

- Legend of Symbols**
- IV utility cover marked "irrigation valve"
 - LP light pole
 - NV utility cover marked "water valve"
 - UX utility marking (line color = marker color)
 - CO utility clean out
 - UV utility vault
 - UC utility cabinet
 - PH fire hydrant
 - GI grate inlet
 - MS manhole lid marked "sanitary sewer"
 - MT manhole lid marked "storm water"
 - ME manhole lid marked "electric"
 - ML manhole lid marked "telephone"
 - UN unknown manhole
 - WM utility cover marked "water meter"
 - CRS 1/2" capped rebar stamped "JPH Land Surveying" set
 - MNS Mag nail with washer stamped "JPH Land Surveying" set
 - TBM Site benchmark
 - one-foot contour lines (NAVD 1988)

Legend of Abbreviations
 D.R.D.C.T. - Deed Records, Dallas County, Texas
 P.R.D.C.T. - Plat Records, Dallas County, Texas
 O.P.R.D.C.T. - Official Public Records, Dallas County, Texas
 RCP - Reinforced Concrete Pipe
 FL - Flow Line
 P.O.B. - Point of Beginning

Surveyor's Notes

- This survey was performed with the benefit of a title commitment by Chicago Title Insurance Company, Commitment Number 8000371400069. Effective Date: October 02, 2014 and issued November 04, 2014. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("record documents"), documents of record referred to in the record documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on this survey except for those items listed within Schedule B of said commitment.
- Elevations are based on NAVD 1988 per GPS observations using the Texas RTK Network. The site benchmark is a mag nail with a washer stamped "JPH LAND SURVEYING" set in asphalt approximately 2385 feet northeasterly of the intersection of Spring Valley Road and Dallas Parkway elevation = 628.07
- The subject property surveyed hereon, lies within OTHER AREAS - Zone X (Unshaded) - areas determined to be outside the 0.2% annual chance floodplain, as shown on the National Flood Insurance Program's Flood Insurance Rate Map (FIRM) for Dallas County, Texas and Incorporated Areas, Map Number 48113C0180K, Revised Date: July 07 2012 as published by the Federal Emergency Management Agency (FEMA).
- Town limits as shown on Dallas County Appraisal District's G.I.S. Map (www.dallasced.org)

DETENTION AREA EASEMENT STATEMENT

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, grantees 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.

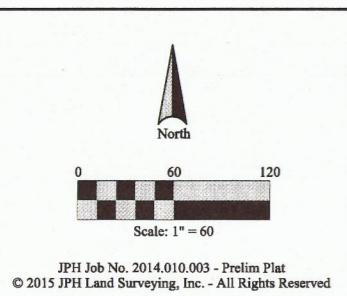
No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however, it is understood 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 streets 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 alleviate 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.

| Line # | Distance | Bearing |
|--------|----------|-------------|
| L1 | 33.09' | N15°24'04"E |
| L2 | 38.55' | N12°29'48"W |
| L3 | 48.15' | N01°13'32"W |
| L4 | 24.00' | N01°13'32"W |
| L5 | 13.47' | N77°03'48"E |
| L6 | 62.30' | S77°03'48"W |
| L7 | 48.15' | S01°13'32"E |
| L8 | 38.55' | S12°29'48"E |
| L9 | 21.44' | S15°24'04"W |
| L10 | 25.98' | S88°05'53"W |
| L11 | 10.00' | N01°13'32"W |
| L12 | 5.00' | N88°46'28"E |
| L13 | 9.30' | S01°13'32"E |
| L14 | 10.00' | S88°46'28"W |
| L15 | 10.00' | N01°13'32"W |
| L16 | 10.00' | N88°46'28"E |
| L17 | 9.30' | S01°13'32"E |
| L18 | 9.99' | S88°46'28"W |
| L19 | 21.62' | S25°35'45"W |
| L20 | 17.48' | S37°05'30"E |
| L21 | 4.17' | N01°13'32"W |
| L22 | 10.00' | N88°46'28"E |
| L23 | 10.00' | S01°13'32"E |
| L24 | 9.13' | S88°46'28"W |
| L25 | 23.00' | S01°13'32"E |
| L26 | 15.09' | S17°27'17"W |
| L27 | 10.88' | S00°55'54"W |
| L28 | 11.40' | S14°37'25"W |
| L29 | 25.56' | S12°56'12"E |
| L30 | 24.10' | S43°37'44"E |
| L31 | 18.89' | S88°05'06"W |

| Curve # | Arc | Radius | Delta | Chord Bearing | Chord |
|---------|---------|---------|------------|---------------|---------|
| C1 | 42.85' | 88.00' | 027°53'52" | N01°27'07"E | 42.43' |
| C2 | 41.70' | 212.00' | 011°16'16" | N06°51'40"W | 41.64' |
| C3 | 42.81' | 44.00' | 055°45'01" | N26°38'58"E | 41.14' |
| C4 | 24.51' | 25.00' | 056°09'55" | N26°26'25"E | 23.54' |
| C5 | 31.42' | 20.00' | 090°00'00" | N46°13'32"W | 28.28' |
| C6 | 69.12' | 44.00' | 090°00'00" | S46°13'32"E | 62.23' |
| C7 | 35.50' | 20.00' | 101°42'40" | S52°04'52"E | 31.02' |
| C8 | 13.78' | 20.00' | 039°28'53" | N57°19'21"E | 13.51' |
| C9 | 35.76' | 959.93' | 002°08'04" | S08°00'38"E | 35.76' |
| C10 | 17.35' | 20.00' | 049°41'45" | N78°05'20"W | 16.81' |
| C11 | 8.46' | 44.00' | 011°00'43" | S82°34'09"W | 8.44' |
| C12 | 4.49' | 5.00' | 051°28'30" | S62°20'16"W | 4.34' |
| C13 | 14.52' | 50.16' | 016°34'51" | S44°59'40"W | 14.46' |
| C14 | 20.28' | 20.00' | 058°05'10" | S27°49'03"W | 19.42' |
| C15 | 36.98' | 188.00' | 011°16'16" | S06°51'40"E | 36.92' |
| C16 | 54.53' | 112.00' | 027°53'52" | S01°27'08"W | 54.00' |
| C17 | 4.03' | 10.00' | 023°06'13" | S03°50'57"W | 4.01' |
| C18 | 31.42' | 20.00' | 090°00'00" | N43°46'28"E | 28.28' |
| C19 | 31.42' | 20.00' | 090°00'00" | S46°13'32"E | 28.28' |
| C20 | 31.17' | 20.00' | 089°18'03" | S43°25'29"W | 28.11' |
| C21 | 31.66' | 20.00' | 090°41'57" | N46°34'31"W | 28.46' |
| C22 | 5.92' | 20.00' | 016°56'43" | N09°41'54"W | 5.89' |
| C23 | 0.70' | 20.00' | 002°00'51" | S00°13'07"E | 0.70' |
| C24 | 5.05' | 20.00' | 014°28'39" | S83°59'13"E | 5.04' |
| C25 | 13.82' | 959.39' | 000°49'32" | N09°29'25"W | 13.82' |
| C26 | 9.03' | 243.50' | 002°07'31" | S12°39'35"W | 9.03' |
| C27 | 46.10' | 206.50' | 012°47'26" | S07°19'37"W | 46.00' |
| C28 | 112.13' | 972.00' | 006°36'35" | S02°17'59"E | 112.07' |
| C29 | 16.90' | 976.00' | 000°59'31" | S06°43'43"E | 16.90' |
| C30 | 8.54' | 20.00' | 024°27'51" | S30°24'11"E | 8.47' |
| C31 | 4.54' | 25.00' | 010°24'18" | N03°33'35"E | 4.53' |



Owner
 Crescent Crown Land Holding SPV, LLC
 777 Main Street, Suite 2100
 Fort Worth, Texas 76102

Title Company
 Chicago Title of Texas, LLC
 1999 Bryan Street, Suite 900
 Dallas, Texas 75201

Client
 Cawley Partners
 17330 Preston Road
 Suite 205 B
 Dallas, Texas 75252

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JEWEL CHADD do hereby certify that I prepared this plat from and 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 subdivision regulations of the Town of Addison, Texas.
 PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 ~RELEASED FOR REVIEW TO THE TOWN OF ADDISON ON APRIL 07, 2015
 Signature: _____ Date: _____

Accepted this _____ day of _____, 2015, by the Town Planning and Zoning Commission of the Town of Addison, Texas

 Chairman, Addison Planning and Zoning Commission
 Attest: _____
 Secretary, Addison Planning and Zoning Commission

