

Correspondence
retention is
5 years

HUITT-ZOLLARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • Albuquerque

FACSIMILE TRANSMITTAL

Date: 11/26/97

Fax No.: See Below

H-Z Proj. No. 01201302

No. of Pages: 2
(Including Cover Sheet)

TO: Mark Person - Gibson - 972-557-1552

John Baumgartner - 972-450-2837 - Address

Bryant Nail - Post # 972-770-5129

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

Address Circle Phase I

FROM: Paul Meyer

SENT BY: Yolanda Davis TIME: 8:45 DATE: Nov. 26

If you had any problems receiving the Facsimile Transmittal, please contact the individual listed above at (214) 871-3311. Thank you.

HUFT-ZOLLARS

Huft-Zollars, Inc. / 5131 McKinnon Avenue / Suite 800 / LB 125 / Dallas, Texas 75204-3488 / 214-871-3811 / FAX 214-871-0767

November 19, 1997

Mr. Bob Sands
Southwestern Bell Telephone
275 N. Greenville Avenue
Richardson, TX 75081

RE: Addison Circle Phase II
Public Infrastructure
HZI Project No. 01-1822-21

Dear Mr. Sands:

Post Apartments Homes, L.P. (formerly Columbus Realty Trust) is proceeding with the construction of the public infrastructure for the above referenced project. We understand that SWBT will have a service point in Building "O" for the entire project, however, any additional trunk mains that may be required to serve future phases must be installed with this construction. Per the construction schedule, prepared by Post, your facilities must be installed prior to January 5, 1998 which is the date that lining and paving operations will begin.

We have supplied SWBT with final plans including typical utility sections which designate your space within the right-of-way. Huft-Zollars first contacted SWBT on November 22, 1996 with typical utility sections, schematic plans for the development and a request for design of your facilities. Please contact Mr. Mike Robbins with Post at 972-726-0347 with your anticipated schedule for completion, however, keep in mind that all facilities must be installed prior to January 5, 1998.

Thank you for your assistance in this matter and please feel free to call if you have any questions.

Sincerely,

HUFT-ZOLLARS, INC.

David E. Meyers
David E. Meyers, P.E.

Cc: Bryant Nail, Post Apartment Homes, L.P.
Jim Duffy, Post Apartment Homes, L.P.
Mike Robbins, Post Apartment Homes, L.P.
John Baumgartner, Town of Addison

01-1822-21-11111111

1/1 1 0000110000 00/27-01 10/27-01 18 07 11/1997

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HUIT-ZOLLARS

Huit-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/671-3311 / FAX 214/671-0757

November 25, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-02

Dear Mr. Person:

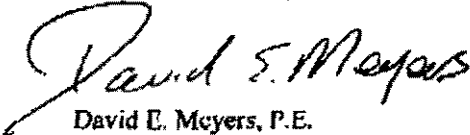
Gibson & Associates is authorized to proceed with the construction of two drinking fountain piers for a total of \$550.00 (\$275.00 ea) as quoted in your letter dated November 13, 1997.

We will include the above item in a future change order.

Please call if you have any questions.

Sincerely,

HUIT-ZOLLARS, INC.



David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Post Apartment Homes, L.P.

LAPROJ01201301MP112597.LTR

HUITT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • Albuquerque • Seattle • Tacoma

FACSIMILE TRANSMITTAL

Date: ~~5/18/99~~ 5/18/99

Fax No.: 972-450-2837

H-Z Proj. No. ~~000~~ G.O.

No. of Pages: 3
(Including Cover Sheet)

TO: Town of Addison
Attn: John Reisinger

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

Re: Post - Denver Development

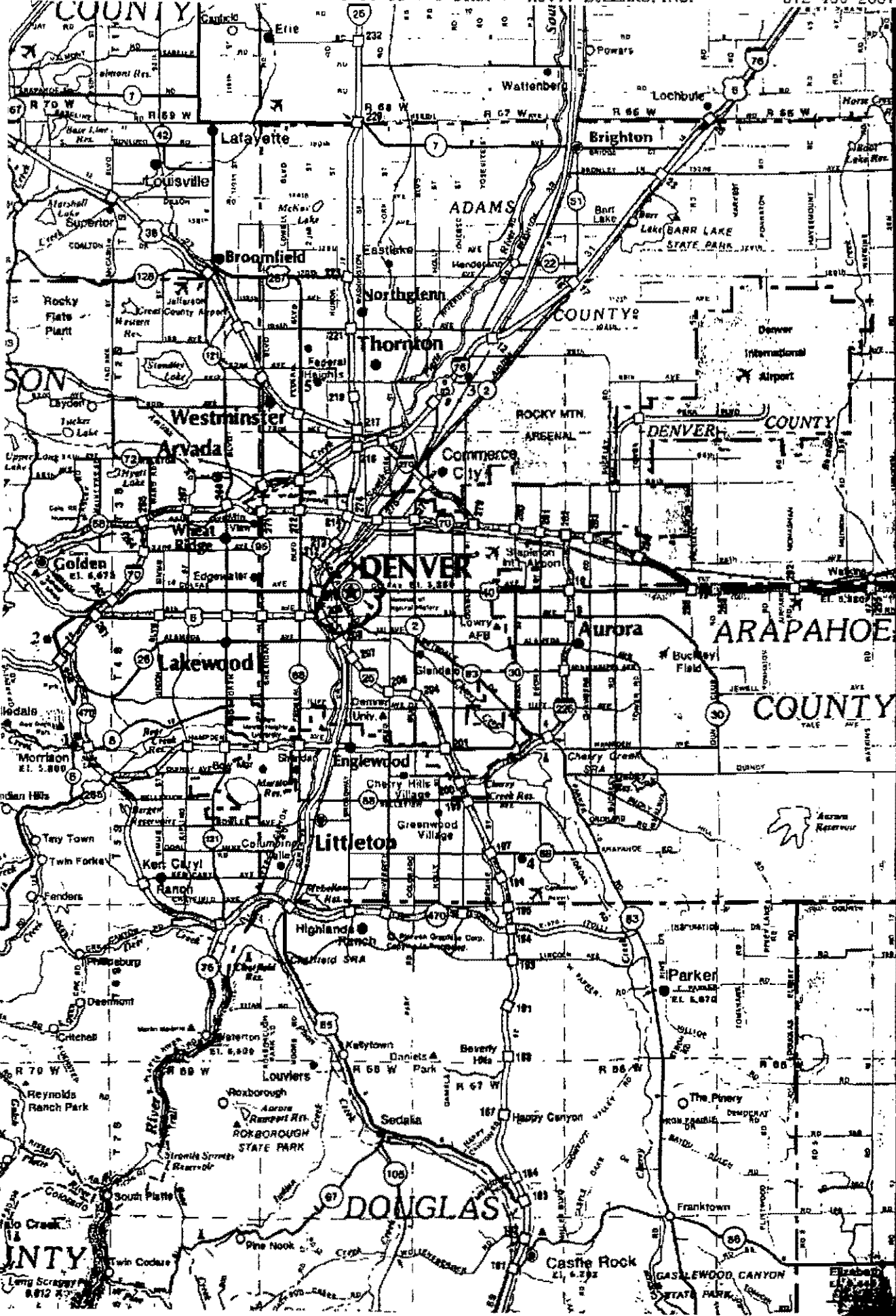
Located at 20th + Pennsylvania

FROM: David Meyer

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue, • Suite 600 • Dallas, Texas 75204-2489 • (214) 871-3311 • FAX (214) 871-0757



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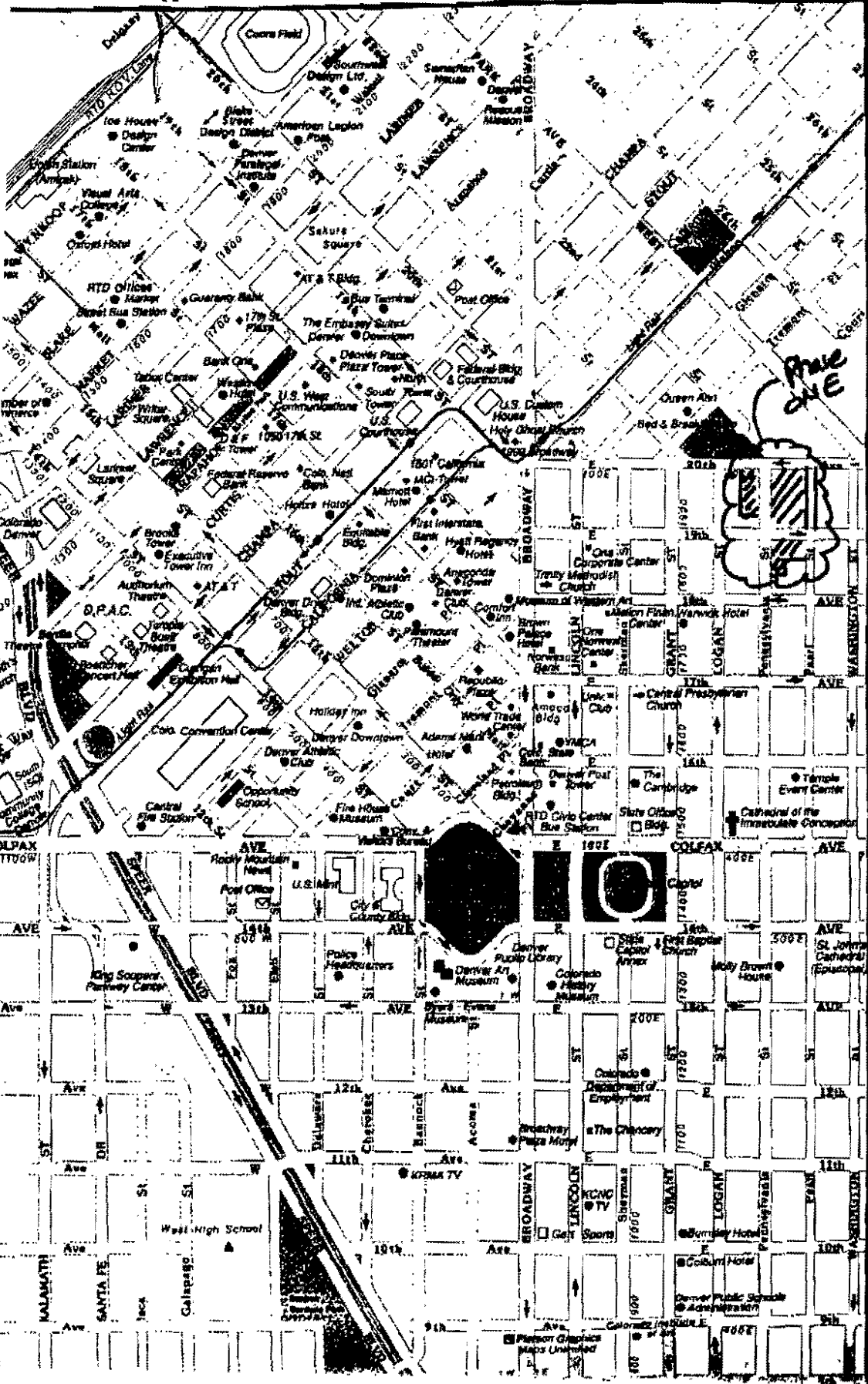
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H J K L M



TRANSPORTATION

- Airlink (800) 572-7245
- Greyhound (800) 231-2222
- RTD (303) 209-8000
- Taxis
- American Cab (303) 321-6555
- Metro Taxi (303) 333-3333
- Yellow Cab (303) 777-7777
- Zone Cab (303) 444-6888
- Car Rental
- Advantage (800) 777-5500
- Alamo (800) 327-8630
- All American (800) 242-7743
- Avis (800) 831-2847
- Budget (800) 547-0700
- Dollar (800) 800-4000
- Enterprise (800) 325-8007
- Hertz (800) 684-3131
- Napco (800) 227-7360
- Payless (800) 729-5377
- Resort (303) 342-3444
- Thrifty (800) 367-2277
- Value (800) 468-2583
- Airport Information
- D.I.A. (303) 342-2000
- Airlines
- Aeromexico (800) 237-6638
- Air Canada (800) 776-3000
- Air France (800) 237-2747
- Alaska Airlines (800) 428-0333
- America Airlines (800) 223-9130
- American Airlines (800) 235-9292
- ANA-All Nippon Airways (800) 433-7300
- British Airways (800) 247-9297
- China Airlines (800) 227-5118
- Continental Airlines (800) 398-3000
- Delta Airlines (800) 908-1322
- Finnair (800) 950-6000
- Frontier Airlines (303) 371-7000
- GP Express Airlines (800) 526-0289
- Iberia Airlines (800) 772-4042
- Japan Airlines (800) 625-3003
- KLM Royal Dutch Airlines (800) 374-7747
- Lufthansa German Airlines (800) 845-0880
- Marin Air (800) 627-8402
- Norwest Airlines (800) 637-2247
- Norwegian Airlines (800) 531-7921
- Midwest Express Airlines (800) 452-2022
- Northwest Airlines (800) 225-2325
- Philippine Airlines (800) 426-9723
- Qatar Airways (800) 227-4500
- SAS (800) 221-2336
- Singapore Airlines (800) 742-3033
- Sun Country (800) 238-5786
- Swire (800) 221-4780
- TWA (800) 221-2000
- US Air (800) 428-4322
- United Airlines (800) 241-6836
- Worldway Airlines (800) 241-6836

HUITT-ZOLLARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 12/11/96

(712)
Fax No.: 450-2837

H-Z Proj. No. 01182212

No. of Pages: 3
(Including Cover Sheet)

TO: TOWN OF ADDISON

ATTN: MR. JOHN BAUMGARTNER

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: 24" WATER RELOCATION - ADDISON CIRCLE

• Change order price for water relocation.

FROM: *David Meyers*

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryland
P.O. Box 80079
Dallas Springs, Texas
75180-0879
873887-1188
FAX 873887-1882



December 10, 1996

Mr. David Meyers
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204

Re: Addison Circle - Phase I Public Infrastructure
Relocate 24" Water Line

Dear Sir:

Per your request we are pleased to quote the following prices for the relocation of the 24" R.C.C.P. water line inside the modern roundabout on the above referenced project.

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
501	Concrete Blocking	7.7CY	75.60	582.12
506	Furn 24" RCCP	126 LF	70.20	8,845.20
507	Abandon Ext RCCP	70 LF	23.76	1,663.20
513	Conn to Exist Water	3 EA	540.00	1,620.00
521	Trench Safety	126 LF	0.22	27.72
522	Water Test	1 LS	810.00	810.00
525	Inst 24" RCCP	126 LF	70.20	8,845.20
526	24" Butterfly Valve	1 EA	4400.00	4,400.00
527	20" Butterfly Valve	1 EA	3080.00	3,080.00
528	Remobilize	1 LS	31900.00	<u>31,900.00</u>
TOTAL				\$61,773.44

On your quantity take off you had item 502; Furnish and Install Ductile Iron Fittings, 1.5 Tons @ \$1,944.00 per ton. This item is not required for this construction so I did not include it in our pricing.

Item # 501 through #505 are contract items. Item #526, 527, and 528 are new items.

Mr. David Meyers
Page -2-

If your have any questions, please call me.

Very truly yours,

GIBSON & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Mark Person", with a long horizontal flourish extending to the right.

Mark Person
Project Manager

MP/ms

HUITT-ZOLLARS

HUITT-ZOLLARS, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

March 5, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-01

Dear Mr. Person:

Gibson & Associates is authorized to proceed with the planting of 840 Big Blue Lirope in the roundabout tree pits for the change order amount of \$4.02 each for a total of \$3,376.80 as stated in your letter on February 26, 1997.

Please note that the 840 dwarf yaupon hollies will be deleted from the contract at \$4.05 each for a total of \$3,402.00. The net effect of this revision is a \$25.20 reduction in the contract amount.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust

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HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

February 17, 1997

Mr. Mark Person
Gibson & Associates
11210 Ryliecrest
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure Signs

Dear Mr. Person:

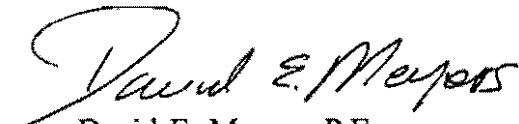
The Town of Addison has approved the name change of Mildred Street to Addison Circle. Please provide a change order price for field modifications to signs "ADV-D1", "ADV-D2" and ST-3. Each sign should be modified to read "Addison Circle" as noted on the following page.

Please described the method by which this is to be accomplished.

Thank you for your assistance in this matter.

Sincerely,

HUITT-ZOLLARS, INC.



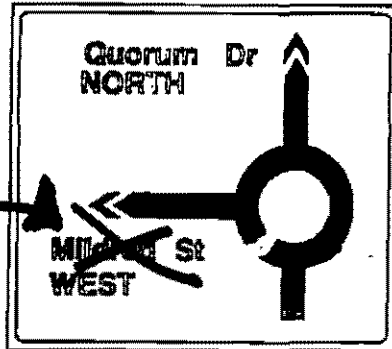
David E. Meyers, P.E.

DEM/psp

cc: Bryant Nail - Columbus Realty Trust
(John Baumgartner - Town of Addison)

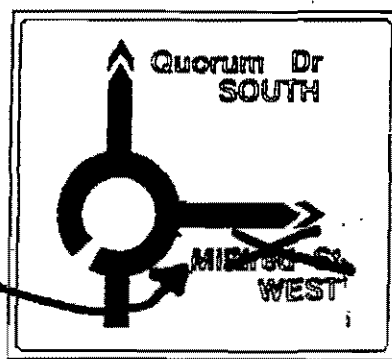
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Addison Circle



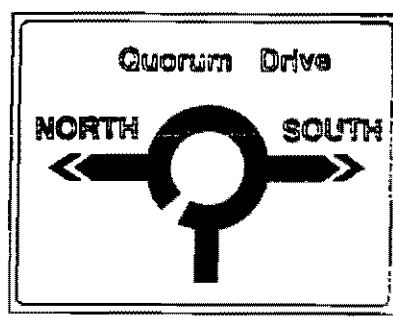
6" U.C. WHITE LETTERS
4-1/2" L.C. WHITE LETTERS
5" U.C. WHITE LETTERS (DIRECTION)
ON GREEN BACKGROUND
8" X 7" PANEL

ADV-D1
(ITEM NO. 136)



6" U.C. WHITE LETTERS
4-1/2" L.C. WHITE LETTERS
5" U.C. WHITE LETTERS (DIRECTION)
ON GREEN BACKGROUND
8" X 7" PANEL

ADV-D2
(ITEM NO. 136)




6" U.C. WHITE LETTERS
4-1/2" L.C. WHITE LETTERS
5" U.C. WHITE LETTERS (DIRECTION)
ON GREEN BACKGROUND
8" X 6" PANEL

ADV-D3
(ITEM NO. 137)

4" WHITE LETTERS → **Quorum Drive NORTH**  5" U.C. WHITE LETTERS
4" L.C. WHITE LETTERS
ON GREEN BACKGROUND
5' x 2' PANEL

ST-1
(ITEM NO. 138)


4" WHITE LETTERS → **Quorum Drive SOUTH**  5" U.C. WHITE LETTERS
4" L.C. WHITE LETTERS
ON GREEN BACKGROUND
5' x 2' PANEL

ST-2
(ITEM NO. 138)

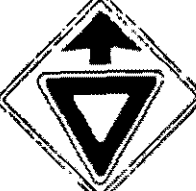
Addison Circle

~~Milford Street~~
4" WHITE LETTERS → **WEST**  5" U.C. WHITE LETTERS
4" L.C. WHITE LETTERS
ON GREEN BACKGROUND
5' x 2' PANEL

ST-3
(ITEM NO. 138)


 3' x 3'
R6-1R
 BLACK ON YELLOW
6.75' x 3.5' PANEL
MWI-8A (MOD.)


W-CHEV WITH RIO
(ITEM NO. 125)
ON CENTRAL ISLANDS
OPPOSITE EVERY ENTRY

 3' x 3' PANEL
W3-2A

**YIELD AT
ROUNDABOUT** 4" BLACK LETTERS
4 1/2' x 8" PANEL
3DV-24

RI-2
(ITEM NO. 25)

 ADDENDUM *3 1/26/96

ISSUED FOR CONSTRUCTION
MARCH 28, 1996
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
KENNETH A. ROBERTS, P.E. 35448
ON MARCH 26, 1996.

Kenneth A. Roberts
3-28-96

TRAFFIC SIGN DETAILS
ADDISON CIRCLE

HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

MEMORANDUM

TO: John Baumgartner, P.E., Addison Public Works
Bruce Ellis, Addison Public Works

FROM: David Meyers, P.E., Huitt-Zollars, Inc. *DM*

SUBJECT: Addison Circle Phase II (HZ Job #01-1822-21)
Water Services

DATE: November 25, 1996

We are preparing a cost and space comparison between a single 4" water service and vault and four 2" water services for Phase II design.

According to the Town of Addison General Requirements for Water Service, a tap fee of \$400.00 is required for each 2" tap and a fee of \$600.00 is required for a 4" tap. Please confirm that these fees are still valid. In addition, please provide us with any other water fees that may be required for this project.

The General Requirements also specify that a meter deposit is required for all meters prior to initiation of service. Please provide us with these costs to use in our comparison.

Thank you for your assistance in this matter.

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

January 10, 1997

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway, Suite 855
Dallas, TX 75248

RE: Addison Circle - Bosque Park
Schedule
HZI Project No. 01-1822-13

Post-It® Fax Note	7671	Date	1-10-97	# of pages	1
To	John Baumgartner		From	David Meyers	
CC/Dept.	Town of Addison		Co.	HZI	
Phone #			Phone #		
Fax #	(972) 450-2837		Fax #		

Dear Bryant:

The following is the schedule for the Bosque Park design and bidding as discussed in the review meeting on January 8, 1997.

- September 24th - Council Approval of Concept Design
- September 30th through November 23rd - Preliminary Park Design and TUE Review of Electric Vault
- November 24th through December 20th - Town Review of Preliminary Design
- December 23rd through January 17th - Respond to Town Comments and Incorporate Electrical/Structural/Civil Design
- January 20th through January 24th - Final Town Review
- January 25th through January 27th - Respond to Town Comments
- January 30th - Advertise for Bids for plans to be available on February 3rd.
- February 17th - Bid Opening
- February 25th - Award Bid
- March 3rd - Begin Construction

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

DEM/psp

cc: Paul Shaw - Newman, Jackson & Bieberstein
John Baumgartner - Town of Addison
Slade Strickland - Town of Addison

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HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

October 8, 1996

Mr. John Baumgartner, P.E.
Director of Public Works
Town of Addison
16801 Westgrove Drive
P.O. Box 144
Addison, TX 75001-0144

RE: Addison Circle Apartments
Private Drains
HZI Project No. 01-1932-04

Dear Mr. Baumgartner:

Enclosed please find two sets of blueines showing the private drain system as installed by Tempo Mechanical and manufacturer's information about the Goldline Single Wall Corrugated Polyethylene pipe used for this project.

We reviewed the private drain design by Tempo Mechanical for the above referenced project. In many areas we noted pipe size deficiencies and/or routings that were inconsistent with the public infrastructure drainage design. Following our review, Columbus Realty Trust and Tempo Mechanical resized and re-routed the polyethylene pipe per the recommendations of Huitt-Zollars. In addition, drains that are within public right-of-way, drains that are near public right-of-way (such as the south face of building "A"), and drains under the carriage way entries leading to the courtyards have been replaced with SDR35 PVC pipe.

Tempo Mechanical has updated the plans to reflect what they have installed in the ground. To the best of our knowledge and based on our limited construction observation, the private storm drain lines were installed in accordance with generally accepted construction standards. It is our understanding that Bruce Ellis with the Town has inspected the re-installation of the private drains in the public right-of-way and that the Town of Addison Building Inspection Department has inspected the re-installation of the polyethylene pipe on private property. Huitt-Zollars assumes no responsibility for the materials and methods used in constructing the private storm drain lines for this project, nor for the construction, maintenance, repair or reconstruction of said storm drain lines.

Sincerely,

HUITT-ZOLLARS, INC.


Kenneth A. Roberts, P.E.

KAR/psp

Enclosures

cc: Stan Bevers - Tempo Mechanical
Bryant Nail - Columbus Realty Trust
Mark Brandenburg - Columbus Realty Trust
Jim Duffy - Columbus Realty Trust

G:\PROJ\01193204\JB0930.LTR

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

January 29, 1997

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway, Suite 855
Dallas, TX 75248

RE: Addison Circle - Bosque Park
Schedule
HZI Project No. 01-1822-13

Dear Bryant:

The following is the revised schedule for Bosque Park design and bidding.

- September 24th - Council Approval of Concept Design
- September 30th through November 23rd - Preliminary Park Design and TUE Review of Electric Vault
- November 24th through December 20th - Town Review of Preliminary Design
- December 23rd through January 17th - Respond to Town Comments and Incorporate Electrical/Structural/Civil Design
- January 20th through January 24th - Final Town Review
- January 25th through February 4th - Respond to Town Comments
- February 5th through February 10th - Second Final Town Review
- February 11th through February 13th - Respond to Second Final Review
- February 13th - Advertise for Bids for plans to be available on February 14th.
- February 21st - Pre-Bid Meeting at 10:00 a.m.
- March 3rd - Bid Opening
- March 11th - Award Bid
- March 17th - Begin Construction

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.

David E. Meyers

David E. Meyers, P.E.

DEM/psp

cc: Paul Shaw - Newman, Jackson & Hieberstein
John Baumgartner - Town of Addison
Slade Strickland - Town of Addison

01FRO00118221 000011097.LTR

January 29, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
Revised Tree Well Planting in Roundabout
HZI Project No. 01-2013-01

Dear Mr. Person:

The following exhibit illustrates the proposed revision to Tree Well's "A4" and "A5" as discussed in previous construction meetings. A total of 840 Dwarf Yaupon Hollies (Item No. 230) are being deleted and replaced with 840 "1 gallon, full, Big Blue Liriope".

The current contract does not include Big Blue Liriope, therefore we request a change order price for 840 each, furnished and planted, complete in place.

Please call if you have any questions.

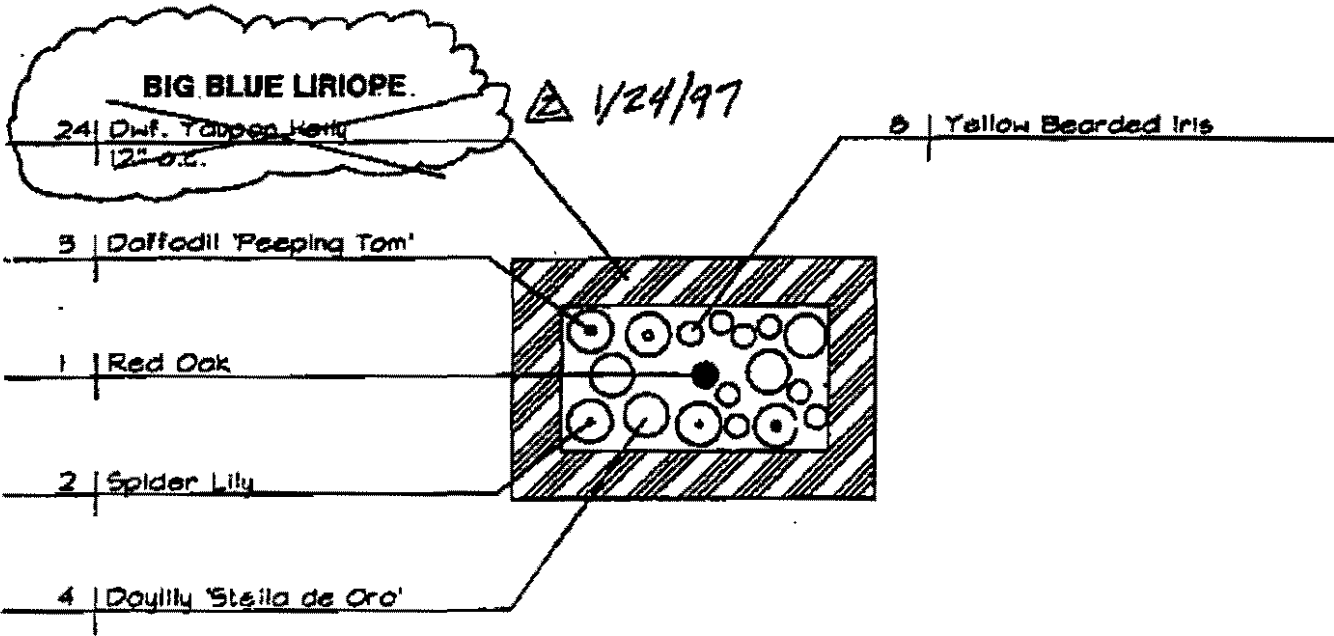
Sincerely,

HUITT-ZOLLARS, INC.



