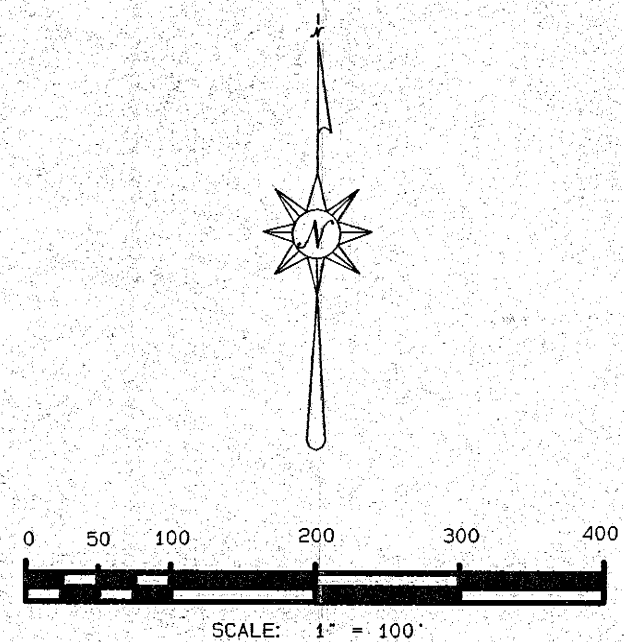
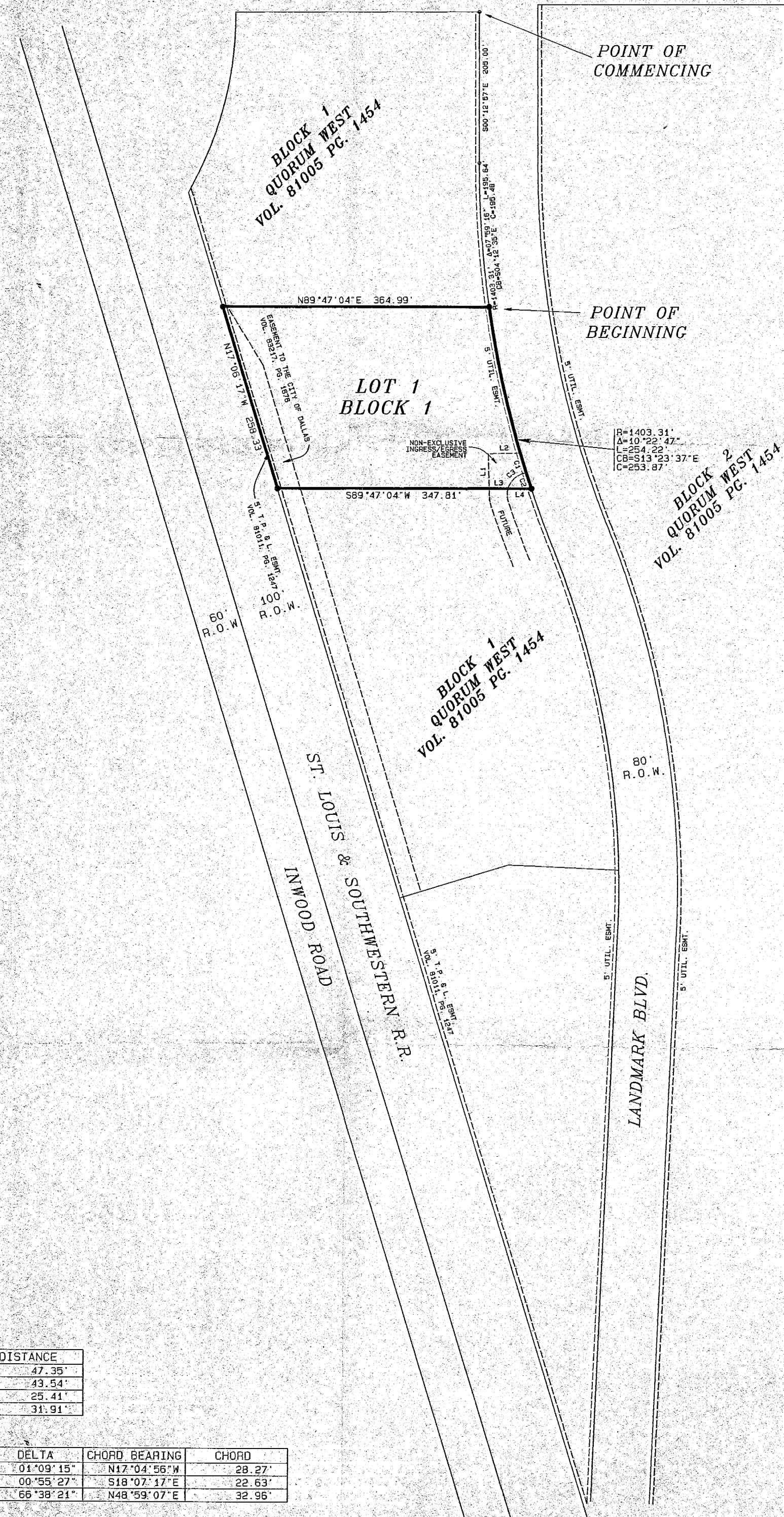


BELT LINE ROAD  
VARIABLE WIDTH



OWNER CERTIFICATION

STATE OF TEXAS \*  
COUNTY OF DALLAS \*

WHEREAS, RAIL INVESTMENTS, INC. is the owner of that certain tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146, in the Town of Addison, Dallas County, Texas and being part of Block 1, QUORUM WEST, an addition to the Town of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 81005, Page 1454, Deeds Records of Dallas County and being more particularly described as follows:

