

McNEIL REAL ESTATE
FUND IX
Vol. 80010, Pg. 2766

OWNER'S CERTIFICATE

WHEREAS, LEVIN & ASSOCIATES, INC., is the owner of a tract of land in the THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, said tract being a part of NOELL ACRES, an unrecorded subdivision in the Town of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the East R.O.W. line of Marsh Lane (100.00' R.O.W.), said point being Northerly 150.90 feet from the North R.O.W. line of Spring Valley Road (60.00' R.O.W.), said iron rod also being the Northwesterly corner of a tract of land as conveyed to William J. Harrell by deed dated April 12, 1971;

THENCE, N 00°06'17" W, along said East line of Marsh Lane 255.70 feet to an iron rod for a corner, said iron rod being the South line of Marsh Lane Apartments as recorded in Volume 76203, Page 1272 of the Deed Records of Dallas County, Texas;

THENCE, S 89°50'00" E, along said South line of Marsh Lane Apartments 379.61 feet to an iron rod for a corner;

THENCE, S 00°00'15" W, a distance of 406.60 feet to an iron rod for a corner along the North R.O.W. line of Spring Valley Road (60.00' R.O.W.);

THENCE, N 89°50'00" W, along the North R.O.W. line of Spring Valley Road (60.00' R.O.W.), a distance of 228.84 feet to an iron rod for a corner;

THENCE, N 00°06'17" W, along the East line of said Harrell tract, a distance of 150.90 feet to a "X" cut found in the corner, said "X" being the most Northeasterly corner of the William J. Harrell tract;

THENCE, N 89°50'00" W, along the North line of the above mentioned William J. Harrell tract, a distance of 150.00 feet to the POINT OF BEGINNING and CONTAINING 131,555 Square Feet or 3.0201 Acres of Land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LEVIN & ASSOCIATES, INC., does hereby adopt this plat designating the hereinabove described property as SPRING VALLEY/MARSH LANE CENTRE, an addition to the City of Addison, Texas. The easements shown thereon are hereby reserved for the purposes as indicated.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All 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 growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easement" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Utility Easement" 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 of procuring the permission of anyone.

This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of Addison, Texas.

EXECUTED at Addison, Texas, this the 10th day of December, A.D., 1985.

LEVIN & ASSOCIATES, INC.
BY: *[Signature]*

CERTIFICATE OF APPROVAL

THIS 4th day of December, 1985, by the City Council of the City of Addison.

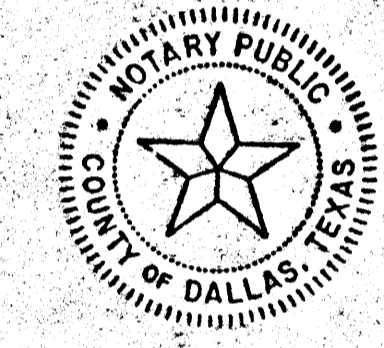
[Signature]
Jerry Redding
Mayor

[Signature]
Jacques Kruse
City Secretary

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public in and for Dallas County, Texas, on this day personally appeared Steven Levin, LEVIN & ASSOCIATES, INC., 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 SEAL OF OFFICE, this the 10th day of December, A.D., 1985.

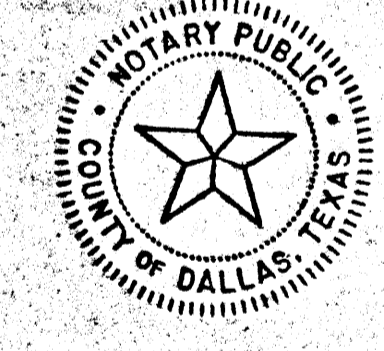


[Signature]
Notary Public in and for Dallas County, Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

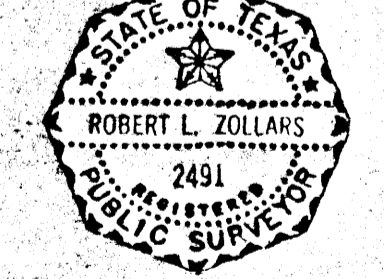
BEFORE ME, the undersigned Notary Public in and for Dallas County, Texas, on this day personally appeared ROBERT L. ZOLLARS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the 9th day of December, A.D., 1985.

