



**SITE 6,
SUBDIVISION OF PART OF
BLOCK 1, QUORUM WEST
VOLUME 82053, PAGE 1316
D.R.D.C.T.**

5' STORM SEWER EASEMENT
VOLUME 81005, PAGE 1454
D.R.D.C.T.

**LOT 1, BLOCK 1
QUORUM WEST
VOLUME 94043, PAGE 6757
D.R.D.C.T.**

NON-EXCLUSIVE INGRESS
EGRESS EASEMENT
VOLUME 94043, PAGE 6757
D.R.D.C.T.

10' BUILDING SETBACK LINE
VOLUME 82209, PAGE 3282
D.R.D.C.T.

30' WATER MAIN EASEMENT
VOLUME 83217, PAGE 1673
D.R.D.C.T.

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	18.27	26.69
C2	17.24	49.00
C3	39.24	49.00
C4	35.68	49.00
C5	76.97	49.00
C6	76.97	49.00
C7	63.30	49.00
C8	39.27	25.00
C9	18.09	24.82
C10	42.45	25.35
C11	14.74	98.45
C12	18.20	25.00
C13	39.27	25.00
C14	39.27	25.00
C15	32.30	25.00

**LA QUINTA INN
VOLUME 95150, PAGE 3164
D.R.D.C.T.**

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	32.56	N72°29'44"E	L13	79.70	S88°29'06"W
L2	43.92	N46°45'43"E	L14	131.77	N17°30'16"W
L3	58.80	N88°29'03"E	L15	70.40	N01°31'12"W
L4	176.75	S01°30'57"E	L16	134.20	N88°28'48"E
L5	79.70	S88°29'06"W	L17	17.89	S01°31'12"E
L6	59.69	S88°28'48"W	L18	25.98	S88°28'48"W
L7	47.63	S88°28'48"W	L19	23.82	S01°31'12"E
L8	135.37	N17°30'16"W	L20	18.37	S88°28'48"W
L9	6.00	S72°29'44"W	L21	18.00	S01°31'12"E
L10	49.40	N46°45'43"E	L22	56.53	S88°36'25"W
L11	58.80	N88°29'03"E	L23	9.89	S01°37'42"E
L12	176.75	S01°30'57"E	L24	33.35	S88°04'54"W

24' FIRE LANE & WATER
LINE EASEMENT
VOLUME 95150, PAGE 3164
D.R.D.C.T.

**LANDMARK ADDITION
VOLUME 83112, PAGE 139
D.R.D.C.T.**

**PLAZA AT THE QUORUM II
VOLUME 81172, PAGE 273
D.R.D.C.T.**

TEXAS POLITICAL SUBDIVISIONS, JSIF
INSTRUMENT NO. 201300364255
O.P.R.D.C.T.

**BLOCK 2
QUORUM WEST
VOLUME 81005, PAGE 1454
D.R.D.C.T.**

**LOT 1R
86,820 SQ. FT. OR
1.993 ACRE (NET)**

ADDISON HOTELS, LP
INSTRUMENT NO. 201400124777
O.P.R.D.C.T.

TRACT II

TRACT I

**LOT 2R
34,847 SQ. FT. OR
0.782 ACRE (NET)**

REMAINDER OF TRACT I
ADDISON HOTELS, LP
INSTRUMENT NO. 201400124777
O.P.R.D.C.T.

**LANDMARK PLAZA
VOLUME 84211, PAGE 2841
D.R.D.C.T.**

MARRIOTT RESIDENCE
VOLUME 95165, PAGE 3499
D.R.D.C.T.

QUORUM DRIVE OFFICE BUILDING
VOLUME 97336, PAGE 1068
D.R.D.C.T.

