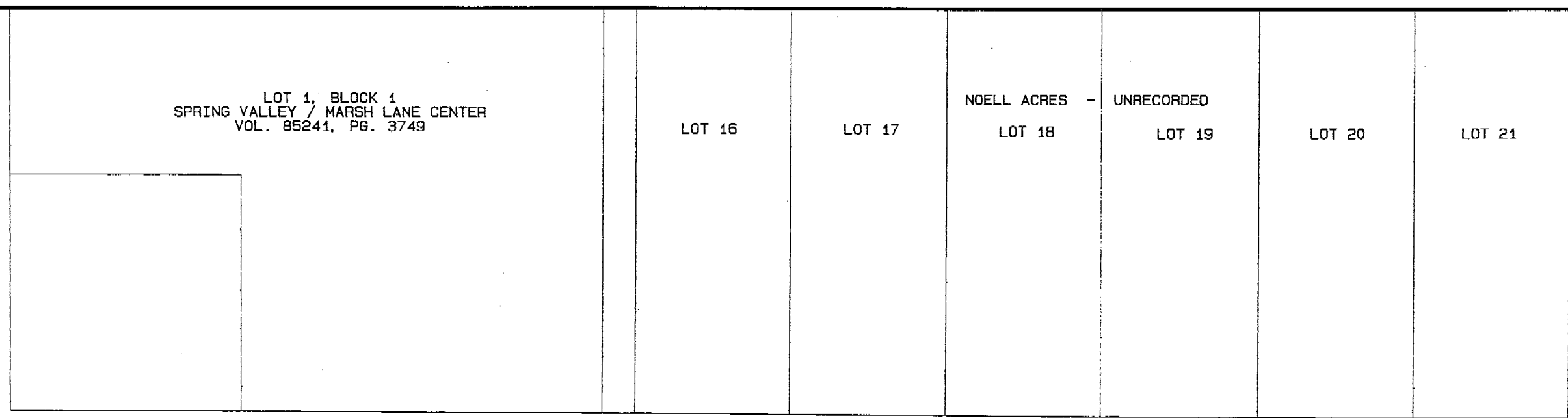
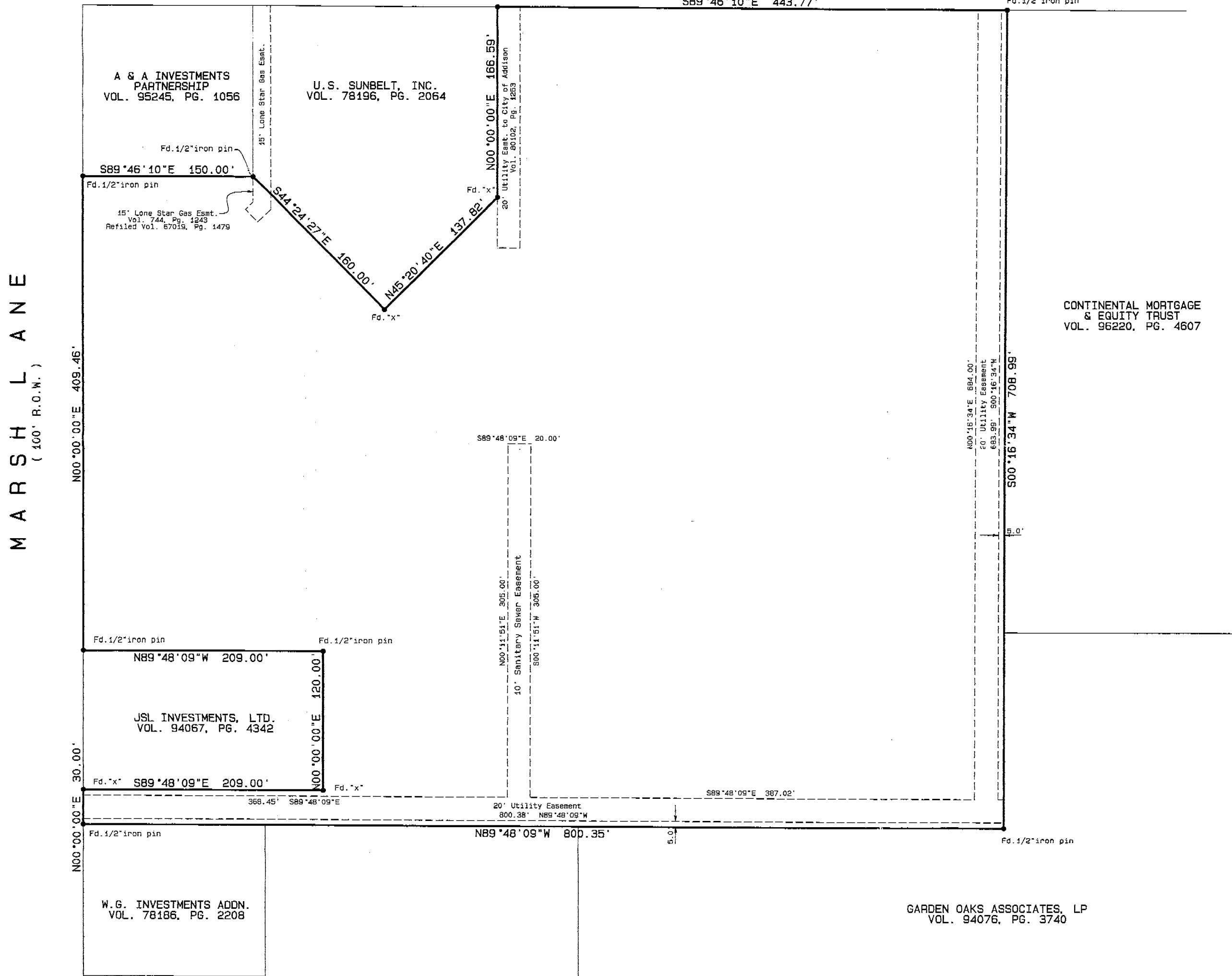


