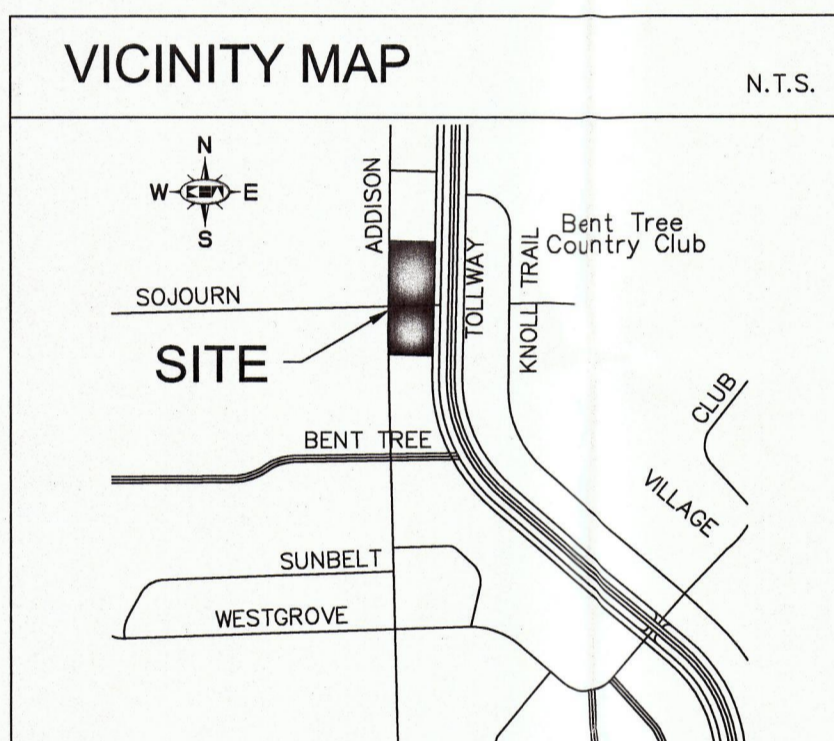


AREA TABLE

ROW, BLOCK B	ACRES	SQUARE FEET
LOT 1, BLOCK B	2.325	101,258
LOT 2R, BLOCK A	2.443	106,417
TOTAL	4.854	211,417

LEGEND

IRF	IRON ROD FOUND
IRFC	CAPPED IRON ROD FOUND
IRS	5/8" IRON ROD WITH "KHA" CAP SET
(C.M.)	CONTROL MONUMENT
XF	"X" IN CONCRETE FOUND
PKF	PK NAIL FOUND
A.U.E.	ACCESS & UTILITY EASEMENT (BY THIS PLAT)
W.E.	WATER EASEMENT (BY THIS PLAT)
D.E.	DRAINAGE EASEMENT (BY THIS PLAT)
DET.E.	DETENTION EASEMENT (BY THIS PLAT)
S.E.	STREET EASEMENT (BY THIS PLAT)
N.I.E.E.	NON-EXCLUSIVE INGRESS/EGRESS EASEMENT (BY THIS PLAT)
S.W.E.	SIDE WALK EASEMENT (BY THIS PLAT)
U.E.	UTILITY EASEMENT (BY THIS PLAT)
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS CO. TX.
D.R.D.C.T.	DEED RECORDS, DALLAS CO. TX.



LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N01°33'44"E	3.03'	L16	S88°26'16"E	5.00'	L30	S01°33'55"W	5.00'
L2	N88°26'16"W	10.00'	L17	N43°26'04"W	9.04'	L31	S88°26'05"E	16.24'
L3	N01°33'44"E	10.00'	L18	N01°33'56"E	12.00'	L32	S88°26'05"E	16.24'
L4	S88°26'16"E	10.00'	L19	S88°26'04"E	10.82'	L33	N01°33'55"E	5.00'
L5	S88°26'16"E	12.00'	L20	N43°26'28"W	7.07'	L34	S88°26'05"E	20.00'
L6	S88°26'16"E	24.50'	L21	N01°33'56"E	11.88'	L40	S01°33'55"W	5.00'
L7	N01°33'44"E	34.08'	L22	S88°26'04"E	5.00'	L41	S88°26'05"E	53.49'
L8	N88°26'16"W	11.49'	L23	N01°33'44"E	6.55'	L42	N01°33'55"E	2.50'
L9	S01°33'44"W	10.20'	L24	S88°26'05"E	36.61'	L43	S88°26'05"E	15.00'
L10	N01°33'44"E	12.15'	L25	N01°33'55"E	2.50'	L44	S01°33'55"W	2.50'
L11	N88°26'16"W	2.83'	L26	S88°26'05"E	15.00'	L45	S88°26'05"E	37.77'
L12	N01°33'44"E	9.22'	L27	S01°33'55"W	2.50'			
L13	N01°33'56"E	6.30'	L28	N88°26'05"W	53.49'			
L14	S88°26'16"E	24.00'	L29	N01°33'55"E	5.00'			
L15	N01°33'44"E	29.28'	L34	S88°26'05"E	20.00'			