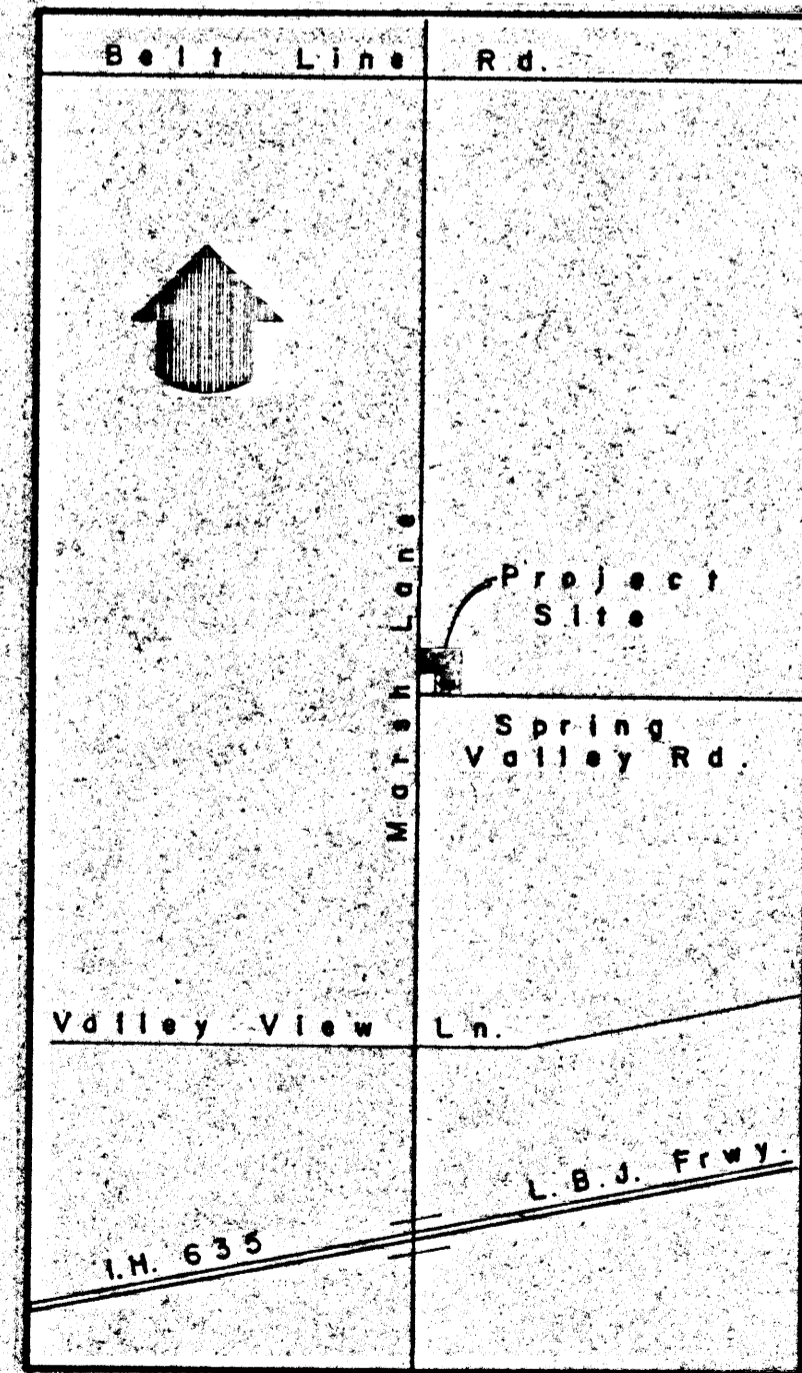


[Signature]
Notary Public in and for Dallas County, Texas

KNOW ALL MEN BY THESE PRESENTS: THAT I, Robert L. Zollars, a Registered Public Surveyor, do hereby certify that I 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 Planning and Zoning Commission of the City of Addison, Texas.



[Signature]
Robert L. Zollars
Registered Public Surveyor No. 2491



NOTE:
All On-Site Utilities Shall Be Placed Underground.

