

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, WILCOX SOJOURN DEVELOPMENT, LTD., is the owner of a 13,865 acre tract of land situated in the Levi Nobles Survey, Abstract No. 1098 and the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being a portion of Lots 6, 17, 18, and 19, Block A of CARROLL ESTATES, an addition to the Town of Addison as described by plat recorded in Volume 473, Deed Records of Dallas County, Texas (DRDCT) and being a portion of Carroll Road (an abandoned right-of-way) and being all of that certain tract of land described as Tract I by deed recorded in Volume 97248, Page 523, DRDCT, said 13,865 acre tract of land being more particularly described as follows:

COMMENCING at an "X" cut found for the point of intersection of the southerly right-of-way line of Sojourn Drive (a 60-foot right-of-way) with the easterly right-of-way line of Westgrove Drive (a 60-foot right-of-way);

THENCE South 89°53'14" East along the southerly right-of-way line of said Sojourn Drive, a distance of 866.42 feet to a 3/4 inch iron rod set for the POINT OF BEGINNING and being the northernmost northwest corner of said Tract I;

THENCE South 89°53'14" East continuing along said southerly right-of-way line, a distance of 423.55 feet to a 3/4 inch iron rod found for the northeast corner of said Tract I, same being the northwest corner of BENT TREE GARDENS, PHASE II, an addition to the Town of Addison as described by plat recorded in Volume 79193, Page 2282, DRDCT;

THENCE South 00°00'00" West along the easterly line of said Tract I and the westerly line of said BENT TREE GARDENS, PHASE II, same being the centerline of Carroll Road (an abandoned right-of-way), a distance of 381.13 feet to a metal fence post found for the southeast corner of said Tract I, same being the northeast corner of a called 18,742 acre tract of land described to Excel Management Service, Inc. by deed recorded in Volume 96101, Page 4654, DRDCT;

THENCE North 89°56'51" West, along the southerly line of said Tract I and the northerly line of said called 18,742 acre tract of land, a distance of 1290.15 feet to a 3/4 inch iron rod set for the southwest corner of said Tract I, and the northwest corner of said 18,742 acre tract of land and also being in the easterly right-of-way line of aforementioned Westgrove Drive;

THENCE North 00°00'39" East along said easterly right-of-way line and a westerly line of said Tract I, a distance of 188.39 feet to a metal fence post found for the westernmost northwest corner of said Tract I, same being the southwest corner of a called 6,1984 acre tract of land described to Yaakov and Wendy L. Kallisher by deed recorded in Volume 93228, Page 5470, DRDCT;

THENCE South 89°53'27" East, along a northerly line of said Tract I and the southerly line of said Kallisher tract of land, same being the southerly line of a Driveway Zone recorded in Volume 90240, Page 1548, DRDCT, a distance of 450.13 feet to a 3/4 inch iron rod found for the southeast corner of said Kallisher tract of land;

THENCE North 00°02'17" East along the easterly line of said Kallisher tract of land and a westerly line of said Tract I, a distance of 60.27 feet to a 3/4 inch iron rod found for the southwest corner of that certain remainder tract of land of a called 18,258 acre tract described by deed in Volume 93216, Page 1560, DRDCT;

THENCE North 89°59'46" East, along the southerly line of said remainder tract of land and a northerly line of said Tract I, a distance of 416.00 feet to a 3/4 inch iron rod found for the southeast corner of said remainder tract of land;

THENCE North 00°01'51" East, along a westerly line of said Tract I, the easterly line of said remainder tract of land and the easterly line of DALLAS GYMNASTICS CENTER, Lot 1, Block A, an addition to the Town of Addison as described by plat recorded in Volume 98073, Page 25, DRDCT, a distance of 732.95 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 603,946 square feet or 13,865 acres of land

DEDICATION STATEMENT

That WILCOX DEVELOPMENT SERVICES, INC. ("Owner") does hereby adopt this plat designating the hereinafore property as SOJOURN PLAZA 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 that streets and alleys shown thereon.

