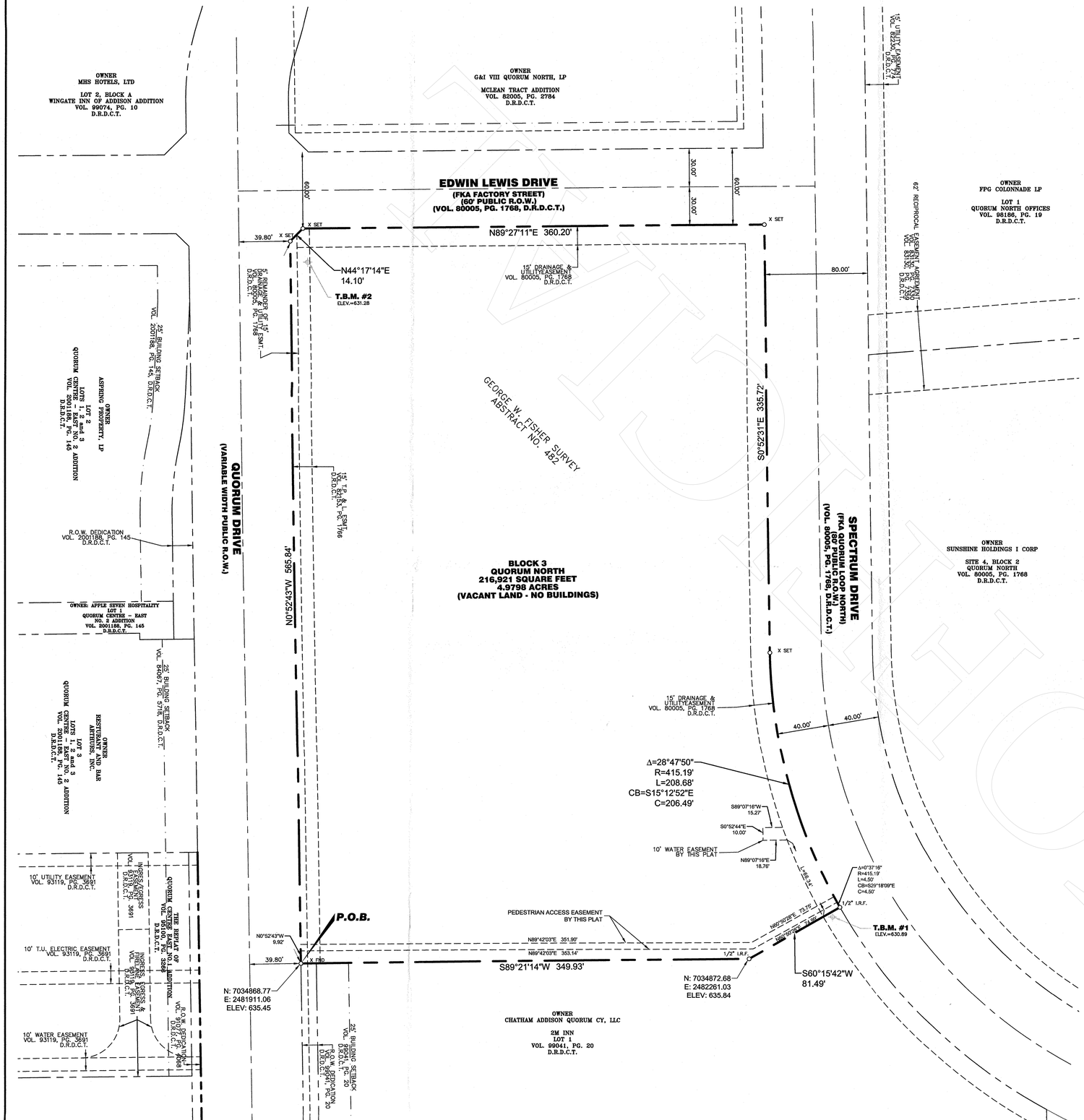
20170034295B
PLAT 1/3
12/07/2017 03:33:49 PM



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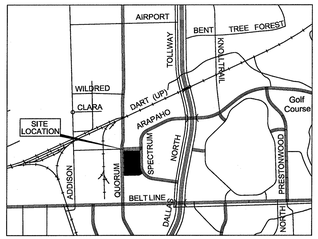
NORTH

GRAPHIC SCALE IN FEET
40 0 20 40 80
1" = 40' @ 24X36



LOCATION MAP
N.T.S.

LEGEND

P.O.B. = POINT OF BEGINNING
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
I.R.F. = IRON ROD FOUND
FKA = FORMERLY KNOW AS

NOTES

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 withholding of utilities and building permits.

