

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS ADDISON INVESTORS, LTD., & CAI PROPERTIES, LTD. ARE THE SOLE OWNERS OF A TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS; AND BEING PART OF THE THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273; AND BEING PART OF THE REMAINDER OF LES LACS PLAZA SUBDIVISION, AN ADDITION TO THE TOWN OF ADDISON AS RECORDED IN VOLUME 83064, PAGE 2724 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF LOTS 3A, 3B, 3C & 4R, BLOCK D OF ADDISON TOWN CENTER, AN ADDITION TO THE TOWN OF ADDISON, AS RECORDED IN VOLUME 94061, PAGE 0120 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 3, BLOCK D OF SAID ADDISON TOWN CENTER, SAID POINT BEING IN THE EAST LINE OF MARSH LANE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE: N 00°56'06" E, ALONG THE EAST LINE OF SAID MARSH LANE AND THE WEST LINE OF SAID LOT 3, BLOCK D, A DISTANCE OF 373.22 FEET TO AN IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO A.P. STEPHENS BY DEED RECORDED IN VOLUME 88159, PAGE 4535 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINES OF SAID LOT 3, BLOCK D AND SAID A.P. STEPHENS TRACT THE FOLLOWING COURSES AND DISTANCES:

S 89°03'54" E, A DISTANCE OF 237.50 FEET TO AN IRON ROD FOUND FOR CORNER;

N 00°56'06" E, A DISTANCE OF 284.73 FEET TO AN IRON ROD FOUND FOR CORNER;

S 88°53'11" E, A DISTANCE OF 230.72 FEET TO AN IRON ROD FOUND FOR CORNER;

N 01°06'45" E, A DISTANCE OF 252.35 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID A.P. STEPHENS TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF BELT LINE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE: S 88°53'15" E, ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND A NORTH LINE OF SAID LOT 3, BLOCK D, A DISTANCE OF 30.00 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK D OF THE SAID ADDISON TOWN CENTER;

THENCE: ALONG THE COMMON LINES OF SAID LOT 3, BLOCK D AND LOT 1, BLOCK D, THE FOLLOWING COURSES AND DISTANCES:

S 01°08'45" W, A DISTANCE OF 247.54 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK D;

S 89°00'26" E, A DISTANCE OF 281.99 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK D;

N 00°59'34" E, A DISTANCE OF 236.50 FEET TO AN IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK D, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID BELT LINE ROAD;

THENCE: S 89°00'26" E, ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND A NORTH LINE OF SAID LOT 3, BLOCK D, A DISTANCE OF 86.00 FEET TO AN IRON ROD FOUND IN THE WEST LINE OF LOT 2, BLOCK D OF THE SAID ADDISON TOWN CENTER;

THENCE: ALONG THE COMMON LINES OF SAID LOT 3, BLOCK D AND LOT 2, BLOCK D THE FOLLOWING COURSES AND DISTANCES:

S 00°59'34" W, A DISTANCE OF 218.50 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK D;

S 89°00'26" E, A DISTANCE OF 354.46 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK D;

N 00°59'34" E, A DISTANCE OF 212.50 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK D, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID BELT LINE ROAD;

THENCE: S 89°00'26" E, ALONG THE SOUTH LINE OF SAID BELT LINE ROAD AND A NORTH LINE OF SAID LOT 3, BLOCK D, A DISTANCE OF 37.00 FEET TO AN IRON ROD FOUND IN THE MOST WESTERLY LINE OF LOT 3, BLOCK A OF THE PRINTEMPS ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON, AS RECORDED IN VOLUME 92165, PAGE 2251 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: N 00°59'34" E, A DISTANCE OF 1.00 FEET TO A POINT FOR CORNER;

THENCE: S 89°00'26" E, 20.00 FEET ALONG THE SOUTH LINE OF BELT LINE ROAD;

THENCE: S 00°59'34" W, A DISTANCE OF 236.25 FEET TO A POINT FOR CORNER;

THENCE: S 89°00'26" E, A DISTANCE OF 101.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38°50'18", A RADIUS OF 184.12 FEET AND WHOSE CHORD BEARS S 69°35'17" E, 122.43 FEET;

THENCE: SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT A DISTANCE OF 124.81 FEET;

THENCE: N 39°49'52" E, A DISTANCE OF 61.79 FEET TO A POINT FOR CORNER;

THENCE: S 41°13'05" E, 342.92 FEET TO A POINT FOR CORNER;

