

2001 Richmond Tract Quorum / K.S.

27
5



Tommy F. Stone
President

T.F. Stone Companies, Inc.
Stone Tower
13760 Noel Road/Suite 100
Dallas, Texas 75240
972-931-9911 Fax 972-991-5742



RICHMONT

BRAD MOORE
VICE PRESIDENT

GLOBAL FACILITIES & ADMINISTRATION

16251 DALLAS PARKWAY / DALLAS, TEXAS 75248
(972) 687-5814 / FAX: (972) 687-1602 / RES: (214) 352-8889

Friday Meeting
with Pat H.

John Engelke: 7-10-01
This is a CMAC Project Plans are complete

↳ Project Office

Sid Warner → Row Office

County Funding

'91 Bond Program

County will pay for this

If a shortfall, Addison may
have to come up with some funds

Jack Antebi

12-5-00

Called John
Hill & asked
him to hold until
we get info from TXDOT

Tommy Stone

972-931-9911

SHIMEK, JACOBS & FINKLEA, L.L.P.
CONSULTING ENGINEERS

8333 Douglas Avenue, #820

Dallas, Texas 75225-5816

Fax (214) 361-0204

Phone (214) 361-7900

ROSS L. JACOBS, P.E.
RONALD V. CONWAY, P.E.
JOHN W. BIRKHOFF, P.E.
JOE R. CARTER, P.E.
GARY C. HENDRICKS, P.E.
I. C. FINKLEA, P.E.

TRACT I
9024 SF

TRACT III
1324 SF

TOTAL RICHMONT
⊕ 10,348 SF

Mr. Jeff Markiewicz
Town of Addison
Post Office Box 144
Addison, Texas 75001-0144

Re: Richmond Tract

Dear Mr. Markiewicz:

We are enclosing two copies for the field note description and plat for Right Of Way on the Richmond Tract located at the intersection of Keller Springs Road and the Dallas North Tollway for your review and comment. The Richmond tract is in three pieces and includes eighteen known easements across the tract. Our review of the easements indicates that they are not located in the area of the proposed Right of Way take.

Once you have reviewed this document and notify us of its acceptance, we will set pins in the field and have the document sealed and signed by a Professional Land Surveyor in Texas. We are available at your convenience to discuss any questions you may have with this document.

Sincerely,

John W. Birkhoff, P.E.

Enclosure

Row Dedication
Keller Springs Rd. & Quorum Dr.
Parcel 2
September 25, 1998

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 1,468 square foot (0.0337 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a found "x" cut in concrete for the Southeast corner of United Fidelity Office Park, an addition to the Town of Addison as recorded in Volume 80140, Page 1720, Map Records Dallas County, Texas;

THENCE North 89° 18' 26" West along the South line of said addition, also being the North Right-of-Way line of Keller Springs Rd. (a 60' ROW) a distance of 362.77 feet to a ½ inch iron rod with cap stamped DTE set for corner and also being the POINT OF BEGINNING;

THENCE North 89° 18' 26" West continuing along said North line a distance of 220.00 feet to a ½ inch iron rod with cap stamped DTE set for corner in the East line of a 40 foot perpetual easement of Ingress/Egress as recorded in Volume 5340, Page 571, Deed Records Dallas County, Texas;

THENCE North 0° 10' 44" West along said East line a distance of 12.35 feet to a ½ inch iron rod with cap stamped DTE set for corner;

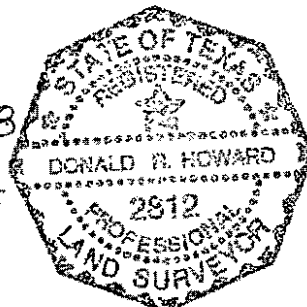
THENCE South 86° 21' 24" East a distance of 220.48 feet to a 1/2" inch iron rod with cap stamped DTE set for corner;

THENCE South 0°41'34" West a distance of 1.00 feet to the POINT OF BEGINNING and CONTAINING 1,468 square feet or (0.0337 acres) of land more or less.

A plat of even survey date accompanies this instrument.

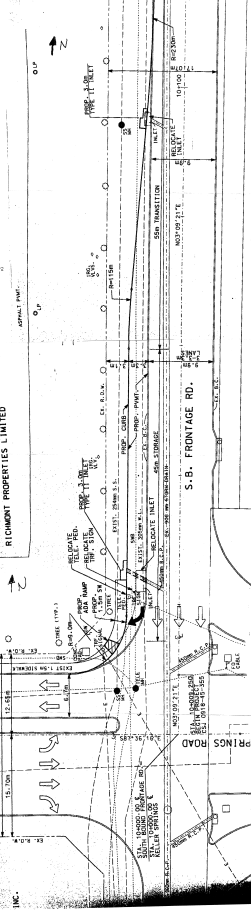
The Basis of Bearing for this instrument is the recorded bearing of the North ROW line of Keller Springs Rd. as recorded in Volume 94155, Page 3422, (D.R.D.C.T.)

Donald R. Howard 9/25/98
Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812



*From
Jeff's
file*

RICHMONT PROPERTIES LIMITED



IMC



28.35m
15.70m
12.65m
6.00m

EX. R.O.W.
EXIST. 7.5m SIDEWALK
R.O.W.
TREE (119.1)



STA. 10+000.00 S
SOUTH BOUND FRONTAGE RD.
STA. 10+600.00 S
KELLEN SPRINGS

STA. 10+000.00 S
SOUTH PROJECT
ESI 0018-40-355

EXIST. 25mm S.S.
EXIST. 38mm S.S.
PROP. CURB
PROP. PWMT

CS. R.O.W.
PROP. 2.00 TYPE 11 INLET
RELOCATE TELE. PED.
RELOCATE TRIP SIGN

PROJ. 2.00 TYPE 11 INLET
R=230m
10+100
RELOCATE INLET

ASPHALT PAVT.
O.L.P.

RELOCATE INLET
45m STORAGE
55m TRANSITION
MO37 09' 21" E
MO37 09' 21" E

PRINGS ROAD
STA. 10+000.00 S
STA. 10+100.00 S

S.B. FRONTAGE RD.
O.L.P.

FIELD NOTES

BEING a tract of land situated in the William Lomas Survey, Abstract No. 792, City of Addison, Dallas County, Texas, and being all of a 1.84 acre tract of land conveyed to Normandy, Inc., a Texas Corporation by Griffin Developments, Inc. as recorded in Volume 80175, Page 3153, Dallas County Deed Records, and being part of a 5.097 acre tract of land conveyed to Normandy, Inc., a Texas Corporation by Wirt Davis, II as recorded in Volume 80170, Page 2553, Dallas County Deed Records, and being all of a tract of land containing 1087.44 square feet of land conveyed to Normandy, Inc., a Texas Corporation by Wirt Davis, II as recorded in Volume 81084, Page 2104, Dallas County Deed Records, and being all of an 0.153 acre tract of land conveyed to Normandy, Inc., a Texas Corporation, by Wirt Davis, II by Quit Claim Deed as recorded in Volume 81084, Page 2303, Dallas County Deed Records, save and except an 0.012 acre tract of land conveyed to the City of Addison by Normandy, Inc., a Texas Corporation, by Deed dated April 28, 1981, said total tract of land being more particularly described as follows:

COMMENCING at the northeast corner of the intersection of Hanger Road (a 40' wide perpetual easement of ingress and egress), said point being 30' north of the original centerline of Keller Springs Road; THENCE north with the east line of said 40' wide easement, 1248.66' to a point which is the southwest corner of the aforementioned 5.097 acre tract; THENCE 889°18'E with the south line of said 5.097 acre tract, 5.0' to the place of beginning of the tract herein described, an iron stake set for corner;

THENCE north 60.47' to the beginning of a curve to the left having a radius of 450.00' and a central angle of 21°40'04", an iron stake set for corner;

THENCE in a northerly direction and along said curve, 170.18' to the end of said curve, said point being the beginning of a second curve, said second curve being to the right and having a radius of 400.00' and a central angle of 21°53'51", an iron stake set for corner;

THENCE in a northerly direction and along said curve, 153.11' to the end of said curve, said point being the northwest corner of the aforementioned 0.153 acre tract of land, an iron stake set for corner;

THENCE 889°19'E with the north line of said 0.153 acre tract, a distance of 15.96', and continuing across the 40' wide aforementioned easement, a distance of 40', and continuing at 889°19'E for a total distance of 559.45' to the northeast corner of the aforementioned 1.84 acre tract, said point being in the westerly line of Dallas Parkway (a 200' R/W), said point also being the beginning of a curve to the right having a radius of 1400.00', a central angle of 11°13'04" and a tangent bearing of S16°38'23"E, an iron stake set for corner;

THENCE in a southerly direction with the westerly line of Dallas Parkway and along said curve, 274.10' to the end of said curve, said point being the southeast corner of the aforementioned 1.84 acre tract, an iron stake set for corner;

THENCE 889°48'W with the south line of said tract, 320.91' to the southwest corner of said 1.84 acre tract, same being in the east line of the aforementioned 5.097 acre tract, an iron stake set for corner;

THENCE 50°12'W with the east line of said 5.097 acre tract, 110.55' to the southeast corner of said tract, an iron stake set for corner;

THENCE 889°18'W with the south line of said 5.097 acre tract, 542.55' to the place of beginning and contains 309,499 square feet (7,102 acres) of land.

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED:

I hereby certify that I prepared this map from an actual and accurate survey of the land and that the corner monuments shown hereon were placed under my personal supervision. There are no apparent or visible easements on the property except as noted.

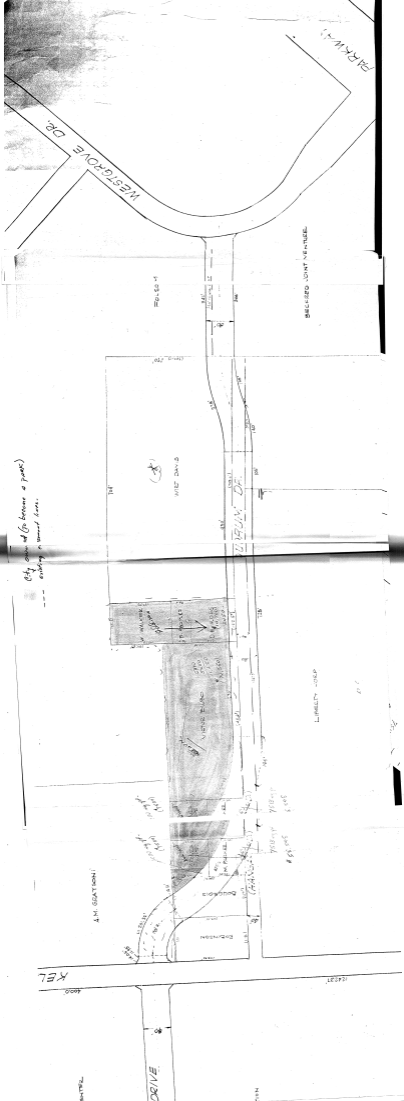
THERE ARE NO ENCRUMBMENTS, OVERLAPS, CONFLICTS OR PROTRUSIONS.

May 12, 1981



C. L. Moon
C. L. Moon, P.E.

PROPERTY SURVEY						
NORMANDY INC. TRACT						
ADDISON, TEXAS						
C. L. MOON, INC.						
Consulting Engineers						
DESIGN	DRAWN	DATE	REV.	SCALE	NOTES	DWG. NO.
	R.M.	5-12-81	5-18-81	1"=100'	N.C.	782-2105-B1



City own of (to become a park)
 existing or unused lots.

KEL

DRIVE

CENTRAL

CON

A.M. SEATON

ROBINSON

BOULEVARD

VICTOR BLVD
 VICTOR BLVD 2ND FLOOR

WED. DAVIS

POLSOY

BECKER JOINT VENTURE

LINCOLN DR.

LIMBETH - CORP

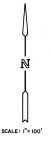
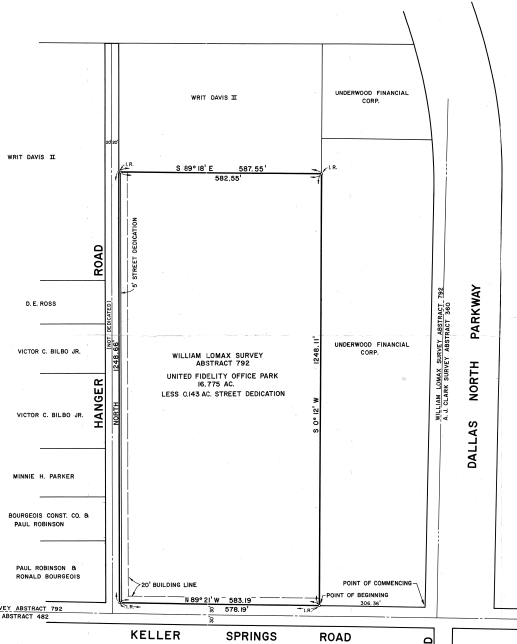
750 sq ft
 750 sq ft

12427

4000

CON

14.800
44.810
64.290
80.070



STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS, The Liberty Corporation, the owner of a tract of land situated in the William Lomax Survey, Abstract No. 792, City of Addison, Dallas County, Texas, and hereinafter referred to as the "Tract" has been duly organized for the purpose of conveying an interest in the Tract to the Liberty Corporation, as provided in Article 7881, Chapter 502, Subchapter 2, Texas County Deed Statutes and being duly qualified as a corporation under the laws of the State of Texas;

AND WHEREAS, the Board of Directors of the Liberty Corporation, a corporation duly organized under the laws of the State of Texas, has duly authorized and directed the undersigned to execute and deliver the within and foregoing plat of land, to be recorded in the Public Records of the County of Dallas, Texas, in and to the County Clerk's Office of Dallas County, Texas, for the purpose of conveying an interest in the Tract to the Liberty Corporation, as provided in Article 7881, Chapter 502, Subchapter 2, Texas County Deed Statutes and being duly qualified as a corporation under the laws of the State of Texas;

AND WHEREAS, the undersigned, a duly qualified Surveyor under the laws of the State of Texas, has duly surveyed and measured the within and foregoing plat of land, and has duly ascertained that the same contains the area therein expressed, and that the same is situated in the County of Dallas, Texas, and that the same is bounded by the following described tracts of land, to-wit:

TO THE NORTH BY THE EAST LINE OF SAID HANGER ROAD, 124.68 FEET TO AN IRON PIPE SET FOR CORNER;

TO THE SOUTH BY 10\"/>

FINAL PLAT
UNITED FIDELITY OFFICE PARK
ADDISON, TEXAS

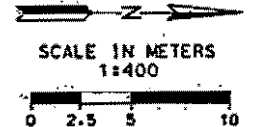
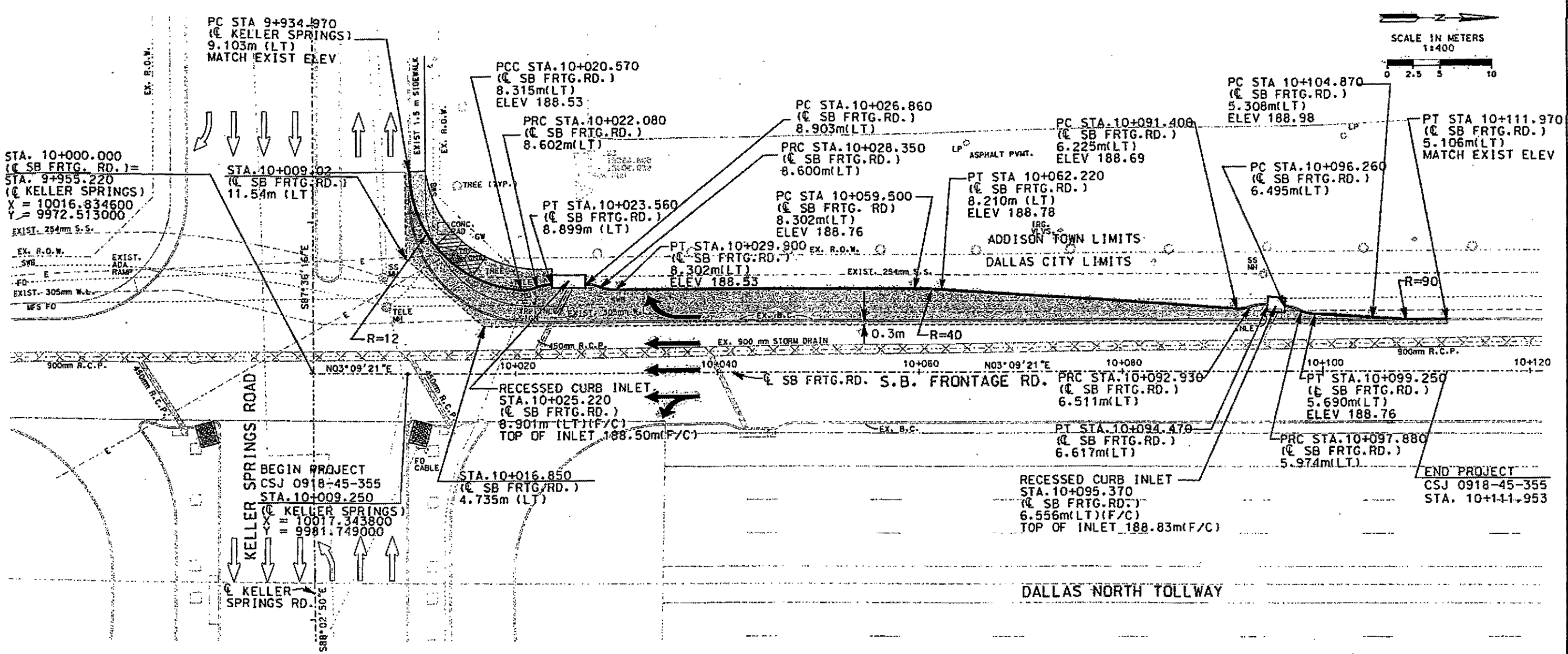
LIBERTY CORPORATION
2000 WADE HAMPTON BLVD
PH. (803) 268-8412
GREENVILLE, SOUTH CAROLINA 29602

RICHARD PIERCE ASSOCIATES, INC.
CONSULTING ENGINEERS
3627 HOWELL, SUITE 246
PH. 521-2361
DALLAS, TEXAS 75204

MAY 1980

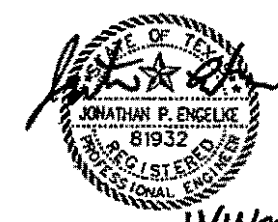
PLAT 2-11

N.E. corner



LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE MEDIAN
	PROPOSED CONCRETE DRIVEWAY
	PROP. ADA RAMP (TYPICAL)

Jon Engel-kee



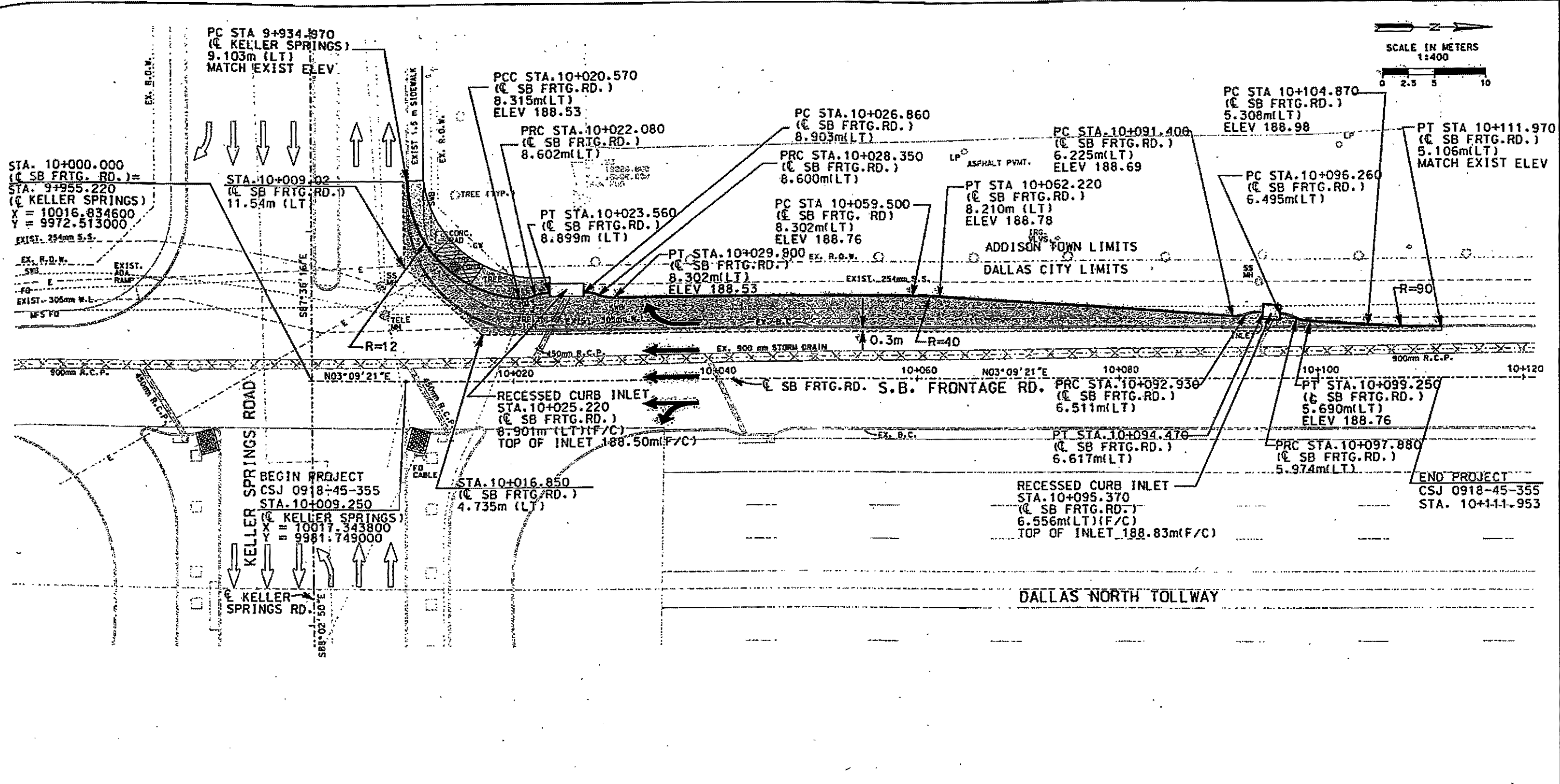
214-630-8867

EARTH TECH
 1420 W. Mockingbird Lane, Suite 300, Dallas, Texas 75247

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**KELLER SPRINGS ROAD/KNOLL TRAIL
 AT
 DALLAS NORTH TOLLWAY
 INTERSECTION LAYOUT
 SHEET 1 OF 5 SHEETS**

DESIGNED	FED. PROJ. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	18	CM 97(157)	16
DRAWN	STATE	DIST.	COUNTY
	TEXAS	DAL	DALLAS
CHECKED	CONT.	SECT.	JOB
	0918	45	355
			CS



STA. 10+000.000
(C SB FRGT. RD.)=
STA. 9+955.220
(C KELLER SPRINGS)
X = 10016.834600
Y = 9972.513000

EX. R.O.W.
S.W.B.
EXIST. ADA RAMP
FO
EXIST. 305mm W.L.
M.F.S.F.D.

BEGIN PROJECT
CSJ 0918-45-355
STA. 10+009.250
(C KELLER SPRINGS)
X = 10017.343800
Y = 9981.749000

KELLER SPRINGS RD.
SBB 02' 50" E

PCC STA. 10+020.570
(C SB FRGT. RD.)
8.315m(LT)
ELEV 188.53

PRC STA. 10+022.080
(C SB FRGT. RD.)
8.602m(LT)

PT STA. 10+023.560
(C SB FRGT. RD.)
8.899m (LT)

PT STA. 10+029.800
(C SB FRGT. RD.)
8.302m(LT)
ELEV 188.53

PC STA 10+059.500
(C SB FRGT. RD.)
8.302m(LT)
ELEV 188.76

PC STA. 10+026.860
(C SB FRGT. RD.)
8.903m(LT)

PRC STA. 10+028.350
(C SB FRGT. RD.)
8.600m(LT)

PC STA. 10+091.400
(C SB FRGT. RD.)
6.225m(LT)
ELEV 188.69

PT STA 10+062.220
(C SB FRGT. RD.)
8.210m (LT)
ELEV 188.78

PC STA 10+104.870
(C SB FRGT. RD.)
5.308m(LT)
ELEV 188.98

PT STA 10+111.970
(C SB FRGT. RD.)
5.106m(LT)
MATCH EXIST ELEV

PRC STA. 10+092.930
(C SB FRGT. RD.)
6.511m(LT)

PT STA. 10+099.250
(C SB FRGT. RD.)
5.690m(LT)
ELEV 188.76

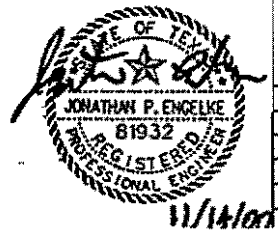
PT STA. 10+094.470
(C SB FRGT. RD.)
6.617m(LT)

PRC STA. 10+097.880
(C SB FRGT. RD.)
5.974m(LT)

RECESSED CURB INLET
STA. 10+095.370
(C SB FRGT. RD.)
6.556m(LT)(F/C)
TOP OF INLET 188.83m(F/C)

END PROJECT
CSJ 0918-45-355
STA. 10+111.953

LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE MEDIAN
	PROPOSED CONCRETE DRIVEWAY
	PROP. ADA RAMP (TYPICAL)

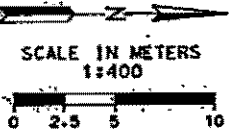
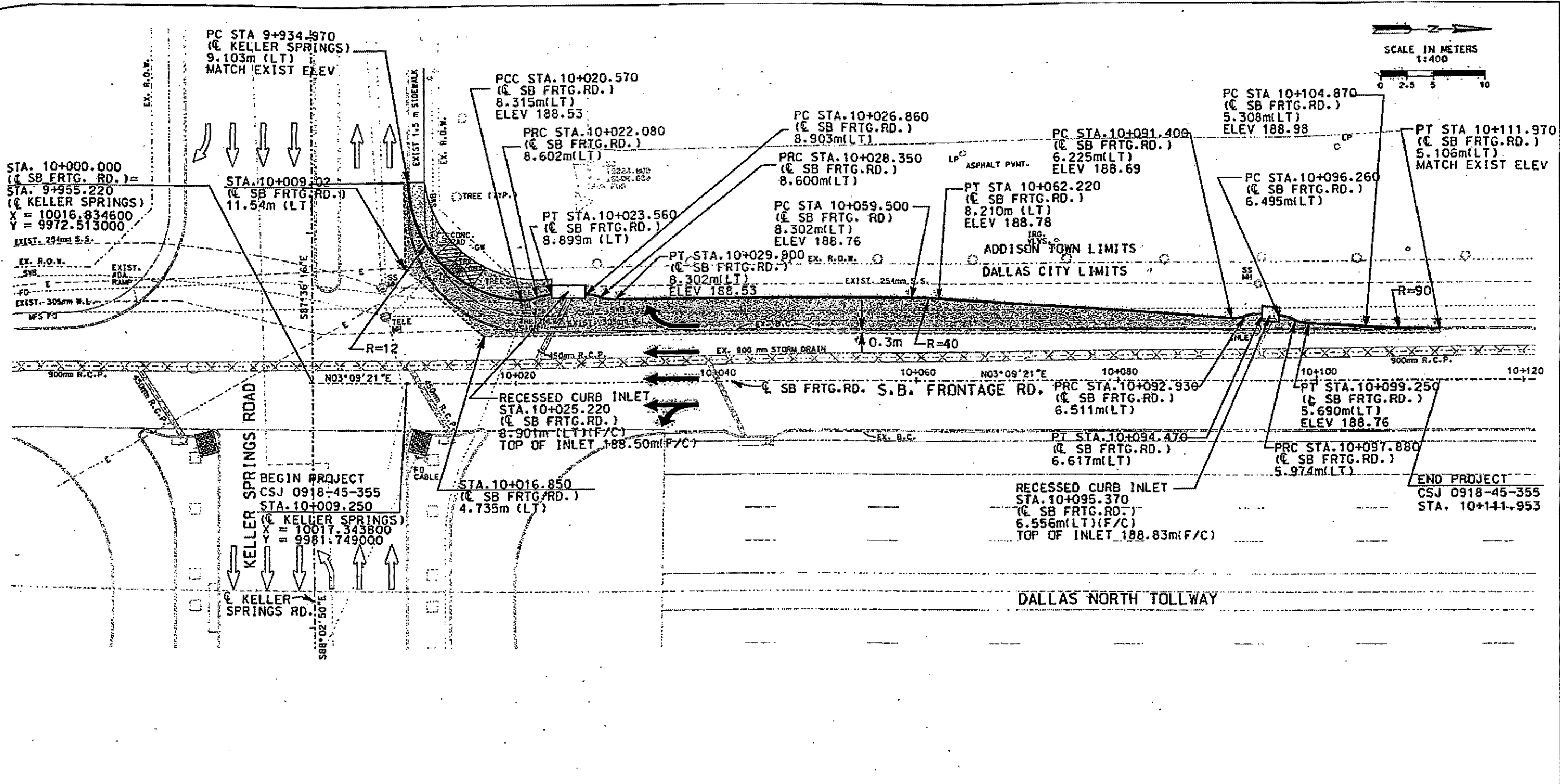


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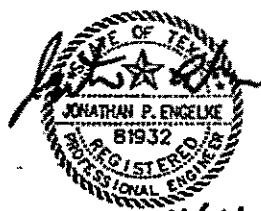
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**KELLER SPRINGS ROAD/KNOLL TRAIL
AT
DALLAS NORTH TOLLWAY
INTERSECTION LAYOUT
SHEET 1 OF 5 SHEETS**

DESIGNED	FED. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	18	CM 97(157)	16
DRAWN	STATE	DIST.	COUNTY
	TEXAS	DAL	DALLAS
CHECKED	COMT.	SECT.	JOB
	0918	45	355
			CS



LEGEND	
[Pattern: Dotted]	PROPOSED CONCRETE PAVEMENT
[Pattern: Horizontal lines]	PROPOSED SIDEWALK
[Pattern: Vertical lines]	PROPOSED CONCRETE MEDIAN
[Pattern: Diagonal lines /]	PROPOSED CONCRETE DRIVEWAY
[Pattern: Diagonal lines \]	PROP. ADA RAMP (TYPICAL)



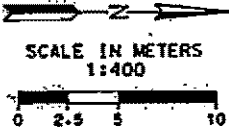
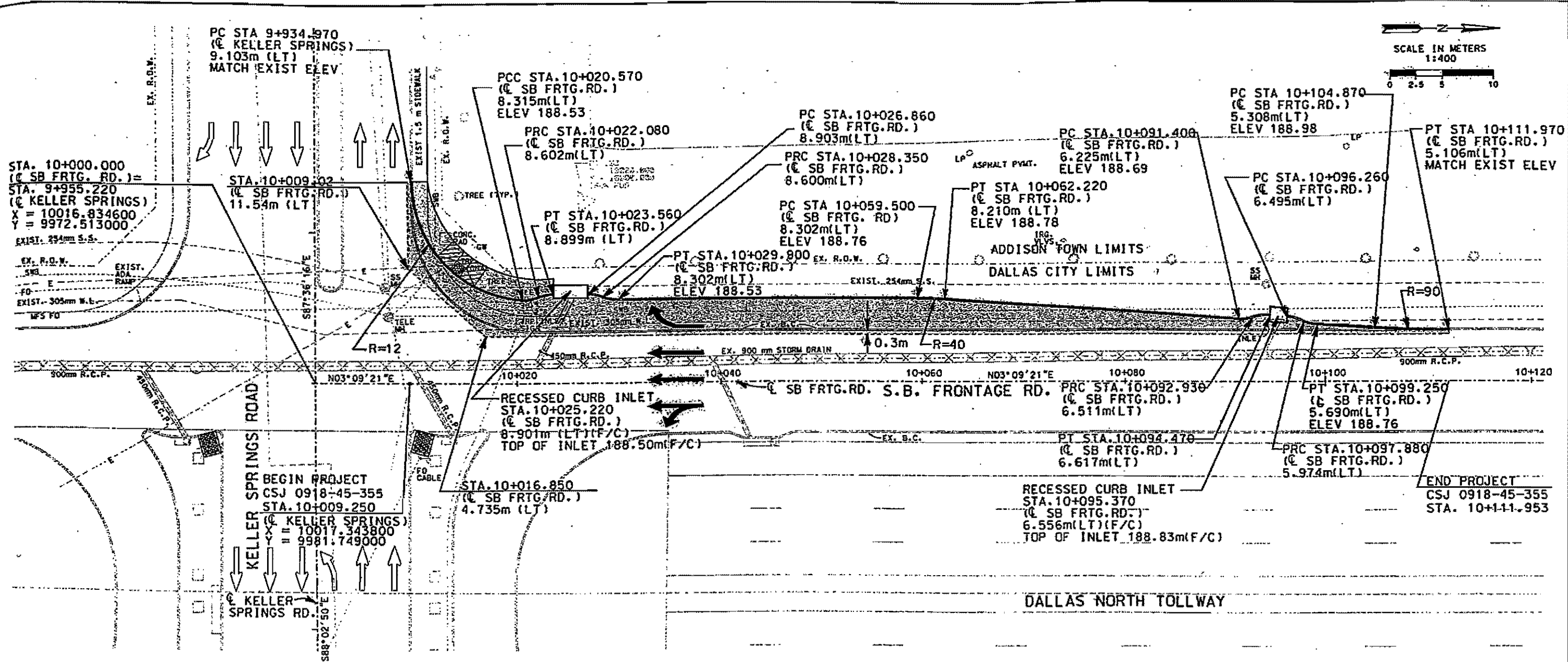
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AT
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18	CM 97(157)		16
COUNTY			
STATE	DIST.	COUNTY	
TEXAS	DAL	DALLAS	
HIGHWAY NO.			
CHECKED	CONT.	SECT.	JOB
0918	45	355	CS



STA. 10+000.000
(C SB FRGTG. RD.)=
STA. 9+955.220
(C KELLER SPRINGS)
X = 10016.834600
Y = 9972.513000

PC STA 9+934.970
(C KELLER SPRINGS)
9.103m (LT)
MATCH EXIST ELEV

STA. 10+009.02
(C SB FRGTG. RD.)
11.54m (LT)

PCC STA. 10+020.570
(C SB FRGTG. RD.)
8.315m (LT)
ELEV 188.53

PRC STA. 10+022.080
(C SB FRGTG. RD.)
8.602m (LT)

PC STA. 10+026.860
(C SB FRGTG. RD.)
8.903m (LT)

PRC STA. 10+028.350
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PC STA 10+104.870
(C SB FRGTG. RD.)
5.308m (LT)
ELEV 188.98

PT STA 10+111.970
(C SB FRGTG. RD.)
5.106m (LT)
MATCH EXIST ELEV

PC STA. 10+096.260
(C SB FRGTG. RD.)
6.495m (LT)

PT STA 10+062.220
(C SB FRGTG. RD.)
8.210m (LT)
ELEV 188.78

PC STA 10+059.500
(C SB FRGTG. RD.)
8.302m (LT)
ELEV 188.76

PT STA. 10+023.560
(C SB FRGTG. RD.)
8.899m (LT)

PT STA. 10+029.800
(C SB FRGTG. RD.)
8.302m (LT)
ELEV 188.53

BEGIN PROJECT
CSJ 0918-45-355
STA. 10+009.250
(C KELLER SPRINGS)
X = 10017.343800
Y = 9981.749000

STA. 10+016.850
(C SB FRGTG. RD.)
4.735m (LT)

RECESSED CURB INLET
STA. 10+025.220
(C SB FRGTG. RD.)
8.901m (LT) (F/C)
TOP OF INLET 188.50m (F/C)

PRC STA. 10+092.930
(C SB FRGTG. RD.)
6.511m (LT)

PT STA. 10+099.250
(C SB FRGTG. RD.)
5.690m (LT)
ELEV 188.76

PT STA. 10+094.470
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6.617m (LT)

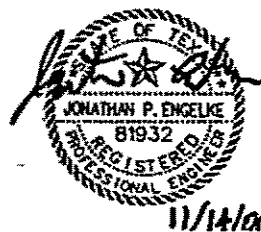
PRC STA. 10+097.880
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5.974m (LT)

RECESSED CURB INLET
STA. 10+095.370
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6.556m (LT) (F/C)
TOP OF INLET 188.83m (F/C)

END PROJECT
CSJ 0918-45-355
STA. 10+111.953

DALLAS NORTH TOLLWAY

LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE MEDIAN
	PROPOSED CONCRETE DRIVEWAY
	PROP. ADA RAMP (TYPICAL)

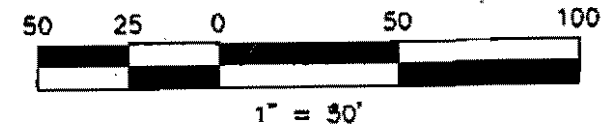


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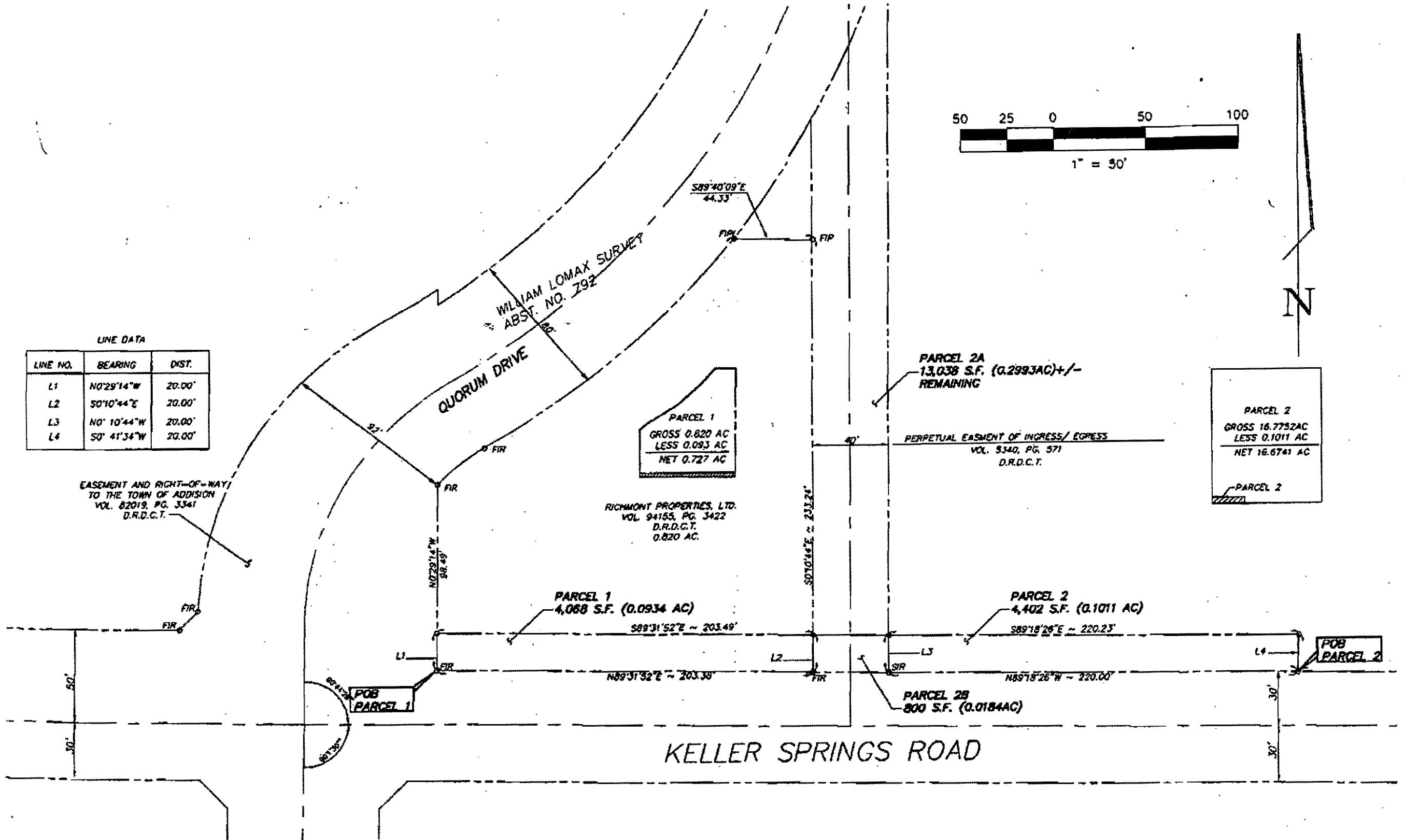
**KELLER SPRINGS ROAD/KNOLL TRAIL
AT
DALLAS NORTH TOLLWAY
INTERSECTION LAYOUT
SHEET 1 OF 5 SHEETS**

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18	CM	97(157)	16
DRAWN	STATE	DIST.	COUNTY
	TEXAS	DAL	DALLAS
CHECKED	CONT.	SECT.	JOB
	0918	45	355
			HIGHWAY NO.
			CS



LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	20.00'
L2	S0°10'44"E	20.00'
L3	N0°10'44"W	20.00'
L4	S0°41'34"W	20.00'



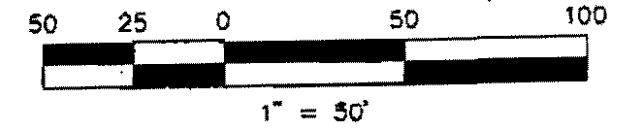
EASEMENT AND RIGHT-OF-WAY
TO THE TOWN OF ADDISON
VOL. 82019, PG. 3341
D.R.D.C.T.

RICHMOND PROPERTIES, LTD.
VOL. 94155, PG. 3422
D.R.D.C.T.
0.820 AC.

PERPETUAL EASEMENT OF INGRESS/ EGRESS
VOL. 5340, PG. 571
D.R.D.C.T.