Zoning: PD O17-06 Planned Development District
Front Building Setback: Shall match PD Exhibit
Rear Building Setback: Shall match PD Exhibit
Side Building Setback: Shall match PD Exhibit

Maximum Building Height : 6 stories (unless additional set-back distance provided)

Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.

Development standards of this plat shall comply with Zoning Ordinance 66 as amended .

BENCHMARKS

BM-1 Town of Addison GPS Control Station "TXDOT-COA-5", located on the corner of a curb inlet, 190' south of the intersection of Edwin Lewis Drive and Quorum Drive, 2' from the west edge of sidewalk, 50.5 feet from the west side of median and 76' from a fire hydrant.

Elevation=630.10'

BM-2 Town of Addison GPS Control Station "TXDOT-COA-14", located 630' west of intersection of Addison Road & Westgrove Drive, 15.7' south of back of curb of concrete drive, 5' from street sign and 8' north of back of curb of Westgrove Road.

Elevation=642.09'

TBM-1 Square cut with "X" set on N.E. corner of drop inlet 545'+/- south of south R.O.W of Edwin Lewis Dr. and 8'+/- west of Spectrum Drive back-of-curb.

Elevation=630.89'

TBM-2 Square cut with "X" set on concrete headwall at trhe southeast corner of Quorum Drive and Edwin Lewis Drive.

Elevation=631.28'

BASIS OF BEARINGS

The bearing system for this plat is based on grid north of the Texas Coordinate System of 1983 resulting in a bearing of North 00°52'43" West, for the east right-of-way line of Quorum Drive.

FLOOD STATEMENT

Property is located within Zone "X", area determined to be outside the 0.2% annual chance flood plain, as indicated on documents by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Dallas County, Texas and Incorporated Areas, Community Panel Number 48113C0180K, Map Revised Date, July 7, 2014.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER:
PPF AMLI QUORUM DRIVE, LLC
5057 KELLER SPRINGS ROAD, SUITE 250
ADDISON, TX 75001
CONTACT: TAYLOR BOWEN
PH. 972-265-6726

ENGINEER:
KIMLEY-HORN & ASSOCIATES INC.
5750 GENESIS COURT, SUITE 200
FRISCO, TX 75034
CONTACT: RYAN SAFFORD, P.E.
PH. 972-335-3580

SURVEYOR:
KIMLEY-HORN & ASSOCIATES INC.
5750 GENESIS COURT, SUITE 200
FRISCO, TX 75034
CONTACT: MICHAEL MARX, R.P.L.S.
PH. 972-335-3580

FINAL PLAT
BLOCK 3
QUORUM NORTH
4.9798 ACRES
G.W. FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Prepared June, 2017
Town Project Number 17-05

No.	DATE	REVISION DESCRIPTION
1		

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SEP	KHA	07/18/2017	063257052	1 OF 2

DWG NAME: K:\FRL_SURVEY\063257052-MALL ADDISON\DWG\063257052 FINAL PLAT.DWG PLOTTED BY MARX, MICHAEL 10/25/2017 7:40 AM LAST SAVED 10/25/2017 7:39 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
§
COUNTY OF DALLAS §

WHEREAS PPF AMLI QUORUM DRIVE, LLC, is the owner of two tracts of land described as follows:

BEING a tract of land located in the Town of Addison, Dallas County, Texas, part of the G.W. Fisher Survey, Abstract No. 482, being part of Block 3, Quorum North, an addition to the Town of Addison according to the plat thereof recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas, being all of that certain called 4.97348 acres tract of land described by deed to Dallas Investment Corp., as recorded in Volume 96110, Page 4043, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a cut "X" in contere found for the southwest corner of said 4.97348 acres tract, being the northwest corner of 2M Inn, an addition to the Town of Addison according to the plat thereof recorded in Volume 99041, Page 20, Deed Records, Dallas County, Texas, and being in the east right-of-way line of Quorum Drive (a variable width public R.O.W.);

THENCE, along the west line of said 4.97348 acres tract and the east right-of-way line of Quorum Drive, North 00 degrees 52 minutes 43 seconds West, a distance of 565.84 feet to a cut "X" in concrete set for the southwest end of a right-of-way corner clip;

THENCE, along said right-of-way corner clip, North 44 degrees 17 minutes 14 seconds East, a distance of 14.10 feet to a cut "X" in concrete set in the south right-of-way line of Edwin Lewis Drive (an 80 feet wide public R.O.W.), same being in the north line of said 4.97348 acres tract;

THENCE, along said south right-of-way line and the north line of said 4.97348 acres tract, North 89 degrees 27 minutes 11 seconds East, a distance of 360.20 feet to a cut "X" in concrete set for the northeast corner of said 4.97348 acres tract, same being in the west right-of-way line of Spectrum Drive (an 80 feet wide public R.O.W.);

