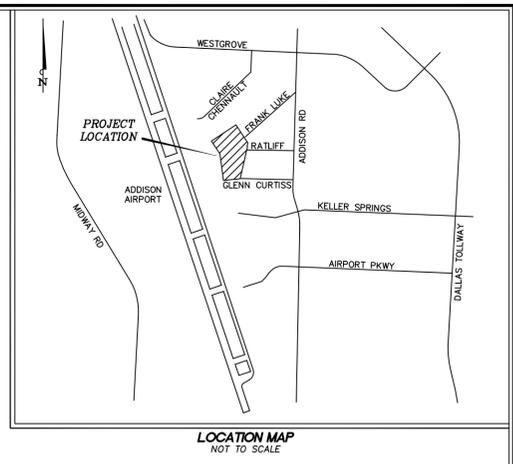
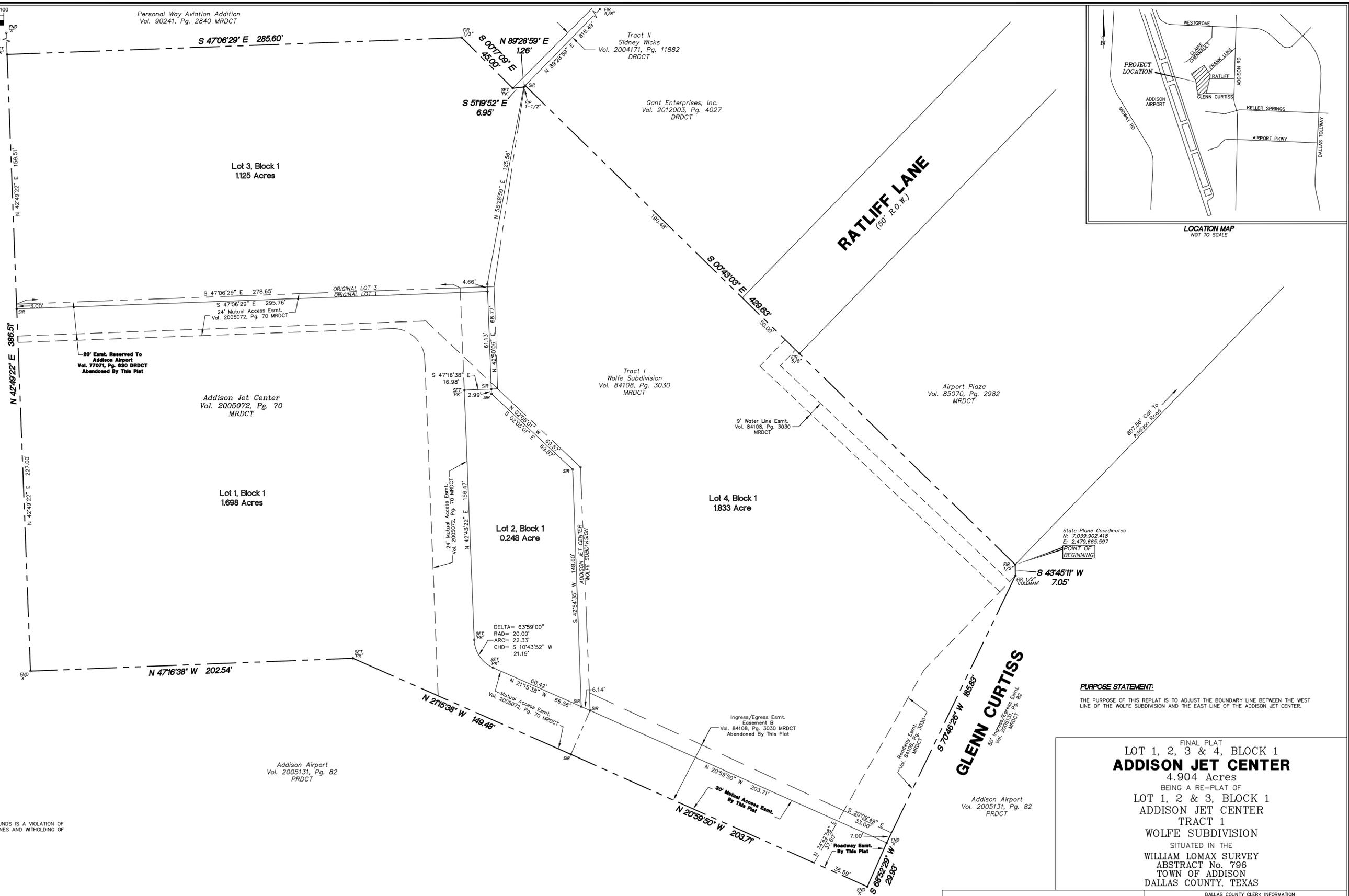