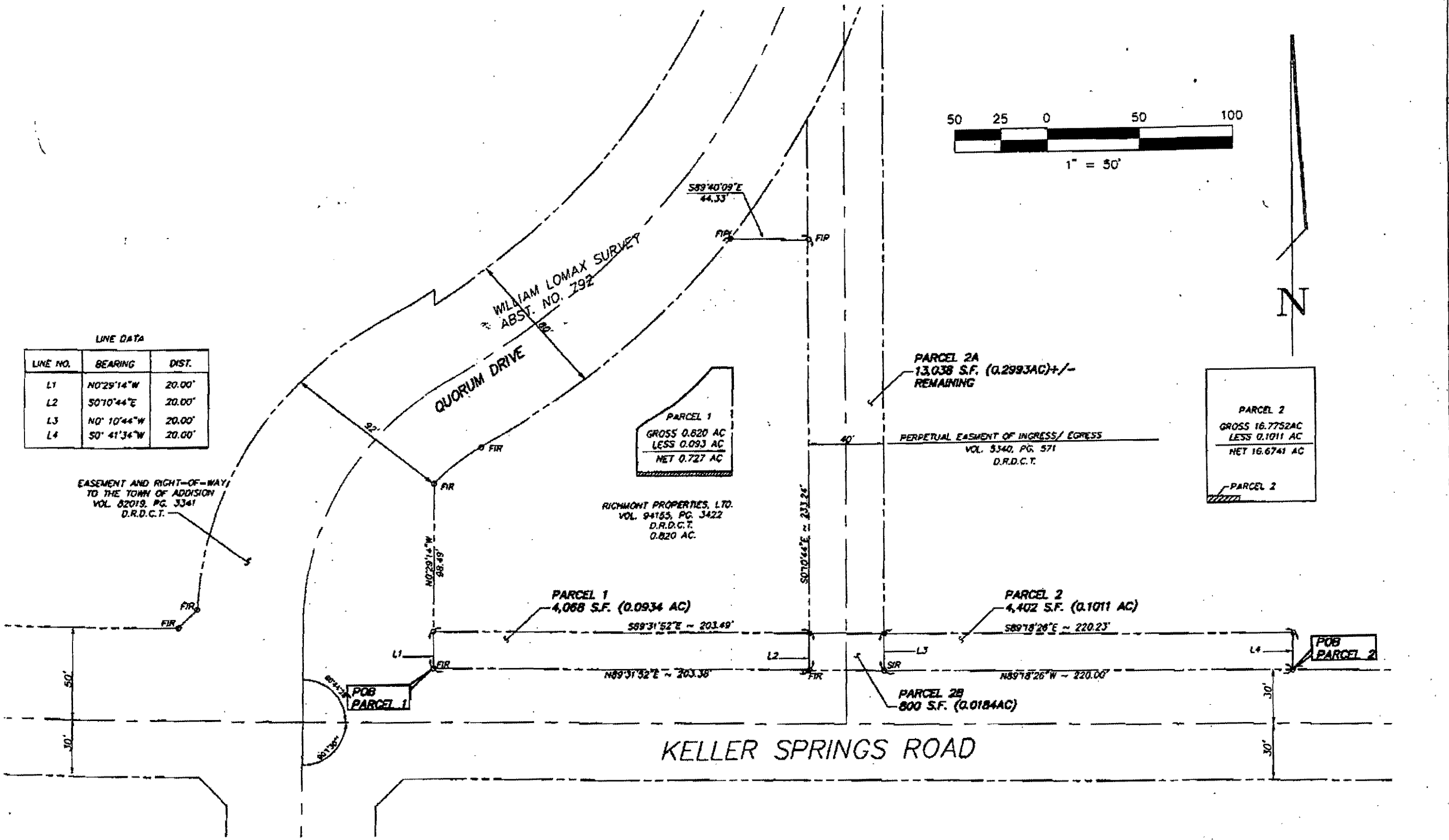
PARCEL 2
GROSS 16.7752 AC
LESS 0.1011 AC
NET 16.6741 AC
PARCEL 2

REVISION BY DATE		DEB DEB JRP DGG	TOWN OF ADDISON	SCALE 1" = 50' DATE SEP 1998	TEAGUE NALL AND PERKINS CONSULTING ENGINEERS 915 Florence Street Fort Worth, Texas 76102 (817) 536-5773	2001 West Irving Blvd. Irving, Texas 75061 (972) 254-1765	This document is for interim review and is not intended for construction, bidding or permit purposes. DELVIN BLACK P.E. Date: 26 SEP 98 Tx. Reg. # 31840	TOWN OF ADDISON KELLER SPRINGS RD./QUORUM DR. INTERSECTION IMPROVEMENTS EXHIBIT A R.O.W. PARCEL 1	SHEET 000 972/1 OF
------------------------	--	--------------------------	------------------------	---------------------------------------	--	---	--	--	--------------------------



LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	20.00'
L2	S0°10'44"E	20.00'
L3	N0°10'44"W	20.00'
L4	S0°41'34"W	20.00'



REVISION BY DATE		DEB DESIGNED DEB CHECKED JRP DATE SEP 1998	TOWN OF ADDISON	SCALE 1" = 50' DATE SEP 1998	TEAGUE NALL AND PERKINS CONSULTING ENGINEERS 815 Florence Street Fort Worth, Texas 76102 (817) 336-5773 2001 West Irving Blvd Irving, Texas 75061 (972) 254-1765	This document is for interim review and is not intended for construction, bidding or permit purposes. DELVIN BLACK P.E. Date: 28 SEP 98 Tx. Reg. # 31840	TOWN OF ADDISON KELLER SPRINGS RD./QUORUM DR. INTERSECTION IMPROVEMENTS EXHIBIT A R.O.W. PARCEL 1	SHEET OF
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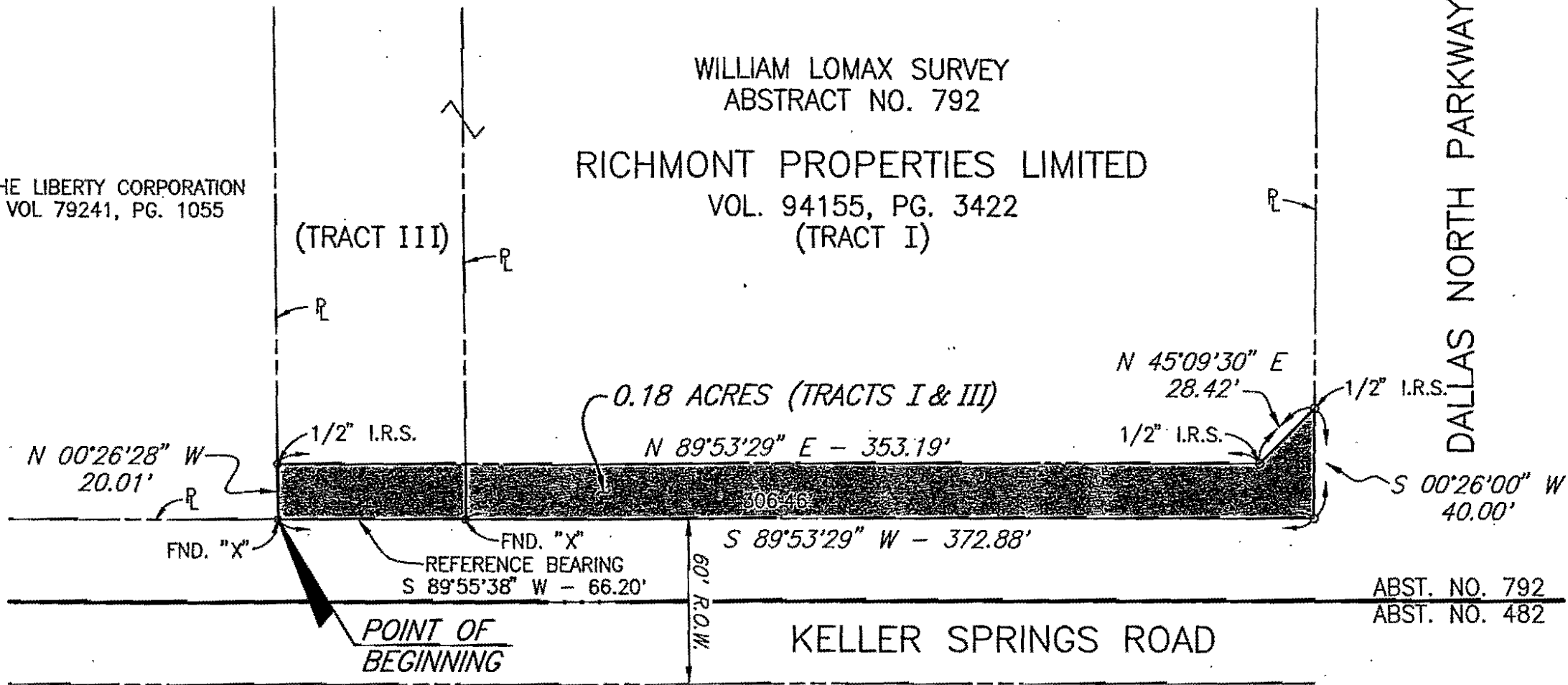
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THE LIBERTY CORPORATION
VOL 79241, PG. 1055

WILLIAM LOMAX SURVEY
ABSTRACT NO. 792

RICHMONT PROPERTIES LIMITED
VOL. 94155, PG. 3422
(TRACT I)

DALLAS NORTH PARKWAY



SCALE: 1"=50'

ABST. NO. 792
ABST. NO. 482

G.W. FISHER SURVEY
ABSTRACT NO. 482



NOTE: A YELLOW PLASTIC CAP STAMPED "BHC"
IDENTIFIES ALL 1/2" IRON RODS SET (I.R.S.)

Ronald V. Conway 1/22/02

TOWN OF ADDISON, TEXAS	
RICHMONT PROPERTIES LIMITED - TRACTS I & III ROAD RIGHT-OF-WAY ACQUISITION	
BIRKHOFF, HENDRICKS & CONWAY, L.L.P. CONSULTING ENGINEERS DALLAS, TEXAS (214) 361-7900	DEC., 2001

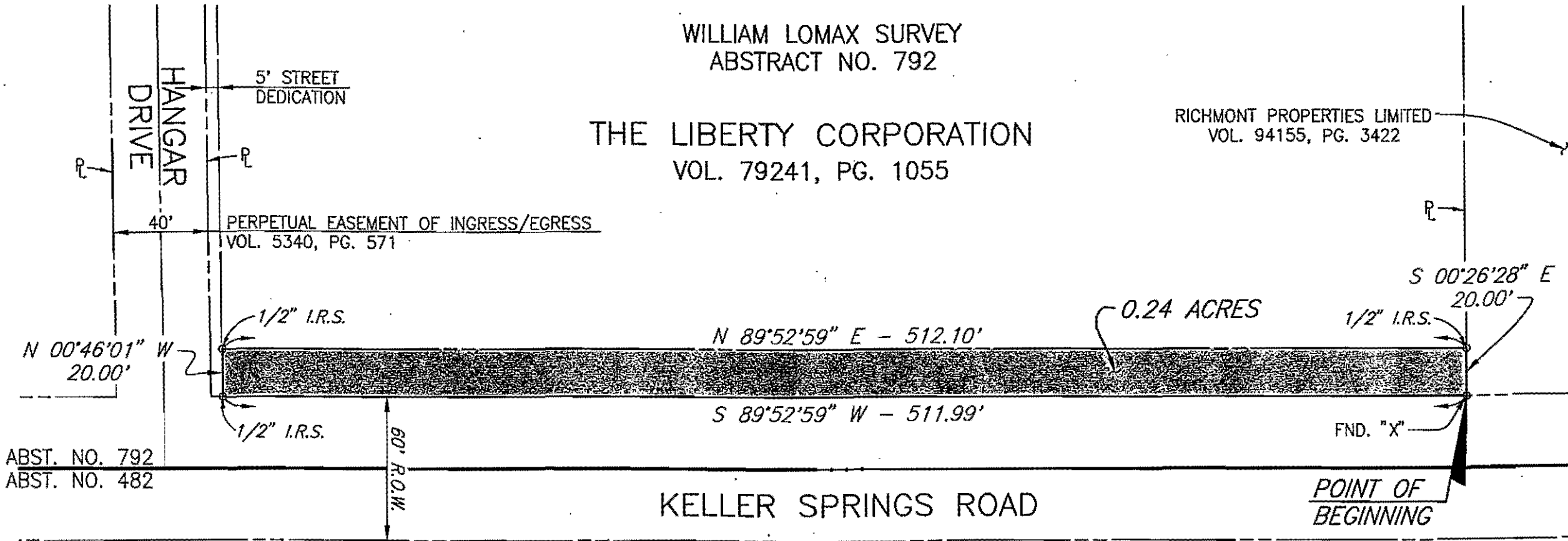
HA\PROJECTS\ADDISON\2001171\PLATS\LIBERTY.DWG

12/21/01 KAB

WILLIAM LOMAX SURVEY
ABSTRACT NO. 792

THE LIBERTY CORPORATION
VOL. 79241, PG. 1055

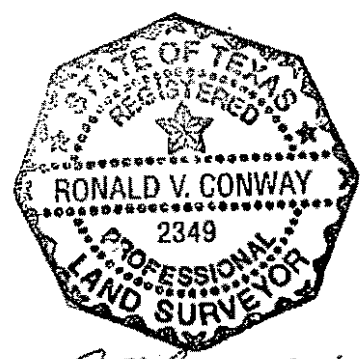
RICHMONT PROPERTIES LIMITED
VOL. 94155, PG. 3422



ABST. NO. 792
ABST. NO. 482

G.W. FISHER SURVEY
ABSTRACT NO. 482

NOTE: A YELLOW PLASTIC CAP STAMPED "BHC"
IDENTIFIES ALL 1/2" IRON RODS SET (I.R.S.)



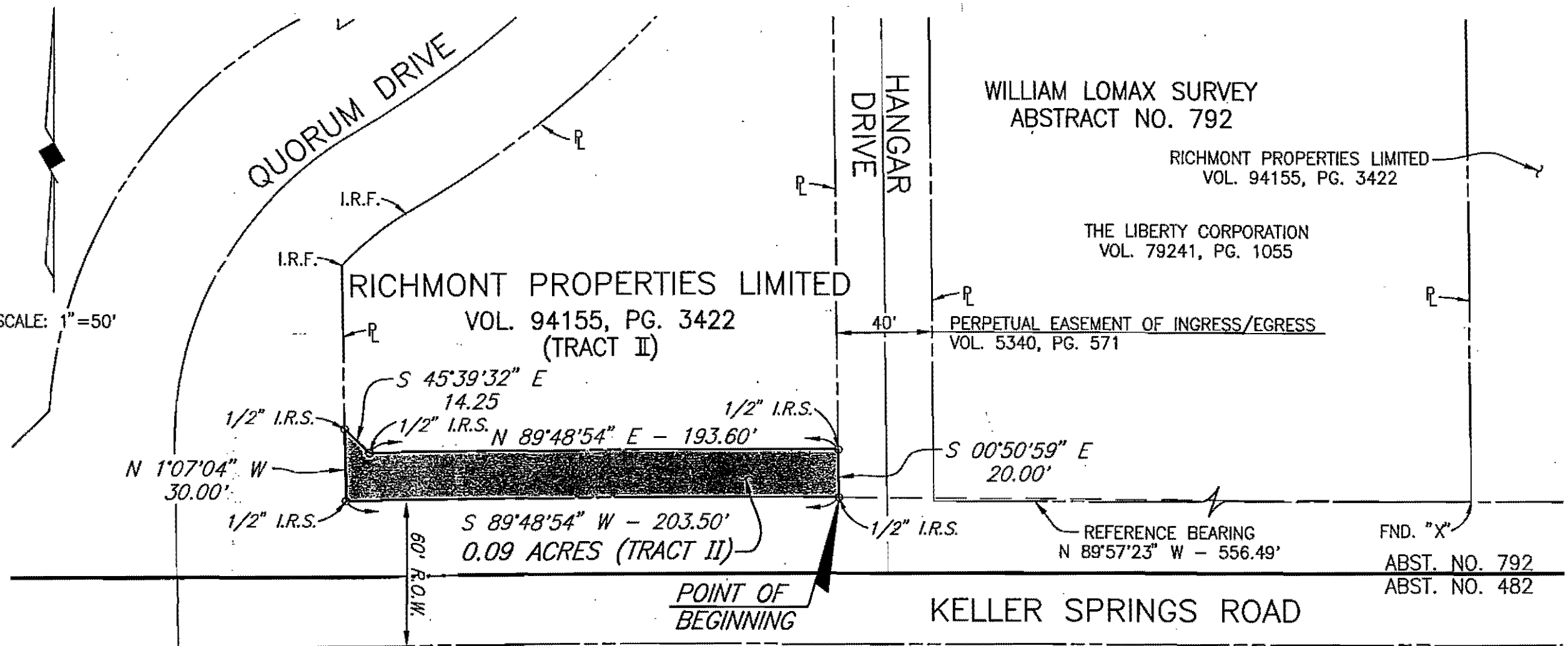
Ronald V. Conway

TOWN OF ADDISON, TEXAS	
THE LIBERTY CORPORATION ROAD RIGHT-OF-WAY ACQUISITION	
BIRKHOFF, HENDRICKS & CONWAY, L.L.P. CONSULTING ENGINEERS DALLAS, TEXAS (214) 361-7900	DEC., 2001

SCALE: 1"=50'

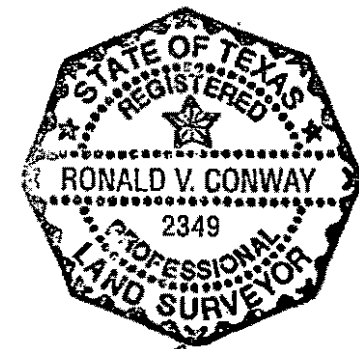
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SCALE: 1"=50'



NOTE: A YELLOW PLASTIC CAP STAMPED "BHC" IDENTIFIES ALL 1/2" IRON RODS SET (I.R.S.)

G.W. FISHER SURVEY
ABSTRACT NO. 482

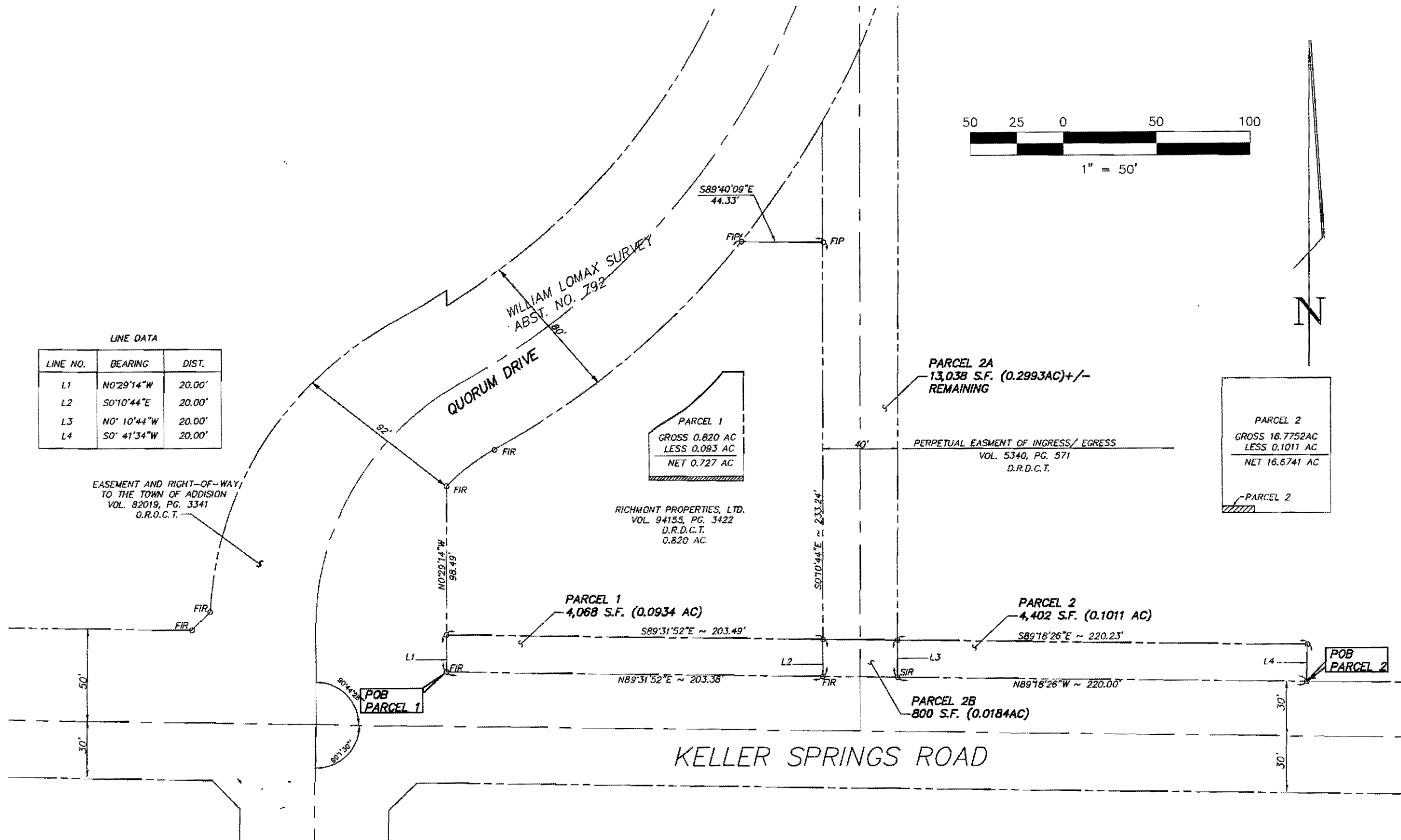
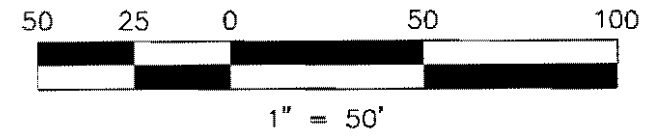


Ronald V. Conway 1/22/02

TOWN OF ADDISON, TEXAS	
RICHMONT PROPERTIES LIMITED - TRACT II ROAD RIGHT-OF-WAY ACQUISITION	
BIRKHOFF, HENDRICKS & CONWAY, LLP. CONSULTING ENGINEERS DALLAS, TEXAS (214) 361-7900	JAN., 2002

LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	20.00'
L2	S0°10'44"E	20.00'
L3	N0°10'44"W	20.00'
L4	S0°41'34"W	20.00'



EASEMENT AND RIGHT-OF-WAY TO THE TOWN OF ADDISON VOL. 82019, PG. 3341 O.R.O.C.T.

RICHMONT PROPERTIES, LTD. VOL. 94155, PG. 3422 D.R.D.C.T. 0.820 AC.

PARCEL 2A 13,038 S.F. (0.2993AC) +/- REMAINING

PARCEL 2 GROSS 16.7752 AC LESS 0.1011 AC NET 16.6741 AC

PARCEL 1 4,068 S.F. (0.0934 AC)

PARCEL 2 4,402 S.F. (0.1011 AC)

PARCEL 2B 800 S.F. (0.0184AC)

POB PARCEL 1

POB PARCEL 2

KELLER SPRINGS ROAD

NO.	REVISION	BY	DATE

DESIGNED
DEB
DRAWN
JRP
CHECKED

TOWN OF ADDISON

SCALE
HORIZ
1" = 50'
VERT
N/A
DATE
SEP 1998

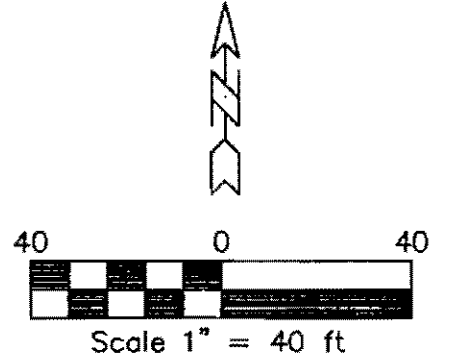
TEAGUE NALL AND PERKINS
CONSULTING ENGINEERS
915 Florence Street Fort Worth, Texas 76102 (817) 336-5773
2001 West Irving Blvd. Irving, Texas 75061 (972) 254-1765

This document is for interim review and is not intended for construction, bidding or permit purposes.
DELVIN BLACK P.E. Date: 28 SEP 98
Tx. Reg. # 31640

TOWN OF ADDISON
KELLER SPRINGS RD./QUORUM DR.
INTERSECTION IMPROVEMENTS
EXHIBIT A
R.O.W. PARCEL 1

PROJECT NO. ADD 97277
SHEET
OF

PARCEL 1
 GROSS 0.820 AC
 LESS 0.058 AC
 NET 0.762 AC



LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	12.35'
L2	S0°10'44"E	12.35'
L3	N0°10'44"W	12.35'

EASEMENT AND RIGHT-OF-WAY
 TO THE TOWN OF ADDISON
 VOL. 82019, PG. 3341
 D.R.D.C.T.

WILLIAM LOMAX SURVEY
 ABST. NO. 792

PERPETUAL EASEMENT OF INGRESS/ EGRESS
 VOL. 5340, PG. 571
 D.R.D.C.T.

RICHMOND PROPERTIES, LTD.
 VOL. 94155, PG. 3422
 D.R.D.C.T.
 0.820 AC.

PARCEL 1
 2,512 S.F. (0.0577 AC)

PARCEL 2
 1,358 S.F. (0.0312 AC)

KELLER SPRINGS ROAD

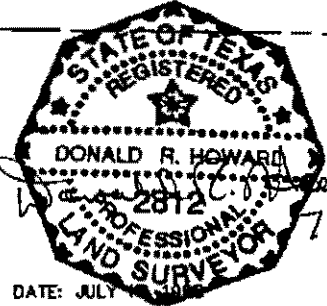
QUORUM DRIVE

POB PARCEL 1

- LEGEND
- Ⓜ FIP FOUND IRON PIPE
 - Ⓜ FIR FOUND IRON ROD
 - Ⓞ SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED DTE

DALTECH
ENGINEERING, INC.

17311 DALLAS PKWY., SUITE 200
 DALLAS, TEXAS 75248
 PHONE: (972)250-2727
 FAX: (972) 250-4774

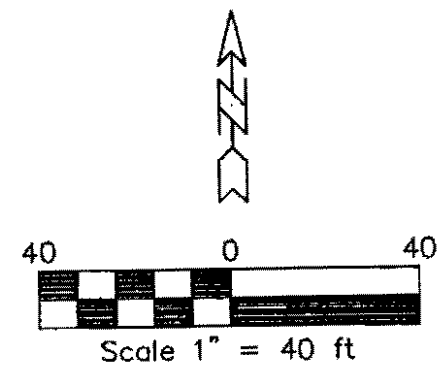


DATE: JULY 13, 1998 JOB NO. 9822

EXHIBIT A
 PARCEL 1 PLAT
 KELLER SPRINGS AT
 QUORUM DRIVE

C:\9822\9822PARC\PARCEL1.DWG JULY 13, 1998

PARCEL 1
GROSS 0.820 AC
LESS 0.058 AC
NET 0.762 AC



LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	12.35'
L2	S0°10'44"E	12.35'
L3	N0°10'44"W	12.35'

EASEMENT AND RIGHT-OF-WAY
TO THE TOWN OF ADDISON
VOL. 82019, PG. 3341
D.R.D.C.T.

WILLIAM LOMAX SURVEY
ABST. NO. 792

PERPETUAL EASEMENT OF INGRESS/ EGRESS
VOL. 5340, PG. 571
D.R.D.C.T.

RICHMOND PROPERTIES, LTD.
VOL. 94155, PG. 3422
D.R.D.C.T.
0.820 AC.

PARCEL 1
2,512 S.F. (0.0577 AC)

PARCEL 2
1,358 S.F. (0.0312 AC)

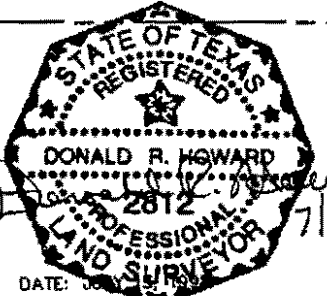
KELLER SPRINGS ROAD

QUORUM DRIVE

POB
PARCEL 1

- LEGEND
- Ⓟ FIP FOUND IRON PIPE
 - Ⓡ FIR FOUND IRON ROD
 - ⊙ SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED DTE

DALTECH
ENGINEERING, INC.
17311 DALLAS PKWY., SUITE 208
DALLAS, TEXAS 75248
PHONE: (972)250-2727
FAX: (972) 250-4774



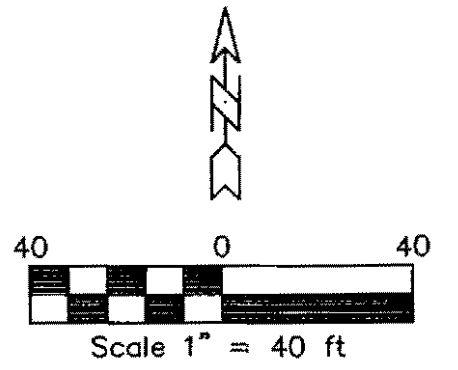
Donald R. Howard
7/13/98

EXHIBIT A
PARCEL 1 PLAT
KELLER SPRINGS AT
QUORUM DRIVE

C:\9822\9822PARC\PARCEL1.DWG JULY 13, 1998

DATE: 7/13/98 JOB NO. 9822

PARCEL 1
 GROSS 0.820 AC
 LESS 0.058 AC
 NET 0.762 AC



LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	12.35'
L2	S0°10'44"E	12.35'
L3	N0°10'44"W	12.35'

EASEMENT AND RIGHT-OF-WAY
 TO THE TOWN OF ADDISON
 VOL. 82019, PG. 3341
 D.R.D.C.T.

WILLIAM LOMAX SURVEY
 ABST. NO. 792

PERPETUAL EASEMENT OF INGRESS/ EGRESS
 VOL. 5340, PG. 571
 D.R.D.C.T.

RICHMOND PROPERTIES, LTD.
 VOL. 94155, PG. 3422
 D.R.D.C.T.
 0.820 AC.

PARCEL 1
 2,512 S.F. (0.0577 AC)

PARCEL 2
 1,358 S.F. (0.0312 AC)

KELLER SPRINGS ROAD

POB
 PARCEL 1

- LEGEND
- Ⓜ FIP FOUND IRON PIPE
 - Ⓜ FIR FOUND IRON ROD
 - Ⓞ SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED DTE

DAL-TECH
 ENGINEERING, INC.

17311 DALLAS PKWY., SUITE 200
 DALLAS, TEXAS 75248
 PHONE: (972)250-2727
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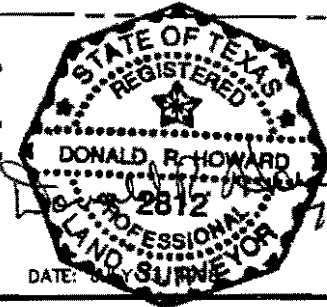


EXHIBIT A
 PARCEL 1 PLAT
 KELLER SPRINGS AT
 QUORUM DRIVE

C:\9822\9822PARC\PARCEL1.DWG JULY 13, 1998

D. E. ROSS

VICTOR C. BILBO JR.

VICTOR C. BILBO JR.

MINNIE H. PARKER

BOURGEOIS CONST. CO. &
PAUL ROBINSON

PAUL ROBINSON &
RONALD BOURGEOIS

(NOT DEDICATED)

1248.66'

NORTH

HANGER

20' BUILDING LINE

WILLIAM LOMAX SURVEY
ABSTRACT 792

UNITED FIDELITY OFFICE PARK
16.775 AC.

LESS 0.143 AC. STREET DEDICATION

UNDERWOOD FINANCIAL
CORP.

1248.11'

S 0° 12' W

N 89° 21' W 583.19'

578.19'

POINT OF BEGINNING

306.36'

POINT OF COMMENCING

WILLIAM LOMAX SURVEY ABSTRACT 792

A. J. CLARK SURVEY ABSTRACT 360

DALLAS NORTH PARKWAY

KELLER

SPRINGS

ROAD

AD

LIAM LOMAX SURVEY ABSTRACT 792

FISHER SURVEY ABSTRACT 482

INC.

EX. R.O.W.

15.70m

28.35m

12.65m

EXIST 1.5m SIDEWALK

EX. R.O.W.



6.7m

TREE (TYP.)

R=9.0m

CONC. PAD

GW

PROP. ADA RAMP

PROP. 1.5m SW

RELOCA TELE.

RELOCA TRF. S

TREE

TELE. PED.

TRF. SIGN

EXIST. S

REL

STA. 10+000.00 C SOUTH BOUND FRONTAGE RD.

STA. 10+000.00 C KELLER SPRINGS

S87°36'16"E

E

SS MH

TELE MH

INLET

450mm R.C.P.

990mm R.C.P.

450mm R.C.P.

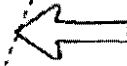
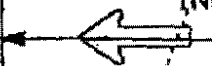
N03°09'21"E

PRINGS ROAD

STA. 10+009.250
BEGIN PROJECT
CSJ 0918-45-355

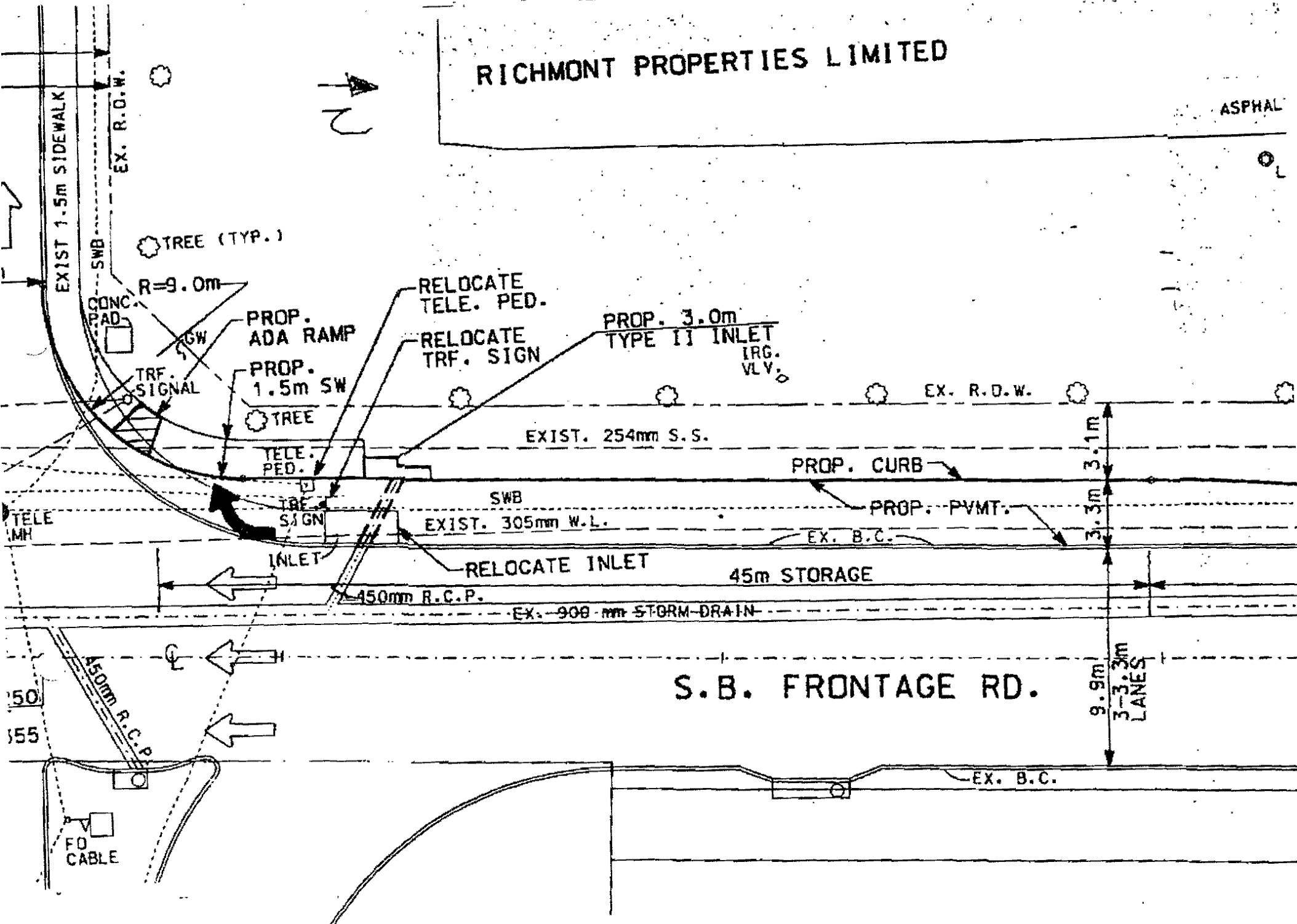
450mm R.C.P.

FO CABLE



RICHMONT PROPERTIES LIMITED

ASPHAL



ASPHALT PVMT.

OLP

LP



PROP. 3.0M
TYPE II INLET

SS
MH

INLET

RELOCATE
INLET

IRC
VLVS.

R=115m

55m TRANSITION

N03° 09' 21" E

R=230m

E 171071

10+100

E 916

9.9m
3-3.1
LANES

3.1m 3.3m 3.3m

Hangar Road
RIGHT-OF-WAY DEDICATION

Map 3
DEED RECORD

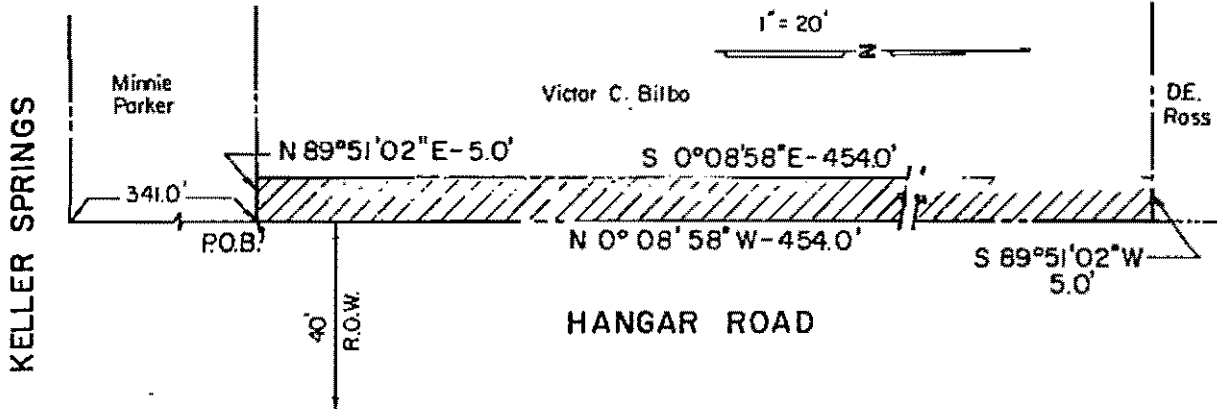
THE STATE OF TEXAS
COUNTY OF DALLAS
CITY OF ADDISON

KNOW ALL MEN BY THESE PRESENTS:

1269

3.00 DEED
0 2 01/28/82

THAT the undersigned, VICTOR C. BILBO, JR., hereinafter called "Grantor," for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to THE CITY OF ADDISON, TEXAS, hereinafter called "Grantee," right-of-way for the purpose of constructing, operating and maintaining a Public Road and Utilities over and across Grantor's land located on the West side of the existing R.O.W. line of Hangar Road, City of Addison, Dallas County, Texas, and described as follows:



Liberty Corp.

BEING a tract of land situated in the WILLIAM LOMAX SURVEY, ABSTRACT 792, and being more particularly described as follows:

COMMENCING at the intersection point of the North R.O.W. line of Keller Springs Road and the West R.O.W. line of Hangar Road (40' R.O.W.); THENCE, N 0°08'58" W, along said West R.O.W. a distance of 341.0 ft. to the Point of Beginning; THENCE, continue N 0°08'58" W, along said West R.O.W. 454.0 ft. to a point; THENCE, S 89°51'02" W, 5.0 ft. to a point; THENCE, S 0°08'58" E, 454.0 ft. to a point; THENCE, N 89°51'02" E, 5.0 ft. to the Point Of Beginning, containing 0.052 Acres (2,270.0 s.f.) more or less, and describing the parcel for R.O.W. dedication.

TO HAVE AND TO HOLD the above described right-of-way and all rights unto the said City of Addison, Texas, its successors and assigns, forever.

AND Grantor does hereby bind self, heirs and legal representatives, to warrant and forever defend all and singular and above described right-of-way and all right unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 4th day of March, 1981.

GRANTOR:
V.C. Bilbo, Jr.
82019 3321

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared V.C. Bilbo, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed and same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this 4 day of March, 1981.

