

THE NELSON CORPORATION • DALLAS, TEXAS

BROOKHAVEN BUSINESS PARK PHASE II

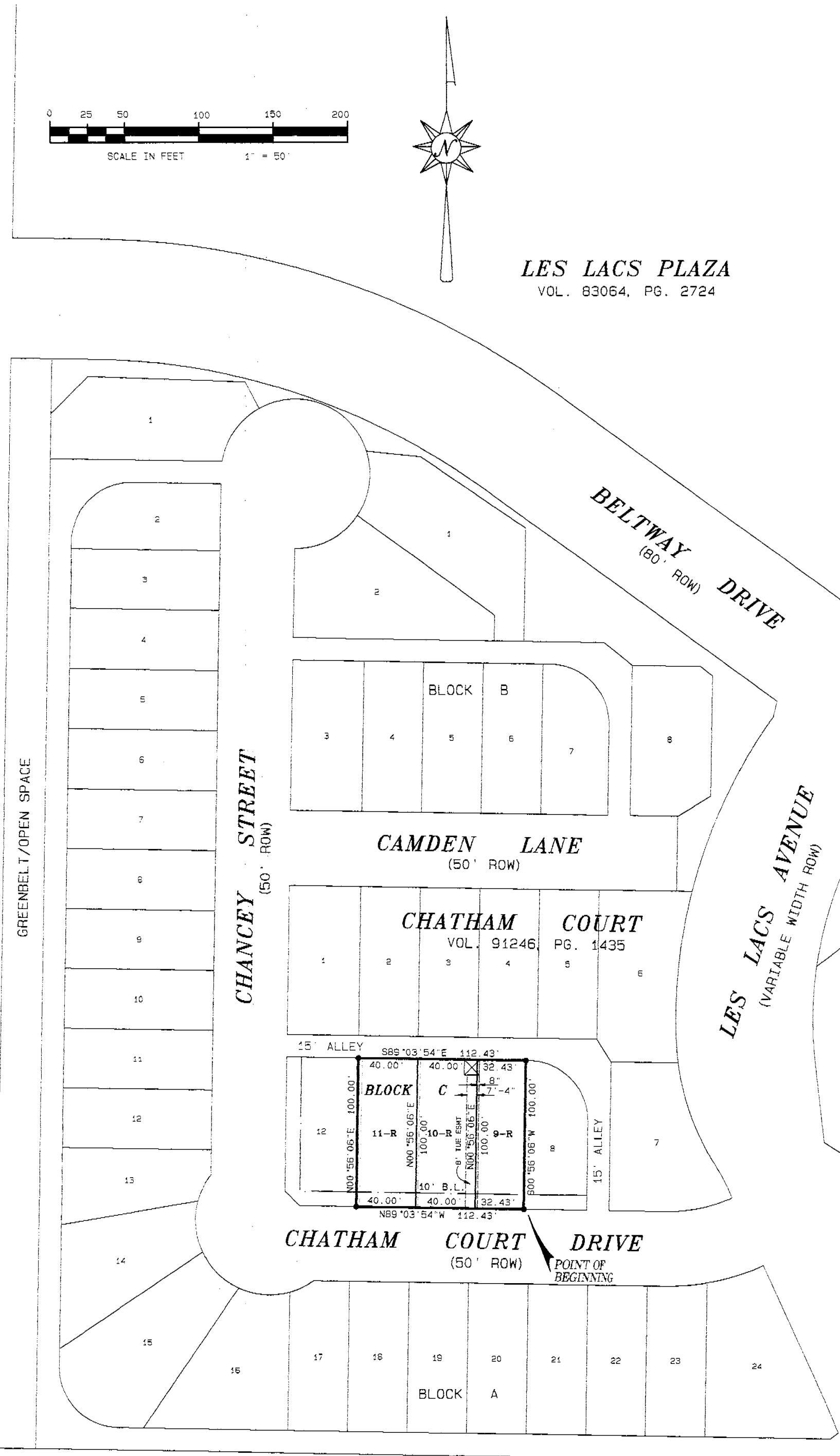
GARDENBROOK DRIVE

BROOKHAVEN APARTMENTS VOL. 69030, PAGE 1756

MARSH LANE (100' ROW)

TANGLEWOOD DRIVE

BROOKHAVEN HILL VOL. 51, PAGE 207



FLORIDA FEDERAL PROPERTY

OWNERS CERTIFICATION

STATE OF TEXAS COUNTY OF DALLAS WHEREAS, ARCADIA LAND PARTNERS 4, acting by and through the undersigned, its duly authorized officer, are the owners of that certain tract of land out of the THOMAS L. CHENOWETH SURVEY, Abstract No. 273, in the Town of Addison, Dallas County, Texas and being all of Lots 9, 10 and 11, Block C, CHATHAM COURT, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 91246, Page 1435 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the north right-of-way line of Chatham Court Drive (50' R.O.W.) for the southerly common corner of Lots 8 and 9, Block C, CHATHAM COURT;

THENCE with the said north right-of-way line, North 89°03'54" West, a distance of 112.43 feet to a 5/8" iron rod found for the southerly common corner of Lots 11 and 12, Block C;

THENCE with the common line of said lots, North 00°56'06" East, a distance of 100.00 feet to a 5/8" iron rod found in the south right-of-way line of a fifteen (15) foot alley for the northerly common corner of Lots 11 and 12, Block C;

THENCE with the said south right-of-way line, South 89°03'54" East, a distance of 112.43 feet to a 5/8" iron rod found for the northerly common corner of Lots 8 and 9, Block C;

THENCE with the common line of said lots South 00°56'06" West, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.2581 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That ARCADIA LAND PARTNERS 4 hereby adopt this plat designating the hereinabove property as LOTS 9-R, 10-R AND 11-R, BLOCK C, CHATHAM COURT, 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.