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	S43°26'16"E	42.43'
C2	20°02'40"	30.00'	10.50'	S71°42'41"E	10.44'
C3	90°00'00"	30.00'	47.12'	N46°33'44"E	42.43'
C4	116°30'43"	13.00'	26.44'	S56°41'37"E	22.11'
C5	45°20'50"	13.00'	10.29'	N87°43'28"E	10.02'
C6	45°20'50"	13.00'	10.29'	N84°35'58"W	10.02'
C7	116°30'43"	13.00'	26.44'	S59°49'05"W	22.11'
C8	90°00'00"	56.00'	87.96'	N46°33'44"E	79.20'
C9	63°19'27"	30.00'	33.12'	S59°56'00"W	31.46'
C10	75°08'35"	7.55'	9.90'	S09°16'01"E	9.21'
C11	38°59'13"	30.00'	20.41'	N21°03'21"E	20.02'
C12	75°31'21"	6.00'	7.91'	N36°11'56"W	7.35'
C13	11°38'05"	55.00'	11.17'	S56°45'58"W	11.15'
C14	0°58'55"	56.03'	0.96'	N62°05'06"E	0.96'
C15	4°42'03"	495.00'	40.61'	N02°21'30"W	40.60'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS MHSS-ADDISON, LP, is the owner of two tracts of land described as follows:

BLOCK A

BEING a tract of land out of the Eli Shepard Survey, Abstract No.1361, City of Addison, Dallas County, Texas, being all of Lot 2, Block A, MHS Addition, an addition to the City of Addison, Texas according to the plat recorded in Instrument No. 201000204888, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with "KHA" cap found at the easternmost end of a right-of-way corner clip at the intersection of the west right-of-way line of the Dallas North Tollway (a variable width right-of-way) and the north right-of-way line of Sojourn Drive (a 75-foot wide right-of-way);

THENCE with said right-of-way corner clip, South 45° 20' 25" West, a distance of 28.88 feet to a "X" cut in concrete found at the westernmost end of said right-of-way corner clip;

THENCE with said north right-of-way line, South 89° 07' 06" West, a distance of 289.54 feet to a "X" cut in concrete found at the easternmost end of a right-of-way corner clip at the intersection of said north right-of-way line and the east right-of-way line of Addison Road (a variable width right-of-way);

THENCE with said right-of-way corner clip, North 44° 18' 03" West, a distance of 27.51 feet to a "PK" nail found at the westernmost end of said right-of-way corner clip;

THENCE with said east right-of-way line, North 01° 33' 44" East, a distance of 293.28 feet to 5/8" iron rod with "KHA" cap found at the southwest corner of Lot 1, Block A MHS Addition;

THENCE departing said east right-of-way line and with the south line of said Lot 1, Block A, the following courses and distances:

South 88° 26' 21" East, a distance of 78.27 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 01° 33' 44" East, a distance of 1.41 feet to a 5/8" iron rod with "KHA" cap found for corner;
South 88° 26' 16" East, a distance of 67.29 feet to a "PK" nail found for corner;
North 01° 34' 43" East, a distance of 31.08 feet to a 5/8" iron rod with "KHA" cap found for corner;
South 88° 26' 16" East, a distance of 183.43 feet to a 5/8" iron rod with "KHA" cap found in said west right-of-way line;

THENCE with said west right-of-way line, South 01°33'44" West, a distance of 311.73 feet to the **POINT OF BEGINNING** and containing 2.443 acres or 106,417 square feet of land.

BLOCK B

BEING a tract of land out of the Eli Shepard Survey, Abstract No. 1361 and the William Lomax Survey, Abstract No. 792, City of Addison, Dallas County, Texas, being all of The Arbor, an addition to the City of Addison, Texas according to the plat recorded in Volume 81202, Page 260, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a "X" cut in concrete found at the intersection of the east right-of-way line of Addison Road (a variable width right-of-way) and the south right-of-way line of Sojourn Drive (a 75-foot wide public right-of-way); from said point a PK nail found bears North 09°05' West, a distance of 0.4 feet;

THENCE with said south right-of-way line, North 89°07'06" East, a distance of 350.32 feet to a "X" cut in concrete found for corner at the intersection of said south right-of-way line and the west right-of-way line of the Dallas North Tollway (a variable width public right-of-way, south bound service road known as Dallas Parkway);

THENCE with said west right-of-way line, North 01°33'44" West, a distance of 300.00 feet to a 5/8" iron rod with "KHA" cap found for corner; said point being the northeast corner of M. & M. Office Park, an addition to the City of Addison, Texas according to the plat recorded in Volume 79160, Page 1293, Deed Records of Dallas County, Texas;

THENCE departing said west right-of-way line, with the north line of said M. & M. Office Park, South 89°07'06" West, a distance of 350.32 feet to a 5/8" iron rod with "KHA" cap found for corner in said east right-of-way line of Addison Road; said point being the northwest corner of said M. & M. Office Park; from said point, a 3/8" iron rod found bears North 48°05' West, a distance of 0.4 feet;

THENCE with said east right-of-way line, North 1°33'44" East, a distance of 300.00 feet to the **POINT OF BEGINNING** and containing 2.411 acres or 105,001 square feet of land.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, DANA BROWN, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Addison, Texas.

