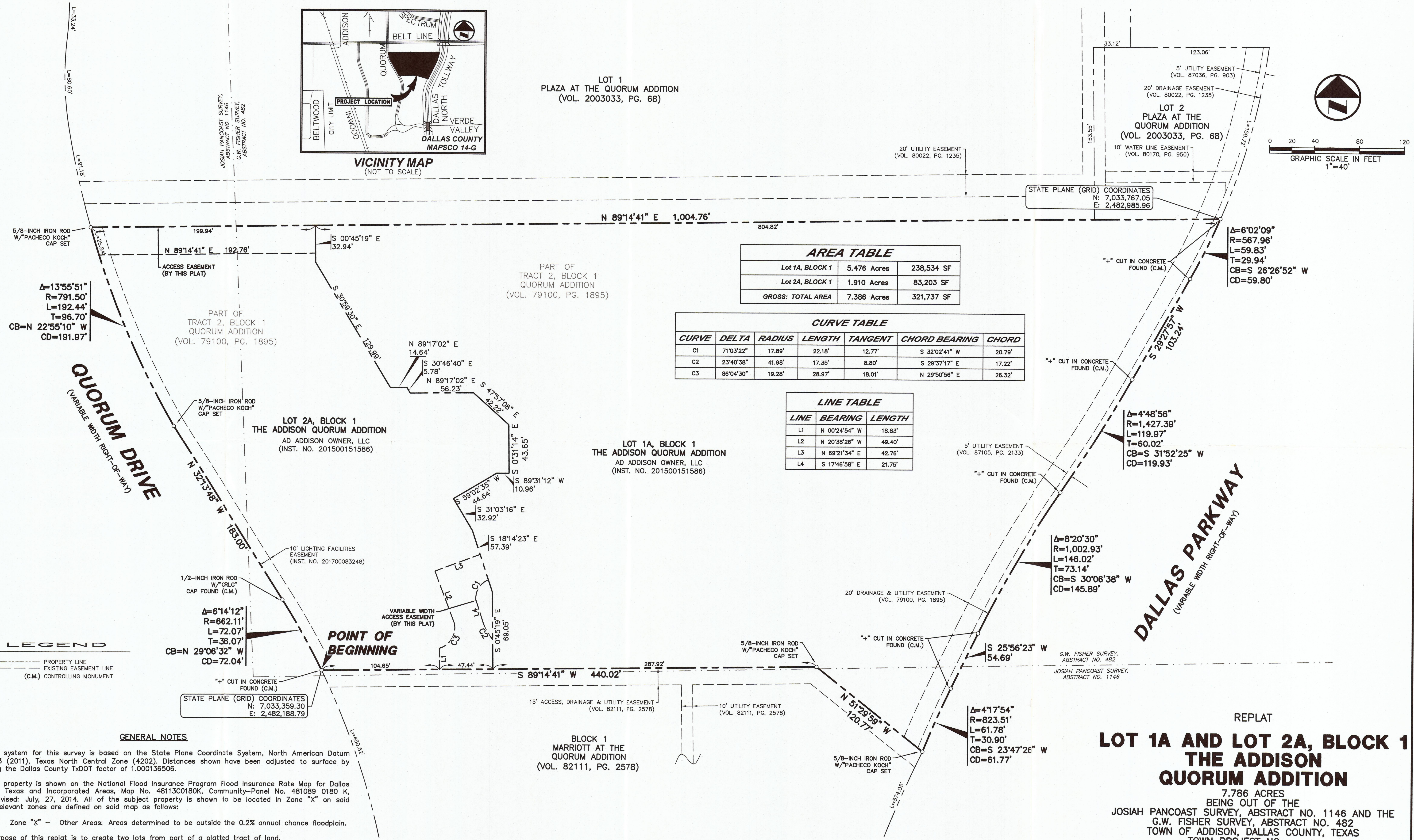
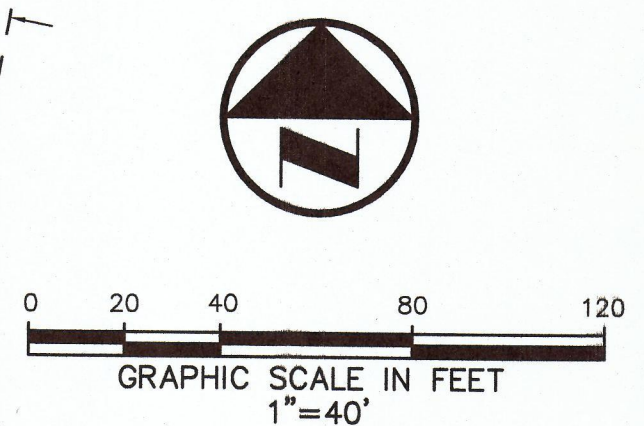


LOT 1  
PLAZA AT THE QUORUM ADDITION  
(VOL. 2003033, PG. 68)

LOT 2  
PLAZA AT THE  
QUORUM ADDITION  
(VOL. 2003033, PG. 68)



