

CONSTRUCTION PLANS

FOR

QUORUM CENTRE-EAST NO. 1 ADDITION

AN ADDITION TO THE TOWN OF ADDISON, TEXAS

Developer

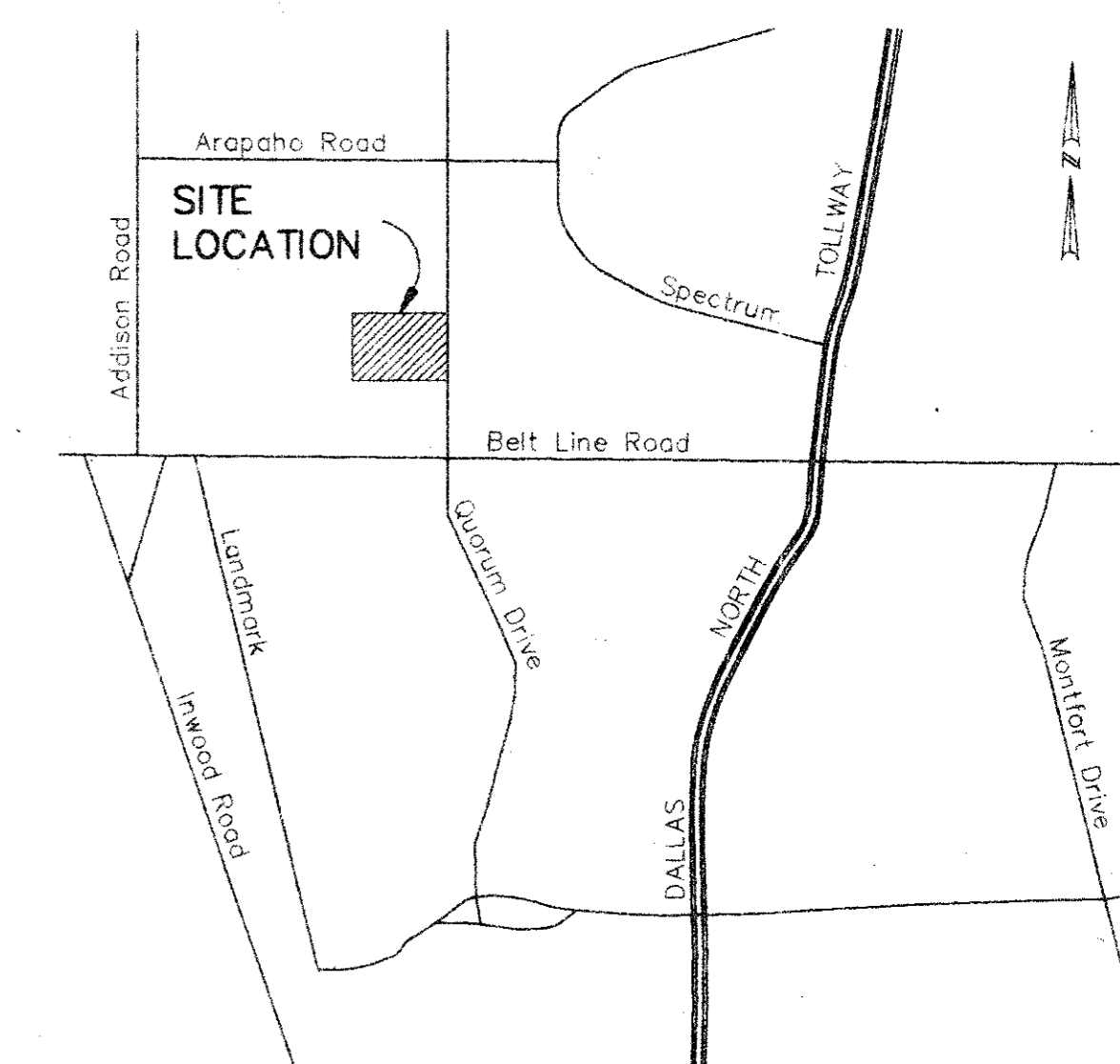
Construction Management Technology, Inc.
15280 Addison Road, Suite 300
Dallas, Texas 75248
(214) 661-2525

Index Of Drawings

1. Plat
2. Horizontal Control
3. Grading/Drainage
4. Water/Sanitary Sewer
5. Paving Plan

Engineer

Brockette · Davis · Drake
3535 Travis Street, Suite 100
Dallas, Texas 75204



Vicinity Map

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT DIDES INVESTMENTS, INC. is the owner of the following described property to-wit:

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas, and being part of QUORUM CENTRE ADDITION, an addition to the City of Addison as recorded in Volume 84067, Page 5718, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a chiseled "X" for corner situated in the west line of Quorum Drive (80' R.O.W.) said chiseled "X" being N 00°15'05" W a distance of 275.00 feet from the most easterly southeast corner of said QUORUM CENTRE ADDITION;

THENCE N 89°57'28" W departing the west line of said Quorum Drive and along the north line of Lot 1 of Belt Line - Quorum Addition as recorded in Volume 91077, Page 4068, Map records, Dallas County, Texas, a distance of 303.03 feet to a chiseled "X" for corner;

THENCE N 00°15'05" W departing the north line of said Lot 1 a distance of 175.00 feet to a chiseled "X" for corner;

THENCE S 89°57'28" E a distance of 303.03 feet to a chiseled "X" for corner situated in the west line of said Quorum Drive;

THENCE S 00°15'05" E along the west line of said Quorum Drive a distance of 175.00 feet to the POINT OF BEGINNING and containing 53,030 square feet of land.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. 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, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system 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 purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that owner shall, at its sole cost and expense, be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, 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 growth which in any way endanger or interfere with the construction, 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.

DIDES INVESTMENT, INC.

BY: Kamal Dides

STATE OF TEXAS ()

COUNTY OF DALLAS ()

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Kamal Dides, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 1993.

Notary Public, State of Texas
My Commission Expires

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:

THAT I, John R. Piburn, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were found or properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Addison, Texas.

Registered Professional Land Surveyor
John R. Piburn, Jr., R.P.L.S.
No. 3689

STATE OF TEXAS ()

COUNTY OF DALLAS ()

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared John R. Piburn, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 1993.

