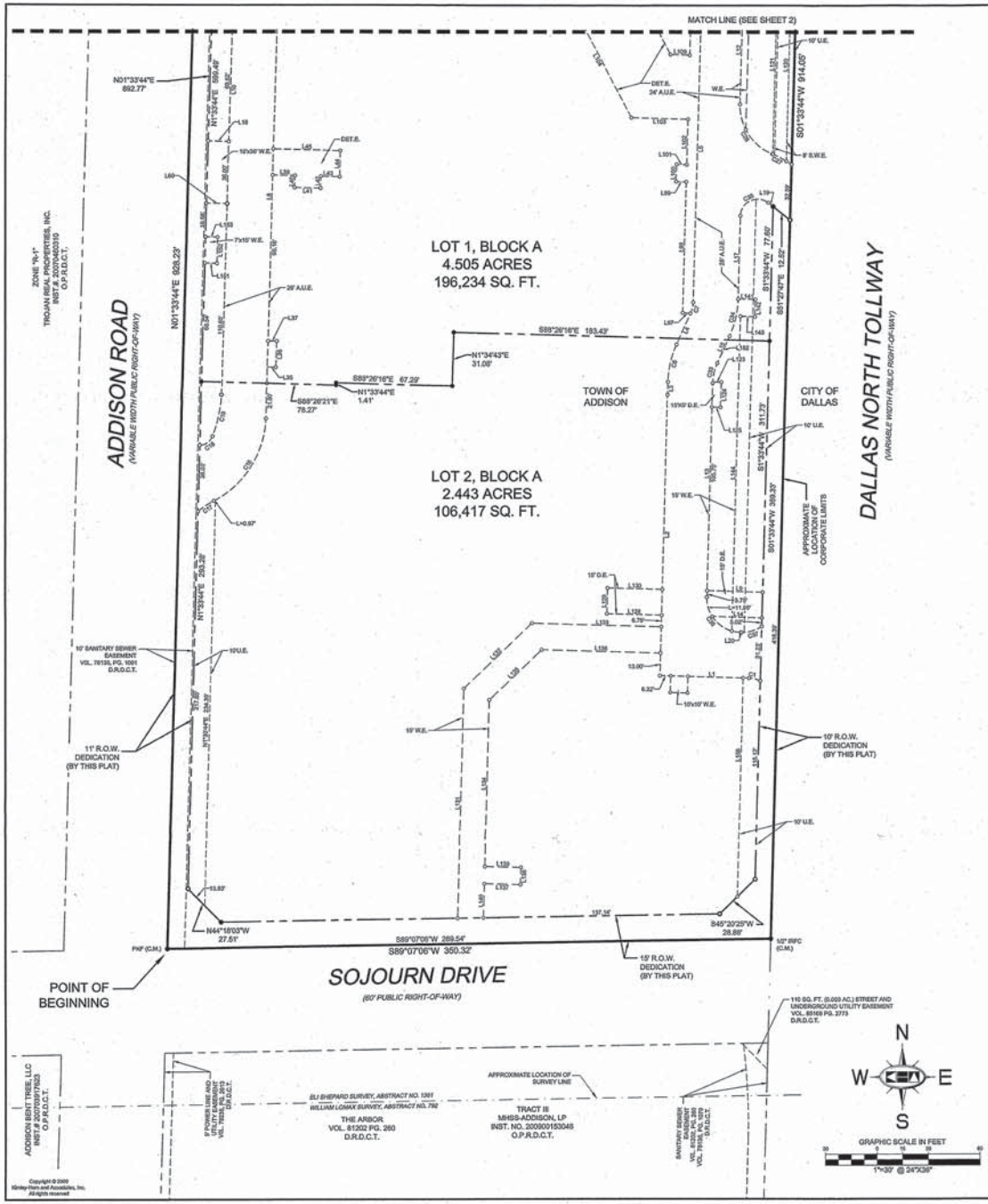

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS MHSS-ADDISON, LP, is the owner of a tract of land out of the Eli Shepard Survey, Abstract No. 1361, Town of Addison, Dallas County, Texas, being all of a tract of land described as "Tract I" and "Tract II" in Special Warranty Deed to MHSS-ADDISON, LP, recorded in Instrument No. 20090015304S, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the north right-of-way line of Sojourn Drive (a 60-foot wide right-of-way) and the east right-of-way line of Addison Road (a variable width right-of-way);

THENCE with said east right-of-way line, North 01°33'44" East, a distance of 928.23 feet to a 5/8" iron rod with cap found for corner;

THENCE with a jog in said east right-of-way line, South 88°33'43" East, at a distance of 12.00 feet, passing the southwest corner of Two Rows Restaurant, an addition to the Town of Addison, Texas according to the plat recorded in Volume 20040691, Page 206, Deed Records of Dallas County, Texas, continuing with the south line of said Addition, at a distance of 336.00 feet, passing the southeast corner of said Addition and a point in the west right-of-way line of the Dallas North Tollway (a variable width right-of-way), continuing with a jog in said west right-of-way line, in all a total distance of 350.00 feet to a "X" cut in concrete found for corner;

THENCE with said west right-of-way line, South 01°33'44" West, a distance of 914.05 feet to a 1/2" iron rod with cap found for corner at the intersection of said west right-of-way line and the said north right-of-way line of Sojourn Drive;

THENCE with said north right-of-way line of Sojourn Drive, South 89°07'06" West, a distance of 350.32 feet the **POINT OF BEGINNING** and containing 7.4013 acres or 322,400 square feet of land.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, DANA BROWN, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Addison, Texas.

