

LEGEND:
 circ--capped iron rod found
 irs--iron rod set
 Bearings shown hereon are based on the east line of Addison Road as per the plat of BENT TREE VALLEY, as recorded in Volume 81181, Page 1913, Deed Records, Dallas County, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS RED SEA ADDISON, L.P. is the owner of a parcel or tract of land situated in the William Lomax Survey, Abstract No. 792, in the Town of Addison, Dallas County, Texas, and being all of 16200 OFFICE PARK, an Addition to the Town of Addison, as recorded in Volume 97247, Page 0060, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set for corner in the east line of Addison Road (60' R.O.W.), said corner being the southwest corner of said BENT TREE VALLEY, as per the plat recorded in Volume 81191, Page 1913, Deed Records, Dallas County, Texas, said corner also being the northwest corner of Lakeview Properties, Inc., as recorded in Volume 79014, Page 1382, Deed Records, Dallas County, Texas;

THENCE N 0°13'00" W, along said east line, a distance of 527.86 feet to a capped iron rod found for corner, said corner being the northwest corner of said BENT TREE VALLEY;

THENCE N 89°47'51" E, departing said east line and along the north line of said BENT TREE VALLEY, a distance of 385.91 feet to a 3/8" iron rod found for corner;

THENCE S 0°13'00" E, departing said north line, a distance of 527.77 feet to a capped iron rod found in concrete for corner in the north line of the abovementioned tract conveyed to Lakeview Properties, Inc.;

THENCE S 89°47'00" W, along said north line, a distance of 385.91 feet to the POINT OF BEGINNING and containing 203,690 square feet or 4.6761 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, John R. Piburn, Jr., do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the Town of Addison, Texas.

John R. Piburn, Jr., R.P.L.S.
 Registration No. 3689

STATE OF TEXAS ()
 COUNTY OF DALLAS ()

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John R. Piburn, Jr., 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 therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 1998.

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RED SEA ADDISON, L.P. ("Owner") does hereby adopt this plat designating the herein above property as 16200 OFFICE PARK, 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, 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 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 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 AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 1998.
 RED SEA ADDISON, L.P.

By: _____

STATE OF _____
 COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 1998.

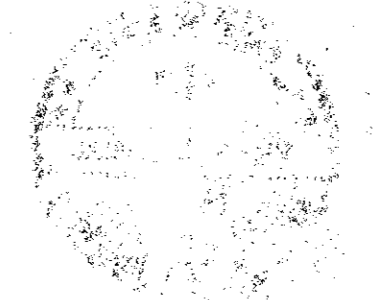
Notary Public in and for the State of _____

CERTIFICATE OF APPROVAL:

 MAYOR, TOWN OF ADDISON

 CITY SECRETARY

VOLUME _____ PAGE _____



REPLAT
16200 OFFICE PARK

SITUATED IN THE
 William Lomax Survey, Abstract No. 792
 AND BEING ALL OF
 16200 OFFICE PARK
 AN ADDITION TO THE
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:
 RED SEA ADDISON, L.P.
 14901 QUORUM DR.
 SUITE 500
 DALLAS, TEXAS 75204

PREPARED BY:
 BROCKETTE-DAVIS-DRAKE, INC.
 4144 NORTH CENTRAL EXPRESSWAY
 SUITE 1100
 DALLAS, TEXAS 75204
 (214) 824-3647

AS-BUILT

NOTE:
 THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

M:\Data\Civil\1997\C97318 16200 Addison Road (AS-Built) 11/03/98.dwg P1 Nov 13 07:42:49 1998 munda