

BASIS OF BEARING IS THE WEST LINE OF TRACT 1, BLOCK 2 (S01'30'57"E) PER PLAT QUORUM II - VOL. 81172. PG. 0274

Belt Line Road (100' R.O.W.) -Point of Commencing N89'46'47"E 285.00' ------Δ=15°58'29" R=408.00' L=113.76' 4-7-QUORUM II PROPOSED UTILITY EASEMENTS
BEARINGS & DISTANCES 5.520 AC. VOL.81172, PG.0274 TRACT 1, BLOCK 2 ① N00°13'13"W 12.00' N89'46'47"E 12.00' 3 S0013'13"E 12.00" Δ=05'38'46" R=1726.75' L=170.16' __ T=85.15' § \$89'46'47"W 12.00' EXIST. 10' UTILITY ESM'T. VOL.81172, PG.274 \$ 50073'13"E 21.30' ⑤ Δ ≈ 35'07'20"
 R ≈ 20.00'
 T ≈ 6.33'
 L = 12.26'
 CB = N84'02'24*W
 CL = 12.07' EXIST. TEXAS POWER & LIGHT COMPANY

8' WIDE EASEMENT

VOL.85019, PG.2378

D.R.C.Co.,Tx. SOUTH LINE
OUGRU POINT OF BEGINNING ② N0073'13"W 20.00" N89'46'47"E 12.00' PROPOSED 12'x 20'
-- UTILITY ESMT 1/2"IRS W/ YELLOW N 89'46'47" E 347.17' CAP STAMPED COOK C. INC. N89'46'47"E 223.49" Δ=09'51'14" R=1726.75' L=296.97' 0.679 AC. VOL.9311, PG.1370 Δ=9177'44" R=32.00' L=50.99' T=32.73' C=45.76' T=148.85' C=296.60' CB=\$ 26'46'05" E CV.1

A=04'25'00"
R=777.43'
L=59.93'
T=29.98'
C=59.91'

CV.2

A=60'12'04"
R=38.00'
L=39.93'
T=22.03'
C=38.12' CV.3 a=15'33'45" R=36.00' L=9.78' T=4.92' C=9.75' PROPOSED & 24' WIDE FIRE LANE & UTILITY EASEMENT CV.4

A=01'08'16*
R=1726.75'
L=34.29'
T=17.15'
C=34.29' TRACT B \$=07'24'28" R=1768.75' L#228.68' __ T=114.50' C=228.52' 151,303 SQ. FT. 3.473 AC. Drive PART OF BLOCK 2 QUORUM ADDITION, VOL.79100, PG.1895 MIN. FF = 648.14Δ=0719'24" R=777.43' CAP STAMPED COOK KEVIN R CARTER L=99.37' T=49.75' C=99.30' VOL.92140, PG.2459 D.R.D.Co., Tx. 5' T.P.& L. EASEMENT-A=88'42'16'
R=32.00'
L=49.54'
T=31.28'
C=44.74' CB=S28'01'59"E 1/2"IRS w/ YELLOW CAP STAMPED COOK — C. INC. Δ=5879'43" R=40.00' 130.73' L=40.72' 18.12" CAP STAMPED COOK 247.39 S 89*46*47" W 518.08' (VACANT LAND) KEVIN R. CARTER VOL.92088, PG.1400 TRACT A Δ=21'08'02" R=777.43' __ 158,302 SQ. FT. L=286.76' T=145.03' 3.63 AC. 1.1478 AC. VOL.83173, PG.1504 VOL.85098, PG.3521

