

PLAZA AT THE QUORUM II ADDITION

QUORUM WEST ADDITION
BLOCK 2

N 88°29'03"E - 188.84'

566.57'

Point of Beginning

$\Delta = 12^{\circ}25'11''$
 $R = 1304.44'$
 $T = 141.93'$
 $L = 282.76'$

LANDMARK BLVD.
(80' R.O.W.)

5' UTILITY ESMT. VOL. 81000 Pgs. 1454

9.5' T.P. & L. ESMT. 281.92'
S 01°30'57" W

QUORUM ADDITION
BLOCK 2

S 88°29'03" W - 176.10'

QUORUM WEST ADDITION
BLOCK 2

Greg Deunham, Asst.
CITY SECRETARY

Greg Deunham
MAYOR

OWNER'S CERTIFICATE

WHEREAS, Landmark Quorum Joint Venture, a Texas Joint Venture, is the Owner of a tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146, and being part of Block 2 of Quorum West, an addition to the City of Addison, Texas, as recorded in Volume 81005, Page 1454, and being recorded in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the East line of the Quorum West Addition, an addition to the City of Addison, Texas, as recorded in Volume 81005, Page 1454, Deed Records of Dallas County, Texas, and being S 01°30'57" W with said East line a distance of 566.57 feet from the Southeast corner of the Plaza at the Quorum II Addition;

THENCE S 01°30'57" W continuing along the East line of Quorum West Addition a distance of 281.92 feet to an iron rod found for corner;

THENCE S 88°29'03" W departing the East line of Quorum West Addition a distance of 176.10 feet to an iron rod found for corner in the curving West right-of-way of Landmark Boulevard (80' R.O.W.);

THENCE along said curving right-of-way line to the left having a central angle of 12°25'11" a distance of 281.53 feet and a chord which bears N 01°04'27" W an arc length of 282.76 feet to an iron rod found for corner;

THENCE N 88°29'03" E departing the West line of Landmark Boulevard a distance of 188.84 feet to the POINT OF BEGINNING and containing 1.1478 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Landmark Quorum Joint Venture, a Texas Joint Venture, does hereby adopt this plat designating the herein described property as LANDMARK PLAZA, an addition to the City of Addison, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility, access and fire lane easements shall be open to the public and private utilities for the purpose of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, 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 growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems 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.

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

WITNESS my hand this the 25th day of October, 1984.

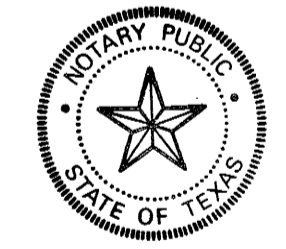
LANDMARK QUORUM JOINT VENTURE
A TEXAS JOINT VENTURE

Joel H. Robuck
Joel H. Robuck

STATE OF TEXAS ()
COUNTY OF DALLAS ()

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Joel H. Robuck, known to me to be the person whose name is subscribed to the foregoing instrument and the capacity therein stated.

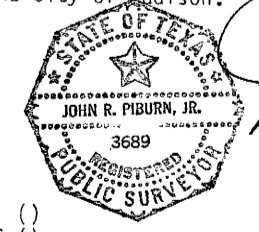
GIVEN under my hand and seal of office, this the 25th day of October, 1984.



Judith A. Kullen
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT, I, John R. Piburn, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Addison.



John R. Piburn, Jr.
John R. Piburn, Jr., R.P.
Registration No. 3689

STATE OF TEXAS ()
COUNTY OF DALLAS ()

BEFORE ME, the undersigned authority, 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 and officer 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 24th day of October, 1984.

James A. Riley
Notary Public in and for the State of Texas



JAMES A. RILEY, Notary Public
in and for the State of Texas
My commission expires 6-22-85

APPROVED BY

8-23-84 PLANNING & ZONING
7-25-84 CITY COUNCIL

FINAL PLAT

LANDMARK PLAZA

A REPLAT OF PART OF

BLOCK 2, QUORUM WEST ADDITION
JOSIAH PANCOAST SURVEY-ABSTRACT 1146
ADDISON, DALLAS COUNTY, TEXAS

Owner
LANDMARK QUORUM JOINT VENTURE
4100 ALPHA ROAD, SUITE 618
DALLAS, TEXAS 75234

Engineer
JACK R. DAVIS & ASSOC.
2902 CARLISLE ST.
DALLAS, TEXAS 75204

Filed in Volume 34211 at Page 2841 on 10/25/84

84 OCT 25 PM 2 14