Therelle A. [Signature]
Notary Public in and for
Dallas County

FILED
L. E. Mandel
COUNTY CLERK
DALLAS COUNTY

'82 JAN 27 PM 3 39

82019 3322

COUNTY CLERK, Dallas County, Texas

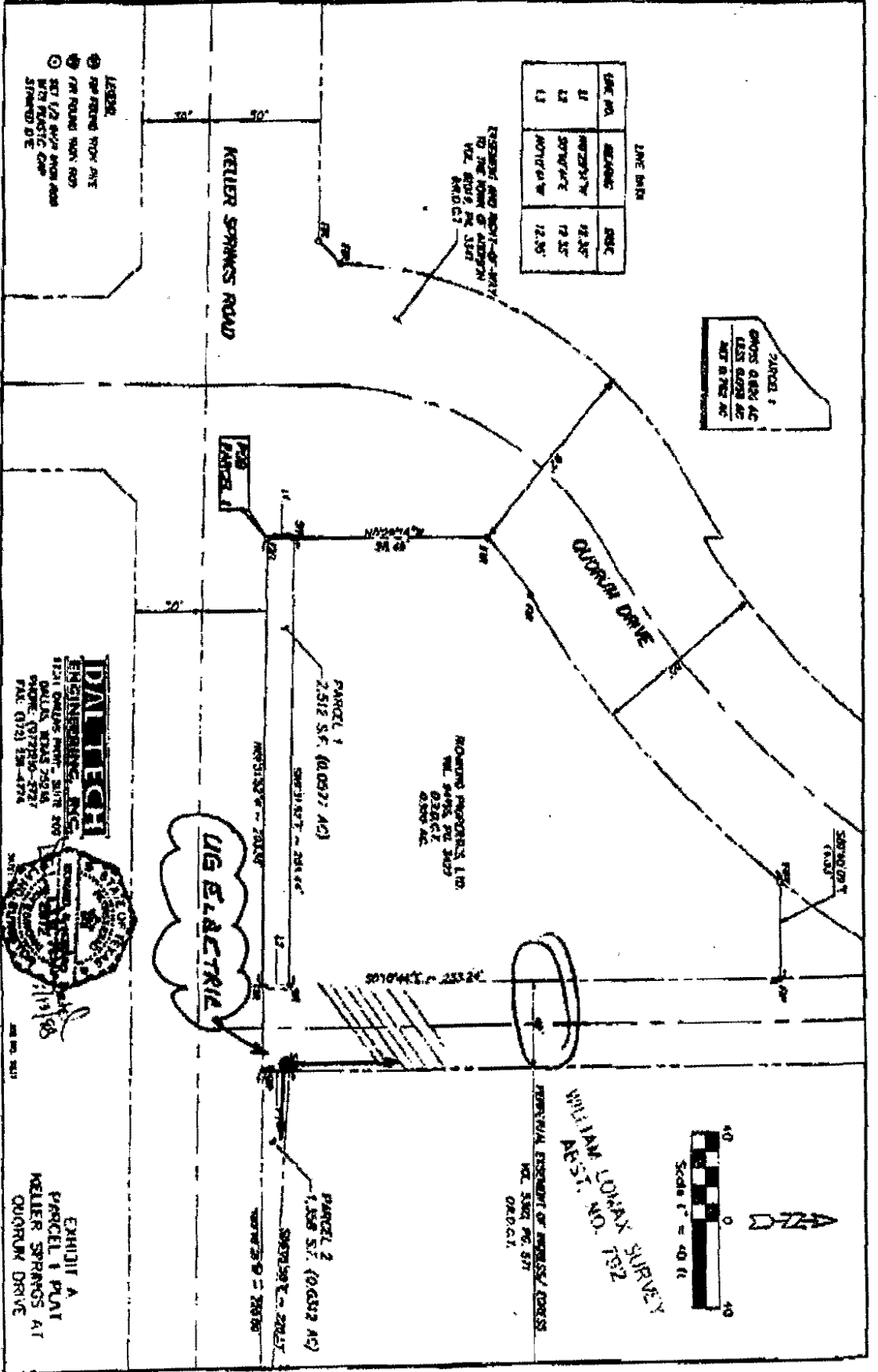
L. E. Mandel

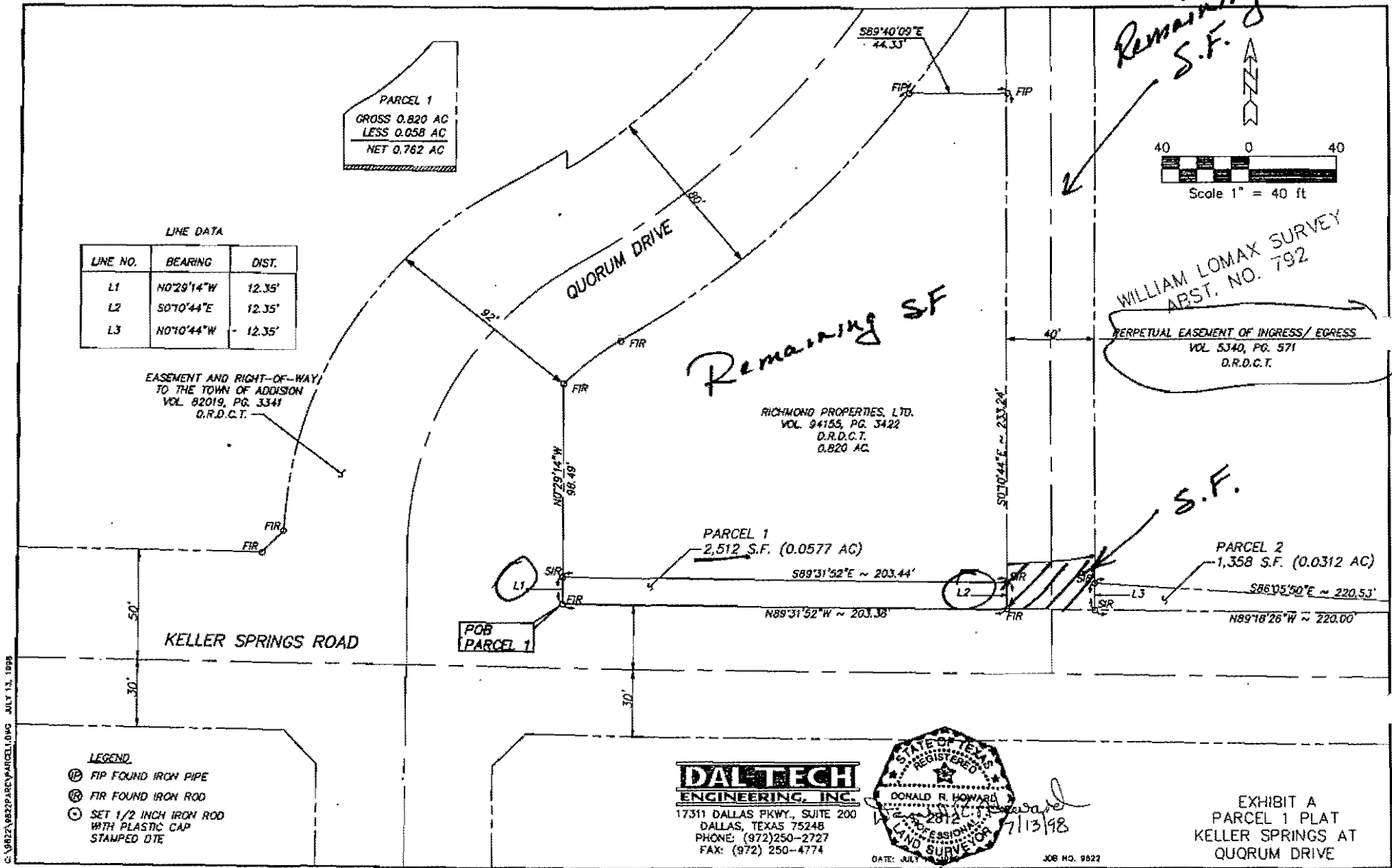


JAN 28 1982

COUNTY OF TEXAS
I hereby certify that this instrument was filed on this
date and hour stamped hereon by me and was duly
recorded in the volume and page of the record books
of Dallas County, Texas as stamped hereon by me.

*City of Lewisville
P.O. Box 144
Address TX 75061*

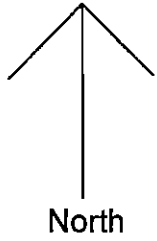




Please create 1 additional exhibit that increases the length of L1 & L2 to 20 feet. Also, please show the ~~2~~ perpetual easement tract minus a 20' width for R.O.W. Indicate areas for each.

Keller Springs at DNT Right of Way Discussion

4-30-02



Total Right of Way Cost
\$164,000
(Estimated ROW Cost \$25.00/Sq. Ft.)

20' x 20' Traingle
Needed For
CMAQ
200 Square Feet
\$5000



20 feet N-S 288 feet E-W
for Town of Addison Keller
Springs Road
5,760 Square Feet
\$144,000

20 feet N-S by 30 feet E-W
Needed to support CMAQ
Acquisition
600 Square Feet
\$15,000

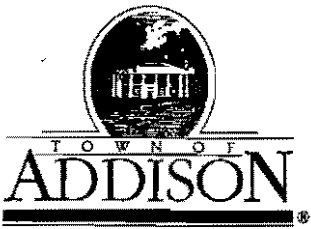
Richmont
Met with John Hill & S. Chutekhan
4-24-02

40' strip is partially owned by
Ravello Keller, et al. Perpetual easement
to acquire & agree to owned by Wirt Davis II

Pat Hargrath has contacted Wirt Davis II and
asked for dedication to the town. What
wants \$5,000.

John H. states that if we get the
perpetual easement, we could dedicate
it to Richmont, but not properly 1/2
of Richmont (20') and 1/2 of the
Library Corp (20'). Don 5' Street
dedication could go back to Library.

John Hill will contact Mike Gibson
@ Mary Kay/Richmont and ask if we
dedicate the perpetual easement to them
~~then~~ would they dedicate what we want to



Public Works / Engineering
 16801 Westgrove • P.O. Box 9010
 Addison, Texas 75001
 Telephone: (972) 450-2871 • Fax: (972) 450-2837

LETTER OF TRANSMITTAL

DATE	3-27-02	JOB NO.
ATTENTION		
RE:	Wirt Davis II Dedication	

TO Pat Haggerty
Campbell &

GENTLEMAN:

WE ARE SENDING YOU

- | | | |
|---|--|---|
| <input type="checkbox"/> Shop Drawings | <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Under separate cover via _____ the following items: |
| <input type="checkbox"/> Copy of letter | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Plans <input type="checkbox"/> Samples <input type="checkbox"/> Specifications |
| | <input type="checkbox"/> Change order | <input type="checkbox"/> _____ |

COPIES	DATE	NO.	DESCRIPTION
1			Final Plat, United Fidelity Office Park

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19_____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS Please see if you can locate Wirt Davis II
and request him to dedicate the 40' ingress
& egress easement to the Town of Addison
Thanks,

COPY TO _____

SIGNED: Jim Lewis

If enclosures are not as noted, please notify us at once.

John Redding
Mayor, City of Addison

May 27, 1980
Date

The undersigned, the City Secretary of the City of Addison, Texas, hereby certifies that the foregoing final plat of the Subdivision or Addition to the City of Addison submitted to the City Council on the 27 day of May, 1980, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS my hand this 25 day of June, 1980.

Jacque Sharp
City Secretary

**FINAL PLAT
UNITED FIDELITY OFFICE PARK
ADDISON, TEXAS**

**LIBERTY CORPORATION
2000 WADE HAMPTON BLVD
PH. (803) 268-8412
GREENVILLE, SOUTH CAROLINA 29602**

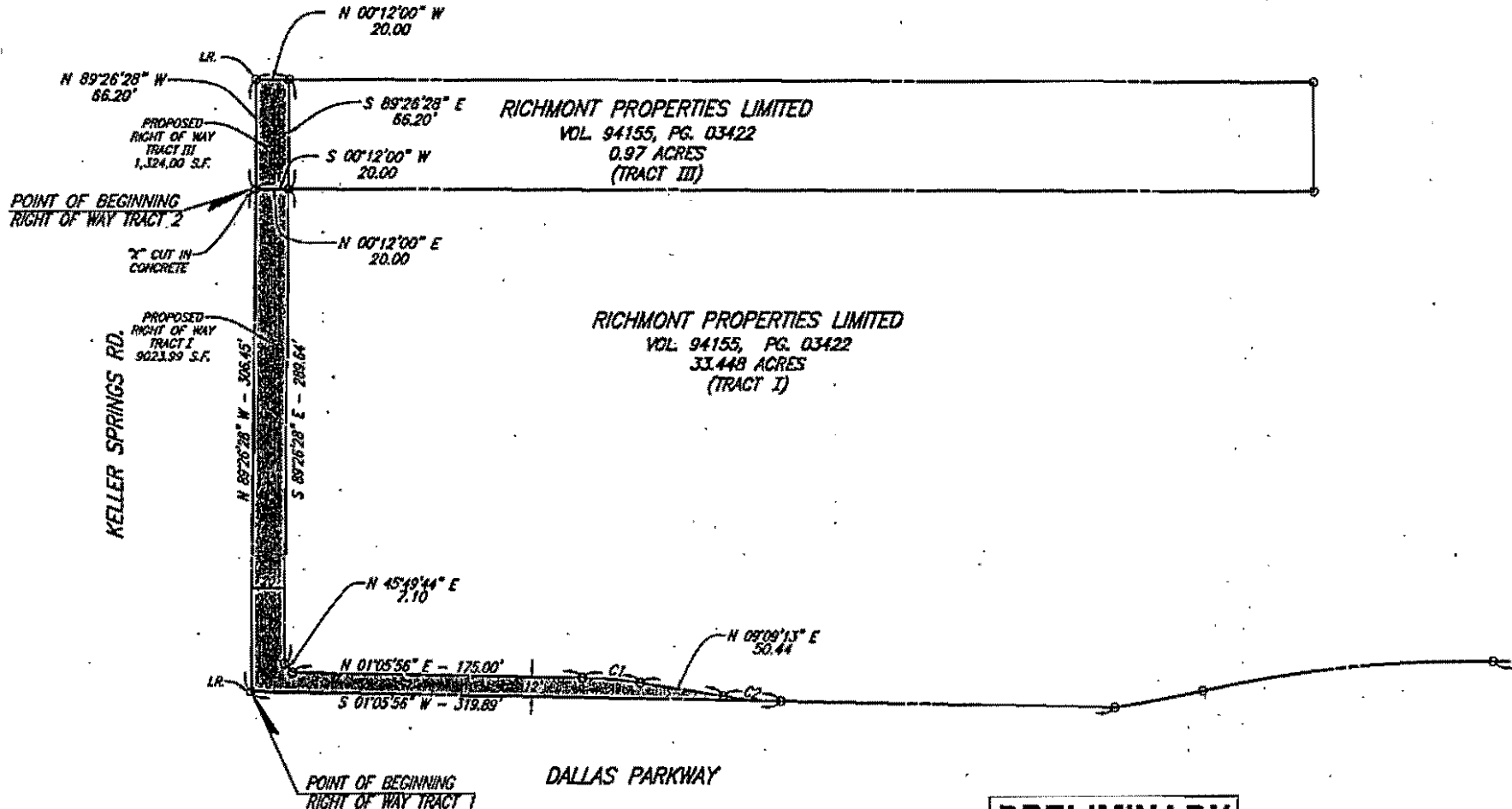
**RICHARD PIERCE ASSOCIATES, INC.
CONSULTING ENGINEERS
3627 HOWELL SUITE 246
PH. 521-2961
DALLAS, TEXAS 75204**

MAY 1980

80 JUN 18 PM 2:34

CLERK
RECORDS

WILLIAM LOMAX SURVEY
 ABSTRACT No. 792
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS



PRELIMINARY

CURVE CHART

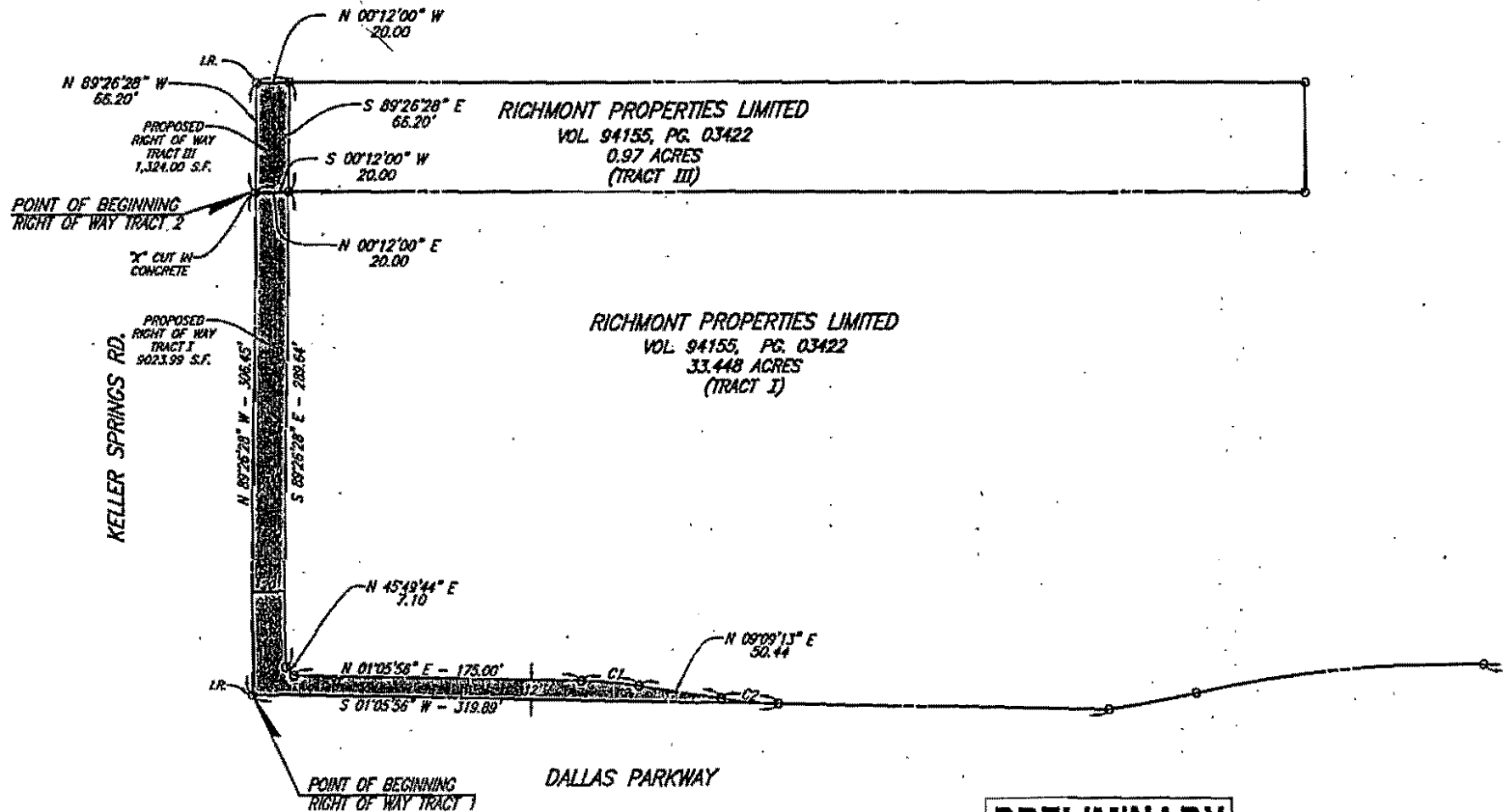
CURVE	CENTRAL ANGLE	RADIUS (FT.)	TANGENT (FT.)	LENGTH (FT.)	CHORD BEARING
C1	08°03'17"	250.00	17.60	35.15	N 05°07'35" E
C2	08°03'17"	250.00	17.60	35.15	N 05°07'35" E

TOWN OF ADDISON, TEXAS
 RICHMONT PROPERTIES LTD.
 RIGHT OF WAY PLAT

SHIMEK, JACOBS & FINKLEA, L.L.P.
 CONSULTING ENGINEERS

SEPT., 1998

WILLIAM LOMAX SURVEY
 ABSTRACT No. 792
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS



KELLER SPRINGS RD.

DALLAS PARKWAY

PRELIMINARY

CURVE CHART

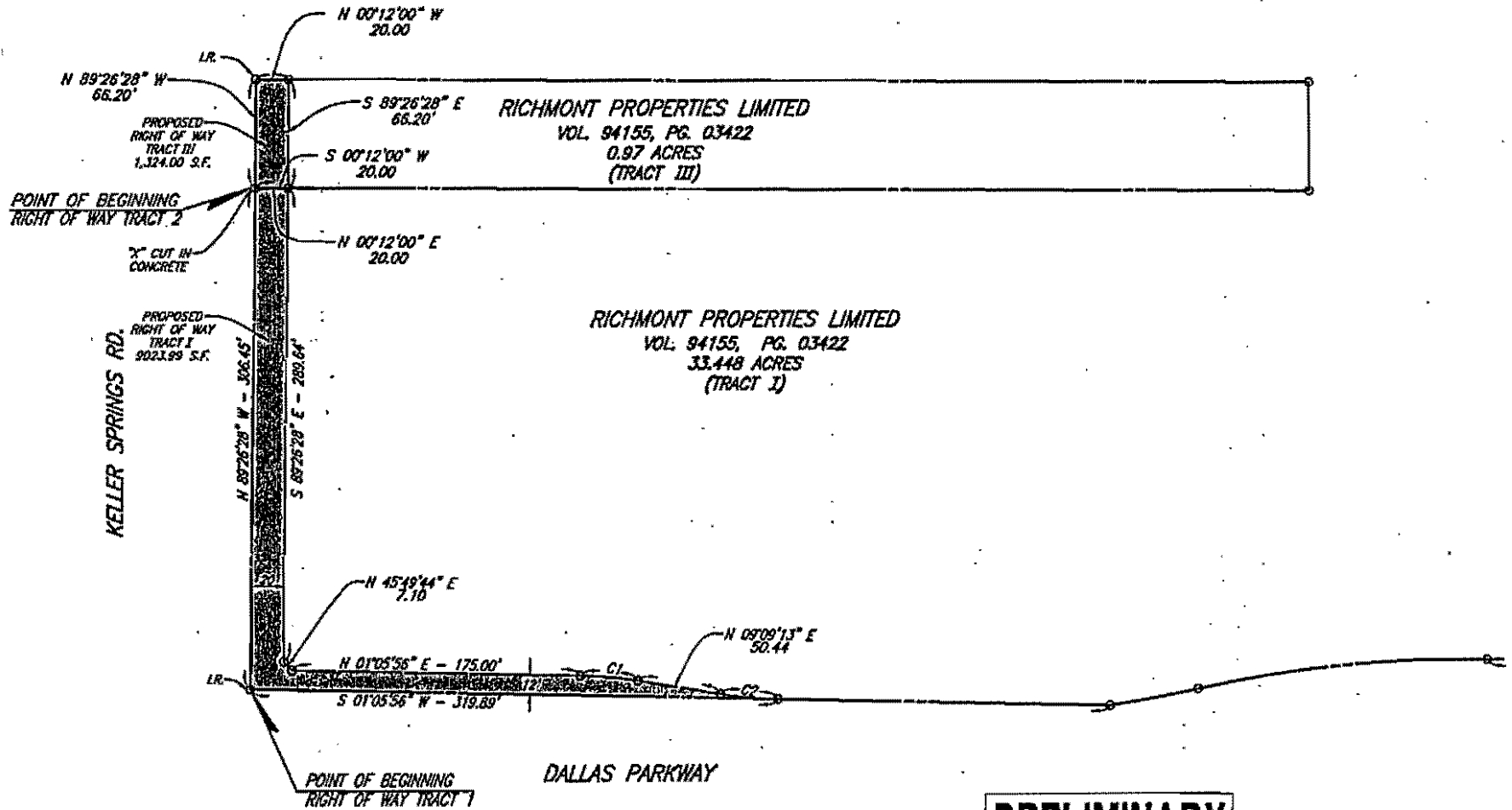
CURVE	CENTRAL ANGLE	RADIUS (FT.)	TANGENT (FT.)	LENGTH (FT.)	CHORD BEARING
C1	08°03'17"	250.00	17.60	33.15	N 05°07'35" E
C2	08°03'17"	250.00	17.60	33.15	N 05°07'35" E

TOWN OF ADDISON, TEXAS
 RICHMONT PROPERTIES LTD.
 RIGHT OF WAY PLAT

SHIMEK, JACOBS & FINKLEA, L.L.P.
 CONSULTING ENGINEERS

SEPT., 1998

WILLIAM LOMAX SURVEY
 ABSTRACT No. 792
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS



RICHMONT PROPERTIES LIMITED
 VOL. 94155, PG. 03422
 0.97 ACRES
 (TRACT III)

RICHMONT PROPERTIES LIMITED
 VOL. 94155, PG. 03422
 33.448 ACRES
 (TRACT I)

PRELIMINARY

CURVE CHART

CURVE	CENTRAL ANGLE	RADIUS (FT.)	TANGENT (FT.)	LENGTH (FT.)	CHORD BEARING
C1	08°03'17"	250.00	17.80	35.15	N 05°07'35" E
C2	08°03'17"	250.00	17.80	35.15	N 05°07'35" E

TOWN OF ADDISON, TEXAS
 RICHMONT PROPERTIES LTD.
 RIGHT OF WAY PLAT

SHIMEK, JACOBS & FINKLEA, L.L.P.
 CONSULTING ENGINEERS

SEPT., 1998

WIRT DAVIS II

N

SW cor. TRACT NO. 2
MARCELLUS KELLER TO
WIRT DAVIS II
VOL. 5340, p. 571 CHUKAR DEV. CO.

NW cor. 16.851 AC TRACT
UNDERWOOD FINANCIAL CORP.
TO THE LINCOLN CO.,
VOL. 76101, p. 0558.

0.275 AC

Curve Data

$\Delta = 14^{\circ} 36' 18''$
 $R = 465.0'$
 $L = 118.53'$

HANGAR ROAD
(perpetual easement)

VOL. 5340, p. 571

P.O.B.

LINCOLN COMPANY
to
LIBERTY CORP.
VOL. 79241
p. 1055 - 1058

PREVIOUS 5'
STREET DEDICATION

PROPOSED
QUORUM DRIVE
60' R.O.W.

KELLER SPRINGS

60'
R.O.W.

CITY OF ADDISON
DALLAS COUNTY, TEXAS
WILLIAM LOMAX SURVEY
ABSTRACT 792

LIBERTY CORPORATION
(UNION FIDELITY OFFICE PARK)

GINN, INC., Consulting Engineers, Dallas, Texas

Exhibit - A
Date: June, 1982

Scale: 1" = 50'

RIGHT-OF-WAY DEDICATION

THE STATE OF TEXAS
COUNTY OF DALLAS
CITY OF ADDISON

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, LIBERTY CORPORATION, hereinafter called "Grantor", for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to THE CITY OF ADDISON, TEXAS, hereinafter called "Grantee", right-of-way for the purposes of constructing, operating and maintaining a Public Road and Utilities over and across Grantor's land located along the East side of the existing right-of-way of Hangar Road, City of Addison, Dallas County, Texas, and being described as follows:

BEING a tract of land situated in the William Lomax Survey, Abstract No. 792, City of Addison, Dallas County, Texas, and being part of a 16.775 Acre tract of land conveyed to the Liberty Corporation by The Lincoln Company as recorded in Volume 79241, pages 1055-1058, Dallas County Deed Records and being more particularly described as follows:

COMMENCING at the intersection of the North R.O.W. line of Keller Springs Road (a 60' ROW) and the East R.O.W. line of Hangar Road, a 40-ft. wide perpetual easement for ingress/egress as described in Volume 5340, page 571, Deed Records;

THENCE, Easterly along the North R.O.W. of Keller Springs Road, a distance of 5.0 ft. to a point; said point being on a previously dedicated 5-ft. strip for street widening;

THENCE, in a Northerly direction 5' East of and parallel to the East R.O.W. line of Hangar Road, and along said 5-ft. strip for widening a distance of 410.67 ft. to the Point Of Beginning;

THENCE, continue Northerly along said East line of the previously 5' dedicated strip for widening a distance of 837.93 ft. to a point; said point being 5.0 ft. East of the Southwest corner of Tract No. 2 as described in Volume 5340, page 571, Dallas County Deed Records and being part of a 50 Acre tract of land conveyed by Geo. Keller et. al., to W. H. Keller, Volume 534, Page 360 (Oct. 26, 1911), and said point also being the Northwest corner of a tract of land described as a 16.851 Acre tract conveyed to The Lincoln Company of Dallas County, Texas, by Underwood Financial Corporation as recorded in Volume 76101, page 0558, Dallas County Deed Records;

THENCE, Easterly with the North line of said Lincoln Company property a distance of 15.0 ft. to a point;

THENCE, Southerly parallel to and 15.0 ft. East of the above mentioned 5-ft. dedicated strip for widening a distance of 720.49' to a point on a curve to the right; said curve having a central angle of 14°36'18" and a radius of 465.0 ft;

THENCE, along arc of said curve a distance of 118.53 ft. to the Point Of Beginning, containing 0.275 Acres (11,984.636 s.f.) of land, more or less.

TO HAVE AND TO HOLD the above described right-of-way and all rights unto the said City of Addison, Texas, its successors and assigns, forever.

AND Grantor does hereby bind ___self, ___heirs and legal representatives, to warrant and forever defend all and singular and above described right-of-way and all right unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this ___ day of _____, 1982.

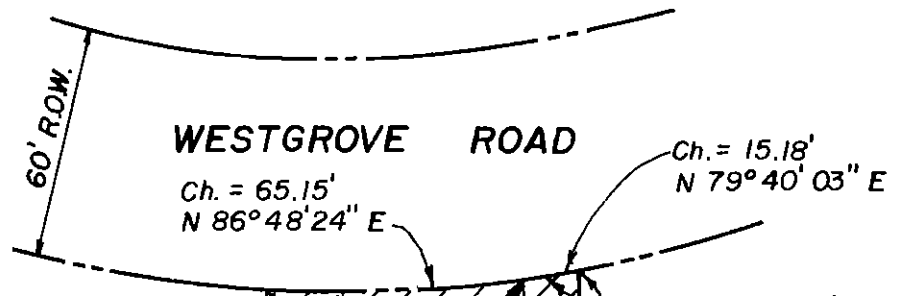
GRANTOR:

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, 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 and same for the purposes and consideration therein expressed.

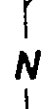
GIVEN under my hand and seal of office on this ___ day of _____, 1982.

Notary Public in and for
Dallas County



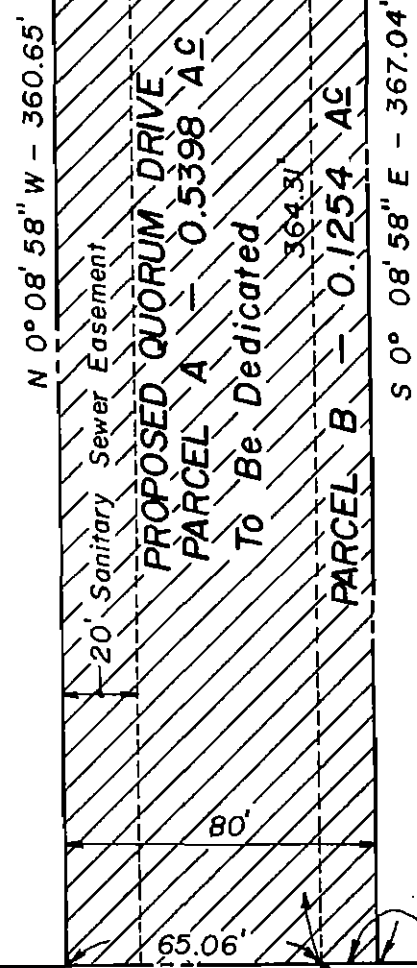
Curve Data
 $\Delta = 2^\circ 38' 09''$
 $L = 15.18'$
 $R = 330.0'$

Curve Data
 $\Delta = 11^\circ 19' 48''$
 $L = 65.26'$
 $R = 330.0'$



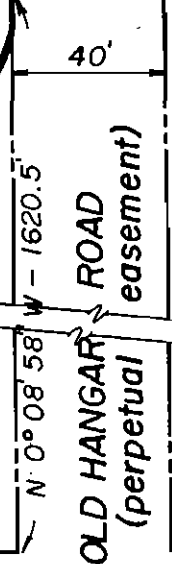
Robert Folsom

Beckred Joint Venture



N 89° 58' 08" W

P.O.B.
 PARCEL A
 PARCEL B



CITY OF ADDISON
 DALLAS COUNTY, TEXAS

William Lomax Survey
 Abstract 792

Beckred Joint Venture

Wirt Davis Jr.

KELLER SPRINGS

Scale: 1" = 50'

GINN, INC., Consulting Engineers, Dallas, Texas

Exhibit - A
 Date: June, 1982

BECKRED JOINT VENTURE
DESCRIPTION

PARCEL "A"
(TO BE DEDICATED)

BEING a tract of land situated in the WILLIAM LOMAX SURVEY, ABSTRACT NO. 792, and being more particularly described as follows:

COMMENCING at the intersection point of the North R.O.W. line of Keller Springs Road (60' ROW) and the West R.O.W. line of Hangar Road (40' ROW);

THENCE, N 0°08'58" W, along said West ROW, a distance of 1,620.5 ft. to a point; said point also being the Point Of Beginning;

THENCE, N 89°58'08" W, a distance of 65.06 ft.;

THENCE, N 0°08'58" W, a distance of 360.65 ft. to a point on the South right-of-way of Westgrove Road (60' ROW); said poing being on a curve to the left and having a central angle of 11°19'48" and a radius of 330.0 ft.;

THENCE, along arc of said curve to the left and said South right-of-way a distance of 65.26 ft. to a point;

THENCE, S 0°08'58" E, a distance of 364.31 ft. to the Point Of Beginning, containing 0.5398 Acres (23,512.07 s.f.) of land, more or less.

BECKRED JOINT VENTURE
DESCRIPTION

PARCEL "B"
(TO BE PURCHASED)

BEING a tract of land situated in the WILLIAM LOMAX SURVEY, ABSTRACT NO. 792, and being more particularly described as follows:

COMMENCING at the intersection point of the North R.O.W. line of Keller Springs Road (60' ROW) and the West R.O.W. line of Hangar Road (40' ROW);

THENCE, N 0°08'58" W, along said West R.O.W., a distance of 1,620.5 ft. to a point; said point also being the Point Of Beginning;

THENCE, N 0°08'58" W, a distance of 364.31 ft. to a point on the South right-of-way of Westgrove Road (60' ROW); said point being on a curve to the left and having a central angle of 2°38'09", and a radius of 330.0 ft.;

THENCE, along arc of said curve to the left and said South right-of-way a distance of 15.18 ft. to a point;

THENCE, S 0°08'58" E, a distance of 367.04 ft. to a point;

THENCE, N 89°58'08" W, a distance of 15.0 ft. to the Point Of Beginning, containing 0.1254 Acres (5,462.62 s.f.) of land, more or less.

11/17/98

40'
5' 5'

40' Wide Perpetual Easement
Of Ingress & Egress For
Pedestrian And Vehicular Traffic
Granted To Wirt Davis II By
Marcellus Keller et al.
Vol. 5340 Pg. 571

ROAD

Proposed 50' R.O.W

1278.66'
NORTH - 1248.66'

HANGAR

Place of c

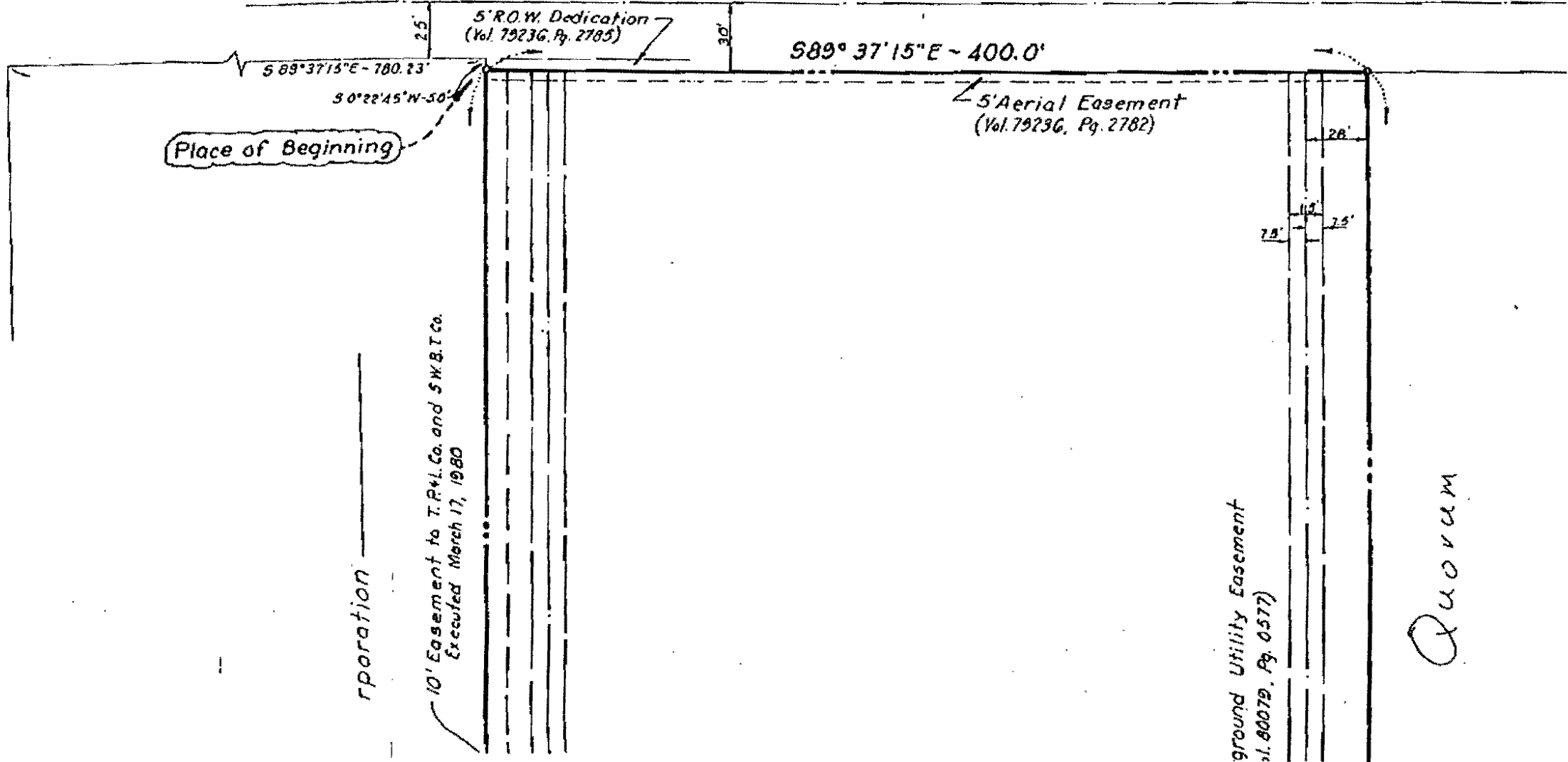
William Lomax Survey Abstract 792
G.W. Fisher Survey Abstract 482

25 30

KELLEI

ADDISON ROAD

KELLER SPRINGS ROAD



Place of Beginning

5' R.O.W. Dedication
(Vol. 79236, Pg. 2785)

S 89° 37' 15" E ~ 400.0'

5' Aerial Easement
(Vol. 79236, Pg. 2782)

10' Easement to T.R.L. Co. and S.W.B.T. Co.
Executed March 17, 1980

Ground Utility Easement
Vol. 80079, Pg. 0577

Quorum

UNDERWOOD FINANCIAL

KELLER SPRINGS ROAD

S. 89° 37' 15" E. 1242.37'

5' DEDICATED FOR WIDENING KELLER SPRINGS ROAD

S. 0° 57' 45" W. 61.25'

R=239.83' L=345.79' S. 7° 48' 45" W. 148.95' A=6° 51' 00" T=131.18' R=2191.83' L=262.04'

PARKWAY

LLAS

STUART HUNT

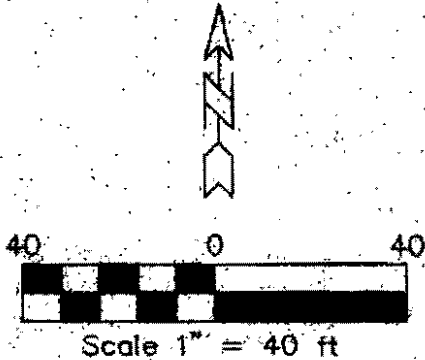
0° 22' 45" E. 899.90' QUORUM

NA

OM

BLOCK "A"
LOT 1

PARCEL 1
GROSS 0.820 AC
LESS 0.058 AC
NET 0.762 AC



LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	12.35'
L2	S0°10'44"E	12.35'
L3	N0°10'44"W	12.35'

EASEMENT AND RIGHT-OF-WAY/
TO THE TOWN OF ADDISON
VOL. 82019, PG. 3341
D.R.D.C.T.

WILLIAM LOMAX SURVEY
ABST. NO. 792
PERPETUAL EASEMENT OF INGRESS/ EGRESS
VOL. 5340, PG. 571
D.R.D.C.T.

RICHMONT PROPERTIES, LTD.
VOL. 94155, PG. 3422
D.R.D.C.T.
0.820 AC.

PARCEL 1
2,512 S.F. (0.0577 AC)

PARCEL 2
1,358 S.F. (0.0312 AC)

KELLER SPRINGS ROAD

POB
PARCEL 1

- LEGEND
- ⊕ FIP FOUND IRON PIPE
 - ⊙ FIR FOUND IRON ROD
 - ⊙ SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED DTE

DALTECH
ENGINEERING, INC.
17311 DALLAS PKWY., SUITE 200
DALLAS, TEXAS 75248
PHONE: (972) 250-2727
FAX: (972) 250-4774

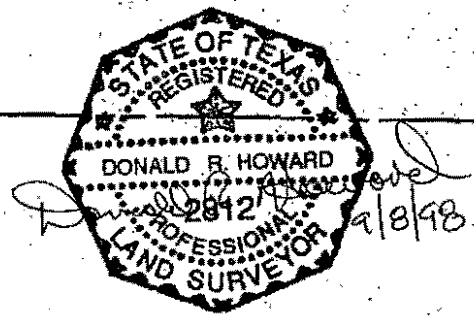


EXHIBIT A
PARCEL 1 PLAT
KELLER SPRINGS AT
QUORUM DRIVE

DATE: SEP. 7, 1998

JOB NO: 9822

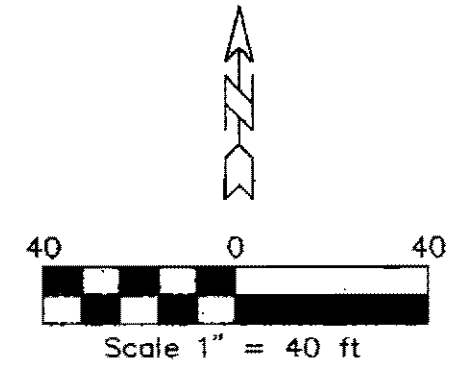
C:\9822\9822PARC1.DWG SEP. 7, 1998

PARCEL 1
 GROSS 0.820 AC
 LESS 0.058 AC
 NET 0.762 AC

LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	12.35'
L2	S0°10'44"E	12.35'
L3	N0°10'44"W	12.35'

EASEMENT AND RIGHT-OF-WAY
 TO THE TOWN OF ADDISON
 VOL. 82019, PG. 3341
 D.R.D.C.T.



