

OWNER'S CERTIFICATE

State of Texas
County of Dallas

WHEREAS, Gaylord Properties, LP (formerly Opubco Properties, Inc.) is the owner of a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and being a portion of Tract II as described in instrument to Gaylord Properties, LP, a Texas limited partnership as recorded in Volume 97045, Page 02872 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 60d nail found in fence post base for the northwest corner of Lot 1, Block B, Addison Circle Phase I, an addition to the Town of Addison, Texas as recorded in Volume 97101, Page 5801, and re-filed in Volume 97189, Page 01039, Deed Records, Dallas County, Texas, said point being on the platted south right-of-way line of Morris Avenue (variable width right-of-way at this point) as established by said plat, and being the most northerly northeast corner of Addison Conference Center - Addison Centre Theater, an addition to the Town of Addison as recorded in Volume 90241, Page 2807 of the Deed Records of Dallas County, Texas;

THENCE South 89 degrees 53 minutes 55 seconds West along the platted south right-of-way line of said Morris Avenue and platted north line of said Addison Conference Center plat a distance of 25.00 feet to a one-half inch iron rod found with Huitt-Zollars cap for the POINT OF BEGINNING on the platted west line of said Addison Circle Phase I;

THENCE continuing South 89 degrees 53 minutes 55 seconds West along the platted north line of said Addison Conference Center plat a distance of 259.57 feet to a one-half inch iron rod found with Huitt-Zollars cap for a corner on the west line of said Gaylord Properties, LP tract;

THENCE North 00 degrees 12 minutes 25 seconds East along the west line of said Gaylord Properties, LP tract a distance of 474.11 feet to a 5/8 inch iron rod set with Huitt-Zollars cap for a corner;

THENCE South 89 degrees 04 minutes 47 seconds East a distance of 164.45 feet to a 5/8 inch iron rod set with Huitt-Zollars cap for a corner;

THENCE North 00 degrees 55 minutes 13 seconds East a distance of 84.73 feet to a 5/8 inch iron rod set with Huitt-Zollars cap for a corner;

THENCE South 89 degrees 04 minutes 47 seconds East a distance of 61.00 feet to a 5/8 inch iron rod set with Huitt-Zollars cap for a corner;

THENCE South 00 degrees 55 minutes 13 seconds West a distance of 196.73 feet to a 5/8 inch iron rod set with Huitt-Zollars cap for a corner;

THENCE South 89 degrees 04 minutes 47 seconds East a distance of 145.50 feet to a 5/8 inch iron rod set with Huitt-Zollars cap for a corner on platted west line of said Addison Circle Phase I and platted north right-of-way line of Goodman Avenue (61 foot wide right-of-way) as established by said plat of Addison Circle Phase I;

THENCE South 00 degrees 55 minutes 13 seconds West along the platted west line of said Addison Circle Phase I a distance of 61.00 feet to a one-half inch iron rod found with Huitt-Zollars cap for a corner on the platted south right-of-way line of said Goodman Avenue;

THENCE South 89 degrees 04 minutes 47 seconds East along the platted south right-of-way line of said Goodman Avenue a distance of 64.50 feet to a cut cross set in brick paved sidewalk at the intersection with the platted west right-of-way line of Paschal Place (45 foot wide right-of-way) as established by said plat of Addison Circle Phase I;

THENCE South 00 degrees 55 minutes 13 seconds West along the platted west right-of-way line of Paschal Place a distance of 235.00 feet to a cut cross set in brick paved sidewalk at the intersection with the platted north right-of-way line of said Morris Avenue (61 foot wide right-of-way at this point);

THENCE North 89 degrees 04 minutes 47 seconds West along the platted north right-of-way line of Morris Avenue a distance of 171.11 feet to a 5/8 inch iron rod set with Huitt-Zollars cap for a corner on the platted west line of said Addison Circle Phase I;

THENCE South 00 degrees 06 minutes 05 seconds East along the platted west line of said Addison Circle Phase I a distance of 61.46 feet to the POINT OF BEGINNING and containing 3.923 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Gaylord Properties, L.P. ("Owner") does hereby adopt this plat designating the hereon property as ADDISON CIRCLE PHASE III, 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 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 the services for which easements are granted.

