

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS MHSS-ADDISON, LP, is the owner of a tract of land out of the Eli Shepard Survey, Abstract No. 1361, Town of Addison, Dallas County, Texas, being all of a tract of land described as "Tract I" and "Tract II" in Special Warranty Deed to MHSS-ADDISON, LP, recorded in Instrument No. 200900153048, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the north right-of-way line of Sojourn Drive (a 60-foot wide right-of-way) and the east right-of-way line of Addison Road (a variable width right-of-way);

THENCE with said east right-of-way line, North 01°33'44" East, a distance of 928.23 feet to a 5/8" iron rod with cap found for corner:

THENCE with a jog in said east right-of-way line, South 88°33'43" East, at a distance of 12.00 feet, passing the southwest corner of Two Rows Restaurant, an addition to the Town of Addison, Texas according to the plat recorded in Volume 2004081, Page 208, Deed Records of Dallas County, Texas, continuing with the south line of said Addition, at a distance of 338.00 feet, passing the southeast corner of said Addition and a point in the west right-of-way line of the Dallas North Tollway (a variable width right-of-way), continuing with a jog in said west right-of-way line, in all a total distance of 350.00 feet to a "X" cut in concrete found for corner;

THENCE with said west right-of-way line, South 01°33'44" West, a distance of 914.05 feet to a 1/2" iron rod with cap found for corner at the intersection of said west right-of-way line and the said north right-of-way line of Sojourn Drive;

THENCE with said north right-of-way line of Sojourn Drive, South 89°07'06" West, a distance of 350.32 feet the POINT OF BEGINNING and containing 7.4013 acres or 322,400 square feet of land.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, DANA BROWN, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of

Dana Brown Registered Professional Land Surveyor #5336 Kimley-Horn and Associates, Inc. 12700 Park Central Drive, Suite 1800 Dallas, Texas 75251 972-770-1300

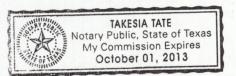


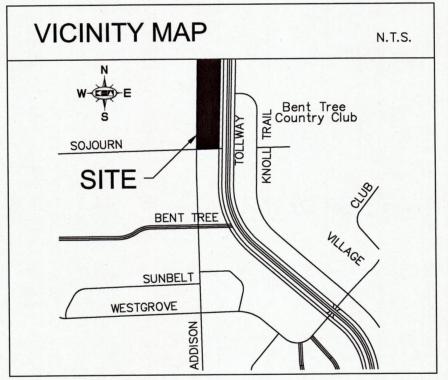
STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4 day of august

NOTARY PUBLIC in and for the STATE OF TEXAS





AREA TABLE						
LOT	ACRES	SQUARE FEET				
ROW	0.4534	19,748				
LOT 1	6.9479	302,652				
TOTAL	7.4013	322,400				

LEGE	ND
IRF	IRON ROD FOUND
IRFC	CAPPED IRON ROD FOUND
IRS	5/8" IRON ROD WITH "KHA" CAP SET
(C.M.)	CONTROL MONUMENT
XF	"X" IN CONCRETE FOUND
PKF	PK NAIL FOUND
A.U.E.	ACCESS & UTILITY EASEMENT (BY THIS PLAT)
W.E.	WATER EASEMENT (BY THIS PLAT)
D.E.	DRAINAGE EASEMENT (BY THIS PLAT)
DET.E.	DETENTION EASEMENT (BY THIS PLAT)
S.E.	STREET EASEMENT (BY THIS PLAT)
N.I.E.E.	NON-EXCLUSIVE INGRESS/EGRESS EASEMENT (BY THIS PLAT)
S.W.E.	SIDE WALK EASEMENT (BY THIS PLAT)
U.E.	UTILITY EASEMENT (BY THIS PLAT)
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS CO. TX.
D.R.D.C.T.	DEED RECORDS, DALLAS CO. TX.

- 1. The bearing system for this plat is based on grid north of the Texas Coordinate System of 1983 resulting in a bearing of North 01°33'44" East, for the east right-of-way line of Addison Road.
- 2. All easements are by this plat unless otherwise noted.
- 3. This plat is subject to restrictions contained in deeds recorded in Volume 79119, Page 2604, Volume 78243, Page 191, and Volume 81101, Page 2295, all of the Deed Records of Dallas County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MHSS-ADDISON, LP ("Owner") does hereby adopt this plat designating the hereinabove property as MHS 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 thereon.