Personal Way Aviation Addition  
Vol. 90241, Pg. 2840 MRDCT



State Plane Coordinates  
N: 7,039,902.418  
E: 2,479,665.597  
POINT OF BEGINNING

**PURPOSE STATEMENT:**  
THE PURPOSE OF THIS REPLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN THE WEST LINE OF THE WOLFE SUBDIVISION AND THE EAST LINE OF THE ADDISON JET CENTER.

FINAL PLAT  
**LOT 1, 2, 3 & 4, BLOCK 1**  
**ADDISON JET CENTER**  
4.904 Acres  
BEING A RE-PLAT OF  
LOT 1, 2 & 3, BLOCK 1  
ADDISON JET CENTER  
TRACT 1  
WOLFE SUBDIVISION  
SITUATED IN THE  
WILLIAM LOMAX SURVEY  
ABSTRACT No. 796  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS

**NOTICE:**  
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.

- NOTES:**
- 1) BEARINGS BASED ON ADDISON AIRPORT CONTROL NETWORK, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD 83.
  - 2) FIR DENOTES A FOUND IRON ROD.
  - 3) FIP DENOTES A FOUND IRON PIPE.
  - 4) SIR DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SPARR SURVEYS".

**OWNERS**

Lots 1 thru 3, Block 1  
Castlerock Interests #3, LLC  
6540 Crestpoint Drive  
Dallas, Texas 75254  
Michael S. Castlerock, Jr.  
Managing Member  
(512) 699-7581

Lot 4, Block 1  
The Town of Addison  
P.O. Box 9010  
Addison, Texas 75001  
Wesley Pierson, City Manager  
(972) 450-7000

DRAWN BY: B.D.S./CAD  
CHECKED BY: B.D.S.  
SCALE: 1" = 30'  
DATE: JUNE 13, 2016  
PAGE 1 OF 2  
JOB No. 19000W

**Sparr Surveys**

2573 C.R. 722  
McKinney, Texas 75069  
(214) 544-2297

DALLAS COUNTY CLERK INFORMATION

TBPLS FIRM No. 10059300

**OWNERS CERTIFICATE**

**WHEREAS**, The Town of Addison, Texas and, Castlerock Interests #3, LLC are the owners of tracts of land situated in the William Lomax Survey, Abstract No. 796, Dallas County, Texas, and being all of Lots 1, 2 and 3, Block 1 of the Addison Jet Center, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 2005072, Page 70 in the Map Records of Dallas County, Texas (MRDCT), and, being all of Tract I of the Wolfe Subdivision, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 84108, Page 3030 MRDCT and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found in the north line of Glenn Curtiss, a 50 foot wide Ingress/Egress easement as established by the final plat of Addison Airport, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 2005131, Page 82 MRDCT, said beginning point also being the southeast corner of said Wolfe Subdivision and the southwest corner of Airport Plaza, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 85070, Page 2982 MRDCT;

**THENCE** South 43 degrees 45 minutes 11 seconds West, along the north line of said Glenn Curtiss, and an interior line of said Addison Airport, 7.05 feet to a 1/2-inch iron rod found with plastic cap stamped 'Coleman';

**THENCE** South 70 degrees 46 minutes 26 seconds West, continuing along the north line of said Glenn Curtiss, and an interior line of said Addison Airport, 185.83 feet to a cut 'x' found in concrete;

**THENCE** South 68 degrees 52 minutes 29 seconds West, continuing along the north line of said Glenn Curtiss, and an interior line of said Addison Airport, 29.93 feet to a cut 'x' found in concrete at the southwest corner of said Addison Jet Center;

