

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS ASSOCIATED AIR CENTER, INC. is the owner of a tract of land situated in the A. Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas, as per instrument recorded in Volume 86044, Page 1510 of the Deed Records of Dallas County, Texas, same being a part of a tract conveyed to Joe M. Combs and Dorothy E. Combs by Charles Ray Allen and Georgia Ann Allen, recorded in Volume 68033, Page 1015 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "Huitt-Zollars" cap at the northwest corner of above described tract, said point being on the east right-of-way line of Winnwood Road (60' Right-of-Way) deeded to Dallas County, Texas as recorded in Volume 1826, Page 48 of the Deed Records of Dallas County, Texas, and near an old fence post found:

THENCE, North 89 degrees 21 minutes 49 seconds East with the general line of an old crooked wire fence a distance of 268.04 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the corporate line of the Town of Addison as per instrument recorded in Volume 80076, Page 0204 of the Deed Records of Dallas County, Texas, said point being South 89 degrees 21 minutes 49 seconds West, a distance of 34.31 feet from a 1/2 inch iron rod found near the top of channel bank of White Rock Creek;

THENCE along the corporate limits of Addison, Texas as per the aforementioned instrument the following courses:

South 46 degrees 15 minutes 46 seconds West a distance of 6.89 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for an angle point;

South 44 degrees 57 minutes 02 seconds West a distance of 73.17 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for an angle point;

South 03 degrees 01 minutes 46 seconds West a distance of 55.02 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for an angle point;

South 19 degrees 47 minutes 22 seconds West a distance of 24.83 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for an angle point;

South 05 degrees 08 minutes 17 seconds East a distance of 17.05 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for an angle point;

South 06 degrees 59 minutes 46 seconds West a distance of 49.34 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the south line of said Associated Air Center, Inc. tract, said point being South 89 degrees 21 minutes 49 seconds West a distance of 22.91 feet from a 1/2 inch iron rod found near the top of channel bank of White Rock Creek;

THENCE, South 89 degrees 21 minutes 49 seconds West along the south line of said Associated Air Center tract a distance of 195.57 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the east right-of-way line of said Winnwood Road;

THENCE, North 00 degrees 00 minutes 00 seconds East along the east right-of-way line of Winnwood Road a distance of 200.00 feet to the POINT OF BEGINNING and CONTAINING 0.983 of an acre of land, more or less.

Now Therefore, Know All Men By These Presents:

That Associated Air Center, Inc., ("Owner") does hereby adopt this plat designating the hereinabove property as 14540 Winnwood Lane, 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.

The easements 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, electric, 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.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however,

it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The Town shall not be held liable for any damages or injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easement is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system 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 and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown, provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

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 the 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, Texas.

ASSOCIATED AIR CENTER, INC.

BY: *Lee Juan Lanford*
TITLE: *Chairman*

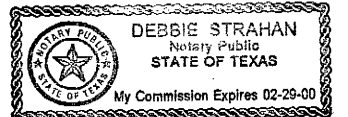
WITNESS MY HAND at *Dallas*, Texas this the *13th* day of *March*, 1995.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared, *LEE JUAN LANFORD*, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the *13th* day of *March*, 1995.

Debbie Strahan
NOTARY PUBLIC IN AND FOR STATE OF TEXAS



KNOW ALL MEN BY THESE PRESENTS:

I, Eric J. Yohoudy, a Registered Professional Land Surveyor, hereby certify that the foregoing plat was compiled from an accurate survey made on-the-ground, under my personal supervision.

Huitt-Zollars, Inc.

Eric J. Yohoudy
Eric J. Yohoudy
Registered Professional Land Surveyor
Registration No. 4862

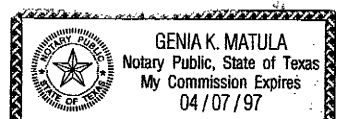


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the *29* day of *December*, 1995.