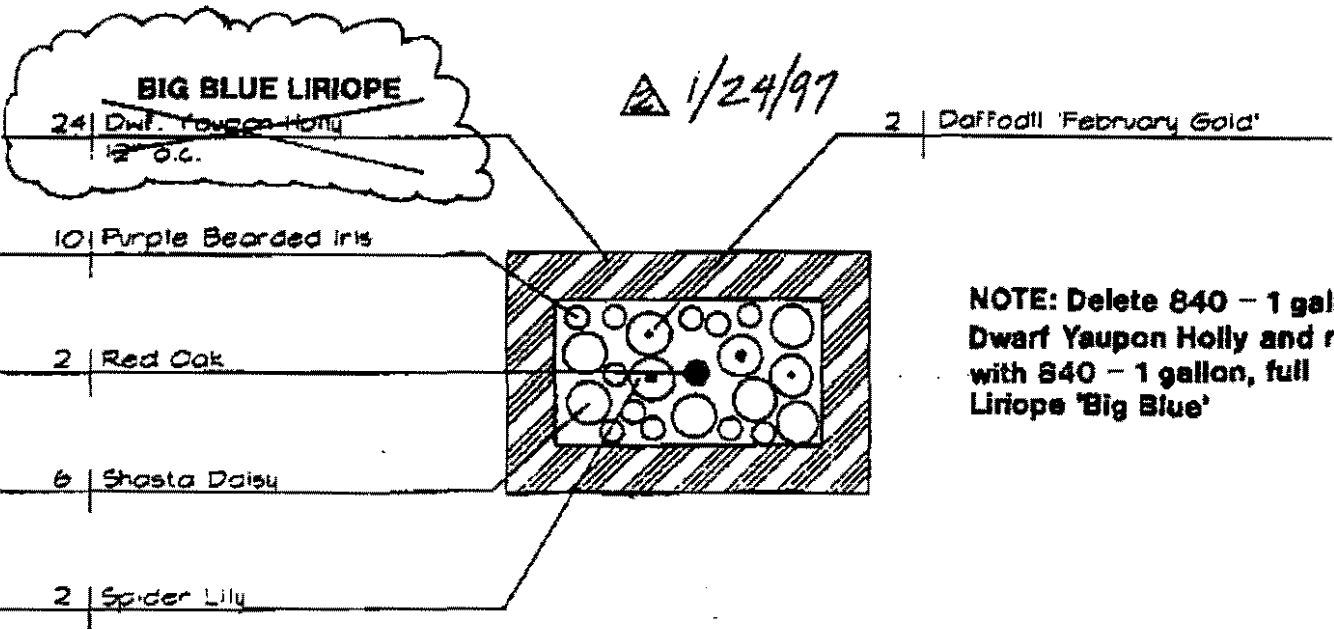
David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust
Paul Shaw-Newman, Jackson & Bieberstein



|| Tree Well Planting 'A5'

Scale: 1/4"=1'-0"



10 Tree Well Planting 'A4'

Scale: 1/4"=1'-0"

February 3, 1997

PostNet Fax Note	7671	DATE	2-3-97	# of PAGES	3
TO	John Baumgartner	FROM	David Hayward		
CO/DOOR	Town of Addison	CO	HZT		
PHONE #		PHONE #			
FAX #	(972) 450-2837	FAX #			

Mr. John Baumgartner, P.E.
 Director of Public Works
 Town of Addison
 P.O. Box 144
 Addison, TX 75001

RE: Addison Circle Phase I Public Infrastructure
 Modern Roundabout Signage and Striping
 HZI Project No. 01-2013-01

Dear John:

On Friday, January 31, 1997 I conducted a walk through to verify the installation of all required signage and striping for the modern roundabout. There are several issues that need to be addressed before the roundabout can be opened to full traffic. They are as follows:

- The large diagrammatic sign for traffic traveling eastbound on Mildred Street is obstructed by some tree branches that will require pruning.
- All yield at roundabout signs have not yet been installed. Mr. Person stated that all yield at roundabout signs will be installed on Monday, February 3rd with the exception of the one located on the west side of Quorum Drive for traffic traveling southbound on Quorum. This sign would likely be damaged during the construction along the east side of Building "A" and therefore will not be installed until the streetscape is complete.
- If Mildred Street is to be opened to full traffic the yellow centerline buttons must be in place. Mr. Brandenburg has requested that Columbus be allowed to keep Mildred Street closed for construction working space and a safety zone for possible falling debris. Columbus will prepare a traffic control plan to address how to keep construction traffic traversing the roundabout and Mildred Street. Columbus will have a temporary yield sign installed at the yield line adjacent to Building "A". A permanent sign will be placed by Gibson when the streetscape is complete.
- The yield sign on the center island for southbound traffic on Quorum Drive requires replacement of a damaged pole and the installation of the sign.

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HUITT-ZOLLARS

REC'D JAN 20 1997

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tulsa • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 1/20/97 Fax No.: _____
 H-Z Proj. No. 01201301 No. of Pages: 2
 (Including Cover Sheet)

TO: JOHN BANGARDNER - ADISON - 972-450-2837
BRYANT HAN - CRT - 972-770-5129
PAUL SHAW - MSB - 972-233-2022

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADISON CIRCLE P&E PUBLIC INFRASTRUCTURE
REVISION TO COLOR SCHEME FOR
PROPOSITION PAVERS (BROWN BAND)

FROM: David Meyer

SENT BY: Paula Rivera TIME: 9:50am DATE: Jan 20, 1997

If you had any problems receiving the Facsimile Transmittal, please contact Mr. Janet Wilks or the messenger listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

February 6, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-01

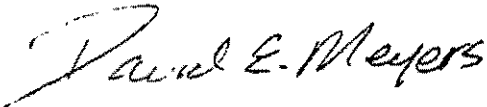
Dear Mr. Person:

Gibson & Associates is now authorized to proceed with the repair of roundabout sign (ADV-D1) for the change order amount of \$673.75 as stated in your letter on January 30, 1997.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust

HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

December 30, 1996

Ms. Jan Seidner
Manager, Railroad Facilities
Dallas Area Rapid Transit
P.O. Box 660163
1401 Pacific Avenue
Dallas, TX 75266-7210

RE: Addison Circle Phase II Public Infrastructure
HZI Project No. 01-1822-21

Dear Ms. Seidner:

Enclosed please find a partial set of preliminary plans for Addison Circle Phase II in the area adjacent to the DART right-of-way.

Addison Circle is a 72 acre mixed use development being constructed in a public-private partnership between Columbus Realty Trust and the Town of Addison and consisting primarily of multi-family housing to be constructed in phases. It is located north of the Dallas Area Rapid Transit line, west of Dallas North Tollway, south of Airport Parkway and east of Addison Road in the Town of Addison. Though not all acreage within these limits is technically within the zoning district, these boundaries establish the practical limits of the affected area which totals approximately 125 acres. A boundary exhibit is included as Figure No. 1.

As shown on the enclosed drawings, we plan to construct a 23' b-b street within a 40 foot R.O.W. along the north line of the DART right-of-way. The existing drainage ditch, which straddles the property line, will be replaced with a box culvert which will require that fill be placed on the DART R.O.W. between Quorum Drive and the Dallas North Tollway. Our proposed grading allows for a future track north of the existing track and a minimum 2% slope away from the new track toward the right-of-way. We propose to create a small diversion swale just inside your right-of way (above the box culvert) to intercept runoff from the railroad right-of-way just before it enters the new street. This runoff will be collected in a Y-inlet near future Spectrum Drive and deposited in the box culvert. This construction will require a temporary working space agreement between DART and the contractor.

Note that the current phase of development only requires a box culvert from Quorum Drive east to a point just east of future Spectrum Drive. A similar approach will be employed for the remaining 600 feet to the Tollway as development progresses.

This is a preliminary submittal and final plans will be submitted following the receipt of your comments. We will be happy to meet and discuss your concerns at your convenience.

GAPROJ01182221\JS1107.LTR

Ms. Jan Seidner
December 30, 1996
Page 2

Please call if you have any questions.

Sincerely,

HUETT-ZOLLARS, INC.


David E. Meyers, P.E.

DEM/psp

Enclosures

cc: Bryant Nail - Columbus Realty Trust
~~John Baumgartner, P.E. - Town of Addison~~

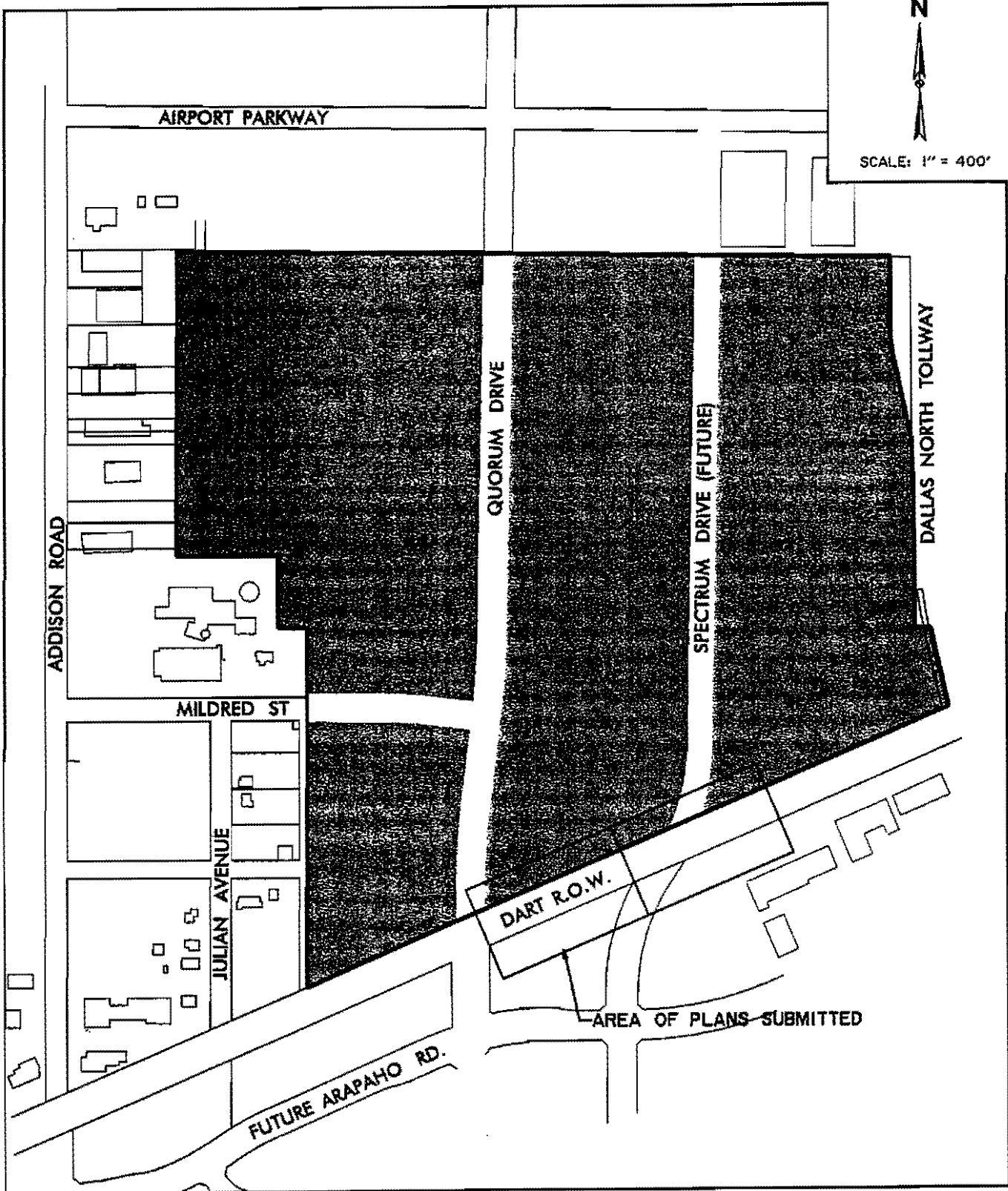
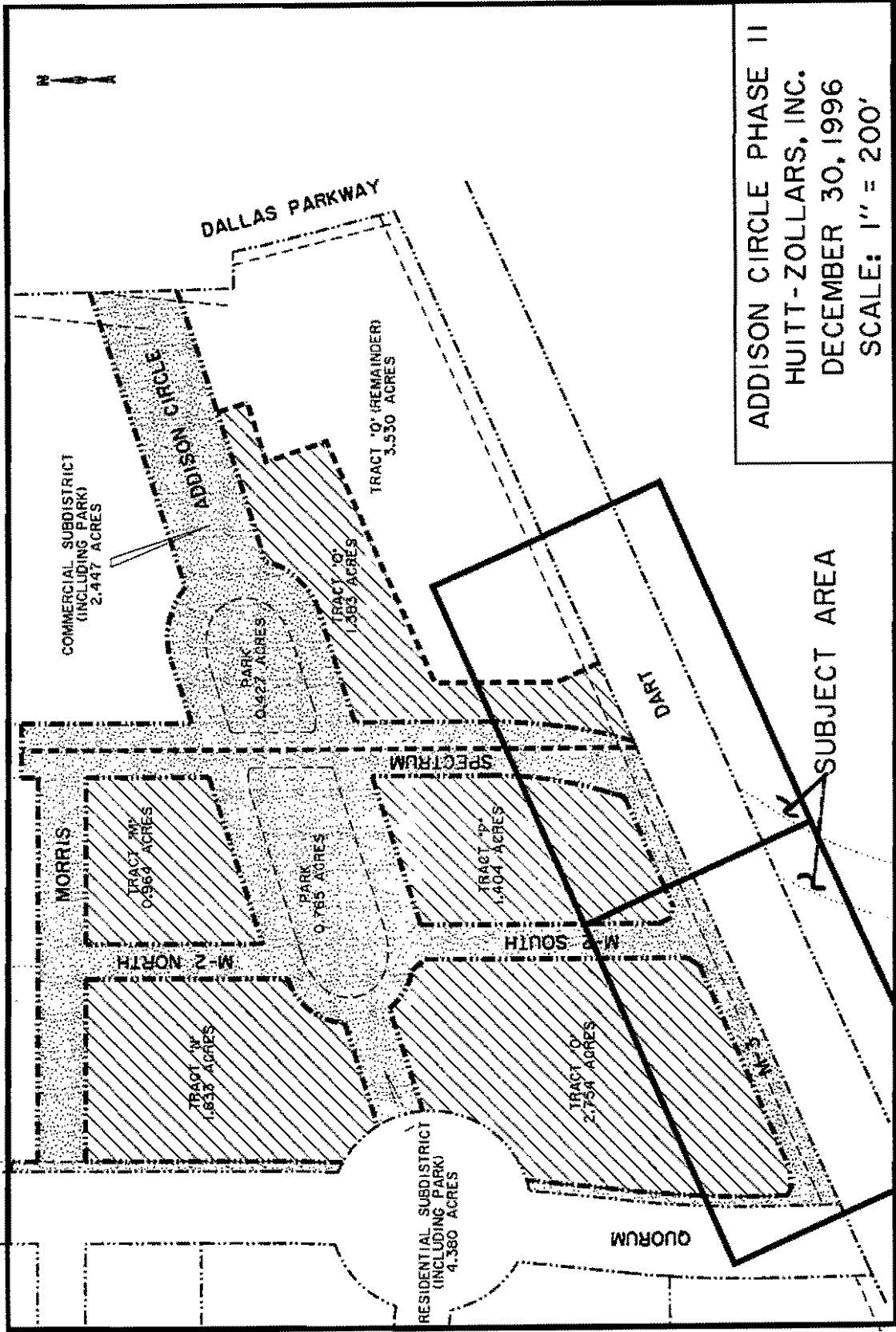


FIGURE NO. 1
BOUNDARY EXHIBIT
ADDISON CIRCLE



ADDISON CIRCLE PHASE II
 HUITT-ZOLLARS, INC.
 DECEMBER 30, 1996
 SCALE: 1" = 200'

ADDISON CIRCLE

HU1TT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 800 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

February 19, 1997

Mr. Mark Person
Gibson & Associates
11210 Ryliecrest
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure

Dear Mr. Person:

Gibson & Associates is authorized to proceed with the repair of three existing street light bases on the south side of Mildred Street at a cost of \$181.50/ea for a total cost of \$544.50 as stated in your letter dated February 12, 1997.

