

Line Data Table				Curve Data Table					
Line#	Distance	Bearing		Curve #	Arc	Radius	Delta	Chord Bearing	Chord
L1	33.09'	N15°24'04"E		C1	42.85'	88.00'	027°53'52"	N01°27'07"E	42.43'
L2	38.55'	N12°29'48"W		C2	41.70'	212.00'	011°16'16"	N06°51'40"W	41.64'
L3	48.15'	N01°13'32"W		C3	42.81'	44.00'	055°45'01"	N26°38'58"E	41.14'
L6	62.36'	S77°03'48"W		C4	24.51'	25.00'	056°09'55"	N26°26'25"E	23.54'
L7	48.15'	S01°13'32"E		C5	31.42'	20.00'	090°00'00"	N46°13'32"W	28.281
L8	38.55'	S12°29'48"E		C11	8.46'	44.00'	011°00'43"	S82°34'09"W	8.44'
L9	21.44'	S15°24'04"W		C12	4.49'	5.00'	051°28'30"	S62°20'16"W	4.34'
L10	25.98'	S88°05'53"W		C13	14.52'	50.16'	016°34'51"	S44°59'40"W	14.46'
L11	10.00'	N01°13'32"W		C14	20.28'	20.00'	058°05'10"	S27°49'03"W	19.42'
L12	5.00'	N88°46'28"E		C15	36.98'	188.00'	011°16'16"	S06°51'40"E	36.92'
L13	9.36'	S01°13'32"E		C16	54.53'	112.00'	027°53'52"	S01°27'08"W	54.00'
L14	10.00'	S88°46'28"W		C17	4.03'	10.00'	023°06'13"	S03°50'57"W	4.01'
L15	10.00'	N01°13'32"W		C18	31.42'	20.00'	090°00'00"	N43°46'28"E	28.28'
L16	10.00'	N88°46'28"E		C19	31.42'	20.00'	090°00'00"	S46°13'32"E	28.28'
L17	9.30'	S01°13'32"E		C20	31.17'	20.00'	089°18'03"	S43°25'29"W	28.11'
L18	9.99'	S88°46'28"W		C21	31.66'	20.00'	090°41'57"	N46°34'31"W	28.46'
L19	21.62'	S25°35'45"W		C22	5.92'	20.00'	016°56'43"	N09°41'54"W	5.89'
L20	17.48'	S37°05'30"E		C23	0.70'	20.00'	002°00'51"	S00°13'07"E	0.70'
L21	4.17'	N01°13'32"W		C24	5.05'	20.00'	014°28'39"	S83°59'13"E	5.04'
L22	10.00'	N88°46'28"E		C26	9.03'	243.50'	002°07'31"	S12°39'35"W	9.03'
L23	10.00'	S01°13'32"E		C27	46.10'	206.50'	012°47'26"	S07°19'37"W	46.00'
L24	9.13'	S88°46'28"W		C28	112.13'	972.00'	006°36'35"	S02°17'59"E	112.07
L27	10.88'	S00°55'54"W		C29	16.90'	976.00'	000°59'31"	S06°43'43"E	16.90'
L28	11.40'	S14°37'25"W		C30	8.54'	20.00'	024°27'51"	S30°24'11"E	8.47'
L29	25.56'	S12°56'12"E		C31	4.54'	25.00'	010°24'18"	N03°33'35"E	4.53'
L30	24.10'	S43°37'44"E					3		
-			1						

Surveyor's Notes

L31 18.89' S88°05'06"W

- 1. This survey was performed with the benefit of a title commitment by Chicago Title Insurance Company, Commitment Number 8000371400069. Effective Date: October 02, 2014 and issued November 04, 2014. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("record documents"), documents of record referred to in the record documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on this survey except for those items listed within Schedule B of said commitment.
- 2. The subject property surveyed hereon, lies within OTHER AREAS Zone X (Unshaded) areas determined to be outside the 0.2% annual chance floodplain, as shown on the National Flood Insurance Program's, Flood Insurance Rate Map (FIRM) for Dallas County, Texas and Incorporated Areas, Map Number 48113C0180K, Revised Date: July 07 2012 as published by the Federal Emergency Management Agency (FEMA).
- 3. Town limits as shown on Dallas County Appraisal District's G.I.S. Map (www.dallascad.org)

