

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, INTERVEST-PARKWAY LTD., a Texas limited partnership, is the owner of a 17.691 acre tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas; said tract being part of Lot 2, Block 1, Bent Tree Oaks Addition, an addition to the Town of Addison according to the plat recorded in Volume 78004, Page 007 of the Deed Records of Dallas County, Texas; and all of a tract of land described in deed to Intervest-Parkway LTD., a Texas limited partnership, recorded in Volume 96251, Page 5754 of the Deed Records of Dallas County, Texas; said 17.691 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap set at the intersection of the east right-of-way line of Addison Road (a 60 foot wide right-of-way) and the south right-of-way line of Bent Tree Plaza Parkway (an 80 foot wide right-of-way); said point being the northwest corner of said 17.691 tract;

THENCE, North 89 degrees, 36 minutes, 35 seconds East, along said south right-of-way line of Bent Tree Plaza Parkway, a distance of 493.03 feet to a 1/2-inch iron rod found in a southwest line of the Dallas North Parkway (a 200 foot wide right-of-way); said point being the beginning of a non-tangent curve to the left whose center bears North 64 degrees, 48 minutes, 35 seconds East, a distance of 1600.00 feet from said point;

THENCE, southeasterly, along said southwest right-of-way line and said curve to the left, through a central angle of 22 degrees, 48 minutes, 05 seconds, an arc distance of 636.73 feet, a chord bearing of South 36 degrees, 35 minutes, 24 seconds East and chord distance of 632.54 feet to a 5/8-inch iron rod found at the end of said curve;

THENCE, South 47 degrees, 59 minutes, 26 seconds East, continuing along said southwest right-of-way line, a distance of 579.01 feet to a 5/8-inch iron rod found; said point being the north corner of Bent Tree Towers, an addition to the Town of Addison, Texas according to the plat recorded in Volume -----, Page ---- of the Deed Records of Dallas County, Texas;

THENCE, South 42 degrees, 00 minutes, 34 seconds West, along the northwest line of said Bent Tree Towers Addition, a distance of 636.69 feet to a 1/2-inch iron rod found at the west corner of said Bent Tree Tower Addition; said point being in a northeast line of Westgrove Drive (a 60 foot wide right-of-way); said point also being the beginning of a non-tangent curve to the left whose center bears South 22 degrees, 49 minutes, 35 seconds West, a distance of 805.00 feet from said point;

THENCE, northwesterly, along said northeast right-of-way line and said curve to the left, through a central angle of 15 degrees, 46 minutes, 41 seconds, an arc distance of 214.66 feet, a chord bearing of North 74 degrees, 46 minutes, 46 seconds West, a chord distance of 214.02 feet to a 1/2-inch iron rod found; said point being the south corner of Lot 1, Block 1, Bent Tree Oaks Addition, an addition to the Town of Addison, Texas according to the plat recorded in Volume 78004, Page 007 of the Deed Records of Dallas County, Texas;

THENCE, North 07 degrees, 34 minutes, 37 seconds East, departing said northeast right-of-way line of Westgrove Drive on along the southeast line of said Lot 1, a distance of 464.85 feet to a 5/8-inch iron rod found at the most southerly east corner of said Lot 1;

THENCE, North 48 degrees, 01 minutes, 15 seconds West, along the northeast line of said Lot 1, a distance of 317.52 feet to a 1/2-inch iron rod found at the most northerly, east corner of said Lot 1;

THENCE, South 89 degrees, 36 minutes, 17 seconds West, along the north line of said Lot 1, a distance of 488.83 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 1; said point also being in the said east right-of-way line of Addison Road;

THENCE, North 00 degrees, 21 minutes, 56 seconds West, along said east right-of-way line of Addison Road, a distance of 639.26 feet to the POINT OF BEGINNING;

CONTAINING, 770,623 square feet or 17.691 acres of land with 13,522 square feet or 0.310 acres dedicated for right-of-way and leaving 757,101 square feet or 17.381 (net) of land, more or less.

That INTERVEST-PARKWAY LTD., a Texas Limited partnership, ("Owner") does hereby adopt this plat designating the hereinabove property as HANOVER PARK ADDITION, 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 hereon.

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, modify, alter, relocate, suspend, terminate, or otherwise interfere or impede with the provision of the services to others. Said utility 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 to private property or person that results from the flow of water along said creek or creeks 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 drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of the natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at anytime of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by the utility. Buildings, fences, trees shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easement as shown; provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, 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 growth which in any way endanger or interfere with the construction, 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 4th day of June 1997.