This plat is approved by the Town of Addison and accepted by the owners(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:

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 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.

The proposed detention area easement(s) within the limits of this addition, will remain as detention area(s) to the line and grade shown on the plans at all times and will be maintained by the individual owner(s) of the lot or lots that are traversed by or adjacent to the detention area(s). The Town of Addison will not be responsible for the maintenance and operation of said detention area(s) or any damage or injury to private property or person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however, it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then, in such event, the Town of Addison shall have the right to enter upon the detention area(s) at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the detention area(s) traversing or adjacent to his property clean and free of debris, silt and any substance which would result in unsanitary conditions or blockage of the drainage. The Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner(s), or to alleviate any undesirable conditions, which may occur.

The detention area(s) as in the case of all detention areas are subject to storm water overflow(s) to an extent which cannot be clearly defined. The Town of Addison shall not be held liable for any damages of any nature resulting from the occurrences of these natural phenomena, nor resulting from the failure of any structure or structures, within the detention area(s) or subdivision storm drainage system.

The detention area easement line identified on this plat shows the detention area(s) serving this addition.

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,

WITNESS, my hand, this 5th day of agast, 2010.

By: MHSS-ADDISON, LP, a Texas limited partnership

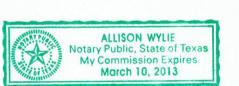
By: SRP/Medica-Addison GP, LLC, a Texas limited liability company,

STATE OF TEXAS,

instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF AUGUST , 2010.

NOTARY PUBLIC in and for the STATE OF TEXAS



APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS ON

MHSS-ADDISON, LP

DALLAS, TX, 75225

TEL: (972) 499-6302

8343 DOUGLAS AVENUE, SUITE 350

Official Public Records John F. Warren, County Clerk Dallas County TEXAS 08/11/2010 01:34:05 PM

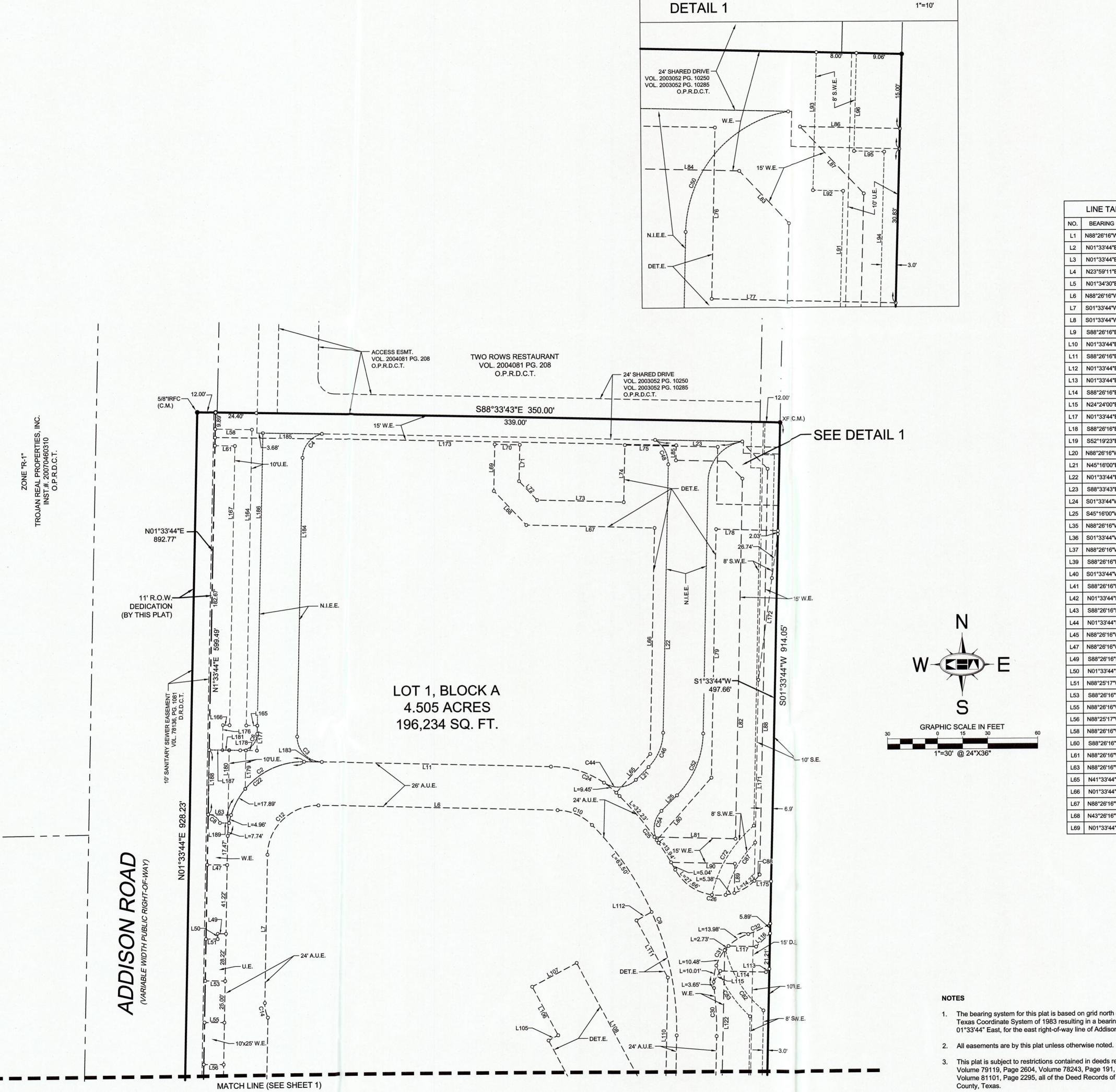
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FINAL PLAT MHS ADDITION LOT 1 & LOT 2, BLOCK A