Genia K. Matula
NOTARY PUBLIC IN AND FOR STATE OF TEXAS



CERTIFICATE OF APPROVAL

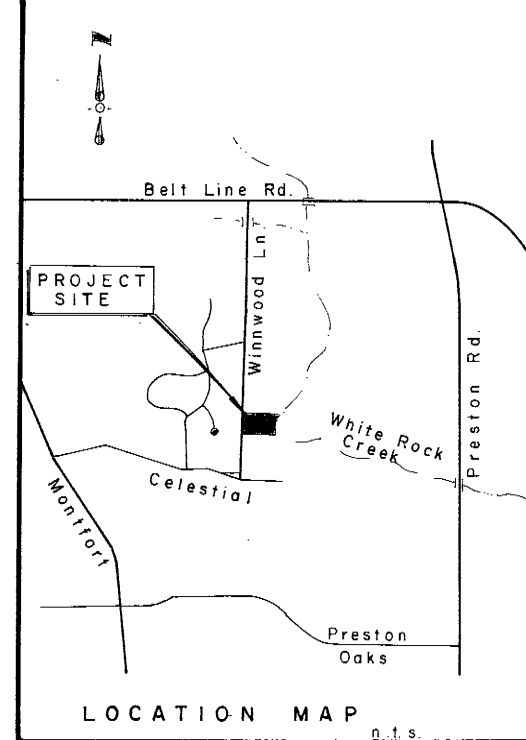
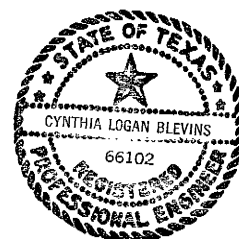
Approved this *10th* day of *October*, 1995, by the City Council of Addison, Texas.

[Signature]
Mayor
[Signature]
Secretary

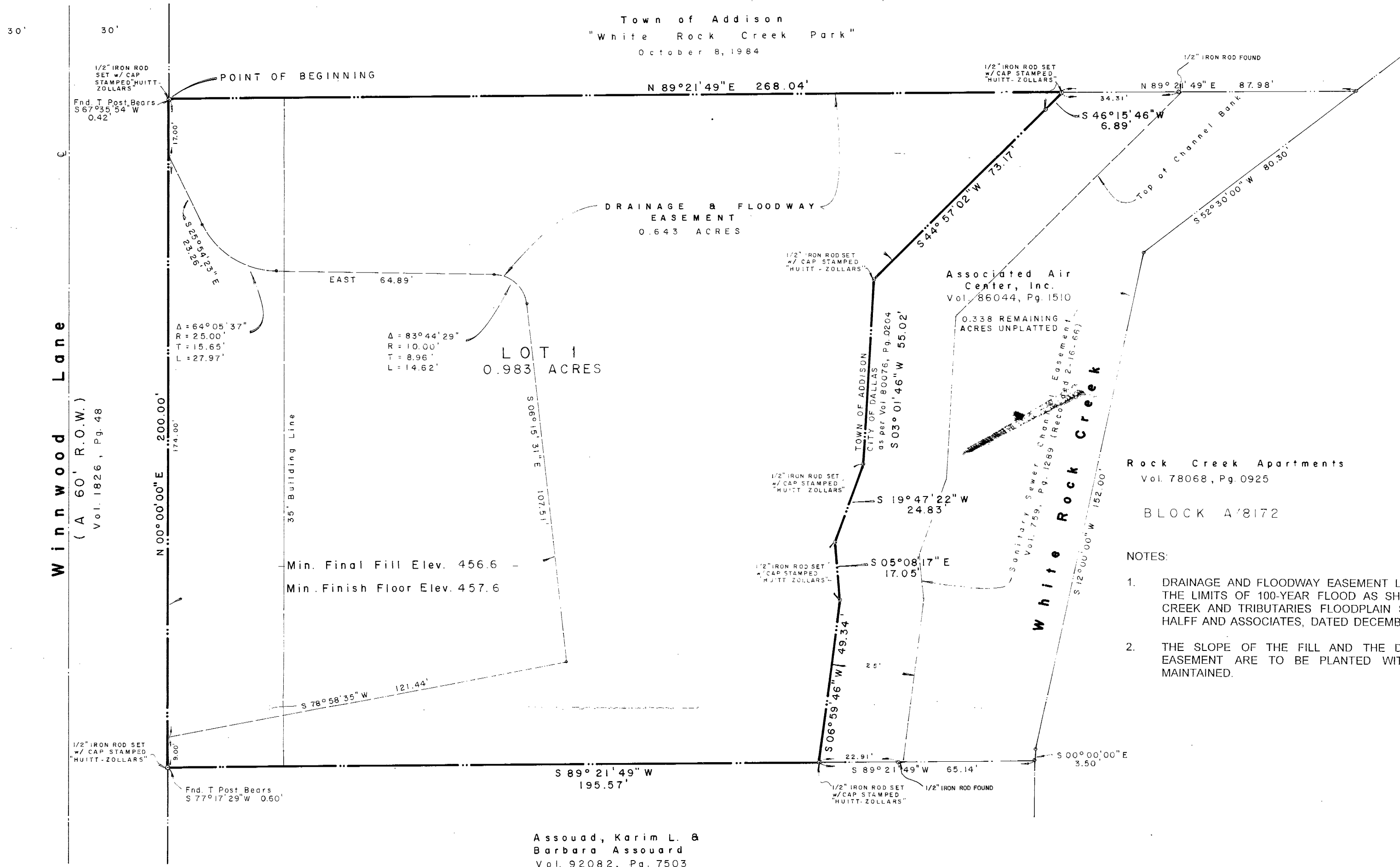
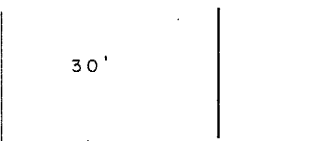
ENGINEER'S CERTIFICATE

