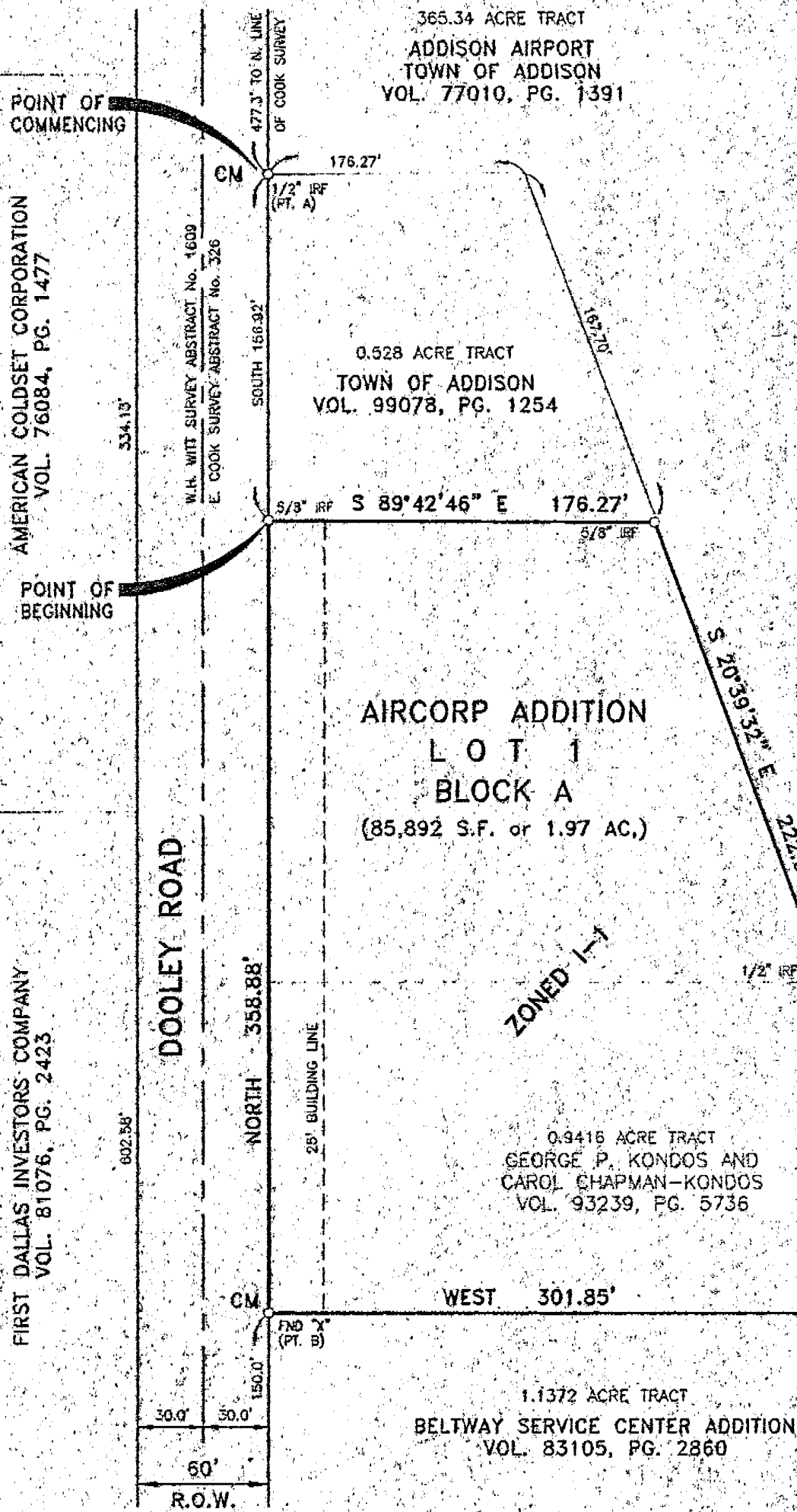


BASIS FOR BEARING:

BEARING NORTH, BETWEEN POINTS "A" AND "B", BEING THE EAST RIGHT-OF-WAY LINE OF DOOLEY ROAD AND THE WEST LINE OF LOT 1, BLOCK A, AN ADDITION TO THE TOWN OF ADDISON DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98165, PAGE 3772, DEED RECORDS, DALLAS COUNTY, TEXAS, AND SITUATED IN THE EDWARD COOK SURVEY, ABSTRACT NUMBER 326.