Notary Public, State of Texas
My Commission Expires

FINAL PLAT

QUORUM CENTRE - EAST NO. 1 ADDITION

SITUATED IN THE
G.W. FISHER SURVEY, ABSTRACT NO. 482
DALLAS COUNTY, TEXAS
AND BEING PART OF THE
QUORUM CENTRE ADDITION,
AN ADDITION TO THE
TOWN OF ADDISON, DALLAS COUNTY TEXAS

OWNER
DIDES INVESTMENTS, INC.
300 RIVER WALK
IRVING, TEXAS 75063
(214)-913-5818

ENGINEER
BROCKETTE, DAVIS, DRAKE, INC.
3535 TRAVIS
SUITE 100
DALLAS, TEXAS 75204
(214)-522-9540

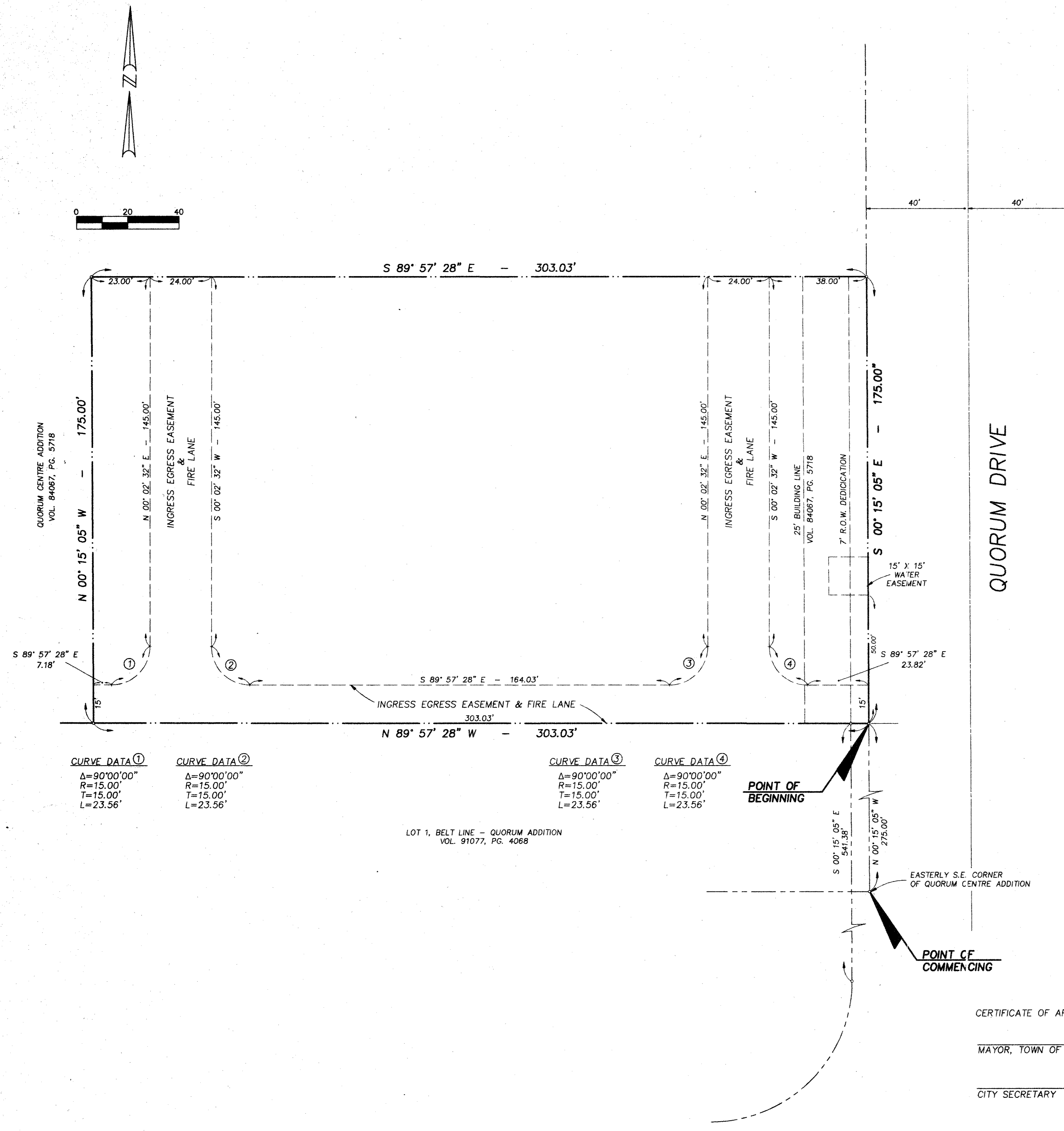
JANUARY, 1993

CERTIFICATE OF APPROVAL:

MAYOR, TOWN OF ADDISON

CITY SECRETARY

VOLUME _____ PAGE _____



That DIDES INVESTMENTS, INC. ("Owner") does hereby adopt this plat designating the herein above property as QUORUM CENTRE - EAST NO. 1 ADDITION, 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.

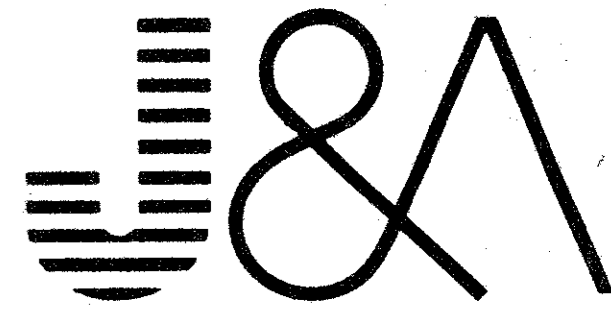
The easements shown on this plat are hereby reserved for the purposes as indicated including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements provided, 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 City 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 run-off shall be permitted by construction of any type of 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 City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage then, in such event, the City 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 City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesired conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the natural drainage channels and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

