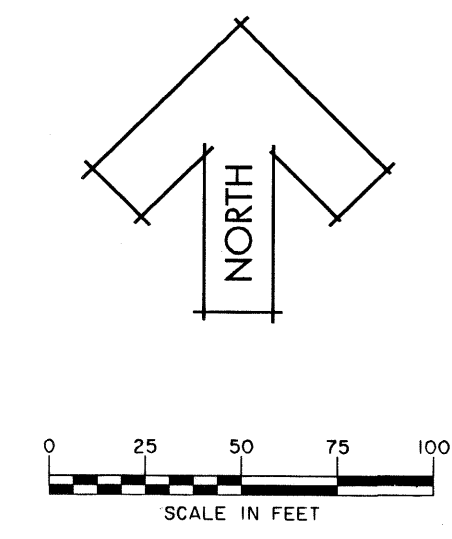


LOCATION MAP
N.T.S.



BASIS OF BEARING: The monuments and bearings as shown on the Final Plat of American Industrial Park as recorded in Volume 96064, Page 3361 of the Deed Records of Dallas County, Texas.

NOTE:
PROPOSED CULVERTS SHALL BE SIZED TO CONVEY 100 YEAR STORM EVENT.

LOT 6B2-R2
BLOCK 1
REVISION OF
LOT 6B-R, BLOCK 1
AMERICAN INDUSTRIAL PARK
Vol. 2001241, Pg. 0039
D.R.D.C.T.

AMERICAN INDUSTRIAL PARK
Vol. 96064, Pg. 3361
D.R.D.C.T.

LOT 1
BLOCK 2

REVISION OF
LOT 3, BLOCK 3
AMERICAN INDUSTRIAL PARK
Vol. 99098, Pg. 0036
D.R.D.C.T.

LOT 3A-R
BLOCK 3

LOT 4A-R
BLOCK 3
1.501 ACRES

LOT 4B-R
BLOCK 3
1.741 ACRES

LOT 4C-R
BLOCK 3
1.607 ACRES

LOT 4D-R
BLOCK 3
1.486 ACRES

LOT 4E-R
BLOCK 3
2.567 ACRES

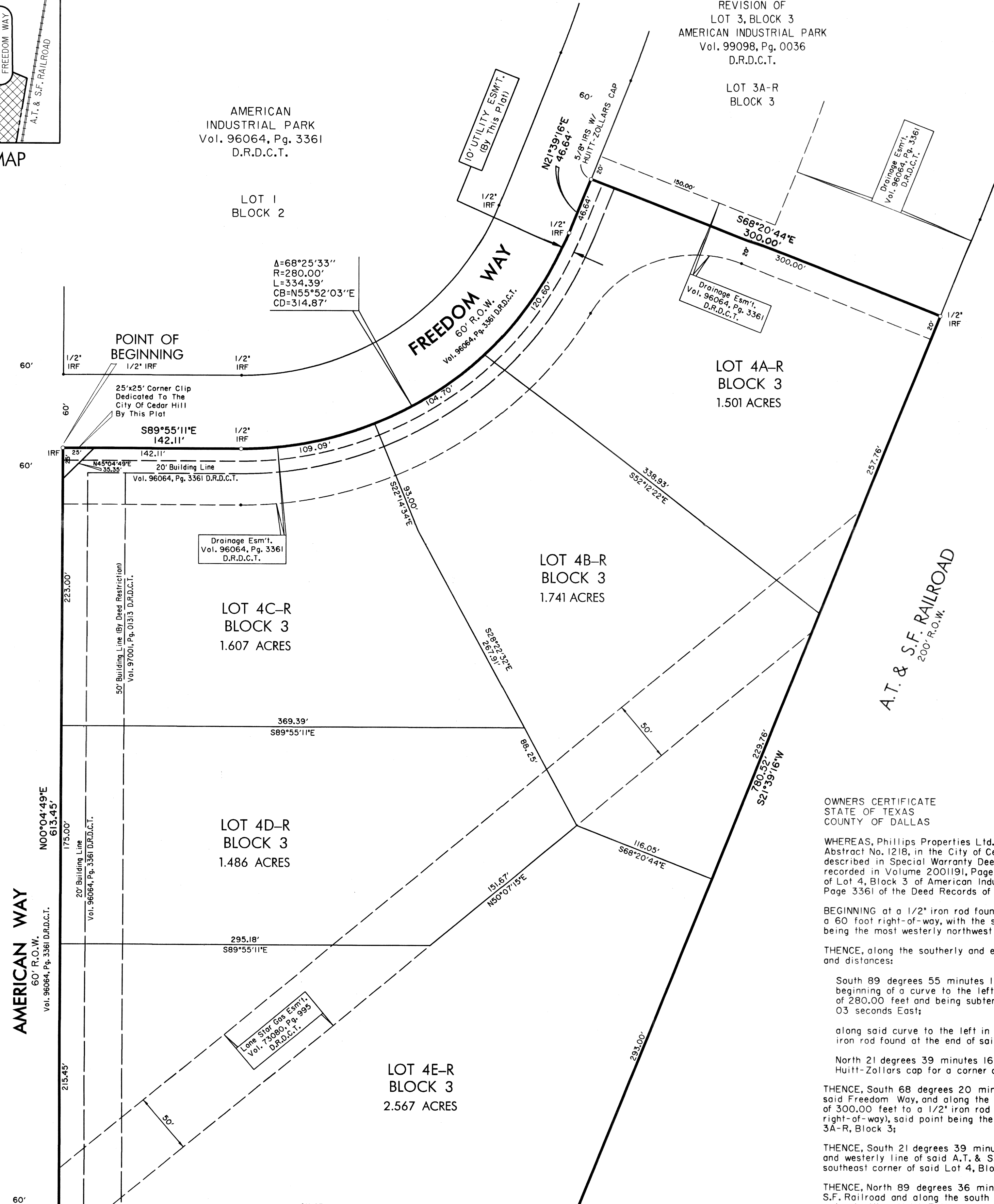
AMERICAN INDUSTRIAL PARK
Vol. 96064, Pg. 3361
D.R.D.C.T.

