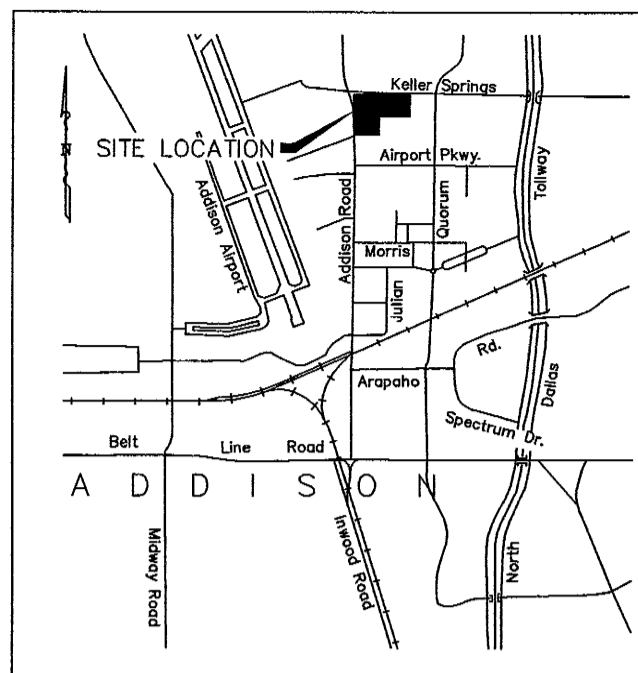


LOT 1
GATEWAY CENTER
VOLUME 79174, PAGE 351
D.R.D.C.T.

LOT 2
GATEWAY CENTER
VOLUME 79174, PAGE 351
D.R.D.C.T.

DAC GROUP
VOLUME 79051, PAGE 2524
D.R.D.C.T.

KELLER SPRINGS ROAD
(VARIABLE WIDTH R.O.W.)



LOCATION MAP
NTS

BASIS OF BEARINGS / DIRECTIONAL CONTROL:

THE FINAL PLAT OF ADDISON ROAD-KELLER SPRINGS ROAD
ADDISON, AS RECORDED IN VOLUME 2004075, PAGE 00174,
DEED RECORDS OF DALLAS COUNTY, TEXAS.

SCALE (IN FEET)
0 25 50 100

LEGEND:
IRF IRON ROD FOUND
IRS 3/4" IRON ROD SET WITH
HUIT-ZOLLARS' YELLOW
PLASTIC CAP
(CM) CONTROL MONUMENT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CB	CHORD
C-1	86°38'52"	25.00'	37.81'	N46°40'34"E	34.31'
C-2	82°12'21"	49.00'	70.30'	S44°27'18"E	64.43'
C-3	90°00'00"	25.00'	39.27'	N45°22'45"E	35.36'
C-4	90°00'00"	49.00'	76.97'	N45°22'45"E	69.30'
C-5	82°12'21"	25.00'	35.87'	S44°27'18"E	32.87'
C-6	86°38'52"	49.00'	74.10'	N46°40'34"E	67.24'
C-7	90°00'00"	44.00'	69.12'	S45°00'00"W	62.23'
C-8	90°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C-9	90°00'00"	25.00'	39.27'	S45°00'00"W	35.36'
C-10	90°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C-11	90°00'00"	20.00'	31.42'	S45°00'00"E	28.28'

SURVEYOR'S CERTIFICATE

I, ERIC J. YAHOUDEY, 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.

for Huit-Zollars, Inc.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR CITY REVIEW ON APRIL 5, 2007

ERIC J. YAHOUDEY
Registered Professional Land Surveyor
Texas Registration No. 4862

STATE OF TEXAS :
COUNTY OF DALLAS :

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, _____, 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 _____ day of _____, 2007.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

My commission expires: _____

CERTIFICATE OF APPROVAL

APPROVED THIS _____ day of _____, 2007, by the City Council of Addison, Texas.

Mayor

City Secretary

THE PURPOSE OF THIS RE-PLAT IS TO CHANGE LOTS, ABANDON EXISTING PLATTED EASEMENTS AND TO ADD A FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENTS.

