

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HANGIN OUT, LLC, through the adoption of this plat, do hereby grant and convey an Avigation Easement for free and unobstructed passage of aircraft through the airspace above said described property, unto the Town of Addison, Texas, its successors and assigns, hereinafter called "City", for the use and benefit of the public and its agencies, to have and to hold such Easement, together with all and singular the rights and appurtenances thereto in any wise belonging, and Owners do hereby bind themselves, their successors, heirs, executors and assigns, to forever warrant and defend all and singular the said rights granted herein unto the said City, its successors and assigns, against every person whosever lawfully claiming or who might hereafter claim the same or any part thereof.

As an appurtenance to this grant, Owners do hereby waive, release, remise, quitclaim and forever hold harmless the said City, its successors and assigns, from any and all claims for damages of any kind that Owner may now have or hereafter have by reason of the passage of any and all aircraft ("aircraft" being defined as any contrivance now known or hereafter invented, or used or designed for navigation of or flight in the air), by whosever owned or operated, in the airspace over Owner's property, above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above same. Such release shall include, but not be limited to, any damages to Owner's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects from the operation of aircraft flight over said property, or landing at, or taking off from, or operating at or on the Addison Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

This Release shall be binding upon Owners, their successors, heirs, executors, administrators and assigns, and shall be a covenant running with the land.

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS HANGIN OUT, LLC, is the sole owner of a 2.974 acre tract of land situated in the William Lomax Survey, Abstract No. 792, Dallas County, Texas, and being all of 2 tracts of land recorded in Volume 98245, Page 3525 of Deed Records, Dallas County, Texas (DRDCT) and being more particularly described as follows:

Beginning at a 1/2-inch iron rod found for the most easterly corner of said 1.110 acre tract, the southwest corner of a 0.094 acre tract described by deed to Henry Stuart dated June 20, 1983 as recorded in Volume 83130, Page 4723, the northwest corner of the O.B. Frederick Tract I as recorded in Volume 87020, Page 1977 and the most northerly corner of the Wolfe Addition as recorded in Volume 84108, Page 3031, all in the Deed Records of Dallas County, Texas;

THENCE South 54°00'57" West, along the southerly line of said 1.110 acre tract, a distance of 125.79 feet to a point for the southerly corner of said 1.110 acre tract and being the easterly corner of said Airport Land Development Company Subdivision;

THENCE Southwesterly along the southeasterly line of said Airport Land Development Company Subdivision as follows:

THENCE South 43°16'00" West a distance of 65.00 feet to a 1/2-inch iron rod for a corner;

THENCE South 01°44'00" East a distance of 70.71 feet to a 1/2-inch iron rod for a corner;

THENCE South 43°16'00" West a distance of 153.61 feet to a 1/2-inch iron rod for a corner;

THENCE South 69°17'00" West a distance of 30.00 feet to a point for the southerly corner of said Airport Land Development Company Subdivision, same being the easterly line of a called 364.340 acre tract to the Town of Addison, Texas as recorded in Volume 77010, Page 1391 (DRDCT);

THENCE Northwesterly, along the westerly line of said Airport Land Development Company Subdivision and the easterly line of said 364.340 acre tract as follows:

North 20°43'00" West, a distance of 149.48 feet to a 5/8-inch iron rod with "KHA" found for corner;

North 46°44'00" West a distance of 202.51 feet to a "PK" nail found for the westerly corner of said Airport Land Development Company Subdivision;

North 43°16'00" East passing at a distance of 230.00 feet the northerly common corner of said Airport Land Development Company Subdivision and said 1.110 acre tract, continuing along the northwesterly line of said 1.110 acre tract and the easterly line of said Town of Addison tract in all a distance of 386.51 feet to a chiseled cross in concrete found for the northerly corner of said 1.110 acre tract and the northwesterly corner of Personal Way Aviation Addition as recorded in Volume 90241, Page 2840 (DRDCT), from said cross, a chiseled "X" bears N13°53'26"W, 1.28 feet;