The easements designated as "Texas Utilities Electric Company Easement" are subsurface easements reserved for the installation and maintenance of electric facilities. Owner shall have the right to use these easements, provided further that the Owner specifically reserves the right to construct improvements and structures over those easements designated as Texas Utilities Electric Company Easement (Under Structure).

The easements designated as "Enserch Corporation Easement" are easements reserved for the installation and maintenance of natural gas facilities. Owner shall have the right to use these easements.

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" 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 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 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 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 of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Buildings areas outside the drainage and floodway easement line 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 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, 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 the 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 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.

All street right-of-ways dedicated to the Town of Addison, Texas ("City") by virtue of this plat are subject to the provisions of that certain "RESERVATION AGREEMENT" between the "City", Gaylord Properties, Inc. and Owner dated July 23, 1996, as recorded in Volume 97084, Page 02866, Deed Records, Dallas County, Texas and the provisions of that certain "STREETS USE AND RENTAL AGREEMENT" between the "City" and Gaylord Properties, Inc. ("Owner") dated July 23, 1996, as recorded in Volume 97084, Page 02895, Deed Records, Dallas County, Texas.

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

I (we), the undersigned, owner(s) of the land shown on this plat, and the designated herein as ADDISON CIRCLE PHASE III subdivision to the Town of Addison, Texas, and whose name subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown of the purpose and consideration therein expressed.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication or exactions made herein.

Gaylord Properties, L.P., a Texas limited partnership
By: Opubco International, Ltd.,
a Delaware Corporation, General partner

By: David C. Story
Name: DAVID C. STORY
Title: TREASURER

WITNESS MY HAND at Oklahoma City, Oklahoma this the 2nd day of JULY, 1999.

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned authority, on this day personally appeared DAVID C. STORY, 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 stated.

Given under my hand and seal of office this 2nd day of JULY, 1999.

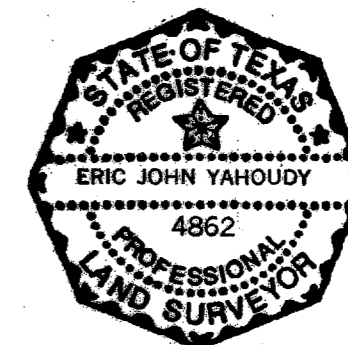
Notary Public in and for the State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

I, Eric J. Yahoudy, a Registered Professional Land Surveyor, hereby certify that the foregoing plat was compiled from an accurate survey made on-the-ground, under my personal supervision.

For Huitt-Zollars, Inc.

Eric J. Yahoudy 6-28-99
Registered Professional Land Surveyor
Registration No. 4862

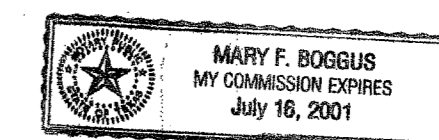


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in for the State of Texas on this day personally appeared, Eric J. Yahoudy, 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 the office this 28th day of June, 1999.

Mary E. Bogbus
Notary Public in and for the State of Texas



CERTIFICATE OF APPROVAL

Approved this 8th day of June, 1999, by the Town Council of Addison, Texas.

Mayor

Secretary

FINAL PLAT
ADDISON CIRCLE PHASE III
3.923 ACRES SITUATED IN THE
G.W. FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
PREPARED FOR
POST PROPERTIES, INC.
15851 DALLAS PARKWAY
SUITE 855
ADDISON, TEXAS 75001
MAY 1, 1999
Sheet No. 2 OF 2
Project No. 01-1932-33
HUITT-ZOLLARS
Engineering / Architecture
3131 McKinney Ave., Ste. 800 Dallas, Texas 75204
Phone (214) 871-8311 Fax (214) 871-0757
FILED
99 JUN 28 PM 2:55
EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY