

OWNERS CERTIFICATE

WHEREAS, FR Development Services, Inc., a Maryland Corporation is the owner of a 18,742 acre tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being all of that same tract of land described in Special Warranty Deed to Excel Management Service, Inc. recorded in Volume 96107, Page 4654 in the Deed Records of Dallas County, Texas; said tract also being all of Lot 5, Lot 20 and a portion of Lot 4 and Lot 21 Block A; said tract also being a portion of Lot 4 and Lot 5 Block B of Carroll Estates, an addition to the Town of Addison as described by plat records in Volume 10, Page 473, in the Plat Records of Dallas County, Texas; said tract also being a portion of Carroll Road now abandoned as described by plat recorded in Volume 40, Page 274 of the Plat Records of Dallas County, Texas; said 18,742 acre tract being more particularly described as follows:

BEGINNING, at a chiseled "X" found for the point of intersection of the north right-of-way line of Bent Tree Plaza Parkway (formerly Bent Tree Plaza Parkway, a 80 foot right-of-way) as described in Volume 83220 Page 2655 of the Deed Records of Dallas County, Texas; said point also being in the east line of Westgrove Drive (a 60 foot right-of-way); said point also being the southwest corner of said FR Development Services tract;

THENCE, North 00 degrees, 02 minutes, 26 seconds West, along said east line of Westgrove Drive a distance of 467.54 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the southwest corner of Lot 3, Block A, Sorjourn Plaza Addition, an addition to the Town of Addison, Dallas County, Texas; said point also being the northwest corner of said FR Development Services tract;

THENCE, South 89 degrees, 57 minutes, 40 seconds East, along the common line of said FR Development Services tract and said Lot 3, Block A, a distance of 1289.79 feet to a 2-1/2-inch metal fence post found for the southeast corner of Lot 2, Block A of said Sorjourn Plaza Addition; said point also being the southwest corner of Bent Tree Gardens, Phase II, an addition to the Town of Addison described by plat records Volume 79193, Page 2282 of the Plat Records of Dallas County, Texas; said point also described by the deed records to Garden Bent Tree L.P., Volume 92234, Page 1517 of the Deed Records of Dallas County, Texas;

THENCE, North 89 degrees, 54 minutes, 15 seconds East, along the common line of said Excel Management Services tract and said Bent Tree Gardens, Phase II, a distance of 556.34 feet to a 3/4-inch iron pipe found for the northwest corner of a tract of land described in Deed to Triad Dallas Properties IV, LTD. recorded in Volume 98128, Page 805 of the Deed Records of Dallas County, Texas;

THENCE, South 00 degrees, 10 minutes, 46 seconds East, along the common line of said FR Development Services tract and said Triad tract, a distance of 307.75 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the north line of said Excel Parkway; said point also being the southwest corner of said Triad tract; said point also being the southeast corner of said FR Development Services tract;

THENCE, along the south line of said FR Development Services tract and the north line of said Excel Parkway the following four courses:

North 89 degrees, 46 minutes, 45 seconds West, a distance of 9.71 feet to a 1/2-inch iron rod found for point of curvature of a curve whose center bears South 00 degrees, 15 minutes, 16 seconds West a distance of 640.00 feet from said point;

Southwesterly through a central angle of 33 degrees, 06 minutes, 32 seconds, for an arc distance of 312.04 feet, on a chord bearing and distance of South 73 degrees, 40 minutes, 00 seconds, 307.72 feet, to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the point of reverse curvature of a curve to the right whose center bears North 32 degrees, 53 minutes, 17 seconds, a distance of 460.00 feet from said point;

Southwesterly through a central angle of 32 degrees, 54 minutes, 17 seconds for an arc distance of 284.18 feet, on a chord bearing and distance of South 73 degrees, 33 minutes, 51 seconds West, 264.18 feet, to a 1/2-inch iron rod found for the point of tangency;

North 89 degrees, 59 minutes, 00 seconds West, a distance of 1291.83 feet to the POINT OF BEGINNING;

CONTAINING 816,380 square feet or 18.742 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES A. KOCH, JR., Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Addison, Texas.

James A. Koch, Jr.
Registered Professional Land Surveyor
No. 4958

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

STATE OF TEXAS
COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2001.
My commission expires: _____

Notary Public in and for the State of Texas

That FR Development Services, Inc., a Maryland Corporation ("Owner") does hereby adopt this plat designating the hereinabove property as Westgrove/Bent Tree 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 the streets and alleys shown hereon. 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 the easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility 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 of 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 the so 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. 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 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 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 the utility. Buildings, fences, trees shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easement 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 plotting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2001.