THENCE Southeasterly along the northeasterly line of said 1.110 acre tract and the southwesterly line of said Personal Way Aviation Addition as follows:

South 46°44'00" East, a distance of 285.51 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

South 00°05'20" West, a distance of 45.00 feet to a metal fence corner post found for corner, said point being the southwest corner of said Personal Way Aviation Addition and the northeast corner of said Stuart tract, from said fence corner, a chiseled "X" bears S68°56'W, 0.74 feet;

THENCE South 45°49'56" East along the easterly line of said 1.110 acre tract and the westerly line of said Stuart tract a distance of 7.16 feet to the POINT OF BEGINNING and containing 129,524 square feet or 2.974 acres of land, more or less.

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HANGIN OUT, LLC, C/O STEVE WILSON ("Owner") does hereby adopt this plat designating the hereinabove property as ADDISON JET CENTER, 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 town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to 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 runoff 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 town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town 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 town for 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 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.

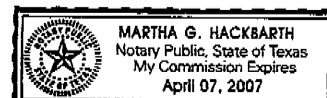
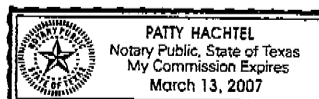
Steve Wilson
HANGIN OUT, LLC
C/O STEVE WILSON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Steve Wilson, known to me to be the person and officer 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 SEAL OF OFFICE this the 5th of April, 2005.

Patricia Hachtel
My commission expires: March 13, 2007



SURVEYORS CERTIFICATE:

STATE OF TEXAS
COUNTY OF COLLIN

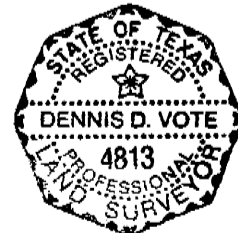
KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dennis D. Vote, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Addison, Texas.

Date: This the 24th day of February, 2005.

Dennis D. Vote

DENNIS D. VOTE, Registered Professional Land Surveyor, #4813
Votex Surveying Company (972)-964-0858



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Dennis D. Vote, 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.

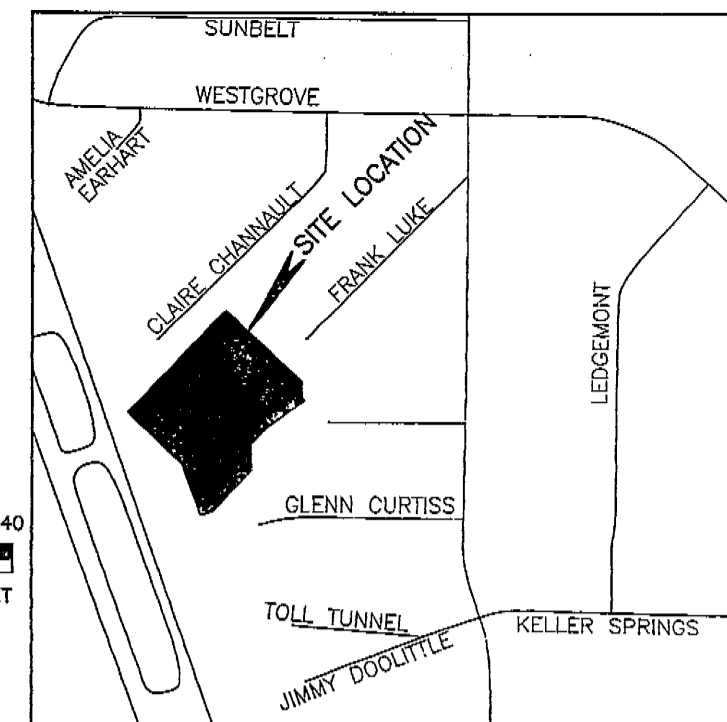
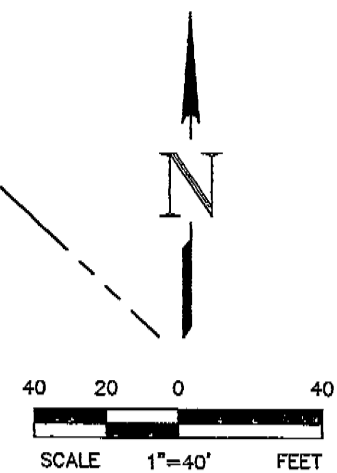
GIVEN UNDER MY HAND SEAL OF OFFICE this the 24th of February, 2005.

