

THE STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, P.H.C.G. INVESTMENTS, a Texas General Partnership, acting by and through the undersigned, their duly authorized agent, and LEVITZ PARTNERS, L.P., acting by and through the undersigned their duly authorized agent, are the sole owners of 6.090 Acres of Land located in the THOMAS L. CHENOWETH SURVEY, Abstract No. 273, Dallas County, Texas and being more particularly described by metes and bounds as follows;

LEGAL DESCRIPTION

BEING 6.090 acres of land, located in the THOMAS L. CHENOWETH SURVEY, Abstract No. 273, Collin County, Texas, and also including all of Lot 1, Block 1, Levitz Furniture Co. of Addison, Texas, an Addition to the Town of Addison, Dallas County, Texas, according to the plat recorded in Volume 83056, Page 1571 of the Deed Records of Dallas County, Texas. Said 6.090 acres, being more particularly described by metes and bounds as follows:

- BEGINNING at an "X" cut in concrete, at the intersection of the South right-of-way line of Belt Line Road (a 100 foot wide right-of-way), with the East right-of-way line of Surveyor Boulevard (a 60 foot wide right-of-way);
- THENCE NORTHEASTERLY 512.76 feet, along the South right-of-way line of said Belt Line Road, with a curve to the right, having a radius of 1860.00 feet, a central angle of 15° 47' 43", and a chord bearing N 74° 41' 48" E 511.14 feet, to a 1/2" iron rod set, at the Northwest corner of Mercadito Juarez, an Addition to the Town of Addison, Dallas County, Texas, according to the plat recorded in Volume 88172, Page 1066 of the Deed Records of Dallas County, Texas;
- THENCE S 00° 35' 00" W 395.78 feet, along the West boundary line of said Mercadito Juarez Addition, to a 1/2" iron rod, at the Southwest corner thereof;
- THENCE S 89° 22' 10" E 176.31 feet, along the South boundary line of said Mercadito Juarez Addition, being the North boundary line of aforesaid Lot 1, Block 1, Levitz Furniture Co. of Addison, Texas Addition, to a 1/2" iron rod, at the Northeast corner of said Lot 1, Block 1;
- THENCE S 00° 41' 06" W 269.00 feet, along the East boundary line of said Lot 1, Block 1, Levitz Furniture Co. of Addison Addition, to a PK nail in a wall, at the Southeast corner of said Lot 1, Block 1;
- THENCE N 89° 28' 06" W 398.35 feet, along the South boundary line of said Lot 1, Block 1, Levitz Furniture Co. of Addison, Texas Addition, to a 1" iron pipe, at the Southwest corner of said Lot 1, Block 1, lying in the East right-of-way line of aforesaid Surveyor Boulevard;
- THENCE along the East right-of-way line of said Surveyor Boulevard as follows:

1. NORTHWESTERLY 344.36 feet, along a curve to the left, having a radius of 630.00 feet, a central angle of 31° 19' 05", and a chord bearing N 22° 47' 23" W 340.09 feet, to a 3/8" iron rod, at the end of said curve;
2. N 38° 26' 56" W 60.86 feet, to a 3/8" iron rod, at the beginning of a curve to the right;
3. NORTHWESTERLY 142.50 feet, along said curve to the right, having a radius of 570.00 feet, a central angle of 14° 19' 26", and a chord bearing N 31° 17' 13" W 142.13 feet, to a 3/8" iron rod, at the end of said curve;
4. N 24° 07' 30" W 49.76 feet, to THE PLACE OF BEGINNING, containing 6.090 acres (265,270 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

We, the undersigned, owners of the land shown on this plat, and designated herein as Lots 1 & 2, Block 1, BELT LINE - SURVEYOR VILLAGE, an Addition to the Town of Addison, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown of the purpose and consideration therein expressed.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or excavations made herein.

WITNESS, our hands, this the 2nd day of February, 1998.

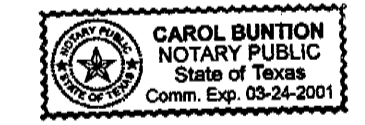
P.H.C.G. INVESTMENTS, A TEXAS GENERAL PARTNERSHIP
By: *Pete H. Pappas*
PETE H. PAPPAS,
MANAGING PARTNER

LEVITZ PARTNERS, L.P.,
a Texas limited partnership
By: *Richard D. Squires*
RICHARD D. SQUIRES
Its: PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PETE H. PAPPAS, MANAGING PARTNER P.H.C.G. INVESTMENTS, A TEXAS GENERAL 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 PURPOSE, AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF February, 1998.

Carol Buntion
Notary Public in and for
The State of Texas
Commission Expires 03-24-2001

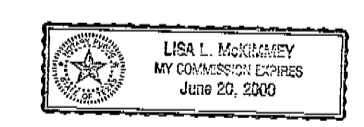


STATE OF TEXAS
COUNTY OF DALLAS

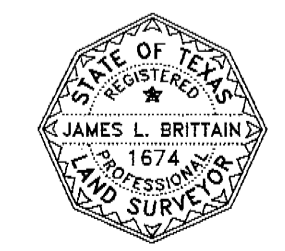
Before me, the undersigned authority, a notary public in and for said County and State, on this day personally appeared RICHARD D. SQUIRES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, in his capacity as President of RDS Holdings, Inc., a Texas corporation, being the Managing General Partner of RS II, LP, a Texas limited partnership, which, in turn, is the Managing General Partner of Levitz Partners, LP, a Texas limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF February, 1998.

Lisa L. McManney
Notary Public in and for
The State of Texas
Commission Expires: 6-20-2002



APPROVED BY THE ADDISON CITY COUNCIL
ON THE 15th DAY OF January, 1998.
MAYOR: *[Signature]*
CITY SECRETARY: *[Signature]*



James L. Brittain
JAMES L. BRITTAIN, R.P.L.S.
State of Texas No. 1674

FINAL PLAT
OF
LOTS 1 & 2, BLOCK 1
BELT LINE - SURVEYOR VILLAGE
AN ADDITION TO THE TOWN OF ADDISON
BEING
6.090 ACRES OF LAND
LOCATED IN THE
THOMAS L. CHENOWETH SURVEY
ABSTRACT NO. 273
AND BEING A REVISION OF
LOT 1, BLOCK 1
LEVITZ FURNITURE CO. OF ADDISON, TEXAS
AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
VOLUME 83056, PAGE 1571 OF THE DEED RECORDS OF
DALLAS COUNTY, TEXAS

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COUNTY CLERK
DALLAS COUNTY
Volume 83056
Page 00021
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