

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }
WHEREAS, LINCOLN TRUST CO. FBO DR. HOWARD MILLER, M.D., is the Owner of a tract of land situated in the D. Meyers Survey, Abstract No. 923 and the T.L. Chenoweth Survey, Abstract No. 273, Dallas County, Texas and being part of Lot 1 in Block 1 of Belt Line-Marsh Business Center, an addition to the Town of Addison, Dallas County, Texas according to the map thereof recorded in Volume 81060, Page 170, Deed Records of Dallas County, Texas and being more particularly described as follows (the bearing source for this plat was taken from the said map):

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT LINCOLN TRUST CO. FBO DR. HOWARD MILLER, M.D., does hereby adopt this plat designating the hereinabove property as LOTS 2R, 3R & 4R, BLOCK 1 OF BELT LINE-MARSH BUSINESS 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 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 easements shown hereon are 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 lot 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 to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction 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 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 these 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 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 fire hydrants, water manholes, cleanouts, water service and sewer services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

THENCE, N 77°47'59" W, with the northeasterly line of Realty Road, a distance of 290.00 feet to a found 1/2 inch iron rod for a corner, said point being the southeast corner of Lot 1, Block 1 of a Replat of Part of Belt Line-Marsh Business Park, an addition to the Town of Addison, Texas according to the map thereof recorded in Volume 83042, Page 425, Deed Records of Dallas County, Texas;

BEGINNING at a found 1/2 inch iron rod for a corner in the easterly line of Commercial Drive, (a 60 foot right of way), said point being N 00°04'38" E, with the easterly line of Commercial Drive, a distance of 255.00 feet from the northerly corner of a right of way corner clip at the intersection of the easterly line of Commercial Drive with the northerly line of Belt Line Road (a 100 foot right of way) and said point being the northwest corner of Lot 1, Block 1 of a Replat of Part of Belt Line-Marsh Business Park, an addition to the Town of Addison, Texas according to the map thereof recorded in Volume 84186, Page 137, Deed Records of Dallas County, Texas;

THENCE, N 00°04'38" E, with the easterly line of Commercial Drive, a distance of 522.27 feet to a found 1/2 inch iron rod at the beginning of a curve to the left with a central angle of 77°52'37", a radius of 40.00 feet, a chord bearing of N 38°51'41" W and a chord distance of 50.28 feet;

THENCE, Northwestwesterly, continuing with the easterly line of Commercial Drive and along said curve, an arc distance of 54.37 feet to a found 1/2 inch iron rod at the point of tangency, said point being in the northeasterly line of Realty Road (a 60 foot right of way);

THENCE, N 77°47'59" W, with the northeasterly line of Realty Road, a distance of 290.00 feet to a found 1/2 inch iron rod for a corner, said point being the southeast corner of Lot 1, Block 1 of a Replat of Part of Belt Line-Marsh Business Park, an addition to the Town of Addison, Texas according to the map thereof recorded in Volume 83042, Page 425, Deed Records of Dallas County, Texas;

THENCE, N 12°12'01" E, departing the northeasterly line of Realty Road and with the southeasterly line of said Lot 1, Block 1 of a Replat of Part of Belt Line-Marsh Business Park, a distance of 345.87 feet to a set 1/2 inch iron rod with a plastic cap stamped "Kadleck 3952" in the southerly line of the Southern Pacific Railroad (a 100 foot right of way), said point being the northeast corner of said Lot 1, Block 1 of a Replat of Part of Belt Line-Marsh Business Park;

THENCE, the following courses and distances with the southerly line of the said Southern Pacific Railroad and the northerly line of said Lot 1, Block 1 of Belt Line-Marsh Business Park:

- S 79°26'58" E, a distance of 77.46 feet to found 1/2 inch iron rod for an angle point;

- S 81°18'58" E, a distance of 100.00 feet to found 1/2 inch iron rod for an angle point;

