

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Being a tract of land situated on the Allen Bledsoe Survey, Abstract No. 157, City of Addison, Dallas County, and being more particularly described as follows:

Commencing at the Southwest Property line of Oaks North Addition, an addition to the City of Addison, Texas, as recorded in Volume 79010, page 1955 of the Deed Records, Dallas County, Texas, said point also being 70.00 feet Northeast of the Southwest R.O.W. line of Montfort Drive;

- THENCE, N 66° 10' 19" E, a distance of 15.00 feet to the POINT OF BEGINNING;
- THENCE, N 25° 49' 41" W, along the Northeast R.O.W. line of Montfort Drive, a distance of 295.00 feet to a point for corner;
- THENCE, N 66° 50' E, leaving said Montfort Drive, a distance of 75.00 feet to a point for corner;
- THENCE, N 20° 51' 20" E, a distance of 590.71 feet to a point for corner;
- THENCE, N 47° 59' 12" E, a distance of 58.00 feet to a point on the westerly Property line of said Oaks North Addition, a point for corner;
- THENCE, along the said Oaks North Addition westerly Property line the following:
  - S 42° 20' 48" E, a distance of 98.00 feet to a point for corner;
  - S 54° 18' E, a distance of 54.10 feet to a point for corner;
  - S 47° 50' E, a distance of 125.00 feet to a point for corner;
  - S 51° 50' E, a distance of 185.00 feet to a point for corner;
  - S 40° 35' W, a distance of 540.00 feet to a point for corner;
  - S 66° 10' 19" W, a distance of 215.00 feet to the POINT OF BEGINNING AND CONTAINING 197,772 square feet or 4.540 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, MONTFORT POND JOINT VENTURE does hereby adopt this plat designating the herein described property as Montfort Office Park, an addition to the City of Addison, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public, fire units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed, or placed on or across the easements as shown. Said easements being hereby reserved for mutual use and accommodations of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective systems without the necessity of at any time, procuring the permission of anyone. Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Addison, Texas.

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements, as dedicated and shown thereon a hard surface and that the owner shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions including, but not limited to, the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner.

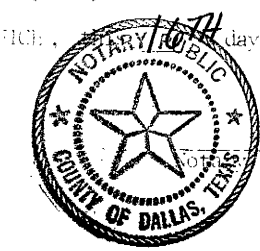
EXECUTED this 16th day of June, 1981.

MONTFORT POND JOINT VENTURE  
By: Rick Ramsey  
Managing Venturer

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas on this day personally appeared Rick Ramsey, Managing Venturer of Montfort Pond Joint Venture, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same is the act of the said Montfort Pond Joint Venture, a Texas Joint Venture, and that he executed the same as the act of such Texas Joint Venture for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of June, 1981.



