L9 N 89°37'56" E 10.00'

L10 | S 00°22'04" E | 5.00'

MAPSCO 4-X

VICINITY MAP

(NOT TO SCALE)

__ __ PROPOSED EASEMENT

OWNER'S CERTIFICATE

WHEREAS, WESTERMAN, LTD. is the owner of a 5.083 acre tract of land situated in the Edward Cook Survey, Abstract No. 326, Dallas County, Texas; said tract being all of Lots 7, 8, 9, 10, & 14, Block B of Addison Airport Industrial District according to the plat recorded in Volume 50, Page 207 of the Plat Records of Dallas County, Texas and being described in Special Warranty Deed to Westerman, Ltd. recorded in Volume 2002176, Page 12940, Special Warranty Deed to Westerman, Ltd. recorded in Instrument No. 20070025515, and Special Warranty Deed to Westerman, Ltd. recorded in Instrument No. 20070233639 and of the Official Public Records of Dallas County,

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap found for corner in the west right-of-way line of Wright Brothers Drive (a 60-foot wide right-of-way); said point being the southeast corner of Lot 6, Block B of said Addison Airport Industrial

THENCE, along the said west line of Wright Brothers Drive the following four (4) calls: South 17 degrees, 00 minutes, 31 seconds East, a distance of 384.59 feet to a

South 16 degrees, 20 minutes, 45 seconds East, a distance of 8.53 feet to a PK nail found for corner; said point being the beginning of a non-tangent

Southerly, along said curve to the right, having a central angle of 36 degrees, 24 minutes, 18 seconds, a radius of 250.82 feet, a chord bearing and distance of South 03 degrees, 03 minutes, 24 seconds West, 156.70 feet, an arc distance of 159.37 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at the end of said curve; said point being the beginning of a non-tangent curve

Southwesterly, along said curve to the right, having a central angle of 69 degrees, 17 minutes, 47 seconds, a radius of 145.69 feet, a chord bearing and distance of South 55 degrees, 30 minutes, 09 seconds West, 165.66 feet, an arc distance of 176.20 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at the end of said curve; said point being in the north right-of-way line of Wiley Post Road (a 60-foot wide right-of-way);

THENCE, South 89 degrees, 37 minutes, 56 seconds West, along the said north line of Wiley Post Road, a distance of 214.60 feet to a PK nail found for corner; said point being the southeast corner of Lot 11, Block B of said Addison Airport Industrial

THENCE, North 00 degrees, 16 minutes, 01 second West, departing the said north line of Wiley Post Road and along the east line of said Lot 11, Block B, a distance of 223.45 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being in the south line of Lot 13, Block B of said Addison Airport Industrial

THENCE, North 84 degrees, 11 minutes, 34 seconds East, along the said south line of Lot 13, Block B, a distance of 39.90 feet to a 1/2-inch iron rod with "Pacheco

THENCE, North 07 degrees, 36 minutes, 28 seconds West, along the east line of said Lot 13, Block B, a distance of 143.64 feet to a 1/2-inch iron rod found for corner;

THENCE, South 89 degrees, 44 minutes, 28 seconds West, along the north line of said Lot 13, Block B, a distance of 275.74 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner; said point being in the east right-of-way line of Midway Road (a 100-foot wide right-of-way);

Midway Road, a distance of 134.59 feet to a 5/8-inch iron rod with "R.P.L.S. 3935" cap found for corner; said point being the southwest corner of Lot 15, Block B of said Addison Airport Industrial District;

THENCE, North 89 degrees, 44 minutes, 28 seconds East, departing the said east line of Midway Road and along the south line of said Lot 15, Block B, a distance of 258.37 feet to a 1/2-inch iron rod with "Pachico Koch" cap found for corner; THENCE, North 07 degrees, 36 minutes, 28 seconds West, along the east line of said

Lot 15, Block B, a distance of 47.45 feet to a 1/2-inch iron rod with "Pacheco I (INST. NO. 200503605810) Koch" cap found for corner; said point being the southwest corner of said Lot 6,

