OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS ()

THAT DARYL N. SNADON is the Owner of the following described property to-wit:

BEING a tract of land situated in the G.M. Fisher Survey, Abstract No. 482, and being part of Quorum Centre Addition, on Addition to the City of Addison as recorded in Volume 84067, Page 5718, Map Records, Dallas County, Texas, and being more particularly

BEGINNING at an "x" cut found for corner at the northwest end of a corner clip at the intersection of the south line of Arapaho Road (60' R.O.W.) and the west line of Quorum Drive (80' R.O.W.);

THENCE S 44°53'47" E along said corner clip a distance of 14.22 feet to an "x" cut found for corner.

THENCE S 0'15'05" E along said west line of Quorum Drive a distance of 474.78 feet to an "x" cut found for corner:

THENCE N 89'57'28" W, departing said west line, passing at 7.00 feet the northeast corner of a 1.4174 Acre Tract of land as recorded in Volume 95100, Page 3266, Map Records, Dallas County, Texas, and continuing in all a distance of 412.59 feet to a 5/8" Iron Rod Found for corner;

THENCE N 0'17'00" E, departing said west line, a distance of 495.02 feet to a 5/8" Iron Rod Found for corner in the aforementioned south line of Arapaho Road, said corner also being the beginning of a curve to the left having a central angle of 3.00'46", a radius of 359.39 feet, a tangent of 9.45 feet and a chord bearing of N 78'21'20" E, 18.89 feet;

THENCE along said south line and with said curve to the left an arc distance of 18.90 feet to a 5/8" Iron Rod Found for corner,"

THENCE S 89°35'00" E a distance of 28.05 feet to a 5/8" Iron Rod Found for corner,

THENCE N 1"14'38" W a distance of 8.70 feet to a 5/8" Iron Rod Found for corner, said corner being the beginning of a curve to the right having a central angle of 14°41′10", a radius of 299.31 feet, a tangent of 38.57 feet and a chord bearing N 83°04'25" E,

THENCE along said curve to the right and with said south line of Arapaho Road, an arc distance of 76.72 feet to an "x" cut found for

THENCE S 89°35'00" E continuing along said south line a distance of 275.86 feet to the POINT OF BEGINNING and containing 198,271 square feet or 4.5517 Acres of land, more or less.

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 Daryl N. Snadon, 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 18 day of September



Sharon & Wade Notary Public, State of Texas

My Commission Expires 8/9/99

That DARYL N. SNADON ("Owner.") does hereby adopt this plot designating

the herein above property as 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

drainage, electric, telephone, gas and cable television. Owner

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,

shall have the right to use these easements provided, however, that

and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which

Any drainage and floodway easement shown hereon is hereby dedicated

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

to the public's use forever, but including the following covenants

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.

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

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

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

floor of elevation of each lot shall be shown on the plat.

that utility. Buildings, fences, trees, shrubs or other

from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the natural

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

improvements or growth may be constructed, reconstructed or placed

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

installation and maintenance of manholes, cleanouts, fire hydrants

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.

water service and sewer services from the main to curb or pavement

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

upon, over or across the utility easements as shown; provided, however, that owner shall, at its sole cost and expense, be

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

shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property

property owner shall keep the natural drainage channels and creeks

in such event, the City shall have the right, but not the

with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement

and alleys shown thereon.

easements are granted.

FINAL PLAT

QUORUM CENTRE - EAST NO. 2 ADDITION

SITUATED IN THE

G.W. FISHER SURVEY, ABSTRACT NO. 482 AND BEING PART OF THE

QUORUM CENTRE ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS

<u>OWNER</u> DARYL N. SNADON 15280 ADDISON ROAD DALLAS, TEXAS, 75248 (214) 661-1011

BROCKETTE, DAVIS, DRAKE, INC. 4144 N. CENTRAL EXPRESSWAY DALLAS, TEXAS 75204 (214)-824-7064 .