INTERVEST-PARKWAY LTD.,
a Texas Limited Partnership

By: INTERVEST EQUITY GROUP, LLC
a Texas Limited Partnership
its Sole General Partner

John A. Raphael
John A. Raphael, Manager

or
By: Michael B. Schiff, Manager

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FINAL PLAT

HANOVER PARK ADDITION

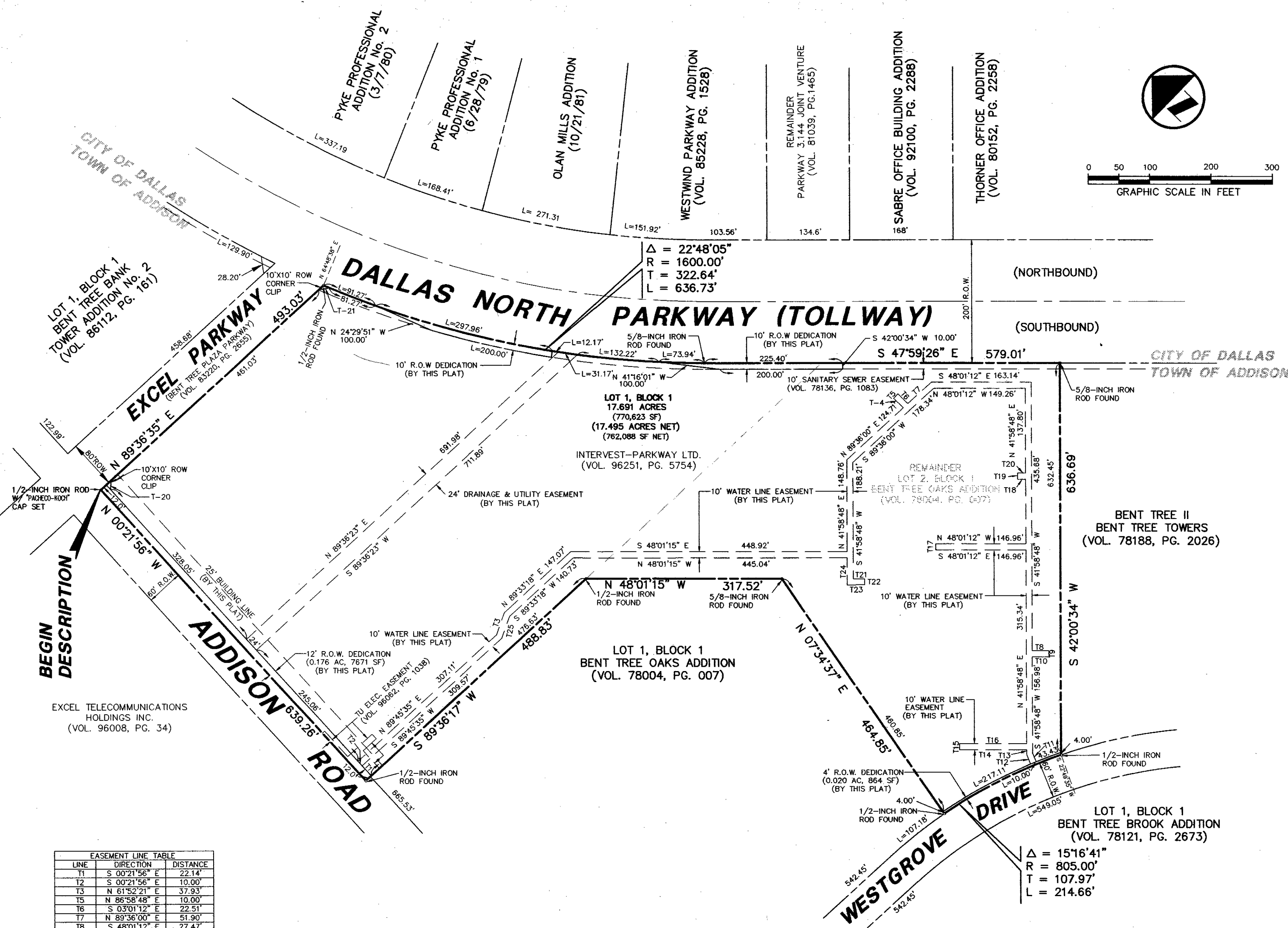
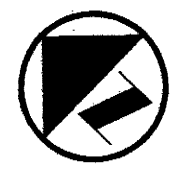
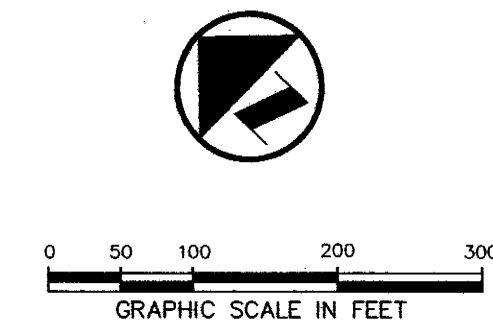
LOCATED IN THE TOWN OF ADDISON, TEXAS
AND BEING OUT OF THE
WILLIAM LOMAX SURVEY, ABSTRACT NO. 792
DALLAS COUNTY, TEXAS

OWNER:
INTERVEST-PARKWAY LTD.
BY: INTERVEST EQUITY GROUP, LLC
4131 CENTURION WAY
DALLAS, TEXAS 75244-2312
PH. (214) 661-9711
FAX (214) 991-7139