QUORUM NORTH
VOL. 80005, PG. 1768

QUORUM DRIVE

QUORUM CENTRE ADDITION
VOL. 84067, PG. 5718



Jacobs & Associates

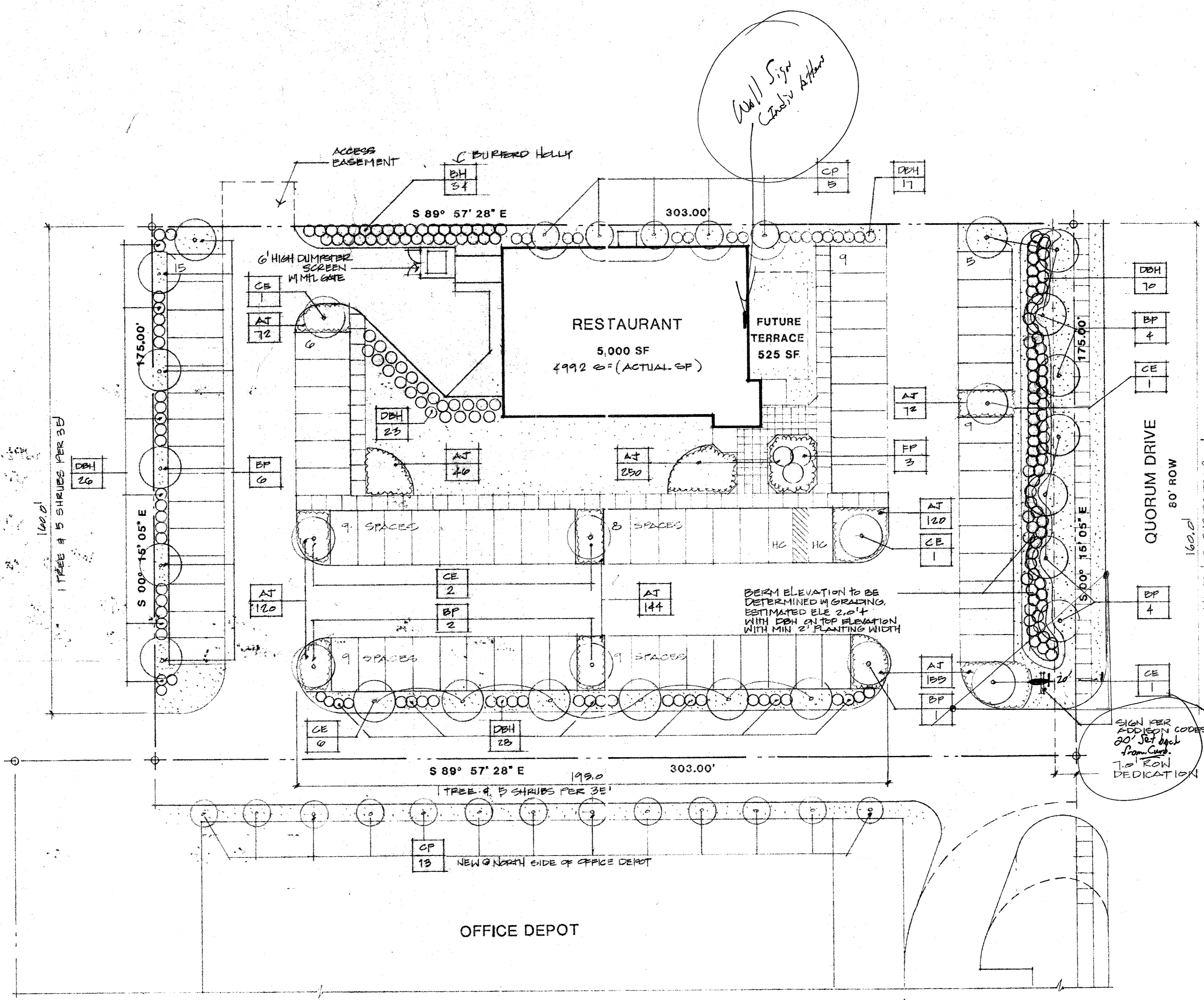
Architecture, Planning, Interiors
 4141 Blue Lake Circle
 Suite 190
 Dallas, Texas 75244
 214 490-1888

PLANT LIST

Key	Quantity	Common Name	Botanical Name	Size
BP	17	BRADFORD PEAR	<i>Pyrus Calleryana</i> "Bradford"	2-1/2" caliper, min. 8' ht. and 3' spread; full, matched, branched to 5' height
CP	18	CAPITOL PEAR	<i>Pyrus Calleryana</i> "Capitol"	2-1/2" caliper, min. 8' ht. and 3' spread; full, matched, branched to 5' height
FP	9	REDTIP PHOTINIA (TREEFORM)	<i>Photinia Praseri</i>	Minimum 8' ht. standard (tree-form); branched to 5' ht.; full w/min. 3' spread
CH	12	CEDAR ELM	<i>Ulmus Crassifolia</i>	4" caliper, min. 15 ft. and 8' spread; full, symmetrical head
DBH	24	DWARF BURFORD HOLLY	<i>Ilex Cornuta</i> "Burfordi Nana"	5 gallon min. 20" ht. and 15" spread; plant 24" o.c.
AJ	683	ASIAN JASMINE	<i>Trachelospermum Asiaticum</i>	4" pot; min. 3 runners @ 12" long; full; plant 12" o.c.

GENERAL NOTES:

- Quantities shown on Plant List is Architect's estimate only and should be verified prior to bidding. Landscape Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on plans.
- Landscape Contractor shall provide representative samples (minimum 3 each variety) of shrub and groundcover stock for Architect's and/or Owner's approval prior major shipment of materials to site.
- Architect and/or Owner shall individually approve and tag trees in the field or nursery prior to shipment to site. If this is not possible, Landscape Contractor shall provide good quality photographs with reference dimension (i.e., field pole and/or human standing next to tree) for Architect's and/or Owner approval.
- Contractor to excavate existing beds as required and add 4" layer of Compost Mix and 14-14-14 slow release fertilizer (Osmacote) at a rate of 5lbs/100 s.f. Compost Mix to be "General Purpose Potting Soil" as produced by Vital Earth Resources (phone 214/845-9985) or approved equal.
- THIS SHALL BE SOLID SOIL OR SEEDING. IF SEEDING IS USED, PROVISIONS FOR PLANTING WINTER GRASSES WILL BE MADE IF TEMPERATURE IS TOO COOL FOR BERMUDA GRASS GERMINATION.
- PROVIDE STEEL EDGING AT ALL GROUND COVER & SHRUB BEDS FROM TIRE.