WILLIAM LOMAX SURVEY
 ABST. NO. 792

PERPETUAL EASEMENT OF INGRESS/ EGRESS
 VOL. 5340, PG. 571
 D.R.D.C.T.

RICHMONT PROPERTIES, LTD.
 VOL. 94155, PG. 3422
 D.R.D.C.T.
 0.820 AC.

PARCEL 1
 2,512 S.F. (0.0577 AC)

PARCEL 2
 1,358 S.F. (0.0312 AC)

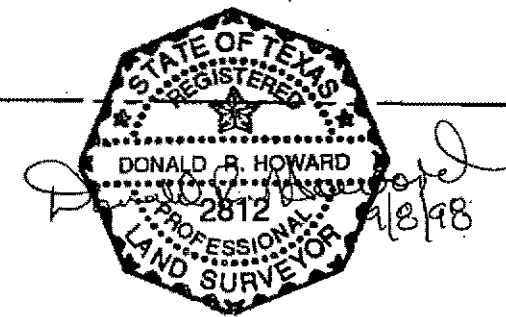
KELLER SPRINGS ROAD

QUORUM DRIVE

C:\9822\9822PARC1\PARCEL1.DWG SEP. 7, 1998

- LEGEND**
- ⊕ FIR FOUND IRON PIPE
 - ⊗ FIR FOUND IRON ROD
 - ⊙ SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED DTE

DALTECH
ENGINEERING, INC.
 17311 DALLAS PKWY., SUITE 200
 DALLAS, TEXAS 75248
 PHONE: (972)250-2727
 FAX: (972) 250-4774

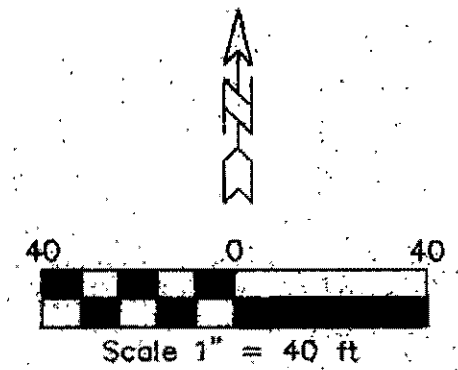


DATE: SEP. 7, 1998

JOB NO. 9822

EXHIBIT A
 PARCEL 1 PLAT
 KELLER SPRINGS AT
 QUORUM DRIVE

PARCEL 1
 GROSS 0.820 AC
 LESS 0.058 AC
 NET 0.762 AC



LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	12.35'
L2	S0°10'44"E	12.35'
L3	N0°10'44"W	12.35'

WILLIAM LOMAX SURVEY
 ABST. NO. 792

EASEMENT AND RIGHT-OF-WAY
 TO THE TOWN OF ADDISON
 VOL. 82019, PG. 3341
 D.R.D.C.T.

PERPETUAL EASEMENT OF INGRESS/ EGRESS
 VOL. 5340, PG. 571
 D.R.D.C.T.

RICHMONT PROPERTIES, LTD.
 VOL. 94155, PG. 3422
 D.R.D.C.T.
 0.820 AC.

PARCEL 1
 2,512 S.F. (0.0577 AC)

PARCEL 2
 1,358 S.F. (0.0312 AC)

KELLER SPRINGS ROAD

QUORUM DRIVE

POB
 PARCEL 1

- LEGEND
- ⊕ FIP FOUND IRON PIPE
 - ⊙ FIR FOUND IRON ROD
 - ⊙ SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED DTE

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 ENGINEERING, INC.
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 DALLAS, TEXAS 75248
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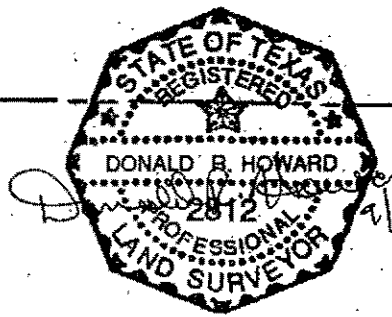


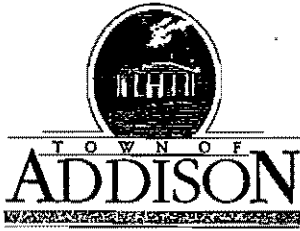
EXHIBIT A
 PARCEL 1 PLAT
 KELLER SPRINGS AT
 QUORUM DRIVE

DATE: SEP. 7, 1998

JOB NO: 9822

C:\9822\ARC\PARCEL1.DWG SEP. 7, 1998

JM
F.Y.I.



PUBLIC WORKS DEPARTMENT

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

April 15, 2002

Mr. Donald R. Holzwarth, P.E.
Director of Public Works
Dallas County Public Works
411 Elm Street, 4th Floor
Dallas, Texas 75202

Re: CMAQ Program, Project 29
Keller Springs/Dallas North Tollway Right-of-Way

Dear Mr. Holzwarth:

The Town of Addison received your correspondence, dated March 27, 2002, regarding your request for our acknowledgment of prescriptive rights to right-of-way along the north side of Keller Springs Road. At this time, the Town is not in a position to support or claim prescriptive rights to any portion of the affected property in question.

Therefore, we respectfully recommend that Dallas County continue to pursue, through appropriate channels, necessary right-of-way at the intersection of Dallas Parkway and Keller Springs Road, in conjunction with the Congestion Mitigation Air Quality (CMAQ) Program, Project 12.

Your attention and consideration of this matter is greatly appreciated. Should you have additional questions, please contact my office at (972) 450-2871. Thank you.

Sincerely,

Michael Murphy, P.E.
Director of Public Works

KSR ROW

2-26-07

Jul & Mike Murphy

Met with Tommy Stone and reviewed the history of the KSR/Quorum/Hanger Rd situation.

Mr Stone gave us copies of info from his files that is helpful.

The 40 ingress/egress easement was granted to WIRT DAVIS II by Marcellus Keller et al (Vol 5340 p 571) which is different from what John Hill told us in his E-mail of 7-8-01.

Tommy suggests we approach Mr Wirt Davis II and request he give the Town the ingress/egress easement. We could then use that to trade for the ROW we want.

Jim Pierce

From: Steve Chutchian
Sent: Wednesday, September 19, 2001 3:08 PM
To: 'Jack.Loggins@DLSCMAQ.com'
Cc: Jim Pierce; Luke Jalbert
Subject: Keller Rd./Dallas Pkwy. Right-of-Way

Jack - We received your recent correspondence regarding the alignment of Keller Springs Rd. and Dallas Pkwy. in relation to the adjacent Ridgemont Properties tract. The Town of Addison does not feel that our roadway encroaches onto private property. However, we are engaging the services of a surveyor to perform the following functions:

- a. Research deed information at the County Records Bldg.
- b. Perform survey operation to determine location of affected roadways and adjacent property corners in this area. It will include a survey along Keller Springs Rd., from Quorum to Dallas Pkwy.
- c. Prepare legal descriptions and associated right-of-way maps as necessary to substantiate our position at this location.

We will contact you and discuss our findings after the work is completed, and subsequently determine a future course of action to take. Your attention to this matter is appreciated. Thanks.

Steve Chutchian
Assistant City Engineer

Jim Pierce

From: Jack Loggins [Jack.Loggins@DLSCMAQ.com]
Sent: Tuesday, September 11, 2001 11:06 AM
To: Steve Chutchian P. E. (E-mail)
Cc: Jim Pierce (E-mail); Jon Engelke (E-mail); Don Cranford (E-mail); Sam Wilson (E-mail); Craig Goodroad; Suja Mathew (E-mail); Jon Cox (E-mail); P. E. Mike Murphy (E-mail); Ivan Nicodemus; Ivan2 (E-mail)
Subject: NW Comer Keller Springs at DNT

Steve,
I understand that Jon Engelke has been visiting with Jim Pierce about a ROW matter at the NW corner of Keller Springs at DNT. The CMAQ program needs a corner clip at this intersection for construction of a southbound right turn lane. But, Earthtech in its ROW study has determined that the north portion of Keller Springs is constructed past the north ROW line. In other words, apparently the city street is encroaching onto private property. This Right Turn Lane may be in jeopardy unless your Town can either acquire this property immediately or prove that the acquisition did in fact occur.

I am sure your city will want to investigate this further. Please keep us informed as to what you find.

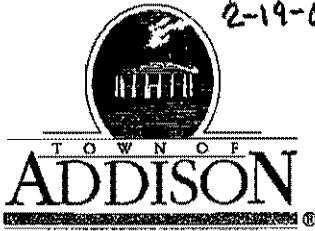
Jack W. Loggins, Program Manager
Dallas County CMAQ Office
Parsons Brinckerhoff, 1701 N. Market Street
Dallas, Texas, 75202, (214) 747-6336 x 28 FAX (214) 741-1937

Tommy Store

972-931-9911

9-18-01 Called T. Stone. on honeymoon until end of Sept.
Secty will have Bruce call me to see if he can help.

2-19-02 - Placed a call to T. Stone. Left work to call back.



PUBLIC WORKS DEPARTMENT

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

6 September 2001

T. F. Stone Companies, Inc.
Stone Tower
13760 Noel Road, #1000
Dallas, TX 75240

Dear Mr. Stone,

I am searching for information regarding the ownership of the 40' ingress/egress easement located on the Richmond Tract just east of the intersection of Keller Springs and Quorum Drive (see attached sketch). Because of your role in the development of this area, Mr. Whitehead feels that you may have first hand knowledge regarding the disposition of this easement.

Needless to say, our information of current ownership of this particular parcel is sketchy at best and any assistance you can provide would be greatly appreciated.

Either Jim Pierce or myself will be contacting you in the very near future regarding this easement or you can reach me at (972) 450-2878. Thank you very much for your attention to this matter.

Sincerely,

Mike Murphy
Director of Public Works/Town of Addison

Attachment: (As Noted)

*Bring Plans Available
There was a land swap
when Quorum Drive went thru*

Richmont Property Acquisition
"Tommy Stone"

8/6/01 → E-mail John Hill re status for
his aspect.

Richmont Property
Acquisition

7-25-01

Mike - Will you please call Mike
Gibson @ 972-687-5988 and
give him a status report on
the Property acquisition along Keller
Springs Road. (Tommy Stone, etc).

Recent E Mails attached for
reference.

Thanks
Jim

Jim Pierce

From: Jim Pierce
Sent: Monday, July 09, 2001 11:19 AM
To: 'Gibson, Mike'
Cc: Michael Murphy; Chris Terry; Kenneth C. Dippel (E-mail); John Hill (E-mail); Ron Whitehead
Subject: RE: Mary Kay Inc./Richmont Propertis Rights-of-way

Mike: Thanks for your E-mail. I too am somewhat frustrated with this situation. It is now clear to me that we need to come to you with a way to resolve the Right-of-Way (ROW) issue at Keller Springs and Quorum. We have utility maps that show a 40 foot ROW running north and south, (the strip that you are calling "egress easement"), so I assumed that we owned the property. One of the old timers told me that the 40' ROW was once called Harris Rd, and our utility plans (1984) show the 40' strip to be called Old Hanger Road. Now, John Hill advises that the property is owned by Marcellus and Maude Keller with an easement for ingress and egress. Also interesting is the fact that we have a 10 inch water main in the 40' strip.

We have a meeting this Friday with our ROW agent and we will discuss this with him and then come to you with a proposal.

Jim.

-----Original Message-----

From: Gibson, Mike [mailto:Mike.Gibson@mkcorp.com]
Sent: Friday, July 06, 2001 1:48 PM
To: 'jpierce@ci.addison.tx.us'
Cc: 'jhill@cowlesthompson.com'; 'cpeckham@akingump.com'; 'bbond@richmont.com'
Subject: Mary Kay Inc./Richmont Propertis Rights-of-way

Jim,

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This has been going on for more than two years and I would hope that we could resolve this before actual construction begins.

Thank you for your time,

Mike Gibson
Manager, Global Facilities Administration
Mary Kay Inc.

Phone: 972/687-5988
Fax: 972/687-1602
Email: mike.gibson@mkcorp.com <mailto:mike.gibson@mkcorp.com>

on behalf of the Town of Addison

Dear Mr. Stone,

I am searching for information regarding the ownership of the 40' ingress/egress easement located on the Richmond Tract just east of the intersection of Keller Springs and Quorum Drive (see attached sketch). Because of your role in the development of this area, Mr. Whitehead feels that you may have first had knowledge regarding the disposition of this easement.

Needless to say, our information of current ownership of this particular parcel is sketchy at best and any assistance you can provide would be greatly appreciated.

Either Jim Pierce or myself will be contacting you in the very near future regarding this easement or you can reach me at (972) 450-2878. Thank you very much for your attention to this matter.

Sincerely

Mike Murphy
Director of Public Works/Town of Addison



Dear Mr. Stone:

In an effort to acquire information that would assist the Town ~~is~~ of Addison ~~is~~ in obtaining P.O.W. along a portion of property just ~~south of~~ east of the intersection of Keller Springs and Quorum Drive. ~~Mr. Whitehead has~~ (see attached sketch)

as a result of your role in the development of this

Mr. Whitehead has asked me to contact you regarding this piece of property, that you may be able to shed light as to any property discussions of ownership ~~is~~ of the 40' ingress / egress easement and the possibility of swapping one piece of property for the other.

the laws set in position

Any information you could provide regarding would be appreciated.

Please

Keller Springs Rd

7-11-01

Called Jack Antebi re need for additional ROW along KSR, Eastbound, from Dallas Parkway Toward the Airport.

Alan Hendrix returned the call for Jack & explained that Dallas would not have any plans for that section of road because it's in Addison. Therefore, from Dallas' standpoint, we have no need to acquire additional ROW along Keller Springs.

Friday Meeting
with Pat H.

HP LaserJet 3200se

972-727-7561



TOALASERJET 3200
9724502837
JUL-11-2001 14:21

Fax Call Report

Job	Date	Time	Type	Identification	Duration	Pages	Result
808	7/11/2001	14:19:53	Send	99727270165	1:29	3	OK

TOWN OF

ADDISON

PUBLIC WORKS

To: John Baumgartner

From: Jim Pierce, P.E.

Company: City of Allen

Asst. Public Wks. Dir.

Phone: 972/450-2879

FAX #: 972-727-0165

FAX: 972/450-2837

jpierce@ci.addison.tx.us

Date: 7-11-01

16801 Westgrove

P.O. Box 9010

of pages (including cover): 3

Addison, TX 75001-9010

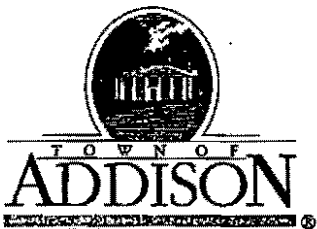
Re: Keller Springs Road

Original in mail Per your request FYI Call me

Comments: John: Please take a look at the attached - I would like to give you a call to discuss.

Thanks,
Jim

Since we needed the parcel @ KSR & Quorum we decided to go after all that we needed at the same time by mutual agreement.



PUBLIC WORKS DEPARTMENT

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

March 18, 1999

Mr. Brad Moore
Richmont Properties Limited
16251 Dallas Parkway
Dallas, Texas 75248

Re: Right-of-Way Acquisition Along Keller Springs Road

Dear Mr. Moore:

we need to pay for this

The Town of Addison is proposing to construct additional turn lanes and replace the traffic signal system in order to improve traffic mobility at the intersection of Keller Springs Road and Quorum Drive. As we have previously discussed, these improvements require an additional 2,512 square feet of right-of-way to be acquired from the southern most limit of your property. I have included the survey exhibit that indicates the location of the proposed right-of-way.

I understand this

We also need to acquire a tract of land along Dallas Parkway and Keller Springs, for a right turn lane off Dallas Parkway and for future Keller Springs Road improvements. Included is a preliminary exhibit with metes and bounds description of the 10,349 square foot tract. A separate right-of-way deed will be forwarded to you for your review and comment as soon as we receive it.

would like to discuss

Because the intersection and roadway construction will be a public improvement, and have minimal effect to your current operations, the Town respectfully requests that Richmont Properties Limited dedicate the 2,512 and 10,348 square feet of land for right-of-way. The Town of Addison agrees to pay all legal, title and survey fees required to transfer this property. Please review the proposal and call me if you have any questions or need additional information at (972) 450-2871.

would like to discuss

Sincerely,

JH Markiewicz

Jeff Markiewicz
Project Manager

Richmont is now talking about us purchasing the property.

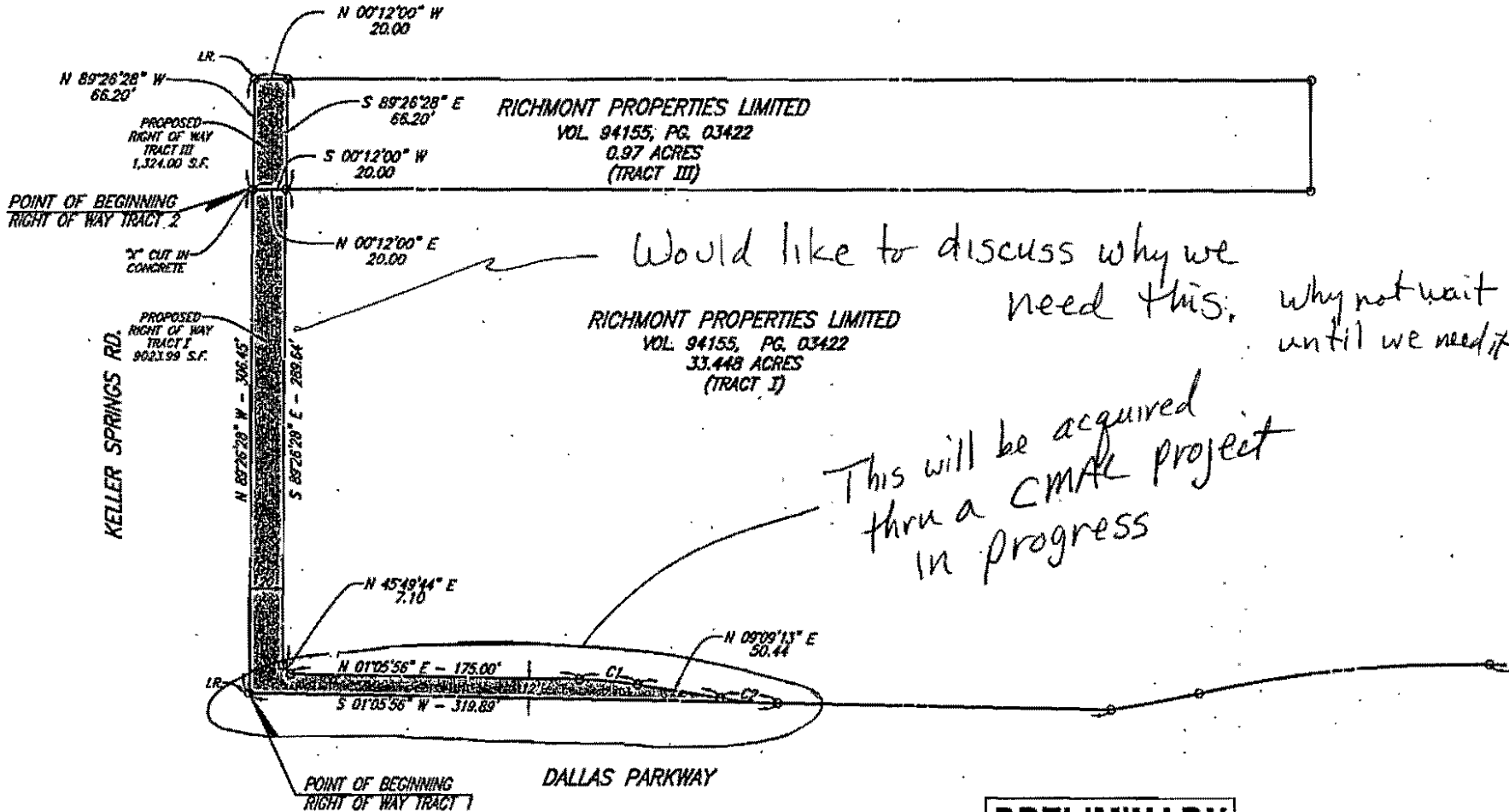
*7-12-01
Johns comments
Richmont originally agreed to give us the ROW. We need the ROW along Keller Springs to satisfy*

Attachment

JM/amh

the Thoroughfare Plan requirements for a primary arterial (100' Row) This will be developed some day, acquire it by plat then.

WILLIAM LOMAX SURVEY
 ABSTRACT No. 792
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS



PRELIMINARY

CURVE CHART

CURVE	CENTRAL ANGLE	RADIUS (FT.)	TANGENT (FT.)	LENGTH (FT.)	CHORD BEARING
C1	08°03'17"	250.00	17.60	35.15	N 05°07'35" E
C2	08°03'17"	250.00	17.60	35.15	N 05°07'35" E

TOWN OF ADDISON, TEXAS
 RICHMONT PROPERTIES LTD.
 RIGHT OF WAY PLAT

SHIMEK, JACOBS & FINKLEA, L.L.P.
 CONSULTING ENGINEERS

SEPT., 1998

Glenda Brewer @ Ken Dippels Office

214-672-2123

John Engelkey 214-630-8867
Earth Tech

SB. Frontage
to WB. on KSR

LMAE Project 29
Keller Springs @ Tollway
Corner Clip will be needed
John Ferguson - Engr for
owner

6.5 meters on a side

Confusion exist ROW along N Side
of Keller Springs

~~Aug 17th 11:50 A~~

~~by 2870~~

Jim Pierce

From: HILL, JOHN [jhill@cowlesthompson.com]
Sent: Sunday, July 08, 2001 8:27 AM
To: 'Gibson, Mike'
Cc: 'jpierce@ci.addison.tx.us'; DIPPEL, KEN
Subject: RE: Mary Kay Inc./Richmont Propertis Rights-of-way

Mike--

Thank you for your e-mail regarding this matter. As you know and as you mentioned in your e-mail, we have discussed over the telephone on several occasions the Town granting a quitclaim to the property to Richmond. My recollection is that initially this was acceptable to Richmond, but later Richmond determined that a quitclaim was not acceptable. Since our meeting at the offices of Akin Gump, I have not heard from them except to request a copy of the title commitment, which Bob Buchanan with our office had obtained for the property in question. I believe that a copy of that commitment had been previously provided to Richmond. As set forth in a letter from Bob Buchanan dated February 16, 1999 (a copy of which has been provided to you and to Akin Gump), the commitment reflects that the record title to the tract in question is in the name of Marcellus Keller and Maude Keller, and encumbered by a perpetual easement for ingress and egress benefitting tracts of land owned by Normandy, Inc.

In our most recent conversations, I have mentioned that, based on current status of the title to the property, what the Town could give to Richmond is a quitclaim deed. If there is an alternative solution, we would certainly be willing to explore it.

John Hill
214-672-2170

-----Original Message-----

From: Gibson, Mike [mailto:Mike.Gibson@mkcorp.com]
Sent: Friday, July 06, 2001 1:48 PM
To: 'jpierce@ci.addison.tx.us'
Cc: 'jhill@cowlesthompson.com'; 'cpeckham@akingump.com'; 'bbond@richmont.com'
Subject: Mary Kay Inc./Richmont Propertis Rights-of-way

Jim,

It appears that the Town of Addison will be unable to fulfill their attempt to gain possession of the egress easement and trade for the Richmond/Mary Kay Inc. property they wanted for use as right hand turn lanes on the Dallas

DEEDED TO
WIRT
DASIS

Vol. 5940
Pg 571
5' Street Dedication
Vol 80140
page 1720

Parkway and Keller Springs Road thoroughfares. They have been unable to provide us with a deed that would meet our expectations.

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Mary Kay Inc.
Phone: 972/687-5988
Fax: 972/687-1602
Email: mike.gibson@mkcorp.com <<mailto:mike.gibson@mkcorp.com>>

COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



JOHN M. HILL
214.672.2170
JHILL@COWLESTHOMPSON.COM

January 31, 2001

Mr. Christopher A. Peckham
Akin, Gump, Strauss, Hauer & Feld, LLP
1700 Pacific Avenue, Suite 4100
Dallas, TX 75201-4675

VIA HAND DELIVERY

RE: Town of Addison

Dear Chris:

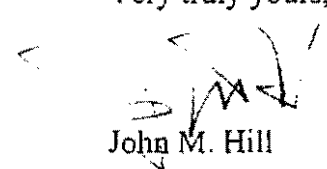
As you requested, enclosed please find a copy of the Commitment for Title Insurance in connection with the 40' strip located North of Keller Springs Road in Addison.

In addition, I have received confirmation from the Town that the roadwork along Keller Springs Road has been completed.

I had previously mentioned to you that I would check our file to see whether or not there was some sort of formal agreement between the Town and Richmond regarding the tract of land along Keller Springs Road at Quorum Drive, but I did not find any such formal agreement.

After you have had an opportunity to review the documents, please give me a call to discuss moving forward with this project.

Very truly yours,


John M. Hill

JMH/yjr
Enclosure

cc: ✓ Mr. Jim Pierce
Town of Addison (w/o Enclosure)

Mr. Kenneth C. Dippel, w/firm (w/o Enclosure)

Town of Addison, Texas

FIELD NOTE DESCRIPTION FOR ROAD RIGHT-OF-WAY ACQUISITION

**Richmont Properties, Limited.
(Volume 94155, Page 3422)**

Tract I and Tract III

BEING a parcel of land for road right-of-way, being over, under and across a tract of land in the William Lomax Survey, Abstract 792, in Dallas County, Texas, conveyed to Richmont Properties, Limited., by a deed now recorded in Volume 94155, Page 3422 of the Deed Records of Dallas County, Texas, said parcel of land being more particularly described as follows:

BEGINNING at an "X" found etched in the concrete at the southwest property corner of said Richmont tract III (called 0.97 acres), said "X" being located in the north line of the Keller Springs Road right-of-way (60-foot R.O.W.), said "X" being S 89°53'29" W, a distance of 66.42 feet from an "X" found etched in the concrete at the southwest property corner of said Richmont tract I (called 33.448 acres);

THENCE N 00°26'28" W along the west line of said Richmont tract III and the east line of a tract of land conveyed to The Liberty Corporation by a deed now recorded in Volume 79241, Page 1055 of the Deed Records of Dallas County, Texas, a distance of 20.01 feet to a ½ inch iron rod set for a corner;

THENCE N 89°53'29" E, a distance of 353.19 feet to a ½ inch iron rod set for a corner;

THENCE N 45°09'30" E, a distance of 28.42 feet to a ½ inch iron rod set for a corner in the east line of said Richmont tract I and in the west line of the Dallas North Parkway right-of-way (variable width);

THENCE S 00°26'00" W along the east line of said Richmont tract I and the west line of said Dallas North Parkway right-of-way (variable width), a distance of 40.00 feet to a point for a corner, said point being the southeast property corner of said Richmont tract I;

THENCE S 89°53'29" W along the south line of said Richmont tracts I and III and the north line of the Keller Springs Road right-of-way (60-foot R.O.W.), a distance of 372.88 feet to the Point of Beginning and containing 0.18 acres of land more or less.

Tract II

BEING a parcel of land for right-of-way, being over, under and across a tract of land in the William Lomax Survey, Abstract 792, in Dallas County, Texas, conveyed to Richmont Properties, Limited., by a deed now recorded in Volume 94155, Page 3422 of the Deed Records of Dallas County, Texas, said parcel of land being more particularly described as follows:

December 21, 2001

BEGINNING at a ½ inch iron rod set in the north line of the Keller Springs Road right-of-way (60-foot R.O.W.), said iron rod being the southeast corner of said Richmond tract II (called 0.82 acres), said iron rod being S 89°52'40" W, a distance of 556.61 feet from an "X" found etched in the concrete at the southwest property corner of said Richmond tract III (called 0.97 acres), said iron rod also being in the west line of Hanger Drive, a 40-foot wide perpetual access easement;

THENCE S 89°43'12" W, along the south line of said Richmond tract II and the north line of the Keller Springs Road right-of-way (60-foot R.O.W.), a distance of 203.50 feet to a ½ inch iron rod set for a corner, said point being the southwest corner of said Richmond tract II, said point being in the east line of the Quorum Drive right-of-way (variable width);

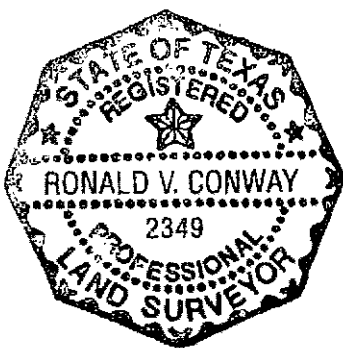
THENCE N 01°12'45" W along the west line of said Richmond tract II and the east line of the Quorum Drive right-of-way (variable width), a distance of 30.00 feet to a ½ inch iron rod set for a corner in the west line of said Richmond tract II;

THENCE S 45°44'46" E, a distance of 14.26 feet to a ½ inch iron rod set for a corner;

THENCE N 89°43'12" E, parallel to the south line of said Richmond tract II, a distance of 193.60 feet to a ½ inch iron rod set for a corner in the east line of said Richmond tract II and the west line of Hanger Drive;

THENCE S 00°56'40" E along the east line of said Richmond tract I and the west line of Hanger Drive, a distance of 20.00 feet to the Point of Beginning and containing 0.09 acres of land more or less.

A yellow plastic cap stamped with "BHC" identifies all ½ inch iron rods set.



Ronald V. Conway
12/21/01

H:\PROJECTS\ADDISON\2001171\PLATS\RICHMONT-PROP.DWG

12/20/01 KAB

THE LIBERTY CORPORATION
VOL 79241, PG. 1055

WILLIAM LOMAX SURVEY
ABSTRACT NO. 792

RICHMONT PROPERTIES LIMITED
VOL. 94155, PG. 3422
(TRACT I)

DALLAS NORTH PARKWAY

SCALE: 1"=50'

N 00°26'28" W
20.01'

(TRACT III)

0.18 ACRES (TRACTS I & III)

N 45°09'30" E
28.42'

1/2" I.R.S.

N 89°53'29" E - 353.19'

1/2" I.R.S.

S 00°26'00" W
40.00'

FND. "X"

1/2" I.R.S.

FND. "X"
REFERENCE BEARING
S 89°55'38" W - 66.20'

S 89°53'29" W - 372.88'

306.46'

ABST. NO. 792
ABST. NO. 482

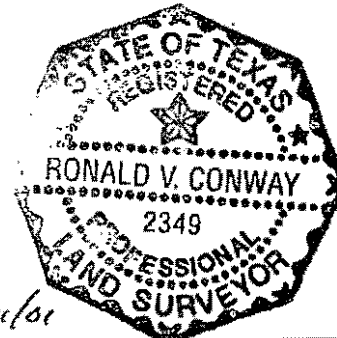
POINT OF
BEGINNING

60' R.O.W.

KELLER SPRINGS ROAD

G.W. FISHER SURVEY
ABSTRACT NO. 482

NOTE: A YELLOW PLASTIC CAP STAMPED "BHC"
IDENTIFIES ALL 1/2" IRON RODS SET (I.R.S.)



Ronald V. Conway 12/20/01

TOWN OF ADDISON, TEXAS

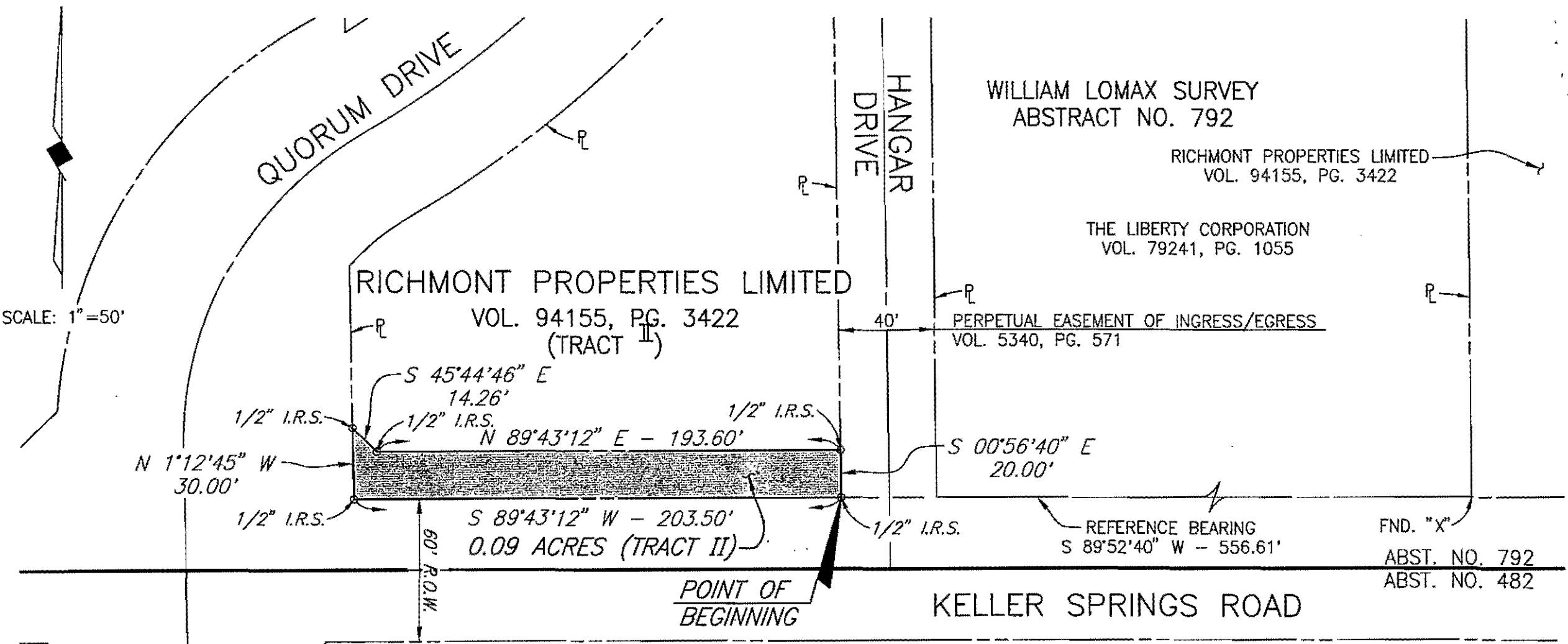
RICHMONT PROPERTIES LIMITED - TRACTS I & III
ROAD RIGHT-OF-WAY ACQUISITION

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS
DALLAS, TEXAS (214) 361-7900

DEC., 2001

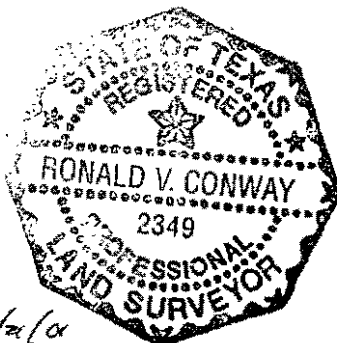
H:\PROJECTS\ADDISON\2001171\PLATS\RICHMONT-PROP2.DWG

12/21/01 KAB



NOTE: A YELLOW PLASTIC CAP STAMPED "BHC" IDENTIFIES ALL 1/2" IRON RODS SET (I.R.S.)

Ronald V. Conway 12/21/01



TOWN OF ADDISON, TEXAS	
RICHMONT PROPERTIES LIMITED - TRACT II ROAD RIGHT-OF-WAY ACQUISITION	
BIRKHOFF, HENDRICKS & CONWAY, L.L.P. CONSULTING ENGINEERS DALLAS, TEXAS (214) 361-7900	DEC., 2001

Town of Addison, Texas

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(Volume 79241, Page 1055)

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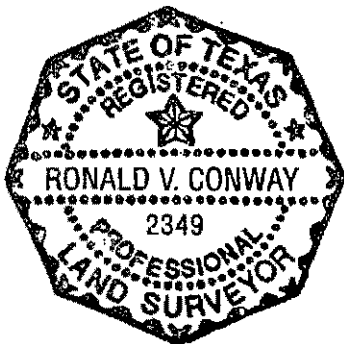
THENCE S 89°52'59" W, along the south line of said Liberty tract and said north line of Keller Springs Road (60-foot R.O.W.), a distance of 511.99 feet to a 1/2 inch iron rod set for a corner on the east line of Hanger Drive, 25 feet from the centerline of Hanger Drive;

THENCE N 00°46'01" W, a distance of 20.00 feet along said east line of Hanger Drive to a 1/2 inch iron rod set for a corner;

THENCE N 89°52'59" E parallel to the south line of said Liberty tract and said north line of Keller Springs Road (60-foot R.O.W.), a distance of 512.10 feet to a 1/2 inch iron rod set for a corner in the west line of said Richmond tract III;

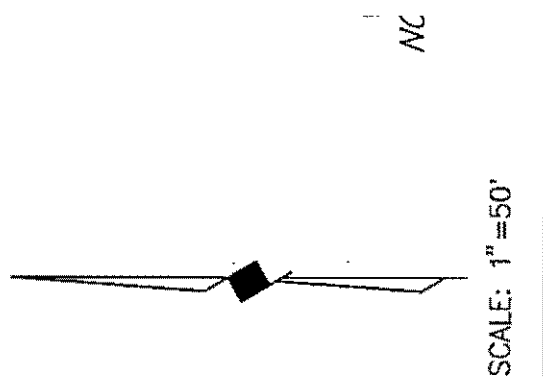
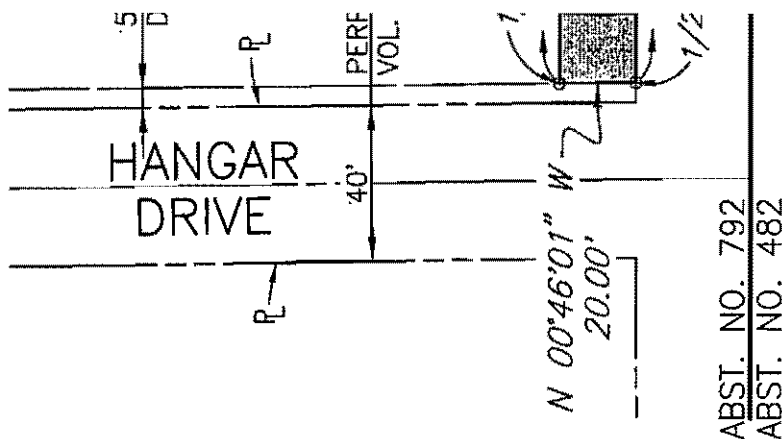
THENCE S 00°26'28" E along the said west line of said Richmond tract III, a distance of 20.00 feet to the Point of Beginning and containing 0.24 acres of land more or less.

A yellow plastic cap stamped with "BHC" identifies all 1/2 inch iron rods set.



Ronald V. Conway
12/21/01

J:\CLERICAL\ADDISON\2001-171 Richmond Tract\F-Notes\Libertya ROW.doc



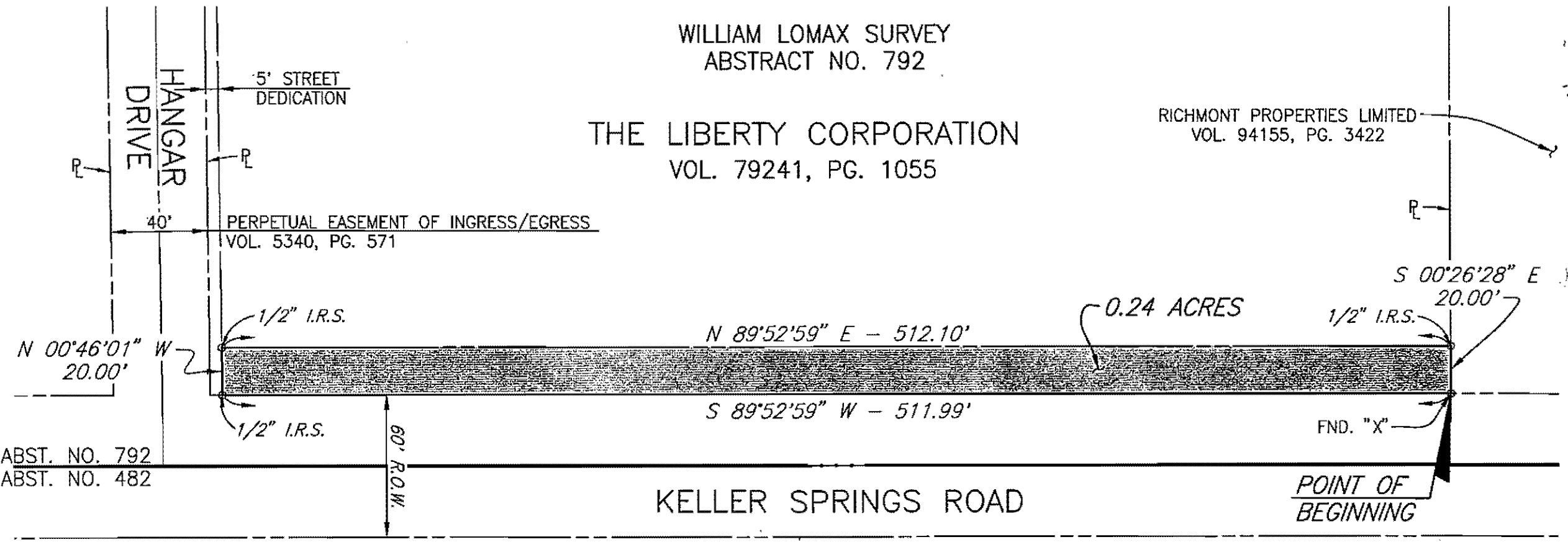
H:\PROJECTS\ADDISON\2001171\PLATS\LIBERTY.DWG

12/21/01 KAB

WILLIAM LOMAX SURVEY
ABSTRACT NO. 792

THE LIBERTY CORPORATION
VOL. 79241, PG. 1055

RICHMONT PROPERTIES LIMITED
VOL. 94155, PG. 3422



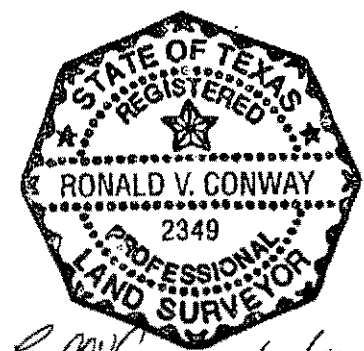
ABST. NO. 792
ABST. NO. 482

KELLER SPRINGS ROAD

POINT OF BEGINNING

G.W. FISHER SURVEY
ABSTRACT NO. 482

NOTE: A YELLOW PLASTIC CAP STAMPED "BHC"
IDENTIFIES ALL 1/2" IRON RODS SET (I.R.S.)