OWNER'S CERTIFICATE	
STATE OF TEXAS ()	
()	
COUNTY OF DALLAS ()	
Being a tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146, and also being out of the Block 2, of Quorum, and addition to the Town of Addision, Texas as recorded in Volume 79100, Page 1895, Plat Records of Dallas County, Texas and being more particularly described as follows:	E
Commencing at the northwest corner of said Quorum Addition, said point being on the south right-of-way line of Belt line Road (100 foot right-of-way), and being S 89°46'47" W, a distance of 285.00 feet from the west right of way line of Quorum Drive (variable right-of-way);	t t
THENCE, S 01°30'57" E, for a distance of 371.00 feet to a one-half inch iron rod found for the POINT OF BEGINNING;	
THENCE, N 89*46'47" E, for a distance of 347.17 feet to a one-half inch iron rod with yellow cap stamped Cook C. Inc. set for corner on the west right-of-way line of Quorum Drive with a curve to the left having a central angle of 09*51'14", a radius of 1,726.75 feet, a tangent of 148,85 feet and a chord bearing and distance of S 26*46'05" E, 296.60 feet;	ş
THENCE, Southeasterly along said west right-of-way line of Quorum Drive and along said curve for an arc distance of 296.97 feet to a one-half inch iron rod with yellow cap stamped Cook C Inc. set for corner at the end of said curve to the left and the beginning of a curve to the rigth having a central angle of 07°19'24", a radius of 777.43 feet, a tangent of 49,75 feet and a chord bearing and distance of S 28°01'59" E, 99.30 feet;	; ;
THENCE, Southeasterly along said curve to the right for an arc distance of 99.37 feet to a cne—half inch iron rod set for corner with yellow cap stamped Cook C. Inc.	-
THENCE, S 89°46'47" W, for a distance of 518.08 feet to a one—half inch iron rod set for corner with yellow cap stamped Cook C, Inc.	
THENCE, N 01°30′57" W, with the west line of Quorum Addition for a distance of 353.25 feet to the POINT OF BEGINNING and containing 151.303 feet or 3.473 acres of land, more or less.	Ç
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;	(
That ADHotel Associates, LTD. does hereby adopt this plat designating the herein above property as MARRIOTT RESIDENCE, 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 accomodation 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 maintenance by the individual owners of the lot or lots that are traversed by or adjacent	E :

Seling a tract of land situated in the Jasish Pancosst Survey, Abstract No. 1146, and also being out of the Bood, 2 of Ducrum, and addition to the Town of Addition. Taxes are recorded selected as follows: 1869, Not Records of Dollow Centry, Flass and help more protrollency described as follows: 1869, Not Records of Dollow Centry, Flass and Help more protrollency described. All Mr. of Addition, and point protrollency described and the Protrollency described and the Protrollency described. All Mr. of Addition of Sci. 20,000 Feet from the vest right on two Jine of Quarter Driver (variable Inghi-of-way); and Seling and Protrollency described in the Protrollency		
the south right—of—way line of Belt line Road (100 foot right—of—way), and being \$39-65-7" (a distance of 230.0 feet from the west right of way line of Quarum Prize Vioriable right—of—way); RENCE, \$0.13057" E, for a distance of 371.00 feet to a one—half inch iron rod found for the POINT OF BEGINNING. RENCE, \$18946" 17" E, for a distance of 371.00 feet to a one—half inch iron rod distance of 371.00 feet to a one—half inch iron rod control prize of the prize of 200-114", a double of 150-114", a double of 150-11	being out of the Block 2, of Quorum, and addition to the Town of Addision, Texas as recorde in Volume 79100, Page 1895, Plat Records of Dallas County, Texas and being more particularly	d
HENCE, N. 89'46'7' E, for a distance of 347.17 feet to a one-half inch iron rod with yallow cop stamped Cook C. Inc., set for corner on the west right-of-way line of Quorum Drive with a curve to the left hoving a central angle of 09'51'14', a robust of 25'51'14', a robust of 3'6'46'05' E, 296.65' rest; HENCE, Southeasterly along said west right-of-way line of Quorum Drive and sizing said curve for an ard distance of 29'69' feet to a one-half inch from rod with residow cap stamped Cook C. Inc. set for corner of the end of said curve to the right of an architecture of 19'19' 24', a robust of 777' 35' feet], a tangent of 49,75' feet and a chard beginning of a curve to the right having a central angle of 07'19' 24', a robust of 77' 35' feet], a tangent of 49,75' feet and a chard beginning of a curve to the right for an arc distance of 99.37' feet on a cine-half inch iron rod set for corner with yellow cap stamped Cook C, Inc. HENCE, SOUTHERS OF SOUTH OF SEGINNING and containing 15'1.303' feet of a cine-half inch iron rod set for corner with yellow cap stamped Cook C, Inc. HENCE, N OITS'67' W, with the west line of Quorum Addition for a distance of 53.25' feet to the PONT OF BEGINNING and containing 15'1.303' feet of 3.473 acres of another than the set of the corner with yellow cap stamped Cook C, Inc. HENCE, N OITS'67' W, with the west line of Quorum Addition for a distance of 53.25' feet to the PONT OF BEGINNING and containing 15'1.303' feet of 3.473 acres of another than the set of the set of the set of 3.473' acres of another than the set of the set of 3.473' acres of another than the set of the set of 3.473' acres of another than the set of 3.473' acres of another than the set of 3.474' with the west line of 3.474' and the set of 3.474' acres of 3.474' and 3.474' acres of 3.474' and 3.474' acres of 3.474' and 3.474' acres of 3.474' acres	the south right—of—way line of Belt line Road (100 foot right—of—way), and being 89°46'47" W, a distance of 285.00 feet from the west right of way line of Quorun	g
with yallow cap stamped Cook C. Inc. set for corner on the west right-of-way line of Journal Drive with a curve to the left hoving a central angle of 095114. radius of 1,726.75 feet, a tangent of 148,85 feet and a chord bearing and distance of 5 (346056 feet). 286.65 feet) RHENCE, Southeasterly along said west right-of-way line of Duorum Drive and siong sold curve for an arc distance of 296.97 feet to a one-half inch iron rad with relief and the beginning of a curve to the right having a central angle of 071924. radius of 7,743 feet, a tangent of 49,75 feet and a chord bearing and aistance of 3 (360159 feet). RHENCE, Southeasterly along said curve to the right having a central angle of 071924. radius of 7,743 feet, a tangent of 49,75 feet and a chord bearing and aistance of 3 (360159 feet). RHENCE, Southeasterly along said curve to the right for an arc distance of 99,37 feet as a cne-half inch iron rod set for corner with yellow cap stamped Cook C. inc. RHENCE, Southeasterly along said curve to the right for an arc distance of 99,37 feet as a cne-half inch iron rod set for corner with yellow cap stamped Cook C. inc. RHENCE, NO 130/57 W, with the west line of Quarum Addition for a distance of an account of the corner with yellow cap stamped Cook C. inc. RHENCE, NO 130/57 W, with the west line of Quarum Addition for a distance of and, more or less. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS; That APIOtole Associates, LTD, does hereby adopt this plat designating the herian above anoperty as Marketor and collections of the public use forewer the streets and olleys shown thereon. The associates above an other public use of the public use of the public use forewer the streets and olleys shown thereon. The associates shown on the public use forewer the streets and olleys shown thereon. The associates shown on the public and the public subsements of the benefit of the provider of sevences for which lower forms and control flow of voter, anditional order of the conditions, restrictions and reservations to		
siding sold curve for an arc distance of 296.97 feet to a one-half inch iron rod with yellow cop stamped Cook C inc. set for corner at the end of sold curve to the eft and the beginning of a curve to the right having a central angle of 07°15′24′, a radius of 77°174.3 feet, at angent of 49.75 feet and a chord bearing and distance of 5 280°159′ E. 99.30 feet; and the control of the control finch iron rod set for corner with yellow cop stamped Cook C. Inc. HENCE, S. 8846′47′ W, for a distance of 518.08 feet to a one-half inch iron rod set for corner with yellow cop stamped Cook C. Inc. HENCE, N. 0130′57′ W, with the west line of Quorum Addition for a distance of 552.25 feet to the PONT OF BEGINNING and containing 151.303 feet or 3.473 acres of and, more or less. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS; That ADHots Associates, LTD. does hereby adopt this plot designating the herein obove property as MARRIOTT RESIDENCE, on addition to the Town of Addison, lesses, and, subject to the conditions, restrictions and reservations stated hereinoting, owner decidates to the public use forever the streets and clievs shown thereon. The essements shown on this plat or behavior showners are also continued to the public use forever, that it does not unreasonably interfers or impede with the provision of the services to others. Said utility essements are hereby being reserved by mutual use and accomplation of all public utilities using or desiring to use these essements, provided however, that it does not unreasonably interfers or impede with the provision of the services to others. Said utility essements are hereby being reserved by mutual use and accompanion of all public utilities using or desiring to use the same. An express essement of ingress and egress is nereby expressly granted on, over and across off such accompanion of the public was essement of ingress and egress is nereby expressly granted on, over and across of such accompanies or creeks towards the remaining and adoption of public public views and accomp	with yellow cap stamped Cook C. Inc. set for corner on the west right—of—way line o Quorum Drive with a curve to the left having a central angle of 09*51'14" a radius of 1,726.75 feet, a tangent of 148,85 feet and a chord bearing and distance	f
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Fig. 12. No. 1730/57* W, with the west line of Quorum Addition for a distance of fis5.25 feet to the PONT OF BEGINNING and contoining 151.303 feet or 3.473 acres of and, more or less. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS; That ADHotel Associates, LTD, does hereby adopt this plat designating the herein above properly as MARIOTT RESIDENCE, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinater, owner dedicates to the public use forever the strests and alleys shown thereon. The easements shown an interest of the public use forever the strests and alleys shown thereon. The easements shown an interest of the public use forever the strests and alleys shown thereon. The easements shown an interest of the public use forever, 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 accomadation 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 and accomadation 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 any drainage and floodway easement shown hereon is hereby dedicated to the public use accessments for the benefit of the provider of services for which easements are granted. Any drainage and floodway easement through the following own of the origination of bloodway easement and additionable to the drainage and floodway easement. The City will not be responsible for the maintenace and operation of said creek or creeks or for any damage or injury of private property overson that results from the flow of water along said creek, or for the control of erosion. On the natural flow of water are unapplied to the promitted of the provider of the prov	to a cne—half inch iron rod set for corner with yellow cap stamped Cook C. Inc.	
SSAZ5 feet to the POINT OF BEGINNING and containing 151.303 feet or 3.473 acres of and, more or less. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS; That ADHotel Associates, LTD, does hereby adopt this plat designating the herein above properly as MARRIOTT RESIDENCE, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinofter, owner dedicates to the public use forever the streets and oldys shown thereon. The essements shown on the public use forever the streets and oldys shown thereon. The essements shown on the installation and maintenance of water, sonitary sewer, storm sever, drainage, electric telephane, gos and cable television. Owner shall have the right to use these essements, provided however, that if does not unreasonably interfere or impede with the provision of the services to others. Said utility essements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express seament of ingress and egress is hereby expressly granted on, over and across all such essements for the benefit of the provider of services for which essements are granted. Any oranings and floodway essement shall be draining and floodway essement shall be draining and floodway essement will remain the existing charmels or creases traversing the drainings and floodway essement will remain be marntaned by the individual owners of the lot or last that are traversed by or adjacent to the draining and floodway essement. We refund to the draining and floodway essement and the control of resions. No obstruction to the natural flow of water run-off shall be permitted by construction to the natural flow of water run-off shall be permitted by construction to the natural flow of water run-off shall be permitted by construction to his prover. It is understood that in the event it becomes necessary for the City to make the control of resions, which may be considered and provider and providers and providers and provid	for corner with yellow cap stamped Cook C, Inc.	
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EXECUTED day of , 1995	property as MARRIOTT RESIDENCE, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinoffer, owner dedicate 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 institution and maintenance of woter, sanitary sewer, storm sewer, drainage, electric telephone, gas and cable television. Owner shall have the right to use these easements or 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 users and accompaction of all public utilities using or desiring to use the same. An expressesement of ingress and egress is hereby expressly granted on, over and across all successments 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 lies forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remail as an open channel, unless required to be enclosed by ordinance, at all times and shallow man talied by the individual owners of the lot or lots that are traversed by or adjacen to the drainage and floodway easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property oberson that results from the flow of water flow and damage or injury of private property oberson that results from the flow of water and provider, the permitted by construction only type building, fence or any other structure within the drainage and floodway easement of provider, however, it is understood that in the event it becomes necessary for the City shall have the right, but not the obligation, to enture the analysis of the property come s	sn sif shile in terrificonrodd wrids y ryeeer. Sit sidreer, ydde
Зу:		е
	town of Addison, Texas.	