Please call if you have any questions.

Sincerely,

HU1TT-ZOLLARS, INC.



David E. Meyers, P.E.

DEM/psp

cc: Bryant Nail - Columbus Realty Trust
John Baumgartner - Town of Addison

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HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

February 26, 1997

Mr. John Baumgartner, P.E.
Director of Public Works
Town of Addison
P.O. Box 144
Addison, TX 75001

RE: Addison Circle Phase I Public Infrastructure
Modern Roundabout
HZI Project No. 01-2013-01

Dear John:

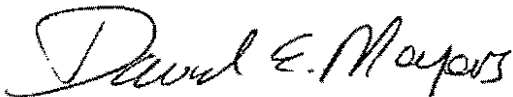
The punch list items for opening the roundabout, noted in a letter on February 3, 1997, have been completed with the exception of those pertaining to Mildred Street. As discussed previously, Mildred Street will remain closed until work on the south side of Buildings "A" & "B" is complete.

Columbus needs to revise their barricades to eliminate all lane closures within the circle per conversations with Bruce Ellis. Subsequent to that revision, the modern roundabout may be opened to circular traffic movements.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

DEM/psp

cc: Bruce Ellis
Mark Brandenburg
Bryant Nail
Mark Person

G:\PROJ\01201301\VB022697.LTR

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

February 7, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-01

Dear Mr. Person:

Gibson & Associates is now authorized to proceed with the installation of 48 4" Type I-Y buttons for the change order amount of \$329.76 as stated in your letter on February 6, 1997.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryliecrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



February 6, 1997

RECEIVED
FEB 07 1997

Mr. David Meyers
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204

Re: Addison Circle - Phase I
Public Infrastructure

Dear Sir:

Per your request in your letter dated Feb. 3, 1997, we are pleased to submit to you the following price for 48 Each reflective Type 1-Y buttons to be installed on the above referenced project.

48 Each @ \$6.87 = \$329.76

If there are any questions regarding this matter, please call me.

Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

MP/ms

HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

February 3, 1997

Mr. John Baumgartner, P.E.
Director of Public Works
Town of Addison
P.O. Box 144
Addison, TX 75001

RE: Addison Circle Phase I Public Infrastructure
Modern Roundabout Signage and Striping
HZI Project No. 01-2013-01

Dear John:

On Friday, January 31, 1997 I conducted a walk through to verify the installation of all required signage and striping for the modern roundabout. There are several issues that need to be addressed before the roundabout can be opened to full traffic. They are as follows:

- The large diagrammatic sign for traffic traveling eastbound on Mildred Street is obstructed by some tree branches that will require pruning.
- All yield at roundabout signs have not yet been installed. Mr. Person stated that all yield at roundabout signs will be installed on Monday, February 3rd with the exception of the one located on the west side of Quorum Drive for traffic traveling southbound on Quorum. This sign would likely be damaged during the construction along the east side of Building "A" and therefore will not be installed until the streetscape is complete.
- If Mildred Street is to be opened to full traffic the yellow centerline buttons must be in place. Mr. Brandenburg has requested that Columbus be allowed to keep Mildred Street closed for construction working space and a safety zone for possible falling debris. Columbus will prepare a traffic control plan to address how to keep construction traffic traversing the roundabout and Mildred Street. Columbus will have a temporary yield sign installed at the yield line adjacent to Building "A". A permanent sign will be placed by Gibson when the streetscape is complete.
- The yield sign on the center island for southbound traffic on Quorum Drive requires replacement of a damaged pole and the installation of the sign.

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- As noted in a previous memo, the large diagrammatic sign for northbound traffic on Quorum Drive has an error and requires a field revision. The sign should either be modified or covered up before the roundabout is opened to full circular traffic.
- I visited the site on Sunday, February 2, 1997 at around 7:45 p.m. to assess the effectiveness of the reflectivity of the signs and pavement markings. The 30 foot single hood lights around the roundabout and the 30 foot double hooded lights from the railroad to the south side of the roundabout were not operating. This made it very difficult to identify the curbs of the median islands when approaching the roundabout. The lights must be operational before adding any traffic movements to the roundabout. In addition I recommend that we add 4" yellow and white reflective buttons around the median islands to illuminate the curb from a distance. As noted on the following diagram, this would include 48 Type I-Y reflective buttons and 15 Type I-W-C reflective buttons.

Once the above mentioned items have been addressed the modern roundabout can be opened to additional traffic movements. We can discuss these items further in the construction meeting on Wednesday of this week.

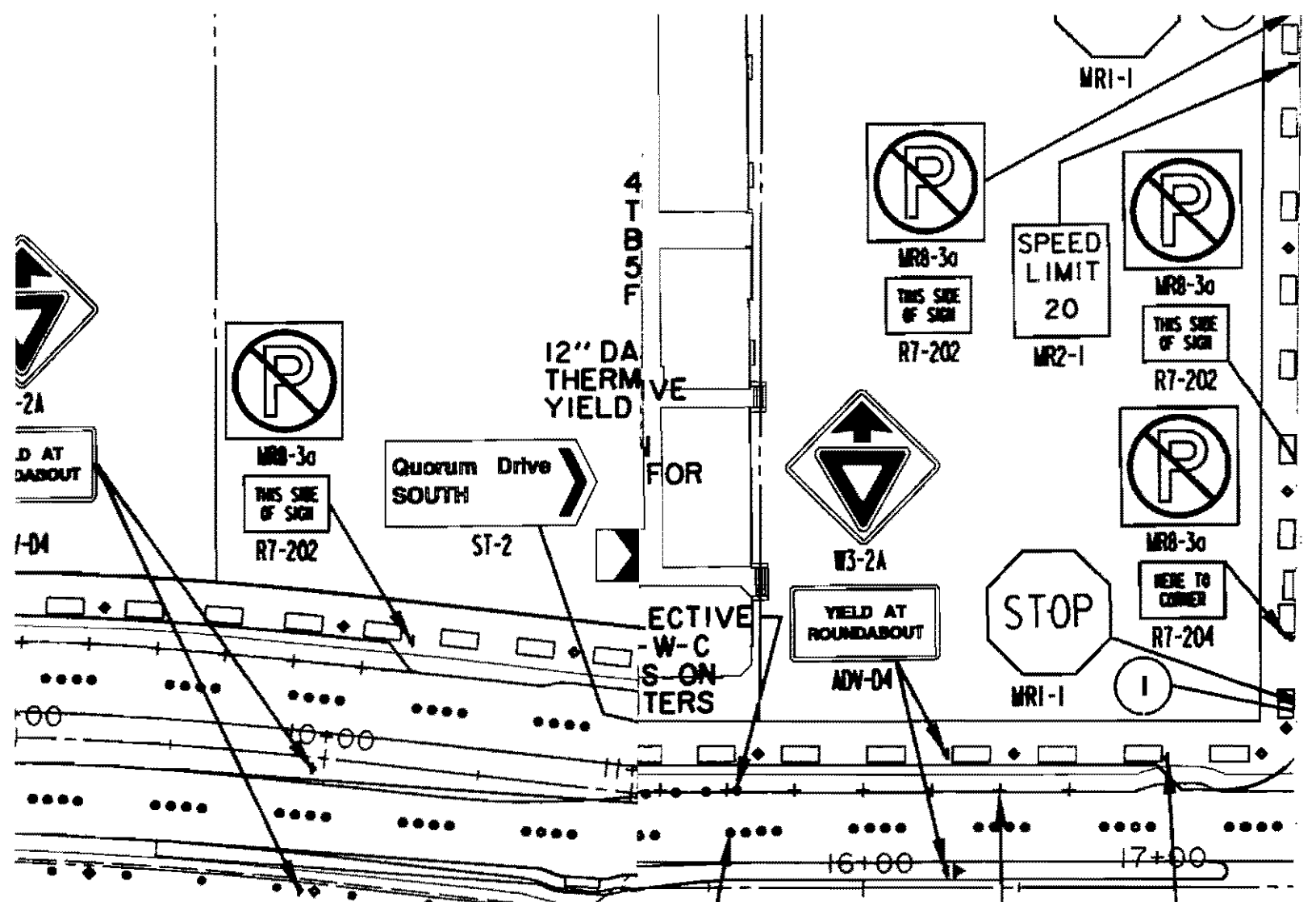
Please call if you have any questions.



David E. Meyers, P.E.

DEM/psp

cc: Bryant Nail
Mark Brandenburg
Mark Person



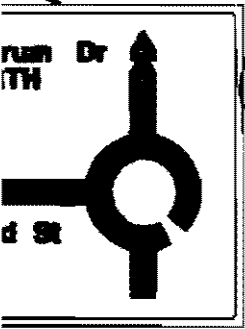
QUORUM DRIVE

4" REFLECTIVE
TYPE 1-Y
ON 5' CENTERS
(QTY. 16)

4" REFLECTIVE
TYPE 1-W-C
BUTTONS ON
5' CENTERS
FOR FIRST 40'

4" WHITE
THERMOPLASTIC
PARKING STRIPES
(1' X 1') ON 22'
CENTERS W/4"
WHITE REFL. TYPE
1-W-C BUTTON
SEE DETAIL SHEET

6" x 6" JIGGLE BARS
ON 2.5' CENTERS
PER PAVING DETAILS



TOTAL TYPE 1-Y - 48 (NEW)

TOTAL ADDITIONAL - 15
TYPE 1-W-C

15 TYPE 1-W-C
AND 4" NON REFLECTIVE
TYPE 1-W BUTTONS PER
PAVING DETAIL SHEET

HUITT-ZOLIARS

REC'D NOV 12 1996

REC'D NOV 12 1996

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

November 8, 1996

Mr. Dan Shipp
Southwestern Bell Telephone
275 N. Greenville Avenue
Richardson, TX 75081

RE: Addison Circle Phase I Public Infrastructure
Sidewalk Damage
HZI Project No. 01-2013-01

Dear Mr. Shipp:

There was significant damage to sidewalks on the east side of Quorum Drive during the construction of Addison Circle Phase I. The companies involved in the construction are the public contractor (Gibson & Associates), the private developer (Columbus Realty Trust) and Southwestern Bell Telephone.

The Town of Addison expects the sidewalks to be repaired under the Phase I contract. Southwestern Bell had a significant impact on the damage due to the location of your facilities relative to the existing walk. It is our understanding that construction equipment traversed up and down the sidewalk while installing your facilities.

To resolve the issue of payment, the private and public contractor request that SWBT pay for 1/3 of the removal and replacement of the damaged walk. If the Town determines that all the remaining existing walk, from the railroad to the north project limits, requires replacement then the cost breakdown would be as follows:

ITEM	UNIT	QTY	CONTRACT PRICE	COST
Remove and Dispose of Ex. Concrete Sidewalk	SY	347	\$5.40	\$1,874.80
4" 3000 PSI Reinforced Concrete Sidewalk	SF	3,125	\$2.80	\$8,750.00

TOTAL COST \$10,624.80

Columbus Realty Trust \$3,541.60
Gibson & Associates \$3,541.60
Southwestern Bell Telephone \$3,541.60

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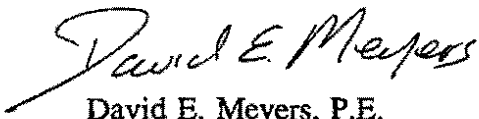
Mr. Dan Shipp
November 8, 1996
Page 2

Mr. Bryant Nail with Columbus Realty Trust and Mr. Mark Person with Gibson and Associates will be happy to meet and discuss this issue with you in more detail if necessary.

Thank you for your assistance in this matter.

Sincerely,

HUITT-ZOLLARS, INC.

A handwritten signature in cursive script that reads "David E. Meyers".

David E. Meyers, P.E.

DEM/psp

cc: Bryant Nail - Columbus Realty Trust
Jim Duffy - Columbus Realty Trust
Mark Person - Gibson and Associates
John Baumgartner, P.E. - Town of Addison

HUITT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 11/19/96

Fax No.: 450-2837

H-Z Proj. No. 01201301

No. of Pages: 6
(Including Cover Sheet)

TO: TOWN OF ADDONEN PUBLIC WORKS
ATTN: MR. JOHN BAUMGARTNER

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDONEN CIRCLE 2 STREET SIGNAGE.

JOHN,

ON OR AROUND JAN 5TH, 1996 WE WERE
SENT ROUNDROAST AND SIGNAGE COMMENTS
FROM BURT ARCHMAN AND SIGNAGE COMMENTS
FROM LT. BOB MCKIRKIN.

LT. MCKIRKIN RECOMMENDED SPEED LIMIT SIGNS
ON A BASIS OF 30 MPH WHICH IS THE BASIS
FOR WHAT IS ON THE SIGNAGE PLAN.

DO WE NEED TO CHANGE THE SIGNS TO
ADVISORY SIGNS (BLACK ON YELLOW) AS OPPOSED TO
SPEED LIMIT SIGNS?