LANDSCAPE PLAN

1
2

CITY COPY

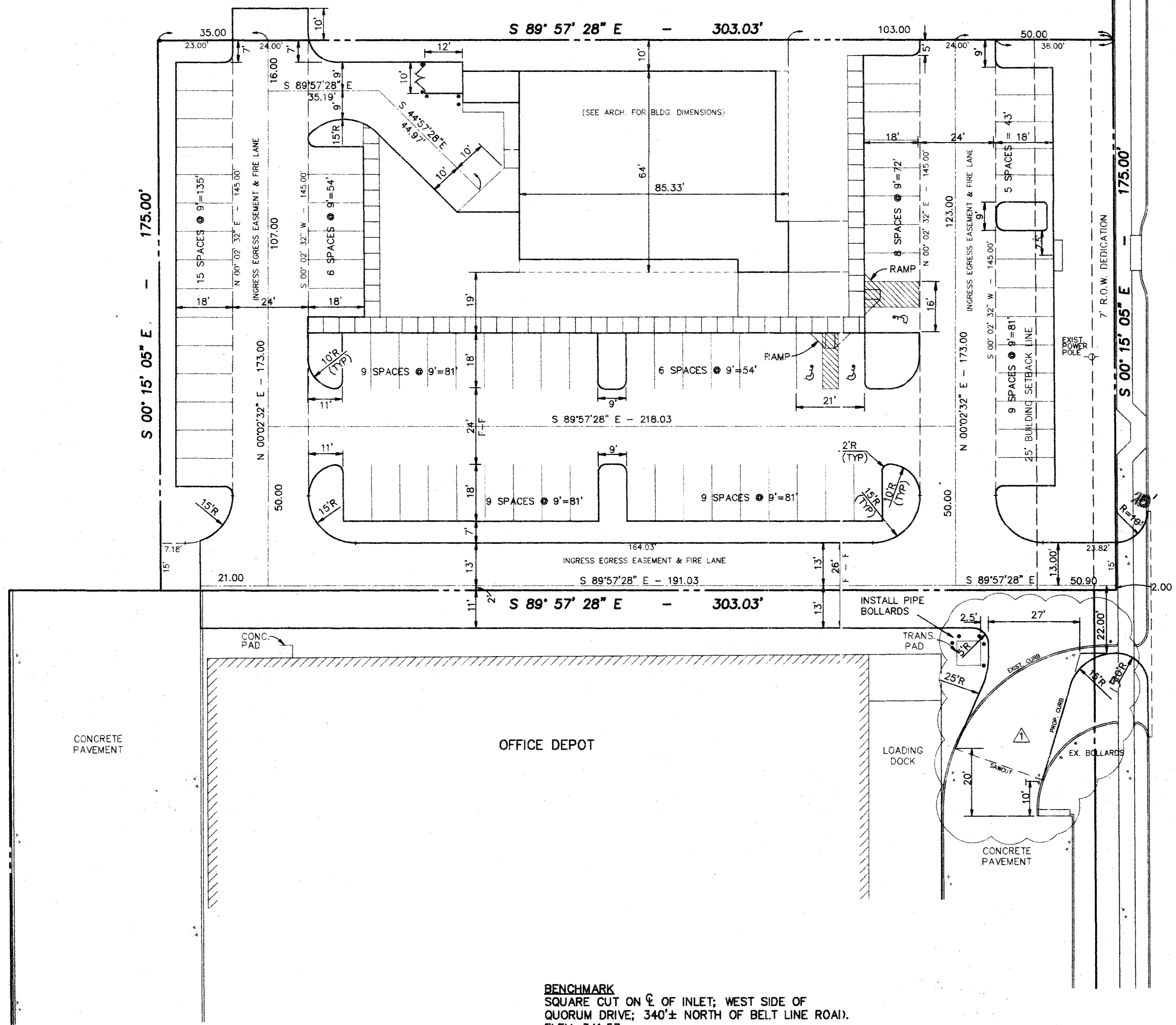
Construction Management Technology, Inc.

Lexi's

RESTAURANT
 ADDISON, TEXAS

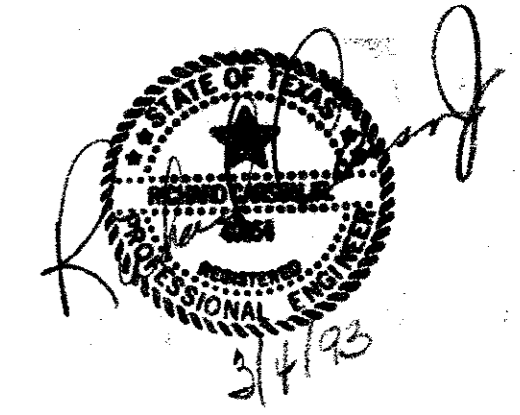
NAME OF BUILDING
 ADDRESS QUORUM DRIVE SUITE NO.
 CITY ADDISON, TEXAS ZIP
 JOB NO. 92694

DATE	ISSUED FOR	DRAWN BY
1/28/93	CONSTRUCTION	GJ



QUORUM DRIVE

NOTE: POWER POLE TO BE REMOVED AFTER CONSTRUCTION.



NOTE: ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.