THAT I, Cynthia L. Blevins, Registered Professional Engineer, do hereby certify that I determined the minimum finished floor elevations for this lot adjacent to the floodplain White Rock Creek using the White Rock Creek and Tributaries Floodplain Management Study prepared by A. H. Half and Associates, dated December 1989.

[Signature]
Cynthia L. Blevins
Registered Professional Engineer
Registration No. *66102*



Basis of Bearings:
The warranty deed to Associated Air Center, Inc. as recorded in Volume 86044, Page 1510 of the Deed Records of Dallas County, Texas.



B. W. Gilpin &
wife Gloria Gilpin
Vol. 76156, Pg. 2373

Assaad, Karim L. &
Barbara Assaad
Vol. 94179, Pg. 0583

Charles K. Howard
Subdivision
Vol. 72158, Pg. 0051

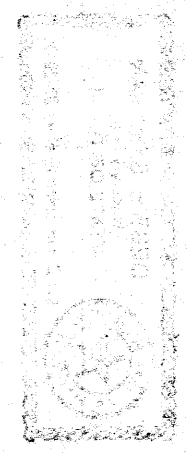
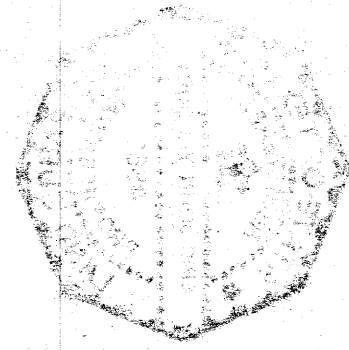
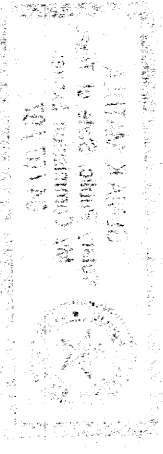
Lot 2
BLOCK 8171

Benchmarks:

City of Dallas Water Department
Benchmark (1983) "□" square cut
on concrete base of 6' brick wall
at the northeast corner of
Celestial Road and Montfort Drive
Elevation 626.81

TBM - "□" (square) cut at
centerline of a 11' curb inlet on
top, east side of Winnwood Lane,
20'± north of the southwest corner
of 14540 Winnwood Lane tract.
Elevation 560.44

1930 INDEXED TYPE



RECORDED IN BOOK 1000 PAGE 100

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1930 INDEXED TYPE

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1930 INDEXED TYPE

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Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is hereby declared null and void. I hereby certify this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the record records of Dallas County, Texas as stamped hereon by me.

