

**OWNER'S CERTIFICATE**  
 STATE OF TEXAS §  
 COUNTY OF DALLAS §

WHEREAS ASPRING PROPERTY, L.P., is the sole owner of a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and being Lot 2, Quorum Centre - East No. 2 Addition, an addition to the Town of Addison according to the plat recorded in Volume 2001188, Page 145, Deed Records, Dallas County, Texas, and being part of that certain tract of land conveyed to Aspring Property, L.P. by deed recorded in Volume 2001127, Page 8936, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for the northwest corner of said Lot 2 on the south right-of-way line of Edwin Lewis Drive (a 60' right-of-way):

**THENCE** South 89° 35' 00" East, along the south right-of-way line of said Edwin Lewis Drive and the north line of said Lot 2, a distance of 151.97 feet to a copper disc found for corner at the intersection of the south right-of-way line of said Edwin Lewis Drive and the cut-off line between the south right-of-way line of said Edwin Lewis Drive and the west right-of-way line of Quorum Drive (a variable width right-of-way);

**THENCE** South 44° 56' 47" East, along said cut-off line, a distance of 14.22 feet to a chiseled "X" in concrete found for corner on the west right-of-way line of said Quorum Drive and the east line of said Lot 2;

**THENCE** along the west right-of-way line of said Quorum Drive and the east line of said Lot 2, the following courses and distances:

South 00° 15' 05" East, a distance of 43.44 feet to a chiseled "X" in concrete found;

South 03° 04' 11" West, a distance of 75.00 feet to a chiseled "X" in concrete found at the beginning of a tangent curve to the right;

In a southwesterly direction along said tangent curve to the right whose chord bears South 07° 49' 37" West, a distance of 39.48 feet, having a radius of 238.00, a central angle of 09° 30' 53" and an arc length of 39.52 feet to a chiseled "X" in concrete found for corner at the beginning of a reverse curve to the left;

In a southwesterly direction along said reverse curve to the left whose chord bears South 06° 10' 00" West, a distance of 53.21 feet, having a radius of 238.00 feet, a central angle of 12° 50' 07" and an arc length of 53.32 feet to a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for corner at the end of said reverse curve to the left;

South 00° 15' 05" East, a distance of 67.56 feet to a chiseled "X" in concrete found for the southeast corner of said Lot 2 and an east corner of Lot 1 of said Quorum Centre - East No. 2 Addition;

**THENCE** departing the west right-of-way line of said Quorum Drive and along the common lines between said Lot 1 and said Lot 2 the following courses and distances:

North 90° 00' 00" West, a distance of 136.12 feet to a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for corner;

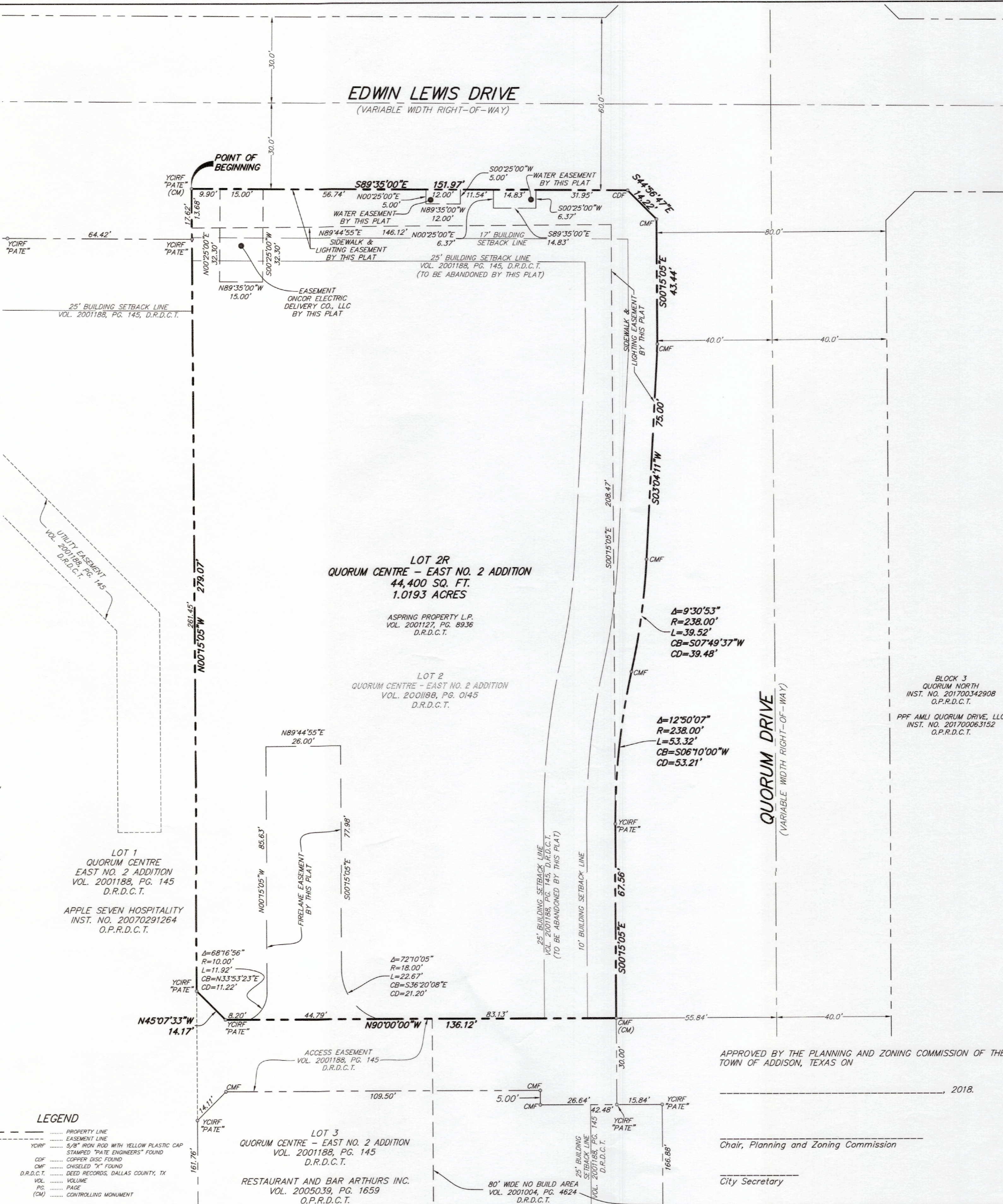
North 45° 07' 33" West, a distance of 14.17 feet to a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for corner;

