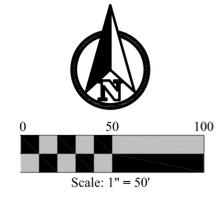


Final Plat
Crescent Crown Addition

6.484 acres
Josiah Pancoast Survey
Abstract No. 1146
Town of Addison
Dallas County, Texas
September 2015
Sheet 1 of 2

JPH Job No.
6.5ac 2014.010.003 - Final Plat.dwg
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DFW | Austin | Abilene



Line Data Table		
Line #	Distance	Bearing
L1	33.09'	N15°24'04"E
L2	38.55'	N12°29'48"W
L3	48.15'	N01°13'32"W
L6	62.36'	S77°03'48"W
L7	48.15'	S01°13'32"E
L8	38.55'	S12°29'48"E
L9	21.44'	S15°24'04"W
L10	25.98'	S88°05'53"W
L11	10.00'	N01°13'32"W
L12	5.00'	N88°46'28"E
L13	9.36'	S01°13'32"E
L14	10.00'	S88°46'28"W
L15	10.00'	N01°13'32"W
L16	10.00'	N88°46'28"E
L17	9.30'	S01°13'32"E
L18	9.99'	S88°46'28"W
L19	21.62'	S25°35'45"W
L20	17.48'	S37°05'30"E
L21	4.17'	N01°13'32"W
L22	10.00'	N88°46'28"E
L23	10.00'	S01°13'32"E
L24	9.13'	S88°46'28"W
L27	10.88'	S00°55'54"W
L28	11.40'	S14°37'25"W
L29	25.56'	S12°56'12"E
L30	24.10'	S43°37'44"E
L31	18.89'	S88°05'06"W

Curve Data Table						
Curve #	Arc	Radius	Delta	Chord Bearing	Chord	
C1	42.85'	88.00'	027°53'52"	N01°27'07"E	42.43'	
C2	41.70'	212.00'	011°16'16"	N06°51'40"W	41.64'	
C3	42.81'	44.00'	055°45'01"	N26°38'58"E	41.14'	
C4	24.51'	25.00'	056°09'55"	N26°26'25"E	23.54'	
C5	31.42'	20.00'	090°00'00"	N46°13'32"W	28.28'	
C11	8.46'	44.00'	011°00'43"	S82°34'09"W	8.44'	
C12	4.49'	5.00'	051°28'30"	S62°20'16"W	4.34'	
C13	14.52'	50.16'	016°34'51"	S44°59'40"W	14.46'	
C14	20.28'	20.00'	058°05'10"	S27°49'03"W	19.42'	
C15	36.98'	188.00'	011°16'16"	S06°51'40"E	36.92'	
C16	54.53'	112.00'	027°53'52"	S01°27'08"W	54.00'	
C17	4.03'	10.00'	023°06'13"	S03°50'57"W	4.01'	
C18	31.42'	20.00'	090°00'00"	N43°46'28"E	28.28'	
C19	31.42'	20.00'	090°00'00"	S46°13'32"E	28.28'	
C20	31.17'	20.00'	089°18'03"	S43°25'29"W	28.11'	
C21	31.66'	20.00'	090°41'57"	N46°34'31"W	28.46'	
C22	5.92'	20.00'	016°56'43"	N09°41'54"W	5.89'	
C23	0.70'	20.00'	002°00'51"	S00°13'07"E	0.70'	
C24	5.05'	20.00'	014°28'39"	S83°59'13"E	5.04'	
C26	9.03'	243.50'	002°07'31"	S12°39'35"W	9.03'	
C27	46.10'	206.50'	012°47'26"	S07°19'37"W	46.00'	
C28	112.13'	972.00'	006°36'35"	S02°17'59"E	112.07'	
C29	16.90'	976.00'	000°59'31"	S06°43'43"E	16.90'	
C30	8.54'	20.00'	024°27'51"	S30°24'11"E	8.47'	
C31	4.54'	25.00'	010°24'18"	N03°33'35"E	4.53'	

OWNERS CERTIFICATE

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 ____ day of _____, 2015.

Authorized Agent for 14675 Dallas North Tollway, LLC Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____ 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 ____ day of _____, 2015.

Notary Public for and in the Sate of Texas

My commission expires: _____

CERTIFICATE OF APPROVAL

Approved and accepted by the City Council of the Town of Addison this ____ day of _____, 2015.

Mayor, Town of Addison

City Secretary, Town of Addison

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. PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. -RELEASED FOR REVIEW TO THE TOWN OF ADDISON ON SEPTEMBER 15, 2015 -RELEASED FOR REVIEW TO THE TOWN OF ADDISON ON OCTOBER 15, 2015

Signature: _____ Date: _____

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 expressed.

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

Notary Public for and in the Sate of Texas

My commission expires: _____

GENERAL PLAT NOTES

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 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 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 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 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.

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 each sheet.

Final Plat
Crescent Crown Addition
6.484 acres
Josiah Pancoast Survey
Abstract No. 1146
Town of Addison
Dallas County, Texas
September 2015
Sheet 2 of 2



JPH Job No.
6.5ac 2014.010.003 - Final Plat.dwg
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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