TOWN OF ADDISON AVIGATION EASEMENT

WHEREAS, George Markos, Trustee for the Kondos Children's Trust, Daniel P. Kondos, George P. Kondos, and Carol Chapman-Kondos are the owners of that certain parcel of land situated in the Town of Addison, County of Dallas, State of Texas, to wit: AIRCORP ADDITION, LOT 1, BLOCK A, hereinafter called "Grantor's Property", and outlined and described in this herein plat.

NOW, THEREFORE, for consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the Grantee, hereinafter named, to the Grantor, the receipt and sufficiency of which is hereby specifically acknowledged, the Grantor, its successors and assigns, subject to the provisions herein contained, hereby grants, bargains, sells and conveys unto the Town of Addison, State of Texas, its successors and assigns, the Grantee, for use and benefit of the public, a perpetual easement and right-of-way over that portion of the Grantor's land described above, in the vicinity of Addison Airport, for the purpose of the passage of all aircraft ("aircraft" being defined for the purpose of this instrument as any device now known or hereafter invented, used or designated for navigation of, or flight in the air) by whomsoever owned or operated in the air space to an infinite height above the surface of the Grantor's property, together with the right to cause in said air space noise, vibration and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operated at, or on Addison Airport located in Dallas County, Texas; Grantor hereby waives, remises and releases any right or cause of action which Grantor has now, or which Grantor may have in the future against the Grantee, its successors and assigns, or Addison Airport, due to such noise, vibration, and other effects that may be caused by the operation of aircraft landing and taking off from, or operating at or on Addison Airport; the Grantor further grants that upon said property (A) no use shall be permitted that causes a discharge into the air of fumes, smoke or dust which will obstruct visibility and adversely affect the operation of aircraft or cause any interference with navigational facilities necessary to aircraft operation and (B) no development or construction shall be permitted which will interfere in any way with the safe operation of aircraft in the air space over the land described herein or at or on the Addison Airport.

To have and to hold said easement and right-of-way and all rights appertaining hereto unto the Grantee, its successors and assigns, until the Addison Airport shall be abandoned and shall cease to be used for airport purposes. It is specifically understood and agreed that this easement, its covenants and agreements shall run with the land, which is described herein. The Grantor, on behalf of itself, its successors and assigns, further acknowledges that the easements herein granted contemplate and include all existing and future operations at Addison Airport, acknowledging that future aircraft numbers and types will most likely increase and noise patterns may also increase, in that the rights, obligations and covenants herein set forth shall not terminate or vary in the event of changes in the flight volume or noise, traffic patterns, runway lengths or locations or characteristics or type or category of aircraft using Addison Airport, Town of Addison, Texas.

BY: *George Markos*
George Markos, Trustee for the Kondos Children's Trust
AND: *Daniel P. Kondos*
Daniel P. Kondos
AND: *George P. Kondos*
George P. Kondos
AND: *Carol Chapman-Kondos*
Carol Chapman-Kondos

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That George Markos, Trustee for the Kondos Children's Trust, Daniel P. Kondos, George P. Kondos, and Carol Chapman-Kondos do hereby adopt this plat designating the herein above property as AIRCORP ADDITION, 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 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 nature, resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or 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 plot. The minimum floor elevation of each lot shall be shown on the plot.

The maintenance of paving of the utility and fire lane easements 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 endangers or interferes 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 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.

WITNESS, my hand at Dallas, Texas, this the 23 day of September, 2003.

BY: *George Markos*
George Markos, Trustee for the Kondos Children's Trust
AND: *Daniel P. Kondos*
Daniel P. Kondos
AND: *George P. Kondos*
George P. Kondos
AND: *Carol Chapman-Kondos*
Carol Chapman-Kondos

SURVEYOR'S CERTIFICATE

I, Sephr Parnian, 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 the monuments showed hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the Town of Addison.

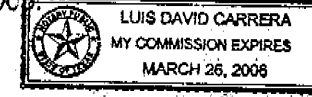
Sephr Parnian 9/19/2003
Sephr Parnian, Registered Professional Land Surveyor No. 3466



STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Sephr Parnian 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 considerations therein.

Given under my hand and seal of office this 15 day of Sept 2003.



Notary Public: *Luis David Carrera*
My Commission Expires: 3/26/2006

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared George Markos 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 considerations therein.

Given under my hand and seal of office this 23 day of September 2003.

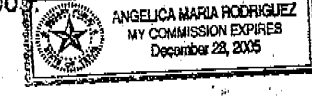


Notary Public: *Angelica Maria Rodriguez*
My Commission Expires: 12/28/2005

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Daniel P. Kondos 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 considerations therein.

Given under my hand and seal of office this 23 day of September 2003.



Notary Public: *Angelica Maria Rodriguez*
My Commission Expires: 12/28/2005

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared George P. Kondos 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 considerations therein.