North 00° 15' 05" West, passing at a distance of 261.45 feet a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found at the northeast corner of said Lot 1, continuing along the west line of said Lot 2 and the south right-of-way line of said Edwin Lewis Drive a total distance of 279.07 feet to the **POINT OF BEGINNING** and containing 44,400 square feet or 1.0193 acres, more or less.

**NOTES:**

- The bearings shown hereon are based on the west right-of-way line of Quorum Drive (S00°15'05"E), as shown on plat recorded in Volume 2001188, Page 145, Deed Records, Dallas County, Texas.
- Controlling Monuments: As shown.
- 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.
- The purpose of this replat is to dedicate easements for the proposed development.
- The subject tract is depicted within Zone X on the Flood Insurance Rate Map, Map No. 48113C0180K, dated JULY 7, 2014. Zone X is defined thereon as "Areas determined to be outside the 0.2% annual chance floodplain".

The location of the flood zone lines shown, if any, were determined by scaling from said FEMA Map. The actual location as determined by elevation contours may differ. 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 or Raymond L. Goodson Jr., Inc. as a result of flooding.



**OWNER'S DEDICATION**  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That ASPRING PROPERTY L.P. ("Owner") does hereby adopt this plat designating the hereinabove property as Lot 2, QUORUM CENTRE - EAST NO. 2 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 nonexclusive and hereby reserved solely for the purposes as indicated. 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. The electrical and gas easements shown are hereby being reserved by mutual use and accommodation of said utilities using. 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 town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to 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 runoff shall be permitted by construction of any type 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 town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town 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 town for 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.

**WITNESS**, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
 By: Aspring Associates, LLC, a Texas limited liability company  
 Its General Partner  
 By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared \_\_\_\_\_, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS  
**SURVEYORS CERTIFICATION**

**KNOW ALL MEN BY THESE PRESENTS:**  
 I, Dale R. White, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
 Dale R. White R.P.L.S. No. 4762

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Dale R. White, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

**REPLAT**  
**QUORUM CENTER - EAST NO. 2 ADDITION**  
**LOT 2R**  
**1.0193 ACRES**  
 G. W. FISHER SURVEY, ABSTRACT NO. 482  
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS  
 TOWN PROJECT NO. \_\_\_\_\_  
 SCALE: 1" = 20' DATE: 3/21/2018

**OWNER:** ASPRING PROPERTY, L.P.  
 13647 MONTFORT DR  
 DALLAS, TEXAS 75240  
 972-934-8699  
 MICHAEL MAHONEY

**SURVEYOR:** RAYMOND L. GOODSON JR., INC.  
 12001 N. CENTRAL EXPRESSWAY, STE 300  
 DALLAS, TX 75243  
 214-739-8100  
 rlg@rlginc.com  
 TX PE REG #F-493  
 TBPLS REG #100341-00