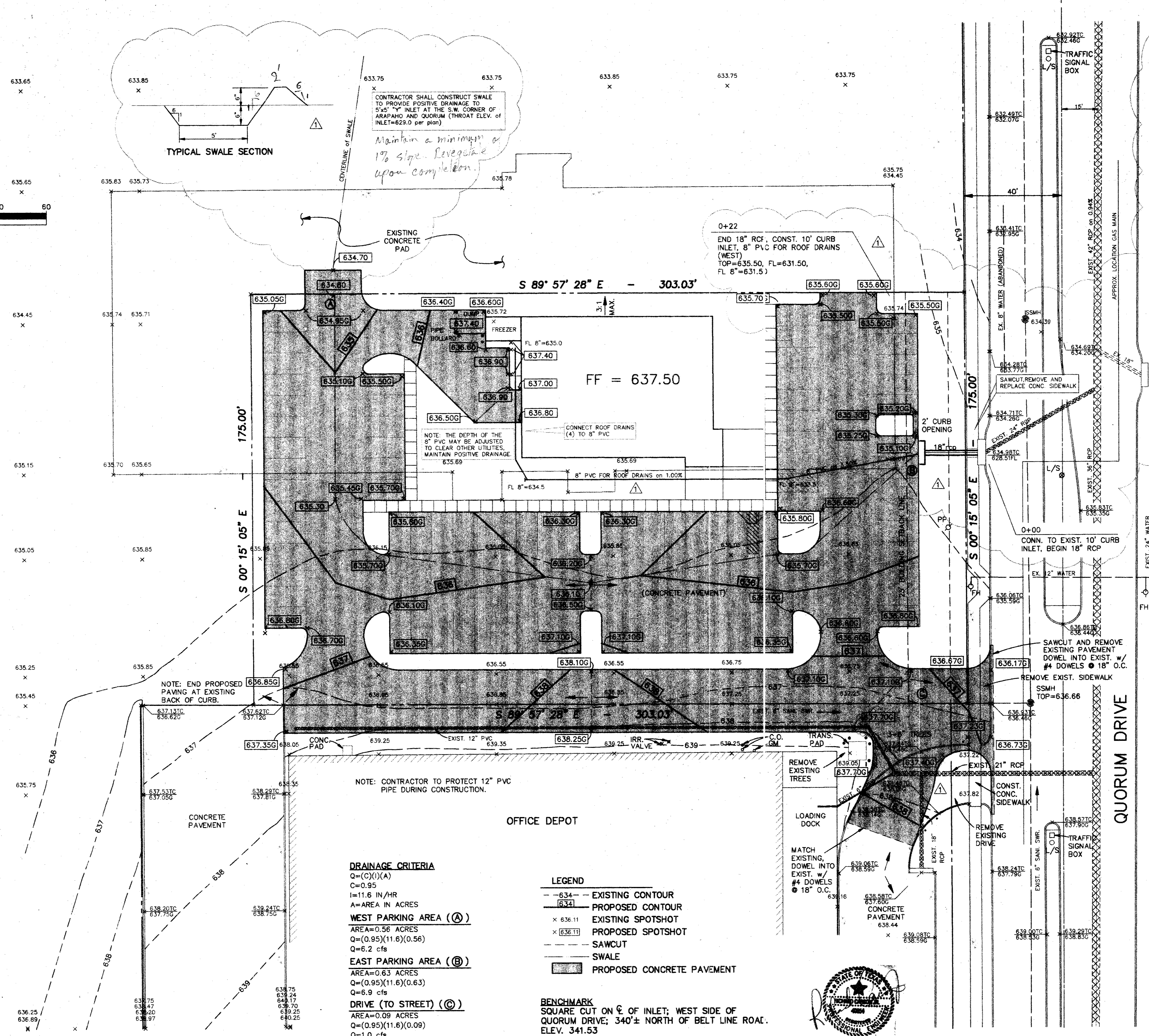
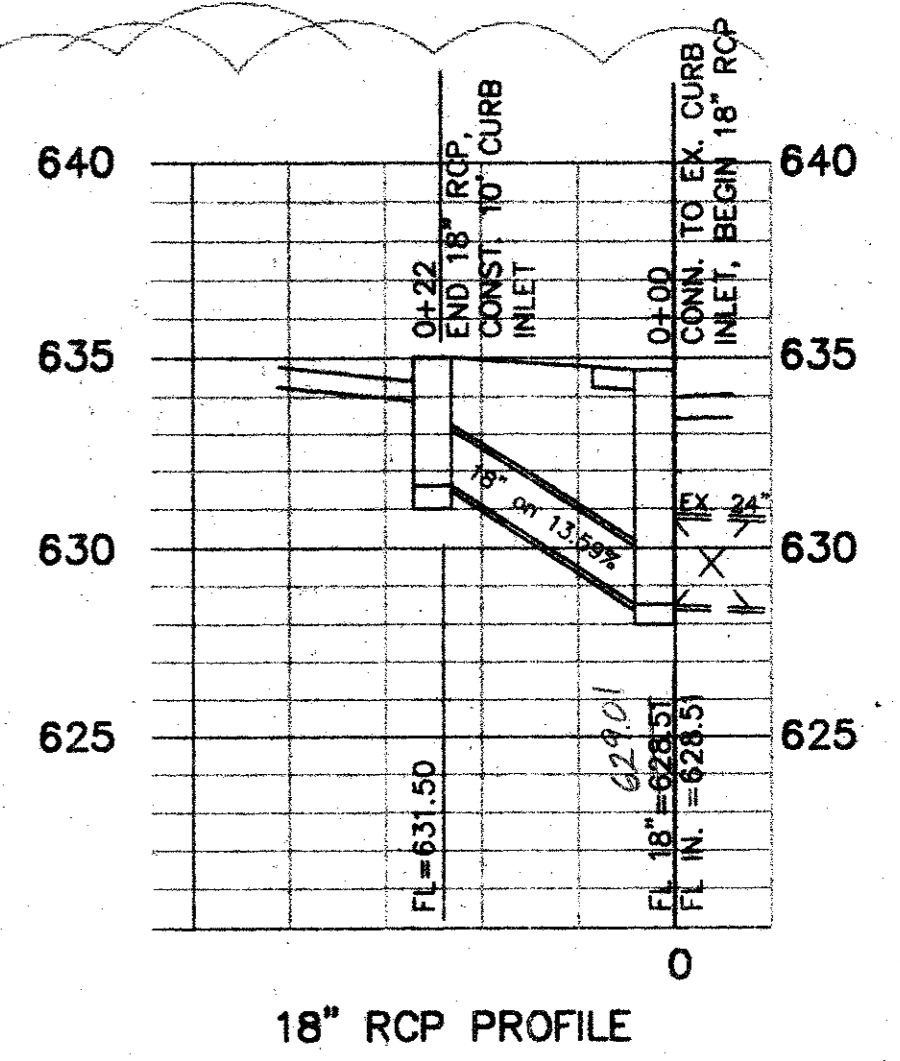
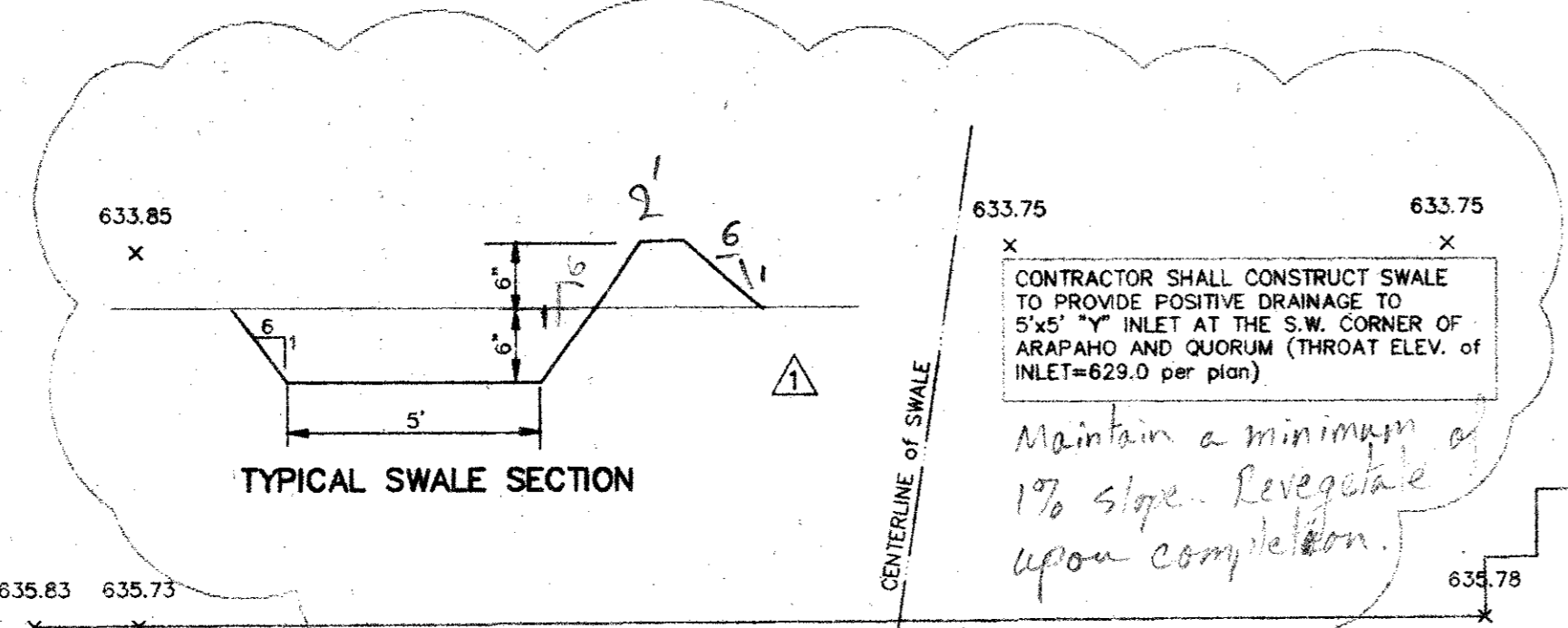
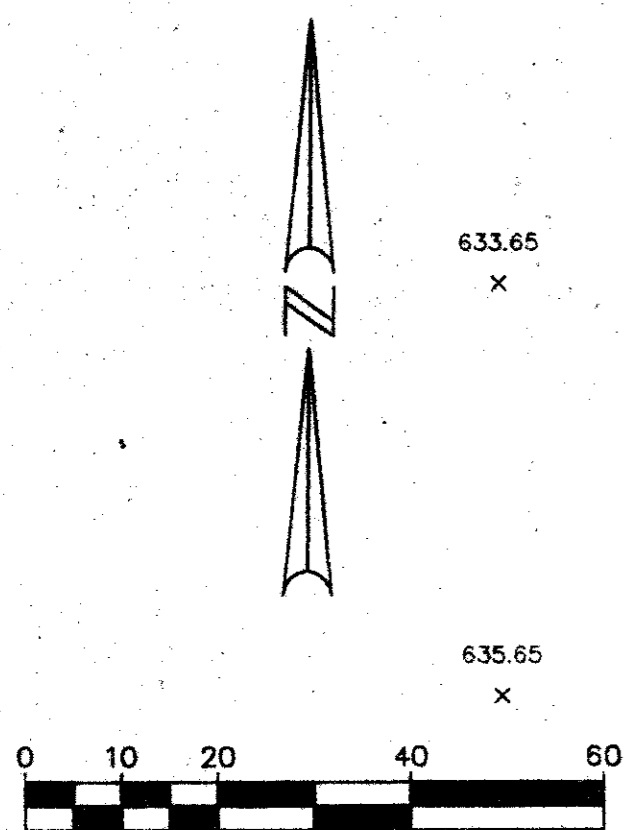
BENCHMARK
 SQUARE CUT ON \odot OF INLET; WEST SIDE OF
 QUORUM DRIVE; 340'± NORTH OF BELT LINE ROAD.
 ELEV. 341.53