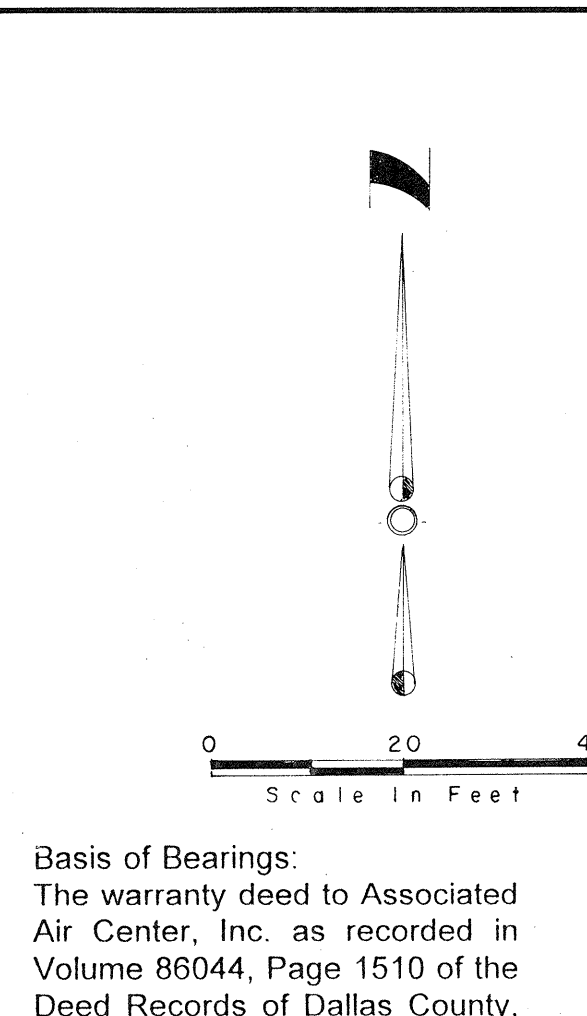
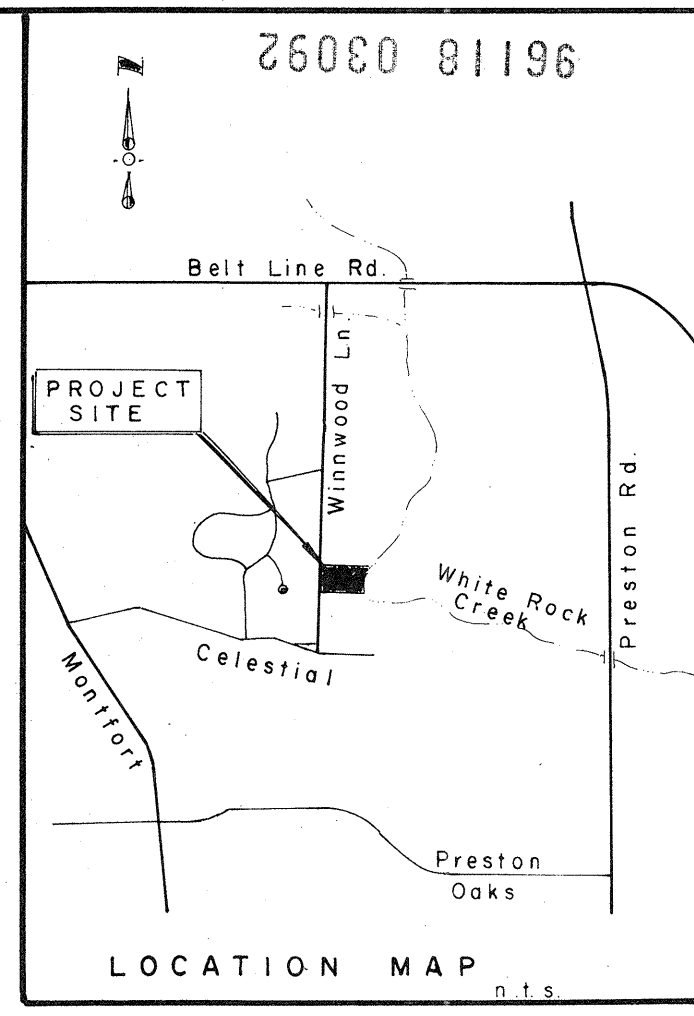
JUN 17 1996
Earl Bullock
COUNTY CLERK, Dallas County, Texas

