

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kalisher Properties, Ltd. & Palmetto Corners II Ltd., ("Owners") do hereby adopt this plat designating the hereinabove property as Westgrove and Airborn on addition to the Town 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 town 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 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.

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 system. 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 Town of Addison, Texas.

IN WITNESS THEREOF, I have hereunto set my hand this 20 day of August, 2009.  
 \_\_\_\_\_  
 Kalisher Mgt. Corp. G.P.  
 By: Yeakov Kalisher, Pres.

KALISHER PROPERTIES, LTD.  
 IN WITNESS THEREOF, I have hereunto set my hand this 24 day of August, 2009.  
 \_\_\_\_\_  
 PALMETTO CORNERS II LTD.

STATE OF TEXAS  
 COUNTY OF DALLAS  
 BEFORE ME, the undersigned, a Notary Public in and said County and State, on this day personally appeared Y. Kalisher, 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 KALISHER MGT CORP. and that he executed the same as the act of said KALISHER MGT CORP. for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of August, 2009.  
 \_\_\_\_\_  
 My Commission Expires 9-15-2011  
 Lynn K Wolf  
 Notary Public in and for  
 The State Of Texas

STATE OF TEXAS  
 COUNTY OF DALLAS  
 BEFORE ME, the undersigned, a Notary Public in and said County and State, on this day personally appeared Stacy O Standridge, 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 Palmetto Corners II Ltd. and that he executed the same as the act of said Palmetto Corners II Ltd. for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24 day of August, 2009.  
 \_\_\_\_\_  
 My Commission Expires 10-25-2009  
 Linda D. Braly  
 Notary Public in and for  
 The State Of Texas

THIS PLAT IS APPROVED BY THE TOWN OF ADDISON AND ACCEPTED BY THE OWNER(S), SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNER(S), HIS HEIRS, GRANTEE(S) AND SUCCESSORS, AND ASSIGNS:

THE PROPOSED DETENTION AREA EASEMENT(S) WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREA(S) TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNER(S) OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREA(S). THE TOWN OF ADDISON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREA(S) OR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREA(S), OR FOR THE CONTROL OF EROSION.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION AREA(S) UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, PROVIDED; HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN OF ADDISON TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREET AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS, THEN, IN SUCH EVENT, THE TOWN OF ADDISON SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREA(S) AT ANY POINT, OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DETENTION AREA(S) TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR BLOCKAGE OF THE DRAINAGE. THE TOWN OF ADDISON SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER(S), OR TO ALLEVATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE DETENTION AREA(S) AS IN THE CASE OF ALL DETENTION AREAS ARE SUBJECT TO STORM WATER OVERFLOW(S) TO AN EXTENT WHICH CANNOT BE CLEARLY DEFINED. THE TOWN OF ADDISON SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCES OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DETENTION AREA(S) OR SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREA EASEMENT LINE IDENTIFIED ON THIS PLAT SHOWS THE DETENTION AREA(S) SERVING THIS ADDITION.  
 Approved by the Addison Town Council on August 18, 2009  
 \_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 Town Secretary

OWNER'S CERTIFICATE:  
 STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS, Kalisher Properties, Ltd. and Palmetto Corners II Ltd., are the owners of a 8.277 acre tract of land situated in a portion of the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and said tract also being a part of Lots 6, 7, and 8 in Block A, of CARROLL ESTATES, an addition to the Town of Addison, Dallas County, Texas, according to the map thereof recorded in Volume 10, Page 173, Map Records, Dallas County, Texas, said tract being more particularly described as follows:

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

**THENCE** North 00°00'00" West, along the east line of Westgrove Drive, a distance of 794.68 feet to a "X" in concrete found on the south line of Sojourn Drive (60 feet wide);

**THENCE** South 89°52'38" East, along said south line a distance of 466.19 feet to set point for corner on the northwest corner of Lot 1, Block A, Dallas Gymnastics Center as recorded in Volume 98073, Page 25, Deed Records of Dallas County, Texas;

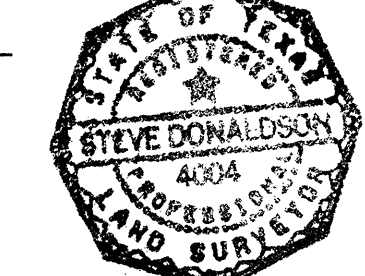
**THENCE** Departing said south line South 00°07'22" West along the west line of said Lot 1, Block A, Dallas Gymnastics Center a distance of 193.53 feet to a set point on the southwest corner of said Lot 1, Block A, Dallas Gymnastics Center;

**THENCE**, departing said west line of said Lot 1, Block A, Dallas Gymnastics Center, South 89°59'30" West a distance of 15.62 feet to a point on the northwest corner of a tract of land conveyed to Airborn Inc.;

**THENCE**, South 00°00'20" West, along the west line of said Airborn Inc. tract a distance of 600.08 feet to a 5/8 inch iron rod with cap set on the north line of Lot 3R, Block A, Sojourn Plaza and also being the north line of said Dallas Power and Light Company tract;