PRELIMINARY PLAT
KELLER SPRINGS LOFTS ADDITION
LOT 1 & LOT 2, BLOCK A
BEING A RE-PLAT OF LOTS 1 & 2, BLOCK A
ADDISON ROAD - KELLER SPRINGS ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
7.370 ACRES SITUATED IN THE
G.W. FISHER SURVEY, ABSTRACT No. 482

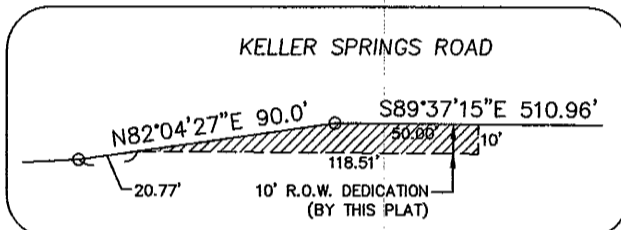
APRIL 2007

PREPARED FOR

WOODMONT TCI GROUP VIII, L.P.
1800 VALLEY VIEW LANE, SUITE 300 - DALLAS, TEXAS 75231
PHONE (469) 522-4371

PREPARED BY

HUIT-ZOLLARS
Huit-Zollars, Inc. Dallas
3131 McKinney Avenue, Suite 600
Dallas, Texas 75204-2489
Phone (214) 871-3311 Fax (214) 871-0757



DETAIL 'A'

LINE TABLE

LINE	LENGTH	BEARING
L1	15.86	NORTH
L2	10.00	EAST
L3	15.86	SOUTH
L4	15.86	NORTH
L5	10.00	EAST
L6	15.86	SOUTH
L7	15.86	NORTH
L8	10.00	EAST
L9	15.86	SOUTH
L10	15.00	NORTH
L11	19.75	EAST
L12	16.20	WEST
L13	9.87	WEST
L14	10.00	NORTH
L15	18.87	EAST
L16	14.14	NORTH
L17	15.00	EAST
L18	12.98	SOUTH
L19	4.44	NORTH
L20	20.00	EAST
L21	4.57	SOUTH
L22	15.86	NORTH
L23	10.00	EAST
L24	15.86	SOUTH
L25	34.69	S08°33'32"E
L26	93.52	N08°33'32"W
L27	16.89	N43°22'34"E
L28	11.97	N43°22'34"E

LINE TABLE

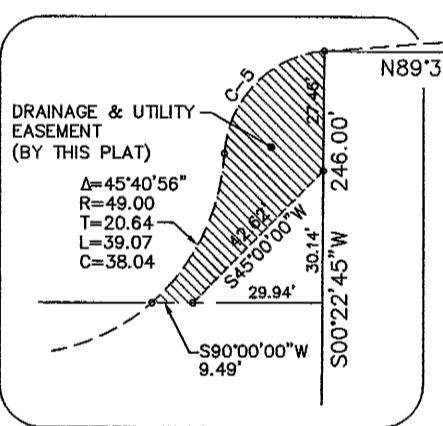
LINE	LENGTH	BEARING
L29	7.00	N89°37'15"W
L30	13.00	N00°22'45"E
L31	7.00	S89°37'15"E
L32	7.00	N89°37'15"W
L33	10.00	N00°22'45"E
L34	7.00	S89°37'15"E
L35	5.00	N08°33'32"E
L36	9.98	N63°29'07"E
L37	5.00	N28°30'53"W

LINE TABLE

LINE	LENGTH	BEARING
L38	5.00	N31°47'57"E
L39	9.90	N58°12'03"W
L40	5.00	S31°47'57"W
L41	18.00	EAST
L42	10.00	NORTH
L43	18.00	WEST
L44	30.00	EAST
L45	15.00	NORTH
L46	30.00	WEST

LINE TABLE

LINE	LENGTH	BEARING
L47	5.00	N13°45'23"W
L48	9.98	S76°14'37"W
L49	5.00	S13°45'23"E



DETAIL 'B'
(NOT TO SCALE)

LOT 2, BLOCK A
1.463 Acres

REFER TO DECLARATION OF STORM
WATER DETENTION AREA
VOLUME _____ PAGE _____

10' EASEMENT FOR FUTURE RELOCATION OF TXU AND
AT&T LINES, IN THE EVENT OF ADDISON ROAD WIDENING.

10' TEXAS POWER & LIGHT CO. EASEMENT &
SOUTHWESTERN BELL TELEPHONE COMPANY
VOLUME 82093, PAGE 450
D.R.D.C.T.