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.

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 the said creek or creeks or for any damage or injury to 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 erecting 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 of 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 drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse matter and any substance which would result in unsanitary conditions or obstruct the flow of water and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure on any structure of structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

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 of 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 ordinary performed by the utility. Buildings, fences, trees, 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 mow and keep removed all parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endangers or interfere with the construction, 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 services 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.

IN WITNESS THEREOF, I have hereunto set my hand this the 25th day of May, 1999.

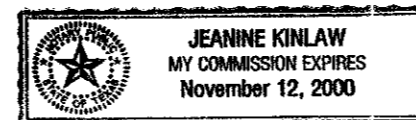
Wilcox Sojourn Development, Ltd.  
a Texas limited partnership  
By: Wilcox Interests, Inc.  
a Texas corporation, General Partner

*Stephen Platt*  
By: Steve Platt  
TITLE: Executive Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Steve Platt, known to be the person and office whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Wilcox Sojourn Development, Ltd. and that he executed the same as the act of said Wilcox Sojourn Development, Ltd. for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25th day of May, 1999.



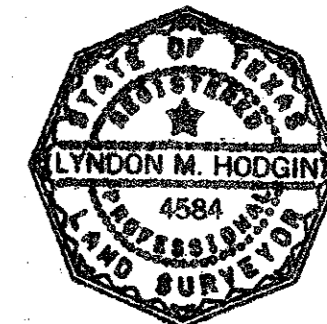
*Jeanne Kirlaw*  
Notary Public in and for  
the State of Texas

My Commission Expires 11-12-00

SURVEYOR'S CERTIFICATE

I, Lyndon M. Hodgkin, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual ground survey of the property made under my supervision.

*Lyndon M. Hodgkin*  
Lyndon M. Hodgkin  
Registered Professional Land Surveyor  
No. 254



STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Lyndon M. Hodgkin, known to be the person and office whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Garcia & Associates Engineering, Inc. and that he executed the same as the act of said Garcia & Associates Engineering, Inc. for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of May, 1999.

*Carmen Jamison*  
Carmen Jamison  
Notary Public in and for  
the State of Texas



My Commission Expires Jan 10, 2001

*Approved by the Addison City Council on May 11th, 1999.*

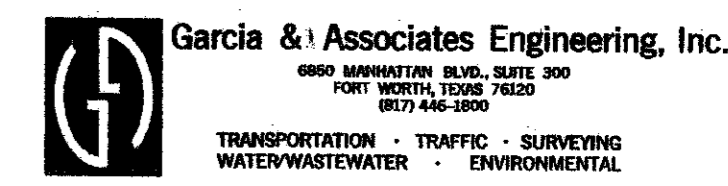
*DECO*  
MAYOR  
*CMORAN*  
CITY SECRETARY

FILED  
99 JUN 15 PM 2:41  
EARL BULLOCK  
COUNTY CLERK  
DALLAS COUNTY

FILED FOR RECORD IN  
VOLUME 99116, PAGE 00068

FINAL PLAT  
LOTS 1, 2, & 3, BLOCK A  
SOJOURN PLAZA ADDITION

AN ADDITION TO THE TOWN OF ADDISON, TEXAS  
AND BEING SITUATED IN THE  
LEVI NOBLES SURVEY, ABST. NO. 1098  
AND THE  
WILLIAM LOMAX SURVEY, ABST. NO. 792  
DALLAS COUNTY, TEXAS



OWNER:  
WILCOX INTERESTS, INC.  
5420 LBJ FREEWAY, STE. 740  
DALLAS, TEXAS 75240  
(972)770-2111

ENGINEER:  
FRESE AND NICHOLS, INC.  
1341 W. MOCKINGBIRD LANE, STE. 230-E  
DALLAS, TEXAS 75247  
(214)920-2500

MAY 24, 1999

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