PACHECO KOCH
Consulting Engineers, Inc.
Civil Engineering • Land Surveying
9401 LBJ Freeway, Suite 300
Dallas, Texas 75243
(972) 235-3031

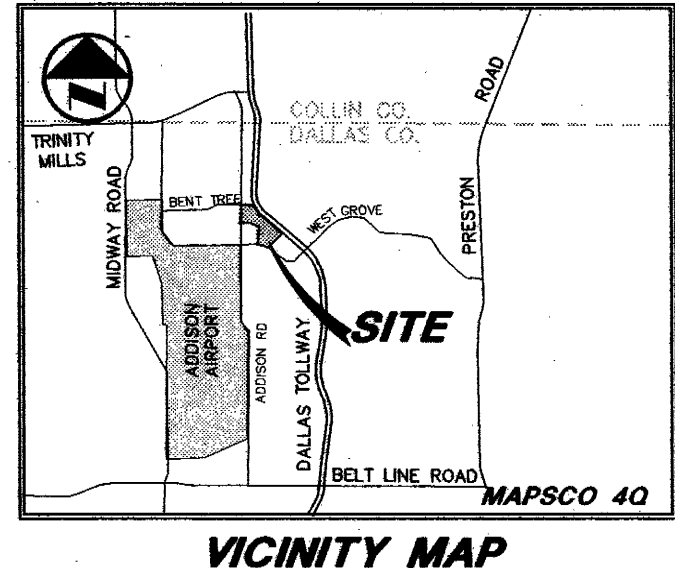
DRAWN BY: NDC
CHECKED BY: SAM
SCALE: 1"=100'
DATE: 5/05/97
JOB NUMBER: 1767-97.026

FILED
97 JUN 18 PM 3:03
EAL BULLOCK
COUNTY CLERK
DALLAS COUNTY



EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
T-1	S 00°21'56" E	22.14'
T-2	S 00°21'56" E	10.00'
T-3	N 61°52'21" E	37.93'
T-4	N 86°58'48" E	10.00'
T-5	S 03°01'12" E	22.51'
T-6	N 89°36'00" E	51.90'
T-7	S 48°01'12" E	27.47'
T-8	S 41°58'48" W	10.00'
T-9	N 48°01'12" W	27.47'
T-10	N 19°28'48" E	16.75'
T-11	N 41°58'48" E	2.29'
T-12	N 48°01'12" W	109.29'
T-13	N 41°58'48" E	10.00'
T-14	S 48°01'12" E	109.29'
T-15	N 41°58'48" E	10.00'
T-16	S 48°01'12" E	10.00'
T-17	N 41°58'48" E	10.00'
T-18	S 48°01'12" E	10.00'
T-19	N 41°58'48" E	10.00'
T-20	S 48°01'12" E	13.31'
T-21	S 48°01'12" E	18.50'
T-22	S 41°58'48" W	10.00'
T-23	N 48°01'12" W	28.50'
T-24	N 41°58'48" E	43.86'
T-25	S 61°52'21" W	37.95'
T-1	S 42°00'34" W	4.23'
T-2	N 07°34'37" E	4.00'
T-3	S 48°01'15" E	21.36'
T-4	S 82°27'24" E	62.26'
T-5	N 03°01'12" W	22.05'
T-6	N 82°27'24" W	62.26'
T-7	N 02°59'26" W	23.57'
T-8	N 42°00'34" E	92.51'
T-9	N 87°00'34" E	50.30'
T-10	N 42°00'34" W	12.00'
T-11	S 02°59'26" E	50.30'
T-12	S 42°00'34" W	20.08'
T-13	S 87°00'34" E	50.30'
T-14	S 42°00'34" W	92.51'
T-15	S 02°59'26" E	23.57'
T-16	N 58°04'35" E	20.33'
T-17	S 58°04'35" W	20.33'
T-18	S 89°36'17" W	12.00'
T-19	N 89°36'35" E	12.00'
T-20	N 44°37'20" E	14.15'
T-21	S 57°52'46" E	16.87'



BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John A. Raphael, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of June, 1997.

My commission expires: November 8, 2000

Donna M. Smith
Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES A. KOCH, JR., Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.

James A. Koch, Jr.
James A. Koch, Jr.
Registered Professional Land Surveyor
No. 4688

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James A. Koch, Jr., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of May, 1997.

My commission expires: 2-1-98

Melissa A. Hall
Notary Public in and for the State of Texas

APPROVED BY THE ADDISON TOWN COUNCIL
ON THE 18th DAY OF May, 1997
[Signature]
MAYOR
[Signature]
CITY SECRETARY

NOTES:
1. Bearing system for this plat based on a bearing of South 89 degrees, 36 minutes, 35 seconds East for the south right-of-way line of Bent Tree Plaza Parkway according to the plat of Bent Tree Tower Addition No. 2, an addition to the Town of Addison, Texas recorded in Volume 86112, Page 161 of the Deed Records of Dallas County, Texas.

