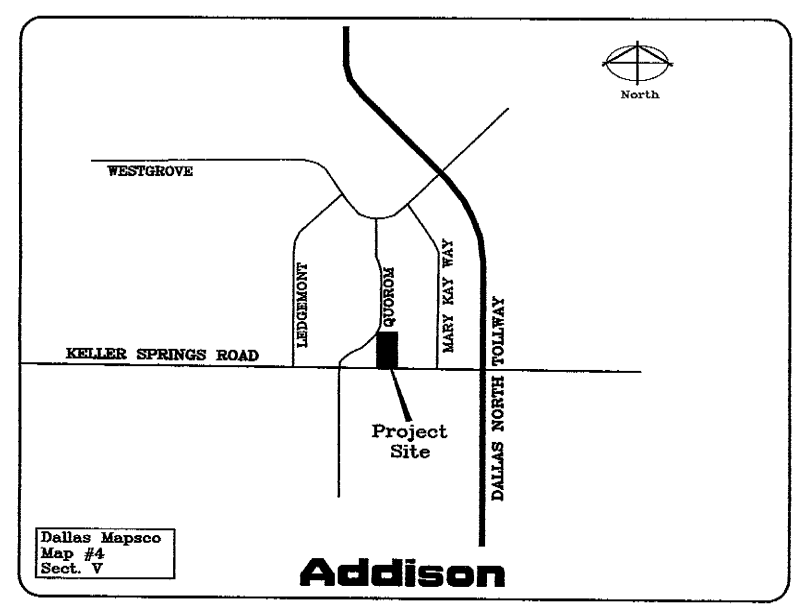
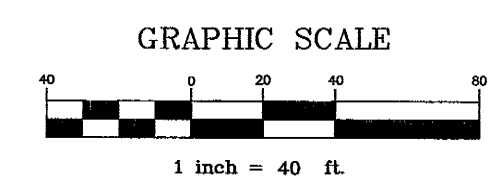
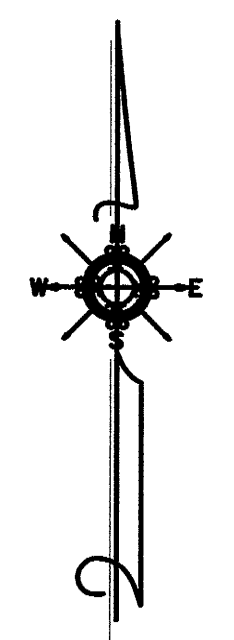
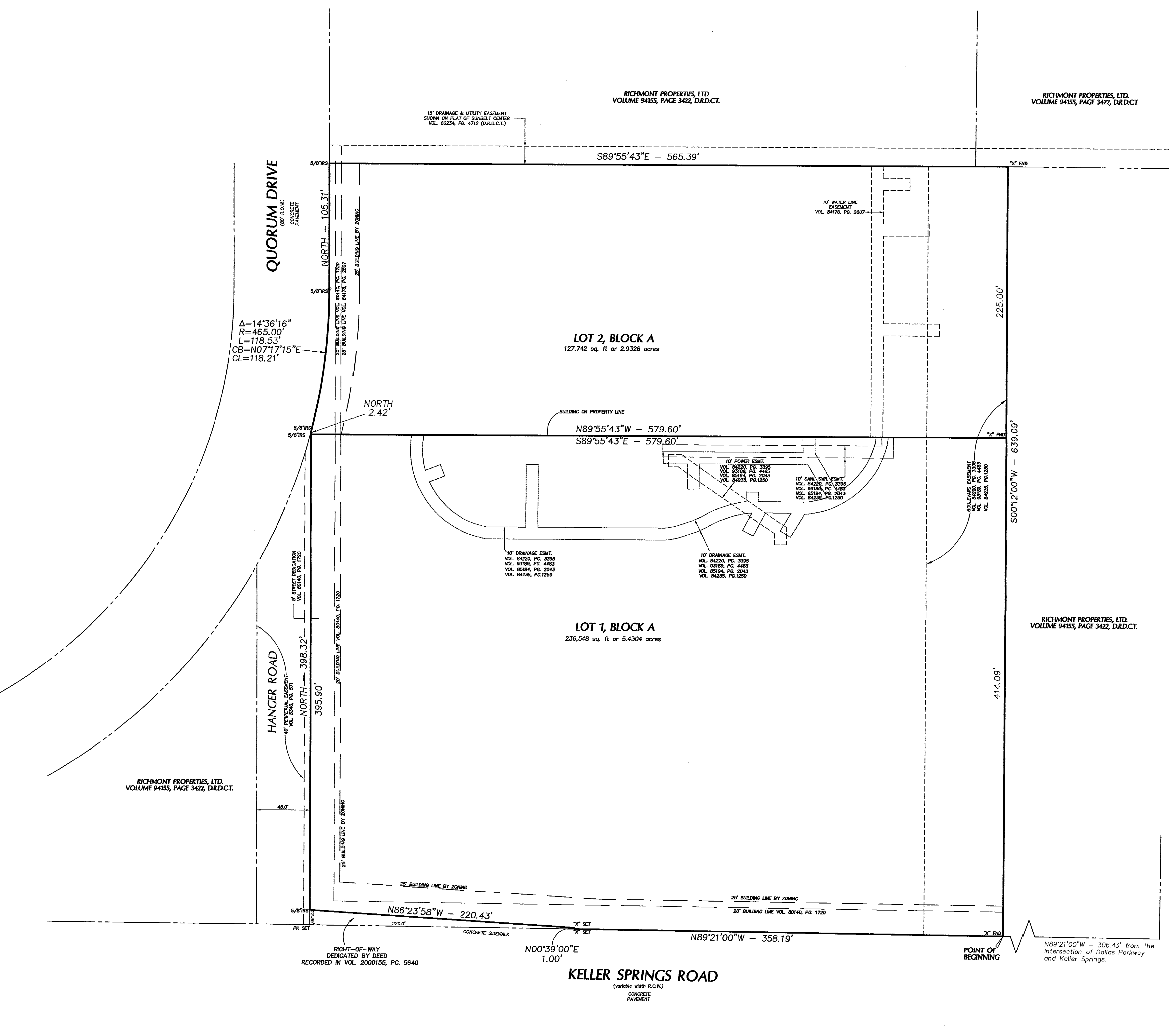


