

CONFIRMED COPY
 OFFICIAL PUBLIC RECORDS
 Cynthia Figueroa Calhoun
 Cynthia Figueroa Calhoun County Clerk
 Dallas County TEXAS
 January 09, 2006 10:57:06 AM
 FEE: \$33.00
 200600007474

LOT 1, BLOCK 1
 BENT TREE BROOK
 VOLUME 78121, PAGE 2673
 M.R.D.C.T.

FIELD NOTES
 BEING A 1.857 ACRE TRACT OF LAND SITUATED IN THE WILLIAM LOMAX SURVEY, ABSTRACT NO. 792, IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 1 OF THE CITY OF DALLAS BLOCK NO. 8231, ACCORDING TO THE FINAL PLAT OF KEMP ENGINEERING CO. INC. SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 72152, PAGE 432 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), SAID LOT 1 BEING DEDICATED TO 16420 ADDISON ROAD, LTD. BY THE DEED RECORDED IN VOLUME 2005002, PAGE 7425 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.). SAID 1.857 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 OF SAID KEMP ENGINEERING CO. INC. SUBDIVISION, SAID CORNER BEING AT THE INTERSECTION OF THE EXISTING NORTH LINE OF A 10 FOOT WIDE RIGHT-OF-WAY DEDICATED BY SAID KEMP ENGINEERING CO. INC. SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF ADDISON ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE, N 00°00'00" E, ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE OF ADDISON ROAD, A DISTANCE OF 189.96 FEET TO A 2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 OF SAID KEMP ENGINEERING CO. INC. SUBDIVISION AND THE COMMON SOUTHWEST CORNER OF ADDISON WESTGROVE SUBSTATION, AN ADDITION TO THE CITY OF ADDISON, RECORDED IN VOLUME 83133, PAGE 3872, M.R.D.C.T.;

THENCE, S 89°55'23" E, DEPARTING SAID EXISTING EAST RIGHT-OF-WAY LINE OF ADDISON ROAD, AND ALONG THE NORTH LINE OF SAID LOT 1 OF SAID KEMP ENGINEERING SUBDIVISION AND THE COMMON SOUTH LINES OF SAID ADDISON WESTGROVE SUBSTATION AND OF LOT 1, BLOCK 1 OF BENT TREE BROOK, AN ADDITION TO THE TOWN OF ADDISON, RECORDED IN VOLUME 78121, PAGE 2673, M.R.D.C.T., A DISTANCE OF 426.80 FEET TO A 2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 OF KEMP ENGINEERING CO. INC. SUBDIVISION AND THE COMMON NORTHWEST CORNER OF TRACT I OF BENT TREE III, AN ADDITION TO THE TOWN OF ADDISON, RECORDED IN VOLUME 79148, PAGE 1365, M.R.D.C.T.;

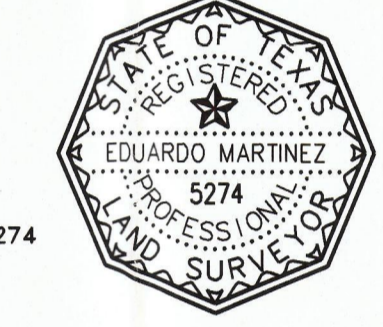
THENCE, S 00°02'24" W, DEPARTING SAID COMMON LINE, AND ALONG THE SOUTH LINE OF SAID LOT 1 OF SAID KEMP ENGINEERING CO. INC. SUBDIVISION AND THE COMMON WEST LINE OF SAID TRACT I, A DISTANCE OF 189.20 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 OF SAID KEMP ENGINEERING CO. INC. SUBDIVISION AND THE COMMON NORTHEAST CORNER OF THE AFORESAID 10 FOOT WIDE RIGHT-OF-WAY DEDICATION BY SAID KEMP ENGINEERING CO. INC. SUBDIVISION;

THENCE, S 89°58'29" W, DEPARTING SAID COMMON LINE, AND ALONG THE SOUTH LINE OF SAID LOT 1 OF SAID KEMP ENGINEERING CO. INC. SUBDIVISION AND THE COMMON EXISTING NORTH RIGHT-OF-WAY LINE OF SAID 10 FOOT WIDE RIGHT-OF-WAY DEDICATION, A DISTANCE OF 426.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.857 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

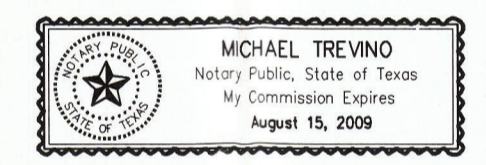
I, EDUARDO MARTINEZ REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM A ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF LANCASTER.