COMMENCING at a point for the intersection of the south right-of-way line of Belt Line Road (variable width ROW) with the west right-of-way line of Landmark Boulevard (80' ROW) THENCE with the west right-of-way line of Landmark Boulevard, South 00°12'57" East, a distance of 205.00 feet to a 1/2" iron rod found for the beginning of a tangency curve to the left, having a central angle of 07°59'16", a radius of 1403.31 feet and a chord bearing and distance South 04°12'35" East, 195.48 feet; THENCE with the said west right-of-way line and the said curve, an arc distance of 195.64 feet to a 1/2" iron rod found for the POINT OF BEGINNING and continuing with the curve to the left, having a central angle of 10°22'47", a radius of 1403.31 feet and a chord bearing and distance of South 13°23'37" East, 253.87 feet;

THENCE continuing with the west right-of-way line of Landmark Boulevard and the said curve, an arc distance of 254.22 feet to a 1/2" iron rod found for corner;

THENCE leaving the west right-of-way line of Landmark Boulevard, South 89°47'04" West, a distance of 347.81 feet to a 1/2" iron rod found in the east right-of-way line of the St. Louis and Southwestern Railroad (100' ROW);

THENCE with said east right-of-way line, North 17°06'17" West, a distance of 258.33 feet to a 1/2" iron rod found for corner;

THENCE North 89°47'04" East, a distance of 364.99 feet to the POINT OF BEGINNING and containing 2.0001 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That RAIL INVESTMENTS, INC. ("Owner") does hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK 1, QUORUM WEST, 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, 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.

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.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of this 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 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 AT Dallas, Texas, this the 11<sup>th</sup> day of February, 1994.

RAIL INVESTMENTS, INC.  
*[Signature]*  
AJIL B. MULLAN, President

STATE OF TEXAS \*  
COUNTY OF COLLIN \*

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ajil B. Mullan, 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 11<sup>th</sup> day of February, 1994.

*[Signature]*  
ROBIN T. COOK  
Notary Public, State of Texas  
My Commission Expires 4-21-94

SURVEYOR'S CERTIFICATION

THAT John Vicain, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monument shown thereon actually exist, and their location, size and material described are correctly shown.

JOHN VICAIN  
Registered Professional Land Surveyor #4097  
THE NELSON CORPORATION  
5999 Summerside Drive, Dallas, Texas 75252  
(214) 380-2605

STATE OF TEXAS \*  
COUNTY OF COLLIN \*

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John Vicain, 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 11<sup>th</sup> day of February, 1994.

*[Signature]*  
ROBIN T. COOK  
Notary Public, State of Texas  
My Commission Expires 4-21-94

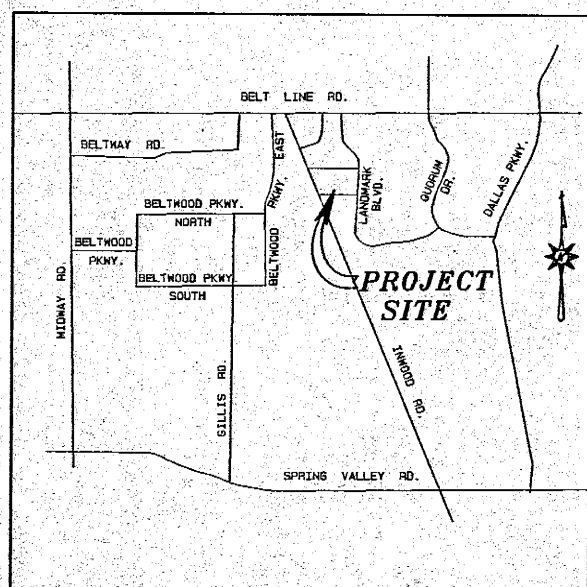
APPROVED this the 08<sup>th</sup> day of FEBRUARY, 1994, by the Planning and Zoning Commission of the Town of Addison, Texas:

*[Signature]*  
City Secretary  
Town of Addison, Texas

*[Signature]*  
Mayor  
Town of Addison, Texas

LINE NO.	BEARING	DISTANCE
L1	N01°52'20" W	47.35'
L2	N88°07'40" E	43.54'
L3	N89°47'04" E	25.41'
L4	S89°47'04" W	31.91'

CURVE NO.	RADIUS	DELTA	CHORD BEARING	CHORD
C1	1403.31'	01°09'15"	N17°04'56" W	28.27'
C2	1403.31'	00°55'27"	S18°07'17" E	22.63'
C3	30.00'	66°38'21"	N48°53'07" E	32.96'



FINAL PLAT  
**LOT 1, BLOCK 1  
QUORUM WEST**  
AN ADDITION TO THE TOWN OF ADDISON, TEXAS  
BEING A 2.0001 ACRE TRACT ( 1 LOT )  
PART OF THE  
QUORUM WEST RECORDED IN  
VOLUME 81005, PAGE 1454, D.R.D.C.T.  
OUT OF THE  
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146  
TOWN OF ADDISON, DALLA COUNTY, TEXAS

OWNER  
**RAIL INVESTMENTS, INC.**  
1839 FT. WORTH AVENUE  
DALLAS, TEXAS 75208  
(214) 742-3037

PLANNER-ENGINEER-SURVEYOR  
**THE NELSON CORPORATION**  
5999 SUMMERSIDE DRIVE, SUITE 202  
DALLAS, TEXAS 75252  
(214) 380-2605

FEBRUARY 8, 1994  
SCALE: 1" = 100'  
NC# 92094.10

FILED  
EARL BULLOCK  
COUNTY CLERK  
DALLAS COUNTY  
94 MAR -7 PM 4:13  
VOLUME 94043  
PAGE 06757