- S 83°04'58" E, a distance of 100.00 feet to found 1/2 inch iron rod for an angle point;

- S 85°17'58" E, a distance of 100.00 feet to found 1/2 inch iron rod for an angle point;

- S 87°21'58" E, a distance of 100.00 feet to set 1/2 inch iron rod with a plastic cap stamped "Kadleck 3952" rod for an angle point;

- S 89°12'58" E, a distance of 18.59 feet to found 1/2 inch iron rod with a brass cap for a corner, said point being the most northerly northeast corner of the said Lot 1, Block 1 of Belt Line-Marsh Business Park and the northwest corner of a tract of land conveyed to Texas Power & Light Co. by deed recorded in Volume 80006, Page 489, Deed Records of Dallas County, Texas;

THENCE, the following courses and distances with the easterly line of said Lot 1, Block 1 of Belt Line-Marsh Business Park:

- S 00°04'38" W, with the westerly line of the said Texas Power & Light Co. tract, a distance of 299.99 feet to a found 1/2 inch iron rod with a brass cap for a corner at the southwest corner of the said Texas Power & Light Co. tract;

- S 89°55'22" E, with the southerly line of the said Texas Power & Light Co. tract, a distance of 80.00 feet to a found 1/2 inch iron rod with a brass cap for a corner, said point being the most easterly northeast corner of the said Lot 1, Block 1 of Belt Line-Marsh Business Park and in the westerly line of a Texas Power & Light Co. Easement tract;

- S 00°04'38" W, with the westerly line of the said Texas Power & Light Co. Easement tract, a distance of 357.95 feet to a found 1/2 inch iron rod for a corner, said point being the northeast corner of the said Lot 1, Block 1 of a Replat of Part of Belt Line-Marsh Business Park;

THENCE, N 89°55'22" W, with the northerly line of the said Lot 1, Block 1 of a Replat of Part of Belt Line-Marsh Business Park, a distance of 139.00 feet to a found "x" cut on concrete for a corner, said point being the most northerly northwest corner of the said Lot 1, Block 1 of a Replat of Part of Belt Line-Marsh Business Park;

THENCE, S 00°04'38" W, with the westerly line of the said Lot 1, Block 1 of a Replat of Part of Belt Line-Marsh Business Park, a distance of 140.00 feet to a found "x" cut on concrete for an angle point, said point being an angle point in the westerly line of the said Lot 1, Block 1 of a Replat of Part of Belt Line-Marsh Business Park;

THENCE, S 44°40'55" W, with the northwesterly line of the said Lot 1, Block 1 of a Replat of Part of Belt Line-Marsh Business Park, a distance of 152.80 feet to a found 1/2 inch iron rod for an angle point;

THENCE, N 89°55'22" W, with the northerly line of the said Lot 1, Block 1 of a Replat of Part of Belt Line-Marsh Business Park, a distance of 83.70 feet to the Point of Beginning and Containing 336,641 square feet or 7.7282 acres of land, more or less.

Approved by City Council of the Town of Addison, Texas on the 15th day of April, 1995. Mayor City Secretary

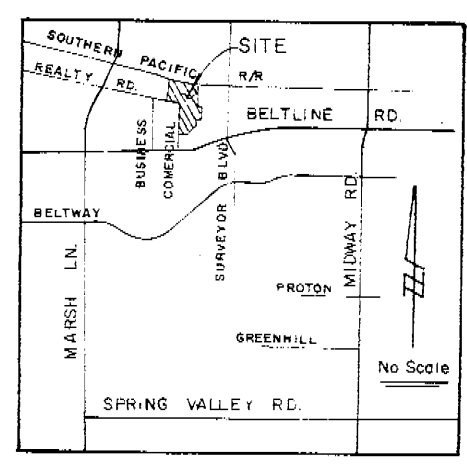
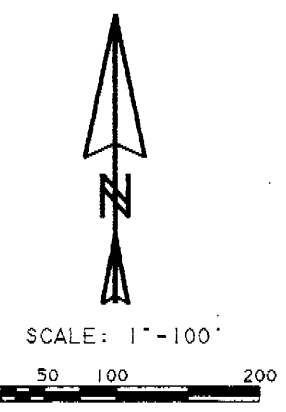


Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. Contains data for curves C 1 through C 7.

