

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT

That the Undersigned, Castlebrook Crossing, L.L.C., an Oklahoma Limited Liability Company, John D. Alexander, Manager, hereby certifies that it is the owner and the only owner who has any right title or interest in and to the land shown on the said annexed plat of Castlebrook Crossing 1st Addition to the City of Oklahoma City, Canadian County, Oklahoma. That it has caused the same to be surveyed and plotted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of Castlebrook Crossing 1st Addition. Further certify that it is the owner of and the only owner who has any right, title or interest to the land included in the above mentioned plat and it hereby dedicates all the public easements as shown on said annexed plat to the use of the public for drainage, and utility purposes, for its successors and assigns forever and has caused the same to be released from all encumbrances so that the title is clear, except as shown in the bonded abstractor's certificate. The private streets shown hereon are not dedicated to the public as public streets. However, said streets shall remain open and/or accessible to all official vehicles of any city, county, state or federal agency. Said streets shall be maintained by the property owners of Castlebrook Crossing 1st Addition. South Sara Road is a public street.

In witness whereof the undersigned, has caused this instrument to be executed this 19th day of FEBRUARY, 2007.

Castlebrook Crossing, L.L.C.

BY: John D. Alexander, Manager

STATE OF OKLAHOMA )
COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public in and for said county and state on this 19th day of FEBRUARY, 2007 personally appeared John D. Alexander to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as Manager and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said Limited Liability Company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: 06/12/10

Notary Public Seal

CITY PLANNING COMMISSION APPROVAL

I, JOHN M. DUGAN of the City Planning Department of the City of Oklahoma City, Oklahoma; hereby certify that the said Planning Commission duly approved the final record plat of Castlebrook Crossing 1st Addition to the City of Oklahoma City, Oklahoma at a meeting on the 10th day of AUGUST, 2007.

Signature: John M. Dugan, Planning Director

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff do hereby certify that I am duly qualified and acting County Treasurer of Canadian County, Oklahoma, and that the tax records of said county show that all taxes for the year 2006, and prior years are paid on said land shown on the annexed plat of Castlebrook Crossing 1st Addition to the City of Oklahoma City, Canadian County, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current years taxes.

In witness whereof: Said County Treasurer has caused this instrument to be executed this 16th day of April, 2007.

BY: David T. Radcliff, County Treasurer

Chief Deputy

CERTIFICATE OF CITY CLERK

I, FRANCES KERSEY City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unperfected installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of Castlebrook Crossing 1st Addition to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 3rd day of April, 2007.

Signature: Frances Kersey, City Clerk

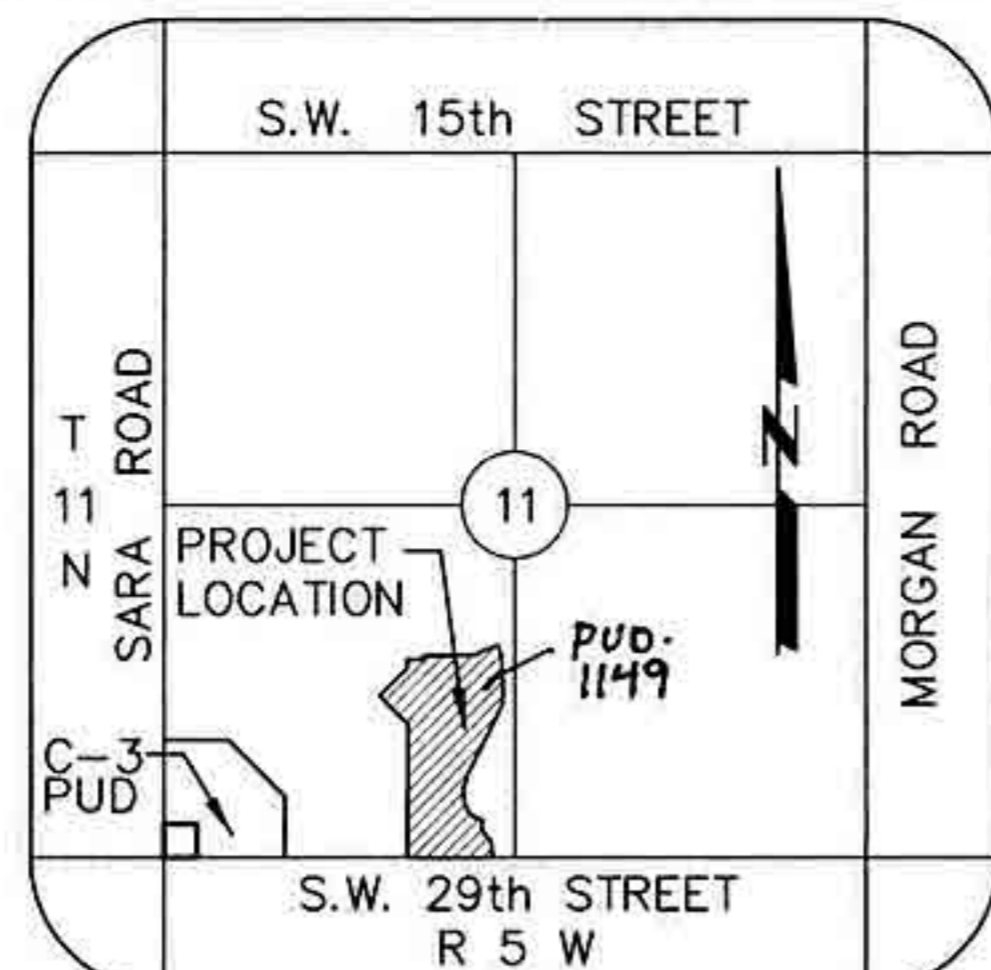
This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Raymond Lee Prescott, IV, L.S. 1311