SURVEYOR'S CERTIFICATE STATE OF TEXAS

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.

John R. Piburn, Jr., R.P.L.S. No. 3689

COUNTY OF DALLAS

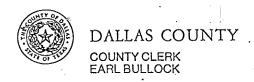
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared John R. Piburn, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of September



VOLUME 7687 PAGE 867

CITY SECRETARY



### PLAT MAP RECORDING SHEET

1545017

09/26/01 Maps \$26.00

**INSTRUMENT#** 

SUBDIVISION NAME: QUORUM CENTRE - EAST NO. Z ADDITION TOWN OF ADDISON CUTY

TUNGE: ASDRING PROPOSTY L.P.

Returnto: PATE ENGINECES

8150 BrookRiver DR.

54, he S-700

14118 J

FILE DATE



Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unentorceable under federal law.

COUNTY OF DALLAS

STATE OF TEXAS
I hereby certify this instrument was filed on the distanced hereby by me and was duly recorded in the

ISEP 26 2001



COUNTY CLERK, Dallas County, Texas

VOLUME & PAGE OF RECORDED
PLAT MAP

(m)

2001 SEP 26 PM 1:08



#### DALLAS COUNTY TAX OFFICE DAVID CHILDS, TAX ASSESSOR/COLLECTOR RECORDS BUILDING PHONE: 214-653-7811 **DALLAS, TEXAS 75202-3304**

#### CONGERCIAL REAL PROPERTY TAX RECEIPT

Payor Name and Address:

SWADON DARYL N

SUITE 300 15280 ADDISON RD

ADDISON, TX 75001-4506

Owner Name and Address;

SNADON DARYL N SUITE 300

15280 ADDISON RD ADDISON, TX 75001-4506 Account Number: 100054200000000000

Receipt Number: 02000209454 Date of Receipt: 09-26-2001

Property Legal Description:

QUORUM CENTRE EAST 2

ACS 4.5517

VOL95242/5182 DD121195 CO-DALLAS

0054 000200

location:

4900 ARAPAHO

RD CA

Property Class: C1 2

TAXING		MARKET
ENTITY	YEAR	VALUE
========	====	
CERTS		Ø

TAXABLE TAX VAL UE 40000000

TAXING ENTITY ======= CERTS	YFAR	TAX PAID	PENALTY/ INTEREST 	FFES 	PAYMENT 10.00
TOTAL GRAND TOTAL: TLR: T25		10.00 10.00	.00 .00	.00 .00 TOTAL PATD;	\$10,00 \$10.00 \$10.00



# DALLAS COUNTY TAX OFFICE DAVID CHILDS, TAX ASSESSOR/COLLECTOR RECORDS BUILDING PHONE: 214-653-7811 DALLAS, TEXAS 75202-3304

#### UUNHERCJAL REAL PROPERTY TAX RECEIPT

Payor Name and Address;

Account Number: 10005420000000000

SNADON DARYL N SUITE 300 15280 ADDISON RD ADDISON, TX 75001-4506 Receipt Number: 02000209454 Date of Receipt: 09-26-2001

Property Legal Description:

Owner Name and Address:

QUORUM CENTRE EAST 2

ACS 4.5517

SNADON DARYL N SUITE 300 15280 ADDISON RD ADDISON, TX 75001-4506 VOL95242/5182 DD121195 CO-DALLAS 0054 000200

Lucation:

4900 ARAPAHO

RD CA

Property Class: C1 2

TAXING ENTITY	YEAR	MARKET VALUE	TAXABLE VALUE	TAX RATE
CERTS		⊙	0	,0000000

TA	XING			PENALTY/		
ΕN	TITY	YEAR	TAX PAID	INTEREST	FFES	PAYMENT
====		======================================				
CE	RTS		10.00	.00	۰00	10.00
TO	TAL.		10.00	.00	.00	\$10,00
GR	AND TOTAL:		10.00	.00	.00	\$10.00
TL	R: T25				TOTAL PATD:	\$10.00