THENCE, North 72 degrees, 59 minutes, 29 seconds East, departing the said east line of Lot 15, Block B and along the south line of said Lot 6, Block B, a distance of 260.59 feet to the POINT OF BEGINNING;

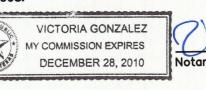
CONTAINING: 221,402 square feet or 5.083 acres of land, more or less

SURVEYOR'S CERTIFICATE

THAT I, NIJAZ KARACIC, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accirate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the

> Nijaz Karacic Registered Profesional Land Surveyo

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared NIJAZ KARACIC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged me that he executed the same for the purposes and consideration therein expressed



Page:

a lough mouse Notary Public in and for the State of Texas

My commission expires: 19198 2010

WESTERMAN, LTD.

ADDISON, TEXAS 75001

15508 WRIGHT BROTHERS DRIVE

ADDISON AIRPORT INDUSTRIAL DISTRICT LOT 7A & 14A, BLOCK B

BEING 5.083 ACRES AND ALL OF AND BEING OUT OF THE

DALLAS COUNTY, TEXAS

Pacheco Koch Consulting Engineers 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.30 JOB NUMBER DRAWN BY CHECKED BY 2792-06.341 MAR 2008 1"=40"

DWG FILE: 2792-06-341RP3.DWG

NAME: H.G. Westerman, Jr. MARCIA K. MCINTYRE Notary Public, State of Texas August 04, 2009

OWNER'S DEDICATION

THAT WESTERMAN, LTD. does hereby adopt this plat designating the herein above property as LOT 7A and LOT 14A, BLOCK B, ADDISON AIRPORT INDUSTRIAL DISTRICT,

restrictions and reservations stated hereinafter, owner dedicates to the public use

including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, election, 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

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.

maintenance responsibilities. The existing channels or creeks traversing the drainage

enclosed by ordinance, at all times and shall be maintained by the individual owners

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 runoff shall be permitted by construction of

structure in order to improve the storm drainage, then in such event, the town shall

easement at any point, or points, with all rights of ingress and egress to investigate,

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

survey, erect, construct or maintain any drainage facility deemed necessary by the

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 o

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

Water main and sanitary sewer easements shall also include additional area of

This plat is approved subject to all platting ordinances, rules, regulations and

town for maintenance or efficiency of its respective system or service.

have the right, but not the obligation, to enter upon the drainage and floodway

Any drainage and floodway easement shown hereon is hereby dedicated to the

and floodway easement will remain as an open channel, unless required to be

public's use forever, but including the following covenants with regards to

utility easements are hereby being reserved by mutual use and accommodation of al

The easements shown on this plat are hereby reserved for the purposes as indicated,

an addition to the Town of Addison, Texas, and subject to the conditions,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

forever the streets and alleys shown thereon.

by their locations as installed.

WESTERMAN, LI

STATE OF TEXAS

COUNTY OF DALLAS

resolutions of the Town of Addison, Texas.

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared H.G. WESTERMAN, JR. of Westerman, Ltd., 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 purpose and consideration therein expressed.

1. Bearing system for this survey is based on NAD 83, Texas North Central Zone 4202 State Plane Surface Bearings, based upon Reference Frame: NAD83 (CORS),

This Replat replaces and supercedes the Final Plat of Lots 7, 8, 9, 10 & 14, Block B of Addison Airport Industrial District Addition, as recorded in Volume 50, Page 207 of the Deed Records of Dallas County, Texas.

> APPROVED BY THE TOWN OF ADDISON CITY COUNCIL ON THE DAY OF ______, 2008. CITY SECRETARY

> > REPLAT

LOTS 7, 8, 9, 10 & 14, BLOCK B OF ADDISON AIRPORT INDUSTRIAL DISTRICT LOCATED IN THE TOWN OF ADDISON, TEXAS EDWARD COOK SURVEY, ABSTRACT NO. 326,