FR Development Services, Inc., a Maryland Corporation

Robert H. Muir
Executive Vice President

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Illinois, on this day personally appeared Robert H. Muir, 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 OFFICE this ____ day of _____, 2001.
My commission expires: _____

Notary Public in and for the State of Illinois

NOTES:

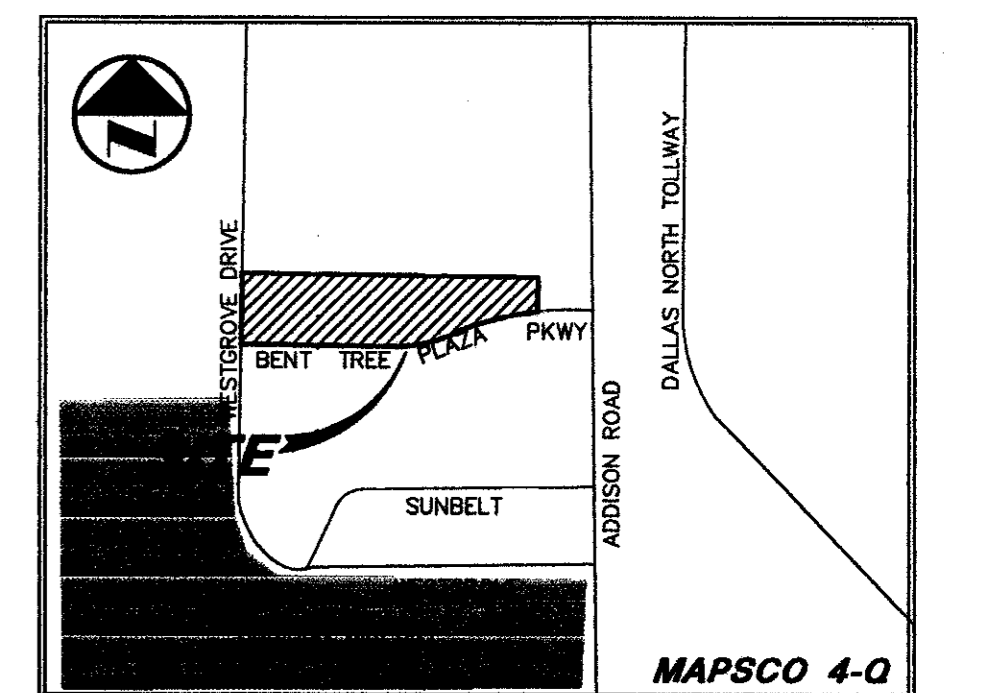
- Bearing system for this plat is based on a bearing of North 00 degrees, 02 minutes, 26 seconds West for the East right-of-way line of Westgrove Drive according to the Land Title Survey performed by David J. De Weirdt R.P.L.S. No. 5066 on January 26, 2000.
- This Amended Plat replaces and supersedes the Final Plat of Lot 1, Lot 2, Block A of the Westgrove/Bent Tree Plaza Addition as recorded in Volume 200310, Page 0102 of the Deed Records of Dallas County, Texas.

AREA SUMMARY TABLE

AREA	S.F.	AC.
LOT 1	593,198	13.618
LOT 2	221,312	5.081
WESTGROVE ROW	1870	0.043
TOTAL	816,380	18.742

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	50.39	54.00	32.88	27.20	S 63°14'53" E 48.39
C2	28.00	30.00	36.87	15.11	S 84°14'35" E 26.39
C3	124.00	130.00	39.88	107.50	N 89°59'00" E 124.00
C4	50.39	54.00	32.88	27.20	N 89°59'00" E 48.39
C5	31.48	33.00	31.38	16.19	N 72°11'42" E 31.08
C6	89.54	37.00	90.00	37.00	S 44°39'00" E 80.61
C7	31.04	33.00	31.11	16.04	N 72°11'42" E 31.08
C8	256.27	278.50	262.54	130.27	S 89°48'10" W 254.18
C9	124.00	130.00	39.88	107.50	N 89°59'00" E 124.00
C10	14.70	30.00	30.00	14.70	N 89°59'00" W 14.70
C11	45.00	30.00	30.00	45.00	N 89°59'00" W 45.00
C12	47.12	30.00	30.00	30.00	N 44°59'00" W 42.43
C13	47.12	30.00	30.00	30.00	N 44°59'00" W 42.43
C14	47.12	30.00	30.00	30.00	N 44°59'00" W 42.43
C15	47.12	30.00	30.00	30.00	N 44°59'00" W 42.43
C16	50.39	54.00	32.88	27.20	N 89°59'00" E 48.39
C17	50.39	54.00	32.88	27.20	N 89°59'00" E 48.39
C18	47.12	30.00	30.00	30.00	N 44°59'00" W 42.43
C19	47.12	30.00	30.00	30.00	N 44°59'00" W 42.43
C20	47.12	30.00	30.00	30.00	N 44°59'00" W 42.43
C21	47.12	30.00	30.00	30.00	N 44°59'00" W 42.43
C22	47.12	30.00	30.00	30.00	N 44°59'00" W 42.43
C23	43.74	30.00	30.00	30.00	N 44°59'00" W 39.84
C24	43.74	30.00	30.00	30.00	N 44°59'00" W 39.84
C25	138.39	397.50	88.38	101.87	S 71°24'19" W 136.87
C26	43.74	30.00	30.00	30.00	N 44°59'00" W 39.84



AMENDED PLAT
OF
LOT 1, LOT 2, BLOCK A
WESTGROVE/BENT TREE
PLAZA ADDITION

LOCATED IN TOWN OF ADDISON, TEXAS
AND BEING OUT OF THE
WILLIAM LOMAX SURVEY, ABSTRACT NO. 792,
DALLAS COUNTY, TEXAS

Pacheco Koch Consulting Engineers
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.236.3031

OWNER
FR Development Services, Inc.
13355 Noel Road, Suite 1815
Dallas, Texas 75240
(972) 386-4700

DRAWN BY CJE	CHECKED BY JAK	SCALE 1"=60'	DATE 01/10/01	JOB NUMBER 2112-00.031
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