Patricia Hachtel
My commission expires: 4-07-07
Notary Public, State of Texas

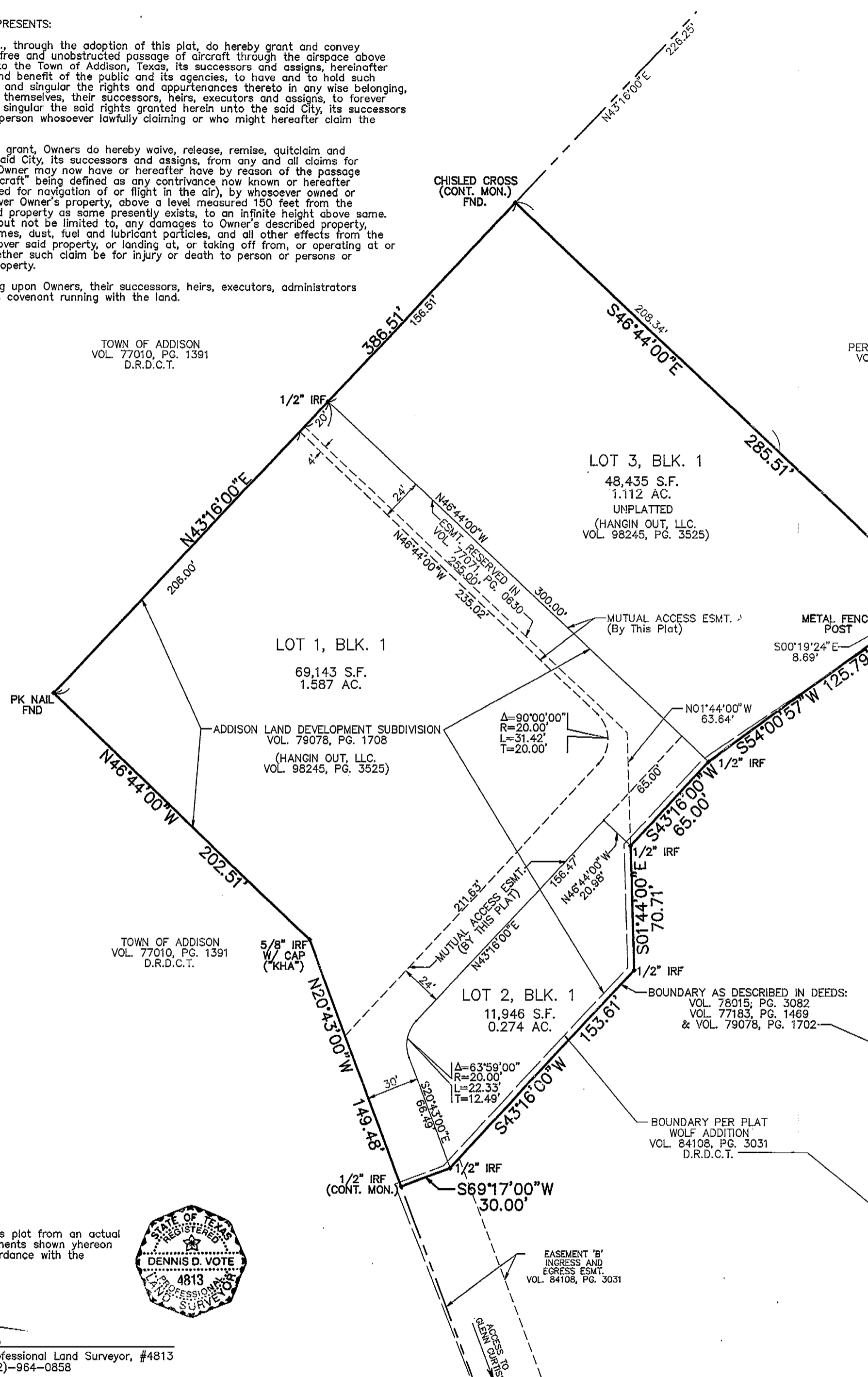
BASIS OF BEARING:

1. REFERENCE BEARING OF NORTH 43 DEGREES 16 MINUTES 00 SECONDS EAST, BEING THE NORTH LINE OF THE DEED RECORDED IN VOL. 98245, PG. 3525.

SHEET 1 OF 1



LOCATION MAP
MAPSCO PAGE 4-U
N.T.S.



PERSONAL WAY AVIATION
VOL. 99246, PG. 4123
D.R.D.C.T.

LOT 3, BLK. 1
48,435 S.F.
1.112 AC.
UNPLATTED
(HANGIN OUT, LLC,
VOL. 98245, PG. 3525)

LOT 1, BLK. 1
69,143 S.F.
1.587 AC.
ADDISON LAND DEVELOPMENT SUBDIVISION
VOL. 79078, PG. 1708
(HANGIN OUT, LLC,
VOL. 98245, PG. 3525)

LOT 2, BLK. 1
11,946 S.F.
0.274 AC.
BOUNDARY AS DESCRIBED IN DEEDS:
VOL. 78015, PG. 3082
VOL. 77183, PG. 1469
& VOL. 79078, PG. 1702

5/8" IRF W/ CAP ("KHA")
S00°05'20"W 45.00'
S45°49'59"E 7.16'
METAL FENCE POST
S00°19'24"E 8.69'
POINT OF BEGINNING
TRANSCONTINENTAL REALTY INVESTORS, INC.
VOL. 99246, PG. 4123
D.R.D.C.T.

FAYE L. FREDRICK & O.B. FREDERICK
Vol. 87020, PG. 1977
D.R.D.C.T.

EXHIBIT C TRACT 2
FROM: ADDISON AIRPORT, INC.
TO: JOHN S. BROWN, JR., WILLIAM DESANDERS,
JAMES I. DELOACHE, TODDIE LEE WYNNE, JR.
AND MARK LEMMON, M.D., TRUSTEES
Vol. 78015, PG. 3081

INDUS PARTNERS, LTD.
Vol. 96034, PG. 2863
D.R.D.C.T.

LEGEND
— Boundary Line
- - - Easement Line
- - - Proposed Property Line
- - - Adjacent Property Line
IRF = IRON ROD FOUND
Cont. Mon. = Control Monument
"KHA" = Kimley-Horn Associates

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FINAL PLAT OF
ADDISON JET CENTER
LOTS 1-3, BLOCK 1
BEING A RE-PLAT OF
AIRPORT LAND DEVELOPMENT COMPANY SUBDIVISION
(2.974 Acres)
(3 LOTS)

IN THE WILLIAM LOMAX SURVEY, ABSTRACT NO. 792
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
SCALE: 1"=40' DATE: FEBRUARY 2005

OWNER: HANGIN OUT, LLC, C/O STEVE WILSON, 4553 GLENN CURTISS DRIVE, ADDISON, TEXAS 75001, 972-931-6058, FAX 972-931-6062
SURVEYOR: VOTEX SURVEYING COMPANY, 4548 TUSCANY DRIVE, PLANO, TEXAS 75093-7042, 972-964-0858, FAX 972-964-3604
ENGINEER: MACATEE ENGINEERING, CONTACT: DAYTON MACATEE, 6440 N. CENTRAL EXPWY., #414, DALLAS, TEXAS 75206, 214-373-1180, FAX 214-373-6580