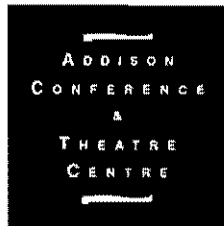


Ronald V. Conway 12/2/01

TOWN OF ADDISON, TEXAS	
THE LIBERTY CORPORATION ROAD RIGHT-OF-WAY ACQUISITION	
BIRKHOFF, HENDRICKS & CONWAY, L.L.P. CONSULTING ENGINEERS DALLAS, TEXAS (214) 361-7900	DEC., 2001

SCALE: 1"=50'





11-6-00

Brian Siegal

Akin, Gump, Strauss, Hauer & Feld, LLP

214-969-2787

1700 Pacific Ave #4100

Dallas 75201

Attorney for Richmond

Called re Jeff's letter of March 18, 1999

Wants to revise the project.

Also interested in acquiring the
40' perpetual easement property
if possible

11-8-00 Met with John Hill & discussed. He will
review their files & "reurrect" job?

Jim Pierce

From: Jill Hilder
Sent: Monday, August 07, 2000 1:43 PM
To: Jim Pierce
Subject: RE: DART Finding - Keller Springs/Quorum Intersection

Hi Jim,
For some reason I received this message along with the others and I don't know what it is in regards to. Is there something I need to be doing for this?
Thanks,
Jill

-----Original Message-----

From: Jim Pierce
Sent: Wednesday, July 26, 2000 8:14 AM
To: Sandra Goforth
Cc: Randy Moravec; Michael Murphy
Subject: DART Finding - Keller Springs/Quorum Intersection

The following is my analysis of what we have yet to spend on KSR/Q:

Retainage	\$26,326
Audit/Legal	\$7,000
ROW (Crescent)	\$8,840
ROW (Richmont)	\$14,060
TXU (Pad Mtd Xfrmr)	\$2,000
Contingency	\$2,000

This should keep us in the black.

Jim Pierce, P.E.
Assistant City Engineer
PO Box 9010
Addison, TX 75001-9010
972-450-2879

Jim Pierce

From: Jeffrey Markiewicz
Sent: Wednesday, September 01, 1999 10:55 AM
To: Jim Pierce
Subject: Richmond Tract

Jim- Bob was correct that he has submitted a right-of-way deed to me for approval by Richmond. I had forwarded to Richmond a while back and recieved a verbal acceptance. It went to their attorney and apparently got dropped. I have a call in with Brad Moore of Richmond to move this thing forward again.

KSR/Quorum:

Telecom Bob Buchanan

8-31-99

Crescent Realty - needed a partial
release from lender - atty getting
frustrated - possible condemnation

Richmont Properties -

Lender being
difficult

need to check
with attorney
to see where we
are

→ gave Jeff the deed - Jeff has been
chasing them down -

Get Jeff's file -

Abandoned Piece - old R.O.W.

No one seems to claim it
No one is paying taxes on it
just proceed & build road.

→ 9/1 - Discussed with Jeff - he will look
through his file & get back to me

Meeting with Jeff

8/26/99

~~K.S./ Addison~~

~~(Hence)~~

~~Paving - ~~Hence~~ - never awarded because
of ROW problems. Hence will honor their bid/
till we get ROW worked out.~~

~~Johnnie Walker 972-296-6324
972-880-5460 Mobile~~

~~Durable started project~~

~~* Needs cabinet - * PUSH FOR CABINET~~

~~K.S./ Addison~~

~~* Get span wire out, install cabinet
finish signals!~~

~~One loop will be req'd to be installed
after paving finished.~~

K.S./ Duran - Has been awarded - Bowman.

Richmont Property - Need to finalize
purchase of ROW / B. Eberhard

also United Fidelity Office Park
Center: Jim Bowman -

Get TU to complete relocation

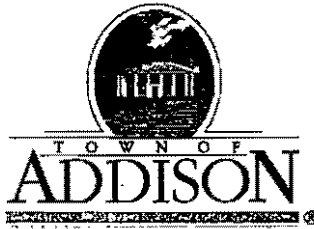
* SW Bell: Bowman says SW Bell
conduit must be lowered.

Bob Zechman, Mgr Eng Design, 972-234-7049

* Get TU out of the way - both projects -
Call about Mt in ROW.

8/30/99 - Called Zechman - he has not heard from contractor.

.. He needs to know from contr, length of conduits
(point to point) that needs to be lowered. He has
made a project to lower handhold in N.E. corner
and put a traffic bearing cover. Approved by Town.



PUBLIC WORKS DEPARTMENT

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

March 18, 1999

Mr. Brad Moore
Richmont Properties Limited
16251 Dallas Parkway
Dallas, Texas 75248

Re: Right-of-Way Acquisition Along Keller Springs Road

Dear Mr. Moore:

The Town of Addison is proposing to construct additional turn lanes and replace the traffic signal system in order to improve traffic mobility at the intersection of Keller Springs Road and Quorum Drive. As we have previously discussed, these improvements require an additional 2,512 square feet of right-of-way to be acquired from the southern most limit of your property. I have included the survey exhibit that indicates the location of the proposed right-of-way.

We also need to acquire a tract of land along Dallas Parkway and Keller Springs, for a right turn lane off Dallas Parkway and for future Keller Springs Road improvements. Included is a preliminary exhibit with metes and bounds description of the 10,349 square foot tract. A separate right-of-way deed will be forwarded to you for your review and comment as soon as we receive it.

Because the intersection and roadway construction will be a public improvement, and have minimal effect to your current operations, the Town respectfully requests that Richmont Properties Limited dedicate the 2,512 and 10,348 square feet of land for right-of-way. The Town of Addison agrees to pay all legal, title and survey fees required to transfer this property. Please review the proposal and call me if you have any questions or need additional information at (972) 450-2871.

Sincerely,

Jeff Markiewicz
Project Manager

Attachment

JM/amh

TOWN OF ADDISON, TEXAS

PRELIMINARY

**FIELD NOTE DESCRIPTION
FOR
RIGHT OF WAY**

Richmont Properties, Ltd.

BEING a strip of land for a Right of Way located in the William Lomax Survey Abstract No. 792, Town of Addison, Dallas County, Texas and being part of a two tracts of land conveyed to Richmont Properties, Ltd. as Tract I and Tract II recorded in Volume 94155, page 03422 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

Tract I

BEGINNING at an iron rod found at the intersection of the north right-of-way line of Keller Springs Road (60 foot in width) with the west right of way line of Dallas Parkway (variable width);

THENCE N 89°26'28" W along said north right-of-way line of Keller Springs Road for a distance of 306.45 to an "x" cut in the concrete for a corner;

THENCE N 00°12'00" E for a distance of 20.00 feet to a point for corner;

THENCE S 89°26'28" E along a line being at all times 20.00 feet from and parallel with said north right of way line of said Keller Springs Road for a distance of 289.64 feet to a point for corner;

THENCE N 45°49'44" E for a distance of 7.10 feet to a point for a corner;

THENCE N 01°05'56" E along a line being at all times 12.00 feet from and parallel with said west right of way line of Dallas Parkway for a distance of 175.00 feet to a point of curvature of a curve to the right;

THENCE Northeasterly along said curve to the right having a radius of 250.00 feet, a central angle of 08°03'17" and a chord bearing N 05°07'35" E, for an arc distance of 35.15 feet to a point of tangency;

THENCE N 09°09'13" E for a distance of 50.44 feet to a point of curvature of a curve to the left;

THENCE Northeasterly along said curve to the left having a radius of 250.00 feet a central angle of 08°03'17" and a chord bearing N 05°07'35" E, for an arc distance of 35.15 feet to a point for a corner, said point being in said west right of way line of Dallas Parkway;

THENCE S 01°05'56" W along said west right of way line of Dallas Parkway to the POINT OF BEGINNING, said Right of Way containing 9,023.99 square feet of land.

Tract III

BEGINNING at an "x" cut in concrete in north right-of-way line of Keller Springs Road, said point also being N 89°26'28" W, 306.45' from the intersection of the north right-of-way line of Keller Springs Road (60 foot in width) with the west right-of-way line of Dallas Parkway (variable width);

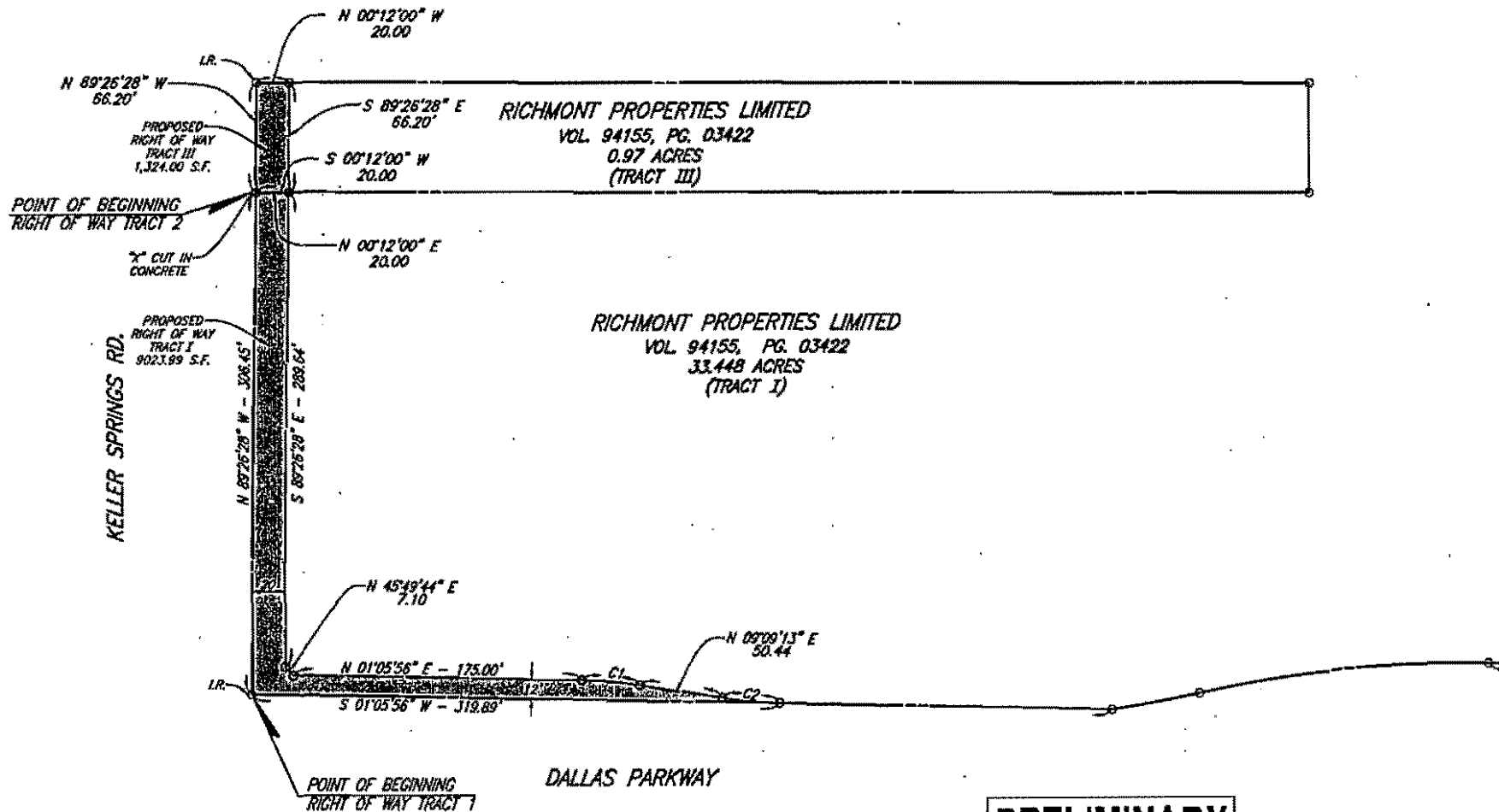
THENCE N 89°26'28" W along said north right-of-way line of Keller Springs Road for a distance of 66.20 to an iron rod for a corner;

THENCE N 00°12'00" E for a distance of 20.00 feet to a point for corner;

THENCE S 89°26'28" E along a line being at all times 20.00 feet from and parallel with said north right of way line of said Keller Springs Road, for a distance of 66.20 feet to a point for corner;

THENCE S 00°12'00" W for a distance of 20.00 feet to the POINT OF BEGINNING, said Right of Way for Tract 2 containing 1,324.00 square feet of land.

WILLIAM LOMAX SURVEY
 ABSTRACT No. 792
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS



PRELIMINARY

CURVE CHART

CURVE	CENTRAL ANGLE	RADIUS (FT.)	TANGENT (FT.)	LENGTH (FT.)	CHORD BEARING
C1	08°03'17"	250.00	17.60	35.15	N 05°07'35" E
C2	08°03'17"	250.00	17.60	35.15	N 05°07'35" E

TOWN OF ADDISON, TEXAS	
RICHMONT PROPERTIES LTD.	
RIGHT OF WAY PLAT	
SHIMEK, JACOBS & FINKLEA, L.L.P. CONSULTING ENGINEERS	SEPT., 1998

After Recording Return To:
Robert G. Buchanan, Jr.
Cowles & Thompson
901 Main Street, Suite 4000
Dallas, Texas 75202

STATE OF TEXAS §
§
COUNTY OF DALLAS §

RIGHT-OF-WAY DEED

DATE: _____, 1999

GRANTOR: Richmond Properties Limited

GRANTEE: Town of Addison, Texas
5300 Belt Line Road
Addison, TX 75001
(Dallas County, Texas)

CONSIDERATION:

- (1) Ten Dollars (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is acknowledged by Grantor.
- (2) Benefits to be derived by Grantor and its remaining property as a result of the proposed public improvements.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

See Exhibit "A" attached hereto and incorporated herein by reference.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

See Exhibit "B" attached hereto and incorporated herein by reference.

Grantor, for the consideration described above and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

MISCELLANEOUS:

(a) Nothing in this instrument shall be construed as a waiver by Grantee of any utility connection charge or other charges imposed by ordinance or Charter of the Town of Addison.

(b) The Property hereby conveyed may be used as a public right-of-way for the passage of vehicular and pedestrian traffic, including (without limitation) streets, roads, sidewalks, utilities, drainage, and other customary uses of public right-of-way. Improvements may be on such grade and according to such plans and specifications as will, in the opinion of Grantee, best serve the public purpose.

(c) The consideration described above shall be deemed full compensation for the conveyance of the Property, and for any diminution in value that may result to the remaining property of Grantor by virtue of Grantee's use of the Property.

(d) When the context requires it, singular nouns and pronouns include the plural.

EXECUTED effective as of the day first written above.

Richmont Properties Limited

By: _____
Print Name: _____
Print Title: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this _____ day of _____, 1999 by _____, the _____ of Richmont Properties Limited, on behalf of such entity.

My Commission Expires: _____

Notary Public, State of Texas
Print Name: _____

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 2,512 square foot (0.0577 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found ½ inch iron rod with Brittan and Crawford cap at the intersection of the North Right-of-Way line of Keller Springs Rd. (a 60' ROW) and the East Right-of-Way of Quorum Dr. (a 92' ROW at this point), said point being the Southwest corner of a 0.820 acre tract of land conveyed to Richmond Properties Limited by deed recorded in Volume 94155, Page 3422 Deed Records Dallas County, Texas (D.R.D.C.T.);

THENCE North 0° 29' 14" West along the said East line also being the West line of said 0.820 acre tract a distance of 12.35 feet to a ½ inch iron rod with plastic cap stamped DTE set for corner,


THENCE South 89° 31' 52" East departing said East line and being at all times parallel with and 12.35 feet perpendicular distance from the said North Right-of-Way line a distance of 203.44 feet to a ½ inch iron rod with cap stamped DTE set for corner in the West line of a 40 foot perpetual easement of Ingress/Egress as recorded in Volume 5340, Page 571, D.R.D.C.T;

THENCE South 0° 10' 44" East along said West line a distance of 12.35 feet to a found ½ inch iron rod in the North ROW line of Keller Springs Road, said point being the Southeast corner of said 0.820 acre tract;

THENCE North 89° 31' 52" West along the said North ROW line a distance of 203.38 feet to the POINT OF BEGINNING and Containing 2,512 square feet (0.0577 Ac) of land more or less.

A plat of even survey date accompanies this instrument.

The Basis of Bearing for this instrument is the recorded bearing of the South line of said 0.0820 acre tract, North 89° 31' 52" West, as recorded in Volume 94155, Page 3422, D.R.D.C.T.

 5/8/99
Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812

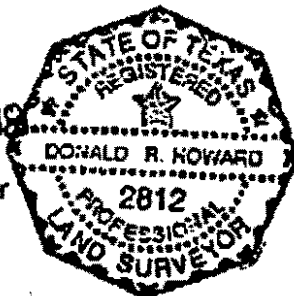


EXHIBIT "B"

1. Standby fees, taxes and assessments for the year 1999, not yet due and payable.

PARTIAL RELEASE OF LIEN

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF ROCKWALL §

THAT, COMERICA BANK - TEXAS ("Lender"), being the owner and holder of that certain promissory note (the "Note") dated August 7, 1997, in the original principal sum of \$45,000,000.00, executed by Richmond Properties Limited, payable to the order of Lender, for and in consideration of the sum of \$10.00 and other good and valuable consideration to it paid, does hereby **RELEASE, RELINQUISH, QUITCLAIM AND DISCHARGE** the property described on Exhibit A hereto (the "Release Tract") from all rights, titles, liens, or interests securing the payment of the Note, including without limitation the liens created by that certain Deed of Trust dated August 7, 1997, recorded in Volume 97156, Page 2325, that certain Assignment of Leases and Rentals dated August 7, 1997, recorded in Volume 97156, Page 2351, and that certain Financing Statement dated _____ recorded in Volume 97156, Page 2358 of the Real Estate Records of Dallas County, Texas.

This is a Partial Release only, and this Partial Release covers and relates only to the Release Tract and shall not in any way or manner affect any other property described in or covered by such Deed of Trust or any other instruments securing payment of the Note, and all rights, titles, liens and interests securing payment of the Note, to the extent that they relate to property other than the Release Tract, shall remain in full force and effect.

EXECUTED AND EFFECTIVE as of the _____ day of _____, 1998.

COMERICA BANK - TEXAS

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, this instrument was acknowledged on this _____ day of _____, 1998 by _____ of COMERICA BANK - TEXAS, on behalf of said entity.

Commission Expires:

Notary Public, State of Texas
Print name:

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 2,512 square foot (0.0577 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found ½ inch iron rod with Brittan and Crawford cap at the intersection of the North Right-of-Way line of Keller Springs Rd. (a 60' ROW) and the East Right-of-Way of Quorum Dr. (a 92' ROW at this point), said point being the Southwest corner of a 0.820 acre tract of land conveyed to Richmond Properties Limited by deed recorded in Volume 94155, Page 3422 Deed Records Dallas County, Texas (D.R.D.C.T.);

THENCE North 0° 29' 14" West along the said East line also being the West line of said 0.820 acre tract a distance of 12.35 feet to a ½ inch iron rod with plastic cap stamped DTE set for corner;


THENCE South 89° 31' 52" East departing said East line and being at all times parallel with and 12.35 feet perpendicular distance from the said North Right-of-Way line a distance of 203.44 feet to a ½ inch iron rod with cap stamped DTE set for corner in the West line of a 40 foot perpetual easement of Ingress/Egress as recorded in Volume 5340, Page 571, D.R.D.C.T;

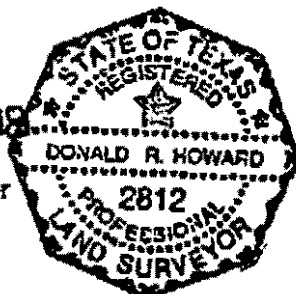
THENCE South 0° 10' 44" East along said West line a distance of 12.35 feet to a found ½ inch iron rod in the North ROW line of Keller Springs Road, said point being the Southeast corner of said 0.820 acre tract.

THENCE North 89° 31' 52" West along the said North ROW line a distance of 203.38 feet to the POINT OF BEGINNING and Containing 2,512 square feet (0.0577 Ac) of land more or less.

A plat of even survey date accompanies this instrument.

The Basis of Bearing for this instrument is the recorded bearing of the South line of said 0.0820 acre tract, North 89° 31' 52" West, as recorded in Volume 94155, Page 3422, D.R.D.C.T.


Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812

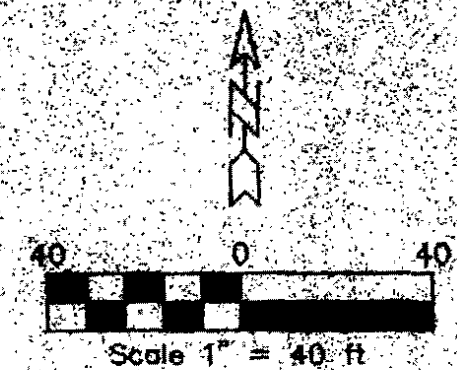


PARCEL 1
GROSS 0.820 AC
LESS 0.058 AC
NET 0.762 AC

LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	12.35'
L2	S0°10'44"E	12.35'
L3	N0°10'44"W	12.35'

EASEMENT AND RIGHT-OF-WAY
TO THE TOWN OF ADDISON
VOL. 82019, PG. 3341
D.R.D.C.T.



WILLIAM LOMAX SURVEY
ABST. NO. 792
PERPETUAL EASEMENT OF INGRESS/ EGRESS
VOL. 5340, PG. 571
D.R.D.C.T.

RICHMONT PROPERTIES, LTD.
VOL. 94155, PG. 3422
D.R.D.C.T.
0.820 AC.

PARCEL 1
2,512 S.F. (0.0577 AC)

PARCEL 2
1,358 S.F. (0.0312 AC)

KELLER SPRINGS ROAD

POB
PARCEL 1

- LEGEND
- ⊕ FIR FOUND IRON PIPE
 - ⊙ FIR FOUND IRON ROD
 - ⊙ SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED DTE

DALTECH
ENGINEERING, INC.
17311 DALLAS PKWY., SUITE 200
DALLAS, TEXAS 75248
PHONE: (972) 250-2727
FAX: (972) 250-4774

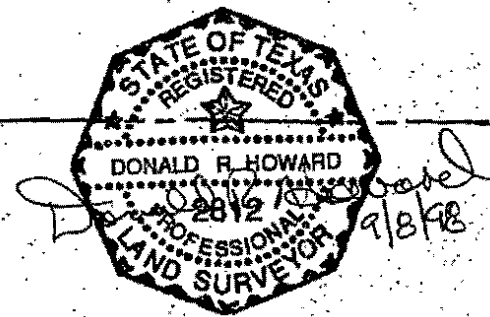


EXHIBIT A
PARCEL 1 PLAT
KELLER SPRINGS AT
QUORUM DRIVE

DATE: SEP. 7, 1998

JOB NO. 6622

C:\9822\9822P\ARC\PARCEL1.DWG SEP. 7, 1998

COWLES & THOMPSON
A Professional Corporation
ATTORNEYS AND COUNSELORS



F A C S I M I L E C O V E R P A G E

Date and Time Faxed: Thursday, March 18, 1999 9:03:30 AM
Total Number of Pages (including cover sheet): 03
Client/Matter #: 3195\25211

To: Name: Jeff Markiewicz
Company: Town of Addison
Fax Number: 972-450-2837
Voice Phone:

From: Name: Bob Buchanan
Fax Number:
Voice Phone: 214-672-2139

Message:

*How far back
is taxes not been
Paid?*

*New Exhibits
w/ 20' width
SF & meters*

IMPORTANT/CONFIDENTIAL: This message is intended only for the use of the individual or entity to which it is addressed. This message contains information from the law firm of Cowles & Thompson which may be privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee, or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please notify us immediately at our telephone number (214)672-2000. We will be happy to arrange for the return of this message to us, via the United States Postal Service, at no cost to you.

DALLAS TYLER MCKINNEY

901 MAIN STREET SUITE 4000 DALLAS, TEXAS 75202-3793
TEL 214.672.2000 FAX 214.672.2020

ROBERT G. BUCHANAN, JR.
214.672.2120
BBUCHANAN@COWLESTHOMPSON.COM

February 16, 1999

VIA TELECOPY AND U.S. MAIL

Mr. Jeff Markiewicz
Town of Addison
P. O. Box 9010
Addison, TX 75001-9010

Re: 40' Wide Strip of Land (the "Property") running North approximately 275 to 300 feet North from Keller Springs Road into the Quorum Drive right-of-way and lying between the properties owned by Richmond Properties, Ltd. ("Richmont") and Crescent Real Estate Equities Limited Partnership ("Crescent")

Dear Jeff:

The title work prepared by Hexter-Fair Title Company indicates that fee simple title to the Property is still held by Marcellus Keller and Maude Keller. Also, it appears to be encumbered by a perpetual easement for ingress and egress benefiting tracts of land owned by Normandy, Inc. ("Normandy") and Quorum Office Investors, L.P. II ("QOI"). Both the Normandy tract and the QOI tract are located along either side of Quorum Drive approximately 1,280 feet North of Keller Springs Road.

Normandy acquired title to its tract from Wirt Davis II in 1980. Mr. Davis acquired title from Maude Keller and Marcellus Keller, individually and as executor of the Estate of Henry Keller 1960. Along with fee simple title to two tracts, Mr. Davis was granted a perpetual easement for ingress and egress over the Property as it then extended from Keller Springs Road approximately 1,620 feet North. Mr. Davis subsequently conveyed the remaining tract acquired from the Kellers to QOI in 1998. In the deed to Normandy in 1980, Davis specifically conveyed a nonexclusive easement in the Property. The deed to QOI in 1998 makes no specific reference to the nonexclusive easement in the Property, but it does contain "catch-all" language whereby all easements benefiting the described property are also conveyed.

It does not appear that the Property was ever affirmatively dedicated for right-of-way. Several instruments in the chain of title for the adjacent tracts along Keller Springs Road currently owned by Crescent Real Estate Equities and Richmond Properties refer to the Property as an undedicated 40' street. Instruments affecting tracts to the north of the Richmond and Crescent properties along Quorum Road also refer to the Property as an undedicated street.

According to the records of the Dallas Central Appraisal District, the Property does not appear to be on the tax rolls for either Dallas County or the Dallas Independent School District.

Mr. Jeff Markiewicz
February 16, 1999
Page 2

Unfortunately, the Dallas County Clerk's office has misplaced the probate records pertaining to the estate of Henry Keller and there is no record of the probate of Maude Keller's estate in Dallas County, Texas. There is no property in Dallas County presently taxed to Henry Keller, Maude Keller, or their estates, or Marcellus Keller.

Taking approximately 12.35 feet of the Property to widen Keller Springs Road potentially exposes the Town to liability for the fair market value of the portion taken, in the event a private property owner ever makes claim to establishes fee simple title to the Property. However, since no one appears to be paying taxes on the Property or otherwise openly making use of the Property, the likelihood of such a claim appears remote. Also, because both Normandy and Quorum have direct access to Quorum Road, it seems unlikely that either would claim any interest in a condemnation award based upon their rights through the perpetual easement.

Please let me know if you need any further information at this time or should you have any questions.

Sincerely,



Robert G. Buchanan, Jr.

RGB:wn

COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



ROBERT G. BUCHANAN, JR.
214.672.2139
BBUCHANAN@COWLESTHOMPSON.COM

February 16, 1999

VIA TELECOPY AND U.S. MAIL

Mr. Jeff Markiewicz
Town of Addison
P. O. Box 9010
Addison, TX 75001-9010

Re: 40' Wide Strip of Land (the "Property") running North approximately 275 to 300 feet North from Keller Springs Road into the Quorum Drive right-of-way and lying between the properties owned by Richmond Properties, Ltd. ("Richmont") and Crescent Real Estate Equities Limited Partnership ("Crescent")

Dear Jeff:

The title work prepared by Hexter-Fair Title Company indicates that fee simple title to the Property is still held by Marcellus Keller and Maude Keller. Also, it appears to be encumbered by a perpetual easement for ingress and egress benefiting tracts of land owned by Normandy, Inc. ("Normandy") and Quorum Office Investors, L.P. II ("QOI"). Both the Normandy tract and the QOI tract are located along either side of Quorum Drive approximately 1,280 feet North of Keller Springs Road.

Normandy acquired title to its tract from Wirt Davis II in 1980. Mr. Davis acquired title from Maude Keller and Marcellus Keller, individually and as executor of the Estate of Henry Keller 1960. Along with fee simple title to two tracts, Mr. Davis was granted a perpetual easement for ingress and egress over the Property as it then extended from Keller Springs Road approximately 1,620 feet North. Mr. Davis subsequently conveyed the remaining tract acquired from the Kellers to QOI in 1998. In the deed to Normandy in 1980, Davis specifically conveyed a nonexclusive easement in the Property. The deed to QOI in 1998 makes no specific reference to the nonexclusive easement in the Property, but it does contain "catch-all" language whereby all easements benefiting the described property are also conveyed.

It does not appear that the Property was ever affirmatively dedicated for right-of-way. Several instruments in the chain of title for the adjacent tracts along Keller Springs Road currently owned by Crescent Real Estate Equities and Richmond Properties refer to the Property as an undedicated 40' street. Instruments affecting tracts to the north of the Richmond and Crescent properties along Quorum Road also refer to the Property as an undedicated street.

According to the records of the Dallas Central Appraisal District, the Property does not appear to be on the tax rolls for either Dallas County or the Dallas Independent School District.



Mr. Jeff Markiweicz
February 16, 1999
Page 2

Unfortunately, the Dallas County Clerk's office has misplaced the probate records pertaining to the estate of Henry Keller and there is no record of the probate of Maude Keller's estate in Dallas County, Texas. There is no property in Dallas County presently taxed to Henry Keller, Maude Keller, or their estates, or Marcellus Keller.

Taking approximately 12.35 feet of the Property to widen Keller Springs Road potentially exposes the Town to liability for the fair market value of the portion taken, in the event a private property owner ever makes claim to establishes fee simple title to the Property. However, since no one appears to be paying taxes on the Property or otherwise openly making use of the Property, the likelihood of such a claim appears remote. Also, because both Normandy and Quorum have direct access to Quorum Road, it seems unlikely that either would claim any interest in a condemnation award based upon their rights through the perpetual easement.

Please let me know if you need any further information at this time or should you have any questions.

Sincerely,

Robert G. Buchanan, Jr.

RGB:wn

COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



ROBERT G. BUCHANAN, JR.
214.672.2139
RGBUCHA@CTPCLAW.COM

January 5, 1999

VIA TELECOPY

Mr. Jeff Markiewicz
Town of Addison
P. O. Box 9010
Addison, TX 75001-9010

Re: Town of Addison/Richmont Properties Limited

Dear Jeff:

Enclosed please find drafts of a Right-of-Way Deed and Partial Release of Lien for presentation to the property owner for their review and comments. In addition to the execution of the Right-of-Way Deed and Partial Release of Lien, we will require that the property owner execute the title company's standard form of affidavit regarding debts, liens and possession, an affidavit that the property owner is not a foreign person and provide us with a copy of the Limited Partnership Agreement of Richmond Properties Limited to confirm that the party or individual executing the Right-of-Way Deed has the requisite authority.

Please call should you have any questions or comments.

Sincerely,

Robert G. Buchanan, Jr.

RGB:wn
Enclosures

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

After Recording Return To:
Robert G. Buchanan, Jr.
Cowles & Thompson
901 Main Street, Suite 4000
Dallas, Texas 75202

RIGHT-OF-WAY DEED

DATE: _____, 1999

GRANTOR: Richmond Properties Limited

GRANTEE: Town of Addison, Texas
5300 Belt Line Road
Addison, TX 75001
(Dallas County, Texas)

CONSIDERATION:

- (1) Ten Dollars (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is acknowledged by Grantor.
- (2) Benefits to be derived by Grantor and its remaining property as a result of the proposed public improvements.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

See Exhibit "A" attached hereto and incorporated herein by reference.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

See Exhibit "B" attached hereto and incorporated herein by reference.

Grantor, for the consideration described above and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

MISCELLANEOUS:

(a) Nothing in this instrument shall be construed as a waiver by Grantee of any utility connection charge or other charges imposed by ordinance or Charter of the Town of Addison.

(b) The Property hereby conveyed may be used as a public right-of-way for the passage of vehicular and pedestrian traffic, including (without limitation) streets, roads, sidewalks, utilities, drainage, and other customary uses of public right-of-way. Improvements may be on such grade and according to such plans and specifications as will, in the opinion of Grantee, best serve the public purpose.

(c) The consideration described above shall be deemed full compensation for the conveyance of the Property, and for any diminution in value that may result to the remaining property of Grantor by virtue of Grantee's use of the Property.

(d) When the context requires it, singular nouns and pronouns include the plural.

EXECUTED effective as of the day first written above.

Crescent Real Estate Equities Limited Partnership

By: _____
Print Name: _____
Print Title: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this _____ day of _____, 1999 by _____, the _____ of Crescent Real Estate Equities Limited Partnership, on behalf of such entity.

My Commission Expires:

Notary Public, State of Texas
Printname: _____

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 2,512 square foot (0.0577 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found ½ inch iron rod with Brittan and Crawford cap at the intersection of the North Right-of-Way line of Keller Springs Rd. (a 60' ROW) and the East Right-of-Way of Quorum Dr. (a 92' ROW at this point), said point being the Southwest corner of a 0.820 acre tract of land conveyed to Richmond Properties Limited by deed recorded in Volume 94155, Page 3422 Deed Records Dallas County, Texas (D.R.D.C.T.);

THENCE North 0° 29' 14" West along the said East line also being the West line of said 0.820 acre tract a distance of 12.35 feet to a ½ inch iron rod with plastic cap stamped DTE set for corner;

THENCE South 89° 31' 52" East departing said East line and being at all times parallel with and 12.35 feet perpendicular distance from the said North Right-of-Way line a distance of 203.44 feet to a ½ inch iron rod with cap stamped DTE set for corner in the West line of a 40 foot perpetual easement of Ingress/Egress as recorded in Volume 5340, Page 571, D.R.D.C.T;

THENCE South 0° 10' 44" East along said West line a distance of 12.35 feet to a found ½ inch iron rod in the North ROW line of Keller Springs Road, said point being the Southeast corner of said 0.820 acre tract;

THENCE North 89° 31' 52" West along the said North ROW line a distance of 203.38 feet to the POINT OF BEGINNING and Containing 2,512 square feet (0.0577 Ac) of land more or less.

A plat of even survey date accompanies this instrument.

The Basis of Bearing for this instrument is the recorded bearing of the South line of said 0.0820 acre tract, North 89° 31' 52" West, as recorded in Volume 94155, Page 3422, D.R.D.C.T.

Donald R. Howard 9/8/98
Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812

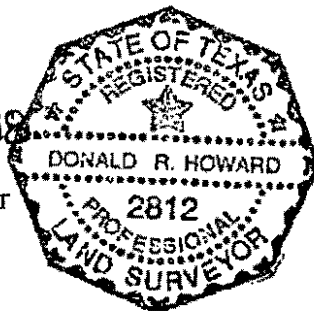


EXHIBIT "B"

1. Standby fees, taxes and assessments for the year 1999, not yet due and payable.

PARTIAL RELEASE OF LIEN

STATE OF TEXAS §
COUNTY OF ROCKWALL § KNOW ALL MEN BY THESE PRESENTS:

THAT, COMERICA BANK - TEXAS ("Lender"), being the owner and holder of that certain promissory note (the "Note") dated August 7, 1997, in the original principal sum of \$45,000,000.00, executed by Richmond Properties Limited, payable to the order of Lender, for and in consideration of the sum of \$10.00 and other good and valuable consideration to it paid, does hereby RELEASE, RELINQUISH, QUITCLAIM AND DISCHARGE the property described on Exhibit A hereto (the "Release Tract") from all rights, titles, liens, or interests securing the payment of the Note, including without limitation the liens created by that certain Deed of Trust dated August 7, 1997, recorded in Volume 97156, Page 2325, that certain Assignment of Leases and Rentals dated August 7, 1997, recorded in Volume 97156, Page 2351, and that certain Financing Statement dated recorded in Volume 97156, Page 2358 of the Real Estate Records of Dallas County, Texas.

This is a Partial Release only, and this Partial Release covers and relates only to the Release Tract and shall not in any way or manner affect any other property described in or covered by such Deed of Trust or any other instruments securing payment of the Note, and all rights, titles, liens and interests securing payment of the Note, to the extent that they relate to property other than the Release Tract, shall remain in full force and effect.

EXECUTED AND EFFECTIVE as of the day of 1998.

COMERICA BANK - TEXAS

By:
Name:
Title:

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, this instrument was acknowledged on this day of 1998 by of COMERICA BANK - TEXAS, on behalf of said entity.

Commission Expires: Notary Public, State of Texas Print name:

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 2,512 square foot (0.0577 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

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THENCE North 0° 29' 14" West along the said East line also being the West line of said 0.820 acre tract a distance of 12.35 feet to a ½ inch iron rod with plastic cap stamped DTE set for corner;

THENCE South 89° 31' 52" East departing said East line and being at all times parallel with and 12.35 feet perpendicular distance from the said North Right-of-Way line a distance of 203.44 feet to a ½ inch iron rod with cap stamped DTE set for corner in the West line of a 40 foot perpetual easement of Ingress/Egress as recorded in Volume 5340, Page 571, D.R.D.C.T.;

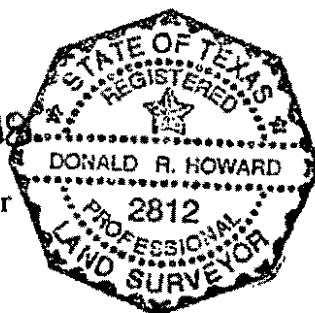
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The Basis of Bearing for this instrument is the recorded bearing of the South line of said 0.0820 acre tract, North 89° 31' 52" West, as recorded in Volume 94155, Page 3422, D.R.D.C.T.

Donald R. Howard 9/18/99
Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812



COWLES & THOMPSON

A Professional Corporation

Attorneys at Law

901 Main Street, Suite 4000

Dallas, TX 75202-3793

Telephone (214) 672-2000

Fax (214) 672-2020

FACSIMILE COVER PAGE

IMPORTANT/CONFIDENTIAL: This message is intended only for the use of the individual or entity to which it is addressed. This message contains information from the law firm of Cowles & Thompson which may be privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee, or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately at our telephone number (214) 672-2000. We will be happy to arrange for the return of this message to us, via the United States Postal Service, at no cost to you.

Date: 1/5/99 Time: _____

Total Number of Pages (including this sheet): 8

Normal/Rush: _____ Client/Matter #: 3195/25211

TO: (1) Jeff Cunningham FAX: 972-450-2837
(2) _____ FAX: _____
(3) _____ FAX: _____

FROM: Bob Buckman Direct Dial #: (214) 672-2135

MESSAGE: _____

**IF YOU HAVE ANY PROBLEMS WITH THIS TRANSMISSION,
PLEASE CALL OUR SERVICE CENTER
AT (214) 672-2508**

OR _____ AT (214) 672-_____

Thank you.

COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



ROBERT G. BUCHANAN, JR.
214.672.2138
RGBUCHA@CTPCLAW.COM

January 5, 1999

VIA TELECOPY

Mr. Jeff Markiewicz
Town of Addison
P. O. Box 9010
Addison, TX 75001-9010

Re: Town of Addison/Richmont Properties Limited

Dear Jeff:

Enclosed please find drafts of a Right-of-Way Deed and Partial Release of Lien for presentation to the property owner for their review and comments. In addition to the execution of the Right-of-Way Deed and Partial Release of Lien, we will require that the property owner execute the title company's standard form of affidavit regarding debts, liens and possession, an affidavit that the property owner is not a foreign person and provide us with a copy of the Limited Partnership Agreement of Richmont Properties Limited to confirm that the party or individual executing the Right-of-Way Deed has the requisite authority.

Please call should you have any questions or comments.

Sincerely,

Robert G. Buchanan, Jr.

RGB:wn
Enclosures

After Recording Return To:
Robert G. Buchanan, Jr.
Cowles & Thompson
901 Main Street, Suite 4000
Dallas, Texas 75202

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

RIGHT-OF-WAY DEED

DATE: _____, 1999

GRANTOR: Richmond Properties Limited

GRANTEE: Town of Addison, Texas
5300 Belt Line Road
Addison, TX 75001
(Dallas County, Texas)

CONSIDERATION:

- (1) Ten Dollars (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is acknowledged by Grantor.
- (2) Benefits to be derived by Grantor and its remaining property as a result of the proposed public improvements.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

See Exhibit "A" attached hereto and incorporated herein by reference.

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Grantor, for the consideration described above and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

MISCELLANEOUS:

(a) Nothing in this instrument shall be construed as a waiver by Grantee of any utility connection charge or other charges imposed by ordinance or Charter of the Town of Addison.

(b) The Property hereby conveyed may be used as a public right-of-way for the passage of vehicular and pedestrian traffic, including (without limitation) streets, roads, sidewalks, utilities, drainage, and other customary uses of public right-of-way. Improvements may be on such grade and according to such plans and specifications as will, in the opinion of Grantee, best serve the public purpose.

(c) The consideration described above shall be deemed full compensation for the conveyance of the Property, and for any diminution in value that may result to the remaining property of Grantor by virtue of Grantee's use of the Property.

(d) When the context requires it, singular nouns and pronouns include the plural.

EXECUTED effective as of the day first written above.

Richmont Properties Limited

By: _____
Print Name: _____
Print Title: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this ____ day of _____, 1999 by _____, the _____ of Richmont Properties Limited, on behalf of such entity.