I, Laxman P. Godhania, Professional Engineer No. 11022 do hereby certify that as of September, 1996 that a part, parcel or lot of Castlebrook Crossing 1st Addition is located within the FEMA identified 100 year Flood Plain.

Professional Engineer Seal: Laxman P. Godhania, 11022, Oklahoma

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists line segments from L1 to L18.



LOCATION MAP SCALE: 1"=2000'

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD BEARING, CHORD. Lists curve data for C1 to C19.

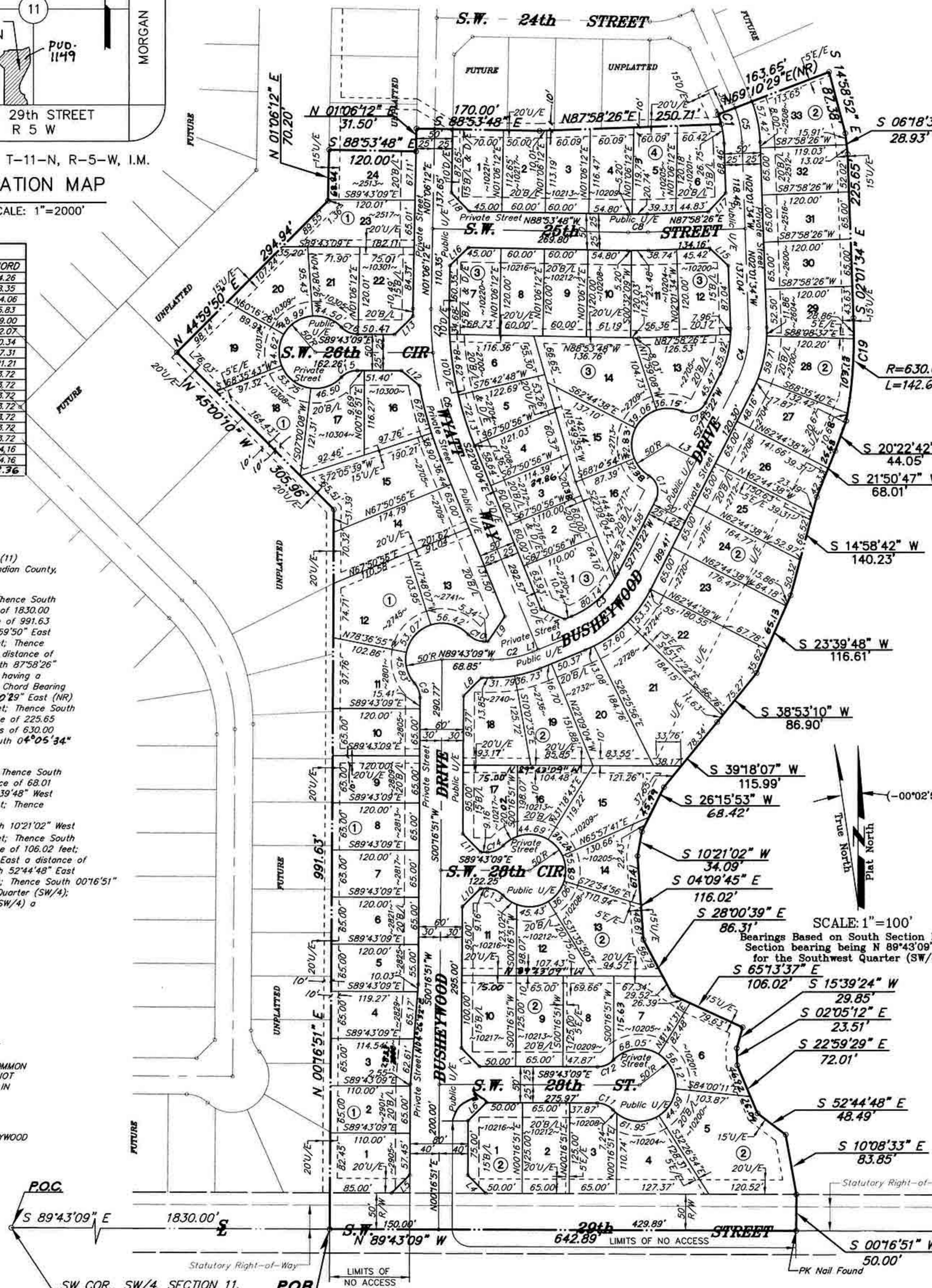
LEGAL DESCRIPTION Castlebrook Crossing 1st Addition. A tract or parcel of land lying in the Southwest Quarter (SW/4) Section Eleven (11) Township Eleven North (T-11-N) Range Five West (R-5-W) Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) corner of said Southwest Quarter (SW/4). Thence South 89°43'09" East along the South line of said Southwest Quarter (SW) a distance of 1830.00 feet to the Point or Place of Beginning. Thence North 00°16'51" East a distance of 991.63 feet; Thence North 45°00'10" West a distance of 305.96 feet; Thence North 44°59'50" East a distance of 294.94 feet; Thence North 01°06'12" East a distance of 70.20 feet; Thence South 88°53'48" East a distance of 120.00 feet; Thence North 01°06'12" East a distance of 31.50 feet; Thence South 88°53'48" East a distance of 170.00 feet; Thence North 87°58'26" East a distance of 250.71 feet to a curve to the left in Northwesterly direction having a radius of 125.00 feet with an