DATED NOVEMBER 10, 2005
 Eduardo Martinez
 EDUARDO MARTINEZ
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5274



STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED EDUARDO MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF NOVEMBER, 2005.
 Notary Public, State of Texas
 COMMISSION EXPIRES: AUGUST 15, 2009



APPROVED _____ ATTEST _____
 CHAIRMAN PLANNING & ZONING COMMISSION SECRETARY PLANNING & ZONING COMMISSION
 DATE _____ DATE _____
 EXECUTED PRO-FORMA
 MAYOR _____ DATE 1-6-06

THE UNDERSIGNED, THE CITY SECRETARY OF THE TOWN OF ADDISON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF ADDISON OFFICE CONDOS, AN ADDITION TO THE TOWN OF ADDISON, WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED BY IT ON THE 3rd DAY OF August, 2005.
 City Secretary

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT 16420 ADDISON ROAD, LTD., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE PROPERTY AS ADDISON OFFICE CONDOS, 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 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 IMPED 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, CLEAN OUTS, 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 6th DAY OF DECEMBER, 2005.
 16420 ADDISON ROAD, LTD.
 BY: 16420 ADDISON ROAD, LTD.
 A LIMITED PARTNERSHIP

NAME: JAMES FEAGIN
 TITLE: OWNER

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED James Feagin, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6th DAY OF DECEMBER, 2005.
 Notary Public, State of Texas
 COMMISSION EXPIRES: 10-24-09