My Commission Expires:

Notary Public, State of Texas
Print Name: _____

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 2,512 square foot (0.0577 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

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THENCE North 0° 29' 14" West along the said East line also being the West line of said 0.820 acre tract a distance of 12.35 feet to a ½ inch iron rod with plastic cap stamped DTE set for corner;

THENCE South 89° 31' 52" East departing said East line and being at all times parallel with and 12.35 feet perpendicular distance from the said North Right-of-Way line a distance of 203.44 feet to a ½ inch iron rod with cap stamped DTE set for corner in the West line of a 40 foot perpetual easement of Ingress/Egress as recorded in Volume 5340, Page 571, D.R.D.C.T.;

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A plat of even survey date accompanies this instrument.

The Basis of Bearing for this instrument is the recorded bearing of the South line of said 0.0820 acre tract, North 89° 31' 52" West, as recorded in Volume 94155, Page 3422, D.R.D.C.T.

Donald R. Howard 5/8/98

Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812

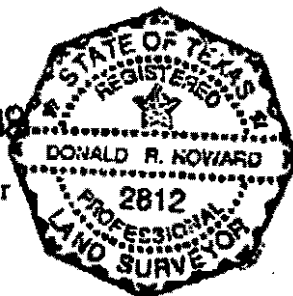


EXHIBIT "B"

1. Standby fees, taxes and assessments for the year 1999, not yet due and payable.

PARTIAL RELEASE OF LIEN

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

KNOW ALL MEN BY THESE PRESENTS:

THAT, COMERICA BANK - TEXAS ("Lender"), being the owner and holder of that certain promissory note (the "Note") dated August 7, 1997, in the original principal sum of \$45,000,000.00, executed by Richmond Properties Limited, payable to the order of Lender, for and in consideration of the sum of \$10.00 and other good and valuable consideration to it paid, does hereby **RELEASE, RELINQUISH, QUITCLAIM AND DISCHARGE** the property described on Exhibit A hereto (the "Release Tract") from all rights, titles, liens, or interests securing the payment of the Note, including without limitation the liens created by that certain Deed of Trust dated August 7, 1997, recorded in Volume 97156, Page 2325, that certain Assignment of Leases and Rentals dated August 7, 1997, recorded in Volume 97156, Page 2351, and that certain Financing Statement dated _____ recorded in Volume 97156, Page 2358 of the Real Estate Records of Dallas County, Texas.

This is a Partial Release only, and this Partial Release covers and relates only to the Release Tract and shall not in any way or manner affect any other property described in or covered by such Deed of Trust or any other instruments securing payment of the Note, and all rights, titles, liens and interests securing payment of the Note, to the extent that they relate to property other than the Release Tract, shall remain in full force and effect.

EXECUTED AND EFFECTIVE as of the _____ day of _____, 1998.

COMERICA BANK - TEXAS

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, this instrument was acknowledged on this _____ day of _____, 1998 by _____ of COMERICA BANK - TEXAS, on behalf of said entity.

Commission Expires:

Notary Public, State of Texas
Print name:

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 2,512 square foot (0.0577 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

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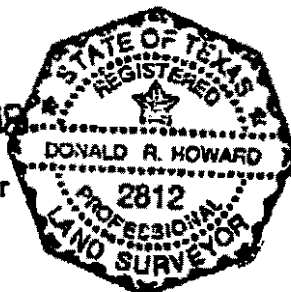
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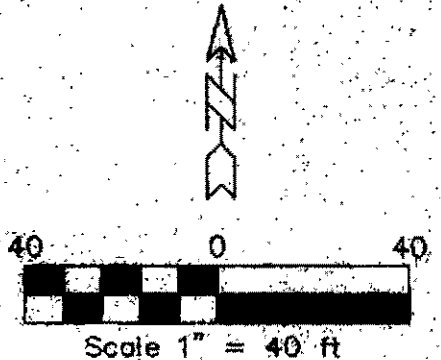
A plat of even survey date accompanies this instrument.

The Basis of Bearing for this instrument is the recorded bearing of the South line of said 0.0820 acre tract, North 89° 31' 52" West, as recorded in Volume 94155, Page 3422, D.R.D.C.T.


Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812



PARCEL 1
 GROSS 0.820 AC
 LESS 0.058 AC
 NET 0.762 AC



WILLIAM LOMAX SURVEY
 ABST. NO. 792

PERPETUAL EASEMENT OF INGRESS/ EGRESS
 VOL. 5340, PG. 571
 D.R.D.C.T.

LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	12.35'
L2	S0°10'44"E	12.35'
L3	N0°10'44"W	12.35'

EASEMENT AND RIGHT-OF-WAY/
 TO THE TOWN OF ADDISON
 VOL. 82019, PG. 3341
 D.R.D.C.T.

RICHMONT PROPERTIES, LTD.
 VOL. 94155, PG. 3422
 D.R.D.C.T.
 0.820 AC.

PARCEL 1
 2,512 S.F. (0.0577 AC)

PARCEL 2
 1,358 S.F. (0.0312 AC)

**POB
 PARCEL 1**

KELLER SPRINGS ROAD

QUORUM DRIVE

- LEGEND**
- ⊕ FIP FOUND IRON PIPE
 - ⊙ FIR FOUND IRON ROD
 - ⊙ SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED DTE

DALTECH
ENGINEERING, INC.
 17311 DALLAS PKWY., SUITE 200
 DALLAS, TEXAS 75248
 PHONE: (972)250-2727
 FAX: (972) 250-4774

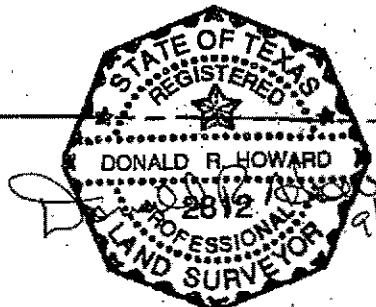


EXHIBIT A
 PARCEL 1 PLAT
 KELLER SPRINGS AT
 QUORUM DRIVE

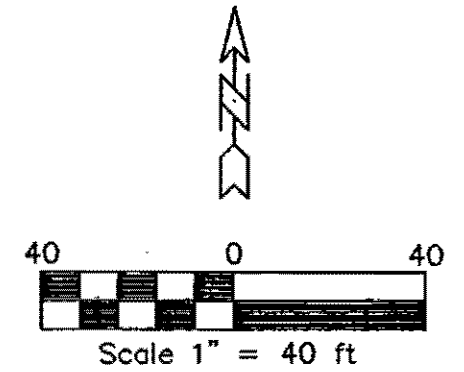
DATE: SEP. 7, 1998

JOB NO. 9822

C:\9822\9822P ARC\PARCEL1.DWG SEP. 7, 1998

WILLIAM LOMAX SURVEY
ABST. NO. 792

PARCEL 1
GROSS 16.7752 AC
LESS 0.0337 AC
NET 16.7415 AC
-PARCEL 2



RICHMONT PROPERTIES, LTD.
VOL. 94155, PG. 3422
D.R.D.C.T.
0.820 AC.

PERPETUAL EASEMENT OF INGRESS/ EGRESS
VOL. 5340, PG. 571
D.R.D.C.T.

UNITED FIDELITY OFFICE PARK
VOL. 80140, PG. 1720
M.R.D.C.T.

LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	12.35'
L2	S0°10'44"E	12.35'
L3	N0°10'44"W	12.35'

PARCEL 1
2,512 S.F. (0.0577 AC)

PARCEL 2
1,468 S.F. (0.0337 AC)

S89°31'52"E ~ 203.44'
L2
N89°31'52"W ~ 203.38'
FIR

SIR
L3
S86°21'24"E ~ 220.48'
SIR
N89°18'26"W ~ 220.00'
MEAS. 622.77'

362.77' (583.19' PLAT)
N89°18'26"W ~ 582.77' MEAS.

FND "X" CUT
IN CONC.

POB
PARCEL 2

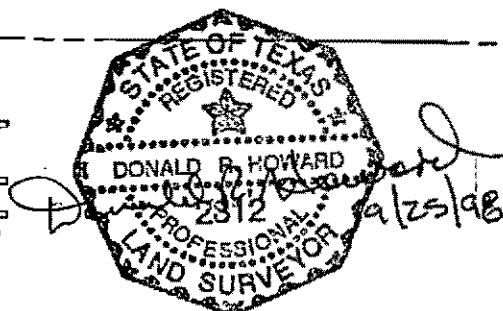
POC
PARCEL 2

KELLER SPRINGS ROAD

LEGEND

- ⊕ FIP FOUND IRON PIPE
- Ⓡ FIR FOUND IRON ROD
- ⊙ SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED DTE

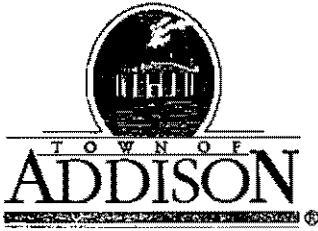
DAL-TECH
ENGINEERING, INC.
17311 DALLAS PKWY., SUITE 200
DALLAS, TEXAS 75248
PHONE: (972)250-2727
FAX: (972) 250-4774



DATE: SEP. 24, 1998

JOB NO. 9822

EXHIBIT A
PARCEL 2 PLAT
KELLER SPRINGS AT
QUORUM DRIVE



PUBLIC WORKS DEPARTMENT

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

*Have we
closed on this
tract?
John*

January 4, 1999

MEMORANDUM

To: Ron Whitehead
City Manager

From: John R. Baumgartner, P.E.
Director of Public Works

Re: Right-of-Way Acquisition - Keller Springs Road

In order to perform traffic mobility improvements at the intersection of Keller Springs Road and Quorum Drive, it is necessary to purchase additional right-of-way from Crescent Real Estate Equities. Attached is the exhibit and metes and bounds description of the 1,468 square foot tract of land we propose to purchase for \$7,340 or \$5 per square foot. This cost is equal to the latest assessed value of the land.

Staff recommends that the Council authorize the City Manager to enter into the agreement for \$7,340 with Crescent Real Estate Equities for the purchase of a 1,468 square foot parcel of land for the intersection improvements.

Row Dedication
Keller Springs Rd. & Quorum Dr.
Parcel 2
September 25, 1998

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 1,468 square foot (0.0337 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a found "x" cut in concrete for the Southeast corner of United Fidelity Office Park, an addition to the Town of Addison as recorded in Volume 80140, Page 1720, Map Records Dallas County, Texas;

THENCE North 89° 18' 26" West along the South line of said addition, also being the North Right-of-Way line of Keller Springs Rd. (a 60' ROW) a distance of 362.77 feet to a ½ inch iron rod with cap stamped DTE set for corner and also being the POINT OF BEGINNING;

THENCE North 89° 18' 26" West continuing along said North line a distance of 220.00 feet to a ½ inch iron rod with cap stamped DTE set for corner in the East line of a 40 foot perpetual easement of Ingress/Egress as recorded in Volume 5340, Page 571, Deed Records Dallas County, Texas;

THENCE North 0° 10' 44" West along said East line a distance of 12.35 feet to a ½ inch iron rod with cap stamped DTE set for corner;

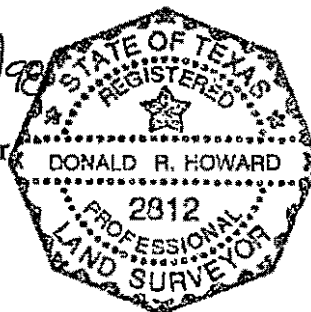
THENCE South 86° 21' 24" East a distance of 220.48 feet to a 1/2" inch iron rod with cap stamped DTE set for corner;

THENCE South 0°41'34" West a distance of 1.00 feet to the POINT OF BEGINNING and CONTAINING 1,468 square feet or (0.0337 acres) of land more or less.

A plat of even survey date accompanies this instrument.

The Basis of Bearing for this instrument is the recorded bearing of the North ROW line of Keller Springs Rd. as recorded in Volume 94155, Page 3422, (D.R.D.C.T.)

Donald R. Howard 9/25/98
Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812



SHIMEK, JACOBS & FINKLEA, L.L.P.
CONSULTING ENGINEERS

8333 Douglas Avenue, #820

Dallas, Texas 75225-5816

Fax (214) 361-0204

Phone (214) 361-7900

FAX TRANSMISSION COVER SHEET

Fax Number: 972-450-2837

From: John W. Birkhoff

Number of Pages Transmitted (including this one)

3

Date: October 14, 1998

To: **Mr. Jeff Markiewicz**

Requested Deed Volume 5340 Page 572

Serial # HD-473 EC/AR

WARRANTY DEED (With Vendor's Lien)

97252..82.00

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT

COUNTY OF DALLAS MARCELLUS KELLER, a single man, Individually and as Independent Executor of the Estate of Henry Keller, Deceased, and MAUDE KELLER, a widow,

Dallas

, State of Texas

(hereinafter called GRANTOR, whether one or more) of its County of for and in consideration of the sum of

TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations,

In hand paid and secured to be paid to GRANTOR herein, by

WIRT DAVIS, II

(hereinafter called GRANTEE, whether one or more)

the receipt of which is hereby acknowledged and confessed;



has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the herein-

above named GRANTEE, all that certain land, lying, situated and being in the County of Dallas, State of Texas,

more particularly described as follows, to-wit:

Two tracts of land out of the WM. LOMAX SURVEY, Abstract No. 792; said tracts being part of a 50 acre tract of land conveyed by Geo. Keller, et al to W. H. Keller by Deed dated October 26, 1911, recorded in Volume 534, page 360, Deed Records, Dallas County, Texas; said two tracts being described by metes and bounds as follows:

TRACT NO. 1:

BEGINNING at a point in the West boundary line of said 50 acre tract, 947.5 feet North of its Southwest corner, said point being the Northwest corner of a tract conveyed by Henry W. Keller to Clarence Traylor, and wife, Pearl Traylor by Deed, dated August 2, 1955, filed on October 27, 1955 and recorded in volume 4371, page 456, Deed Records Dallas County, Texas,

THENCE, North along the West boundary line of said 50 acre tract, 699.0 feet to its Northwest corner,

THENCE, East along the North boundary line of said 50 acre tract, 355.5 feet to the West boundary line of any undedicated 40 foot street,

THENCE, South with the West boundary line of said 40 foot street, 703.0 feet to the Northeast corner of said tract conveyed to Clarence Traylor and wife by Deed above mentioned,

5340
577

THENCE, North 89 degrees 21 minutes West 355.5 feet to the place of beginning,

TRACT NO. 2:

BEGINNING at a point in the East boundary line of a 40 foot undedicated road which is the following courses and distances from the Southwest corner of said 50 acre tract:

- (1) East along the center line of Keller Springs Road, 395.5 feet,
- (2) North with the West boundary line of said 40 foot street 1277.5 feet to the place of beginning;

THENCE, North with the West boundary line of said 40 foot road, 373.7 feet to a point for corner in the North boundary line of said 50 acre tract,

THENCE, East with the North boundary line of said 50 acre tract, 590.0 feet to a point for corner, the Northwest corner of a tract conveyed by Henry W. Keller to M. H. McShann by Deed dated November 23, 1943, filed December 13, 1943, recorded in Volume 2451, page 242, Deed Records, Dallas County, Texas,

THENCE, South with the West boundary line of the tract so conveyed to M. H. McShann, 380.4 feet to a point for corner, the Northeast corner of a tract conveyed by Henry W. Keller to Naomi D. Favors by Deed dated March 7, 1953, filed March 9, 1955, recorded in volume 4214, page 286, Deed Records, Dallas County, Texas,

THENCE, North 89 degrees 21 minutes West with the North boundary line of the tract so conveyed to Naomi Favors by Deed above mentioned, passing its Northwest corner and continuing in all 567.6 feet to the place of beginning.

TOGETHER with a perpetual easement of ingress and egress for pedestrian and vehicular traffic over and across the following described tract or parcel of land:

BEGINNING at the Northeast corner of Tract No. 1 above described; THENCE, South with the East line of said tract, passing its Southeast corner at 703 feet and continuing in the same direction, 922.5 feet to point in the North line of Keller Springs Road, THENCE, East with the North line of Keller Springs Road, 40 feet to point for corner; THENCE, North passing the Southwest corner of Tract No. 1, above described, at 1252.5 feet and continuing in the same direction, in all 1326.2 feet to the Northwest corner of Tract No. 2 above described; THENCE, West 40 feet to the place of BEGINNING.

This conveyance is made and accepted subject to any and all restrictions of record affecting the premises hereby conveyed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said GRANTEE hereinafter named, his heirs, or assigns forever. And GRANTEE does hereby bind himself, their successors, heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said GRANTEE, his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

BUT HE IS EXPRESSLY AGREED AND ESTABLISHED that the Vendor's lien, if any, against the above described premises and improvements, with the above described title, and all interest therein, are fully paid, according to its face and tenor, effect and contents, the date of date hereof, this deed shall figure, absolute.

GRANTEE hereinafter assumes the payment of all taxes for 1960.

EXECUTED this the 24th day of May, A.D. 1960.

Marcellus Keller, Individually and as Independent Executor of the Estate of Henry Keller, Deceased
Maude Keller
Maude Keller

TEXAS
THE 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

Maude Keller, a widow
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the 24th day of May, 1960

Notary Public, Dallas County, TEXAS

SINGLE ACKNOWLEDGMENT

THE STATE OF COLORADO
COUNTY OF DENVER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marcellus Keller, Individually and as Independent Executor of the Estate of Henry Keller, Deceased

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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of May, A.D. 1960

Notary Public in and for COLORADO, Denver County, COLORADO

SHIMEK, JACOBS & FINKLEA, L.L.P.
CONSULTING ENGINEERS

8333 Douglas Avenue, #820

Dallas, Texas 75225-5816

Fax (214) 361-0204

Phone (214) 361-7900

ROSS L. JACOBS, P.E.
RONALD V. CONWAY, P.E.
JOHN W. BIRKHOFF, P.E.
JOE R. CARTER, P.E.
GARY C. HENDRICKS, P.E.
I. C. FINKLEA, P.E.

TRACT I
9024 SF

TRACT III
1324 SF

TOTAL RICHMONT
⊕ 10,348 SF

Mr. Jeff Markiewicz
Town of Addison
Post Office Box 144
Addison, Texas 75001-0144

Re: Richmond Tract

Dear Mr. Markiewicz:

We are enclosing two copies for the field note description and plat for Right Of Way on the Richmond Tract located at the intersection of Keller Springs Road and the Dallas North Tollway for your review and comment. The Richmond tract is in three pieces and includes eighteen known easements across the tract. Our review of the easements indicates that they are not located in the area of the proposed Right of Way take.

Once you have reviewed this document and notify us of its acceptance, we will set pins in the field and have the document sealed and signed by a Professional Land Surveyor in Texas. We are available at your convenience to discuss any questions you may have with this document.

Sincerely,

John W. Birkhoff, P.E.

Enclosure

TOWN OF ADDISON, TEXAS

PRELIMINARY

**FIELD NOTE DESCRIPTION
FOR
RIGHT OF WAY**

Richmont Properties, Ltd.

BEING a strip of land for a Right of Way located in the William Lomax Survey Abstract No. 792, Town of Addison, Dallas County, Texas and being part of a two tracts of land conveyed to Richmont Properties, Ltd. as Tract I and Tract II recorded in Volume 94155, page 03422 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

Tract I

BEGINNING at an iron rod found at the intersection of the north right-of-way line of Keller Springs Road (60 foot in width) with the west right of way line of Dallas Parkway (variable width);

THENCE N 89°26'28" W along said north right-of-way line of Keller Springs Road for a distance of 306.45 to an "x" cut in the concrete for a corner;

THENCE N 00°12'00" E for a distance of 20.00 feet to a point for corner;

THENCE S 89°26'28" E along a line being at all times 20.00 feet from and parallel with said north right of way line of said Keller Springs Road for a distance of 289.64 feet to a point for corner;

THENCE N 45°49'44" E for a distance of 7.10 feet to a point for a corner;

THENCE N 01°05'56" E along a line being at all times 12.00 feet from and parallel with said west right of way line of Dallas Parkway for a distance of 175.00 feet to a point of curvature of a curve to the right;

THENCE Northeasterly along said curve to the right having a radius of 250.00 feet, a central angle of 08°03'17" and a chord bearing N 05°07'35" E, for an arc distance of 35.15 feet to a point of tangency;

THENCE N 09°09'13" E for a distance of 50.44 feet to a point of curvature of a curve to the left;

THENCE Northeasterly along said curve to the left having a radius of 250.00 feet a central angle of 08°03'17" and a chord bearing N 05°07'35" E, for an arc distance of 35.15 feet to a point for a corner, said point being in said west right of way line of Dallas Parkway;

THENCE S 01°05'56" W along said west right of way line of Dallas Parkway to the POINT OF BEGINNING, said Right of Way containing 9,023.99 square feet of land.

Tract III

BEGINNING at an "x" cut in concrete in north right-of-way line of Keller Springs Road, said point also being N 89°26'28" W, 306.45' from the intersection of the north right-of-way line of Keller Springs Road (60 foot in width) with the west right-of-way line of Dallas Parkway (variable width);

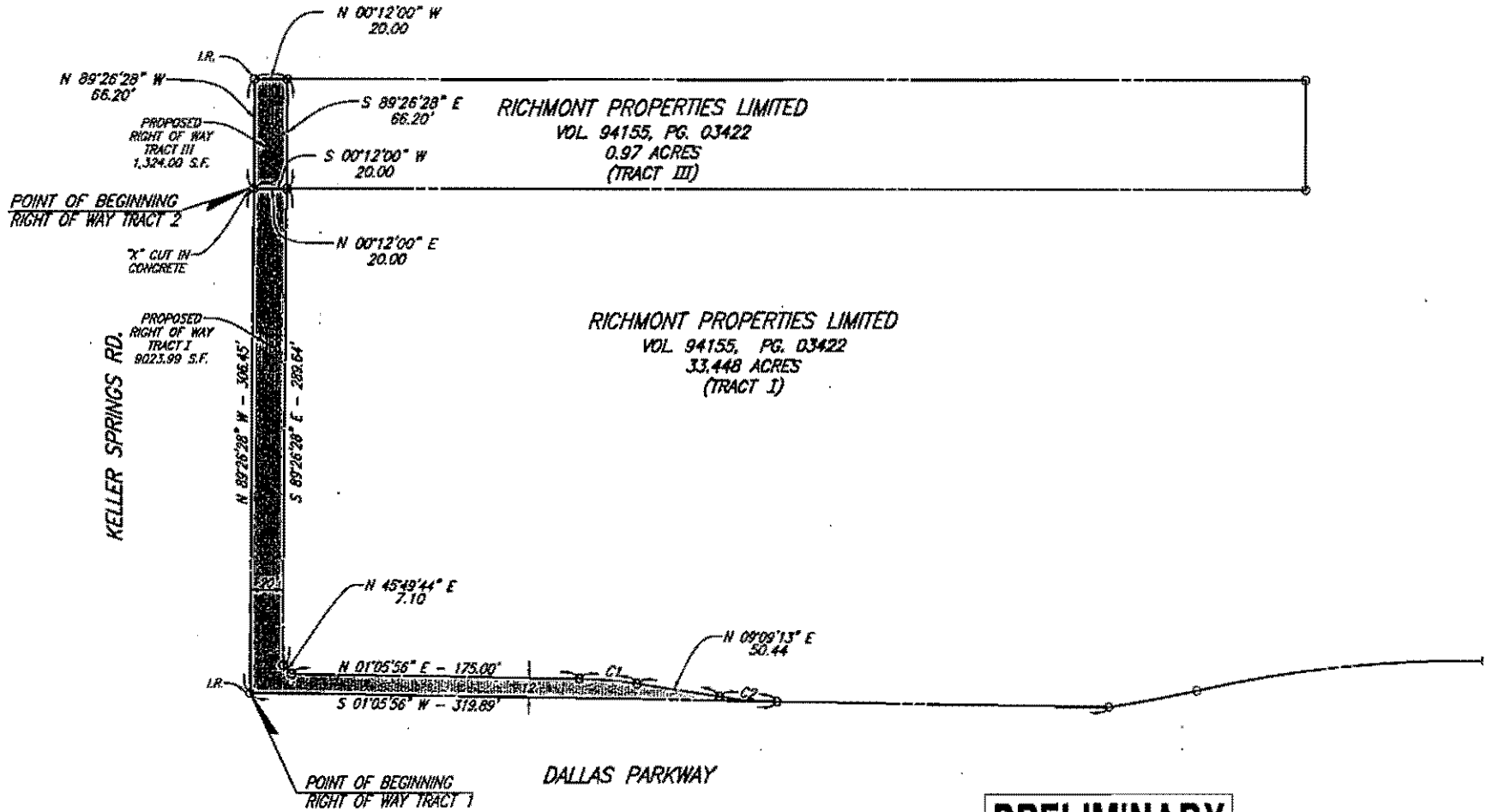
THENCE N 89°26'28" W along said north right-of-way line of Keller Springs Road for a distance of 66.20 to an iron rod for a corner;

THENCE N 00°12'00" E for a distance of 20.00 feet to a point for corner;

THENCE S 89°26'28" E along a line being at all times 20.00 feet from and parallel with said north right of way line of said Keller Springs Road, for a distance of 66.20 feet to a point for corner;

THENCE S 00°12'00" W for a distance of 20.00 feet to the POINT OF BEGINNING, said Right of Way for Tract 2 containing 1,324.00 square feet of land.

WILLIAM LOMAX SURVEY
 ABSTRACT No. 792
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS



PRELIMINARY

CURVE CHART

CURVE	CENTRAL ANGLE	RADIUS (FT.)	TANGENT (FT.)	LENGTH (FT.)	CHORD BEARING
C1	08°03'17"	250.00	17.60	35.15	N 05°07'35" E
C2	08°03'17"	250.00	17.60	35.15	N 05°07'35" E

TOWN OF ADDISON, TEXAS
 RICHMONT PROPERTIES LTD.
 RIGHT OF WAY PLAT

SHIMEK, JACOBS & FINKLEA, L.L.P.
 CONSULTING ENGINEERS

SEPT., 1998

9/98

TOWN OF ADDISON, TEXAS

PRELIMINARY

**FIELD NOTE DESCRIPTION
FOR
RIGHT OF WAY**

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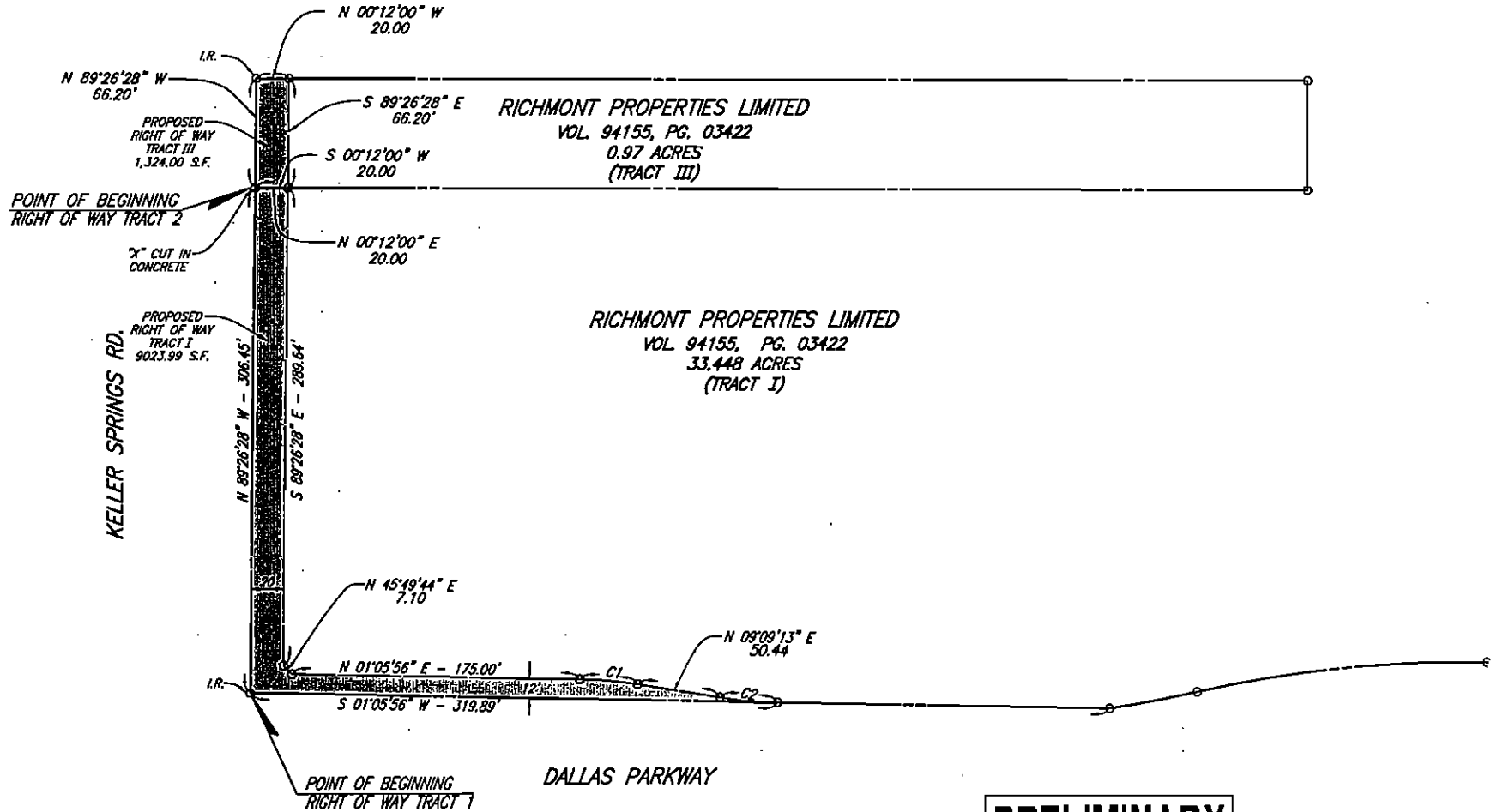
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WILLIAM LOMAX SURVEY
 ABSTRACT No. 792
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS



PRELIMINARY

CURVE CHART

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TOWN OF ADDISON, TEXAS
 RICHMONT PROPERTIES LTD.
 RIGHT OF WAY PLAT

SHIMEK, JACOBS & FINKLEA, L.L.P.
 CONSULTING ENGINEERS

SEPT., 1998

Row Dedication
Keller Springs Rd. & Quorum Dr.
Parcel 2
September 25, 1998

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 1,468 square foot (0.0337 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

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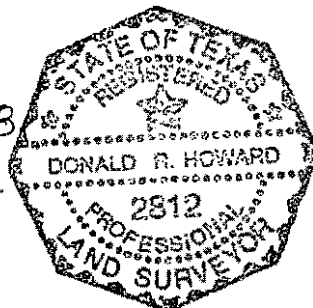
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A plat of even survey date accompanies this instrument.

The Basis of Bearing for this instrument is the recorded bearing of the North ROW line of Keller Springs Rd. as recorded in Volume 94155, Page 3422, (D.R.D.C.T.)

Donald R. Howard 9/25/98
Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812



*From
Jeff's
file*

COWLES & THOMPSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

801 MAIN STREET, SUITE 4000
DALLAS, TEXAS 75202-3783

TELEPHONE (214) 872-2000

METRO (972) 283-0005

FAX (214) 872-2020

CHARLES CORRELL
(1825-7882)

114 E. LOUISIANA ST., SUITE 200
MCKINNEY, TEXAS 75069-4483
TELEPHONE (972) 642-6000

ONE AMERICAN CENTER, SUITE 777
808 E.S.E. LOOP 323
TYLER, TEXAS 75701-8884
TELEPHONE (803) 578-7500

ROBERT G. BUCHANAN, JR.
(214) 872-2139

December 10, 1998

VIA TELECOPY

Ms. Carol Erick
Hexter-Fair Title Company
Suite 130, L.B. 80
8333 Douglas Avenue
Dallas, Texas 75225

Re: Town of Addison/Richmont Properties, Ltd.
General File No. PC98113332

Dear Carol:

As we discussed, please accept the following comments concerning the title commitment.

Item 9(a) of Schedule B describes two instruments, a Memorandum of Lease between Mary Kay Cosmetics, Inc. and SMSA Limited Partnership and a Subordination, Attornment and Non-Disturbance Agreement between Mary Kay Cosmetics, Inc., Richmont Properties, Ltd. and Comerica Bank. Based upon the legal description attached to the SMSA lease memorandum, it does not appear that that lease affects the subject property. Please see if Donald Howard with DalTech Engineering, Inc. can confirm the same.

With respect to the Subordination, it appears as if it should be included with the Memorandum of Lease identified in Item 9(b).

I intend to obtain a partial release from Comerica Bank which will clear Items 6 and 7 on Schedule C and an amendment which will allow Item 9(b) of Schedule B to be removed.

Please let me know what the surveyor says about the SMSA lease. Thank you for your attention to this matter.

Sincerely,

Robert G. Buchanan Jr.

Robert G. Buchanan, Jr.

RGB:wn

cc: Mr. Jeff Markiewicz



COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS
901 MAIN STREET SUITE 400
DALLAS, TEXAS 75202-3793

TELEPHONE 214.672.2000
FAX 214.672.2020

FACSIMILE COVER PAGE

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To: Jeff Markiewicz
From: Bob Buchanan

Date: 12-10-98
Page 1 of 2

COWLES & THOMPSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

801 MAIN STREET, SUITE 4000
DALLAS, TEXAS 75202-0793

TELEPHONE (214) 672-2000

METRO (972) 283-0005

FAX (214) 672-2020

CHARLES CORRELLS
(1825-1882)

114 E. LOUISIANA ST., SUITE 200
MCKINNEY, TEXAS 75069-4463
TELEPHONE (972) 542-5000

ONE AMERICAN CENTER, SUITE 777
808 E.S.E. LOOP 323
TYLER, TEXAS 75701-8884
TELEPHONE (803) 578-7500

ROBERT G. BUCHANAN, JR.
(214) 672-2139

December 10, 1998

VIA TELECOPY

Ms. Carol Erick
Hexter-Fair Title Company
Suite 130, L.B. 80
8333 Douglas Avenue
Dallas, Texas 75225

Re: Town of Addison/Crescent Real Estate Equities, Inc.
General File No. PC98113028

Dear Carol:

After reviewing the legal descriptions attached to the instruments listed as Items 9(e), (f) and (g) of Schedule B, it does not appear that these instruments affect the subject property. Please ask Mr. Donald Howard of DalTech Engineering to verify whether or not these instruments in fact affect the subject property.

Thank you for your assistance in connection with this matter. Please call should you have any questions.

Sincerely,

Robert G. Buchanan, Jr.

Robert G. Buchanan, Jr.

RGB:wn

cc: Mr. Jeff Markiewicz



COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS
901 MAIN STREET SUITE 400
DALLAS, TEXAS 75202-3793

TELEPHONE 214.672.2000
FAX 214.672.2020

FACSIMILE COVER PAGE

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**IF YOU HAVE ANY PROBLEMS WITH THIS TRANSMISSION, PLEASE
CALL 214.672.2000 AND ASK FOR THE SENDER OF THIS FAX.**

To: Jeff Markiewicz

Date: 12-10-98

From: Bob Buchanan

Page 1 of 2

pts9 CCSPT 1

Property Tax Inquiry

10/13 16:29

COMMENTS

DCAD# 10004850000010000

Prop Addr 5057 KELLER SPRINGS RD

Acct# 00300000031000

Owner CRESCENT REAL ESTATE

(PI)

Property Information

1	LIBERTY PLAZA 2	SPTB Code	F10	COMMERCIAL REAL
2	TR 1 ACS 2.9325	Tx Cslt Cd		
3		Mrtg Code		
4	VOL95167/2936 DD082495 CO-DALLAS	Mrtg Year		
5		City Authority Code		
		County Authority Code		
		ISD Authority Code		

Exemptions		Valueations		Assessment Year	98
Cd	Value	Type	Value		
HS	0	Ttl Land	638610	Totally Exempt Code	
65	0	Ttl Imprv	11311390	Special Assess Code	
DP	0	Ttl Market	11950000	Special Assess Value	0
DV	0	Ttl Taxable	11950000	Split Exempt Pct	0
AG	0				

Display? (/ ? PI EX MI LU AR BI CR RF)

pts9 CCSPT 1

Property Tax Inquiry

10/13 16:30

COMMENTS

DCAD# 10000936580000100

Prop Addr 5055 KELLER SPRINGS RD

Acct# 00300000030000

Owner CRESCENT REAL ESTATE

(PI)

Property Information

Legal Description	SPTB Code	F10	COMMERCIAL REAL
1 UNITED FIDELITY OFFICE PARK	Tx Cslt Cd		
2 SPLIT 1 ACS 5.4644	Mrtg Code		
3	Mrtg Year		
4 VOL95167/2936 DD082495 CO-DALLAS	City Authority Code		
5	County Authority Code		
	ISD Authority Code		

Exemptions		Valuations		Assessment Year	98
Cd	Value	Type	Value		
HS	0	Ttl Land	1190060	Totally Exempt Code	
65	0	Ttl Imprv	8723340	Special Assess Code	
DP	0	Ttl Market	9913400	Special Assess Value	0
DV	0	Ttl Taxable	9913400	Split Exempt Pct	0
AG	0				

Display? (/ ? PI EX MI LU AR BI CR RF XR)

\$5/SF LAND

27.00

PK 291163-P

After recording return to:

2 ①

SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN

AMERICAN TITLE COMPANY
PARK PLACE
2911 TURTLE CREEK BLVD. #1400
DALLAS, TEXAS 75219

Ray Altman

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS

DEED 37.00
TTL 27.00
APR 1 953 090000 0452 1132PM 5/17/94

Carter-Crowley Properties, Inc., a Texas corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the execution and delivery by Grantee of its one certain Promissory Note (the "Note") of even date herewith, in the original principal amount of \$37,500,000.00, payable to the order of Comerica Bank-Texas ("Comerica"), the payment of which Note is secured by the Vendor's Lien herein retained, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Richmond Properties Limited, a Texas limited partnership, whose mailing address is 4500 Westgrove Drive, Dallas, Texas 75248, those certain tracts of land located in Dallas County, Texas more particularly described as Tracts I and II in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Land"), together with all and singular the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in anywise appertaining to the same, including, without limitation, an access easement over and across the tract of land described as Tract III in Exhibit "A" attached hereto, and all right, title, and interest of Grantor in and to any real property that is adjacent or contiguous to, or a part of, the

94155 03422

Land, and all improvements, structures, and fixtures located on the Land (collectively, the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, subject to the Permitted Exceptions, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND, subject to the Permitted Exceptions, all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim, the same or any part thereof, by, through, or under Grantor, but not otherwise.

But, it is expressly agreed that the Vendor's Lien, as well as the Superior Title in and to the Property, is retained against the Property until the Note and all interest thereon is fully paid, when this Deed shall become absolute. The Vendor's Lien, together with Superior Title to the Property, is retained for the benefit of Comerica and the same are hereby transferred and assigned to Comerica, without recourse or warranty of any kind.

Grantee, by its acceptance hereof, solely for the benefit of Grantor and its successors and assigns, does hereby assume and agree to pay all ad valorem taxes pertaining to the Property for the calendar year 1994, and Grantee does further agree to defend,

indemnify and hold Grantor harmless from any liability for the payment thereof.

EXECUTED effective as of August 12, 1994.

GRANTOR:

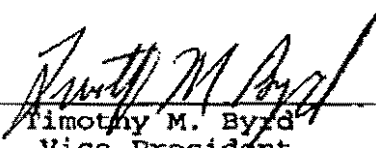
Carter-Crowley Properties, Inc.,
a Texas corporation

By: 
Name: Jed J. Thompson
Title: Executive Vice President-Operations

GRANTEE:

Richmont Properties Limited,
A Texas limited partnership

By: **Richmont Property Management, Inc.,**
a Texas corporation, General Partner

By: 
Name: Timothy M. Byrd
Title: Vice President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on August 11, 1994, by Jed J. Thompson, Executive Vice President-Operations of Carter-Crowley Properties, Inc., a Texas corporation, on behalf of said corporation.



My Commission Expires: 3/29/96

Deborah R. Callaghan
Notary Public
Deborah R. Callaghan
Notary's Name-Typed or Printed

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

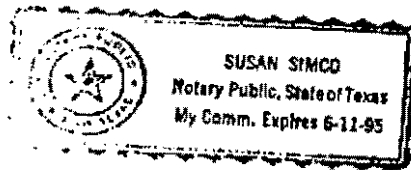
This instrument was acknowledged before me on August 11, 1994, by Timothy M. Byrd, Vice President of Richmond Properties Management, Inc., a Texas corporation, the sole general partner of Richmond Properties Limited, a Texas limited partnership, on behalf of said corporation and limited partnership.

Susan Simco
Notary Public

My Commission Expires:

Notary's Name-Typed or Printed

F:\Mary.Kay\Special.WD



STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

This instrument was acknowledged before me on August 11th, 1994, by Jed J. Thompson, Executive Vice President-Operations of Carter-Crowley Properties, Inc., a Texas corporation, on behalf of said corporation.



Deborah R. Callaghan
Notary Public

My Commission Expires:

3/29/96

Deborah R. Callaghan
Notary's Name-Typed or Printed

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

This instrument was acknowledged before me on August , 1994, by Timothy M. Byrd, Vice President of Richmond Properties Management, Inc., a Texas corporation, the sole general partner of Richmond Properties Limited, a Texas limited partnership, on behalf of said corporation and limited partnership.