RECEIVED OCT 30 1985
APPROVED BY

CASE FILE NO. 10-29-85
RECEIVED. 10/30/85

10-29-85 PLANNING & ZONING
11-5-85 CITY COUNCIL

STAFF REVIEW COPY

FINAL PLAT
SPRING VALLEY / MARSH LANE CENTRE
AN ADDITION TO THE CITY OF ADDISON
OUT OF THE THOMAS L. CHENOWETH SURVEY, ABST. 273, CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER: LEVIN & ASSOCIATES, INC.
5950 BERKSHIRE LANE S4350 DALLAS, TEXAS 75225

BY: HUITT-ZOLLARS, INC.
3131 MCKINNEY AVE. S.600 DALLAS, TEXAS 75204

OWNER'S CERTIFICATE

WHEREAS, THE LEVIN COMPANIES, INC. is the owner of a tract of land in the THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, said tract being all of Lot 1, Block 1 out of Spring Valley/Marsh Lane Centre, an addition to the Town of Addison as recorded in Volume 85241, Page 3749 Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner in the East R.O.W. line of Marsh Lane (100.00' R.O.W.), said point being Northerly 150.90 feet from the North R.O.W. line of Spring Valley Road (60.00' R.O.W.), said point also being the Northwesterly corner of a tract of land as conveyed to William J. Harrell by deed dated April 12, 1971;

THENCE, N 00°06'17" W, along said East line of Marsh Lane 255.70 feet to a point for a corner, said point being the South line of Marsh Lane Apartments as recorded in Volume 76203, Page 1272 of the Deed Records of Dallas County, Texas;

THENCE, S 89°50'00" E, along said South line of Marsh Lane Apartments 379.61 feet to a point for a corner;

THENCE, S 00°00'15" W, a distance of 406.60 feet to a point for a corner along the North R.O.W. line of Spring Valley Road (60.00' R.O.W.);

THENCE, N 89°50'00" W, along the North R.O.W. line of Spring Valley Road 960.00' R.O.W.), a distance of 228.84 feet to a point for a corner;

THENCE, N 00°06'17" W, along the East line of said Harrell tract, a distance of 150.90 feet to a point for a corner, said point being the most Northeasterly corner of the William J. Harrell Tract;

THENCE, N 89°50'00" W, along the North line of the above mentioned William J. Harrell tract, a distance of 150.00 feet to the POINT OF BEGINNING and CONTAINING 131,555 Square Feet or 3.0201 Acres of Land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE LEVIN COMPANIES, INC. , does hereby adopt this plat designating the hereinabove described property as SPRING VALLEY/MARSH LANE CENTRE, an addition to the City of Addison, Texas. The easements shown thereon are hereby reserved for the purposes as indicated.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All 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 growths which may in any way endanger or interfere with the construction maintenance or efficiency of its respective system on the "Utility Easement" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Utility Easement" 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 of procuring the permission of anyone.

This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of Addison, Texas.

EXECUTED AT Addison, Texas, this the 27th day of February, A.D., 1987.

THE LEVIN COMPANIES, INC.

BY: *[Signature]*

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public in and for Dallas County, Texas, on this day personally appeared THE LEVIN COMPANIES, INC. 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 SEAL OF OFFICE, this the ___ day of ___, A.D., 19__.



Notary Public in and for Dallas County, Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public in and for Dallas County, Texas, on this day personally appeared ROBERT L. ZOLLARS, 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.

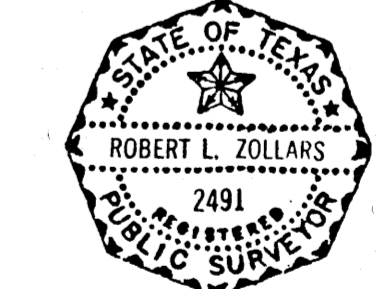
GIVEN UNDER MY HAND SEAL OF OFFICE, this the 23rd day of January, A.D., 1987.