OWNER'S CERTIFICATE
WHEREAS Addison Hotels, LP is the sole owner of a tract of land located in the JOSIAH PANCOAST SURVEY, Abstract No. 1146, Addison, Dallas County, Texas, and being a part of Block 2, of Quorum West, an Addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 81005, Page 1454, Deed Records, Dallas County, Texas, and being the same tract of land described in deed to Addison Hotels, LP, recorded in Instrument No. 201400124777, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the East line of Landmark Boulevard, an 80 foot wide public right-of-way, at the beginning of a curve to the left having a central angle of 11°54'14", radius of 1,304.44 feet and a chord bearing and distance of N 16°15'50" West, 270.53 feet;

Thence Northwesterly, along said curve to the left and said East line, an arc distance of 271.01 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 09°58'50", a radius of 1,323.31 and a chord bearing and distance of North 17°13'32" West, 230.22 feet;

Thence Northwesterly, along said curve to the right and said East line, an arc distance of 230.51 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of Texas Political Subdivisions JSIF, recorded in Instrument No. 201300364255, Official Public Records, Dallas County, Texas;

Thence North 89°40'37" East, a distance of 320.11 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of Marriott Residence, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 95165, Page 3499, Deed Records, Dallas County, Texas, same being the Southeast corner of said Texas Political Subdivision;

Thence South 01°30'57" East, a distance of 476.57 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of Quorum Drive Office Building, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 97336, Page 1068, Deed Records, Dallas County, Texas, same being the Northeast corner of Landmark Plaza, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 84211, Page 2841, Deed Records, Dallas County, Texas;

Thence South 88°29'03" West, a distance of 188.84 feet to the PLACE OF BEGINNING and containing 120,867 square feet or 2.775 acres.

SURVEYOR'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon actually exist and that their location, size and material are correctly shown, were found and/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.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 2015.

RELEASED 3-25-2015 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2015.

Notary Public in and for the State of Texas

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 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 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.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DALLAS
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Addison Hotels, LP ("Owner") does hereby adopt this plat designating the herein above property as **LOT 1R AND LOT 2R, BLOCK 2, QUORUM WEST**, 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 easement 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.

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 of 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.

The construction plans shall be prepared by or under the supervision of a registered professional engineer in the State of Texas and shall bear his seal on each sheet.

The plans shall contain all necessary information for construction of the project, including screening walls. All materials specified shall conform to the standard specifications of the Town of Addison.

Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made.

After review of the plat and plans by the public works department and town engineer, the plat and plans shall be submitted to the planning and zoning commission and the city council for their consideration. If approved by those bodies subject to changes, the engineer for the owner shall make all changes required. The director of public works or his designated agent will approve all plans and return sufficient approved sets of the plat to the engineer for the owner for use by the contractors. Each contractor shall maintain one set of plans, stamped with town approval, on the project at all times during construction.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, _____ 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2015.

Notary Public in and for The State of Texas

CERTIFICATE OF APPROVAL
Approved by the Addison City Council on the _____ day of _____, 2015

Mayor

City Secretary

SURVEYOR'S NOTES

- ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
- ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON TOWN OF ADDISON MONUMENTS NO. 5 AND NO. 14.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SURFACE.
- CONVERSION FOR GRID COORDINATES TO SURFACE DISTANCES HAS A COMBINED SCALE FACTOR OF 1.000136506.
- LINE FOR DIRECTIONAL CONTROL IS THE EAST LINE OF BLOCK 2, QUORUM WEST.

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 14920-14930 Landmark Boulevard ~
Owner: Addison Hotels, LP
~ 2009 S. Cottonwood Valley Cir., Irving, TX 75033 ~
~ 214-235-0367 ~

Job No. 15-0393 | Drawn by: 543 | Date: 03-23-2015 | Revised:
"A professional company operating in your best interest"

REPLAT
FOR
PART OF BLOCK 2
QUORUM WEST
TO
**LOT 1R AND LOT 2R, BLOCK 2
QUORUM WEST**
AN ADDITION TO THE TOWN OF ADDISON,
DALLAS COUNTY, TEXAS
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146
TOWN PLAN FILE NO. _____