Notary Public

My Commission Expires:

Notary's Name-Typed or Printed

F:\Mary.Key\Special.WD

EXHIBIT A

TRACT I

BRING 33.448 acres of land located in the WILLIAM LOMAX SURVEY, Abstract No. 792, City of Addison, DALLAS County, Texas, including SUNBELT CENTER, an Addition to the City of Addison, recorded in Volume 86234, Page 4712 of the Deed Records of DALLAS County, Texas, and being all of the property conveyed to Home Interiors & Gifts, Inc. by the deeds recorded in Volume 93172, Page 1860 and Volume 93172, Page 1918 of the Deed Records of Dallas County, Texas. Said 33.448 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the North Right-of-Way line of Keller Springs Road with the West Right-of-Way line of Dallas Parkway;

THENCE North 89 degrees 26 minutes 28 seconds West 306.45 feet along the North Right-of-Way line of said Keller Springs Road to an "X" cut in concrete for a corner at the Southeast corner of UNITED FIDELITY OFFICE PARK ADDITION to the City of Addison, recorded in Volume 80140, Page 1720 of the Map Records of DALLAS County, Texas;

THENCE North 00 degrees 12 minutes 00 seconds East 638.75 feet along the East line of the aforesaid UNITED FIDELITY OFFICE PARK and the East line of LIBERTY PLAZA TWO, an addition to the City of Addison, recorded in Volume 84178, Page 2807 of the Map Records of DALLAS County, Texas, to an "X" cut in concrete at the Northeast corner of the aforesaid LIBERTY PLAZA TWO ADDITION, and lying in the South line of the tract of land platted as SUNBELT CENTER, recorded in Volume 86234, Page 4712 of the Map Records of DALLAS County, Texas;

THENCE North 89 degrees 55 minutes 43 seconds West at 27.90 feet passing a 1/2 inch iron rod at the Southwest corner of said SUNBELT CENTER Plat, in all 567.09 feet along the North line of the aforesaid LIBERTY PLAZA TWO ADDITION to a 1/2 inch iron rod set for a corner in the East Right-of-Way line of Quorum Drive (an 80 foot right-of-way);

THENCE along the East Right-of-Way line of said Quorum Drive, as follows:

1. North 00 degrees 10 minutes 10 seconds West 675.93 feet to a 1/2 inch iron rod set for a corner at the beginning of a curve to the Left;
2. Northwesterly 170.05 feet along said curve to the Left, having a radius of 594.46 feet, a central angle of 16 degrees 23 minutes 22 seconds and a chord bearing North 08 degrees 21 minutes 51 seconds West 169.47 feet to a 1/2 inch iron rod set at the end of said curve and the beginning of a curve to the Right;
3. Northwesterly 147.16 feet along said curve to the Right, having a radius of 514.46 feet, a central angle of 16 degrees 23 minutes 22 seconds and a chord bearing North 08 degrees 21 minutes 51 seconds West 146.66 feet to a 1/2 inch iron rod set at the end of said curve;
4. North 00 degrees 10 minutes 10 seconds West 366.44 feet to an "X" cut in concrete at the intersection of the East Right-of-Way line of Quorum Drive with the South Right-of-Way line of West Grove Drive;

THENCE along the South Right-of-Way line of said West Grove Drive, as follows:

1. Northeasterly 207.46 feet along a curve to the Left, having a radius of 330.00 feet, a central angle of 36 degrees 01 minutes 15 seconds

94155 03427

EXHIBIT A (page 2)

- and a chord bearing North 60 degrees 19 minutes 21 seconds East 204.06 feet to an "X" cut in concrete at the end of said curve;
2. North 42 degrees 18 minutes 43 seconds East 22.00 feet to an "X" cut in concrete for a corner;
 3. North 53 degrees 37 minutes 21 seconds East 101.98 feet to a 1/2 inch iron rod set for a corner;
 4. North 42 degrees 18 minutes 43 seconds East 188.00 feet to a 1/2 inch iron rod set for a corner in the West Right-of-Way line of aforesaid Dallas Parkway;

THENCE along the West Right-of-Way line of said Dallas Parkway, as follows:

1. South 87 degrees 38 minutes 50 seconds East 16.91 feet to a 1/2 inch iron rod set for a corner;
2. South 47 degrees 24 minutes 53 seconds East 89.03 feet to a 1/2 inch iron rod set for a corner and the beginning of a curve to the Right;
3. Southeasterly 739.51 feet along said curve to the Right, having a radius of 1400.00 feet, a central angle of 30 degrees 15 minutes 53 seconds and a chord bearing South 32 degrees 49 minutes 18 seconds East 730.94 feet to a 1/2 inch iron rod set at the end of said curve and the beginning of another curve to the Right;
4. Southeasterly 301.02 feet along said curve to the Right, having a radius of 1078.20 feet, a central angle of 15 degrees 59 minutes 47 seconds and a chord bearing South 06 degrees 59 minutes 11 seconds East 300.05 feet to a 5/8 inch iron rod found at the end of said curve;
5. South 01 degrees 14 minutes 45 seconds West 591.62 feet to an "X" cut in concrete at the beginning of a curve to the Left;
6. Southeasterly 176.25 feet along said curve to the Left, having a radius of 726.20 feet, a central angle of 13 degrees 54 minutes 20 seconds and a chord bearing South 05 degrees 42 minutes 10 seconds East 175.82 feet to a 1/2 inch iron rod set at the end of said curve and the beginning of a curve to the Right;
7. Southeasterly 54.42 feet along said curve to the Right, having a radius of 706.20 feet, a central angle of 04 degrees 24 minutes 54 seconds and a chord bearing South 10 degrees 26 minutes 53 seconds East 54.40 feet to a 1/2 inch iron rod set at the end of said curve;
8. South 01 degrees 05 minutes 56 seconds West 521.54 feet to the PLACE OF BEGINNING, CONTAINING 33.448 acres (1,456,996 square feet) of land, more or less.

TRACT II

BEING 0.820 acres of land located in the WILLIAM LOMAX SURVEY, ABSTRACT NO. 792, City of Addison, DALLAS County, Texas, and being a portion of the tract of land conveyed to Home Interiors & Gifts, Inc., according to the deed recorded in Volume 93172, Page 1518 of the Deed Records of DALLAS County, Texas. Said 0.820 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the North Right-of-Way line of

94155 03428

EXHIBIT A. (page 3)

Keller Springs Road, and lying North 89 degrees 22 minutes 04 seconds West 929.17 feet from the West Right-of-Way line of Dallas Parkway;

THENCE North 89 degrees 31 minutes 52 seconds West 203.51 feet along the North Right-of-Way line of said Keller Springs Road to a 3/8 inch iron rod found;

THENCE North 00 degrees 27 minutes 48 seconds West 98.32 feet to a 1/2 inch iron rod set in the Southeast Right-of-Way line of Quorum Drive;

THENCE along the Southeast Right-of-Way line of said Quorum Drive, as follows:

1. Northeasterly 33.84 feet along a curve to the Right, having a radius of 110.00 feet, a central angle of 17 degrees 37 minutes 43 seconds and a chord bearing North 51 degrees 40 minutes 47 seconds East 33.71 feet to a 1/2 inch iron rod set at the end of said curve and the beginning of a curve to the Left;
2. Northeasterly 175.38 feet along said curve to the Left, having a radius of 465.00 feet, a central angle of 21 degrees 36 minutes 34 seconds and a chord bearing North 49 degrees 41 minutes 21 seconds East 174.34 feet to a 1 inch iron pipe found for a corner;

THENCE South 89 degrees 20 minutes 40 seconds East 44.11 feet to a 1 inch iron pipe found for a corner in the West line of a Perpetual Easement of Ingress and Egress, recorded in Volume 5340, Page 571 of the Deed Records of DALLAS County, Texas, called Hanger Road;

THENCE South 00 degrees 11 minutes 43 seconds East 233.17 feet along the West line of said Ingress and Egress Easement to the PLACE OF BEGINNING, CONTAINING 0.820 acres (35,736 square feet) of land, more or less.

TRACT III

BEING 0.97 acres of land located in the WILLIAM LOMAX SURVEY, Abstract No. 792, City of Addison, DALLAS County, Texas. Said 0.97 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at an "X" cut in concrete in the North right-of-way line of Keller Springs Road, and lying North 89 degrees 26 minutes 28 seconds West 306.45 feet from the intersection of said North right-of-way line of Keller Springs Road with the West right-of-way line of Dallas Parkway;

THENCE North 89 degrees 26 minutes 28 seconds West 66.20 feet along the North right-of-way line of said Keller Springs Road to a 1/2 inch iron rod for a corner;

THENCE North 00 degrees 12 minutes 00 seconds East 638.19 feet to a 1/2 inch iron rod set for a corner;

THENCE South 89 degrees 55 minutes 43 seconds East 66.20 feet to an "X" cut in concrete for a corner;

THENCE South 00 degrees 12 minutes 00 seconds West 638.75 feet to THE PLACE OF BEGINNING, containing 0.97 acres (42,267 square feet) of land, more or less.

94155 03429

EXHIBIT B

EXCEPTIONS

1. The following restrictive covenants of record itemized below:
 - Volume 79150, Page 2621, Deed Records, Dallas County, Texas [AFFECTS TRACT I]
2. Standby fees, taxes and assessments by any taxing authority for the year 1994, and subsequent years.
3. The following exceptions affecting Tract I:
 - (a) Ten foot (10') drainage and utility easement as shown on plat recorded in Volume 86234, Page 4712, Map Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
 - (b) Ten foot (10') utility easement as shown on plat recorded in Volume 86234, Page 4712, Map Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
 - (c) Texas Power & Light Company easement as granted in instrument executed by Corporate I, Ltd., dated January 14, 1987, filed January 21, 1987, recorded in Volume 87012, Page 5610, Deed Records, Dallas County, Texas, and as shown on Plat recorded in Volume 86324, Page 4712, Map Records, Dallas County, Texas; and as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
 - (d) Terms, provisions, conditions and easements contained in Agreement Creating and Concerning Easements dated November 29, 1984, filed December 3, 1984, recorded in Volume 84235, Page 1250, Deed Records, Dallas County, Texas, as amended by Amendment of Easement Agreement, dated September 15, 1993, filed September 29, 1993, recorded in Volume 93189, Page 4483, Deed Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
 - (e) Terms, provisions, conditions and easements contained in Agreement Creating and Concerning Easements, Dated November 6, 1984, filed November 8, 1984, recorded in Volume 84220, Page 3395, Deed Records, Dallas County, Texas, as amended by Amendment to Easement Agreement, dated September 15, 1993, filed September 29, 1993, recorded in Volume 93189, Page 4483, Deed Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
 - (f) Terms, provisions, conditions and easements contained in Easement Agreement filed October 3, 1985, recorded in Volume 85194, Page 2043, Deed Records, Dallas County, Texas, as amended by Amendment to Easement Agreement, dated September 15, 1993, filed September 29, 1993, recorded in Volume 93189, Page 4483, Deed Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
 - (g) Any and all utility lines which may be in, on, along or under the right-of-way of Variable width access easement shown as Liberty Boulevard on map recorded in Volume 86234, Page 4712, Map Records, Dallas County, Texas, as abandoned by Ordinance No. 094-009, filed February 2, 1994, recorded in Volume 94021, Page 4218, Deed Records, Dallas County, Texas.

94155 03430

EXHIBIT B (Page 2)

- (h) Easement for electric line created in instrument executed by T.F. Stone - Liberty Land Associates, II, to Texas Utilities Electric Company dated January 8, 1987, filed January 21, 1987, recorded in Volume 87012, Page 5605, Deed Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
 - (i) Thirty foot (30') utility easement as described in Exhibit B of Deed from Wells Fargo Bank Real Estate Equity Fund for Employee Benefit Trusts to Coker Development Company, dated June 25, 1982, filed June 29, 1982, recorded in Volume 82127, Page 1924, Deed Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
 - (j) Easement for electric line created in instrument executed by T.F. Stone Companies, Inc. to Texas Utilities Electric Company, dated January 8, 1987, filed January 21, 1987, recorded in Volume 87012, Page 5599, Deed Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
 - (k) Terms, provisions, conditions and obligations contained in Agreement dated August 25, 1980, filed August 27, 1980, recorded in Volume 80170, Page 2758, Deed Records, Dallas County, Texas, as amended by Amendment to Agreement filed January 22, 1981, recorded in Volume 81015, Page 2470, Deed Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
 - (l) Fifteen foot (15') drainage and utility easement shown on Plat recorded in Volume 86234, Page 4712, Map Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
 - (m) The following matters as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993, to wit:
 - i) Easement rights, if any, for overhanging overhead electric line and guywire;
 - ii) Easement rights, if any, for fire hydrants, water valves, sanitary sewer manholes, inlets, and T.F. and L. Electric manholes lying outside of dedicated easements.
4. The following exceptions affecting Tract III:
- (a) Terms, provisions, conditions and easements contained in Agreement Creating and Concerning Easements dated November 29, 1984, filed December 3, 1984, recorded in Volume 84235, Page 1250, Deed Records, Dallas County, Texas, as amended by Amendment of Easement Agreement, dated September 15, 1993, filed September 29, 1993, recorded in Volume 93189, Page 4483, Deed Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
 - (b) Terms, provisions, conditions and easements contained in Agreement Creating and Concerning Easements, dated November 6, 1984, filed November 8, 1984, recorded in Volume 84220, Page 3395, Deed Records, Dallas County, Texas, as amended by Amendment to Easement Agreement, dated September 15, 1993, filed September 29, 1993, recorded in Volume 93189, Page 4483, Deed Records, Dallas County, Texas, as

94155 03431

EXHIBIT B (Page 3)

located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.

- (c) Terms, provisions, conditions and easements contained in Easement Agreement filed October 3, 1985, recorded in Volume 85194, Page 2043, Deed Records, Dallas County, Texas, as amended by Amendment to Easement Agreement dated September 15, 1993, filed September 29, 1993, recorded in Volume 93189, Page 4483, Deed Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
- (d) Water line easement as shown on Map, per Plat recorded in Volume 84178, Page 2807, Map Records, Dallas County, Texas, as located on survey prepared by Jack M. Crawford, R.P.L.S. No. 4059, last dated November 29, 1993.
- (e) Easement for pedestrian and vehicular traffic and parking as created by foreclosure of Deed of Trust recorded in Volume 82194, Page 920, Deed Records, Dallas County, Texas.

94155 03432

AMERICAN TITLE COMPANY
PARK PLACE
2011 TURTLE CREEK BLVD. #1400
DALLAS, TEXAS 75219

After Recording Return to:

COUNTY CLERK, DALLAS COUNTY, TEXAS



Earl Bullock

AUG 12 1984

Any person who...
described that...
COUNTY OF DALLAS
STATE OF TEXAS
I hereby certify that...
page of the record...
return by me.

FILED
54 AUG 12 PM 3:35
EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

94155 03433



**DALLAS COUNTY TAX OFFICE
 DAVID CHILDS, TAX ASSESSOR/COLLECTOR
 RECORDS BUILDING PHONE: 653-7811
 DALLAS, TEXAS 75202-3504**

U S A T A X C O L L E C T I O N		EXT...
ACCOUNT NO 1000090544860000		TYPE REAL PROPERTY
PROPERTY OWNER		-----LEGAL DESCRIPTION-----
RICHMONT PROPERTIES LTD		MILLIAM LOMAY ABST 392 PG 589
ATTN: GLOBAL TREASURY		TR 21 ACS 0.800
10251 DALLAS PKWY		NOLE 04/15/2427 DD081097 CO-DALLAS
ADDISON, TX 75240-2603		0792080100100 01087705801
		-----PROPERTY ADDRESS-----
		14109 QUORLEN
		06
CUR YR ORIG LEVY	4791.68	
CUR YR LEVY ADJS		
CUR YR TOTAL PYMTS	4791.68	
CUR YR TOTAL DUE		
		-----AMOUNT TO BE TRFD FOR 1997-----
		IMPROVEMENTS
		LAND
		1764500
		TOTAL ASSESSED
		1764500
1997 LIEN		
AD VALOREM TAX INC		
-----JURISDICTIONS TAXING ACCOUNT-----		
07 04 01 02 03 05		

COMMENTS ON FILE

F4=OFFSTRT F7=CLUSTMT F8=LOTOWN F9=CRITCONT D0=OFFT F1=STARR F2=ACRNI F3=LOTNO
 F4=SEARCH F5=CONTACT F6=SUBJECT F10=COMMENTS F11=ALPHABET F12=OFFST

TEAGUE NALL AND PERKINS, INC.

Consulting Engineer

915 Florence St.
Ft. Worth, Texas 76102

2001 W. Irving Blvd.
Irving, Texas 75061

(817) 336-5773

(214) 254-1765

LETTER OF TRANSMITTAL

DATE	11 Sep 98	JOB NO.	ADD 97277
ATTENTION			
RE: Keller Springs/Quorum Intersection Improvements			

TO Jeff Markiewicz
Town of Addison
16801 Westgrove Drive
Addison, TX

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
5			Revised ROW Parcels

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Delin Black

Serial # HD-473 HC/AR

WARRANTY DEED (With Vendor's Lien)

97252..\$2.00

THE STATE OF TEXAS
 COUNTY OF DALLAS
 Dallas

KNOW ALL MEN BY THESE PRESENTS: THAT
 MARCELLUS KELLER, a single man, Individually and as Independent
 Executor of the Estate of Henry Keller, Deceased, and MAUDE KELLER, a widow,
 Texas (hereinafter called GRANTOR, whether one or more)
 for and in consideration of the sum of -
 TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations,
 in hand paid and secured to be paid to GRANTOR herein, by
 WIRT DAVIS, II
 (hereinafter called GRANTEE, whether one or more)
 the receipt of which is hereby acknowledged and confessed;



has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the herein-
 above named GRANTEE, all that certain land, lying, situated and being in the County of Dallas, State of Texas,
 more particularly described as follows, to-wit:
 Two tracts of land out of the WM. LOMAX SURVEY, Abstract No. 792; said tracts being
 part of a 50 acre tract of land conveyed by Geo. Keller, et al to W. H. Keller by Deed
 dated October 26, 1911, recorded in Volume 534, page 360, Deed Records, Dallas County,
 Texas; said two tracts being described by metes and bounds as follows:

TRACT NO. 1:

BEGINNING at a point in the West boundary line of said 50 acre tract, 947.5 feet
 North of its Southwest corner, said point being the Northwest corner of a tract conveyed
 by Henry W. Keller to Clarence Traylor, and wife, Pearl Traylor by Deed, dated August
 2, 1955, filed on October 27, 1955 and recorded in volume 4371, page 436, Deed Records
 Dallas County, Texas,

THENCE, North along the West boundary line of said 50 acre tract, 699.0 feet to
 its Northwest corner,

THENCE, East along the North boundary line of said 50 acre tract, 355.5 feet to
 the West boundary line of any undedicated 40 foot street,

THENCE, South with the West boundary line of said 40 foot street, 703.0 feet to
 the Northeast corner of said tract conveyed to Clarence Traylor and wife by Deed
 above mentioned,

5340

 572

THENCE, North 89 degrees 21 minutes West 355.5 feet to the place beginning,

TRACT NO. 2:

BEGINNING at a point in the East boundary line of a 40 foot undedicated road which is the following courses and distances from the Southwest corner of said 50 acre tract:

- (1) East along the center line of Keller Springs Road, 395.5 feet,
- (2) North with the West boundary line of said 40 foot street 1277.5 feet to

the place of beginning:

THENCE, North with the West boundary line of said 40 foot road, 373.7 feet to a point for corner in the North boundary line of said 50 acre tract,

THENCE, East with the North boundary line of said 50 acre tract, 590.0 feet to a point for corner, the Northwest corner of a tract conveyed by Henry W. Keller to M. H. McShann by Deed dated November 23, 1943, filed December 13, 1943, recorded in Volume 2451, page 242, Deed Records, Dallas County, Texas,

THENCE, South with the West boundary line of the tract so conveyed to M. H. McShann, 380.4 feet to a point for corner, the Northeast corner of a tract conveyed by Henry W. Keller to Naoma D Favors by Deed dated March 7, 1955, filed March 9, 1955, recorded in volume 4214, page 286, Deed Records, Dallas County, Texas,

THENCE, North 89 degrees 21 minutes West with the North boundary line of the tract so conveyed to Naoma Favors by Deed above mentioned, passing its Northwest corner and continuing in all 587.6 feet to the place of beginning.

TOGETHER with a perpetual easement of ingress and egress for pedestrian and vehicular traffic over and across the following described tract or parcel of land:

BEGINNING at the Northeast corner of Tract No. 1 above described; THENCE, South with the East line of said tract, passing its Southeast corner at 703 feet and continuing in the same direction, 922.5 feet to point in the North line of Keller Springs Road, THENCE, East with the North line of Keller Springs Road, 40 feet to point for corner; THENCE, North passing the Southwest corner of Tract No. 1, above described, at 1252.5 feet and continuing in the same direction, in all 1626.2 feet to the Northwest corner of Tract No. 2 above described; THENCE, West 40 feet to the place of BEGINNING.

This conveyance is made and accepted subject to any and all restrictions of record affecting the property hereby conveyed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said GRANTEE herein his heirs, or assigns forever. And GRANTOR does hereby bind his heirs, executors and administrators.

WARRANT AND FOREVER DEPEND all and singular the said premises unto the said GRANTEE, his heirs and assigns, against every person whatsoever, lawfully claiming or to claim the same, or any part thereof.

NOT IT IS EXPRESSLY AGREED AND STIPULATED that the Vendor's Lien is retained against the above described property premises and improvements, with the above described date, rate, and all interest thereon, are fully paid, according to its face and tenor, effect and rendering of the note or notes, when this deed shall become absolute.

GRANTEE herein assumes the payment of all taxes for 19 60.

EXECUTED this the 6th day of May A.D. 19 60.

Marcellus Keller
Marcellus Keller, Individually and as Independent
Executor of the Estate of Henry Keller, Deceased

Maude Keller
Maude Keller

TEXAS
THE STATE OF ~~TEXAS~~ TEXAS
COUNTY OF ~~DALLAS~~ DALLAS
Maude Keller, a widow

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 she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the 2d day of May 19 60

[Signature]
Notary Public, Dallas
DALLAS
County, TEXAS

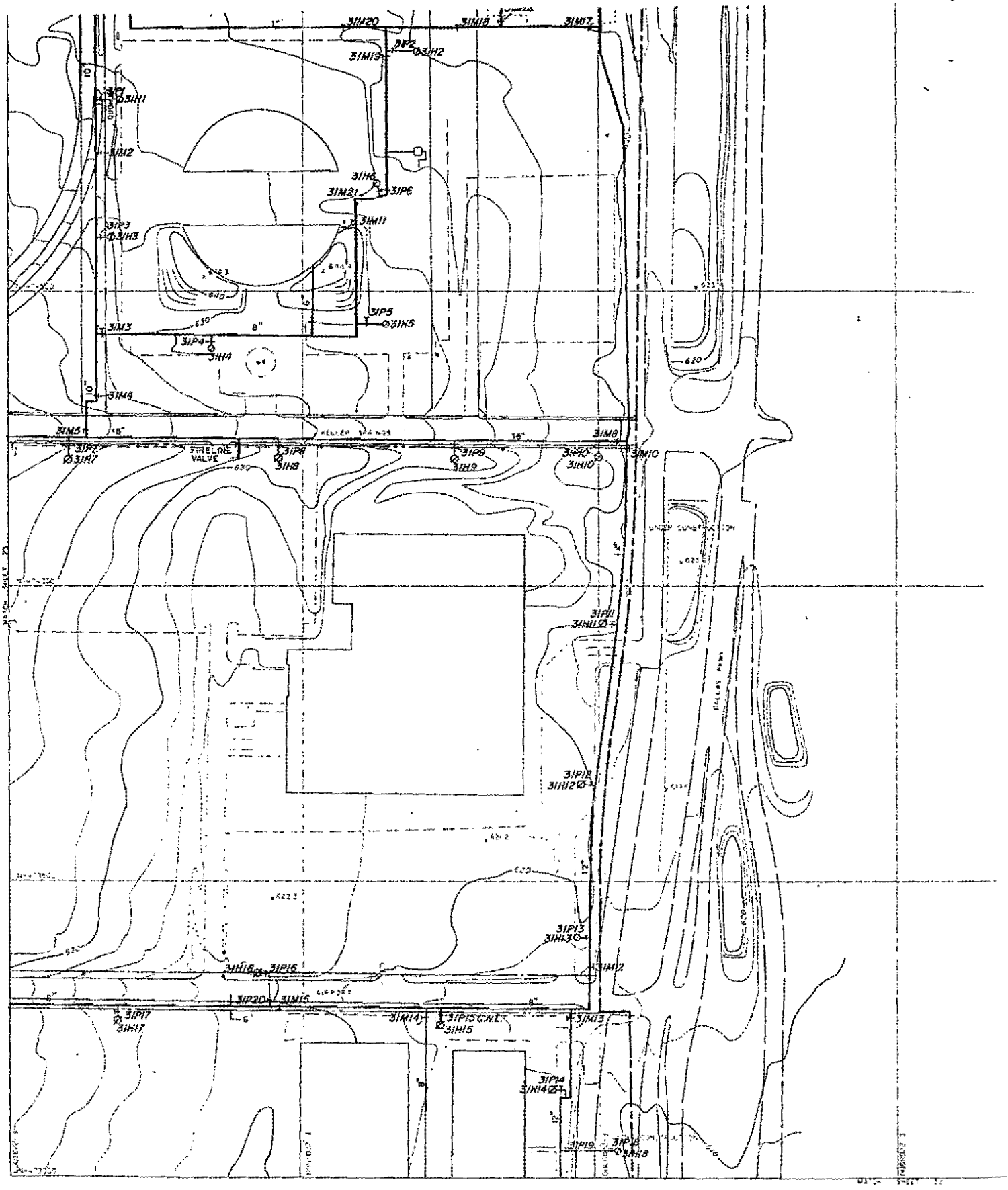
SINGLE ACKNOWLEDGMENT

THE STATE OF ~~TEXAS~~ COLORADO
COUNTY OF ~~DALLAS~~ DENVER

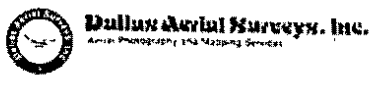
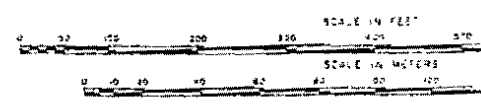
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marcellus Keller, Individually and as an Independent Executor of the Estate of Henry Keller, Deceased known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17 day of May A.D. 19 60

[Signature]
Notary Public in and for DENVER Denver COLORADO County, COLORADO
Colorado



REVISIONS AUG. 1988
 Compiled from aerial photographs taken February 25, 1988 with the Wild RC8 camera. Horizontal and vertical control was extended from existing U.S. Coast and Geodetic Survey monuments. Further densification was performed by Auto Triangulation using the Wild BC-1 Analyt.



Grid lines and values shown are based on the Texas State Coordinate System - N Central Zone.

PARCEL 1
GROSS 0.820 AC
LESS 0.058 AC
NET 0.762 AC

LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	12.35'
L2	S0°10'44"E	12.35'
L3	N0°10'44"W	12.35'

EASEMENT AND RIGHT-OF-WAY
TO THE TOWN OF ADDISON
VOL. 82019, PG. 3341
D.R.D.C.T.

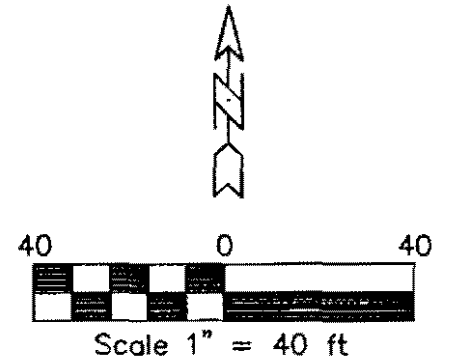
RICHMOND PROPERTIES, LTD.
VOL. 94155, PG. 3422
D.R.D.C.T.
0.820 AC.

PARCEL 1
2,512 S.F. (0.0577 AC)

PARCEL 2
1,358 S.F. (0.0312 AC)

WILLIAM LOMAX SURVEY
ABST. NO. 792

PERPETUAL EASEMENT OF INGRESS/ EGRESS
VOL. 5340, PG. 571
D.R.D.C.T.



KELLER SPRINGS ROAD

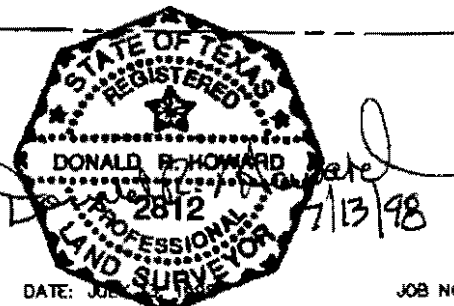
QUORUM DRIVE

POB
PARCEL 1

- LEGEND
- ⊕ FIP FOUND IRON PIPE
 - Ⓡ FIR FOUND IRON ROD
 - ⊙ SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED DTE

DAL-TECH
ENGINEERING, INC.

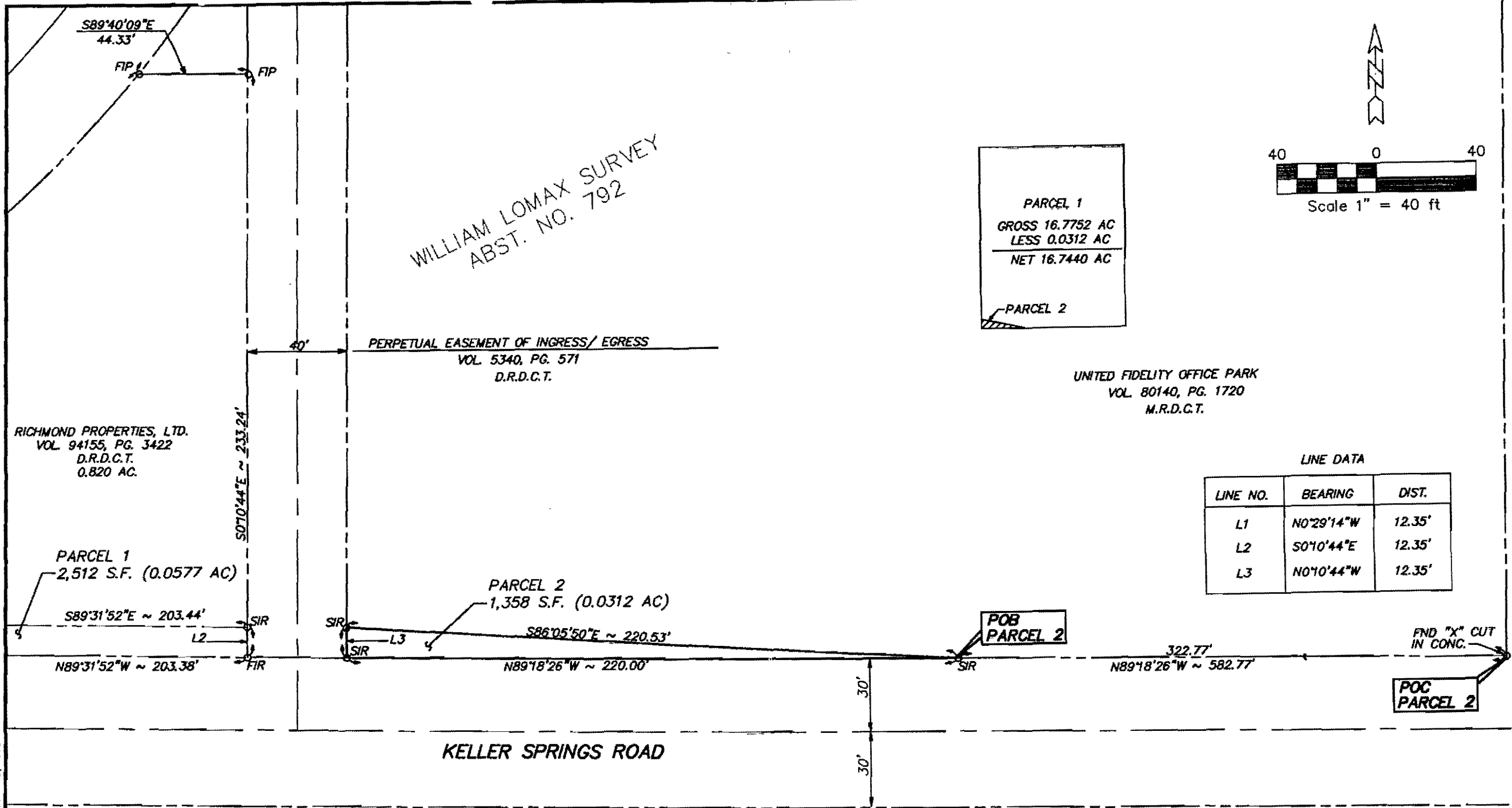
17311 DALLAS PKWY., SUITE 200
DALLAS, TEXAS 75248
PHONE: (972)250-2727
FAX: (972) 250-4774



DATE: JUL 13 1998 JOB NO. 9822

EXHIBIT A
PARCEL 1 PLAT
KELLER SPRINGS AT
QUORUM DRIVE

C:\9822\9822PARC\PARCEL2.DWG JULY 13, 1998



PARCEL 1
GROSS 16.7752 AC
LESS 0.0312 AC
NET 16.7440 AC

PARCEL 2

LINE DATA

LINE NO.	BEARING	DIST.
L1	N0°29'14"W	12.35'
L2	S0°10'44"E	12.35'
L3	N0°10'44"W	12.35'

- LEGEND
- Ⓜ FIP FOUND IRON PIPE
 - Ⓜ FIR FOUND IRON ROD
 - Ⓞ SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED DTE

DALTECH
ENGINEERING, INC.
17311 DALLAS PKWY., SUITE 200
DALLAS, TEXAS 75248
PHONE: (972)250-2727
FAX: (972) 250-4774

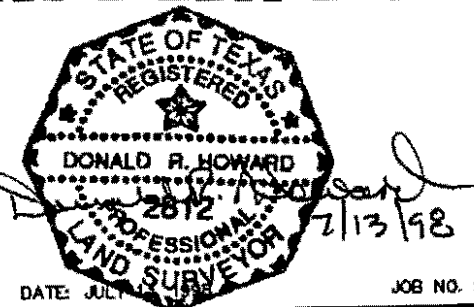
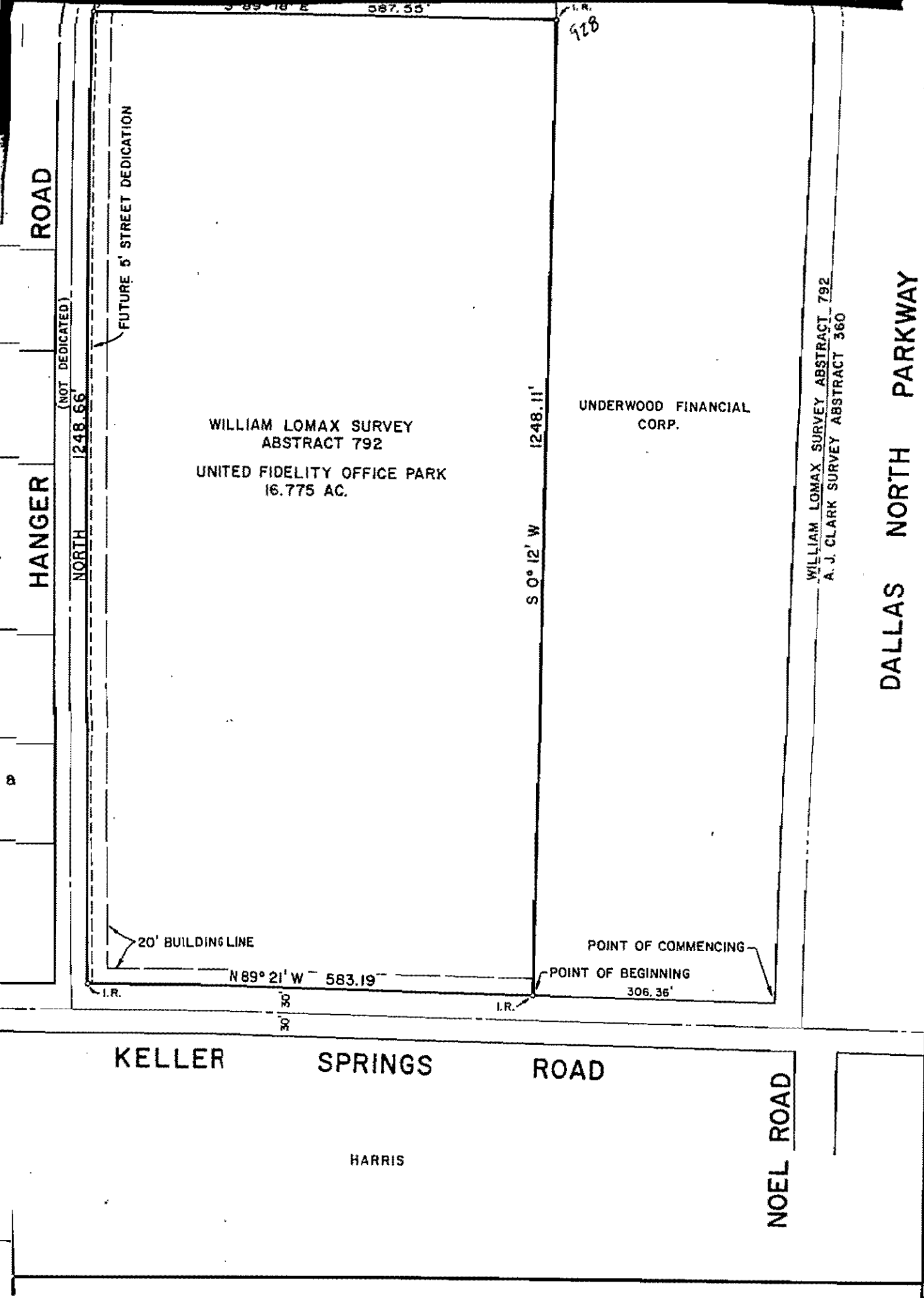
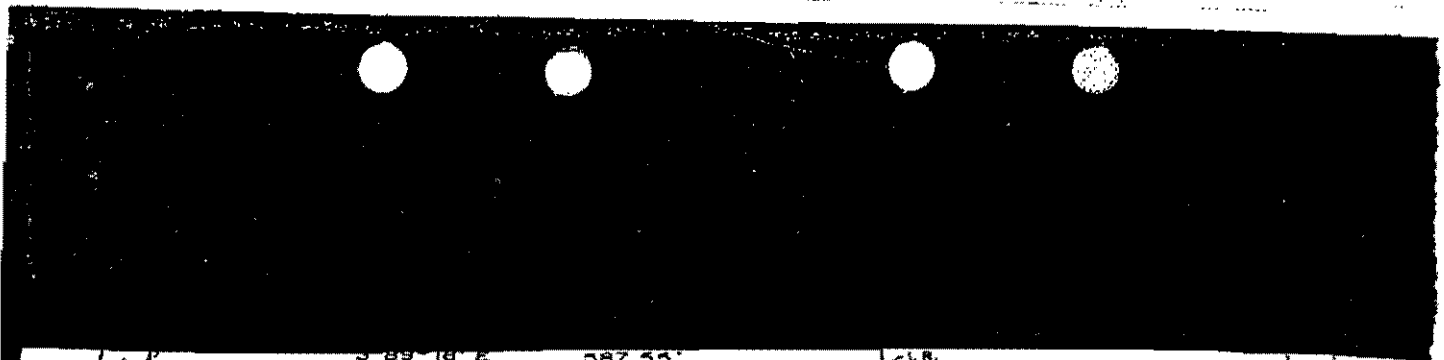


EXHIBIT A
PARCEL 2 PLAT
KELLER SPRINGS AT
QUORUM DRIVE



D. E. ROSS
 VICTOR C. BILBO JR.
 VICTOR C. BILBO JR.
 MINNIE H. PARKER
 BOURGEOIS CONST. CO. & PAUL ROBINSON
 PAUL ROBINSON & RONALD BOURGEOIS

UNDERWOOD FINANCIAL CORP.

WILLIAM LOMAX SURVEY ABSTRACT 792
 A. J. CLARK SURVEY ABSTRACT 360

WILLIAM LOMAX SURVEY ABSTRACT 792
 G.W. FISHER SURVEY ABSTRACT 482

HARRIS

928

pts9 CCSPT 1

Property Tax Inquiry

10/13 16:30

COMMENTS

DCAD# 100051900000000000

Prop Addr 4900 ADDISON RD

Acct# 01400000025000

Owner HOPE INVESTMENTS LTD

(MI)

Miscellaneous Information

Owner

Property

Addr1 & HWK INK

Addr 4900 ADDISON RD

Addr2 PO BOX 427

Zip ADDISON, TX 75001

Addr3

Addr4

Addr5 ADDISON, TX

Zip ADDISON, TX 75001-0427

Mode:

#Lines:9

Ln# Comments

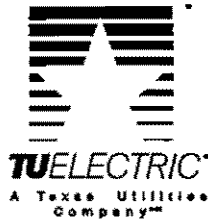
001 FDIC TO GROVER HOPE (RUMORED AT \$1.00 SQ. FT. 7-17-91

002 DELETE TAX CONSULTANT CODE FOR '91/TAXES HANDLED IN-HOUSE

*Kent Hope -
239-1324*

*Keller Springs
&
Addison Rd.*

** Chris Stone
2-343-2000*



October 20, 1998

Mr. Delvin Black
Teague Nall and Perkins
2001 W. Irving Blvd.
Irving, Texas 75061

Re: Keller Springs Road Intersection Improvements

Dear Mr. Black:

After reviewing the plans associated with the above referenced project, it has been determined that relocation of TUElectric facilities will be necessary. These relocations will be completed as soon as material can be delivered and work scheduled. Your plans appear to represent the approximate location of TUElectric facilities in the area. You will need to verify the actual location of all facilities both overhead and underground before any construction begins. Please advise when all additional right-of-way has been secured and staked in the field.

If you have any questions or require further information regarding this matter please contact me at 972/323-8913.

