

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, GIBON MCCROREY HOLDINGS, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS EXHIBIT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LEASEHOLD ESTATE, GROUND LEASE #080A-29, ALP U23. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE 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 BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION 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 SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME 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 OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.)

WATER MAIN AND WASTEWATER 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 SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

WITNESS, MY HAND AT DALLAS, TEXAS THIS THE _____ DAY OF _____, 2016.

MEHRDAD MOAYEDI
GIBON MCCROREY HOLDINGS, LLC

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, KNOWN 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE:

STATE OF TEXAS }
COUNTY OF DALLAS }

BEING ALL OF LEASEHOLD ESTATE TRACT II, GROUND LEASE #080A-29, ALP #U23 SITUATED IN THE WILLIAM LOMAX SURVEY ABSTRACT NO. 792, TOWN OF ADDISON, DALLAS COUNTY, TEXAS AND BEING A PART OF ADDISON AIRPORT, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2005131, PAGE 62 IN THE MAP RECORDS OF DALLAS COUNTY, TEXAS (MRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND "PK" NAIL IN CONCRETE AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH LINE OF WESTGROVE ROAD (60' R.O.W.), WITH THE WEST LINE OF ADDISON ROAD (60' R.O.W.);

THENCE SOUTH 00°34'12" EAST, ALONG THE WEST LINE OF SAID ADDISON ROAD, 290.66' TO A FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "SPARR SURVEYS";

THENCE SOUTH 89°25'50" WEST, DEPARTING THE WEST LINE OF SAID ADDISON ROAD, 208.45' TO A FOUND "PK" NAIL IN CONCRETE;

THENCE NORTH 00°28'24" WEST, 305.67' TO A FOUND "PK" NAIL IN CONCRETE IN THE SOUTH LINE OF SAID WESTGROVE ROAD;

THENCE NORTH 89°25'57" EAST, ALONG THE SOUTH LINE OF SAID WESTGROVE ROAD, 192.93' TO A FOUND "PK" NAIL IN CONCRETE AT THE NORTH END OF SAID CORNER CLIP;

THENCE SOUTH 45°34'08" EAST, ALONG SAID CORNER CLIP, 21.21' BACK TO THE POINT OF BEGINNING AND CONTAINING 1.458 ACRES OF LAND.

STATE OF TEXAS }
COUNTY OF DALLAS }

SURVEYOR'S CERTIFICATE:

I, VICTOR LISSIAK, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF SMITH COUNTY, TEXAS.