Legend of Abbreviations

D.R.D.C.T. ~ Deed Records, Dallas County, Texas P.R.D.C.T. ~ Plat Records, Dallas County, Texas O.P.R.D.C.T. ~ Official Public Records, Dallas County, Texas

P.O.B. ~ Point of Beginning CM ~ Concrete Monument

STATE OF TEXAS

COUNTY OF DALLAS WHEREAS, 14675 Dallas North Tollway, LLC are the owners of that certain tract of land situated in the Town of Addison, within the Josiah Pancoast Survey, Abstract Number 1146, Dallas County, Texas, as described in the deed to 14675 Dallas North Tollway, LLC, recorded

under Instrument Number 201500089123 of the Official Public Records of Dallas County,

Texas, and being more particularly described as follows: Beginning at a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set on the south line of Block 3, Quorum as shown on the plat recorded in Volume 79100, Page

1895 of the Deed Records of Dallas County, Texas; THENCE NORTH 88 degrees 46 minutes 28 seconds EAST, with the south line of said Block 3, a distance of 621.07 feet to a mag nail with washer stamped "JPH LAND"

SURVEYING" set at the northwest corner of the tract described in the deed to the Texas Turnpike Authority recorded in Volume 84143, Page 5195 of the Deed Records of Dallas County, Texas;

THENCE in a southerly direction, with the west line of the said Texas Turnpike Authority tract, the following calls:

- SOUTH 00 degrees 55 minutes 54 seconds WEST, a distance of 200.31 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve concave to the east, having a radius of 964.93 feet;
- along the arc of the said non-tangent curve, an arc length of 13.11 feet (a chord bearing of SOUTH 00 degrees 04 minutes 42 seconds WEST, a chord distance of 13.11 feet) to a 1/2 inch rebar found at the beginning of a non-tangent compound curve concave to the east, having a radius of 1270.92 feet;
- along the arc of the said non-tangent compound curve, an arc length of 35.64 feet (a chord bearing of SOUTH 09 degrees 03 minutes 58 seconds EAST, a chord distance of 35.64 feet) to a mag nail with washer stamped "JPH LAND SURVEYING" set at the beginning of a non-tangent compound curve concave to the east, having a radius of 959.93 feet;
- along the arc of the said non-tangent compound curve, an arc length of 132.06 feet (a chord bearing of SOUTH 05 degrees 57 minutes 41 seconds EAST, a chord distance of 131.96 feet) to a scribed "x" on concrete found at the northeast corner of "Lot 1, Block 1, Rusty Pelican Addition" dedicated as Lot 1, Block 1, Rusty Pelican Restaurants, Inc. as shown on the plat recorded in Volume 84011, Page 2089 of the Deed Records of Dallas County, Texas;
- THENCE SOUTH 88 degrees 04 minutes 31 seconds WEST, with the north line of said Lot 1, Block 1, Rusty Pelican Addition, a distance of 269.37 feet to a 1/2 inch rebar found at the northwest corner of Lot 1, Block 1, Rusty Pelican Addition;
- THENCE SOUTH 01 degree 54 minutes 50 seconds EAST, with the east line of a 60-foot Utility Easement as shown on the plat of said Rusty Pelican Addition, a distance of 224.81 feet to the southwest corner of Lot 1, Block 1, Rusty Pelican Addition, from which a found 1/2 inch rebar bears NORTH 2 degrees EAST, 0.3 feet;
- THENCE SOUTH 88 degrees 05 minutes 53 seconds WEST, with the north line of a 60-foot Fire Lane, Access, & Utility Easement as shown on the plat Wellington Square recorded in Volume 79220, Page 2203 of the Deed Records of Dallas County, Texas, a distance of 59.93 feet to a 1/2 inch rebar found on the east line of Lot 1, Block 1 of said Wellington Square;
- THENCE NORTH 01 degree 57 minutes 08 seconds WEST, with the east line of said Lot 1 Block 1 of Wellington Square, a distance of 120.19 feet to a 1/2 inch rebar found at the northeast corner of Lot 1, Block 1 of Wellington Square;
- THENCE SOUTH 88 degrees 04 minutes 46 seconds WEST, with the north line of Lot 1, Block 1 of Wellington Square, a distance of 300.91 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
- THENCE NORTH 01 degree 13 minutes 32 seconds WEST, with the west line of the tract described in the deed to 14675 Dallas North Tollway, LLC, recorded under Instrument Number 201500089123 of the Official Public Records of Dallas County, Texas, a distance of 492.35 feet returning to the Point of Beginning and enclosing 6.484 acres.