Dana Brown
Registered Professional Land Surveyor #5836
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
972-770-1300

STATE OF TEXAS
REGISTERED
DANA BROWN
5336
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrumento, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of August, 2010.

NOTARY PUBLIC in and for the STATE OF TEXAS

TAESHA WIE
Notary Public, State of Texas
My Commission Expires
October 01, 2013

VICINITY MAP N.T.S.

AREA TABLE

LOT	ACRES	SQUARE FEET
ROW	0.4034	19,749
LOT 1	0.9479	302,859
TOTAL	7.4013	322,400

LEGEND

IRF	IRON ROD FOUND
IRFC	CAPPED IRON ROD FOUND
IRS	5/8" IRON ROD WITH "KHA" CAP SET
(C.M.)	CONTROL MONUMENT
XF	"X" IN CONCRETE FOUND
PKF	PK NAIL FOUND
A.U.E.	ACCESS & UTILITY EASEMENT (BY THIS PLAT)
W.E.	WATER EASEMENT (BY THIS PLAT)
D.E.	DRAINAGE EASEMENT (BY THIS PLAT)
DET.E.	DETENTION EASEMENT (BY THIS PLAT)
S.E.	STREET EASEMENT (BY THIS PLAT)
N.I.E.E.	NON-EXCLUSIVE INGRESS/EGRESS EASEMENT (BY THIS PLAT)
S.W.E.	SIDE WALK EASEMENT (BY THIS PLAT)
U.E.	UTILITY EASEMENT (BY THIS PLAT)
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS CO. TX.
D.R.D.C.T.	DEED RECORDS, DALLAS CO. TX.

NOTES

1. The bearing system for this plat is based on grid north of the Texas Coordinate System of 1983 resulting in a bearing of North 01°33'44" East, for the east right-of-way line of Addison Road.
2. All easements are by this plat unless otherwise noted.
3. This plat is subject to restrictions contained in deeds recorded in Volume 79119, Page 2804, Volume 78243, Page 191, and Volume 81101, Page 2295, all of the Deed Records of Dallas County, Texas.

OWNER
MHSS-ADDISON, LP
8343 DOUGLAS AVENUE, SUITE 300
DALLAS, TX. 75225
TEL: (972) 490-6302

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **MHSS-ADDISON, LP** ("Owner") does hereby adopt this plat designating the hereinabove property as **MHS 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 the streets and alleys shown thereon.

This plat is approved by the Town of Addison and accepted by the owners(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:

The easement 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, election, 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.

The proposed detention area easement(s) within the limits of this addition, will remain as detention area(s) to the line and grade shown on the plans at all times and will be maintained by the Individual owner(s) of the lot or lots that are traversed by or adjacent to the detention area(s). The Town of Addison will not be responsible for the maintenance and operation of said detention area(s) or any damage or injury to private property or person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however, it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then, in such event, the Town of Addison shall have the right to enter upon the detention area(s) at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the detention area(s) traversing or adjacent to his property clean and free of debris, silt and any substance which would result in unsanitary conditions or blockage of the drainage. The Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner(s), or to alleviate any undesirable conditions, which may occur.

The detention area(s) as in the case of all detention areas are subject to storm water overflow(s) to an extent which cannot be clearly defined. The Town of Addison shall not be held liable for any damages of any nature resulting from the occurrences of these natural phenomena, nor resulting from the failure of any structure or structures, within the detention area(s) or subdivision storm drainage system.

The detention area easement line identified on this plat shows the detention area(s) serving this addition.

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, this 5th day of August, 2010.

By: MHSS-ADDISON, LP, a Texas limited partnership

By: SRP/Medica-Addison GP, LLC, a Texas limited liability company, Its General Partner

By: Marc M. Goldman
Name: Marc Goldman
Title: EVP

STATE OF TEXAS §
COUNTY OF Dallas §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared Marc Goldman 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF August, 2010.

NOTARY PUBLIC in and for the STATE OF TEXAS

ALISON WILIE
Notary Public, State of Texas
My Commission Expires
March 19, 2013

APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS ON August 10, 2010.

Mayor

City Secretary

Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
08/17/2010 01:34:05 PM
$55.00

201000204660

RECORD DRAWINGS (SEPTEMBER 2010)

INFORMATION PROVIDED BY:
Rogers-O'Brien Construction Company

FINAL PLAT
MHS ADDITION
LOT 1 & LOT 2, BLOCK A
ELI SHEPARD SURVEY, ABSTRACT NO. 1361
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	SRD	DAB	APRIL 2009	069002500	1 OF 2