FROM: Douglas McLean

SENT BY: _____ TIME: _____ DATE: _____
If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

BARTON-ASCHMAN A PARSONS TRANSPORTATION GROUP COMPANY

Barton-Aschman Associates, Inc.
5485 Bell Line Road, Suite 199 • Dallas, Texas 75240 • (214) 991-1900 • Fax: (214) 490-9261

Memorandum

TO: John Baumgartner
Town of Addison

FROM: Gary Jost

DATE: January 5, 1996

SUBJECT: Addison Roundabout - Additional comments

We have completed our review of the sensitivity analysis completed by Ourston and Doctors and design plans prepared by Huitt-Zollars for the proposed Addison Roundabout. This memorandum presents our findings.

Sensitivity Analysis

Ourston and Doctors present in their sensitivity analysis findings based on 50 percent and 85 percent confidence levels. If queues and delays are calculated at a 85 percent confidence level, this means that one can be 85 percent certain that actual queues will not be greater than the calculated values. Based on the uncertainty of operations of the first modern roundabout in North Texas, we would recommend that the 85 percent confidence level be used for calculating operating conditions of the planned roundabout.

It should also be noted that there is currently no consensus in the transportation profession regarding the most appropriate traffic engineering tool for analyzing modern roundabouts. The Transportation Research Board has established a committee to review current capacity analysis techniques and develop a new Highway Capacity Manual by the year 2000. This committee, chaired by Mr. John Zegeer of Barton-Aschman Associates, Inc., is working to include a recommended procedure for analyzing modern roundabouts in the new manual.

The sensitivity analysis reports that at the 85 percent confidence level traffic volumes can be increased, from volumes originally projected, by 4 percent in the A. M. peak period and 11 percent in the P.M. peak period while still maintaining a level of service D. This suggests that the current design is highly sensitive to small increases in traffic volumes. With an 11 percent increase in traffic volumes, and assuming that 10 percent of daily traffic occurs during the P.M. peak hour, one could estimate that the effective capacity of Quorum Drive, assuming 10,000 vehicles per day (vpd) on

Mildred, would be less than 30,000 vpd.

Of particular note is the comparison of average and maximum queue lengths between the original projections and the maximum volumes that can be accommodated at Level of Service D. Tables 1.0 and 2.0 present this comparison for the A.M. and P.M. hours, respectively.

Table 1.0
Average and Maximum Queues
A.M. Peak Hour

APPROACH LEG	AVERAGE QUEUES (VEH)		MAXIMUM QUEUES (VEH)	
	ORIG.	LOS D	ORIG.	LOS D
NB Quorum	0	1	1	1
WB Mildred	1	1	1	1
SB Quorum	17	30	35	69
EB Mildred	4	5	6	9

Table 2.0
Average and Maximum Queues
P.M. Peak Hour

APPROACH LEG	AVERAGE QUEUES (VEH)		MAXIMUM QUEUES (VEH)	
	ORIG.	LOS D	ORIG.	LOS D
NB Quorum	4	12	6	25
WB Mildred	5	30	10	57
SB Quorum	1	1	1	2
EB Mildred	1	2	2	3

As shown in these tables, average and maximum queues increase significantly with very little increase in total volume entering the roundabout.

Based on the sensitivity to small increases in peak-hour volumes identified in the analysis conducted by Ourston and Doctors, it is our recommendation that the design of the planned Addison Roundabout be analyzed further to provide more stable conditions at these anticipated volumes.

OTHER DESIGN CONSIDERATIONS

Parking

On -street parking along Quorum and Mildred should be restricted within 150 feet of the roundabout on the departure legs of the roadways to provide adequate sight distance.

Paving Typical Section

The typical section for Quorum Drive specifies a full sawcut with existing steel to remain. The full depth sawcut will also cut the steel. If a full depth sawcut is desired, steel dowels will need to be drilled and inserted into the existing concrete pavement.

Signing and Markings

- The stop sign at Witt Mews and Mildred should be moved behind the barrier free ramps.
- The no parking signs on Mildred appear to conflict with the paving plans.
- If pedestrians are to be restricted from entering the roundabout island, then "No Pedestrian" signs should be installed in the island.
- All discussions to date regarding pedestrian crossings at the roundabout have indicated that the crossings should be located one to two vehicles behind the yield line. This needs to be reflected on the plans.
- Addison has typically utilized pavement markers rather than striping for lane delineation.
- Advance warning signs for the roundabout should be provided.
- Additional signs (i.e. chevrons) identifying the roadway curvature are recommended.

Miscellaneous

- There appears to be an abrupt change in crossfall on the north side of the roundabout at Quorum.
- Loading and unloading areas should not be allowed in the area of the roundabout.

If you have any questions, please do not hesitate to call.

I N T E R**O F F I C E****MEMO**

To: John Baumgartner, Director of Public Works, City Engineer
From: Lieutenant Bob McKittrick *L.B.M. 244*
Subject: Preliminary Signage Recommendation for Phase I Urban District
Date: January 5, 1996

The following is a list of recommendations for signage and traffic markings for the Urban District Phase I.

1. Signage to warn motorists of the traffic circle placed at the following locations:
 - A. Morris and S/B Quorum
 - B. McKamy and S/B Quorum
 - C. N/B Quorum (near DART right-of-way)
 - D. W/B Mildred (proposed street)
 - E. E/B Mildred at Witt

2. Pavement markings at entrance and interior of circle to facilitate a natural flow to traffic entering and exiting the circle.

3. Speed limit signs with recommended speeds due to the integration of brick pavers and its unknown performance versus a concrete roadway.
 - A. Quorum 30 mph
 - B. Mildred 30 mph
 - C. Witt 20 mph
 - D. Paschal 20 mph
 - E. Morris 20 mph
 - F. McKamy 20 mph

4. Signage placement and street markings for pedestrian crosswalks at the following locations:
 - A. Traffic circle
 - B. Mildred at Witt
 - C. Morris at Paschal
 - D. McKamy at Paschal

John Baumgartner
Page 2
January 5, 1996

5. No parking signs at the following locations:

- A. Morris at Witt
- B. McKamy at Paschal

Let me know if you have any questions concerning these recommendations.

RM/af

Attachment - Preliminary Signage Plan

HUITT-ZOLLARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 2/17/97

Fax No.: _____

H-Z Proj. No. 01182213

No. of Pages: 8
(Including Cover Sheet)

TO: SLADE STRICKLAND 972-450-2834
DAVID NIGHTSWONKER 972-450-2837
PAUL SHAW - 972-233-2022 BRYANT NAL 972-70-529

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDISON CIRCLE PH I
BOSQUE PARK

DETAILED COST BREAK DOWN
AND BUDGET ITEMS.

FROM: David Meyers

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

ADDISON CIRCLE PHASE I (01-1822-13)
 BOSQUE PARK
 PRELIMINARY OPINION OF PROBABLE COSTS

2/10/97
 PAGE 1

SUMMARY

SCHEDULE I SUBTOTAL:	\$113,694.75
SCHEDULE II SUBTOTAL:	\$105,136.00
SCHEDULE III SUBTOTAL:	\$14,005.00
SCHEDULE IV SUBTOTAL:	\$3,550.00
SCHEDULE V SUBTOTAL:	\$3,637.00
SCHEDULE VI SUBTOTAL:	\$39,918.00
SCHEDULE VII SUBTOTAL:	\$36,058.00
BASE BID PROJECT TOTAL:	\$315,998.75

ADDITIONAL BOSQUE PARK BUDGET ITEMS

TUE VAULT (24' X 32') CONSTRUCTION BID (BATTSON CONTRACTING)	\$109,740.00
TUE VAULT (24' X 32') DESIGN	\$8,500.00
METRO DRINKING FOUNTAINS (2 EA) (GIBSON & ASSOCIATES)	\$11,800.00
4" 3000 PSI REINF. CONC SUBBASE (3426 SF) (GIBSON & ASSOCIATES)	\$9,935.40
FURNISH PAVER DELIVERED TO SITE (3426 SF) (GIBSON & ASSOCIATES)	\$5,378.82
FURNISH BEDDING MATERIAL AND INSTALL PAVERS (3426 SF) (GIBSON & ASSOCIATES)	\$5,207.52
BOSQUE PARK LANDSCAPE DESIGN FEE	\$29,000.00
TREE LIGHTING ELECTRICAL DESIGN	\$9,500.00
BOSQUE PARK CIVIL/STRUCTURAL/ELECTRICAL DESIGN	\$9,500.00
ELECTRICAL VAULT BIDDING AND MISCELLANEOUS PARK TASKS	\$7,500.00
CONSTRUCTION ADMINISTRATION LANDSCAPE (NJB)	\$6,000.00
CONSTRUCTION ADMINISTRATION CIVIL (BZI)	\$2,000.00
CONSTRUCTION ADMINISTRATION STRUCTURAL (HZI)	\$1,000.00
CONSTRUCTION ADMINISTRATION ELECTRICAL (HZI)	\$1,500.00
BZI MISC. STAKING ALLOWANCE (WALL, WALKS, FEATURES)	\$5,000.00
	\$221,561.74

TOTAL BOSQUE PARK COSTS **\$537,560.49**

BOSQUE PARK ORIGINAL BUDGET **\$500,000.00**

AMOUNT OVER BUDGET **\$37,560**

ADDISON CIRCLE PHASE I (01-1822-13)
 BOSQUE PARK
 PRELIMINARY OPINION OF PROBABLE COSTS

2/10/97
 PAGE 2

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL AMOUNT
SCHEDULE I - SIDEWALK & PERIMETER WALL IMPROVEMENTS					
101	MOBILIZATION	LS	1	\$9,600.00	\$9,600.00
102	PERIMETER STONE WALL	LF	480	\$52.00	\$24,960.00
103	STONE ENTRY COLUMNS	EA	10	\$1,050.00	\$10,500.00
104	REM. & DISPOSE OF EXIST. TREES	EA	39	\$100.00	\$3,900.00
105	4" DECOMPOSED GRANITE WALK ON COMP. SUBGRADE	SF	2087	\$2.75	\$5,739.25
106	STEEL EDGING	LF	1030	\$1.50	\$1,545.00
107	4" 3000 PSI REINF. STAINED CONC. SIDEWALK ON 2" SAND AND SUB.	SF	4110	\$3.75	\$15,412.50
108	4" 3000 PSI REINF. CONC. SIDEWALK DROP SLAB ON 2" SAND AND SUB.	SF	1066	\$3.00	\$3,198.00
109	3000 PSI REINF. CONC. FOR FOUNTAIN	CY	10	\$350.00	\$3,500.00
110	CAST STONE "BOSQUE PARK" NAME PLAQUE	EA	10	\$175.00	\$1,750.00
111	PET WASTE DISPOSAL UNIT	EA	1	\$500.00	\$500.00
112	FLAG STONE, COLOR "A", "B" OR "C"	SF	1066	\$15.00	\$15,990.00
113	EARTHWORK AND FINISH GRADING	LS	1	\$5,000.00	\$5,000.00
114	STONE INTERMEDIATE COLUMNS	EA	14	\$650.00	\$9,100.00
115	STONE COLUMN MODIFIED FOR BEGA POLE	EA	2	\$1,500.00	\$3,000.00
SCHEDULE I SUBTOTAL:					\$113,694.75

9316643;# 3/ 8

; 2-17-97 ; 14:11 ; HUITT-ZOLLARS, INC. -

SENT BY: XEROX 7033

ADDISON CIRCLT PHASE I (01-1822-13)
 BOSQUE PARK
 PRELIMINARY OPINION OF PROBABLE COSTS

2/10/97
 PAGE 3

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT BID
SCHEDULE II - LANDSCAPE IMPROVEMENTS					
201	DETENTION GLASS & CONC. FOOTING ON EXIST. WELL	LS	1	\$3,500.00	\$3,500.00
202	PRIMARY TREE PROTECTION	LF	1220	\$3.00	\$3,660.00
203	SECONDARY TREE PROTECTION	EA	61	\$50.00	\$3,050.00
204	FOUNTAIN EQUIPMENT	LS	1	\$28,000.00	\$28,000.00
205	IRRIGATION SYSTEM	LS	1	\$21,700.00	\$21,700.00
206	BENCH A, STRAIGHT BACK, TWO SEATER, IRVING & JONES	EA	10	\$1,200.00	\$12,000.00
207	TABLE A, GALV. DINING TABLE #Q458315, SMITH & HAWKENS	EA	9	\$275.00	\$2,475.00
208	CHAIR A, GALV. DINING TABLE #Q416446, SMITH & HAWKENS	EA	18	\$150.00	\$2,700.00
209	ULTRUM (#UL2015) EXPANDED METAL POLE, BLACK	EA	7	\$200.00	\$1,400.00
210	WAX MYRTLE, 15 GAL., 5'-6" HT., 4'-6" SPREAD, MULTI-TRUNK, FULL	EA	5	\$70.00	\$350.00
211	YAUPON HOLLY, B & B, 7'-8" HT., 4'-5" SPREAD, MULTI-TRUNK, FULL	EA	9	\$70.00	\$630.00
212	OKLAHOMA REDBUD, 15 GAL., 7'-9" HT., 3'-4" SPR., MULTI-TRUNK, FULL	EA	9	\$70.00	\$630.00
213	DWF. WAX MYRTLE, 2 GAL., 14"-16" HT., 12"-14" SPREAD, FULL	EA	608	\$8.00	\$4,864.00
214	DWF. PALMETTO, 2 GAL., 24" OVERALL HT., 3 FAN MIN., FULL	EA	257	\$12.00	\$3,084.00
215	DWF. PALMETTO, 7 GAL., 36" OVERALL HT., 4 FAN MIN., FULL	EA	9	\$50.00	\$450.00
216	EVERGREEN SUMAC, 2 GAL., 16"-18" HT., 14"-16" SPR., FULL, MATCHED	EA	53	\$15.00	\$795.00
217	NEEDLE PALM, 7 GAL., B&B, 16" HT., FULL CROWN	EA	15	\$50.00	\$750.00
218	YAUPON HOLLY, 1 GAL., 10"-12" HT., 8"-10" SPREAD, FULL	EA	291	\$8.00	\$2,328.00
219	ADAMS NEEDLE, 1 GAL., 30" OVERALL HT., FULL	EA	6	\$10.00	\$60.00
220	MOUNTAIN LAUREL, 2 GAL., 16"-18" HT., 14"-16" SPR., FULL, MATCHED	EA	104	\$15.00	\$1,560.00
221	YUCCA PALLIDA, 1 GAL., 30" OVERALL HT., FULL	EA	6	\$10.00	\$60.00
222	SOFT TIP YUCCA, 1 GAL., 30" OVERALL HT., FULL	EA	6	\$10.00	\$60.00
223	NEW MEXICO AGAVE, 5 GAL., 30" OVERALL HT., FULL	EA	3	\$35.00	\$105.00