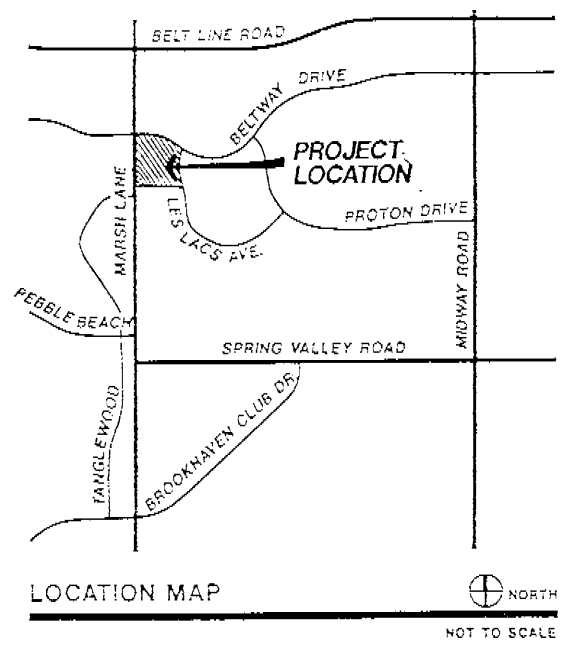
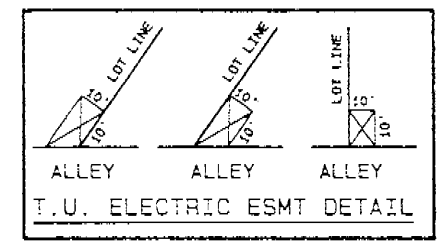
The easements shown on this plat are hereby reserved for the purposes as indicated, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided however, 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 of 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 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 21st day of Sept 1992.

ARCADIA LAND PARTNERS 4 WILLIAM GIETEMA, JR., IN HIS CAPACITY AS CHAIRMAN OF THE BOARD FOR ARCADIA REALTY CORP., IN ITS CAPACITY AS GENERAL PARTNER FOR ARCADIA LAND PARTNERS 4



STATE OF TEXAS COUNTY OF COLLIN SURVEYOR CERTIFICATION

THAT I, Brian Marcus, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon actually exist, and their location, size and material described are correctly shown.

BRIAN MARCUS, Registered Professional Land Surveyor #4695 THE NELSON CORPORATION 5999 Summerside Drive, Dallas, Texas 75252, (214) 380-2605

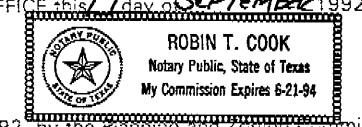


STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Brian Marcus, 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.

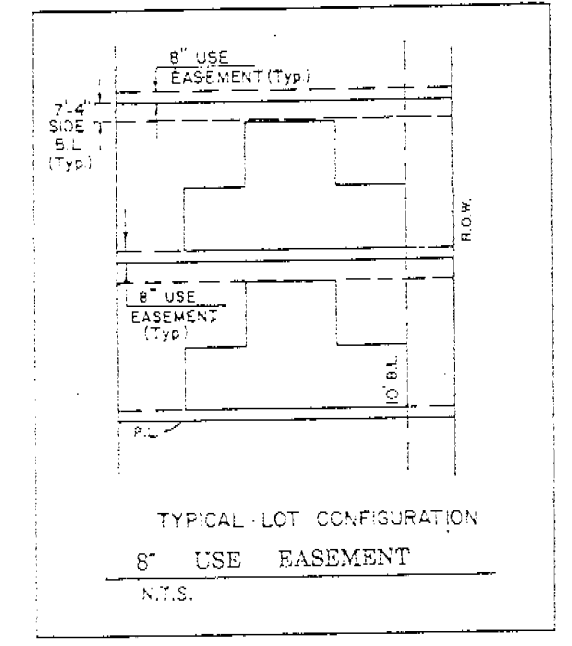
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of SEPTEMBER 1992.

ROBIN T. COOK, Notary Public, State of Texas, My Commission Expires 5-21-94



APPROVED this 21st day of Sept 1992, by the Planning and Zoning Commission of the Town of Addison, Texas.

NOTES: 1. Property owners shall provide access to the utility and drainage easements as may be necessary for inspection and maintenance of facilities by the Town of Addison and public utility companies. 2. All iron rods set are 5/8" iron rod except PC, PT, PI & block corners are 1" iron rod set, unless noted. Concrete monument set.



- A. Driveway access/curb cuts to Les Lacs Avenue and Beltway Drive are prohibited. B. No masonry walls or columns are permitted in the ten foot utility/drainage easements located between lots 11 and 12, block A, and lots 13 and 14, block A. C. Property owners shall provide access to the utility and drainage easements as may be necessary for inspection and maintenance of facilities by the Town of Addison and public utility companies.

REPLAT SHOWING LOTS 9-R, 10-R and 11-R, BLOCK C CHATHAM COURT AN ADDITION TO THE TOWN OF ADDISON, TEXAS BEING A REPLAT OF LOTS 9, 10 and 11, BLOCK C OUT OF THE THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER-APPLICANT: ARCADIA LAND PARTNERS 4 4900 PEAR RIDGE DRIVE, SUITE 2311 DALLAS, TEXAS 75287 (214) 248 - 7654 PLANNER-ENGINEER-SURVEYOR: THE NELSON CORPORATION 5999 SUMMERSIDE DRIVE, SUITE 202 DALLAS, TEXAS 75252 (214) 380 - 2605

VOLUME 92193 PAGE 1803

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