# DALLAS COUNTY TAX OFFICE DAVID CHILDS, TAX ASSESSOR/COLLECTOR RECORDS BUILDING PHONE: 214-653-7811 DALLAS, TEXAS 75202-3304

#### TAX CERTIFICATE

Owner Name and Address:

Account Number: 10005420000000000

SNADON DARYL N SUITE 300 15280 ADDISON RD ADDISON, TX 75001-4506 DATE OF CERTIFICATE: 09-26-2001

Property Legal Description:

Property Location: 4900 ARAPAHO QUORUM CENTRE EAST 2

RD CA

ACS 4.5517 VOL95242/5182 DD121195 CO-DALLAS 0054 000200

Property Class: Other

TAXING JURISDICTIONS INCLUDED IN THIS TAX CERTIFICATE:

DAL CNTY
SCH EQUAL
COLL DIST
D.I.S.D.
HOSP DIST

This is to certify that, after a careful check of the tax records of this office, (check appropriate box below)

the property described above is found to be and is so certified that said records show all taxes, interest, penalty and costs are paid in full to and including the year 2000.

\_\_\_\_\_\_ the attached delinquent taxes, penalties and interest are due on the above described property, as of date (month) shown above. Penalties and interest increase each month thereafter.

\*\* This Tax Certificate does not cover any changes made to the Tax Rolls or Records subsequent to the date of the certificate, which may result in additional tax liability for this account. \*\*

Signature of Authorized Officer of Collecting Office



\* BEARING & DISTANCE TABLE \*

NOI° 14 '38 " W

8.70'

R = 299.31' D = 14°41'10"

CH = N83°04'25"E

76.51

R = 238.00' D = 09°30'51"

L = 77.95' L = 39.52' L = 53.32 CH = \$86°32'45'E CH = \$07°49'37'W CH = \$06°09'59'W

 $L = 76.72^{\circ}$ 

R = 451.32'

D = 07°21'25° L = 57.95'

R = 238.00' D = 12°50'07"

CH = \$85°54'18'E

57.91'

POKOLODI LEADVILLE

R = 359.39'

D = 03°00'43" L = 18.89'

CH = N78°21'20'E

C4

R = 521.75' D = 08°33'36"

## \* OWNER'S CERTIFICATION \*

WHEREAS ASPRING PROPERTY, L.P., a Texas limited partnership by Aspring Associates, L.L.C., a Texas limited liability company its general partner, are the sole owners of the following

BEING all that certain lot, tract or parcel of land situated in the G. W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and being all of that certain tract of land shown on the Final Plat of Quorum Centre - East No. 2 Addition, an addition to the Town of Addison, Dallas County, Texas, according to the plat filed for record in Volume 96187, Page 1867 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the South right-of-way line of Edwin Lewis Drive (a 60 foot wide right-of-way) and the West right-of-way line of Quorum Drive (an 80 foot wide right-of-way),

THENCE South 44 deg. 53 min 47 sec. East, along the West right-of-way line of said Quorum Drive, a distance of 14.22 feet to an "X" cut in concrete found,

THENCE South OO deg. 15 min. O5 sec. East, continuing along the West line of said Quorum Drive, a distance of 474.78 feet to an "X" cut in concrete found for Southeast corner of the herein described tract,

THENCE North 89 deg. 57 min. 28 sec. West, along the South boundary line of the herein described tract, at a distance of 7.00 feet, passing a 5/8 inch iron rod found for the Northeast corner of the Quorum Centre - East No. I Addition, an addition to the Town of Addison, Dallas County, Texas, according to the plat filed for record in Volume 95100, Page 3266, Deed Records, Dallas County, Texas, and continuing along the North boundary line of said Quorum Centre — East No. 1 Addition, at a distance of 359.82 feet passing the most Southerly Northwest corner of said Quorum Centre — East No. I Addition, and continuing in all a distance of 412.59 feet to a 5/8 inch iron rod found for the Southwest corner of the aforesaid Quorum Centre -East No. 2 Addition,