FILED FOR RECORD
This 17 day of June
1996 at 2:17 o'clock P.M.
Earl Bullock, County Clerk
Dallas County, Texas
By *[Signature]* Deputy

96118 03100

1100863

1180883
955.00
06/17/96



STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

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BEGINNING at a 1/2 inch iron rod set with "Huitt-Zollars" cap at the northwest corner of above described tract, said point being on the east right-of-way line of Winnwood Road (60' Right-of-Way) deeded to Dallas County, Texas as recorded in Volume 18263, Page 48 of the Deed Records of Dallas County, Texas, and near an old fence post found;

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THENCE along the corporate limits of Addison, Texas as per the aforementioned instrument the following courses:

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THENCE, South 89 degrees 21 minutes 49 seconds West along the south line of said Associated Air Center tract a distance of 195.57 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the east right-of-way line of said Winnwood Road;

THENCE, North 00 degrees 00 minutes 00 seconds East along the east right-of-way line of Winnwood Road a distance of 200.00 feet to the POINT OF BEGINNING and CONTAINING 0.983 acres of land, more or less.

Now Therefore, Know All Men By These Presents:

That Associated Air Center, Inc. ("Owner") does hereby adopt this plat designating the hereinabove property as 14540 Winnwood Lane, 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.

The easements 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, electric, 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 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.

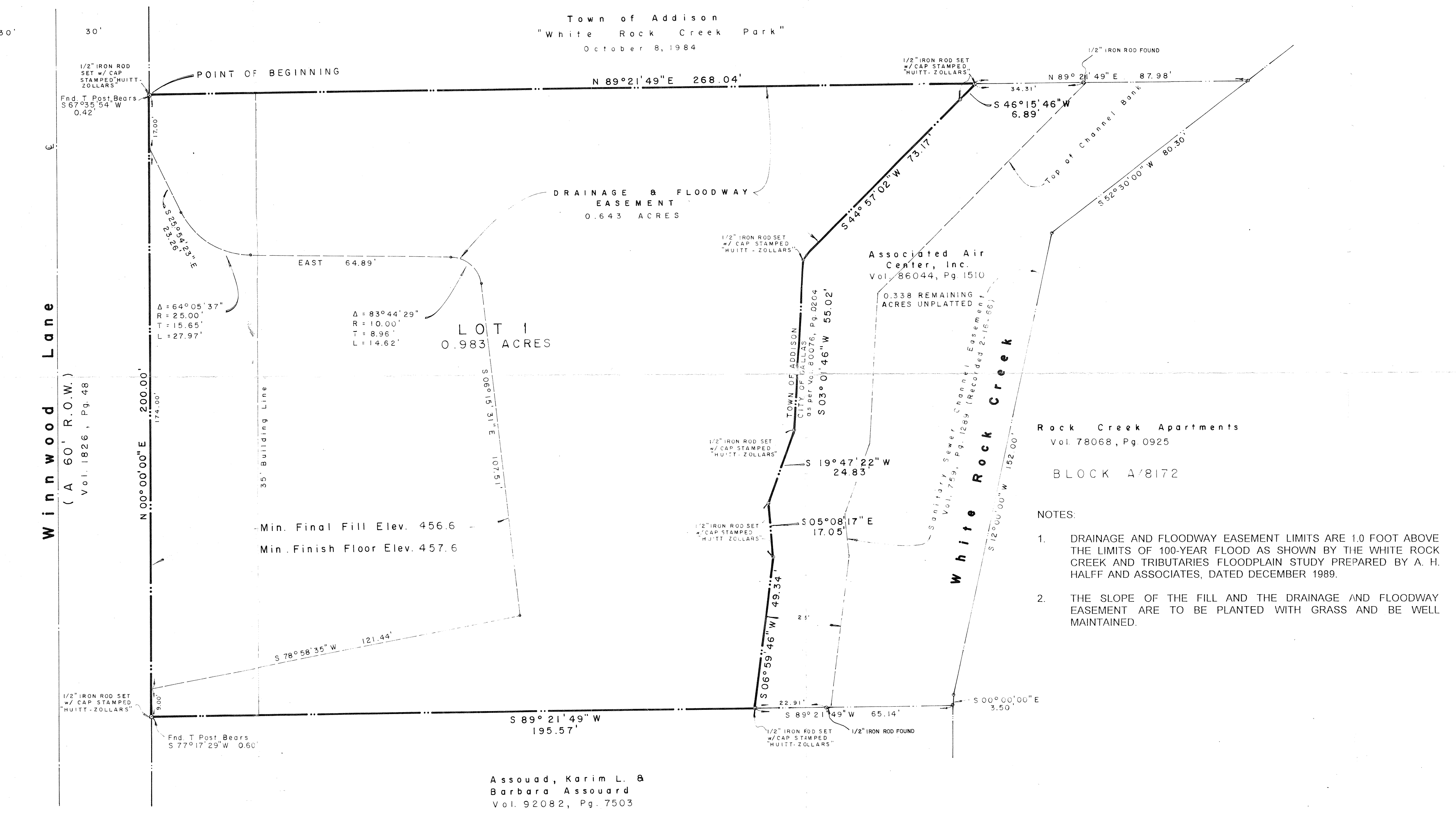
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it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The Town shall not be held liable for any damages or injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easement is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system 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 and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown, provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