98221 00020

36223
188671
1/11/98
Map



SPRING VALLEY ROAD
(60' R.O.W.)



MARSH LANE
(100' R.O.W.)

BROOKHAVEN HILLS ADDITION NO. 2
FARMERS BRANCH, TEXAS

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS MUSTANG BROOKHAVEN S/C, LTD., a Texas Limited Partnership is the owner of a tract of land situated in the Noah Good Survey, Abstract No. 520, Dallas County, Texas, located in the Town of Addison, Texas, said tract being part of a 17.894 acre tract conveyed to Mustang Brookhaven S/C, LTD., a Texas Limited Partnership by deed recorded in Volume 94129, Page 00111 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east line of Marsh Lane (a 100 ft. R.O.W. at this point) said point being S00°00'00"E, along said east line, 150.00 feet from its intersection with the south line of Spring Valley Road (a 60 ft. R.O.W. at this point);

THENCE S89°46'10"E, 150.00 feet to a 1/2" iron pin found for corner;
THENCE S44°24'27"E, 160.00 feet to an "x" cut found for corner;
THENCE N45°20'40"E, 137.82 feet to an "x" cut found for corner;
THENCE N00°00'00"E, 166.59 feet to an "x" cut found for corner in the south line of Spring Valley Road;
THENCE S89°46'10"E along said south line, 443.77 feet to a 1/2" iron pin found for corner;
THENCE S00°16'34"W, 708.39 feet to a 1/2" iron pin with red FD cap found for corner;
THENCE N89°48'09"W, 800.35 feet to a 1/2" iron pin found for corner in the east line of Marsh Lane;
THENCE N00°00'00"E along said east line, 30.00 feet to an "x" cut found for corner;
THENCE S89°48'09"E, 209.00 feet to an "x" cut found for corner;
THENCE N00°00'00"E, 120.00 feet to a 1/2" iron pin found for corner;
THENCE N89°48'09"W, 209.00 feet to a 1/2" iron pin found for corner in the east line of Marsh Lane;
THENCE N00°00'00"E along said east line, 409.46 feet to a 1/2" iron pin found for corner and the place of beginning and containing 10,950 acres (476,992 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That MUSTANG BROOKHAVEN S/C, LTD., a Texas Limited Partnership does hereby adopt this plat designating the hereinabove property as **BROOKHAVEN VILLAGE SHOPPING CENTER, PHASE 2**, 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 easements 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, electric, 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.

