



CURVE	BELTA	RADIUS	LENGTH	CHORD	BEARING
C-1	13°33'20"	359.39'	85.03'	84.83'	N 83°36'20" E
C-2	14°41'10"	299.31'	76.72'	76.51'	N 83°04'25" E
C-3	14°08'06"	300.00'	74.01'	73.82'	S 82°58'29" W
C-4	14°22'34"	300.00'	75.27'	75.08'	S 83°05'43" W

STATE OF TEXAS §  
 COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS Quorum Land Ltd, is the owner of a tract of land situated in the G.W. FISHER SURVEY, ABSTRACT NO. 482, in the City of Addison, Dallas County, Texas and being a portion of Quorum Centre Addition, an Addition to the City of Addison, according to the Map thereof recorded in Volume 84067 at Page 5718 of the Deed Records of Dallas County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a chiseled "X" found for the south corner of a visibility clip at the intersection of the south right-of-way line of Arapaho Road (a 60-foot wide right-of-way) with the west right-of-way line of Quorum Drive (an 80-foot wide right-of-way);

THENCE South 00 deg. 15 min. 05 sec. East, along the west right-of-way line of said Quorum Drive, a distance of 300.00 feet to a chiseled "X" set in concrete for a corner;

THENCE North 89 deg. 57 min. 28 sec. West, departing said west right-of-way line of Quorum Drive, a distance of 303.03 feet to a 1/2-inch iron rod set at the beginning of a curve to the left having a central angle of 14 deg. 08 min. 06 sec., a radius distance of 300.00 feet, a chord bearing of South 82 deg. 58 min. 29 sec. West and a chord distance of 73.82 feet;

THENCE in a westerly direction, along said curve to the left, an arc distance of 74.01 feet to a 1/2-inch iron rod set at the beginning of a curve to the right having a central angle of 14 deg. 22 min. 34 sec., a radius distance of 300.00 feet, a chord bearing of South 83 deg. 05 min. 43 sec. West and a chord distance of 75.08 feet;

THENCE in a westerly direction, along said curve to the right, an arc distance of 75.27 feet to a 1/2-inch iron rod set for the end of said curve;

THENCE North 89 deg. 43 min. 00 sec. West, a distance of 121.70 feet to a 1/2-inch iron rod set for a corner;

THENCE North 00 deg. 25 min. 00 sec. East, a distance of 302.89 feet to a 1/2-inch iron rod set on the south right-of-way line of Arapaho Road;

THENCE in an easterly direction, along the south right-of-way line of said Arapaho Road, the following:

South 89 deg. 35 min. 00 sec. East, a distance of 95.00 feet to a 5/8-inch iron rod found at the beginning of a curve to the left having a central angle of 13 deg. 33 min. 20 sec., a radius distance of 359.39 feet, a chord bearing of North 83 deg. 36 min. 20 sec. East and a chord distance of 84.83 feet;

Along said curve to the left, an arc distance of 85.03 feet to a 5/8-inch iron rod found at the end of said curve;

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

North 01 deg. 14 min. 38 sec. West, a distance of 8.70 feet to a 1/2-inch iron rod set at the beginning of a non-tangent curve to the right having a central angle of 14 deg. 41 min. 10 sec., a radius distance of 299.31 feet, a chord bearing of North 83 deg. 38 min. 20 sec. East and a chord distance of 76.51 feet;

Along said curve to the right, an arc distance of 76.72 feet to a chiseled "X" set for the end of said curve;

South 89 deg. 35 min. 00 sec. East, a distance of 275.86 feet to a chiseled "X" found for the north corner of the aforementioned visibility clip at the intersection of the south right-of-way line of Arapaho Road with the west right-of-way line of Quorum Drive;

THENCE South 44 deg. 53 min. 47 sec. East, along said visibility clip, a distance of 14.22 feet to the POINT OF BEGINNING;

And CONTAINING 4.037 acres or 175,837 square feet of land, more or less.

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 \_\_\_\_\_, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

Notary of the State of Texas  
 My Commission Expires: \_\_\_\_\_

SURVEYORS CERTIFICATE

THAT I, Michael Dale Linke, do hereby certify that I prepared this plat from an actual and accurate survey on the land and that all block monuments and corners were placed under my personal supervision in accordance with the platting rules and regulations of the City Planning and Zoning Commission of the City of Addison.

Michael Dale Linke  
 Registered Professional Land Surveyor No. 4508

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 Michael Dale Linke, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

Notary of the State of Texas  
 My Commission Expires: \_\_\_\_\_

That Quorum Land Ltd (Owners) does hereby adopt this plat designating the herein above property SUMMERFIELD SUITES (Quorum Addition), an addition to the City 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 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 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 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 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 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.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement areas to 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 City of Addison, Texas  
 FOR QUORUM LAND, LTD

Authorized Signature \_\_\_\_\_

PRELIMINARY PLAT  
 SUMMERFIELD SUITES - QUORUM ADDITION  
 LOT 1, BLOCK A  
 A REPLAT OF A PORTION OF  
 QUORUM CENTRE ADDITION  
 AN ADDITION TO THE CITY OF ADDISON  
 DALLAS COUNTY, TEXAS  
 SITUATED IN THE  
 G. W. FISHER SURVEY, ABSTRACT NO. 482

OWNER: QUORUM LAND, LTD.  
 15280 ADDISON RD.  
 SUITE 300  
 ADDISON, TEXAS 75248

SURVEYOR: OWEN AYRES & ASSOCIATES, INC.  
 2110 WALNUT HILL LANE  
 SUITE 134  
 IRVING, TEXAS 75038  
 (214) 570-5577