



- NOTES:**
- No floodplain exists on the site.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of Town ordinances and state law and is subject to fines and withholding of utilities and building permits.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. Coordinates shown are grid values.

FINAL PLAT
CRESCENT QUORUM ADDITION
LOT 1, BLOCK 1 - 0.801 ACRES
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:
 JEFFERSON LANDMARK, L.P.
 600 EAST LAS COLINAS BLVD., SUITE 1800
 IRVING, TEXAS 75039
 CONTACT: MILLER SYLVAN
 PHONE: 972-373-3931

ENGINEER:
 KIMLEY-HORN
 106 WEST LOUISIANA STREET
 MCKINNEY, TEXAS 75069
 CONTACT: PEYTON MCGEE, PE
 PHONE: 469-301-2595

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JAD	DAB	MARCH 2016	064446422	1 OF 2

DWG NAME: KCDM_SURVEY\064446422_CRESCENT_QUORUM_PLAT_ADDITION.DWG PLOTTED BY: DOBBS, ANDY 8/10/16 7:58 AM LAST SAVED: 7/26/2016 10:53 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS CRESCENT CROWN LAND HOLDING SPV LLC is the owner of a tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146, Town of Addison, Dallas County, Texas; and being all of that tract of land described in Special Warranty Deed with Vendor's Lien to Jefferson Landmark, L.P. recorded in Instrument No. 20160090035 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with "JPH LAND SURVEYING" cap found for the south corner of Lot 2, Block 3, Quorum West Addition, an addition to the Town of Addison according to the plat recorded in Instrument No. 200503549650 of said Official Public Records, in the east right-of-way line of Landmark Boulevard (a variable width right-of-way) and being in the common line between Lot 1, Block 1, Anderson & White Addition, an addition to the City of Farmers Branch recorded in Volume 953, Page 895 of the Deed Records of Dallas County, Texas and Block 3, Quorum, an addition to the Town of Addison according to the plat recorded in Volume 79100, Page 1895 of said Deed Records;

THENCE with the common line of said Anderson & White Addition and said Block 3, North 89°56'05" East, a distance of 366.43 feet to a 3 1/4-inch aluminum disk stamped "ADDISON" found for the northeast corner of said Anderson & White Addition;

THENCE continuing with the south line of said Block 3, North 88°46'42" East, a distance of 66.65 feet to a brass disk in concrete found for the northwest corner of a tract of land described in Special Warranty Deed with Vendor's Lien to 14675 Dallas North Tollway, LLC recorded in Instrument No. 201500089123 of said Official Public Records;

THENCE departing said south line of Block 3 and with the west line of said 14675 Dallas North Tollway, LLC tract, South 1°13'18" East, a distance of 492.35 feet to a brass disk in concrete found for the southwest corner of said 14675 Dallas North Tollway, LLC tract and being in the north line of Lot 1, Block 1, Wellington Square, an addition to the Town of Addison according to the plat recorded in Volume 79220, Page 2203 of said Deed Records;

THENCE with said north line of Wellington Square addition, South 88°05'00" West, a distance of 74.98 feet to a 5/8-inch iron rod with "KHA" cap set for the northwest corner of said Wellington Square addition and being in the east line of said Anderson & White Addition;

THENCE with said east line of the Anderson & White Addition, North 0°15'18" West, a distance of 493.33 feet to the POINT OF BEGINNING and containing 34,893 square feet or 0.801 acres of land.

NOTES:

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JEFFERSON LANDMARK, L.P. ("Owner") does hereby adopt this plat designating the hereinabove property as CRESCENT QUORUM 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 alleys shown thereon.

This plat is approved by the Town of Addison and accepted by the owners(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:

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.

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.

WITNESS, my hand, this _____ day of _____, 2016.

JEFFERSON LANDMARK, L.P., a Texas limited partnership
By: Jefferson Landmark GP, LLC,
a Texas limited liability company
its general partner

By: _____

Name: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

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 whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, J. Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Addison, Texas.



J. Andy Dobbs
Registered Professional Land Surveyor #6196
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___th day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS ON

_____, 2016.

Chair, Planning and Zoning Commission

City Secretary

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LOT 1, BLOCK 1 - 0.801 ACRES
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