THENCE: N 79°49'35" E, ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK A OF THE PRINTEMPS ADDITION NO. 2 AND THE NORTH LINE OF SAID LOT 4, BLOCK D, A DISTANCE OF 419.73 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK D SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK A OF THE PRINTEMPS ADDITION NO. 2 AND BEING THE MOST NORTHERLY NORTHWEST CORNER OF A TRACT OF LAND DEDICATED TO THE TOWN OF ADDISON FOR PARK AS RECORDED IN VOLUME 93237, PAGE 3840 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINES OF SAID ADDISON PARK TRACT AND SAID LOT 4, BLOCK D THE FOLLOWING COURSES AND DISTANCES:

S 10°12'12" W, A DISTANCE OF 72.69 FEET TO AN IRON ROD FOUND FOR CORNER;

S 48°46'55" W, A DISTANCE OF 472.45 FEET TO AN IRON ROD FOUND FOR CORNER;

S 17°07'50" W, A DISTANCE OF 33.98 FEET TO AN IRON ROD FOUND FOR CORNER;

S 43°14'23" W, A DISTANCE OF 365.03 FEET TO AN IRON ROD FOUND AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 4, BLOCK D;

THENCE: S 85°27'35" W, CONTINUING ALONG A NORTH LINE OF THE SAID ADDISON PARK TRACT PASSING AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK D AT 165.88 FEET, AND PASSING AN IRON ROD FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 3, BLOCK D AT AN ADDITIONAL 254.33 FEET AND CONTINUING IN ALL A DISTANCE OF 440.72 FEET TO AN IRON ROD FOUND IN A SOUTHERN LINE OF SAID LOT 3, BLOCK D;

THENCE: CONTINUING ALONG THE COMMON LINES OF SAID ADDISON PARK TRACT AND SAID LOT 3, BLOCK D, THE FOLLOWING COURSES AND DISTANCES:

S 75°01'43" W, A DISTANCE OF 202.33 FEET TO AN IRON ROD FOUND FOR CORNER;

N 81°28'21" W, A DISTANCE OF 275.83 FEET TO AN IRON ROD FOUND FOR CORNER;

N 72°06'23" W, A DISTANCE OF 572.16 FEET TO AN IRON ROD FOUND FOR CORNER;

N 43°29'15" W, A DISTANCE OF 126.94 FEET TO AN IRON ROD FOUND FOR CORNER;

N 72°06'23" W, A DISTANCE OF 16.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.357 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ADDISON INVESTORS, LTD. & CAI PROPERTIES, LTD., ("OWNERS") DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN PROPERTY AS LOTS 3A, 3B, 3C & 4R, BLOCK D OF ADDISON TOWN CENTER, 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 DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS AND CREEKS TRAVERSED BY 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 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 IDENTIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES. BUILDING 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 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.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____ 1994.

ADDISON INVESTORS, LTD.
BY: CENTENNIAL AMERICAN PROPERTIES TEXAS, INC., GENERAL PARTNER
DAVID GLENN, PRESIDENT

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID GLENN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 1994.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION _____

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____ 1994.

CAI PROPERTIES, LTD.
BY: CENTENNIAL AMERICAN PROPERTIES TEXAS, INC., GENERAL PARTNER
DAVID GLENN, PRESIDENT

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID GLENN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 1994.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION _____

STATE OF TEXAS }
COUNTY OF DALLAS }

KNOW ALL MEN BY THESE PRESENTS

THAT I, LAWRENCE A. CATES, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS REPLAT FROM AN ACTUAL SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED AS DEFINED BY THE FIELD NOTES FOR SAID TRACT IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE TOWN OF ADDISON, TEXAS.

LAWRENCE A. CATES, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE A. CATES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 1994.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION _____

SURVEYOR/ENGINEER: LAWRENCE A. CATES & ASSOC., INC. 14200 MIDWAY ROAD, SUITE 122 DALLAS, TEXAS 75244 (214) 385-2272
OWNER LOTS 3A, 3B & 3C-1: ADDISON INVESTORS, LTD. 131 FALLS ST., STE. 201 GREENVILLE, S.C. 29601 (803) 271-3894
OWNER LOT 4R-1: CAI PROPERTIES, LTD. 131 FALLS ST., STE. 201 GREENVILLE, S.C. 29601 (803) 271-3894

THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS THE _____ DAY OF _____, 1994.

CHAIRMAN
PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS THE _____ DAY OF _____, 1994.

MAYOR CITY SECRETARY

REPLAT
LOTS 3A,3B,3C-1 & 4R-1
ADDISON TOWN CENTER

A REPLAT OF
LOTS 3 & 4, BLOCK D
ADDISON TOWN CENTER
AND A PART OF THE REMAINDER OF
LES LACS PLAZA SUBDIVISION

BEING IN THE
THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

MAY 16, 1994