**AREA TABLE**

Lot 1A, BLOCK 1	5.476 Acres	238,534 SF
Lot 2A, BLOCK 1	1.910 Acres	83,203 SF
<b>GROSS: TOTAL AREA</b>	<b>7.386 Acres</b>	<b>321,737 SF</b>

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	71°03'22"	17.89'	22.18'	12.77'	S 32°02'41" W	20.79'
C2	23°40'38"	41.98'	17.35'	8.80'	S 29°37'17" E	17.22'
C3	86°04'30"	19.28'	28.97'	18.01'	N 29°50'58" E	26.32'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 00°24'54" W	18.83'
L2	N 20°38'26" W	49.40'
L3	N 69°21'34" E	42.76'
L4	S 17°46'58" E	21.75'

**LEGEND**

- PROPERTY LINE
- EXISTING EASEMENT LINE
- (C.M.) CONTROLLING MONUMENT

**GENERAL NOTES**

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0180K, Community-Panel No. 481089 0180 K, Map Revised: July, 27, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- The purpose of this replat is to create two lots from part of a platted tract of land.
- The survey abstract line shown hereon are approximate and are not located on the ground.
- Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011), on grid values, no scale and no projection.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.

REPLAT  
**LOT 1A AND LOT 2A, BLOCK 1  
THE ADDISON  
QUORUM ADDITION**

7.786 ACRES  
BEING OUT OF THE  
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146 AND THE  
G.W. FISHER SURVEY, ABSTRACT NO. 482  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS  
TOWN PROJECT NO. \_\_\_\_\_  
SHEET 1 OF 2

**SURVEYOR / ENGINEER**  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: MICHAEL C. CLOVER

**OWNER**  
FRONTIER EQUITY, LLC  
5055 KELLER SPRINGS ROAD, STE. 325  
ADDISON, TX 75001  
PH: (972) 421-1861  
CONTACT: JOE JAMES

**Pacheco Koch**

DRAWN BY ACD	CHECKED BY MCC	SCALE 1"=40'	DATE AUGUST 2017	JOB NUMBER 3536-17.168
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M.CLOVER  
8/8/2017 4:33 PM  
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REPLAT - LOT 1A AND LOT 2A, BLOCK 1, ADDISON QUORUM ADDITION



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, AD ADDISON OWNER, LLC, is the owner of a 7.386 acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482 and the Josiah Pancoast Survey, Abstract No. 1146, Dallas County, Texas; said tract being part of Tract 2, Block 1, Quorum, an addition to the Town of Addison, Texas according to the plat recorded in Volume 79100, Page 1895 of the Deed Records of Dallas County, Texas and all of that certain tract of land described in Special Warranty Deed to AD ADDISON OWNER, LLC recorded in Instrument No. 201500151586 of the Official Public Records of Dallas County, Texas; said 7.386 acre tract being more particularly described as follows:

BEGINNING, at a "+-cut in concrete found for corner in the east right-of-way line of Quorum Drive (a variable width right-of-way) and in the west line of said Tract 2; said point being the northwest corner of Block 1, Marriott at the Quorum, an addition to the Town of Addison, Texas according to the plat recorded in Volume 82111, Page 2578 of said Deed records and in a non-tangent curve to the left;

THENCE, along the said east line of Quorum Drive and the said west line of Tract 2, the following three (3) calls:

Along said curve to the left, having a central angle of 06 degrees, 14 minutes, 12 seconds, a radius of 662.11 feet, a chord bearing and distance of North 29 degrees, 06 minutes, 32 seconds West, 72.04 feet, an arc distance of 72.07 feet to a 1/2-inch iron rod "CLRG" cap found at the end of said curve;

North 32 degrees, 13 minutes, 48 seconds West, a distance of 183.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the beginning of a non-tangent curve to the right;

Along said curve to the right, having a central angle of 13 degrees, 55 minutes, 51 seconds, a radius of 791.50 feet, a chord bearing and distance of North 22 degrees, 55 minutes, 10 seconds West, 191.97 feet, an arc distance of 192.44 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southwest corner of Lot 1, Plaza at the Quorum Addition, an addition to the Town of Addison, Texas according to the plat recorded in Volume 2003033, Page 68 of said Deed Records;

THENCE, North 89 degrees, 14 minutes, 41 seconds East, departing the said east line of Quorum Drive and the said west line of Tract 2 and along the south line of said Lot 1, at a distance of 892.90 passing the southeast corner of said Lot 1 and the southwest corner of Lot 2 of said Plaza at the Quorum, continuing along the south line of said Lot 2, in all a total distance of 1,004.76 feet to a "+-cut in concrete found for corner in the west right-of-way line of Dallas Parkway (a variable width right-of-way); said point being the southeast corner of said Lot 2 and in a non-tangent curve to the right;

THENCE, along the said west line of Dallas Parkway, the following six (6) calls:

Along said curve to the right, having a central angle of 06 degrees, 02 minutes, 09 seconds, a radius of 567.96 feet, a chord bearing and distance of South 26 degrees, 26 minutes, 52 seconds West, 59.80 feet, an arc distance of 59.83 feet to a "+-cut in concrete found for corner at the end of said curve;