LOT 1, BLOCK A
STATE FARM SERVICE CENTER ADDITION
VOLUME 97077, PAGE 3413
M.R.D.C.T.

LINE TABLE

LINE	LENGTH	BEARING
L47	5.00	N13°45'23"W
L48	9.98	S76°14'37"W
L49	5.00	S13°45'23"E

THENCE in an easterly direction, along the north line of said Lot 1 and 2, and the south right-of-way line of Keller Springs Road the following:

- North 87 degrees 11 minutes 44 seconds East, a distance of 180.00 feet to a point for a corner;
- North 82 degrees 04 minutes 27 seconds East, a distance of 90.00 feet to a point for corner;
- South 89 degrees 37 minutes 15 seconds East, passing a distance of 265.96 feet, the common north corner of said Lots 1 and 2, and continuing for a total distance of 510.96 feet to a point for the northeast corner of said Lot 1, said point being on the west line of Lot 1, Block A, Parkway Business Center I, an addition to the Town of Addison, Texas, as recorded in Volume 81237, Page 1939, (D.R.D.C.T.);
- THENCE South 00 degrees 22 minutes 45 seconds West, departing the south right-of-way line of Keller Springs Road and along the east line of said Addison Road-Keller Springs Road Addition, and the west line of said Parkway Business Center I, a distance of 311.90 feet to a 1/2 inch iron rod found with plastic cap stamped "Weir & Associates" for the southeast corner of Lot 1 of said Addison Road-Keller Springs Road Addition, said point also being the northeast corner of Lot 1, Federal Express Addition, an addition to the Town of Addison, Texas, as recorded in Volume 94226, Page 3552, (D.R.D.C.T.);
- THENCE North 89 degrees 37 minutes 15 seconds West, departing the west line of said Parkway Business Center I and along the south line of said Addison Road-Keller Springs Road Addition, and north line of said Federal Express Addition a distance of 423.00 feet to a point for corner, said point also being the northwest corner of said Federal Express Addition;
- THENCE South 00 degrees 22 minutes 45 seconds West, along the west line of said Federal Express Addition, and the east line of Addison Road-Keller Springs Addition, a distance of 246.00 feet to a 1/2 inch iron rod found with plastic cap stamped "Weir & Associates" for the most southerly southeast corner of Lot 2 of said Addison Road-Keller Springs Road Addition, said point also being the northeast corner of Lot 1, Block A, of said State Farm Service Center Addition;
- THENCE North 89 degrees 37 minutes 15 seconds West, along the north line of said State Farm Service Center Addition, and the south line of said Addison Road-Keller Springs Road Addition a distance of 339.06 feet to POINT OF BEGINNING and containing 7.370 acres of land, more or less.

OWNER'S CERTIFICATE
Being a tract of land situated in the G.W. FISHER SURVEY, Abstract No. 482 in the Town of Addison, Dallas County, Texas and being all of Lots 1 and 2, Block A, Addison Road-Keller Springs Addition, an Addition to the Town of Addison, Texas, as evidenced by the Plat recorded in Volume 2004075, Page 174, and as evidenced in instruments to Woodmont TCI Group VIII, L.P., a Texas limited partnership as recorded under Instrument No. 200600384839 and 20070046965, all of the Deed Records of Dallas County Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 2, Block A, same being in the east right-of-way line of Addison Road (as established by said plat recorded under Instrument No. 200600384839) said corner being on the north line of Lot 1, Block A, State Farm Service Center Addition, an Addition to the City of Addison, Texas, according to the Plat recorded in Volume 97077, Page 3143, of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE in a northerly direction, along the west line of said Lot 2 and the east right-of-way line of Addison Road the following:

- North 00 degrees 26 minutes 35 seconds West, a distance of 366.44 feet to a point for a corner;
- North 07 degrees 36 minutes 22 seconds West, a distance of 80.20 feet to a point for corner;
- North 00 degrees 26 minutes 35 seconds West, a distance of 89.09 feet to the northwest corner of said Lot 2 and the intersection of the east right-of-way line of said Addison Road with the south right-of-way line of Keller Springs Road (a variable width right-of-way as established by said plat recorded under Instrument No. 200600384839);