ELI SHEPARD SURVEY, ABSTRACT NO. 1361 TOWN OF ADDISON DALLAS COUNTY, TEXAS



Fax No. (972) 239-3820 Dallas, Texas 75251 Project No. Scale Drawn by SRD DAB APRIL 2009 069302500 1" = 30'



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	LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	
L1	N88°26'16"W	51.68'	L70	S88°26'16"E	15.00'	L122	N01°33'44"E	128.83'	
L2	N01°33'44"E	162.20'	L71	S01°33'44"W	21.90'	L123	N88°26'16"W	4.99'	
L3	N01°33'44"E	7.61'	L72	S43°26'16"E	15.67"	L124	N01°33'44"E	15.00'	
L4	N23°59'11"E	19.84'	L73	S88°26'16"E	51.92"	L125	S88°26'16"E	5.00'	
L5	N01°34'30"E	177.58'	L74	N01°33'44"E	34.26"	L128	N88°26'16"W	31.77'	
L6	N88°26'16"W	144.19'	L75	S88°26'16"E	55.68'	L129	N01°33'44"E	15.00'	
L7	S01°33'44"W	88.87'	L76	S01°33'44"W	34.26'	L130	S88°26'16"E	31.77'	
L8	S01°33'44"W	258.07'	L77	S88°26'16"E	37.07'	L131	N01°33'44"E	133.47'	
L9	S88°26'16"E	32.24'	L78	N88°26'16"W	37.07'	L132	N46°33'44"E	54.44'	
L10	N01°33'44"E	353.19'	L79	S01°33'44"W	149.10'	L133	S88°26'16"E	75.27'	
L11	S88°26'16"E	148.69'	L80	S41°33'44"W	49.78'	L134	N01°33'44"E	96.69'	
L12	N01°33'44"E	62.53'	L81	S88°26'16"E	48.55'	L135	N46°33'44"E	42.01'	
L13	N01°33'44"E	123.81'	L82	N01°33'44"E	215,94'	L136	S88°26'16"E	69.06'	
L14	S88°26'16"E	28.77'	L83	N43°26'16"W	14.36'	L137	S88°26'16"E	21.00'	
L15	N24°24'00"E	17.16'	L84	N88°26'24"W	29.96'	L138	N01°33'44"E	10.00'	
L17	N01°33'44"E	47.84'	L85	N01°33'36"E	9.04'	L139	N88°26'16"W	21.00'	
L18	S88°26'16"E	12.02'	L86	S88°33'43"E	19.96'	L140	N01°33'44"E	19.93'	
L19	S52°19'23"E	3.64'	L87	S43°26'16"E	18.48'	L141	N88°26'16"W	10.00'	
L20	N88°26'16"W	0.61'	L88	S01°33'44"W	243.27'	L142	N01°33'44"E	10.00'	
L21	N45°16'00"E	10.81'	L89	N01°33'44"E	17.58'	L143	N88°26'16"W	8.40'	
L22	N01°33'44"E	161.01'	L90	N88°26'16"W	38.31'	L144	N01°33'44"E	182.40	
L23	S88°33'43"E	52.20'	L91	N01°33'36"E	214.43'	L151	S88°26'16"E	7.00'	