9316643;# 4/ 8

2-17-97 ; 14:11 ; HUITT-ZOLLARS, INC. →

SENT BY: XEROX 7033

ADDISON CIRCLE PHASE I (01-1822-13)
 BOSSUE PARK
 PRELIMINARY OPINION OF PROBABLE COSTS

2/10/97
 PAGE 4

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT BID
224	PRICKLY PEAR, 1 GAL., FULL	EA	110	\$10.00	\$1,100.00
225	RED YUCCA, 1 GAL., 18" OVERALL HT., FULL	EA	35	\$10.00	\$330.00
226	IRIS TYPE "A" (BLUE LAVENDER), #1 RHIZOME	EA	168	\$2.00	\$336.00
227	IRIS TYPE "B" (WHITE-YELLOW), #1 RHIZOME	EA	183	\$2.00	\$366.00
228	SILVER DRAGON LIRIOPE, 2" POTS, FULL	EA	1519	\$1.00	\$1,519.00
229	CRINUM, 1 GAL., FULL	EA	46	\$8.00	\$368.00
230	VINCA, 2" POTS, FULL	EA	3060	\$1.00	\$3,060.00
231	HARDY RED AMARYLLIS, 1 GAL., FULL	EA	92	\$8.00	\$736.00
232	OPHIPOGON, 2" POTS, FULL	EA	1960	\$1.00	\$1,960.00
233	TURKS' CAP, 6" POT, FULL	EA	118	\$2.00	\$236.00
234	SALVIA, 6" POT, FULL	EA	49	\$2.00	\$98.00
235	ZENNERIA, 6" POT, FULL	EA	9	\$2.00	\$18.00
236	BUTTERFLY WEED, 6" POT, FULL	EA	8	\$2.00	\$16.00
237	BOWIE'S MAUVE WALLFLOWER, 6" POT, FULL	EA	5	\$2.00	\$10.00
238	MEXICAN PETUNIA, 6" POT, FULL	EA	9	\$2.00	\$18.00
239	COREOPSIS, 6" POT	EA	4	\$2.00	\$8.00
240	SPIDER LILY, #1 BULB	EA	108	\$2.00	\$216.00
241	"LOWL" BOSTON IVY, 1 GAL., STAKED @ 30" HT.	EA	6	\$8.00	\$48.00
242	CAROLINA JESSAMINE, 1 GAL., STAKED @ 30" HT.	EA	4	\$8.00	\$32.00
243	LAMARQUE ROSE, 5 GAL., STAKED @ 42" HT., FULL	EA	4	\$25.00	\$100.00
244	PARK RULES SIGN	EA	1	\$350.00	\$350.00
SCHEDULE H SUBTOTAL					\$105,136.00

9316643.# 5/ 8

2-17-97 ; 14:12 ; HUITT-ZOLLARS, INC. +

NT BY XEROX 7033

ADDISON CIRCLE PHASE I (01-1822-13)
 BOSQUE PARK
 PRELIMINARY OPINION OF PROBABLE COSTS

2/10/97
 PAGE 5

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT BID
SCHEDULE III - STORM WATER IMPROVEMENTS					
301	12" X 13" CATCH BASIN RISER & 12" BLACK DOME GRATE	EA	21	\$55.00	\$1,155.00
302	4" N12 ADS PIPE	LF	415	\$6.00	\$2,490.00
303	18" X 18" HANDEOLE W/ 18" X 18" RISERS AND LID	EA	4	\$60.00	\$240.00
304	8" N12 ADS PIPE	LF	374	\$10.00	\$3,740.00
305	12" N12 ADS PIPE	LF	180	\$16.00	\$2,880.00
306	CLEANOUT W/ CAST IRON LID	EA	13	\$250.00	\$3,250.00
307	CONST. CONC. COLLAR AND CONNECT TO EX. 21" RCP	EA	1	\$250.00	\$250.00
SCHEDULE III SUBTOTAL:					\$14,005.00

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT BID
SCHEDULE IV - WASTEWATER IMPROVEMENTS					
401	6" SDR 35 PVC WASTEWATER LINE INCLUDING EMBEDMENT	LF	170	\$15.00	\$2,550.00
402	CLEANOUT W/ CAST IRON LID	EA	4	\$250.00	\$1,000.00
SCHEDULE IV SUBTOTAL:					\$3,550.00

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT BID
SCHEDULE V - WATER IMPROVEMENTS					
501	3/4" COPPER WATER LINE	LF	8	\$4.50	\$36.00
502	2" COPPER WATER LINE W/ BULLHEAD SERVICE	LF	28	\$10.00	\$280.00
503	3/4" FEBCO DCA #805Y DEL. CHECK VALVE B.P.A. & CONC. BOX	EA	2	\$450.00	\$900.00
504	1.5" FEBCO DCA #805Y DEL. CHECK VALVE B.P.A. & CONC. BOX	EA	1	\$650.00	\$650.00
505	REM. & REL. EX. METER CAN	EA	1	\$250.00	\$250.00
506	BASS & HAYES #55 SERIES 28" DIA. GALV. CORR. CAN	EA	1	\$300.00	\$300.00
507	3/4" METER	EA	1	\$400.00	\$400.00
508	1.5" METER	EA	1	\$500.00	\$500.00
509	3/4" PVC WATER LINE	LF	65	\$3.40	\$221.00
510	CONCRETE ENCASE WATER LINE	LF	10	\$10.00	\$100.00
SCHEDULE V SUBTOTAL:					\$3,637.00

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2-17-97 ; 14:12 ; HUITT-ZOLLARS, INC. -

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ADDISON CIRCLE PHASE I (01-1822-13)
 BOSQUE PARK
 PRELIMINARY OPINION OF PROBABLE COSTS

2/10/97
 PAGE 6

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT BID
SCHEDULE VI - ELECTRICAL IMPROVEMENTS (STREETSCAPE)					
601	METER SOCKET BASE	EA	3	\$ 45.00	\$135.00
602	100 A FUSED SWITCH	EA	3	\$ 450.00	\$1,350.00
603	SERVICE GROUND	EA	3	\$ 84.00	\$252.00
604	PANELBOARD WITH BREAKERS 120/140 MCB	EA	3	\$1,020.00	\$3,060.00
605	LIGHTING CONTACTOR PANEL 'A'	EA	1	\$1,090.00	\$1,090.00
606	100 A MAIN CONTACTOR	EA	2	\$705.00	\$1,410.00
607	7 DAY TIME CLOCK AND CONNECTIONS	EA	4	\$140.00	\$560.00
608	PHOTO CELL AND CONNECTIONS	EA	4	\$17.00	\$68.00
609	2" GRC ELBOWS	EA	14	\$72.00	\$1,008.00
610	2" EMT WITH FITTINGS, ETC.	LF	50	\$5.00	\$250.00
611	2" PVC WITH FITTINGS, ETC.	LF	600	\$3.80	\$2,280.00
612	1" PVC WITH FITTINGS, ETC.	LF	1200	\$2.00	\$2,400.00
613	1" GRC WITH FITTINGS, ETC.	LF	560	\$2.90	\$1,624.00
614	3/4" LMT WITH FITTINGS (TO PEC)	LF	300	\$1.50	\$450.00
615	CAST BOX, RECEPTACLE, COVER, ETC.	EA	112	\$55.00	\$6,160.00
616	HIGH COMPRESSION TAPS	EA	96	\$34.00	\$3,264.00
617	WATER PROOF FUSE HOLDERS	EA	32	\$42.00	\$1,344.00
618	CONDUCTOR #12 AWG	LF	12200	\$0.16	\$1,952.00
619	CONDUCTOR #10 AWG	LF	400	\$0.21	\$84.00
620	CONDUCTOR #8 AWG	LF	10500	\$0.35	\$3,675.00
621	CONDUCTOR #6 AWG	LF	4200	\$0.41	\$1,722.00
622	CONDUCTOR #4 AWG	LF	6600	\$0.69	\$4,554.00
623	CONDUCTOR #2 AWG	LF	1000	\$0.92	\$920.00
624	CONDUCTOR #4/0	LF	180	\$1.70	\$306.00
SCHEDULE VI SUBTOTAL:					\$39,918.00

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 ; 2-17-97 ; 14:13 ; HUITT-ZOLLARS, INC. →
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ADDISON CIRCLE PHASE I (01-1822-13)
 BOSQUE PARK
 PRELIMINARY OPINION OF PROBABLE COSTS

2/10/97
 PAGE 7

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT BID
SCHEDULE VII - ELECTRICAL IMPROVEMENTS (PARK)					
701	METER SOCKET BASE	EA	1	\$ 45.00	\$45.00
702	SERVICE GROUND	EA	3	\$ 84.00	\$252.00
703	PANELBOARD WITH BREAKERS 120/140 MLO	EA	1	\$855.00	\$855.00
704	LIGHTING CONTACTOR PANEL (CAN ONLY)	EA	1	\$740.00	\$740.00
705	7 DAY TIME CLOCK AND CONNECTIONS	EA	2	\$140.00	\$280.00
706	PHOTO CELL AND CONNECTIONS	EA	2	\$17.00	\$34.00
707	2" GRC ELBOWS	EA	4	\$72.00	\$288.00
708	2" EMT WITH FITTINGS, ETC.	LF	20	\$5.00	\$100.00
709	2" PVC WITH FITTINGS, ETC.	LF	500	\$3.80	\$1,900.00
710	1" PVC WITH FITTINGS, ETC.	LF	600	\$2.00	\$1,200.00
711	1" GRC WITH FITTINGS, ETC.	LF	160	\$2.90	\$464.00
712	3/4" PVC WITH FITTINGS	LF	800	\$1.60	\$1,280.00
713	CAST BOX, RECEPTACLE, COVER, ETC.	EA	8	\$55.00	\$440.00
714	CONDUCTOR #12 AWG	LF	600	\$0.16	\$96.00
715	CONDUCTOR #10 AWG	LF	2800	\$0.21	\$588.00
716	CONDUCTOR #8 AWG	LF	8000	\$0.35	\$2,800.00
717	CONDUCTOR #4/0	LF	180	\$1.70	\$306.00
718	FIXTURE TYPE "A" INCLUDING BASE, ACCESSORIES, ETC.	EA	6	\$250.00	\$1,500.00
719	FIXTURE TYPE "B" INCLUDING BASE, ACCESSORIES, ETC.	EA	3	\$250.00	\$750.00
720	FIXTURE TYPE "C" INCLUDING BASE, ACCESSORIES, ETC.	EA	20	\$500.00	\$10,000.00
721	FIXTURE TYPE "D" INCLUDING BASE, ACCESSORIES, ETC.	EA	4	\$1,800.00	\$7,200.00
722	BEGA STYLE 19'-8" POLE FOR HANGING LIGHTS IN WITT MEWS	EA	2	\$2,000.00	\$4,000.00
723	FOUNTAIN PUMP CONNECTION	EA	1	\$250.00	\$250.00
724	HANDHOLE/JUNCTION BOXES 14" X 14" X 12"	EA	6	\$115.00	\$690.00
SCHEDULE VII SUBTOTAL:					\$36,058.00

9316643:# 8/ 8

2-17-97 ; 14:13 ; HUITT-ZOLLARS, INC. -

SENT BY: XEROX 7033

HUITT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 2/17/97

Fax No.: _____

H-Z Proj. No. 0182213

No. of Pages: 8
(Including Cover Sheet)

TO: SLADE STRICKLAND 972-450-2834
DAVID NIKNSWONKER 972-450-2837
PAUL SHAW - 972-233-2022 BRYANT NAL 972-70-529

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDISON CIRCLE PH I
BOJOURN PARK

DETAILED COST BREAK DOWN
AND BUDGET ITEMS.

FROM: David Meyers

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

ADDISON CIRCLE PHASE I (01-1822-13)
 BOSQUE PARK
 PRELIMINARY OPINION OF PROBABLE COSTS

2/10/97
 PAGE 1

SUMMARY

SCHEDULE I SUBTOTAL:	\$113,694.75
SCHEDULE II SUBTOTAL:	\$105,136.00
SCHEDULE III SUBTOTAL:	\$14,005.00
SCHEDULE IV SUBTOTAL:	\$3,530.00
SCHEDULE V SUBTOTAL:	\$3,637.00
SCHEDULE VI SUBTOTAL:	\$39,918.00
SCHEDULE VII SUBTOTAL:	\$36,058.00
BASE BID PROJECT TOTAL:	\$315,998.75

ADDITIONAL BOSQUE PARK BUDGET ITEMS

TUE VAULT (24' X 32') CONSTRUCTION BID (BAITSON CONTRACTING)	\$109,740.00
TUE VAULT (24' X 32') DESIGN	\$8,300.00
METRO DRINKING FOUNTAINS (2 I A) (GIBSON & ASSOCIATES)	\$11,800.00
4" 3000 PSI REINF. CONC SUBBASE (3426 SF) (GIBSON & ASSOCIATES)	\$9,935.40
FURNISH PAVER DELIVERED TO SITE (3426 SF) (GIBSON & ASSOCIATES)	\$5,378.82
FURNISH BEDDING MATERIAL AND INSTALL PAVERS (3426 SF) (GIBSON & ASSOCIATES)	\$5,207.52
BOSQUE PARK LANDSCAPE DESIGN FEE	\$29,000.00
TREE LIGHTING ELECTRICAL DESIGN	\$9,500.00
BOSQUE PARK CIVIL/STRUCTURAL/ELECTRICAL DESIGN	\$9,500.00
ELECTRICAL VAULT BIDDING AND MISCELLANEOUS PARK TASKS	\$7,500.00
CONSTRUCTION ADMINISTRATION LANDSCAPE (NJB)	\$6,000.00
CONSTRUCTION ADMINISTRATION CIVIL (EJZ)	\$2,000.00
CONSTRUCTION ADMINISTRATION STRUCTURAL (HZI)	\$1,000.00
CONSTRUCTION ADMINISTRATION ELECTRICAL (HZI)	\$1,500.00
EZJ MISC. STAKING ALLOWANCE (WALL, WALKS, FEATURES)	\$5,000.00
	\$221,561.74

TOTAL BOSQUE PARK COSTS **\$537,560.49**

BOSQUE PARK ORIGINAL BUDGET **\$500,000.00**

AMOUNT OVER BUDGET **\$37,560**

SENT BY XEROX 7033 ; 2-17-97 ; 14:10 ; MILL ZOLLERS, INC.