EXECU	TED	day	y c)f <u></u>	,	1995

STATE OF TEXAS () COUNTY OF DALLAS ()

BEFORE ME, the undersigned, a Notary Public in and for Dallas Coutny, Texas 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 the same is the act of the said ______, and that he executed the same as the act of such purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of ______, 1995

Notary Public in and for Dallas County, Texas

KNOWN ALL MEN BY THESE PRESENTS:

THAT, I Thomas W. Mauk, do hereby certify that I prepared this plat from an actual survey of the land and that corner monuments shown hereon were placed under my personal surpervision in accordance with platting rules and regulations of the City Planning and Zoning Commission of the Town of Addison, Texas.

> Thomas W. Mauk Registered Professional Land Surveyor No.5119 Cook Consultants, Inc. 12250 Inwood Road, Suite 10 Dallas, Texas 75244 May 4, 1995

STATE OF TEXAS () COUNTY OF DALLAS ()

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for Dallas County, Texas

APPROVED BY THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS	
Mayor	Date
City Secretary	Date
Approved by City Council	Date
Tax No.	

FINAL PLAT

MARRIOTT RESIDENCE

AN ADDITION TO THE TOWN OF ADDISON, TEXAS

3.473 ACRES

OUT OF THE

JOSIAH PANCOAST SURVEY, ABSTRACT No. 1146 TOWN OF ADDISON, DALLAS COUNTY, TEXAS OWNER:

> ADHOTEL ASSOCIATES, LTD. 12850 SPURLING ROAD, SUITE 114 DALLAS, TEXAS 75230

[214] 934-8699

COOK CONSULTANTS, INC. CIVIL AND STRUCTURAL ENGINEERING LAND SURVEYING AND LAND PLANNING

12250 inwood road * suite 10 * dallas, texas 75244 [214] 387-1890 * 1-800-545-8093 * fax [214] 387-8210 DATE: JUNE, 1995 PROJECT No. 93063-06