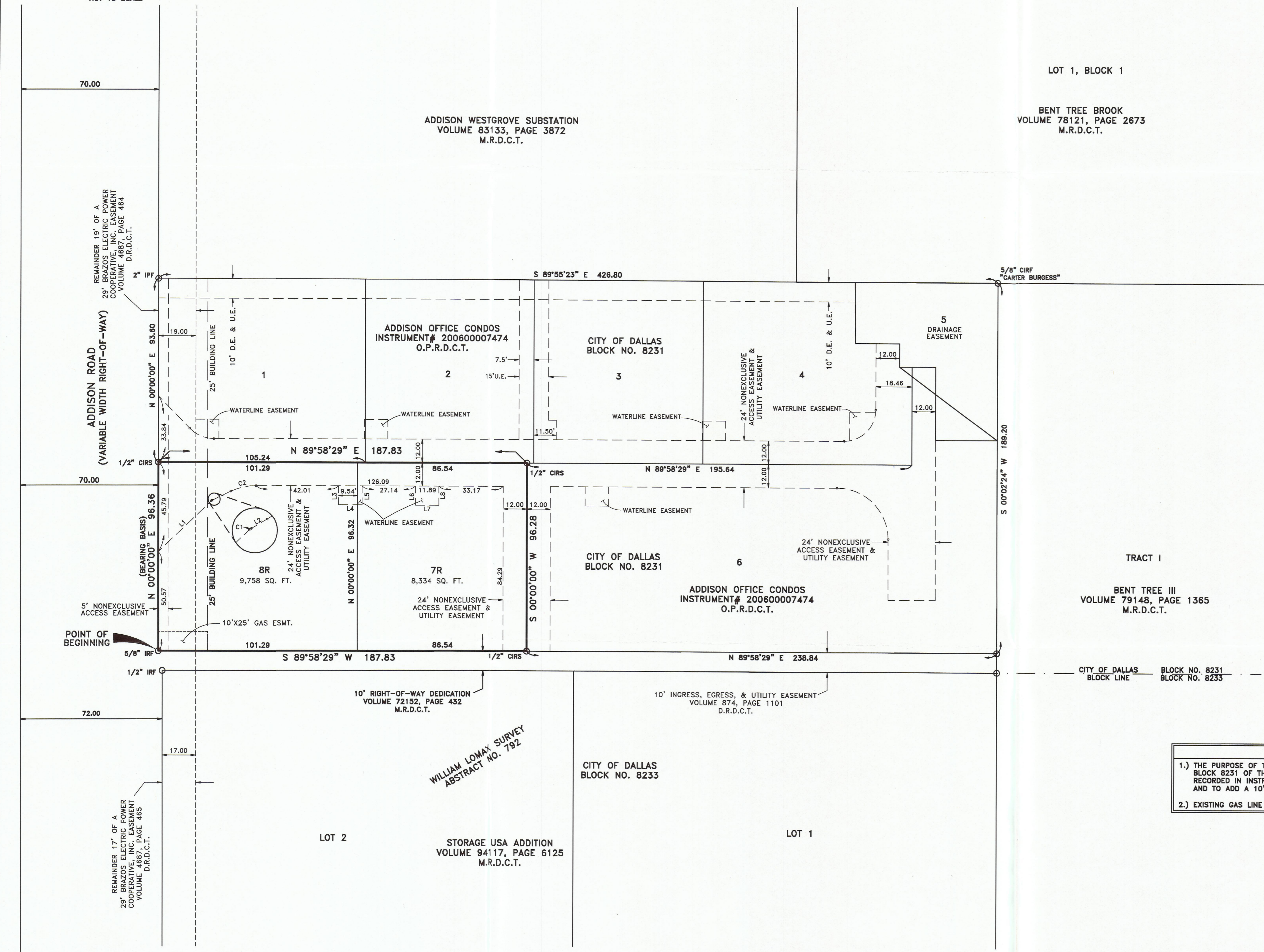


LINE	BEARING	DISTANCE
L1	N 45°55'39" E	37.66
L2	N 64°43'50" E	10.63
L3	S 00°00'00" W	9.53
L4	N 90°00'00" E	11.89
L5	N 00°00'00" E	9.53
L6	S 00°00'00" W	9.78
L7	N 90°00'00" E	11.89
L8	N 00°00'00" E	9.78

CURVE	RADIUS	DELTA ANGLE	CURVE TABLE		
			CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1.00	18°48'11"	N 55°19'44" E	0.33	0.33
C2	30.00	25°16'10"	N 77°21'55" E	13.12	13.23