ADDISON CIRCLE PHASE I (01-1822-13)
 BOSQUE PARK
 PRELIMINARY OPINION OF PROBABLE COSTS

2/10/97
 PAGE 2

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL AMOUNT
SCHEDULE I - SIDEWALK & PERIMETER WALL IMPROVEMENTS					
101	MOBILIZATION	LS	1	\$9,600.00	\$9,600.00
102	PERIMETER STONE WALL	LF	480	\$52.00	\$24,960.00
103	STONE ENTRY COLUMNS	EA	10	\$1,050.00	\$10,500.00
104	REM. & DISPOSE OF EXIST. TREES	EA	39	\$100.00	\$3,900.00
105	4" DECOMPOSED GRANITE WALK ON COMP. SUBGRADE	SF	2087	\$2.75	\$5,739.25
106	STEEL EDGING	LF	1030	\$1.50	\$1,545.00
107	4" 3000 PSI REINF. STAINED CONC. SIDEWALK ON 2" SAND AND SUB.	SF	4110	\$3.75	\$15,412.50
108	4" 3000 PSI REINF. CONC. SIDEWALK DROP SLAB ON 2" SAND AND SUB.	SF	1066	\$3.00	\$3,198.00
109	3000 PSI REINF. CONC. FOR FOUNTAIN	CY	10	\$350.00	\$3,500.00
110	CAST STONE "BOSQUE PARK" NAME PLAQUE	EA	10	\$175.00	\$1,750.00
111	PET WASTE DISPOSAL UNIT	EA	1	\$500.00	\$500.00
112	FLAG STONE, COLOR "A", "B" OR "C"	SF	1066	\$15.00	\$15,990.00
113	EARTHWORK AND FINISH GRADING	LS	1	\$5,000.00	\$5,000.00
114	STONE INTERMEDIATE COLUMNS	EA	14	\$650.00	\$9,100.00
115	STONE COLUMN MODIFIED FOR BEGA POLE	EA	2	\$1,500.00	\$3,000.00
SCHEDULE I SUBTOTAL:					\$113,694.75

SENT BY XEROX 7033
 2-11-97 11:41 AM

ADDISON CIRCLE PHASE I (01-1822-13)
 BOSQUE PARK
 PRELIMINARY OPINION OF PROBABLE COSTS

2/10/97
 PAGE 3

ITEM NO	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT BID
SCHEDULE II - LANDSCAPE IMPROVEMENTS					
201	DETENTION GLASS & CONC. FOOTING ON EXIST. WELL	LS	1	\$3,500.00	\$3,500.00
202	PRIMARY TREE PROTECTION	LF	1220	\$3.00	\$3,660.00
203	SECONDARY TREE PROTECTION	EA	61	\$50.00	\$3,050.00
204	FOUNTAIN EQUIPMENT	LS	1	\$28,000.00	\$28,000.00
205	IRRIGATION SYSTEM	LS	1	\$21,700.00	\$21,700.00
206	BENCH A, STRAIGHT BACK, TWO SEATER, IRVING & JONES	EA	10	\$1,200.00	\$12,000.00
207	TABLE A, GALV. DINING TABLE #Q458315, SMITH & HAWKENS	EA	9	\$275.00	\$2,475.00
208	CHAIR A, GALV. DINING TABLE #Q416446, SMITH & HAWKENS	EA	18	\$150.00	\$2,700.00
209	ULTRUM (#UL2015) EXPANDED METAL POLE, BLACK	EA	7	\$200.00	\$1,400.00
210	WAX MYRTLE, 15 GAL., 5'-6" HT., 4'-6" SPREAD, MULTI-TRUNK, FULL	EA	5	\$70.00	\$350.00
211	YALPON HOLLY, B & B, 7'-8" HT., 4'-5" SPREAD, MULTI-TRUNK, FULL	EA	9	\$70.00	\$630.00
212	OKLAHOMA REDBUD, 15 GAL., 7'-9" HT., 3'-4" SPR., MULTI-TRUNK, FULL	EA	9	\$70.00	\$630.00
213	DWF. WAX MYRTLE, 2 GAL., 14"-16" HT., 12"-14" SPREAD, FULL	EA	608	\$8.00	\$4,864.00
214	DWF. PALMETTO, 2 GAL., 24" OVERALL HT., 3 FAN MIN., FULL	EA	237	\$12.00	\$3,084.00
215	DWF. PALMETTO, 7 GAL., 36" OVERALL HT., 4 FAN MIN., FULL	EA	9	\$50.00	\$450.00
216	EVERGREEN SUMAC, 2 GAL., 16"-18" HT., 14"-16" SPR., FULL, MATCHED	EA	53	\$15.00	\$795.00
217	NEEDLE PALM, 7 GAL., B&B, 16" HT., FULL CROWN	EA	15	\$50.00	\$750.00
218	YALPON HOLLY, 1 GAL., 10"-12" HT., 8"-10" SPREAD, FULL	EA	291	\$8.00	\$2,328.00
219	ADAMS NEEDLE, 1 GAL., 30" OVERALL HT., FULL	EA	6	\$10.00	\$60.00
220	MOUNTAIN LAUREL, 2 GAL., 16"-18" HT., 14"-16" SPR., FULL MATCHED	EA	104	\$15.00	\$1,560.00
221	YUCCA PALLIDA, 1 GAL., 30" OVERALL HT., FULL	EA	6	\$10.00	\$60.00
222	SOFT TP YUCCA, 1 GAL., 30" OVERALL HT., FULL	EA	6	\$10.00	\$60.00
223	NEW MEXICO AGAVE, 5 GAL., 30" OVERALL HT., FULL	EA	3	\$35.00	\$105.00

2-17-97 14:11 HULLILLIANS, INC. 7
 SENT BY XEROX 7053

ADDISON CIRCLE PHASE I (01-1822-13)
 BOSQUE PARK
 PRELIMINARY OPINION OF PROBABLE COSTS

2/10/97
 PAGE 4

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT BID
224	PRICKLY PEAR, 1 GAL., FULL	EA	110	\$10.00	\$1,100.00
225	RED YUCCA, 1 GAL., 12" OVERALL HT., FULL	EA	33	\$10.00	\$330.00
226	IRIS TYPE "A" (BLUE LAVENDER), #1 RHIZOME	EA	168	\$2.00	\$336.00
227	IRIS TYPE "B" (WHITE-YELLOW), #1 RHIZOME	EA	183	\$2.00	\$366.00
228	SILVER DRAGON LIRIOPE, 2" POTS, FULL	EA	1519	\$1.00	\$1,519.00
229	CRINUM, 1 GAL., FULL	EA	46	\$8.00	\$368.00
230	VINCA, 2" POTS, FULL	EA	3060	\$1.00	\$3,060.00
231	HARDY RED AMARYLLIS, 1 GAL., FULL	EA	92	\$8.00	\$736.00
232	OPHIPOGON, 2" POTS, FULL	EA	1960	\$1.00	\$1,960.00
233	TURKS' CAP, 6" POT, FULL	EA	118	\$2.00	\$236.00
234	SALVIA, 6" POT, FULL	EA	49	\$2.00	\$98.00
235	ZENMENTA, 6" POT, FULL	EA	9	\$2.00	\$18.00
236	BUTTERFLY WEED, 6" POT, FULL	EA	8	\$2.00	\$16.00
237	BOWIE'S MAUVE WALLFLOWER, 6" POT, FULL	EA	5	\$3.00	\$15.00
238	MEXICAN PETUNIA, 6" POT, FULL	EA	9	\$2.00	\$18.00
239	COREOPSIS, 6" POT	EA	4	\$2.00	\$8.00
240	SPIDER LILY, #1 BULB	EA	108	\$2.00	\$216.00
241	"LOWE" BOSTON IVY, 1 GAL., STAKED @ 30" HT.	EA	6	\$8.00	\$48.00
242	CAROLINA JESSAMINE, 1 GAL., STAKED @ 30" HT.	EA	4	\$8.00	\$32.00
243	LAMARQUE ROSE, 1 GAL., STAKED @ 42" HT., FULL	EA	4	\$25.00	\$100.00
244	PARK RULES SIGN	EA	1	\$350.00	\$350.00
SCHEDULE II SUBTOTAL					\$105,136.00

20100407# 07 0
 ; 2-17-97 ; 14:12 ; HUITT-COLLARS, INC. -
 SENT BY XEROX 7033

ADDISON CIRCLE PHASE I (01-1822-13)
 BOSQUE PARK
 PRELIMINARY OPINION OF PROBABLE COSTS

2/10/97
 PAGE 5

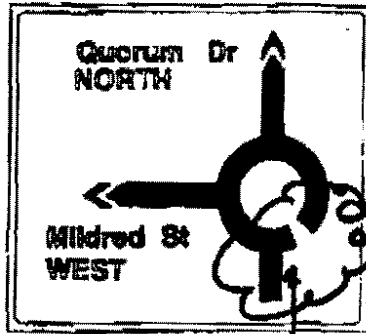
ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT BID
SCHEDULE III - STORM WATER IMPROVEMENTS					
301	12" X 12" CATCH BASIN RISER & 12" BLACK DOME GRATE	EA	21	\$55.00	\$1,155.00
302	4" N12 ADS PIPE	LF	415	\$6.00	\$2,490.00
303	18" X 18" HANDBOLE W/ 18" X 18" RISERS AND LID	EA	4	\$60.00	\$240.00
304	8" N12 ADS PIPE	LF	374	\$10.00	\$3,740.00
305	12" N12 ADS PIPE	LF	180	\$16.00	\$2,880.00
306	CLEANOUT W/ CAST IRON LID	EA	13	\$250.00	\$3,250.00
307	CONST. CONC. COLLAR AND CONNECT TO EX. 21" RCP	EA	1	\$250.00	\$250.00
SCHEDULE III SUBTOTAL:					\$14,005.00

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT BID
SCHEDULE IV - WASTEWATER IMPROVEMENTS					
401	6" SDR 35 PVC WASTEWATER LINE INCLUDING EMBEDMENT	LF	170	\$15.00	\$2,550.00
402	CLEANOUT W/ CAST IRON LID	EA	4	\$250.00	\$1,000.00
SCHEDULE IV SUBTOTAL:					\$3,550.00

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT BID
SCHEDULE V - WATER IMPROVEMENTS					
501	3/4" COPPER WATER LINE	LF	8	\$4.50	\$36.00
502	2" COPPER WATER LINE W/ BULLHEAD SERVICE	LF	28	\$10.00	\$280.00
503	3/4" FEBCO DCA #805Y DBL. CHECK VALVE B.P.A. & CONC. BOX	EA	2	\$450.00	\$900.00
504	1.5" FEBCO DCA #805Y DBL. CHECK VALVE B.P.A. & CONC. BOX	EA	1	\$650.00	\$650.00
505	REM. & REL. EX. METER CAN	EA	1	\$250.00	\$250.00
506	BASS & HAYES #55 SERIES 28" DIA. GALV. CORR. CAN	EA	1	\$300.00	\$300.00
507	3/4" METER	EA	1	\$400.00	\$400.00
508	1.5" METER	EA	1	\$500.00	\$500.00
509	3/4" PVC WATER LINE	LF	65	\$3.40	\$221.00
510	CONCRETE ENCASE WATER LINE	LF	10	\$10.00	\$100.00
SCHEDULE V SUBTOTAL:					\$3,637.00

20100401# 07 9
 ; 2-17-97 ; 14:12 ; HULLI-COLLARD, INC. ;
 SENT BY XEROX 7033

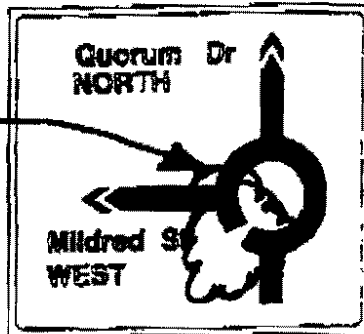
INCORRECT:



6" U.C. WHITE LETTERS
 4-1/2" U.C. WHITE LETTERS
 3" U.C. WHITE LETTERS (DIRECTION)
 ON GREEN BACKGROUND
 8' X 7' PANEL

ADV-31
 (ITEM NO. 36)

CORRECT:



6" U.C. WHITE LETTERS
 4-1/2" U.C. WHITE LETTERS
 3" U.C. WHITE LETTERS (DIRECTION)
 ON GREEN BACKGROUND
 8' X 7' PANEL

ADV-31
 (ITEM NO. 36)

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214871-3311 / FAX 214871-0757

February 10, 1997

Mr. Bryant Nail
 Columbus Realty Trust
 15851 Dallas Parkway, Suite 855
 Dallas, TX 75248

RE: Addison Circle - Bosque Park
 Schedule
 HZI Project No. 01-1822-13

Dear Bryant:

The following is the revised schedule for Bosque Park design and bidding.

- September 24th - Council Approval of Concept Design
- September 30th through November 23rd - Preliminary Park Design and TUE Review of Electric Vault
- November 24th through December 20th - Town Review of Preliminary Design
- December 23rd through January 17th - Respond to Town Comments and Incorporate Electrical/Structural/Civil Design
- January 20th through January 24th - Final Town Review
- January 25th through February 18th - Respond to Town Comments
- February 19th through February 24th - Second Final Town Review
- February 25th through February 27th - Respond to Second Final Review
- February 27th - Advertise for Bids for plans to be available on February 28th.
- March 7th - Pre-Bid Meeting at 10:00 a.m.
- March 17th - Bid Opening
- March 25th - Award Bid
- March 31st - Begin Construction

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

DEM/psp

cc: Paul Shaw - Newman, Jackson & Hieberstein
 John Baumgartner - Town of Addison (972) 450-2837
 Slade Strickland - Town of Addison

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HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

October 21, 1996

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway, Suite 855
Dallas, TX 75248

RE: Addison Circle - Bosque Park
Schedule
HZI Project No. 01-1822-13

Dear Bryant:

Please review the following preliminary schedule for the Bosque Park design and bidding which has been revised based on comments from the design team and the Town of Addison:

- September 24th - Council Approval of Concept Design
- September 30th through November 23rd - Preliminary Park Design and TUE Review of Electric Vault
- November 24th through December 7th - Town Review of Preliminary Design
- December 8th through December 21st - Respond to Town Comments
- December 22nd through January 11th - Final Town Review
- January 12th through January 18th - Respond to Town Comments
- January 19th - Advertise for Bids
- February 12th - Bid Opening
- February 20th - Award Bid
- February 24th - Begin Construction

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

DEM/psp

cc: Paul Shaw - Newman, Jackson & Bieberstein
John Baumgartner - Town of Addison
Siade Strickland - Town of Addison

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HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

October 21, 1996

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway, Suite 855
Dallas, TX 75248

RE: Addison Circle - Bosque Park
Schedule
HZI Project No. 01-1822-13

Dear Bryant:

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- November 24th through December 7th - Town Review of Preliminary Design
- December 8th through December 21st - Respond to Town Comments
- December 22nd through January 11th - Final Town Review
- January 12th through January 18th - Respond to Town Comments
- January 19th - Advertise for Bids
- February 12th - Bid Opening
- February 20th - Award Bid
- February 24th - Begin Construction

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

DEM/ppp

cc: Paul Shaw - Newman, Jackson & Bieberstein
* John Baumgartner - Town of Addison 450-2837
Slade Strickland - Town of Addison

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HUITT-ZOLIARS

File

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 11/7/96

Fax No.: _____

H-Z Proj. No. 01201301

No. of Pages: 2
(Including Cover Sheet)

TO: MARK PERSON - Gibson - 657-1552
JOHN BRUNCKMAYER - Addison 450-2837
BRUCE ELLIS - " " "

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDISON CIRCLE

THE FOLLOWING REVISION TO SIDEWALK
"LUG" AS DISCUSSED WITH MYSELF AND
BRUCE ELLIS IS ACCEPTABLE TO
HUITT-ZOLIARS.