							N01°33'44"E	15.00'	
L24	S01°33'44"W	151.13' 13.21'	L92	N88°26'24"W	27.65'	L152	N88°26'16"W	7.00'	
L25	S45°16'00"W		L93	N01°33'36"E			S01°33'44"W	127.06	
L35	N88°26'16"W	5.00'	L94	N01°33'36"E	73.79'	L158		177.67	
L36	S01°33'44"W	15.00'	L95	N88°26'24"W	6.03'		N01°33'44"E		
L37	N88°26'16"W	5.00'	L96	N01°33'36"E	19.67	L165	S88°26'16"E	6.63'	
L39	S88°26'16"E	12.89'	L97	N85°37'38"W	4.48'	L166	S88°26'16"E	4.01'	
L40	S01°33'44"W	7.01'	L98	N01°33'44"E	75.67	L167	N01°33'44"E	167.67	
L41	S88°26'16"E	15.00'	L99	N88°26'16"W	5.92'	L171	N01°33'44"E	120.65	
L42	N01°33'44"E	7.01'	L100	N01°33'44"E	10.00'	L172	N08°04'16"E	88.22'	
L43	S88°26'16"E	11.00'	L101	S88°26'16"E	5.92'	L173	S88°33'43"E	276.99	
L44	N01°33'44"E	15.00'	L102	N01°33'44"E	26.03'	L175	S88°26'16"E	10.00'	
L45	N88°26'16"W	38.89'	L103	N88°26'16"W	32.80'	L176	N01°33'44"E	15.00'	
L47	N88°26'16"W	12.02'	L104	N27°50'37"W	77.23	L177	S01°33'44"W	15.00'	
L49	S88°26'16"E	5.00'	L105	N62°09'23"E	6.58'	L178	N88°26'16"W	6.63'	
L50	N01°33'44"E	3.22'	L106	N27°50'37"W	33.08	L179	S01°33'44"W	22.98'	
L51	N88°25'17"W	7.02'	L107	N62°09'23"E	30.33	L180	N01°33'44"E	51.27'	
L53	S88°26'16"E	12.02'	L108	S27°50'37"E	88.73	L181	N88°26'16"W	4.01'	
L55	N88°26'16"W	12.02'	L109	S88°26'16"E	11.23'	L182	N24°24'00"E	14.81'	
L56	N88°25'17"W	12.02'	L110	N01°33'44"E	69.87	L183	N88°26'16"W	10.62'	
L58	N88°26'16"W	22.03'	L111	N28°26'16"W	38.98	L184	S01°33'48"W	167.43	
L60	S88°26'16"E	12.02'	L112	N61°33'44"E	10.42	L185	S88°33'43"E	35.33'	
L61	N88°26'16"W	12.03'	L113	S46°33'44"W	2.79'	L186	N01°33'44"E	180.63	
L63	N88°26'16"W	13.80'	L114	N88°26'16"W	27.42	L187	N88°26'16"W	18.65'	
L65	N41°33'44"E	30.92'	L115	S31°33'44"W	7.70'	L188	N01°33'44"E	38.54	
L66	N01°33'44"E	135.67'	L116	S46°33'44"W	11.57'	L189	N88°26'16"W	5.49'	
L67	N88°26'16"W	76.91'	L117	N88°26'16"W	16.58'				
L68	N43°26'16"W	28.10'	L120	N01°33'36"E	110.57'	100.1			