LOT 7
BLOCK 1

AMERICAN INDUSTRIAL PARK ADD'N.
Vol. 200047, Pg. 00012
D.R.D.C.T.

LOT 1-R
BLOCK A

ROBERT PATTILLO PROPERTIES, INC.
Vol. 2000171, Pg. 04507
D.R.D.C.T.



IRF = IRON ROD FOUND
IRS = IRON ROD SET

NOTE:
ALL LOT CORNERS ARE 5/8" IRON ROD SET WITH HUIITT-ZOLLARS CAP

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Phillips Properties Ltd., is the owner of a tract of land situated in the Hugh Robinson Survey, Abstract No. 1218, in the City of Cedar Hill, Dallas County, Texas and being that certain tract of land as described in Special Warranty Deed to Phillips Properties, Ltd., from Ladd 1998 Real Properties, Ltd. as recorded in Volume 2001191, Page 7535 of the Deed Records of Dallas County, Texas and being all of Lot 4, Block 3 of American Industrial Park, an addition to the City of Cedar Hill, recorded in Volume 96064, Page 3361 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the easterly right-of-way line of American Way, a 60 foot right-of-way, with the southerly right-of-way line of Freedom Way, a 60' right-of-way, and being the most westerly northwest corner of said Lot 4, Block 3;

THENCE, along the southerly and easterly Right-Of-Way line of said Freedom Way the following courses and distances:

South 89 degrees 55 minutes 11 seconds East, a distance of 142.11 feet to a 1/2" iron rod found at the beginning of a curve to the left, having a central angle of 68 degrees 25 minutes 33 seconds, a radius of 280.00 feet and being subtended by a 314.87 foot chord which bears North 55 degrees 52 minutes 03 seconds East;

along said curve to the left in the northeasterly direction, an arc distance of 334.39 feet to a 1/2" inch iron rod found at the end of said curve;

North 21 degrees 39 minutes 16 seconds East, a distance of 46.64 feet to a 5/8" iron rod set with a Huitt-Zollars cap for a corner at the most northerly northwest corner of said Lot 4, Block 3;

THENCE, South 68 degrees 20 minutes 44 seconds East, leaving the southeasterly right-of-way line of said Freedom Way, and along the common line of Lot 3A-R, Block 3 and said Lot 4, Block 3, a distance of 300.00 feet to a 1/2" iron rod found for a corner on the westerly line of the A.T. & S.F. Railroad (a 200' right-of-way), said point being the northeast corner of said Lot 4, Block 3 and southeast corner of said Lot 3A-R, Block 3;

THENCE, South 21 degrees 39 minutes 16 seconds West along the easterly line of said Lot 4, Block 3 and westerly line of said A.T. & S.F. Railroad, a distance of 780.52 feet to a 3/4" iron rod found at the southeast corner of said Lot 4, Block 3;

