



STATE OF TEXAS)
COUNTY OF DALLAS)

OWNER'S CERTIFICATE

WHEREAS, PARKWAY BUSINESS CENTER I, a Texas Limited Partnership, is the owner of a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, City of Addison, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the South line of Keller Springs Road, being 25 feet from centerline; and the East line of Addison Road;

THENCE S 89° 37' 15" E, leaving said East line of Addison Road and along said South line of Keller Springs Road, a distance of 780.23 feet;

THENCE S 0° 22' 45" W, a distance of 5.0 feet to a point along said South line of Keller Springs Road being 30 feet from the centerline, the PLACE OF BEGINNING of the herein-described tract of land, an iron stake for corner;

THENCE S 89° 37' 15" E, continuing along said South line of Keller Springs Road, a distance of 400.0 feet to an iron stake for corner;

THENCE S 0° 22' 45" W, leaving said South line of Keller Springs Road, a distance of 889.90 feet to a point along the North line of Harris Road (a 55' R.O.W. at this point), an iron stake for corner;

THENCE N 89° 37' 15" W, along said North line of Harris Road, a distance of 400.0 feet to an iron stake for corner;

THENCE N 0° 22' 45" E, leaving said North line of Harris Road, a distance of 889.90 feet to the PLACE OF BEGINNING and containing 8.172 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PARKWAY BUSINESS CENTER I, does hereby adopt this plat designating the hereinabove described property as PARKWAY BUSINESS CENTER I, an addition to the City of Addison, Dallas County, Texas, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using them. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips; and any public utility shall at all times have the right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity, at any time, or procuring the permission of anyone.

WITNESS MY HAND at Dallas, Texas, this the 22nd day of October, 1981.

PARKWAY BUSINESS CENTER I, a Texas limited partnership

BY: MURRAY PROPERTIES LIMITED PARTNERSHIP OF DALLAS, a Texas limited partnership, General Partner

BY: MURRAY PROPERTIES COMPANY, a Texas corporation

By: Walter C. Harris
Its: Vice President

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, personally appeared WALTER C. HARRIS, the Vice President of MURRAY PROPERTIES COMPANY, a Texas corporation, the General Partner of MURRAY PROPERTIES LIMITED PARTNERSHIP OF DALLAS, a Texas limited partnership, a General Partner of PARKWAY BUSINESS CENTER I, a Texas limited partnership, 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, in the capacity therein stated, and as the act and deed of said corporation on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of October, 1981.

Barbara H. Forsake
Notary Public, Dallas County, Texas

ENGINEER'S CERTIFICATE

THAT I, DON A. TIPTON, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Addison, Texas.

Don A. Tipton
DON A. TIPTON, Registered Professional Engineer

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned Notary Public for the State of Texas, on this day personally appeared DON A. TIPTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of October, 1981.

Shirley J. East
Notary Public, Dallas County, Texas

APPROVED BY ADDISON CITY COUNCIL:

Jacque Sharp
City Secretary

Jim Redding
Mayor

OWNER
Parkway Business Center I
A Texas Limited Partnership
5520 LBJ Freeway Suite 505
Dallas, Texas 75240

PARKWAY BUSINESS CENTER I

ADDISON, TEXAS

G. W. Fisher Survey - Abstract No. 482

Dallas County, Texas

Don A. Tipton, Inc. Consulting Engineers

13600 L.B.J. Freeway Garland, Texas 75041

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
D.A.T. Inc.	r.o.	Dec. 4, 1980	1" = 60'	d. b.	Addison Surveys	