VICTOR LISSIAK, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752

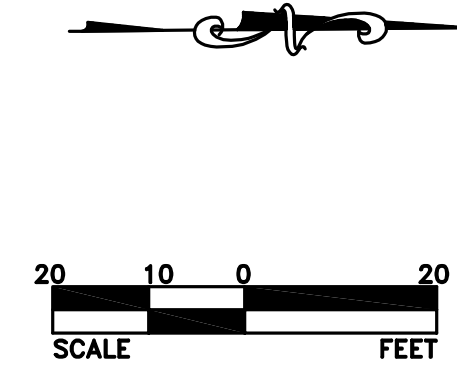
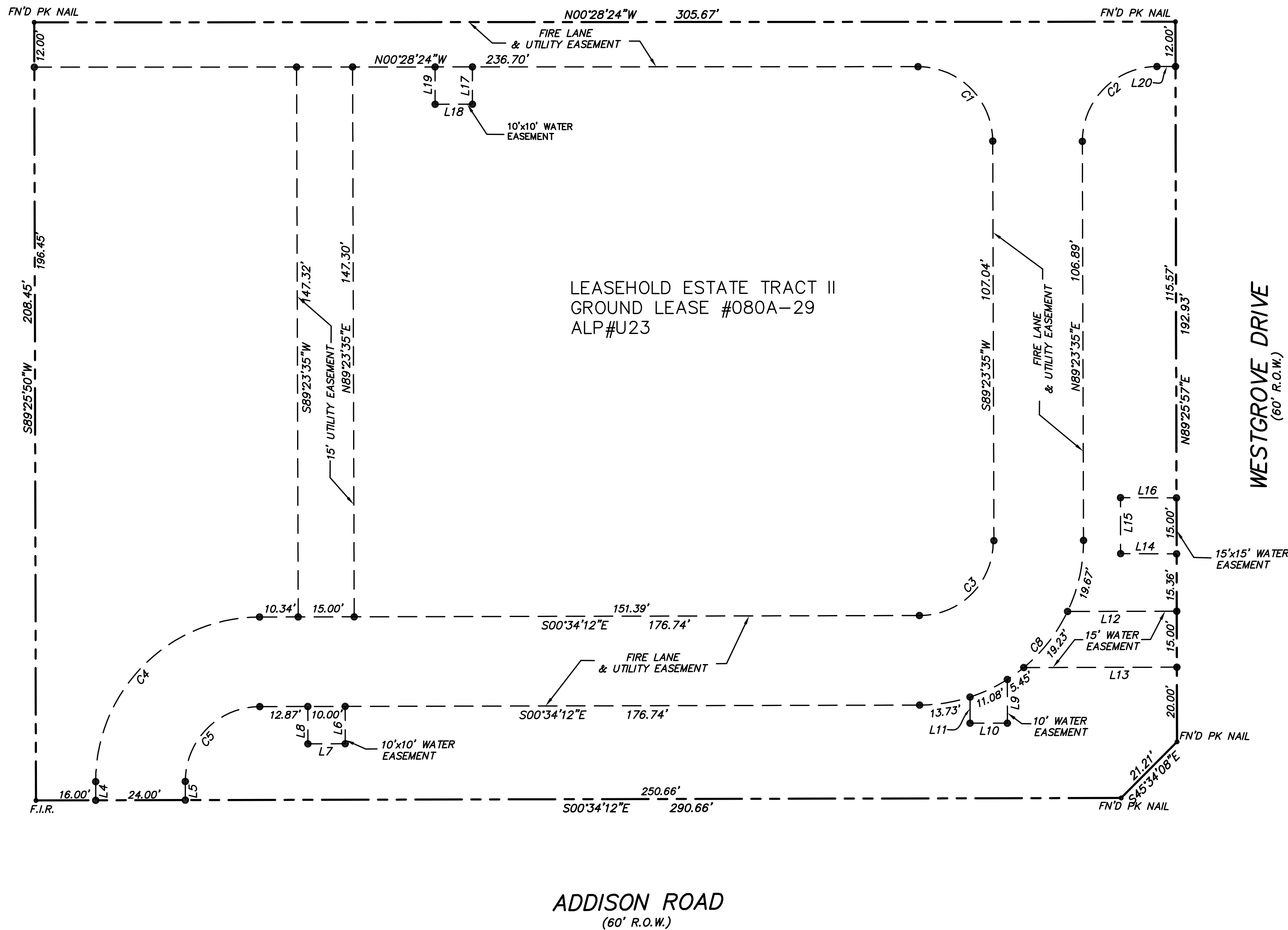


STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICTOR LISSIAK, 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 AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS



LINE #	LENGTH	DIRECTION
L4	5.00'	N89°25'48"E
L5	5.00'	N89°25'48"E
L6	10.00'	N89°25'48"E
L7	10.00'	S00°34'12"E
L8	10.00'	S89°25'48"W
L9	11.70'	N89°31'36"E
L10	10.00'	S00°28'24"E
L11	7.00'	S89°31'36"W
L12	29.24'	N00°34'12"W
L13	41.00'	S00°34'12"E

LINE #	LENGTH	DIRECTION
L14	15.00'	S00°11'21"E
L15	15.00'	S89°25'57"W
L16	15.00'	N00°11'21"W
L17	10.00'	N89°31'36"E
L18	10.00'	S00°28'24"E
L19	10.00'	S89°31'36"W
L20	4.97'	S00°28'24"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	31.37'	20.00'	089°51'59"	28.25'	S44°27'36"W
C2	31.46'	20.00'	090°08'01"	28.32'	S45°32'24"E
C3	31.08'	19.66'	090°34'27"	27.94'	N45°28'09"W
C4	69.12'	44.00'	090°00'00"	62.23'	S45°34'12"E
C5	31.42'	20.00'	090°00'00"	28.28'	S45°34'12"E
C8	69.14'	44.00'	090°02'13"	62.25'	N45°35'18"W

EASEMENT EXHIBIT					
MEHRDAD HANGAR					
ADDISON AIRPORT					
LEASEHOLD ESTATES TRACT II 1458 ACRES GROUND LEASE #080A-29 ALP#U23 4700 WESTGROVE DRIVE ADDISON, TEXAS					
VIEWTECH INC. TEXAS FIRM REGISTRATION NO. F2658					
4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-8172					
DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
AW	AW	10/24/16		2015-224	EE1