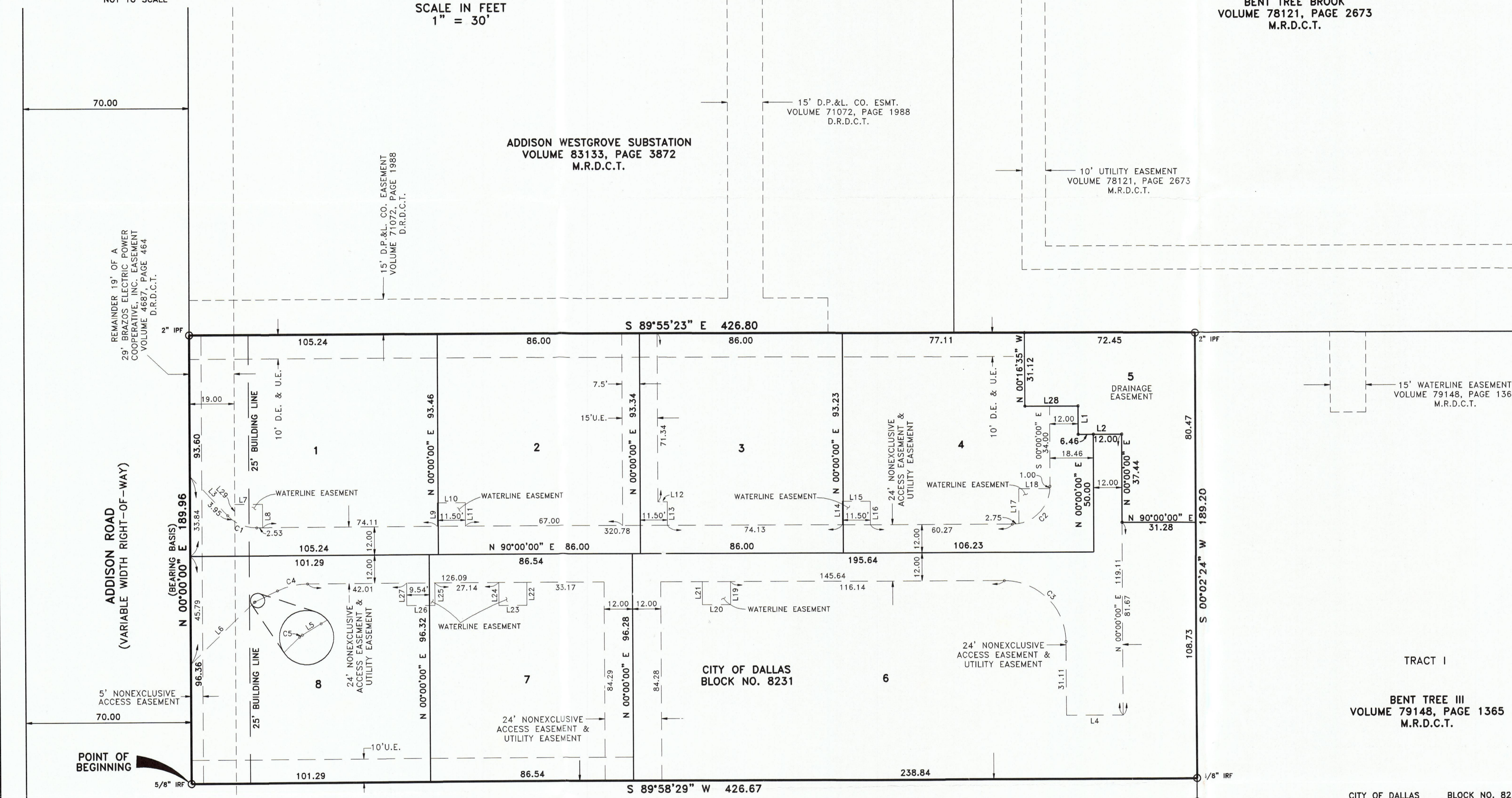
A
 FINAL PLAT
 OF
ADDISON OFFICE CONDOS

BEING A REPLAT OF
 LOT 1, BLOCK 8231 OF
 KEMP ENGINEERING CO. INC. SUBDIVISION
 VOLUME 72152, PAGE 432
 M.R.D.C.T.

OUT OF THE
 WILLIAM LOMAX SURVEY, ABSTRACT NO. 792
 IN THE
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 1.857 ACRES / 8 LOTS

OWNER/DEVELOPER: 16420 ADDISON ROAD, LTD.
 16660 N. DALLAS PARKWAY, SUITE 2900
 DALLAS, TEXAS 75248
 CONTACT: JAMES FEAGIN

ENGINEER/SURVEYOR: **Carter-Burgess**
 CARTER & BURGESS, INC.
 7950 ELMBROOK DRIVE, SUITE 250
 DALLAS, TX 75247-4961
 (214) 638-0145



LINE	BEARING	DISTANCE
L1	N 00°00'00" E	12.00
L2	N 90°00'00" E	18.46
L3	S 43°50'22" E	23.04
L4	N 90°00'00" W	24.00
L5	S 64°43'50" W	10.63
L6	S 45°55'39" W	37.66
L7	N 90°00'00" E	11.75
L8	S 00°00'00" E	10.00
L9	N 00°00'00" E	10.00
L10	N 90°00'00" E	11.87
L11	S 00°00'00" E	10.00
L12	N 90°00'00" E	4.00
L13	S 00°00'00" E	10.00
L14	N 00°00'00" E	10.00
L15	N 90°00'00" E	11.87
L16	S 00°00'00" E	10.00
L17	N 00°00'00" E	14.72
L18	N 90°00'00" E	11.89
L19	S 00°00'00" E	9.78
L20	N 90°00'00" W	11.89
L21	N 00°00'00" E	9.78
L22	S 00°00'00" E	9.78
L23	N 90°00'00" W	11.89
L24	N 00°00'00" E	9.78
L25	S 00°00'00" E	9.53
L26	N 90°00'00" W	11.89
L27	N 00°00'00" E	9.53
L28	N 90°00'00" E	22.50
L29	S 00°00'00" E	7.28

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17.00	46°09'38"	N 68°53'11" W	13.33	13.70
C2	16.00	90°00'00"	S 45°00'00" W	22.63	25.13
C3	26.00	90°00'00"	S 45°00'00" E	36.77	40.84
C4	30.00	25°16'10"	N 77°21'55" E	13.12	13.23
C5	1.00	18°48'11"	N 58°19'44" E	0.33	0.33

LEGEND

D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS

NOTES:
 1.) BEARING BASIS IS THE EAST RIGHT-OF-WAY LINE OF ADDISON ROAD, A VARIABLE WIDTH R.O.W., ACCORDING TO THE PLAT RECORDED IN VOLUME 72152, PAGE 432 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

ADDISON OFFICE CONDOS

PLAT DATE: 09/11/05