Dana Brown
Registered Professional Land Surveyor #5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th day of January, 2013.

Kassie L. Steele
KASSIE L. STEELE
Notary Public, State of Texas
My Commission Expires
April 07, 2015

NOTES

- The bearing system for this plat is based on grid north of the Texas Coordinate System of 1983 resulting in a bearing of North 01°33'44" East, for the east right-of-way line of Addison Road.
- All easements are by this plat unless otherwise noted.
- This plat is subject to restrictions contained in deeds recorded in Volume 79119, Page 2604, Volume 78243, Page 191, and Volume 81101, Page 2295, all of the Deed Records of Dallas County, Texas.

Conformed Copy
Official Public Records
John F. Marren, County Clerk
Dallas County, TEXAS
03/04/2013 01:14:12 PM
558.00

OWNER
MHSS-ADDISON, LP
8343 DOUGLAS AVENUE, SUITE 350
DALLAS, TX 75225
TEL: (972) 499-6302

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MHSS-ADDISON, LP ("Owner") does hereby adopt this plat designating the hereinabove property as MHS 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.

This plat is approved by the Town of Addison and accepted by the owner(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:

The easement 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 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.

The proposed detention area easement(s) within the limits of this addition, will remain as detention area(s) to the line and grade shown on the plans at all times and will be maintained by the individual owner(s) of the lot or lots that are traversed by or adjacent to the detention area(s). The Town of Addison will not be responsible for the maintenance and operation of said detention area(s) or any damage or injury to private property or person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however, it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then, in such event, the Town of Addison shall have the right to enter upon the detention area(s) at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the detention area(s) traversing or adjacent to his property clean and free of debris, silt and any substance which would result in unsanitary conditions or blockage of the drainage. The Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner(s), or to alleviate any undesirable conditions, which may occur.

The detention area(s) as in the case of all detention areas are subject to storm water overflow(s) to an extent which cannot be clearly defined. The Town of Addison shall not be held liable for any damages of any nature resulting from the occurrences of these natural phenomena, nor resulting from the failure of any structure or structures, within the detention area(s) or subdivision storm drainage system.

The detention area easement line identified on this plat shows the detention area(s) serving this addition.

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, this 25th day of February, 2013.

By: **MHSS-ADDISON, LP**, a Texas limited partnership
By: SRP/Medica-Addison GP, LLC, a Texas limited liability company, its General Partner
By: *Marc M. Goldman*
Name: *Marc M. Goldman*
Title: *Vice President*

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Authority, a Notary Public in and for said county and state, on this day personally appeared *Marc M. Goldman*, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF February, 2013.

Trisha Elaine Gramsley
NOTARY PUBLIC in and for the STATE OF TEXAS
11-30-2014

APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS ON
January 8, 2013.
Red Min
Mayor
Cheryl
City Secretary

FINAL PLAT
MHS SOUTH ADDITION
LOT 1, BLOCK B - 2.325 ACRES
LOT 2R, BLOCK A - 2.443 ACRES
BEING A REPLAT OF
LOT 2, BLOCK A, MHS ADDITION
AND
THE ARBOR
ELI SHEPARD SURVEY, ABSTRACT NO. 1361
WILLIAM LOMAX SURVEY, ABSTRACT NO. 792
CITY OF ADDISON, DALLAS COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-8620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	NOV 2012	069306200	1 OF 1

ZONE "R-1"

ADDISON ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

P.O.B. (BLOCK B)

ADDISON BENT TREE, LLC
INST. # 20070917623
O.P.R.D.C.T.

ZONE "A"

SOJOURN DRIVE
(75' PUBLIC RIGHT-OF-WAY)

DALLAS NORTH TOLLWAY
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LOT 1
BLOCK B
2.325 ACRES
101,258 SQ. FT.

THE ARBOR
VOL. 81202 PG. 260
D.R.D.C.T.

M. & M. OFFICE PARK
VOL. 79160 PG. 1293
D.R.D.C.T.

CLZ TREEPOINT PLAZA LLC
VOL. 95134 PG. 191
D.R.D.C.T.

25' GREENBELT AREA
VOL. 78243 PG. 1919
VOL. 81101 PG. 2295
D.R.D.C.T.

25' GREENBELT AREA
VOL. 78243 PG. 1919
D.R.D.C.T.

P.O.B. (BLOCK A)

SANITARY SEWER EASEMENT
VOL. 78106 PG. 1079
D.R.D.C.T.

SOUTH BOUND SERVICE ROAD
(DALLAS PARKWAY)

201300065080