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 the 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, Texas.



Benchmarks:

City of Dallas Water Department Benchmark (1983) "□" square cut on concrete base of 6' brick wall at the northeast corner of Celestial Road and Montfort Drive Elevation 626.81

TBM - "□" (square) cut at centerline of a 11' curb inlet on top, east side of Winnwood Lane, 20'± north of the southwest corner of 14540 Winnwood Lane tract. Elevation 560.44

ENGINEER'S CERTIFICATE

THAT I, Cynthia L. Blevins, Registered Professional Engineer, do hereby certify that I determined the minimum finished floor elevations for this lot adjacent to the floodplain White Rock Creek using the White Rock Creek and Tributaries Floodplain Management Study prepared by A. H. Half and Associates, dated December 1989.

Cynthia L. Blevins
Registered Professional Engineer
Registration No. 66102



CERTIFICATE OF APPROVAL

Approved this 10th day of October, 1995, by the City Council of Addison, Texas.

Mayor: [Signature]

Secretary: [Signature]

PLEASE MAIL RECORDED COPY TO:
DNOT EADS
P.O. BOX 144
ADDISON, TX 75001

ASSOCIATED AIR CENTER, INC.
BY: [Signature]
TITLE: Chairman
WITNESS MY HAND at Dallas, Texas this the 13th day of March, 1996

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared, LEE JUAN LANFORD, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of March, 1996

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

[Signature]
DEBBIE STRAHAN
Notary Public
STATE OF TEXAS
My Commission Expires 02-29-00

NOTES:

- DRAINAGE AND FLOODWAY EASEMENT LIMITS ARE 1.0 FOOT ABOVE THE LIMITS OF 100-YEAR FLOOD AS SHOWN BY THE WHITE ROCK CREEK AND TRIBUTARIES FLOODPLAIN STUDY PREPARED BY A. H. HALFF AND ASSOCIATES, DATED DECEMBER 1989.
- THE SLOPE OF THE FILL AND THE DRAINAGE AND FLOODWAY EASEMENT ARE TO BE PLANTED WITH GRASS AND BE WELL MAINTAINED.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29th day of November, 1995.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

[Signature]
ERIC JOHN YAHOUY
Registered Professional Land Surveyor
Registration No. 4862

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29th day of November, 1995.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

[Signature]
GENIA K. MATULA
Notary Public, State of Texas
My Commission Expires 04/07/97

FINAL PLAT
14540 WINNWOOD LANE
0.983 ACRES

OUT OF THE
A. BLEDSOE SURVEY, ABSTRACT NO. 157
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Owner: ASSOCIATED AIR CENTER, INC.
8321 Lemmon Avenue
Dallas, Texas 75209

Prepared By: HUITT-ZOLLARS, INC.
3131 McKinney Avenue, Suite 600
Dallas, Texas 75204