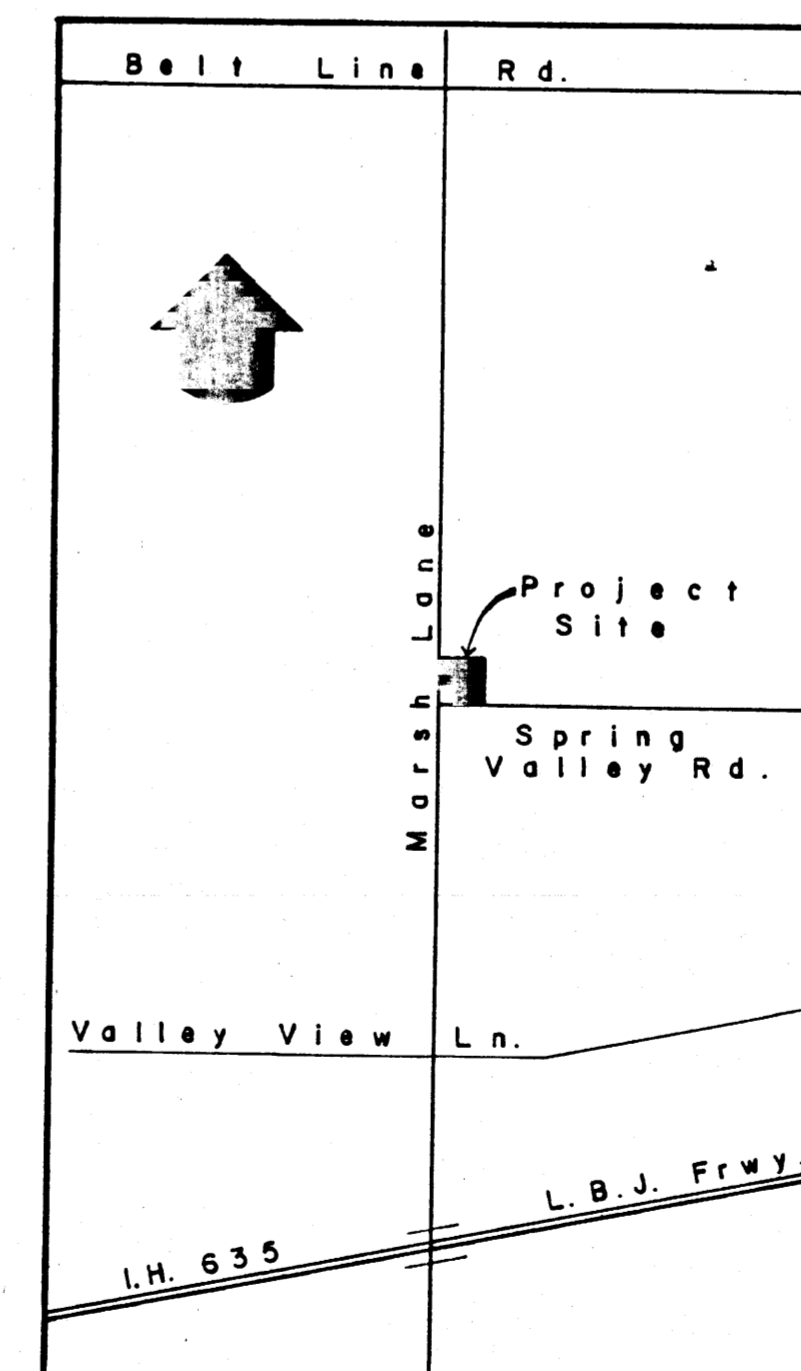
[Signature]
Notary Public in and for Dallas County, Texas

KNOW ALL MEN BY THESE PRESENTS:

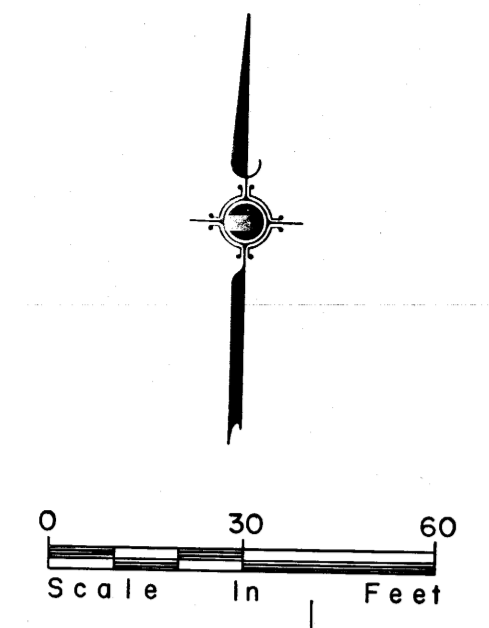
THAT I, Robert L. Zollars, a Registered Public Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the platting rules and regulations of the Planning and Zoning Commission of the City of Addison, Texas.