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Page 00031

FINAL PLAT
LIBERTY PLAZA ADDITION

LOT 1 & LOT 2, BLOCK A
5.430 ACRES (lot 1), 2.933 ACRES (lot 2)

WILLIAM LOMAX SURVEY ABSTRACT No. 792
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER	SURVEYOR
C-H LIBERTY I & II LIMITED PARTNERSHIP	BROCKETTE-DAVIS-DRAKE, INC.
15601 DALLAS PARKWAY	4144 NORTH CENTRAL EXPRESSWAY
SUITE 100	SUITE 1100
ADDISON, TEXAS 75001	DALLAS, TEXAS 75204
(214)824-5647	(214)824-5647
(972)490-5600	(214)824-7064 (fax)

October, 2004

FILED AND RECORDED
2005 MAR -4 AM 10:43
CITY OF ADDISON, TEXAS
PLAT/COO3385FP.DWG

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS C-H LIBERTY I & II LIMITED PARTNERSHIP is the owner of two (2) tracts of land situated in the WILLIAM LOMAX SURVEY ABSTRACT No. 792, and being a portion of the Final Plat of United Fidelity Office Park, an addition to the Town of Addison according to the plat as recorded in Volume 80140, Page 1720 and all of Liberty Plaza II, an addition to the Town of Addison, according to the plat as recorded in Volume 84178, Page 2807, both of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut found in concrete in the north right-of-way line of Keller Springs Road (variable width R.O.W.), said "X" cut being N89°21'00"W, a distance of 306.43 feet from the intersection of said north right-of-way line and the west right-of-way line of Dallas Parkway (variable width R.O.W.), said "X" cut also being the southeast corner of United Fidelity Office Park, as evidenced by a deed recorded in Volume 80140, Page 1720, Deed Records, Dallas County, Texas and the southwest corner of a tract of land conveyed to Richmond Properties, Ltd., Volume 94155, Page 3422, Deed Records of Dallas County, Texas;

THENCE N89°21'00"W, along the north right-of-way line of said Keller Springs Road, a distance of 358.19 feet to an "X" cut set for corner;

THENCE N00°39'00"E, continuing along said north right-of-way line, a distance of 1.00 foot to an "X" cut set for corner, same being the northeast corner of a right-of-way easement dedicated by deed recorded in Volume 2000155, Page 5640, Deed Records of Dallas County, Texas;