arc distance of 14.27 feet, being subtended by a Chord Bearing of North 17°33'22" West and a Chord distance of 14.26 feet; Thence North 69°10'29" East (NR) a distance of 163.65 feet; Thence South 14°58'42" West a distance of 87.38 feet; Thence South 06°18'33" East a distance of 28.93 feet; Thence South 02°01'34" East a distance of 225.65 feet; Thence to a curve to the right in a Southwesterly direction having a radius of 630.00 feet with an arc distance of 142.67 feet, being subtended by Chord Bearing of South 04°05'34" West and a Chord distance of 142.36 feet.

Thence South 20°22'42" West a distance of 44.05 feet; Thence South 21°50'47" West a distance of 68.01 feet; Thence South 14°58'42" West a distance of 140.23 feet; Thence South 23°39'48" West a distance of 116.61 feet; Thence South 38°53'10" West a distance of 86.90 feet; Thence South 39°18'07" West a distance of 115.99 feet; Thence South 26°15'53" West a distance of 88.42 feet; Thence South 10°21'02" West a distance of 34.09 feet; Thence South 04°09'45" East a distance of 116.02 feet; Thence North 15°39'24" West a distance of 29.85 feet; Thence South 02°05'12" East a distance of 23.51 feet; Thence South 22°59'29" East a distance of 72.01 feet; Thence South 52°44'48" East a distance of 48.49 feet; Thence South 10°08'33" East a distance of 83.85 feet; Thence North 89°43'09" West along the South line of said Southwest Quarter (SW/4) a distance of 642.89 feet to the Point or Place of Beginning. Containing 22.1039 acres, more or less.