THENCE, along said common line as follows:

South 00 degrees 52 minutes 31 seconds East, a distance of 335.72 feet to an "X" set in concrete for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 28 degrees 47 minutes 50 seconds, a radius of 415.19 feet, an arc length of 208.68 feet, having a chord bearing of South 15 degrees 12 minutes 52 seconds East and a chord distance of 206.49 feet to a 1/2" iron rod found for the southeast corner of said 4.97348 acres tract and the northeast corner of said 2M Inn;

THENCE, departing said west right-of-way line, along the south line of said 4.97348 acre tract and the north line of said 2M Inn as follows:

South 60 degrees 15 minutes 42 seconds West, a distance of 81.49 feet to a 1/2" iron rod found;

South 89 degrees 21 minutes 14 seconds West, a distance of 349.93 feet to the POINT OF BEGINNING, containing 216,921 square feet or 4.9798 acres of land, more or less.

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **PPF AMLI QUORUM DRIVE, LLC** ("Owner") does hereby adopt this plat designating the hereinabove property as Block 3, **QUORUM NORTH**, 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.

This plat is approved by the Town of Addison and accepted by the owners(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:

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, 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 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.

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.

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 31st day of October, 2017.

By: PPF AMLI QUORUM DRIVE, LLC,
a Delaware limited liability company

By: PPF AMLI Devco, LLC,
a Delaware limited liability company, its sole member

By: PPF AMLI Co-investment, LLC,
a Delaware limited liability company, its manager

By: AMLI Residential Properties, L.P.,
a Delaware limited partnership, its manager

By: AMLI Residential Partners LLC,
a Delaware limited liability company, its general partner

By: Taylor Bowen
Signature

Name: Taylor Bowen
Printed Name

Title: COO & EVP

Date: 10/31/2017

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Taylor Bowen, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged 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 31 th day of October, 2017.

Gia Brodt
NOTARY PUBLIC in and for the STATE OF TEXAS

GIA BRODT
Notary Public, State of Texas
My Commission Expires
May 19, 2018

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Michael B. Marx, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Addison, Texas.

Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
5750 Genesis Ct., Suite 200
Frisco, Texas 75034
972-335-3580

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged 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 25th day of October, 2017.

Leigh Ann Phillips
NOTARY PUBLIC in and for the STATE OF TEXAS

LEIGH ANN PHILLIPS
Notary Public, State of Texas
Comm. Expires 07-26-2021
Notary ID 131223380

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
12/07/2017 03:35:48 PM
$89.00

201700342908

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON
July 18, 2017, 2017.

Kathryn Wheeler
Vice Chair, Planning and Zoning Commission

Caitlan Biggs
City Secretary

TOWN OF ADDISON
ADDISON, TEXAS

FINAL PLAT
BLOCK 3
QUORUM NORTH
4.9798 ACRES
G.W. FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Prepared June, 2017
Town Project Number 17-05

No.	DATE	REVISION DESCRIPTION
1		

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SEP	KHA	07/18/2017	063257052	2 OF 2

DWG NAME: K:\FRI_SURVEY\063257052-AMLI ADDISON\DIV\0\063257052 FINAL PLAT.DWG PLOTTED BY MARX, MICHAEL 10/25/2017 7:40 AM LAST SAVED 10/25/2017 7:39 AM

TAX CERTIFICATE

JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
1201 Elm Street, Suite 2600
Dallas, Texas 75270

Issued To:

DALLAS INVESTMENT CORP
% ROLACO SERVICES INC
PO BOX 7
ROSLYN HTS , NY 11577-0007

Legal Description

QUORUM NORTH
TR 1 ACS 4.973
VOL96110/4043 DD052896 CO-DALLAS
0009299368000 31000092993

Parcel Address: 5015 SPECTRUM DR, CA
Legal Acres: .0000

<- - -

- - - >

Account Number: **100-009-299-36800000**

Certificate No: 85361
Certificate Fee: $10.00

Print Date: 04/27/2017
Paid Date: 04/27/2017
Issue Date: 04/27/2017
Operator ID: JAFERIA_ANDERSON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2016. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

DALLAS INVESTMENT CORP
% ROLACO SERVICES INC
PO BOX 7
ROSLYN HTS , NY 11577-0007

2016 Value:	2,355,790
2016 Levy:	$58,830.23
2016 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

1002 DALLAS COUNTY
1021 PARKLAND HOSPITAL
1031 DALLAS COUNTY COMMUNITY COLI
1041 SCHOOL EQUALIZATION
1102 DALLAS ISD
1201 TOWN OF ADDISON

UNOFFICIAL

Reference (GF) No: N/A

Issued By: JA
JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR

53.1.80