THENCE, North 89 degrees 36 minutes 07 seconds West, leaving the westerly line of said A.T. and S.F. Railroad and along the south line of said Lot 4, Block 3, a distance of 411.63 feet to a 5/8" iron rod set with a Huitt-Zollars cap for a corner on the east right-of-way line of said American Way and being the southwest corner of said Lot 4, Block 3;

THENCE, North 00 degrees 04 minutes 49 seconds East along the east right-of-way line of said American Way, a distance of 613.45 feet to the POINT OF BEGINNING and containing 8.901 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, PHILLIPS PROPERTIES, LTD., does hereby adopt this plat of LOTS 4A-R, 4B-R, 4C-R, 4D-R, AND 4E-R, BLOCK 3 OF AMERICAN INDUSTRIAL PARK ADDITION in the City of Cedar Hill, Dallas County, Texas, and does hereby dedicate to the public use forever the streets, alleys and utility easements only shown thereon and do hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these utility easements only and any public utility shall at all times have the right of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone.

EXECUTED at Cedar Hill, Texas, This 21st Day of November, 2002

BY: Stephen C. Phillips
Authorized Signature

PHILLIPS PROPERTIES, LTD.

Position: Gen. Partner

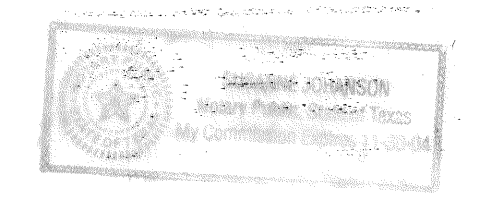
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared STEPHEN C. PHILLIPS, known to me to be the person whose name is subscribed for the foregoing instrument and acknowledge to me that he executed the same for purposes and consideration therein expressed and the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of November, 2002.

Suzanne Johnson
Notary Public in the State of Texas

My Commission Expires 11/30/04



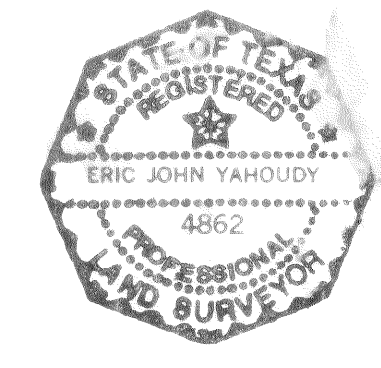
SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, ERIC J. YAHODY, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Cedar Hill.

For Huitt-Zollars, Inc.

E. Yahody 11-21-02

Eric J. Yahody
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
Ph. (214) 871-3311



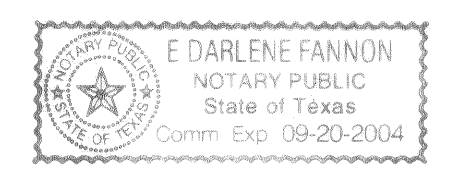
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Eric J. Yahody, known to me to be the person whose name is subscribed for the foregoing instrument and acknowledge to me that he executed the same for purposes and consideration therein expressed and the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of November, 2002.

E. Darlene Fannon
Notary Public in the State of Texas

My Commission Expires 9/20/04



CERTIFICATE OF APPROVAL

Approved This 10th day of December, in the year 2002 by the City of Cedar Hill, Texas

Rob Brown
Mayor of Cedar Hill, Texas

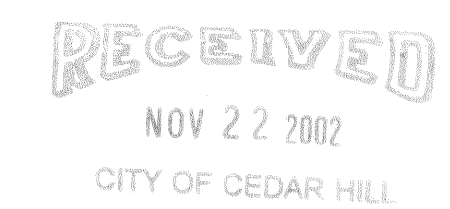
Frankie Lane
City Secretary

Bob Struth
Chairman Planning and Zoning Commission

FINAL PLAT
of
LOTS 4A-R, 4B-R, 4C-R, 4D-R AND 4E-R, BLOCK 3, OF THE
AMERICAN INDUSTRIAL PARK ADDITION
CEDAR HILL, DALLAS COUNTY, TEXAS

and being a REPLAT
of Lot 4, Block 3 as previously filed in
Volume 96064, Page 3361 of the plat records of Dallas County.

OUT OF THE
HUGH ROBINSON SURVEY, ABSTRACT NO. 1218
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS



Prepared For:
PHILLIPS PROPERTIES, LTD.

P.O. Box 909
Cedar Hill, Texas 75106
Phone (972) 291-7121

March 11, 2002

Prepared By:

HUIITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
3131 McKinney Ave., Ste. 600 Dallas, Texas 75204
Phone (214) 871-3311 Fax (214) 871-0757

Volume 2002249, Pg. 00012
Revised November 7, 2002