NOTES

- 1. MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
2. MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS ISLANDS AND MEDIANS IN STREET RIGHT OF WAY AND ARTERIAL STREET RIGHTS-OF-WAY FOR LANDSCAPING CASTLEBROOK CROSSING 1ST ADDITION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE-RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALLS, BENCHES, PIERS, & DOCKS SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
3. SIDEWALKS ON EACH LOT ALONG LOCAL AND COLLECTOR STREETS ARE REQUIRED AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. SIDEWALKS ALONG COMMON AREAS AND ALONG S.W. 29th STREET WEST OF BUSHEYWOOD DRIVE ARE THE RESPONSIBILITY OF THE DEVELOPER, MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS.
4. CLASS "C" ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.
5. ALL EASEMENTS SHOWN OUTSIDE OF THIS PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELED AS GIVEN BY SEPARATE INSTRUMENT.
6. MAINTENANCE OF ALL COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
7. NR = NONRADIAL LINE TO THE STREET RIGHT-OF-WAY LINE.
8. ~2524~ DENOTES STREET ADDRESS.
9. TWO 1 1/2 INCH CALIPER OR ONE THREE INCH (3") CALIPER TREE SHALL BE PLANTED IN THE FRONT YARDS OF LOTS IN WHICH A FOREWARD FACING GARAGE FRONT ENDS FORWARD OF MAIN FRONT WALL OF HOUSE.
10. THE 10.00 FOOT UTILITY EASEMENT ALONG THE OUTSIDE OF WEST LINE OF BLOCK 1 AND OUTSIDE OF NORTH LINE OF BLOCK 4 ARE PART OF THIS PLAT.



FINAL PLAT OF: CASTLEBROOK CROSSING 1st ADDITION Part of the Southwest Quarter (SW/4) of Section 11, T-11-N, R-5-W, I.M. City of Oklahoma City, Canadian County, Oklahoma

Doc#: P 2007 11 Bk&Pg: PL 9 175 Filed: 04-16-2007 03:43:06 PM Canadian County, OK

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned a duly qualified and fully bonded abstractor of titles in and for Canadian County and State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of Castlebrook Crossing 1st Addition to the City of Oklahoma City, Canadian County, Oklahoma is vested in Castlebrook Crossing, L.L.C., an Oklahoma Limited Liability Company, and that on the 27th day of February, 2007, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or the owner(s) thereof, that the taxes are paid for the year 2006, and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens or other encumbrances of any kind against the land included in the annexed plat except easements, mortgages and mineral conveyances of record.

In witness whereof, said bonded abstractor has caused this instrument to be executed this 27th day of February, 2007.

ATTEST: Warranty Title & Abstract, Inc.

Assistant Secretary: Dawn Kattmann, Vice President: Jay C. Scheller

STATE OF OKLAHOMA )
COUNTY OF CANADIAN )

Before me, the undersigned, a notary public in this state, on this 27th day of February, 2007, personally appeared Jay C. Scheller to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said individual for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: 2-12-09

Notary Public Seal: Judith R. Williams

SURVEYOR'S CERTIFICATE

I, Raymond Lee Prescott, IV, do hereby certify that I am by profession a Land Surveyor and that the annexed plat of Castlebrook Crossing 1st Addition to the City of Oklahoma City, Canadian County, Oklahoma, correctly represents a survey made under my supervision on the 26th day of February, 2007, and that all monuments shown hereon actually exist and their positions are correctly shown. Also, this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registered Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Raymond Lee Prescott, IV, L.S. 1311

STATE OF OKLAHOMA )
COUNTY OF OKLAHOMA )

Before me, the undersigned, a notary public in this state, on this 30th day of February, 2007, personally appeared Raymond Lee Prescott IV, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission expires: 04/12/10

Notary Public Seal: Frank R. Baldridge

'APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS'

BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City, Oklahoma, that the plat of Castlebrook Crossing 1st Addition to Oklahoma City is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Oklahoma City, Oklahoma, this 3rd day of April, 2007.

ADOPTED by the Mayor of the City of Oklahoma City, Oklahoma this 3rd day of April, 2007.

ATTEST: Frances Kersey, City Clerk; Mitch Curtis, Mayor

This original tracing meets the requirements as outlined in Senate Bill 377, Section 518, as amended.

Laxman P. Godhania, Professional Engineer No. 11022

Professional Engineer Seal: Laxman P. Godhania, 11022, Oklahoma

CASTLEBROOK CROSSING 1st ADDITION PREPARED BY:



MGR INC. ENGINEERS & PLANNERS 1224 SOUTH KELLY AVENUE PH 405/341-1698 EDMOND, OKLAHOMA 73003-5862 CA# 1089 EXPIRATION: 6/30/07