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS 16420 ADDISON ROAD, LTD., A TEXAS LIMITED PARTNERSHIP, IS THE OWNER OF A 0.415 ACRE (18,092 SQ. FT.) TRACT OF LAND SITUATED IN THE WILLIAM LOMAX SURVEY, ABSTRACT NO. 792, IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOTS 7 AND 8 OF THE CITY OF DALLAS BLOCK NO. 8231, AS EVIDENCED BY THE PLAT OF ADDISON OFFICE CONDOS, AN ADDITION TO THE TOWN OF ADDISON, RECORDED IN INSTRUMENT NO. 200600007474 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS. SAID LOTS 7 AND 8 BEING DEDICATED TO 16420 ADDISON ROAD, LTD., AS EVIDENCED BY DEED RECORDED IN VOLUME 2005002, PAGE 7425 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. SAID 0.415 ACRE (18,092 SQ. FT.) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 8, SAID CORNER BEING AT THE INTERSECTION OF THE EXISTING NORTH LINE OF A 10 FOOT WIDE RIGHT-OF-WAY DEDICATION AS EVIDENCED BY THE PLAT OF KEMP ENGINEERING CO. INC. SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 72152, PAGE 432 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF ADDISON ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE, N 00°00'00" E, ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE OF ADDISON ROAD AND THE COMMON WEST LINE OF SAID LOT 8, A DISTANCE OF 96.36 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET FOR THE NORTHWEST CORNER OF SAID LOT 8 AND THE COMMON SOUTHWEST CORNER OF LOT 1 OF SAID ADDISON OFFICE CONDOS, FROM WHICH A 2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 AND THE COMMON SOUTHWEST CORNER OF ADDISON WESTROVE SUBSTATION, AN ADDITION TO THE TOWN OF ADDISON, AS EVIDENCED BY THE PLAT RECORDED IN VOLUME 83133, PAGE 3872 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, BEARS N 00°00'00" E, A DISTANCE OF 93.60 FEET;

THENCE, N 89°58'29" E, DEPARTING SAID COMMON LINE, AND ALONG THE NORTH LINE OF SAID LOT 8 AND THE COMMON SOUTH LINE OF SAID LOT 1, PASSING AT A DISTANCE OF 101.29 FEET THE NORTHEAST CORNER OF SAID LOT 8 AND THE COMMON NORTHWEST CORNER OF SAID LOT 1, AND CONTINUING ALONG SAID SOUTH LINE OF LOT 1 AND THE COMMON NORTH LINE OF SAID LOT 7, PASSING AT A DISTANCE OF 105.24 FEET THE SOUTHEAST CORNER OF SAID LOT 1 AND THE COMMON SOUTHWEST CORNER OF LOT 2 OF SAID ADDISON OFFICE CONDOS, AND CONTINUING ALONG SAID NORTH LINE OF LOT 7 AND THE COMMON SOUTH LINE OF SAID LOT 2, IN ALL A TOTAL DISTANCE OF 187.83 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET FOR THE NORTHEAST CORNER OF SAID LOT 7 AND THE COMMON NORTHWEST CORNER OF LOT 6 OF SAID ADDISON OFFICE CONDOS;

THENCE, S 00°00'00" W, DEPARTING SAID COMMON LINE, AND ALONG THE EAST LINE OF SAID LOT 7 AND THE COMMON WEST LINE OF SAID LOT 6, A DISTANCE OF 96.28 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET FOR THE SOUTHEAST CORNER OF SAID LOT 7 AND THE COMMON SOUTHWEST CORNER OF SAID LOT 6, AND BEING IN THE NORTH LINE OF THE AFORESAID 10 FOOT RIGHT-OF-WAY DEDICATION;

THENCE, S 89°58'29" W, DEPARTING SAID COMMON LINE, AND ALONG SAID NORTH LINE OF THE 10 FOOT RIGHT-OF-WAY DEDICATION AND THE COMMON SOUTH LINE OF SAID LOT 7, PASSING AT A DISTANCE OF 86.54 FEET THE SOUTHWEST CORNER OF SAID LOT 7 AND THE COMMON SOUTHWEST CORNER OF SAID LOT 8, AND CONTINUING ALONG SAID NORTH LINE AND THE COMMON SOUTH LINE OF SAID LOT 8, IN ALL A TOTAL DISTANCE OF 187.83 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.415 ACRE (18,092 SQ. FT.) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, MICHAEL B. BEARDEN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE TOWN OF ADDISON.

DATED 03/10/2011

Michael B. Bearden
MICHAEL B. BEARDEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4773

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL B. BEARDEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10 DAY OF March, 2011.

Torey A. Moore
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES: 2-8-13

APPROVED
EXECUTED PRO-FORMA

Joe Chaves 10 March 8, 2011
MAYOR DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE TOWN OF ADDISON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF ADDISON OFFICE CONDOS, AN ADDITION TO THE TOWN OF ADDISON, WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED BY IT ON THE 10 DAY OF March, 2011.