THENCE North OO deg. 17 min. OO sec. East, along the West boundary line of said Quorum Centre - East No. 2 Addition, a distance of 465.02 feet to a 5/8 inch iron rod found on the South right-of-way line of the aforementioned Edwin Lewis Drive and being the beginning of a non-tangent curve to the left having a radius of 359.39 feet,

THENCE along the South right-of-way line of said Edwin Lewis Drive as follows:

Along said curve to the left, through a central angle of O3 deg. O0 min. 43 sec., an arc length of 18.89 feet, and having a long chord which bears North 78 deg. 21 min. 20 sec. East, 18.89 feet to a 5/8 inch iron rod found;

South 89 deg. 35 min. 00 sec. East, a distance of 28.05 feet to a 5/8 inch iron rod found,

North OI deg. 14 min. 38 sec. West, a distance of 8.70 feet to a 5/8 inch iron rod found at the beginning of a non-tangent curve to the right having a radius of 299.31 feet,

Along said curve to the right, through a central angle of 14 deg. 41 min. 10 sec., an arc length of 76.72 feet, and having a long chord which bears North 83 deg. 04 min. 25 sec. East, 76.51 feet to a 5/8 inch iron rod found,

South 89 deg. 35 min. OO sec. East, a distance of 275.86 feet to the POINT OF BEGINNING and containing 4.5517 acres (198, 270 square feet) of land.

### \* SURVEYOR'S CERTIFICATE \*

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert L. Wright, a Registered Professional Land Surveyor in the State of Texas, 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.

Robert L. Wright, R.P.L.S. State of Texas No. 3917

STATE OF TEXAS COUNTY OF DALLAS

LOCATION

\* VICINITY MAP \*

NOT TO SCALE

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Robert L. Wright, 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 5th day of september, 2001.

Karen & Maynard Notary Public, State of Texas



Certificate of Approval

Mayor, Town of Addison

City Secretary, Town of Addison

\*NOTES\*

- 1. The bearings shown hereon are based on the West right-of-way line of Quorum Drive, as shown on the plat filed for record in Volume 96187, Page 1867 of the Deed Records of Dallas County, Texas.
- 2. (C.M.) Denotes Controlling Monument.
- 3. All corners are monumented with a 1/2 inch iron rod with a plastic cap stamped "Pate, inc.", unless otherwise shown hereon.

\* OWNER'S DEDICATION \*

That Aspring Property, L.P., a Texas limited partnership by Aspring Associates, L.L.C., a Texas limited liability company its general partner ("Owners") do hereby adopt this plat designating the herein above property as LOTS 1, 2 and 3, 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 allevs 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 unreasonable 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 access 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.

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

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.

ASPRING PROPERTY, L.P., a Texas limited partnership

ASPRING ASSOCIATES, L.L.C., a Texas limited liability company its General Partner

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 Mike Mahoney, 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 an considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of 3eptember, 2001.

Notary Public. State of Texas

RADONNA FORD
MY COMMISSION EXPIRES JANUARY 5, 2003

3 1

<del>.</del> U

FINAL PLAT LOTS 1, 2 AND 3

QUORUM CENTRE - EAST NO. 2 ADDITION TOWN OF ADDISON

LOCATED IN THE G. W. FISHER SURVEY, ABSTRACT NO. 482, DALLAS COUTY, TEXAS

WESTERN INTERNATIONAL 12850 SPURLING DRIVE, SUITE 114 VOLUME 200188 DALLAS, TEXAS 75230 (972) 934-8699

PAGE 20145

PATE 🍪 ENGINEERS

I SEP 26 PM 1:0 8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247 TEL: (214)357-2981 FAX (214) 357-2985

SHEET 1 OF 1 JOB NO. 083100900

Graphic Scale in Feet

Scale: 1"