HORIZONTAL CONTROL
 QUORUM CENTRE-EAST NO. 1 ADDITION
 ADDISON, TEXAS
 CMT

BROCKETTE · DAVIS · DRAKE , inc.
 consulting engineers
 Civil & Structural Engineering · Surveying
 3535 Travis, Suite 100 · Dallas, Texas 75204 · (214) 522-9540

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	BDD	1-93	1"=20'		C92400	2

REVISED 3/4/93 OFFICE DEPOT ENTRANCE



GRADING NOTES

- Prior to placing any fill material, all existing surfaces, vegetation, loose fill, and debris should be removed to a minimum depth of 6". All exposed surfaces should then be scarified, watered as required, and recompacted to a minimum density of 95% of the maximum dry density as defined by ASTM-D 698 (Standard Proctor Test) at a moisture content between the optimum moisture value and five (5) percent above optimum.
- Fill materials should be placed in 6" to 8" loose lifts at a moisture content between optimum and 5% above optimum (within 3% of optimum for "select fill" and exposed limestone) and each lift compacted to between 95% and 105% of the maximum dry density as defined in ASTM D-698. Each lift should be inspected and approved by a geotechnical engineer.
- "Select fill" for building should consist of clayey sands free of organic materials having a plasticity index of between 4 and 12. Placement and compaction of the select fill should be performed in accordance with General Note #s 1 and 2.
- Drainage should be maintained away from the foundations, both during and after construction.
- Backfill for utility lines should be carefully placed so that they will be stable. Where utility lines pass through the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to insure that undesirable fill is not used. Compaction should conform to note #3.
- Contractor to verify exact location of all utilities prior to construction, including any irrigation system. All public utilities and appurtenances are to be protected during construction.
- The existing concrete slab along the north side of the subject tract will be removed and disposed of by the contractor.
- Contact Lone Star Gas; 48 hours prior to construction for location of gas facilities. Phone : 487-3817

DRAINAGE CRITERIA

$Q=(C)(I)(A)$
 $C=0.95$
 $I=11.6 \text{ IN/HR}$
 $A=\text{AREA IN ACRES}$
WEST PARKING AREA (A)
 $\text{AREA}=0.56 \text{ ACRES}$
 $Q=(0.95)(11.6)(0.56)$
 $Q=6.2 \text{ cfs}$
EAST PARKING AREA (B)
 $\text{AREA}=0.63 \text{ ACRES}$
 $Q=(0.95)(11.6)(0.63)$
 $Q=6.9 \text{ cfs}$
DRIVE (TO STREET) (C)
 $\text{AREA}=0.09 \text{ ACRES}$
 $Q=(0.95)(11.6)(0.09)$
 $Q=1.0 \text{ cfs}$

LEGEND

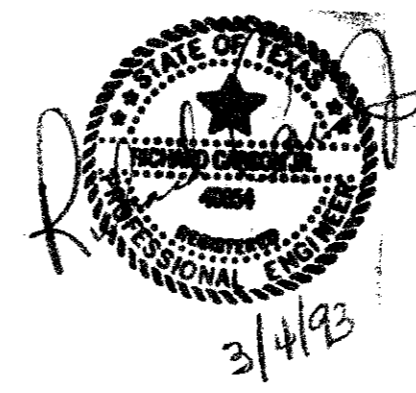
- 634 - EXISTING CONTOUR
- 634 - PROPOSED CONTOUR
- x 636.11 EXISTING SPOTSHOT
- x 636.11 PROPOSED SPOTSHOT
- - - SAWCUT
- - - SWALE
- ▒ PROPOSED CONCRETE PAVEMENT