FINAL PLAT  
OF  
MONTFORT OFFICE PARK

OUT OF THE  
ALLEN BLEDSOE SURVEY, ABST. NO. 157  
CITY OF ADDISON, DALLAS COUNTY, TEXAS

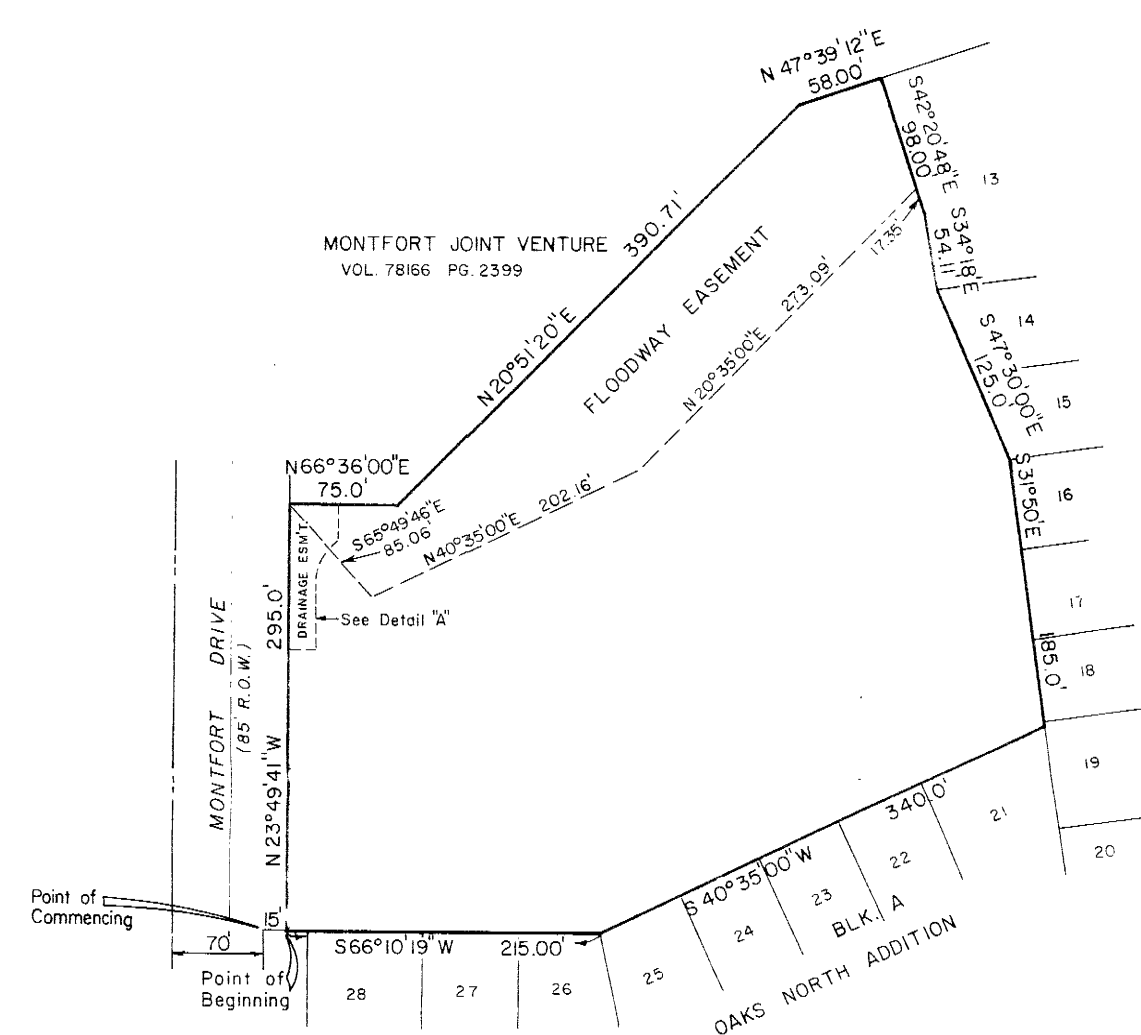
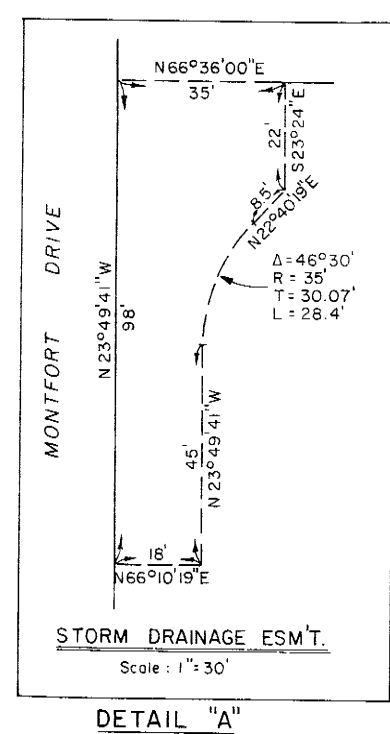
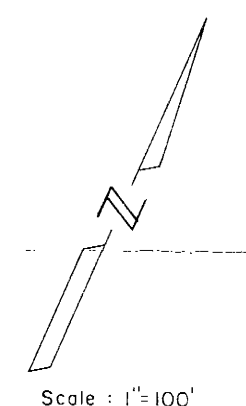
FOR  
MONTFORT POND JOINT VENTURE  
7995 L.B.J. FREEWAY, SUITE 118  
DALLAS, TEXAS 75251 (214) 385-7300

VOL. 81131  
Pg. 310  
7/7/81

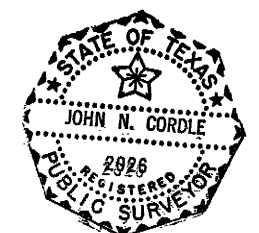
BY



CURVE TABLE				
CV. NO.	Δ	R	T	L
1	222°57'24"	50.00'	127.07'	194.57'
2	231°53'05"	26.00'	53.44'	105.23'
3	160°00'00"	6.00'	34.03'	16.76'



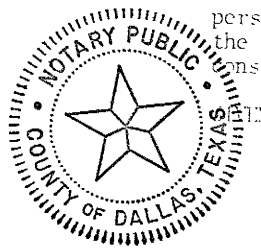
KNOW ALL MEN BY THESE PRESENTS: THAT I, John N. Cordle, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting rules and regulations of the City Planning and Zoning Commission of the City of Addison, Texas.



John N. Cordle  
Registered Public Surveyor

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas on this day personally appeared John N. Cordle, 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.



Clovis Geohegan  
Notary Public in and for Dallas County, Texas

APPROVED BY THE CITY OF ADDISON, DALLAS COUNTY, TEXAS

\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
City Secretary