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 city 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 run-off 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 city to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the city 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 city 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, 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 AT DALLAS, TEXAS, this the 30th day of November, 1998.

MUSTANG BROOKHAVEN S/C, LTD.
a Texas Limited Partnership
By: Folsom Properties, Inc.
a Texas Corporation, GENERAL PARTNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Richard E. Slay 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 30th day of November, 1998.

KATHY J. HADDOCK
Notary Public
State of Texas
Comm. Expires 4-3-2001

Kathy Haddock
Notary Public in the State of Texas
My Appointment Expires 4-3-2001

SURVEYOR CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS
I, DON H. DEERE for FERGUSON-DEERE, INC., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an 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 Town of Addison, Texas.

Don H. Deere
DON H. DEERE, Texas Registered
Professional Land Surveyor #2233



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, RICHARD E. SLAY, a notary public, on this day personally appeared DON H. DEERE, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of OCTOBER, 1998.

RICHARD E. SLAY
Notary Public
STATE OF TEXAS
My Commission Expires 04-14-2001

Richard E. Slay
RICHARD E. SLAY
Notary Public in the State of Texas
My appointment Expires 04-14-2001

NOV 11 1998
Earl Bullock
COUNTY CLERK, Dallas County, Texas

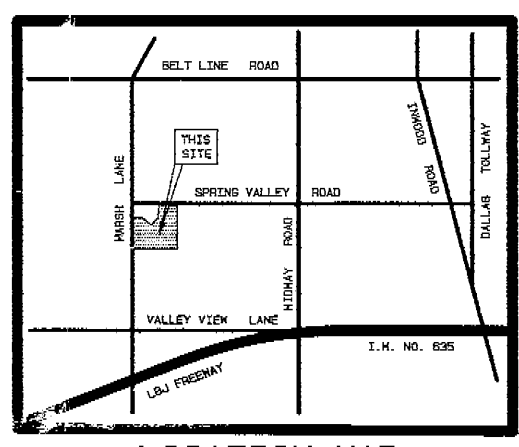
FINAL PLAT
BROOKHAVEN VILLAGE SHOPPING CENTER
PHASE 2

TOWN OF ADDISON, TEXAS
NOAH GOOD SURVEY, ABSTRACT NO. 520
DALLAS COUNTY, TEXAS

MUSTANG BROOKHAVEN S/C, LTD. * OWNER
16475 DALLAS PARKWAY - DALLAS, TEXAS 75248
214-931-7400

FERGUSON-DEERE INC. * ENGINEERS
9817 KINGSLEY ROAD DALLAS, TEXAS 75238
PHONE: 214-348-2821 FAX: 214-348-3644

NOV 7, 1998 - SCALE: 1"=60'
GRAPHIC SCALE
0 50 100 150 200

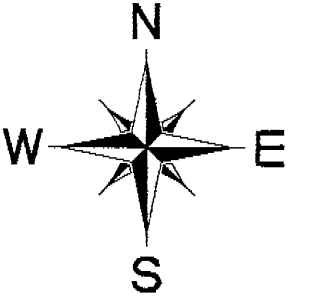


LOCATION MAP
NO SCALE

Approved by the Addison City Council on the 30th day of September 1998.

Richard E. Slay
CITY SECRETARY

AFTER RECORDING PLEASE
RETURN TO:
CARMEN MORAN
TOWN OF ADDISON
P.O. Box 9010
ADDISON, TX 75001



98221 00020

FILED
NOV 11 AM 10:00
Earl Bullock
COUNTY CLERK
DALLAS COUNTY