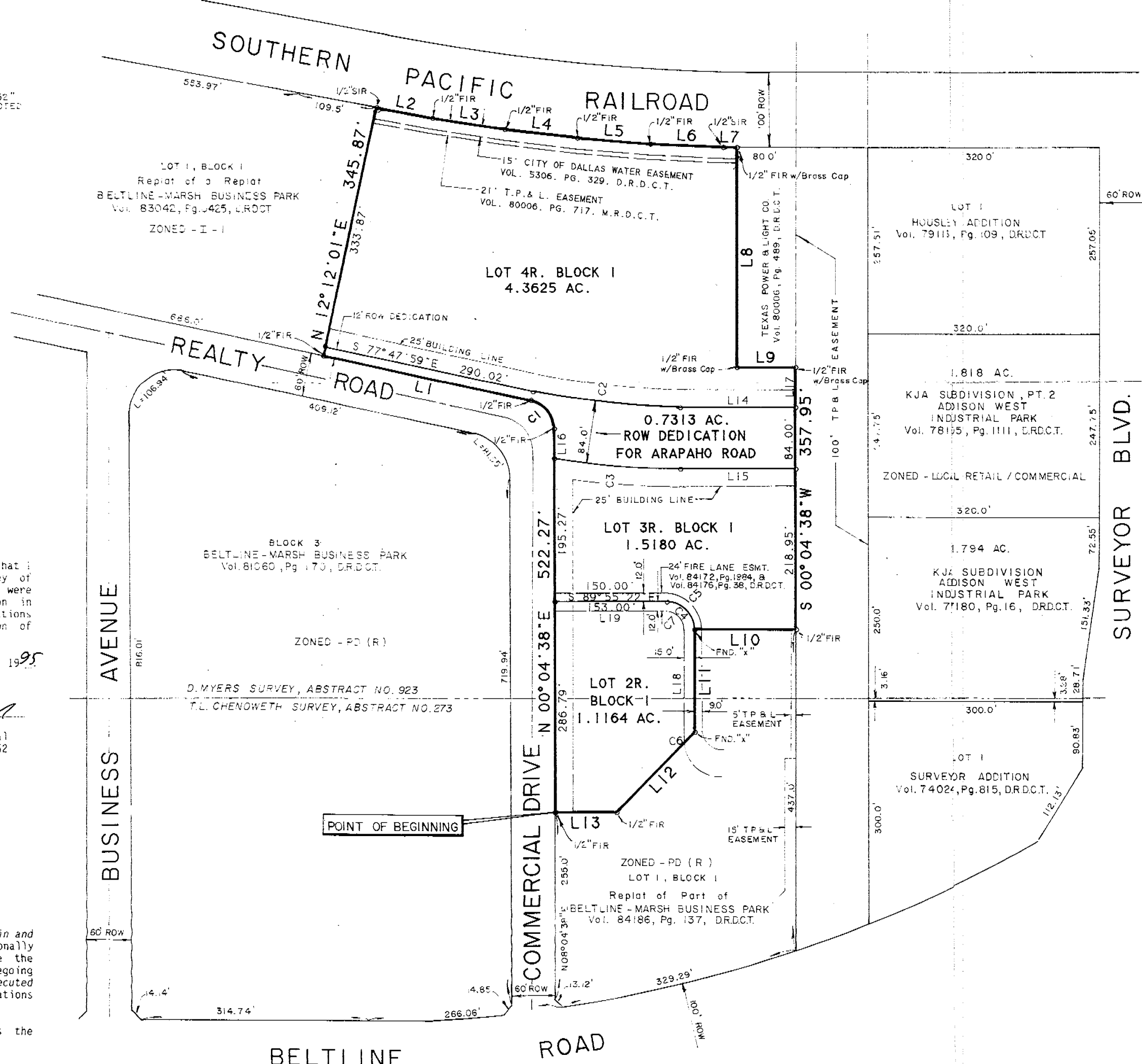
Table with columns: LINE, BEARING, DISTANCE. Contains data for lines L 1 through L 19.