BENCHMARK
 SQUARE CUT ON E OF INLET; WEST SIDE OF QUORUM DRIVE; 340± NORTH OF BELT LINE ROAD. ELEV. 341.53

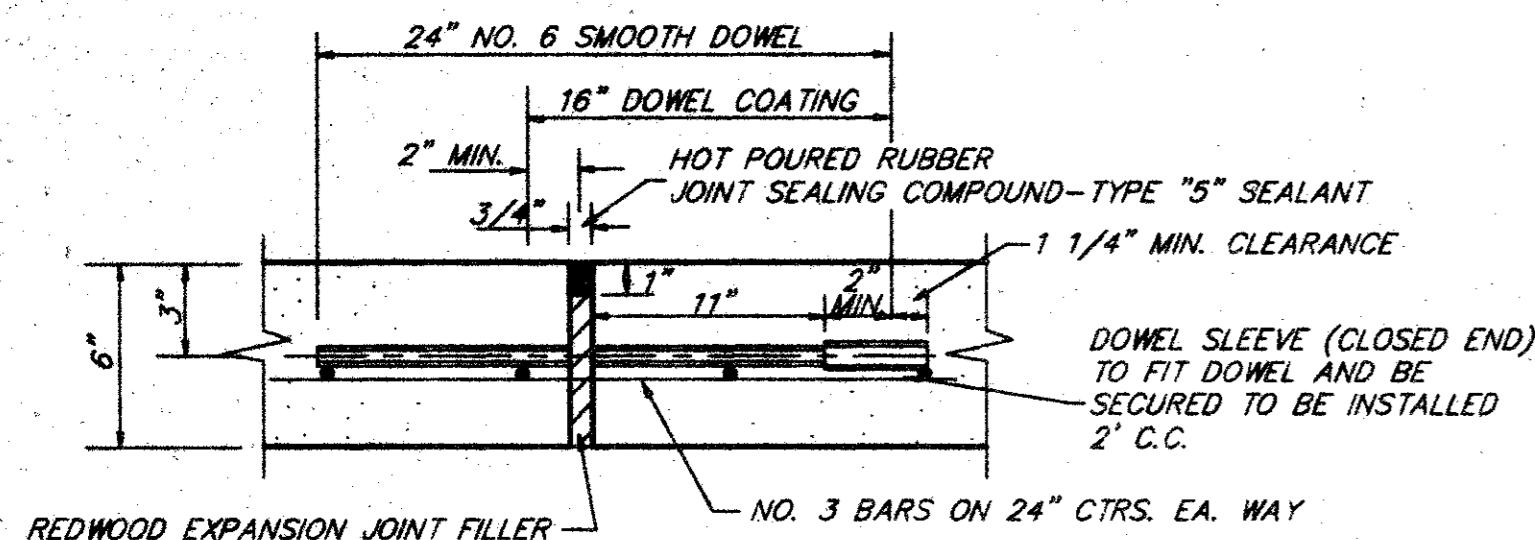
GRADING/DRAINAGE PLAN
 QUORUM CENTRE-EAST NO. 1 ADDITION
 ADDISON, TEXAS
 CMT

BROCKETTE • DAVIS • DRAKE, inc.
 consulting engineers
 Civil & Structural Engineering-Surveying
 3535 Travis, Suite 100 - Dallas, Texas 75204 • (214) 522-9540