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°53'47"	15.00'	6.78'	N75°29'22 " W	6.72'
C2	80°08'47"	45.00'	62.95'	S51°29'19"W	57.94'
СЗ	90°00'04"	15.00'	23.56'	S43°26'14"E	21.21'
C4	75°48'27"	15.00'	19.85'	S39°27'58"W	18.43'
C5	22°50'16"	56.00'	22.32'	N12°58'52"E	22.17'
C6	90°00'00"	10.00'	15.71'	N46°33'44"E	14.14'
C7	25°19'56"	15.00'	6.63'	N14°13'42"E	6.58'
C8	66°36'56"	8.00'	9.30'	N53°29'30"W	8.79'
C9	46°06'04"	173.48'	139.58'	N21°29'18"W	135.85'
C10	43°53'56"	30.00'	22.99'	N66°29'18"W	22.43'
C12	89°59'29"	30.00'	47.12'	S46°34'00"W	42.42'
C14	25°50'31"	20.00'	9.02'	S11°21'31"E	8.94'
C16	60°03'19"	56.03'	58.73'	S32°32'54"W	56.07'
C17	11°38'05"	55.00'	11.17'	S56°45'58"W	11.15'
C18	68°42'38"	8.00'	9.59'	N55°33'56"E	9.03'
C19	17°32'52"	82.00'	25.11'	N12°26'12"E	25.02'
C22	90°00'00"	45.00'	70.69'	N46°33'44"E	63.64'
C24	47°26'43"	55.51'	45.97'	S66°35'08"E	44.67'
C25	16°05'03"	197.48'	55.44'	S36°41'29"E	55.25'
C26	106°05'52"	30.00'	55.55'	S81°41'54"E	47.95'
C27	12°51'23"	56.00'	12.57'	N61°42'56"W	12.54'
C28	69°42'22"	30.00'	36.50'	N33°17'27"W	34.29'
C30	8°25'55"	197.48'	29.06'	N02°39'13"W	29.04'
C31	79°19'07"	30.00'	41.53'	N32°47'22"E	38.29'
C32	15°36'34"	54.00'	14.71'	N64°38'38"E	14.67'
C33	22°50'16"	30.00'	11.96'	N12°58'52"E	11.88'
C34	22°50'16"	56.00'	22.32'	N12°58'52"E	22.17'
C35	126°06'53"	10.00'	22.01'	N64°37'11"E	17.83'
C36	90°00'00"	20.00'	31.42'	S43°26'16"E	28.28'
C37	35°33'00"	20.00'	12.41'	S73°47'14"W	12.21'
C44	79°13'13"	15.00'	20.74'	N84°52'36"E	19.13'
C46	43°42'15"	30.00'	22.88'	N23°24'52"E	22.33'
C48	58°38'17"	17.00'	17.40'	N27°45'24"W	16.65'
C50	78°34'55"	25.00'	34.29'	S40°51'12"W	31.66'
C52	43°42'15"	54.00'	41.19'	S23°24'52"W	40.20'
C54	79°25'24"	15.00'	20.79'	S05°33'17"W	19.17'
C72	37°08'58"	76.36'	49.51'	N31°31'48"E	48.65'
C82	36°46'21"	68.36'	43.87'	N31°33'21"W	43.12'
C83	27°43'17"	76.36'	36.95'	N33°07'26"W	36.59'
C87	30°42'32"	68.36'	36.64'	N29°46'35"E	36.20'
C88	9°25'22"	30.00'	4.93'	N40°32'29"E	4.93'

Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
08/11/2010 01:34:05 PM
\$55.00



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FINAL PLAT MHS ADDITION LOT 1 & LOT 2, BLOCK A

ELI SHEPARD SURVEY, ABSTRACT NO. 1361 TOWN OF ADDISON DALLAS COUNTY, TEXAS



and Associates, Inc.

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

<u>Scale</u> 1" = 30' Project No. Drawn by Date **APRIL 2009** SRD DAB 069302500

The bearing system for this plat is based on grid north of the Texas Coordinate System of 1983 resulting in a bearing of North 01°33'44" East, for the east right-of-way line of Addison Road.

 This plat is subject to restrictions contained in deeds recorded in Volume 79119, Page 2604, Volume 78243, Page 191, and Volume 81101, Page 2295, all of the Deed Records of Dallas County, Texas.

OWNER MHSS-ADDISON, LP 8343 DOUGLAS AVENUE, SUITE 350 DALLAS, TX, 75225 TEL: (972) 499-6302