THENCE N86°23'58"W, continuing along said north right-of-way line, a distance of 220.43 feet to a 5/8" iron rod set for corner, said iron rod being in the east line of Hanger Road, consisting of a 5 foot Street Dedication as recorded in said Volume 80140, Page 1720 and a 40 foot perpetual easement, as recorded in Volume 5340, Page 571, Deed Records of Dallas County, Texas;

THENCE North, departing the north right-of-way line of said Keller Springs Road and along the common line between United Fidelity Office Park and Hanger Road, passing at a distance of 395.90 feet, a 5/8" iron rod set for the southwest corner of Lot 2, same also being in the east right of way line of Quorum Drive (80' R.O.W.), in all a total distance of 398.32 feet to a 5/8" iron rod set for the point of curvature of a non-tangent curve to the left;

THENCE along said east right-of-way line and curve to the left having a radius of 465.00 feet, an arc distance of 118.53 feet through a central angle of 14°36'16" and a chord bearing and distance of N07°17'15"E, 118.21 feet to a 5/8" iron rod set for corner;

THENCE North, continuing along said east right-of-way line, a distance of 105.31 feet to a 5/8" iron rod set for corner;

THENCE S89°55'43"E, departing the east right-of-way line of said Quorum Drive, and along the south line of Richmond Properties, Ltd., as evidenced in a deed recorded in Volume 94155, Page 3422 of the Deed Records of Dallas County, Texas, a distance of 565.39 feet to an "X" cut in concrete found for corner, same being an inner ell corner of said Richmond Properties, Ltd. and in the line of a tract of land also conveyed to Richmond Properties, Ltd., recorded in Volume 94155, Page 3422, Deed Records of Dallas County, Texas;

THENCE S00°12'00"W, along the west line of Richmond Properties, Ltd., a distance of 639.09 feet to the POINT OF BEGINNING and containing 364,290 square feet or 8.363 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C-H LIBERTY I & II LIMITED PARTNERSHIP does hereby adopt this plat designating the herein described property as LIBERTY 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 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 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 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 of 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, 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 the 24th day of January, 2004.

C-H LIBERTY I & II LIMITED PARTNERSHIP,
a Delaware limited partnership

By: Champion THC Liberty Joint Venture,
a Texas joint venture,
its general partner

By: Champion Liberty, Ltd.,
a Texas limited partnership
its managing venturer

By: Champion Liberty GP, LLC,
a Texas limited liability company,
its general partner

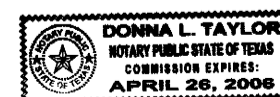
By: [Signature]
Jeffrey L. Swope
Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared JEFFREY L. SWOPE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 24th day of January, 2004.

[Signature]
Notary Public in and for State of Texas



SURVEYOR'S CERTIFICATION

I, MICHAEL B. MARX, a Registered Professional Land Surveyor in the State of Texas, do 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.

[Signature]
MICHAEL B. MARX
Registered Professional Land Surveyor
Texas Registration No. 5181

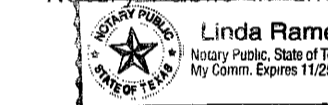


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL B. MARX, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 26th day of December, 2004.

[Signature]
Notary Public in and for State of Texas



APPROVED and ACCEPTED for the Town of Addison this the 14th day of December, 2004.

The approval of this plat is contingent upon the plat being filed for record with the County Clerk of Dallas County within 180 days from the above date.

[Signature]
Mayor: R. Scott Wheeler

[Signature]
City Secretary

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Page 00031

FINAL PLAT
LIBERTY PLAZA ADDITION

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WILLIAM LOMAX SURVEY ABSTRACT No. 792
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER
C-H LIBERTY I & II LIMITED PARTNERSHIP
15801 DALLAS PARKWAY
SUITE 1100
ADDISON, TEXAS 75001
(972)490-5600

SURVEYOR
BROCKETTE-DAVIS-DRAKE, INC.
4144 NORTH CENTRAL EXPRESSWAY
SUITE 1100
DALLAS, TEXAS 75204
(214)824-3647
(214)824-7064 (fax)

FILED AND RECORDED
2005 MAR -4 AM 10:14
COUNTY CLERK
DALLAS COUNTY, TEXAS
PLAT/C03365FP.DWG