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	STL	1-93	1"=20'		C92400	3

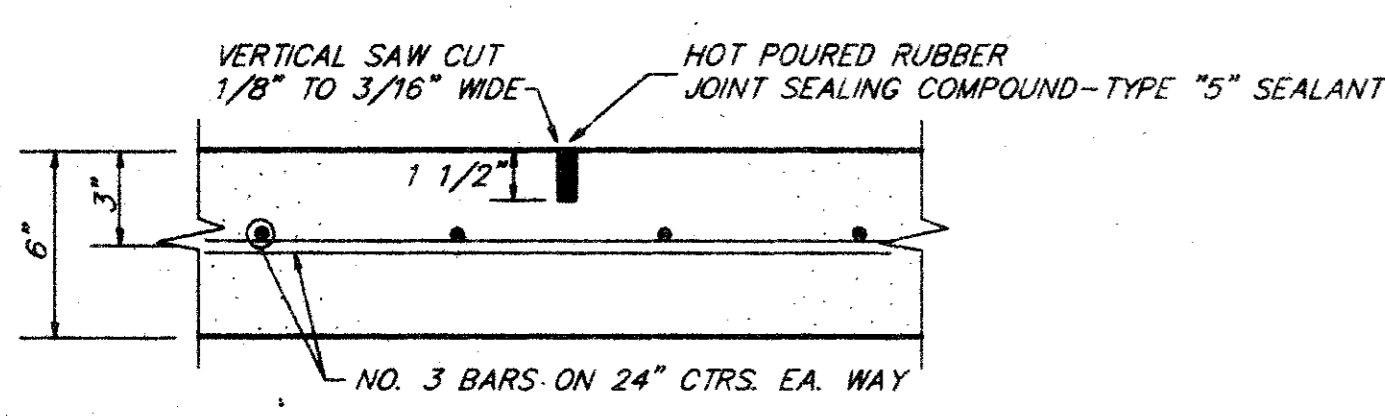


REVISED 3/4/93 - ADD SWALE, 18" RCP, 8" PVC, REVISE OFFICE DEPOT DRIVE

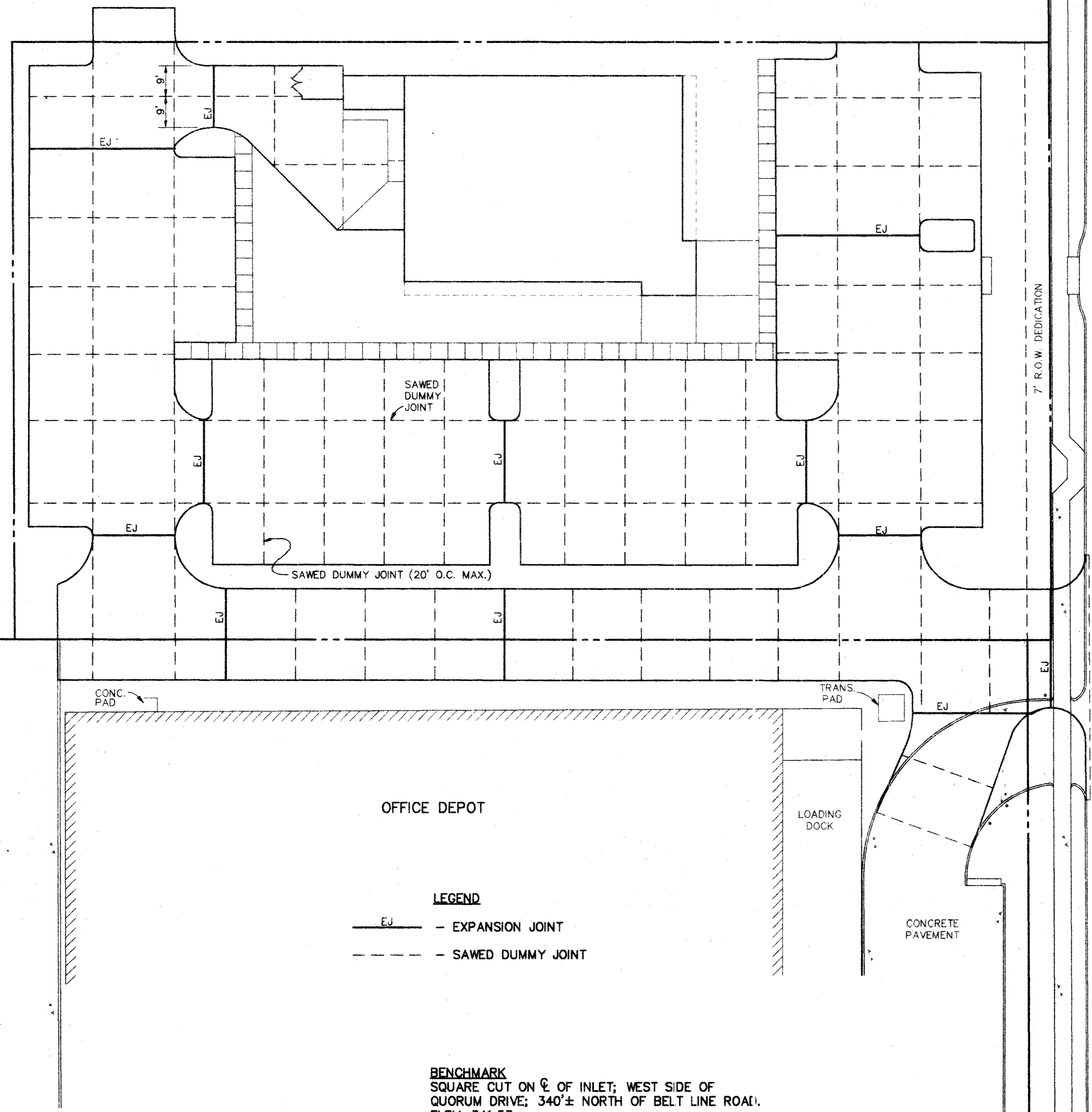


EXPANSION JOINT
N.T.S.

NOTE:
DOWELS AND REINFORCING BARS SHALL
BE SUPPORTED BY AN APPROVED DEVICE.

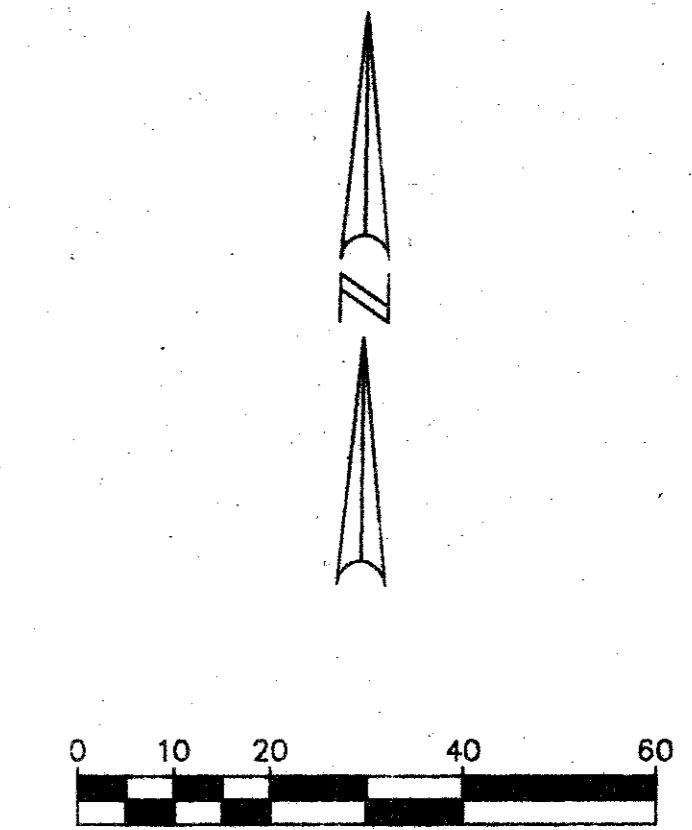


SAWED DUMMY (CONTROL) JOINT
N.T.S.

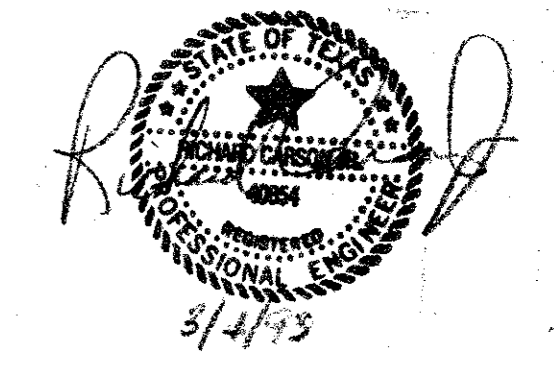


LEGEND
EJ — EXPANSION JOINT
--- SAWED DUMMY JOINT

BENCHMARK
SQUARE CUT ON ϕ OF INLET; WEST SIDE OF
QUORUM DRIVE; 340'± NORTH OF BELT LINE ROAD.
ELEV. 341.53



QUORUM DRIVE



PAVING PLAN						
QUORUM CENTRE—EAST NO. 1 ADDITION						
ADDISON, TEXAS						
CMT						
BROCKETTE • DAVIS • DRAKE , inc.						
consulting engineers						
Civil & Structural Engineering • Surveying						
3535 Travis, Suite 100 • Dallas, Texas 75204 • (214) 522-9540						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	STL	1-93	1"=20'		C92400	5