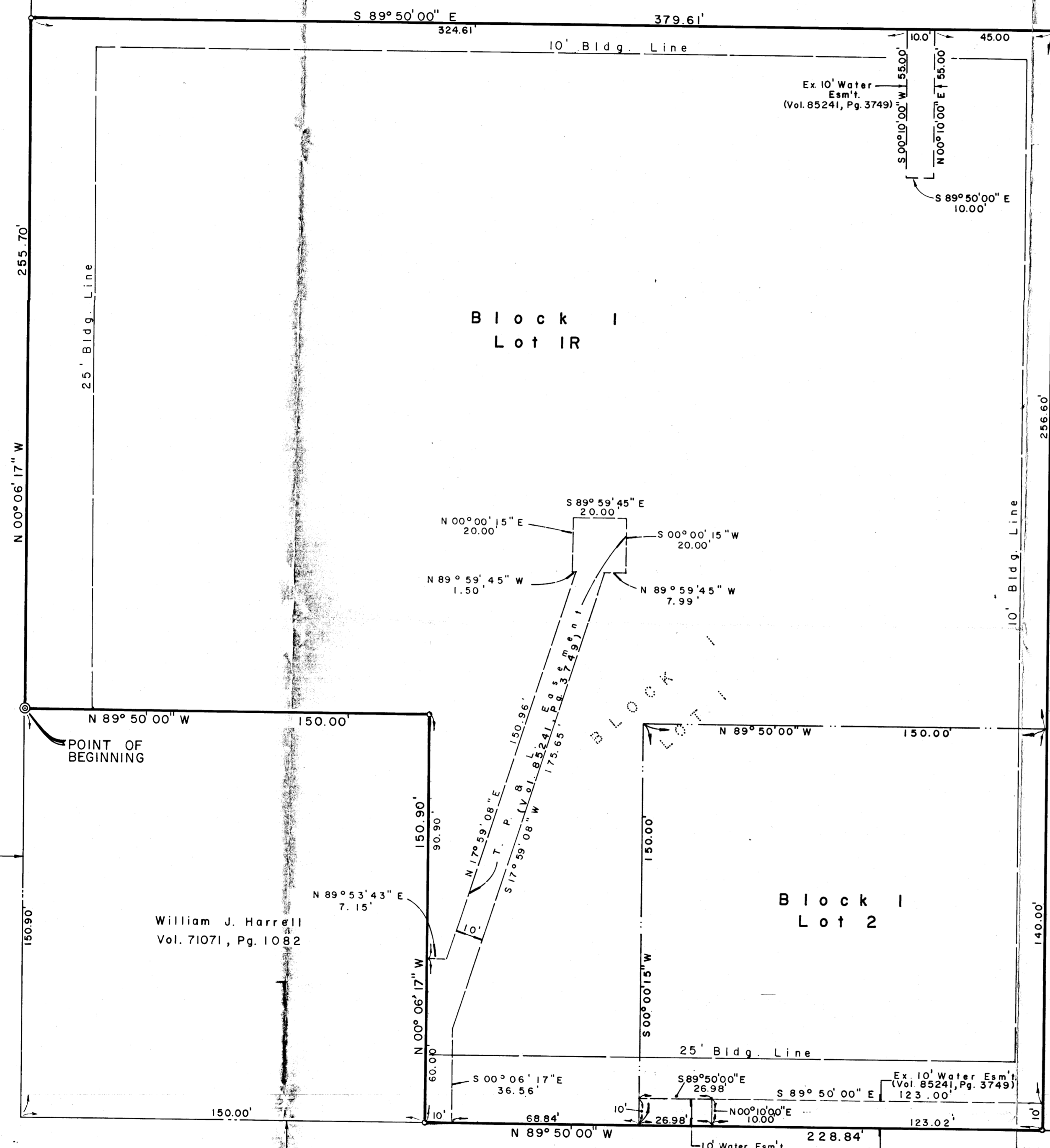
[Signature]
Robert L. Zollars
Registered Public Surveyor No. 2491



NOTE:
All On-Site Utilities Shall Be Placed Underground.



MARSH LANE APTS.
Vol. 76203, Pg. 1272



McNEIL REAL ESTATE FUND IX
Vol. 80010, Pg. 2766

CERTIFICATE OF APPROVAL

THIS ___ day of ___, 19___, by the City Council of the City of Addison.

Jerry Redding
Mayor

Jacque Kruse
City Secretary