OWNERS CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS
 WHEREAS, Crescent Crown Land Holding SPV LLC are the owners of that certain tract of land situated in the Town of Addison, within the Josiah Pancoast Survey, Abstract Number 1146, Dallas County, Texas, and being a portion of a parcel of land as described in the deed to Crescent Crown Land Holding SPV LLC, recorded under Instrument Number 20090030332 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:
 Beginning at a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set on the south line of Block 3, Quorum as shown on the plat recorded in Volume 79100, Page 1895 of the Deed Records of Dallas County, Texas;
 THENCE NORTH 88 degrees 46 minutes 28 seconds EAST, with the south line of said Block 3, a distance of 621.07 feet to a mag nail with washer stamped "JPH LAND SURVEYING" set at the northwest corner of the tract described in the deed to the Texas Turnpike Authority recorded in Volume 84143, Page 5195 of the Deed Records of Dallas County, Texas;
 THENCE in a southerly direction, with the west line of the said Texas Turnpike Authority tract, the following calls:
 1. SOUTH 00 degrees 55 minutes 34 seconds WEST, a distance of 200.31 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve concave to the east, having a radius of 964.93 feet;
 2. along the arc of the said non-tangent curve, an arc length of 13.11 feet (a chord bearing of SOUTH 00 degrees 04 minutes 42 seconds WEST, a chord distance of 13.11 feet) to a 1/2 inch rebar found at the beginning of a non-tangent compound curve concave to the east, having a radius of 1270.92 feet;
 3. along the arc of the said non-tangent compound curve, an arc length of 35.64 feet (a chord bearing of SOUTH 09 degrees 03 minutes 58 seconds EAST, a chord distance of 35.64 feet) to a mag nail with washer stamped "JPH LAND SURVEYING" set at the beginning of a non-tangent compound curve concave to the east, having a radius of 959.93 feet;
 4. along the arc of the said non-tangent compound curve, an arc length of 132.06 feet (a chord bearing of SOUTH 05 degrees 57 minutes 41 seconds EAST, a chord distance of 131.96 feet) to a scribed "x" on concrete found at the northeast corner of "Lot 1, Block 1, Rusty Pelican Addition" dedicated as Lot 1, Block 1, Rusty Pelican Addition, Inc. as shown on the plat recorded in Volume 84011, Page 2089 of the Deed Records of Dallas County, Texas;
 THENCE SOUTH 88 degrees 04 minutes 31 seconds WEST, with the north line of said Lot 1, Block 1, Rusty Pelican Addition, a distance of 269.37 feet to a 1/2 inch rebar found at the northwest corner of Lot 1, Block 1, Rusty Pelican Addition;
 THENCE SOUTH 01 degree 54 minutes 50 seconds EAST, with the east line of a 60-foot Utility Easement as shown on the plat of said Rusty Pelican Addition, a distance of 224.81 feet to the southwest corner of Lot 1, Block 1, Rusty Pelican Addition, from which a found 1/2 inch rebar bears NORTH 2 degrees EAST, 0.3 feet;
 THENCE SOUTH 88 degrees 05 minutes 53 seconds WEST, with the north line of a 60-foot Fire Lane, Access, & Utility Easement as shown on the plat of Wellington Square recorded in Volume 79228, Page 2203 of the Deed Records of Dallas County, Texas, a distance of 59.93 feet to a 1/2 inch rebar found on the east line of Lot 1, Block 1 of said Wellington Square;
 THENCE NORTH 01 degree 57 minutes 08 seconds WEST, with the east line of said Lot 1, Block 1 of Wellington Square, a distance of 120.19 feet to a 1/2 inch rebar found at the northeast corner of Lot 1, Block 1 of Wellington Square;
 THENCE SOUTH 88 degrees 04 minutes 46 seconds WEST, with the north line of Lot 1, Block 1 of Wellington Square, a distance of 300.91 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
 THENCE NORTH 01 degree 13 minutes 32 seconds WEST, through the interior of the tract described in the deed to Crescent Crown Land Holding SPV LLC recorded under Instrument Number 20090030332 of the Official Public Records of Dallas County, Texas, a distance of 492.35 feet returning to the Point of Beginning and enclosing 6.484 acres.

Basis of Bearings for this description is the Texas Coordinate System of 1983, North Central Zone 4302 (by GPS observation)

NOW THERE, KNOW ALL BY THESE PRESENTS:
 That Crescent Crown Land Holding SPV LLC, the owners of the property described in this plat do hereby adopt this plat, designating hereinabove described property as **CRESCENT CROWN ADDITION**, an addition in the Town of Addison, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets, right-of-way, and easements shown thereon for the purposes indicated.

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

WITNESS, my hand, this the _____ day of _____, 20____.

Authorized Agent - Name and Title
 STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared _____ agent for Crescent Crown Land Holding SPV LLC 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2015.

Notary Public for and in the State of Texas
 My commission expires: _____
 Accepted by the Town Council of the Town of Addison:

Mayor, Town of Addison _____ Date _____

The undersigned, the City Secretary of the Town of Addison, hereby certifies that the foregoing final plat of **Crescent Crown Addition** to the Town of Addison was submitted to the Town Council on the _____ day of _____, 2015, and the Town Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said Town Council further authorized the Mayor to note the acceptance thereof by signing his Name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 2015.

Town Secretary, Town of Addison, Texas

Preliminary Plat - for review purposes only
Crescent Crown Addition
 6.484 acres
 Josiah Pancoast Survey
 Abstract No. 1146
 Town of Addison
 Dallas County, Texas
 sheet 2 of 2 sheets