



WHEREAS, PLAZA AT THE QUORUM ASSOCIATES, A TEXAS LIMITED PARTNERSHIP, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOSIAH PANCOAST SURVEY, ABSTRACT 1146, AND THE G.W. FISHER SURVEY, ABSTRACT 482, DALLAS COUNTY, TEXAS, AND BEING A PART OF THE QUORUM, AN ADDITION TO THE CITY OF ADDISON AS RECORDED IN VOLUME 79100, PAGE 1895, IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE SOUTH LINE OF BELT LINE ROAD (A 100 FOOT RIGHT-OF-WAY) WITH THE EAST LINE OF QUORUM DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89° 46' 47" EAST ALONG THE SOUTH LINE OF SAID BELT LINE ROAD, A DISTANCE OF 755.10 FEET TO AN IRON ROD FOUND FOR A CORNER;

THENCE SOUTH 89° 24' 30" EAST, CONTINUING WITH SAID SOUTH LINE OF BELT LINE ROAD, A DISTANCE OF 203.19 FEET TO AN IRON ROD FOUND FOR A CORNER;

THENCE SOUTH 00° 01' 14" EAST, A DISTANCE OF 175.00 FEET TO AN IRON ROD FOUND FOR A CORNER;

THENCE SOUTH 89° 58' 48" EAST, A DISTANCE OF 208.35 FEET TO AN IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF DALLAS PARKWAY (A 120 FOOT RIGHT-OF-WAY), SAID POINT BEING IN A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 83° 01' 59" WEST, SAID CURVE HAVING A RADIUS OF 894.93 FEET, A TANGENT OF 78.33 FEET, AND AN INTERNAL ANGLE OF 10° 00' 14".

THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE WEST LINE OF SAID DALLAS PARKWAY FOR AN ARC DISTANCE OF 156.26 FEET TO AN IRON ROD FOUND FOR A CORNER;

THENCE SOUTH 89° 46' 47" WEST, A DISTANCE OF 1117.79 FEET TO AN IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID QUORUM DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING IN A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 72° 06' 50" EAST, SAID CURVE HAVING A RADIUS OF 590.88 FEET, A TANGENT OF 123.39 FEET, AND AN INTERNAL ANGLE OF 23° 35' 26";

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST RIGHT-OF-WAY LINE OF QUORUM DRIVE, FOR AN ARC DISTANCE OF 243.48 FEET TO AN IRON ROD FOUND AT THE POINT OF TANGENCY;

THENCE NORTH 05° 42' 16" EAST AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF QUORUM DRIVE FOR A DISTANCE OF 91.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 348,476.28 SQUARE FEET OR 8.000 ACRES OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, PLAZA AT THE QUORUM ASSOCIATES, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "PLAZA AT THE QUORUM", AN ADDITION TO THE CITY OF ADDISON, DALLAS COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RE-CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE UTILITY EASEMENTS AS SHOWN. SAID UTILITY EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC USE OR DESERVING TO USE SAME.

ALL 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 GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEM ON THE UTILITY EASEMENTS AND 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 CONSTRUCTION, RE-CONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF IT'S RESPECTIVE SYSTEMS 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 PURPOSES OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ADDISON, TEXAS.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

PLAZA AT THE QUORUM ASSOCIATES  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
GENERAL PARTNER

STATE OF TEXAS     I  
COUNTY OF DALLAS   I

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

ENGINEER CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS:

THAT I, MURRY A. BULLION, OF ESPEY, HUSTON & ASSOCIATES, INC., DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF ADDISON, TEXAS.

MURRY A. BULLION,  
REG. P.E. NO. 45538

STATE OF TEXAS     I  
COUNTY OF DALLAS   I

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MURRY A. BULLION, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

THIS PLAT APPROVED SUBJECT TO ALL RULES AND REGULATIONS OF THE PLATTING ORDINANCE OF THE CITY OF ADDISON, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY SECRETARY

REPLAT  
**PLAZA AT THE QUORUM**  
A SUBDIVISION OF PART OF

G.W. FISHER SURVEY, ABSTRACT 482  
JOSIAH PANCOAST SURVEY, ABSTRACT 1146  
ADDISON, DALLAS COUNTY, TEXAS

FOR  
**PLAZA AT THE QUORUM ASSOCIATES**  
2001 BRYAN TOWER  
DALLAS, TEXAS 75201 (214) 742-2000

BY  
**ESPEY, HUSTON & ASSOCIATES, INC.**  
ENGINEERING & ENVIRONMENTAL CONSULTANTS  
7616 LBJ FRWY, SUITE 425  
DALLAS, TEXAS 75251 (214) 387-9729

SCALE: 1" = 50'  
SEPTEMBER, 1979  
EH&A JOB № 695

CITY OF ADDISON  
**APPROVED**  
BUILDING DEPARTMENT  
1-21-80  
NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN THE CONSTRUCTION OF ALL REQUIREMENTS OF DCA IN THE LOCAL CODES AND/OR ORDINANCES APPLICABLE TO HIS WORK. APPROVAL OF THESE DRAWINGS SHALL NOT IMPLY VARIANCE TO SUCH CODES.

Building Limitation & Restriction Line  
City of Addison Ordinance #114  
Adopted April 13, 1971.

Building Line:  
A - 08° 33' 10"  
B - 1020.92'  
C - 79.33'  
L - 158.34'

R 894.93'  
A 10° 00' 14"  
L 156.26'  
T 78.33'