

CERTIFICATE:

TEXAS
OF DALLAS

_____ is the owner of a 6.1984 acre tract of land
in a portion of the William Lomax Survey, Abstract No. 792, City of Addison,
County, Texas and said tract also being a part of Lots 6, 7, and 8 in Block A,
CARROLL ESTATES, an addition to the City of Addison, Dallas County, Texas,
to the map thereof recorded in Volume 10, Page 173, Map Records, Dallas
County, Texas, said tract being more particularly described as follows:

_____ at a 1/2-inch iron rod found on the east line of Westgrove Drive (60 feet wide), also
the west line of Lot 6, Block A CARROLL ESTATES same iron rod also being
the west corner of the tract conveyed to Dallas Power and Light Company by
Deed August 5, 1957, in the Deed Records Dallas County, Texas;

North 00°00'00" East, along the east line of Westgrove Drive, a distance of 600.00
5/8-inch iron rod found on the south line of a 18.258 acre tract conveyed
to Air Born Inc., by deed dated September 10, 1959, recorded in
Deed Records, Dallas County, Texas;

North 89°59'30" East, along said south line a distance of 450.00 feet to 5/8-inch
iron rod found for corner;

South 00°00'00" West, along a west line of Air Born Inc. tract a distance of 600.00
1/2-inch iron rod set on the north line of said Dallas Power and Light
Company tract;

South 89°59'30" West, along said north line, a distance of 450.00 feet to the POINT
of BEGINNING and containing 270,000 square feet or 6.1984 acre of land, more or
less.

DEDICATION STATEMENT:

That Kalisher Properties, Ltd. & Palmetto Corners II Ltd., ("Owners") does hereby adopt this plat designating the hereinabove property as
Westgrove and Airborn an addition to the City of Addison, Texas and, subject to the conditions, restrictions and reservations stated
hereinafter, Owner dedicates to the public use forever that 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 owner's 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 the said creek or creeks or for any damage or injury of private property or person that results from the
flow of water along said creek, 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 City shall not be held liable for any damages or injuries of any natural resulting
from the occurrence of these natural phenomena, nor resulting from failure on any structure of structures, within the natural drainage
channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and 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 ordinary performed by the 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 move and keep removed all
parts of any building, fences, shrubs or other improvements or growth which in any way endangers or interferes with the construction,
maintenance or efficiency of its respective system or services.

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
services and sewer services from the main to 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 City of Addison, Texas.

IN WITNESS THEREFORE, I have hereunto set my hand this the _____ day of _____, 2008.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and said County and State, on this day personally appeared _____ known
to be the person and office whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the
act of said _____ and that he executed the same as the act of said _____ for the
purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2008.

Notary Public in and for
The State of Texas

My Commission Expires _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and said County and State, on this day personally appeared _____ known
to be the person and office whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the
act of said _____ and that he executed the same as the act of said _____ for the
purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2008.

Notary Public in and for
The State of Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATE:

I, Stephen Johnson, a Registered Professional Land Surveyor, in the State of Texas hereby certify that
this plat is true and correct and was prepared from an actual ground survey of the property made
under my supervision.

Stephen Johnson
Registered Professional Land Surveyor
No. 4585

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and said County and State, on this day personally appeared Stephen Joh
person and office whose name is subscribed to the foregoing instrument and acknowledged to me
that the same was the act of said Kistenmacher Engineering Co., Inc. and that he executed the
same as the act of said Kistenmacher Engineering Co., Inc. for the purpose and consideration
therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2008.

Notary Public in and for
The

State of Texas

My Commission Expires _____

Approved by the Addison City Council on
_____, 2008.

Mayor

City Secretary

FILED FOR RECORD
VOL. _____ PG. _____

WESTGROVE AN
BEING A REPLAT OF
CARROLL ESTATES
AN ADDITION TO THE CITY OF
ADDISON, TEXAS AND BEING SITUATED
WITHIN THE WILLIAM LOMAX SURVEY, AB
DALLAS COUNTY, TEXAS

K KISTENMACHER ENGINEERING
CONSULTING ENGINEERING
1425 GERONIMO DRIVE, SUITE A2
DALLAS, TEXAS 75206

DATE: JANUARY 17, 2008

Owner:
PALMETTO CORNERS II LTD
14800 MONTFORT DR STE 241
DALLAS, TEXAS 75264

Owner:
KALISHER PROPERTIES, LTD.
4201 AIRBORN DR
ADDISON, TEXAS 75001

Engineer/ Surveyor:
Kistenmacher Engineering Co., Inc.
8336 Greenville Ave, Suite C
Dallas, Texas 75208
(214)-234-0011