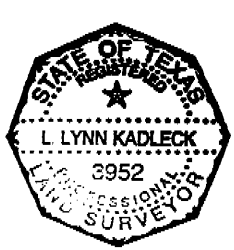
TRAFALGAR SQUARE ADDITION ADDITION TO CITY OF CARROLLTON Vol. 73007, Pg. 5, DRDCT

LEGEND

1/2" SET IRON ROD WITH PLASTIC CAP STAMPED "KADLECK 3952" UNLESS OTHERWISE NOTED. 3/4" SET IRON ROD FOR FOUND IRON ROD.



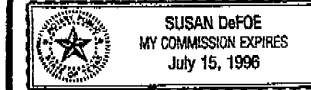
SURVEYOR'S CERTIFICATE STATE OF TEXAS } THAT, I, L. LYNN KADLECK, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown were found or placed under my personal supervision in accordance with the platting rules and regulations of the subdivision ordinance of the Town of Addison, Texas. DATED this the 12th day of May, 1995.



L. LYNN KADLECK Registered Professional Land Surveyor No. 3952

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 L. LYNN KADLECK, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of May, 1995. Susan DeLoe Notary Public, State of Texas



WITNESS MY HAND AT Dallas, Texas, this the 3rd day of May, 1995.

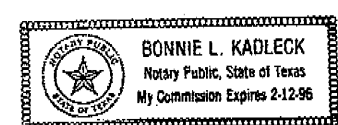
BY: REALTY-FALCON, LTD, Manager for LINCOLN TRUST CO. FBO DR. HOWARD MILLER, M.D.

Michael McMahon Notary Public, State of Texas

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 McMahon of Realty Falcon, Ltd., Manager for Lincoln Trust Co. FBO Dr. Howard Miller, M.D., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of May, 1995.



Bonnie L. Kadleck Notary Public, State of Texas

REPLAT LOTS 2R, 3R & 4R, BLOCK 1 BELT LINE-MARSH BUSINESS PARK

BEING A REPLAT OF PART OF LOT 1, BLOCK 1 BELT LINE-MARSH BUSINESS PARK VOLUME 81060, PAGE 0170, D.R.D.C.T.

D. MEYERS SURVEY, ABSTRACT NO. 923 T.L. CHENOWETH SURVEY, ABSTRACT NO. 273 ADDISON, DALLAS COUNTY, TEXAS

PREPARED FOR LINCOLN TRUST CO. FBO DR. HOWARD MILLER c/o REALTY FALCON, LTD. P.O. BOX 670588 DALLAS, TEXAS 75367-0588 (214) 702-7170

PREPARED DECEMBER, 1994 BY:





Earl Bullock
 COUNTY CLERK, Dallas County, Texas

Any provision herein which restricts the sale, rental, or use of the
 mentioned real property because of color or race is hereby void and
 unenforceable under federal law.
STATE OF TEXAS
 I hereby certify this instrument was filed on the date and time
 stamped herein by me and was duly recorded in the volume and
 page of the named records of Dallas County, Texas as stamped
 hereon by me.

MAY 23 1995

RETURN TO:

NAME DIANA MILLER
 ADDRESS TOWN OF ADDISON, P.O. Box 1444
 CITY ADDISON TX 75001

DALLAS COUNTY
 COUNTY CLERK
 EARL BULLOCK

95 MAY 23 PM 3:12

FILED

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