Basis of Bearings for this description is the Texas Coordinate System of 1983, North Central Zone 4202 (by GPS observation)

NOW THERE, KNOW ALL BY THESE PRESENTS:

That 14675 Dallas North Tollway, LLC, the owners of the property described in this plat do hereby adopt this plat, designating the hereinabove described property as CRESCENT CROWN ADDITION, an addition in the Town of Addison, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets, rights-of-way, and easements shown thereon for the purposes indicated.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Dallas County, Texas.

WITNESS, my hand, this the _32 day of _____ December

Manager Name and Title

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Todd K. Ashbrook authorized agent for 14675 Dallas North Tollway, LLC 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 consideration and under the authority therein expressed.

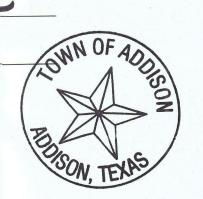
GIVEN under my hand and seal of office this 3 day of December, 2015.

My commission expires: 2/12/17



CERTIFICATE OF APPROVAL

Approved and accepted by the City Council of the Town of Addison this 10th day of November, 2015.



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 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.

Notice: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to withholding of utilities and building permits.

KNOW ALL MEN BY THESE PRESENT:

THAT I, JEWEL CHADD do hereby certify that I prepared this plat from and actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the Town of Addison, Texas.

STATE OF TEXAS COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Jewel Chadd 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 consideration and under the authority therein

GIVEN under my hand and seal of office this day of ________, 2015.

My commission expires:



Filed and Recorded Official Public Records John F. Warren, County Clerk Dallas County, TEXAS 02/22/2016 02:50:37 PM

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

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 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 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

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

This plat is approved subject to all platting ordinances, rules, regulations and

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

granted shall be determined by their locations as installed.

resolutions of the Town of Addison, Texas.

each sheet.

its respective system or service.

granted.



201600045689

Final Plat Crescent Crown Addition

> 6.484 acres Josiah Pancoast Survey Abstract No. 1146 Town of Addison Dallas County, Texas November 2015 Sheet 2 of 2

JPH Job No. 6.5ac 2014.010.003 - Final Plat.dwg © 2015 JPH Land Surveying, Inc. - All Rights Reserved 807 Bluebonnet Drive, Suite C Keller, Texas 76248 Telephone (817) 431-4971 www.jphlandsurveying.com TBPLS Firm #10019500 #10194073 #10193867

DFW | Austin | Abilene

Owner 14675 Dallas North Tollway, LLC 1999 Bryan Street, Suite 900 Dallas, TX 75201

Title Company
Chicago Title of Texas, LLC 1999 Bryan Street, Suite 900 Dallas, Texas 75201

Client Cawley Partners 17330 Preston Road, Suite 205 B Dallas, Texas 75252