Joe Chaves
CITY SECRETARY

GENERAL NOTES

1.) THE PURPOSE OF THIS PLAT IS TO REMOVE THE 10' UTILITY EASEMENT ON THE SOUTH LINE OF LOTS 7 AND 8, BLOCK 8231 OF THE FINAL PLAT OF ADDISON OFFICE CONDOS, AN ADDITION TO THE TOWN OF ADDISON AS RECORDED IN INSTRUMENT# 200600007474 OF THE OFFICIAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND TO ADD A 10'X25' GAS EASEMENT TO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 8231.

2.) EXISTING GAS LINE TO BE RELOCATED BY OTHERS.

Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, TX 75208
03/29/2011 01:40:22 PM
\$58.00

John F. Warren
COUNTY CLERK

201100077141

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 16420 ADDISON ROAD, LTD., A TEXAS LIMITED PARTNERSHIP, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE PROPERTY AS LOTS 7R & 8R, BLOCK 8231, ADDISON OFFICE CONDOS, 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, ELECTION, TELEPHONE, GAS AND CABLE TELEVISION. OWNER SHALL HAVE THE RIGHT TO USE THESE EASEMENTS, PROVIDED, HOWEVER, THAT IT DOES NOT UNREASONABLY INTERFERE OR IMPED WITH THE PROVISION OF THE SERVICES TO OTHERS. SAID UTILITY EASEMENTS ARE HEREBY 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 TOWN 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 RUNOFF 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 TOWN TO CHANNELIZE OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE AND FLOODWAY EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OR INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY BY THE TOWN 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, CLEAN OUTS, 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 10th DAY OF March, 2011.

16420 ADDISON ROAD, LTD., A TEXAS LIMITED PARTNERSHIP
BY: 16420 ADDISON ROAD GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

James R. Feagin
JAMES R. FEAGIN, MANAGER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JAMES R. FEAGIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF March, 2011.

James R. Feagin
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES: 6-10-2013

APPROVED
EXECUTED PRO-FORMA

Joe Chaves 10 March 8, 2011
MAYOR DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE TOWN OF ADDISON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF ADDISON OFFICE CONDOS, AN ADDITION TO THE TOWN OF ADDISON, WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED BY IT ON THE 10 DAY OF March, 2011.

Joe Chaves
CITY SECRETARY

GENERAL NOTES

1.) THE PURPOSE OF THIS PLAT IS TO REMOVE THE 10' UTILITY EASEMENT ON THE SOUTH LINE OF LOTS 7 AND 8, BLOCK 8231 OF THE FINAL PLAT OF ADDISON OFFICE CONDOS, AN ADDITION TO THE TOWN OF ADDISON AS RECORDED IN INSTRUMENT# 200600007474 OF THE OFFICIAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND TO ADD A 10'X25' GAS EASEMENT TO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 8231.

2.) EXISTING GAS LINE TO BE RELOCATED BY OTHERS.

A
FINAL PLAT
OF
**LOTS 7R & 8R, BLOCK 8231
ADDISON OFFICE CONDOS**
BEING A REPLAT OF
LOT 7 AND 8, BLOCK 8231 OF
ADDISON OFFICE CONDOS
INSTRUMENT# 200600007474, O.P.R.D.C.T.

OUT OF THE
WILLIAM LOMAX SURVEY, ABSTRACT NO. 792
IN THE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
0.415 ACRE (18,092 SQ. FT.) / 2 LOTS

OWNER/DEVELOPER: 16420 ADDISON ROAD, LTD.
16660 N. DALLAS PARKWAY, SUITE 2900
DALLAS, TX 75248

ENGINEER/SURVEYOR: *Westwood* Westwood Professional Services, Inc.
222 West Las Colinas Blvd., 20th Floor
Dallas, TX 75039

PHONE: 214-237-4442
FAX: 972-402-3727
TOLL FREE: 888-537-5150
www.westwoodps.com

LEGEND

D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

SURVEYOR'S NOTES:

1.) BEARING BASIS IS THE EAST RIGHT-OF-WAY LINE OF ADDISON ROAD, A VARIABLE WIDTH R.O.W., ACCORDING TO THE PLAT RECORDED IN INSTRUMENT# 200600007474 OF THE OFFICIAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.

2.) ALL CORNERS SET ARE MONUMENTED WITH A 1/2" IRON ROD WITH CAP STAMPED "WESTWOOD", UNLESS OTHERWISE NOTED.

THIS PLAT FILED IN INSTRUMENT# _____, O.P.R.D.C.T.

MARCH 2011 Sheet: 1 OF 1

LOTS 7R & 8R, BLOCK 8231 ADDISON OFFICE CONDOS