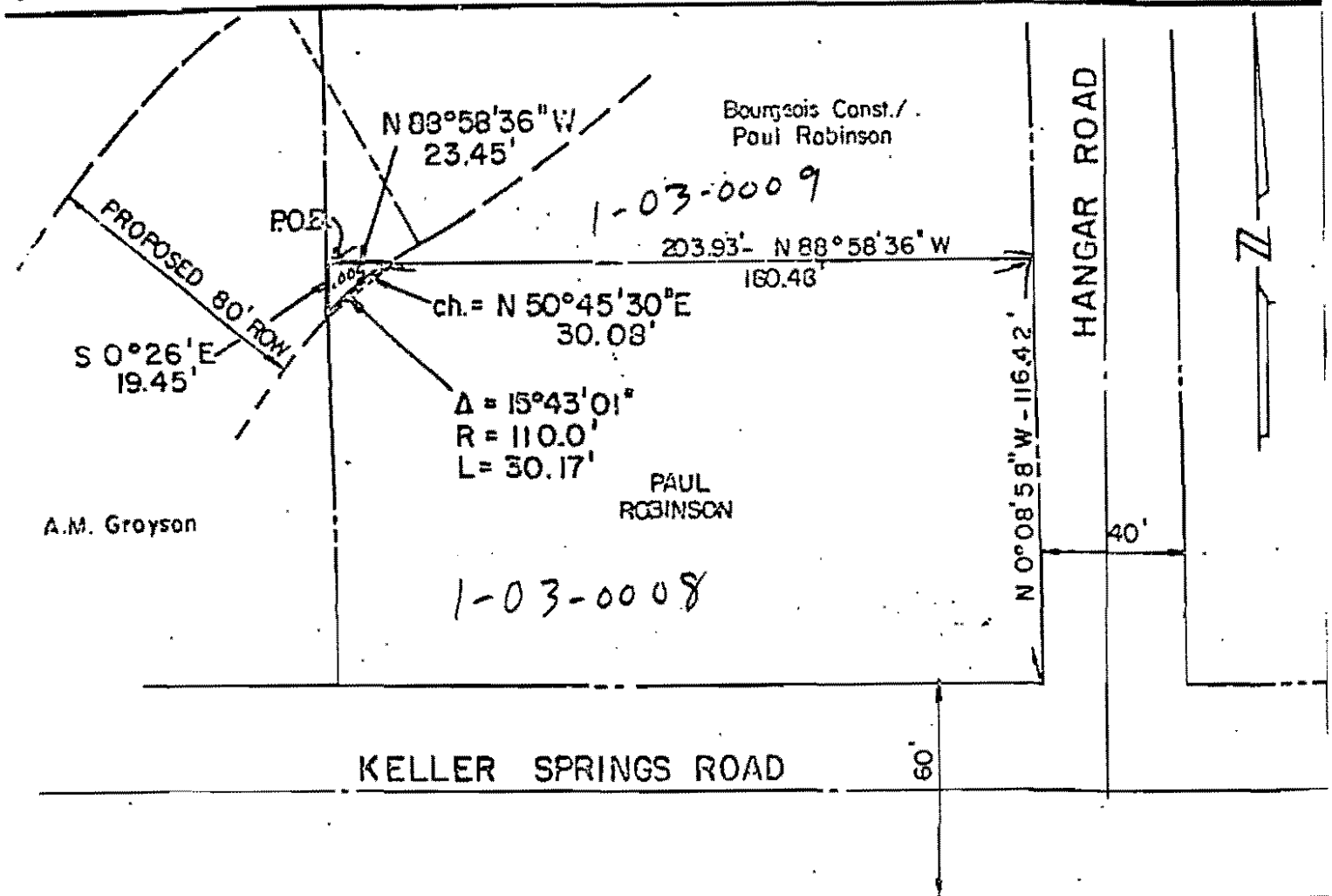
Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Hilton'.

Greg Hilton
Sr. Utility Designer

pt of 1-03-0008

average on card
changed



DESCRIPTION

BEING a tract of land situated in the WILLIAM LOMAX SURVEY, ABSTRACT 792, City of Addison, Dallas County, Texas and being more particularly described as follows:

COMMENCING at the intersection point of the North ROW line of Keller Springs Road (60' ROW) and the West ROW line of Hangar Road (40' ROW);

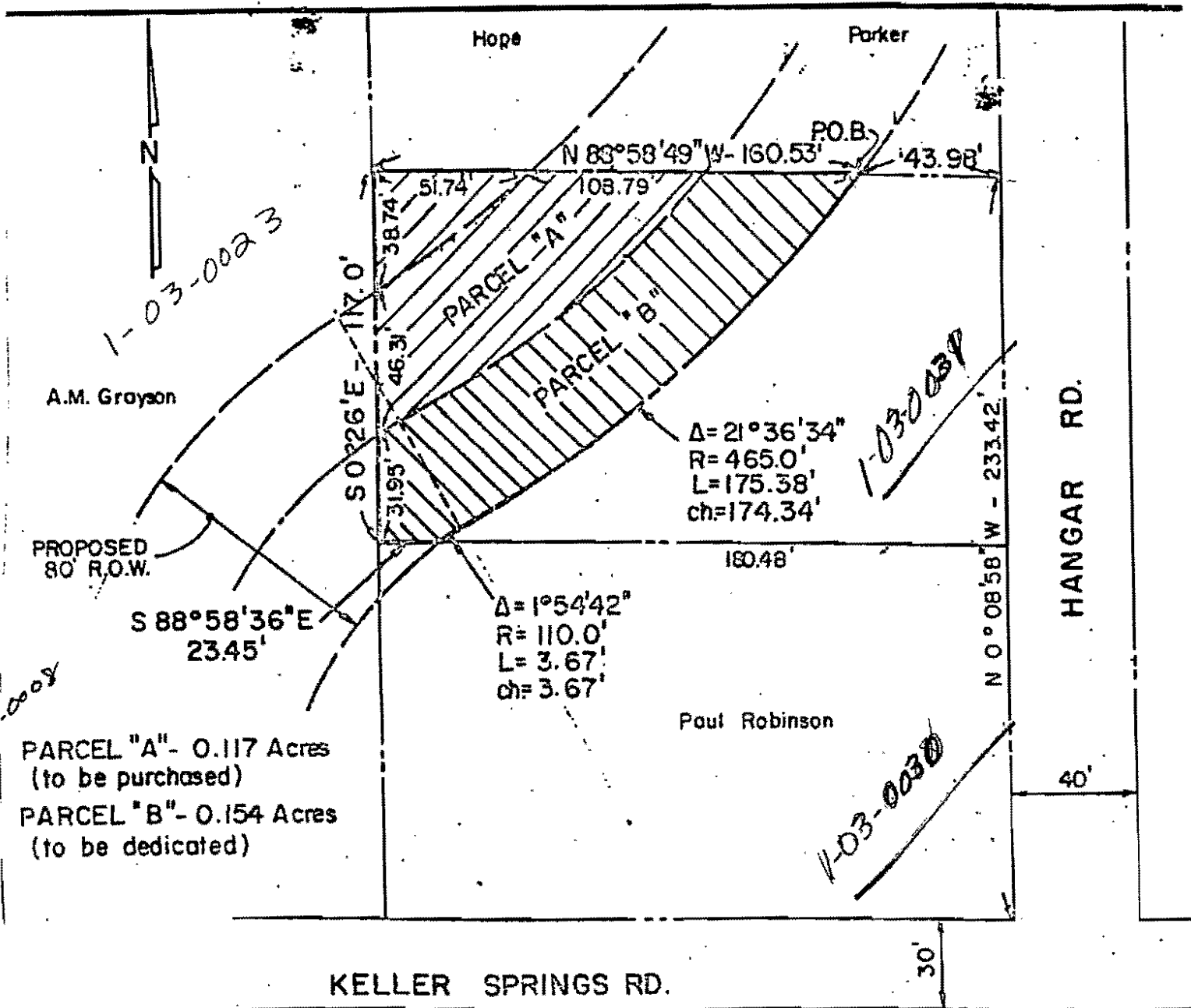
THENCE, N 0°08'58" W, along the existing West ROW of Hangar Road, 116.42 ft. to a point;

THENCE, N 88°58'36" W, 203.93 ft. to a point, said point also being the Point of Beginning;

THENCE, S 0°26' E, 19.45 ft. to a point on a curve to the right, said curve having a central angle of 15°43'01", a radius of 110.0 ft. and a chord bearing N 50°45'30" E, 30.08 ft.;

THENCE, along arc of said curve to the right a distance of 30.17 ft. to a point;

THENCE, N88°58'36" W, 23.45 ft. to the Point of Beginning, containing 0.005 Ac (207.24 s.f.) more or less.



DESCRIPTION

BEING a tract of land situated in the WILLIAM LOMAX SURVEY, ABSTRACT 792, City of Addison, Dallas County, Texas and being more particularly described as follows:

COMMENCING at the intersection point of the North ROW line of Keller Springs Road (60' ROW) and the West ROW line of Hangar Road (40' ROW);
 THENCE, N 0°08'58" W, along said West ROW, 233.42 ft. to a point;
 THENCE, N 88°58'49" W, 43.98 ft. to the Point Of Beginning;
 THENCE, continue N 88°58'49" W, 160.53 ft. to a point;
 THENCE, S 0°26' E, 117.0 ft. to a point;
 THENCE, S 88°58'36" E, 23.45 ft. to a point on a curve to the right, said curve having a central angle of 1°54'42", and a radius of 110.0 ft.;
 THENCE, along arc of said curve, 3.67 ft. to a point on a reverse curve to the left, said curve having a central angle of 21°36'34", and a radius of 465.0 ft.;
 THENCE, along arc of said curve to the left, a distance of 175.38 ft. to the Point Of Beginning, containing 0.271 Acres, more or less.

9.00

GF# 510191 VV

Parcel #
Map 3

Prepared by the State Bar of Texas for use by lawyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

WARRANTY DEED

(LONG FORM)

2586 0 9.00 DEE
2 10/09/8

THE STATE OF TEXAS
COUNTY OF DALLAS

} KNOW ALL MEN BY THESE PRESENTS:

That T. F. STONE COMPANIES, INC., a corporation, acting herein by and through its duly authorized officer,

of the County of Dallas and State of Texas for and in consideration of the sum of TEN AND NO/100-----(\$10.00)----- DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

-----ALL CASH-----

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto TOWN OF ADDISON, TEXAS

of the County of Dallas and State of Texas, all of the following described real property in Dallas County, Texas, to-wit:

SEE REVERSE SIDE HEREOF FOR PROPERTY DESCRIPTION.

8483
851198

PROPERTY DESCRIPTION:

BEING a tract of land situated in the WILLIAM LOMAX SURVEY, ABSTRACT 792, City of Addison, Dallas County, Texas, and being more particularly described as follows:
COMMENCING at the intersection point of the North ROW line of Keller Springs Road (60 ft. ROW) and the West ROW line of Hangar Road (40 ft. ROW);
THENCE North 89 deg. 24 min. 14 sec. West, along said North ROW, 273.43 feet to the Point of Beginning;
THENCE continue North 89 deg. 24 min. 14 sec. West, along said North ROW 50.00 feet to a point;
THENCE North 45 deg. 12 min. 54 sec. East, 14.05 feet to a point;
THENCE North 0 deg. 8 min. 58 sec. West, 11.98 feet to a point on a curve to the right; said curve having a central angle of 60 deg. 40 min. 48 sec., a 190.0 foot radius and a chord bearing of North 30 deg. 11 min. 26 sec. East, 191.94 feet;
THENCE along arc of said curve 201.22 feet to a point on a reverse curve to the left; said curve to the left having a central angle of 2 deg. 06 min., a 385.0 foot radius and a chord bearing of North 59 deg. 28 min. 27 sec. East, 14.11 feet;
THENCE along arc of said reverse curve 14.11 feet to a point;
THENCE South 0 deg. 26 min. East, 46.31 feet to a point on a curve to the left; said curve having a central angle of 57 deg. 28 min. 47 sec., a 150.0 ft. radius and a chord bearing South 28 deg. 35 min. 26 sec. West, 144.25 feet to a point;
THENCE South 0 deg. 08 min. 58 sec. East, 22.50 feet to the Point of Beginning, containing 0.189 acres (8255.66 sq. ft.) of land, more or less.

351198 3850

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and successors appurtenances thereto in anywise belonging, unto the said grantee ~~its~~ / ~~and assigns~~ and assigns forever; and it ~~do~~ hereby bind itself, its successors/~~heirs, executors and administrators~~ to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee its successors ~~and assigns~~, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

100
3825

EXECUTED this 25th day of July, A. D. 19 85.

T. F. STONE COMPANIES, INC.

BY: 

Mailing address of each grantee:

Name: Town of Addison, Texas
Address: P. O. Box 144
Addison, Texas 75001

Name:
Address:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19 _____ by _____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

1985
385
861198

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____

My commission expires: _____
Notary Public, State of Texas
Notary's printed name: _____

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____

My commission expires: _____
Notary Public, State of Texas
Notary's printed name: _____

(Corporate Acknowledgment)

STATE OF TEXAS }
COUNTY OF DALLAS

This instrument was acknowledged before me on the 25th day of July, 1985, by T. F. STONE COMPANIES, INC. a corporation, on behalf of said corporation.

My commission expires: _____
92-10-85
Notary Public, State of Texas
Notary's printed name: Rose M. DeLoan

AFTER RECORDING RETURN TO:
Town of Addison, Texas
P. O. Box 144
Addison, Texas 75001

COUNTY CLERK, Dallas County, Texas
Erno R. Boush



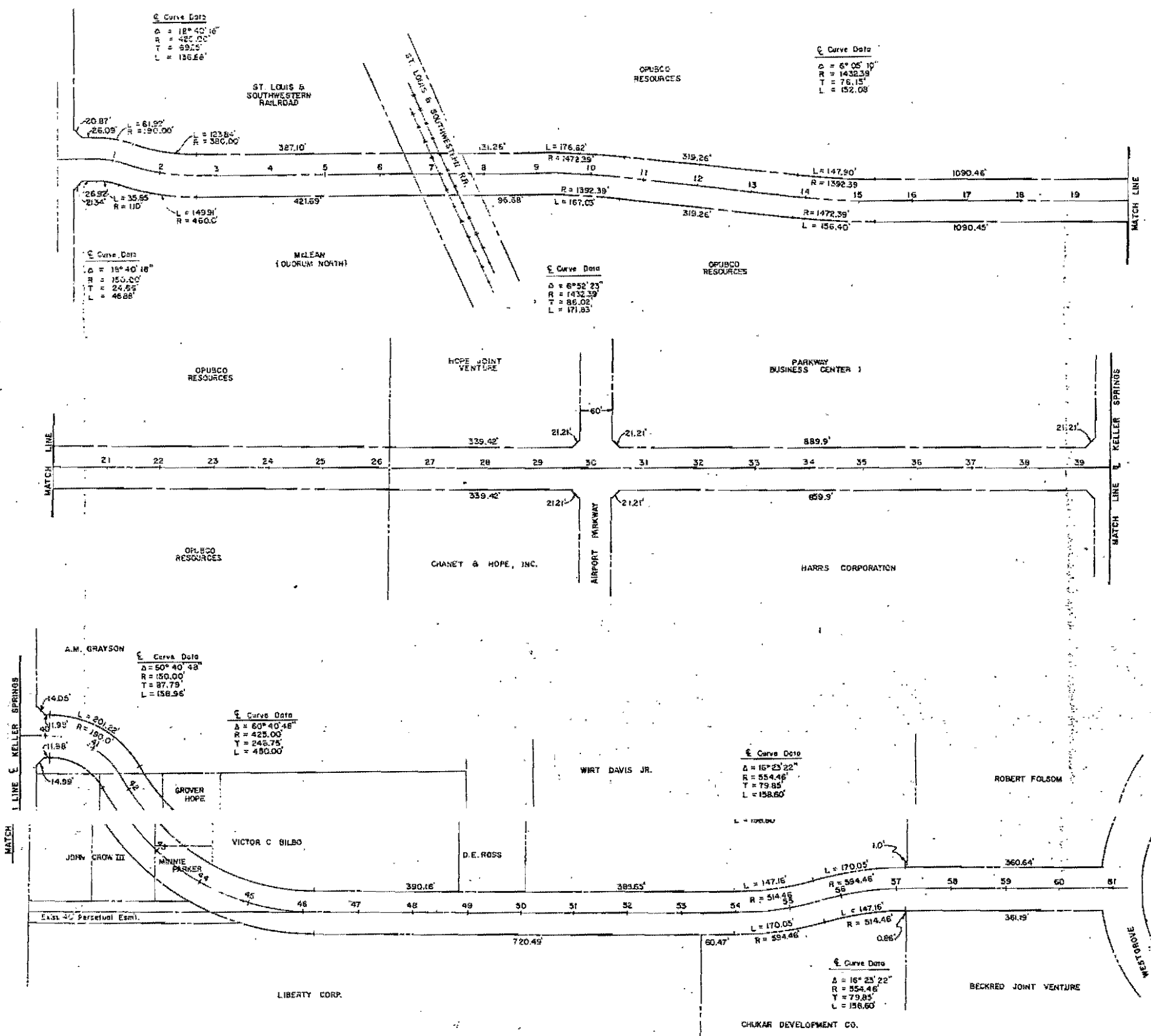
OCT 9 1985

STATE OF TEXAS }
COUNTY OF DALLAS }
I hereby certify that this instrument was filed on the _____ date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

1985 OCT -9 PM 12:13

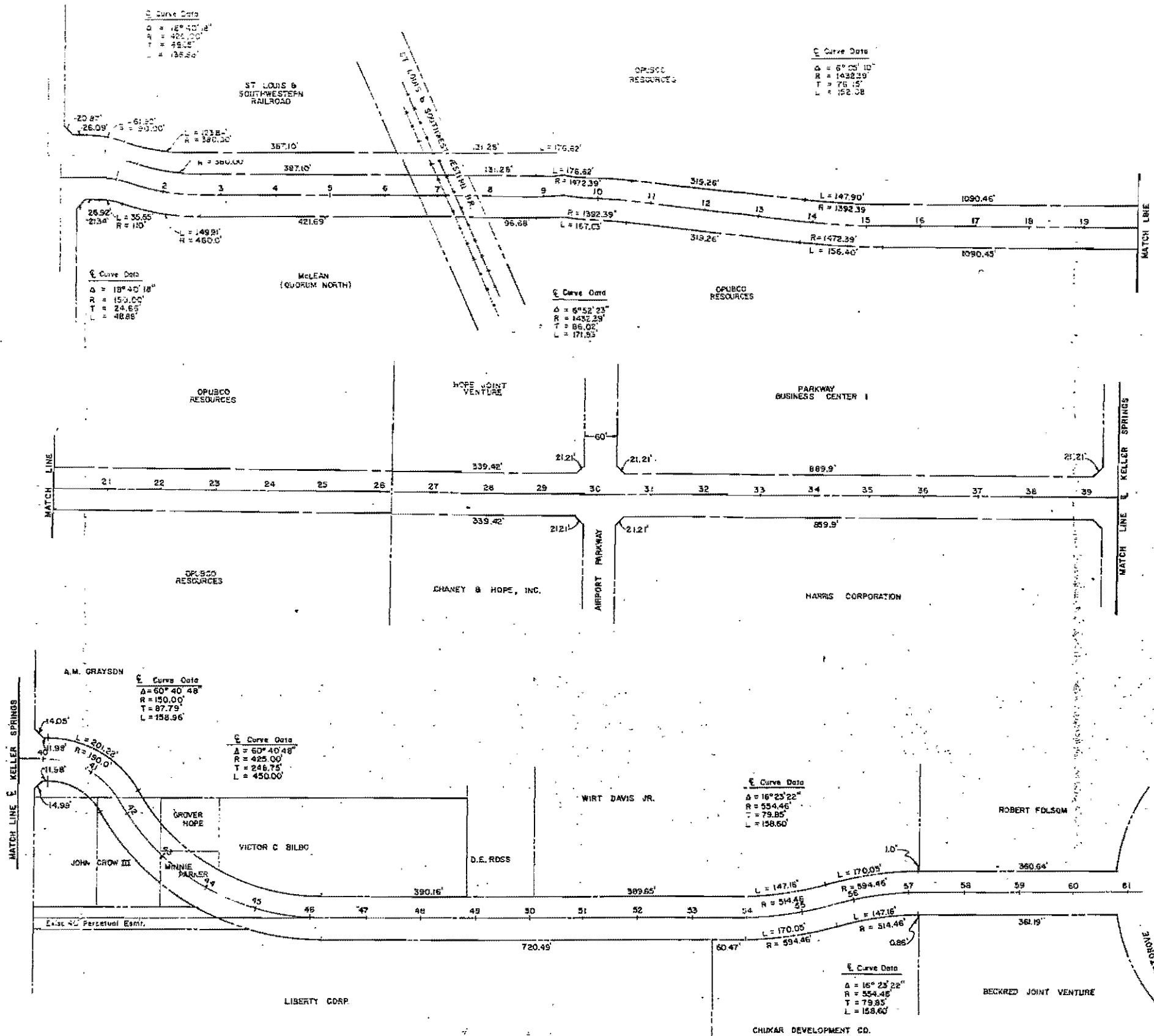
FILED
Erno R. Boush
COUNTY CLERK
DALLAS COUNTY

851198 3852



PRELIMINARY
NOT FOR CONSTRUCTION

No.	Revision	By	Date
CITY OF ADDISON DALLAS COUNTY, TEXAS QUORUM DRIVE			
RIGHT - OF - WAY - MAP			
GINN, INC. Consulting Engineers Dallas, Texas			
Designed -	Drawn - ALA	Date -	Job No. - J-203
Approved -	Checked -	Scale - 1" = 100'	Sheet - 101



PRELIMINARY
NOT FOR CONSTRUCTION

No.	Revision	By	Date
CITY OF ADDISON DALLAS COUNTY, TEXAS QUORUM DRIVE			
RIGHT - OF - WAY - MAP			
GINN, INC. Consulting Engineers - Dallas, Texas			
Drawn -	Drawn - ALA	Date -	Job No. - J-203
Approved -	Checked -	Scale - 1" = 100'	Sheet - 1 of 1

TOWN OF ADDISON, TEXAS

PRELIMINARY

**FIELD NOTE DESCRIPTION
FOR
RIGHT OF WAY**

Richmont Properties, Ltd.

BEING a strip of land for a Right of Way located in the William Lomax Survey Abstract No. 792, Town of Addison, Dallas County, Texas and being part of a two tracts of land conveyed to Richmont Properties, Ltd. as Tract I and Tract II recorded in Volume 94155, page 03422 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

Tract I

BEGINNING at an iron rod found at the intersection of the north right-of-way line of Keller Springs Road (60 foot in width) with the west right of way line of Dallas Parkway (variable width);

THENCE N 89°26'28" W along said north right-of-way line of Keller Springs Road for a distance of 306.45 to an "x" cut in the concrete for a corner;

THENCE N 00°12'00" E for a distance of 20.00 feet to a point for corner;

THENCE S 89°26'28" E along a line being at all times 20.00 feet from and parallel with said north right of way line of said Keller Springs Road for a distance of 289.64 feet to a point for corner;

THENCE N 45°49'44" E for a distance of 7.10 feet to a point for a corner;

THENCE N 01°05'56" E along a line being at all times 12.00 feet from and parallel with said west right of way line of Dallas Parkway for a distance of 175.00 feet to a point of curvature of a curve to the right;

THENCE Northeasterly along said curve to the right having a radius of 250.00 feet, a central angle of 08°03'17" and a chord bearing N 05°07'35" E, for an arc distance of 35.15 feet to a point of tangency;

THENCE N 09°09'13" E for a distance of 50.44 feet to a point of curvature of a curve to the left;

THENCE Northeasterly along said curve to the left having a radius of 250.00 feet a central angle of 08°03'17" and a chord bearing N 05°07'35" E, for an arc distance of 35.15 feet to a point for a corner, said point being in said west right of way line of Dallas Parkway;

THENCE S 01°05'56" W along said west right of way line of Dallas Parkway to the POINT OF BEGINNING, said Right of Way containing 9,023.99 square feet of land.

Tract III

BEGINNING at an "x" cut in concrete in north right-of-way line of Keller Springs Road, said point also being N 89°26'28" W, 306.45' from the intersection of the north right-of-way line of Keller Springs Road (60 foot in width) with the west right-of-way line of Dallas Parkway (variable width);

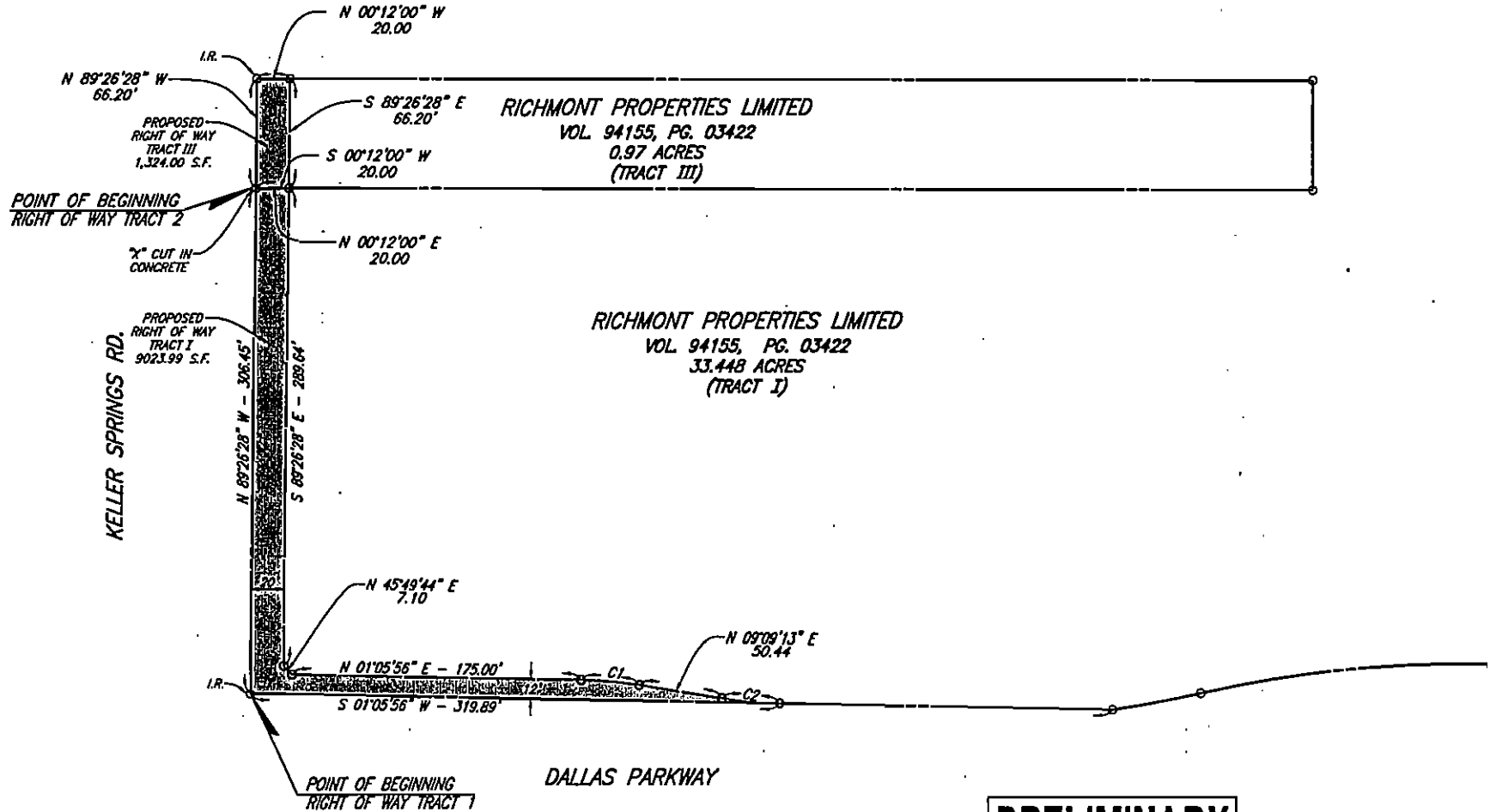
THENCE N 89°26'28" W along said north right-of-way line of Keller Springs Road for a distance of 66.20 to an iron rod for a corner;

THENCE N 00°12'00" E for a distance of 20.00 feet to a point for corner;

THENCE S 89°26'28" E along a line being at all times 20.00 feet from and parallel with said north right of way line of said Keller Springs Road, for a distance of 66.20 feet to a point for corner;

THENCE S 00°12'00" W for a distance of 20.00 feet to the POINT OF BEGINNING, said Right of Way for Tract 2 containing 1,324.00 square feet of land.

WILLIAM LOMAX SURVEY
 ABSTRACT No. 792
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS



CURVE CHART

CURVE	CENTRAL ANGLE	RADIUS (FT.)	TANGENT (FT.)	LENGTH (FT.)	CHORD BEARING
C1	08°03'17"	230.00	17.60	35.15	N 05°07'35" E
C2	08°03'17"	230.00	17.60	35.15	N 05°07'35" E

PRELIMINARY

TOWN OF ADDISON, TEXAS
 RICHMONT PROPERTIES LTD.
 RIGHT OF WAY PLAT

SHIMEK, JACOBS & FINKLEA, L.L.P. | SEPT., 1998
 CONSULTING ENGINEERS

Row Dedication
Keller Springs Rd. & Quorum Dr.
Parcel 1
July 2, 1998

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 2,512 square foot (0.0577 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found ½ inch iron rod with Brittan and Crawford cap at the intersection of the North Right-of-Way line of Keller Springs Rd. (a 60' ROW) and the East Right-of-Way of Quorum Dr. (a 92' ROW at this point), said point being the Southwest corner of a 0.820 acre tract of land conveyed to Richmond Properties Limited by deed recorded in Volume 94155, Page 3422 Deed Records Dallas County, Texas (D.R.D.C.T.);

THENCE North 0° 29' 14" West along the said East line also being the West line of said 0.820 acre tract a distance of 12.35 feet to a ½ inch iron rod with plastic cap stamped DTE set for corner;

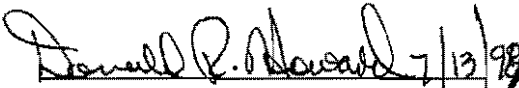
THENCE South 89° 31' 52" East departing said East line and being at all times parallel with and 12.35 feet perpendicular distance from the said North Right-of-Way line a distance of 203.44 feet to a ½ inch iron rod with cap stamped DTE set for corner in the West line of a 40 foot perpetual easement of Ingress/Egress as recorded in Volume 5340, Page 571, D.R.D.C.T;

THENCE South 0° 10' 44" East along said West line a distance of 12.35 feet to a found ½ inch iron rod in the North ROW line of Keller Springs Road, said point being the Southeast corner of said 0.820 acre tract;

THENCE North 89° 31' 52" West along the said North ROW line a distance of 203.38 feet to the POINT OF BEGINNING and Containing 2,512 square feet (0.0577 Ac) of land more or less.

A plat of even survey date accompanies this instrument.

The Basis of Bearing for this instrument is the recorded bearing of the South line of said 0.0820 acre tract, North 89° 31' 52" West, as recorded in Volume 94155, Page 3422, D.R.D.C.T.


Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812



Row Dedication
Keller Springs Rd. & Quorum Dr.
Parcel 1
July 2, 1998

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 2,512 square foot (0.0577 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found ½ inch iron rod with Brittan and Crawford cap at the intersection of the North Right-of-Way line of Keller Springs Rd. (a 60' ROW) and the East Right-of-Way of Quorum Dr. (a 92' ROW at this point), said point being the Southwest corner of a 0.820 acre tract of land conveyed to Richmond Properties Limited by deed recorded in Volume 94155, Page 3422 Deed Records Dallas County, Texas (D.R.D.C.T.);

THENCE North 0° 29' 14" West along the said East line also being the West line of said 0.820 acre tract a distance of 12.35 feet to a ½ inch iron rod with plastic cap stamped DTE set for corner;

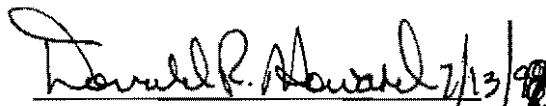
THENCE South 89° 31' 52" East departing said East line and being at all times parallel with and 12.35 feet perpendicular distance from the said North Right-of-Way line a distance of 203.44 feet to a ½ inch iron rod with cap stamped DTE set for corner in the West line of a 40 foot perpetual easement of Ingress/Egress as recorded in Volume 5340, Page 571, D.R.D.C.T;

THENCE South 0° 10' 44" East along said West line a distance of 12.35 feet to a found ½ inch iron rod in the North ROW line of Keller Springs Road, said point being the Southeast corner of said 0.820 acre tract;

THENCE North 89° 31' 52" West along the said North ROW line a distance of 203.38 feet to the POINT OF BEGINNING and Containing 2,512 square feet (0.0577 Ac) of land more or less.

A plat of even survey date accompanies this instrument.

The Basis of Bearing for this instrument is the recorded bearing of the South line of said 0.0820 acre tract, North 89° 31' 52" West, as recorded in Volume 94155, Page 3422, D.R.D.C.T.


Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812



Row Dedication
Keller Springs Rd. & Quorum Dr.
Parcel 1
July 2, 1998

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 2,512 square foot (0.0577 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

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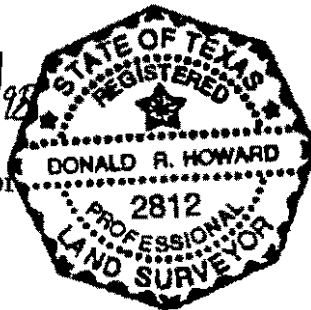
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Donald R. Howard 7/13/98
Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812



OLD

Row Dedication
Keller Springs Rd. & Quorum Dr.
Parcel 1
July 2, 1998

EXHIBIT A
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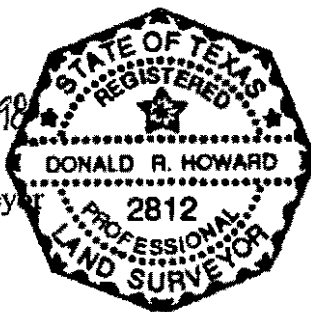
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Donald R. Howard 7/13/98

Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812



Row Dedication
Keller Springs Rd. & Quorum Dr.
Parcel 1
September 8, 1998

EXHIBIT A
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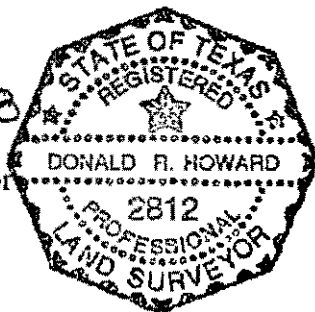
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Donald R. Howard 9/8/98
Donald R. Howard, P.E., R.P.L.S.
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Texas Registration No. 2812



Row Dedication
Keller Springs Rd. & Quorum Dr.
Parcel 1
September 8, 1998

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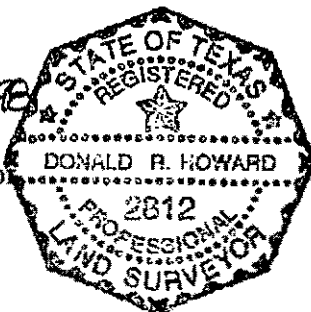
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Row Dedication
Keller Springs Rd. & Quorum Dr.
Parcel 1
September 8, 1998

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Donald R. Howard 9/8/98
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Row Dedication
Keller Springs Rd. & Quorum Dr.
Parcel 1
September 8, 1998

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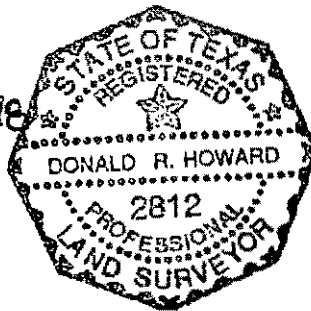
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Donald R. Howard 9/8/98
Donald R. Howard, P.E., R.P.L.S.
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Texas Registration No. 2812



Row Dedication
Keller Springs Rd. & Quorum Dr.
Parcel 2
September 8, 1998

EXHIBIT A
FIELD NOTES DESCRIPTION

BEING a 1,358 square foot (0.0312 Ac) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a found "x" cut in concrete for the Southeast corner of United Fidelity Office Park, an addition to the Town of Addison as recorded in Volume 80140, Page 1720, Map Records Dallas County, Texas;

THENCE North 89° 18' 26" West along the South line of said addition, also being the North Right-of-Way line of Keller Springs Rd. (a 60' ROW) a distance of 322.77 feet to a ½ inch iron rod with cap stamped DTE set for corner and also being the POINT OF BEGINNING;

THENCE North 89° 18' 26" West continuing along said North line a distance of 220.00 feet to a ½ inch iron rod with cap stamped DTE set for corner in the East line of a 40 foot perpetual easement of Ingress/Egress as recorded in Volume 5340, Page 571, Deed Records Dallas County, Texas;

THENCE North 0° 10' 44" West along said East line a distance of 12.35 feet to a ½ inch iron rod with cap stamped DTE set for corner;

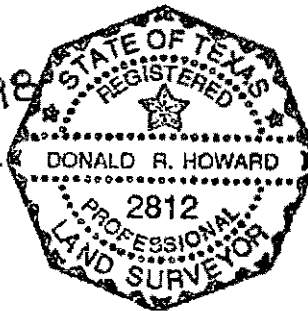
THENCE South 86° 05' 50" East a distance of 220.53 feet to the POINT OF BEGINNING and Containing 1,358 square feet (0.0312 Ac) of land more or less.

A plat of even survey date accompanies this instrument.

The Basis of Bearing for this instrument is the recorded bearing of the North ROW line of Keller Springs Rd. as recorded in Volume 94155, Page 3422, (D.R.D.C.T.)

Donald R. Howard 9/8/98

Donald R. Howard, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2812



**TU Electric
Farmers Branch/Irving Service Center
1015 Hutton Drive
Carrollton, Texas 75006**

Date: 9/2/98

Please Deliver Fax To: JEFF MARKIEWICZ

Fax Number: 972/450-2837

Total Number of Pages Including Cover Sheet: ~~1~~ 3

From: GREG HILTON

Phone: 972/323-8913

Fax: 972/323-8925

If you do not receive all pages please call at once.

Remarks:

**YES, IT APPEARS THAT WE DO HAVE UNDERGROUND FACILITIES
LOCATED WITHIN THE PROPERTY IN QUESTION...(UNDERGROUND
PRIMARY IN DUCT SYSTEM)**

Town of Addison - Public Works
Phone (972) 450-2871
Fax (972) 450-2837



Fax

To: GREG HILTON From: Jeff Markiewicz

Fax: 323-8925 Pages: 2

Phone: _____ Date: 08/25/98

Re: NE Corner Keller Springs & Quorum CC: [Click here and type name]

Urgent For Review Please Comment Please Reply Please Recycle

* **Comments:** The Town of Addison is currently planning to improve the intersection of Keller Springs and Quorum. In order to construct the proposed improvements we need to acquire additional right-of-way from 2 tracts of land on the north-east corner of the intersection. The Town of Addison owns a forty foot wide strip of land between these two tracts that we are proposing to swap for the required right-of-way. We need to confirm that you do not have any of your facilities in the 40 foot wide tract of land. It used to be a section of roadway that was replaced by the realigned Quorum Drive to the west. Please let me know if there are any of your utilities located in this area.



July 29, 1998

Mr. Richard Beckert
Mayor, Town of Addison
5300 Belt Line Road
Addison, Tx 75240

Dear Mr. Mayor,

T. F. Stone Companies, Inc. owns a 1.87 ac. piece of property located on Addison Road between Glen Curtis and Ratliff Lane. The property is zoned I-3. It is the only undeveloped tract on the entirety of both Glen Curtis and Ratliff. Both Glen Curtis and Ratliff are dead end streets. Glen Curtis ending in the Addison Airport and Ratliff ending approximately 800' West of its intersection with Addison Road. There are a total of 15 buildings built on these two streets. Thirteen (13) buildings are "metal buildings", one is a mini warehouse and the other is a tilt wall concrete structure. There are approximately 24 wooden utility poles lining both sides of both streets from Addison Road to each streets termination.

We currently have a request for building permit being processed for the construction of the first of four (4) metal buildings. Three (3) will be 10,000 sq ft. "duplex" storage buildings and one (1) will be a 6,000 sq ft "retail" building having Addison Road frontage. I have attached a site plan to more fully depict our planned development.

The purpose of this letter is to request a variance from the provisions of Ordinance No. 261, APPENDIX B, SUBDIVISIONS, Section 16, Paragraph G.2, which calls for "all electrical utility lateral and service lines to be constructed underground". Further provisions of that same paragraph provide "In special or unique circumstances or to avoid undue hardship, the city council may authorize variances and exceptions from this requirement and permit the construction and maintenance of overhead electric utility lateral or service lines and may approve any plat with such approved variances or exceptions".

Electric lateral lines are strung overhead on both sides of both streets for the entire length of both streets. Electric service lines are strung overhead to every building on both streets except the two concrete buildings.

T.F. Stone Companies, Inc.

Stone Tower 13760 Noel Rd., Suite 1000 Dallas, Texas 75240

(972) 931-9911 • Fax (972) 991-5742

Larry McCallam 233-2833

Points to address with the City of Addison:

A. On the West Side:

1. The City will convey to T.F. Stone Companies the two small parcels (triangular and elliptical) on the east side of the ROW which belong to Grayson and the City respectively in the southern portion of the property.
2. The city will release the 5 foot strip dedicated to them by Liberty South of the bend in Quorum Drive.
3. The City will give TFS Co. indemnification with respect to all property dedicated by TFS Co. for the ROW.
4. The City will agree to place spacing in the median of Quorum Drive at place designated by TFS Co. to permit ingress and egress onto the property.
5. The City will approve separate platting of Parcel A and Parcels B and C combined on the basis of an appropriate parking easement on Parcel B for Parcel A until Parcel A obtains sufficient parking to meet Code on its own.
6. The City will confirm that parking can be built up all the way to the 10' landscaping strip which will begin at the paving line of Quorum Drive, including the fact that a 2' overhang for parking needs over the 10' strip is permissible.

B. On the North Side:

1. The City will agree to place spacing in the median of Westgrove at places designated by TFS Co.
2. The City will agree to a conditional dedication arrangement

for a road through the Burns Tract and the Hansam Tract being North-South so that Coker is required to dedicate a strip through his property, on a condition of building anything there, to join the two segments into one road.

C. On the East Side:

1. The City will agree not to limit the number of curb cuts from the Parkway access road onto the property.
2. The City will agree to maintain the 200' strip ROW pending construction of the Tollway consistent with TFS Co's maintenance of the property.

D. On the South Side:

1. The City will agree it will guarantee access onto the property from Keller Springs across the 5' Strip.