**THENCE** North 20 degrees 59 minutes 50 seconds West, departing the north line of said Glenn Curtiss, along the west line of said Wolfe Subdivision and interior line of said Addison Airport, 203.71 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the southerly southwest corner of said Addison Jet Center;

**THENCE** northerly and easterly along the west and northwest line of said Addison Jet Center and interior line of said Addison Airport the following;

North 21 degrees 15 minutes 38 seconds West, 149.48 feet to a 'PK' nail set;

North 47 degrees 16 minutes 38 seconds West, 202.54 feet to a found cut 'x' in concrete;

North 42 degrees 49 minutes 22 seconds East, 386.51 feet to a 'PK' nail set at the west corner of Personal Way Aviation Addition, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 90241, Page 2840 MRDCT;

**THENCE** South 47 degrees 06 minutes 29 seconds East, departing an interior line of said Addison Airport, along the southwest line of said Personal Way Aviation Addition, 285.60 feet to a 1/2-inch iron rod found;

**THENCE** South 00 degrees 17 minutes 09 seconds East, continuing along the southwest line of said Personal Way Aviation Addition, 45.00 feet to a 'PK' nail set at the northwest corner of Tract II as described in deed to Sidney Wicks recorded in Volume 2004171, Page 11882 in the Deed Records of Dallas County, Texas (DRDCT);

**THENCE** South 51 degrees 19 minutes 52 seconds East, along the west line of said Wicks tract, 6.95 feet to a 1-1/2 inch iron pipe found at the southwest corner of said Wicks tract;

**THENCE** North 89 degrees 28 minutes 59 seconds East, along the south line of said Wicks tract, 1.26 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the northwest corner of a tract of land as described in deed to Gant Enterprises, Inc. recorded in Volume 2012003, Page 4027 DRDCT;

**THENCE** South 00 degrees 43 minutes 03 seconds East, along the west line of said Gant Enterprises tract, at a calculated distance of 190.48 feet passing the southwest corner of said Gant Enterprises tract and north line of Ratliff Lane (50 foot right-of-way), at 240.48 feet passing a 5/8-inch iron rod found in the south line of said Ratliff Lane at the northwest corner of said Airport Plaza, continuing along the west line of said Airport Plaza, in all a distance of 429.63 feet to **POINT OF BEGINNING** and containing 4.904 acres of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That The Town of Addison, Texas and, Castlerock Interests #3, LLC ("Owners") do 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 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.

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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

\_\_\_\_\_  
Wesley S. Pierson  
City Manager  
Town of Addison, Texas

\_\_\_\_\_  
Michael S. Castleman, Jr.  
Managing Member  
Castlerock Interests #3, LLC

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Wesley S. Pierson, 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 stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public  
State of Texas

\_\_\_\_\_  
My Commission Expires

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Michael S. Castleman, Jr., 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 stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public  
State of Texas

\_\_\_\_\_  
My Commission Expires

**LIEN HOLDER**

Independent Bank

\_\_\_\_\_  
Clifton Griffin  
Senior Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Clifton Griffin, 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 stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public  
State of Texas

\_\_\_\_\_  
My Commission Expires

**SURVEYORS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN

THAT I, Brad Sparr, do hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the platting rules and regulations of the Town of Addison, Dallas County, Texas.

\_\_\_\_\_  
Brad Sparr  
Registered Professional  
Land Surveyor No. 3701

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Brad Sparr, 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 stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public  
State of Texas

\_\_\_\_\_  
My Commission Expires

**APPROVAL CERTIFICATE**

APPROVED, This \_\_\_\_\_ day of \_\_\_\_\_, 2016 by the Town of Addison, Dallas County, Texas.

\_\_\_\_\_  
Chair, Planning and Zoning Commission

\_\_\_\_\_  
City Secretary

FINAL PLAT  
LOT 1, 2, 3 & 4, BLOCK 1  
**ADDISON JET CENTER**  
4.904 Acres  
BEING A RE-PLAT OF  
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SITUATED IN THE  
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DALLAS COUNTY, TEXAS

DRAWN BY: B.D.S./CAD  
CHECKED BY: B.D.S.  
DATE: JUNE 13, 2016  
PAGE 2 OF 2  
JOB NO. 19000W



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McKinney, Texas 75069  
(214) 544-2297