Given under my hand and seal of office this 23 day of September 2003.

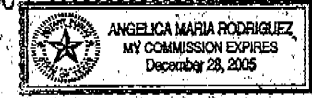


Notary Public: *Angelica Maria Rodriguez*
My Commission Expires: 12/28/2005

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Carol Chapman-Kondos 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 considerations therein.

Given under my hand and seal of office this 23 day of September 2003.



Notary Public: *Angelica Maria Rodriguez*
My Commission Expires: 12/28/2005

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, George Markos, Trustee for the Kondos Children's Trust, Daniel P. Kondos, George P. Kondos, and Carol Chapman-Kondos are the owners of two tracts of land situated in the Edward Cook Survey, Abstract No. 326, Town of Addison, Dallas County, Texas and being called a 0.9416 acre tract of land conveyed from Parklane Investment, Inc. to George P. Kondos and Carol Chapman-Kondos by deed as recorded in Volume 93239, Page 5736 of the Deed Records of Dallas County, Texas, and being part of a called 1.5636 acre tract of land conveyed from William D. Barrett, Sr. to George Markos, Trustee for the Kondos Children's Trust and Daniel P. Kondos by deed as recorded in Volume 93027, Page 3438 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch Iron Rod found for corner at the Northwest corner of said 1.5636 acre tract of land in the East right-of-way line of Dooley Road, a 60 foot right-of-way, said corner being 477.3 feet South of the North line of said Edward Cook Survey, said corner also being the Northwest corner of a called 0.528 acre tract of land conveyed from George Markos, Trustee for the Kondos Children's Trust and Daniel P. Kondos to the Town of Addison by deed as recorded in Volume 99078, Page 1254 of the Deed Records of Dallas County, Texas;

THENCE, South, along the East right-of-way line of said Dooley Road, a distance of 158.92 feet to a 5/8-inch Iron Rod found for corner, same being the Southwest corner of said Town of Addison tract, and being the POINT OF BEGINNING;

THENCE, South 89°42'48" East, along the South line of said Town of Addison tract, a distance of 176.27 feet to a 5/8-inch Iron Rod found for corner, same being the Southeast corner of said Town of Addison tract, also being on a common line between the said 1.5636 acre tract and a called 365.34 acre tract of land conveyed to the Town of Addison by deed recorded in Volume 77010, Page 1391 of the Deeds Records of Dallas County, Texas;

THENCE, South 20°39'32" East, along the common line between the said 1.5636 acre tract and the said Addison Airport, Inc. property, a distance of 222.63 feet to a 1/2-inch Iron Rod found for corner;

THENCE, West, a distance of 10.0 feet to a 1/2-inch Iron Rod found for corner, same being the Northeast corner of the said 0.9416 acre tract;

THENCE, South 20°51'34" East, along the common line between the said 0.9416 acre tract and the said Addison Airport, Inc. property, a distance of 160.19 feet to a 1/2-inch Iron Rod found for corner, same being the Southeast corner of the said 0.9416 acre tract, and also being the Northeast corner of the Beltway Service Center Addition, an addition to the Town of Addison as recorded in Volume 83105, Page 2860 of the Deed Records of Dallas County, Texas;

THENCE, West, a distance of 301.85 feet, along the common line between the said 0.9416 acre tract and the said Beltway Service Center Addition tract to an "x" found for corner, same being the Southwest corner of the said 0.9416 acre tract, and same being on the East right-of-way line of said Dooley Road;

THENCE, North, along the East right-of-way line of said Dooley Road, a distance of 358.88 feet to the POINT OF BEGINNING and containing 85,892 square feet or 1.97 acres of land, more or less.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

This the 24th day of June, 2003.

RLL
Mayor
ATTEST: *CWBean*
City Secretary

FINAL PLAT
AIRCORP ADDITION
LOT 1, BLOCK A

AND BEING PART OF A TRACT OF LAND SITUATED IN THE EDWARD COOK SURVEY ABSTRACT No. 326 TOWN OF ADDISON DALLAS COUNTY, TEXAS

OWNERS:
GEORGE MARKOS
DANIEL P. KONDOS
GEORGE P. KONDOS
CAROL CHAPMAN-KONDOS
1595 NORTH CENTRAL EXPRESSWAY, STE 100
(972) 824-7373
RICHARDSON, TEXAS 75080

PREPARED BY:
CARRERA CONSULTING ENGINEERS, INC.
3930 MEREDITH, DALLAS, TEXAS 75211
(214) 330-4771

FILED AND RECORDED
JUN 27 10:05 AM '03
DALLAS COUNTY, TEXAS