South 29 degrees, 27 minutes, 57 seconds West, a distance of 103.24 feet to a "+-cut in concrete found for corner for corner at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 04 degrees, 48 minutes, 56 seconds, a radius of 1427.39 feet, a chord bearing and distance of South 31 degrees, 52 minutes, 25 seconds West, 119.93 feet, an arc distance of 119.97 feet to a "+-cut in concrete found for corner at the end of said curve; said point being the beginning of a reverse curve to the left;

Along said curve to the left, having a central angle of 08 degrees, 20 minutes, 30 seconds, a radius of 1002.93 feet, a chord bearing and distance of South 30 degrees, 06 minutes, 38 seconds West, 145.89 feet, an arc distance of 146.02 feet to a "+-cut in concrete found for corner at the end of said curve;

South 25 degrees, 56 minutes, 23 seconds West, a distance of 54.69 feet to a "+-cut in concrete found for corner at the beginning of a tangent curve to the left;

Along said curve, having a central angle of 04 degrees, 17 minutes, 54 seconds, a radius of 823.51 feet, a chord bearing and distance of South 23 degrees, 47 minutes, 26 seconds West, 61.77 feet, an arc distance of 61.78 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the easternmost northeast corner of said Marriott at the Quorum;

THENCE, departing the said west line of Dallas Parkway and along the northeast and north lines of said Marriott at the Quorum, the following two (2) calls:

North 51 degrees, 29 minutes, 59 seconds West, a distance of 120.77 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northernmost northeast corner of said Marriott at the Quorum;

South 89 degrees, 14 minutes, 41 seconds West, a distance of 440.02 feet to the POINT OF BEGINNING;

CONTAINING, 321,737 square feet or 7.386 acres of land, more or less.

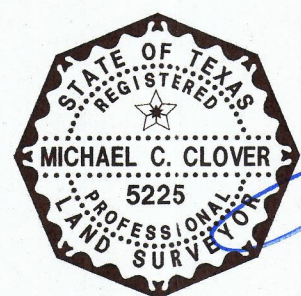
SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael C. Clover, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying. I further affirm that monumentation shown hereon was either found or placed in compliance with the Town of Addison; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the 8th day of August, 2017.



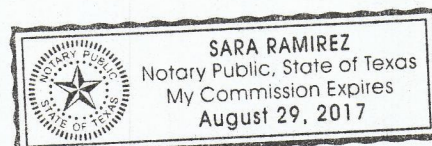
Signature of Michael C. Clover, Texas Registered Professional Land Surveyor, No. 5225.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of August, 2017.

Signature of Sara Ramirez, Notary Public in and for the State of Texas.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AD ADDISON OWNER, LLC, do hereby adopt this plat, designating the herein above described property as THE ADDISON QUORUM ADDITION, an addition to the Town of Addison, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owners. 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 same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, 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 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 or service required or ordinarily performed by that utility).

Water main and wastewater 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 services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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, 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.

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

WITNESS my hand at Addison, Texas, this the 17 day of August, 2017.

By: AD ADDISON OWNER, LLC, a Delaware limited liability company

By: Addison Office Partners, L.P., a Texas limited partnership its Manger

By: HLC Opportunities VI, LLC, a Texas limited liability company its General Partner

By: R. Holt Lunsford, Manager

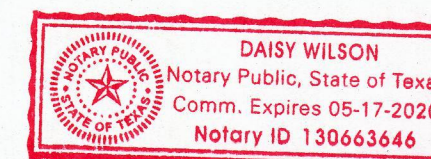
STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared R. Holt Lunsford, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17 day of August, 2017.

Signature of Notary Public in and for the State of Texas.



CERTIFICATE OF APPROVAL

Approved and accepted by the Planning and Zoning Commission of the Town of Addison this 18 day of July, 2017.

Signature of Chair, Planning and Zoning Commission, Town of Addison.

Signature of Anna M. Bell, City Secretary, Town of Addison.



REPLAT

LOT 1A AND LOT 2A, BLOCK 1 THE ADDISON QUORUM ADDITION

7.786 ACRES BEING OUT OF THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146 AND THE G.W. FISHER SURVEY, ABSTRACT NO. 482 TOWN OF ADDISON, DALLAS COUNTY, TEXAS TOWN PROJECT NO. SHEET 2 OF 2

Conformed Copy Official Public Records John F. Warren, County Clerk Dallas County, TEXAS 10/08/2017 04:33:18 PM \$80.00



201700284767

SURVEYOR / ENGINEER

PACHECO KOCH, LLC 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: (972) 235-3031 CONTACT: MICHAEL C. CLOVER

OWNER

FRONTIER EQUITY, LLC 5055 KELLER SPRINGS ROAD, STE. 325 ADDISON, TX 75001 PH: (972) 421-1661 CONTACT: JOE JAWES

Table with 5 columns: DRAWN BY (ACD), CHECKED BY (MCC), SCALE (NONE), DATE (AUGUST 2017), JOB NUMBER (3536-17.168). Includes Pacheco Koch logo and contact information.