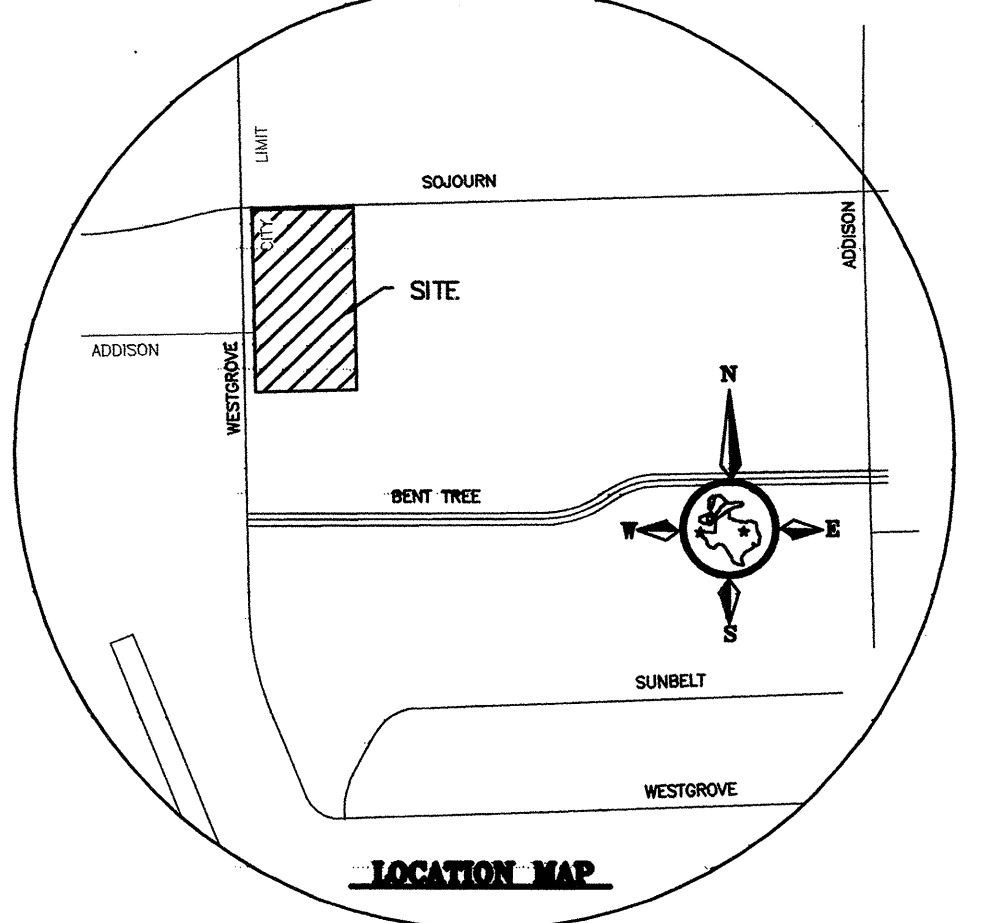
**THENCE**, South 89°59'30" West, along said north line of Lots 3R and 4, Block A, Sojourn Plaza and said north line of said Dallas Power and Light Company tract, a distance of 450.10 feet to the **POINT OF BEGINNING** containing 360,543 square feet or 8.277 acre of land, more or less;

SURVEYOR'S CERTIFICATE:  
 I, Steve Donaldson, 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.

\_\_\_\_\_  
 Steve Donaldson  
 Registered Professional Land Surveyor  
 No. 4004  


STATE OF TEXAS  
 COUNTY OF DALLAS  
 BEFORE ME, the undersigned, a Notary Public in and said County and State, on this day personally appeared Steve Donaldson, 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 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 20th day of August, 2009.  
 \_\_\_\_\_  
 My Commission Expires \_\_\_\_\_  
 Jim Kinder  
 Notary Public in and for  
 The State of Texas



FILED FOR RECORD IN  
 CLERK'S FILE NO. \_\_\_\_\_  
 REPLAT  
**WESTGROVE AND AIRBORN**  
 BEING A REPLAT OF A PART  
 OF BLOCK A CARROLL ESTATES  
 AN ADDITION TO THE TOWN OF ADDISON, TEXAS  
 AND BEING SITUATED IN THE  
 WILLIAM LOMAX SURVEY, ABSTRACT NO. 792  
 DALLAS COUNTY, TEXAS

**SURVEY CONTROL**  
 CONTROL MONUMENT FOUND #COA-13  
 630' WEST FROM INTERSECTION OF  
 ADDISON ROAD & WESTGROVE DRIVE  
 THEN 15.7' SOUTH FROM BACK OF CURB,  
 5' FROM STREET SIGN & 8' SOUTH TO BACK  
 OF CURB OF WEST GROVE ROAD  
 US SURVEY FEET  
 NAVD 88 ELEVATION 642.09  
 MONUMENT: 2" BRASS DISK STAMPED "TXDOT  
 COA-13 GPS STATE PLANE COORDINATES  
 NORTHING: 7042208.880  
 EASTING: 2479820.516  
 DALLAS COUNTY SCALE FACTOR: 1.000136506  
 ELEVATIONS ARE NAVD 88 BASED UPON  
 TxDOT VRS NETWORK

Engineer/ Surveyor:  
 Kistenmacher Engineering Co., Inc.  
 6336 Greenville Ave, Suite C  
 Dallas, Texas 75208  
 (214)-234-0011

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

Owner:  
 PALMETTO CORNERS II LTD  
 14880 MONTFORT DR STE 241  
 DALLAS, TEXAS 75254