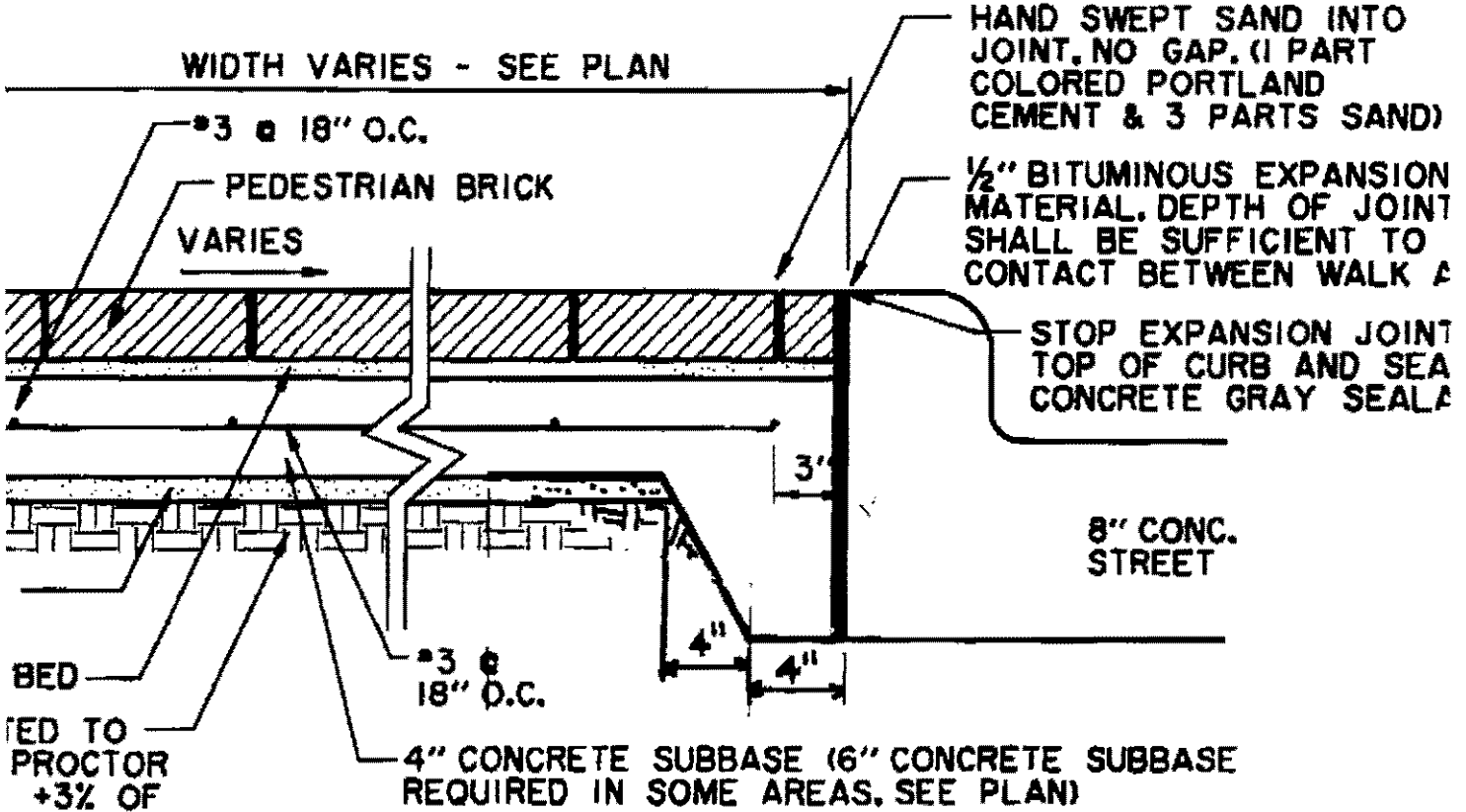
FROM: David Meyers

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Wilkin or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

1/2" BITUMINOUS EXPANSION JOINT MATERIAL. DEPTH OF JOINT MATERIAL SHALL BE SUFFICIENT TO PREVENT CONTACT BETWEEN WALK AND FOUNDATION.



INSTALLATION IN PEDESTRIAN AREA
NORTH SIDE (NORTH OF MILDRED, WEST SIDE)
MILDRED STREET (NORTH SIDE)



N.T.S.

REVISED SIDEWALK "LUG" AT STREET

ALL STREETS EXCEPT MEWS

HUITT-ZOLLARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 11/12/96

Fax No.: 450-2837

H-Z Proj. No. 0192213

No. of Pages: 3
(Including Cover Sheet)

TO: TOWN OF ADDUON
ATTN: MR. JOHN BAUMGARDNER

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDUON CIRCLE ELECTRICAL VAULT

PLEASE REVIEW TIME FOLLOWING
ADVERTISMENT FOR BIDS.

I am still awaiting a call from
Buyout Navil to discuss this
schedule.

FROM: David Meyer

SENT BY: 214-871-3311 TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

SECTION AB
ADVERTISEMENT FOR BIDS

1. Sealed bids addressed to the Town of Addison, Texas, for Electrical Vault for ADDISON CIRCLE, PHASE I for the Town of Addison, Texas, hereinafter called "Town" in accordance with plans, specifications and contract documents prepared by Huitt-Zollars, Inc., will be received at the office of Clyde Johnson, Purchasing Manager, Finance Building, 5350 Belt Line Road, Addison, Texas until 4:00 p.m. on the 2nd day of December, 1996. Bids received by the appointed time will be opened and read aloud. Any bids received after closing time will be returned unopened.
2. The Contractor shall identify his bid on the outside of the envelope by writing the words ADDISON CIRCLE PHASE I ELECTRICAL VAULT.
3. Bids shall be accompanied by a cashier's check or certified check upon a national or state bank in an amount not less than five percent (5%) of the total maximum bid price payable without recourse to the Town of Addison, or a bid bond in the same amount from a reliable surety company licensed by the State of Texas to act as a Surety, or a Binder of Insurance executed by a surety company licensed by the State of Texas to act as a surety or its authorized agent as a guarantee that the bidder will enter into a contract and execute a Performance Bond within three (3) business days after notice of award of contract to him.
4. Plans, specifications and bidding documents may be secured beginning at 9:00 A.M. Monday, November 18th, 1996 from Clyde Johnson, Purchasing Manager, Finance Building, 5350 Belt Line Road, Addison, Texas for the non-refundable sum of \$15.00 per set.
5. The right is reserved by the Mayor and the Town Council as the interest of the Town may require to reject any or all bids and to waive any informality in bids received.
6. The Bidder (Proposer) must supply all the information required by the Proposal Form.
7. A Performance Bond, Labor and Material Payment Bond, and Maintenance Bond will be required by the Owner; each Bond shall be in the amount of 100% of the total contract amount. Bonds shall be issued by a surety company licensed by the State of Texas to act as a Surety. The performance and payment bonds shall name the Town of Addison and Gaylord Properties, Inc. (Gaylord), 10111 North Central Expressway, Dallas, Texas 75231, (972)739-9999 and Columbus Realty Trust (Columbus), 15851 North Dallas Parkway, Suite 855, Dallas, Texas 75248, (972)450-2871 as joint obligees (or such other entities as may be designated at the time a contract is executed).
8. For information on bidding or to secure bid documents, call Clyde Johnson (972) 450-7090. For information on the work to be performed, call John Baumgartner, City Engineer, (972) 450-2886 or William Earl, Huitt-Zollars, Inc., (214) 871-3311.
9. This project consists of providing electrical vault construction and other miscellaneous improvements as shown on the plans and in accordance with the specifications.

10. The contract will be assigned to and the construction of the project will be administered by Columbus Realty Trust, and/or Gaylord Properties, their successors and assigns per the Master Facilities Agreement with the Town of Addison.

TOWN OF ADDISON, TEXAS

October 7, 1996

Mr. John R. Baumgartner, P.E.
Director of Public Works
Town of Addison
16801 Westgrove Drive
P.O. Box 144
Addison, Texas 75001

RE: Addison Circle Phase I
Detectable Warning Strip
HZI Project No. 01-1822-04

Dear John:

The current design plans for the above referenced project show a 3 foot wide detectable warning strip on the Witt and Paschal Mews. It was our belief at the time of design that this warning strip could be required in areas where there was no vertical separation between vehicular and pedestrian traffic depending upon the interpretation of various accessibility standards. Further investigation has revealed that this requirement has been suspended for further study because initial studies indicate that the warning strip provides minimal increased safety to a visually impaired person.

The Texas Accessibility Standards (TAS) dated April 4th, 1994 indicates the section on detectable warnings at hazardous vehicular areas is "reserved" meaning that there is no standard or requirement at this time. Our original inclusion of a warning strip in this design was based on a reference in the July 1991 Federal Register which indicated a requirement for a three foot strip between vehicular and pedestrian traffic when the surfaces are not separated by curbs, railings or other elements.

On July 18, 1996 Huitt-Zollars contacted the Office of Technical and Information Services Architectural and Transportation Barriers Compliance Board in Washington, D.C. for clarification on this issue. Ms. Earlene Sesker a technical service assistant with the board stated that the requirement for vehicular warning strips has been suspended until July of 1998 pending additional studies. Ms. Sesker also stated that any project constructed prior to July 1998 is not required to construct the detectable warning to be in compliance with the barrier standards.

At the request of Sasaki and Associates, we have pursued this issue further with the Texas Department of Licensing and Regulation Architectural Barriers Section. On August 26, 1996 we faxed several plan views and details of the detectable warning strips to Mr. Brian Hacker and requested a ruling on whether or not the warning strips are required for this project. On September 25, 1996 Mr. Hacker stated in a phone conversation with David Meyers that the state follows the federal guidelines and at this time the detectable warning strips at hazardous vehicular areas is on reserve and is not required for this project. Mr. Hacker stated that he is not allowed to put this in writing however, his supervisor Mr. Jim Voice will be happy to discuss the requirements and ruling with the Town over the phone.

We realize that the Town of Addison has concerns about the mixture of pedestrian and vehicular traffic, however, the grooved warning strip does not provide a physical barrier to prevent this mixture. The trees and bollards have been spaced in such a way to separate the pedestrian and vehicular traffic. The detectable warning strip is not a proven tool to assist the visually impaired as stated by the Federal Register. Both the federal and state agencies state that there is no requirement for the strip at this time, therefore, Huitt-Zollars recommends that the warning strips be deleted from the Witt Mews and Paschal Mews and replaced with a sidewalk sub-base and brick(pattern dependent).

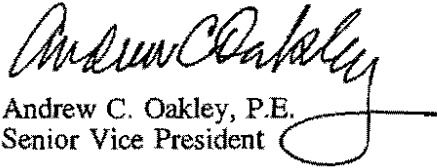
Mr. John Baumgartner
October 7, 1996
Page 2

The revisions to the design plans for the deletion of the warning strips affects many plan and detail sheets in the construction set and we will proceed with revisions once we receive written notification that our recommendation is acceptable.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.

A handwritten signature in cursive script, appearing to read "Andrew C. Oakley". The signature is written in black ink and is positioned above the typed name and title.

Andrew C. Oakley, P.E.
Senior Vice President

ACO/dm

cc: Bryant Nail
Jim Duffy
Mark Brandenburg
Mark Person

HUITT-ZOLIARS

REC'D NOV 04 1996

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

October 30, 1996

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
Tree Fence and Expansion Joints
HZI Project No. 01-2013-01

Dear Mr. Person:

The following exhibit's represent the revisions discussed in a meeting held on October 28, 1996 at the Addison Circle job site. We have attempted to incorporate the concerns of all contractors with respect to the coordination of the sidewalk sub-base, brick, tree fence and tree installation.

Exhibit "A" illustrates a section through the tree pit for the various streets. The soldier course has been moved outside of the tree pit and the header course has been reduced adjacent to the curb to eliminate the cutting of bricks at that location. We have extended the concrete base under the soldier course to allow the tree fence contractor to set the frame adjacent to your sidewalk sub-base instead of being 2-1/4" inside the concrete sub-base. This should provide a stronger more uniform edge restraint for your brick installation now and in the future when the tree pit is excavated for tree planting. Once the tree is in place the fence will be welded to the frame in the field. Please note that the reduction of the distance adjacent to the curb moves the center of the tree pit to 3'4-1/2" from the back of curb instead of the currently designed 3'-6". The street light foundation should also shift to 3' 4-1/2" in an attempt to maintain the desired alignment with the trees.

Exhibit "B" illustrates the extension of the sub-base under the soldier course in more detail. Please note that the soldier course brick must be cut from 8" in length to 5-1/2" to maintain 2" above the brick surface. Exhibit "C" illustrates that the soldier course adjacent to the Mews pavement must remain as designed since there is no practical way to dowel on a 2-1/4" piece of concrete to the existing street pavement for the support of the soldier course. All other sides of the tree pit in the mews can be constructed as shown in Exhibit "B".

Exhibit "D" is to clarify what is required for expansion joints in the sidewalk with brick surfaces. There shall be an expansion joint between the sidewalk sub-base and the street pavement from the bottom of the sub-base to the top of curb at which point a concrete gray colored seal will be applied. There shall be an expansion joint adjacent to building foundations that will extend from the bottom of the sidewalk sub-base to the brick surface at which point the expansion joint will be sealed with a concrete gray colored sealant.

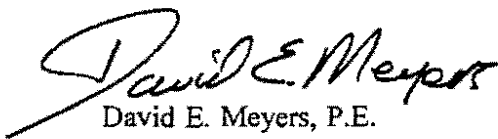
Mr. Mark Person
October 30, 1996
Page 2

It is my understanding per our phone conversation that the above dimensional changes will not adversely affect the sub-drain, irrigation and electrical conduit which has already been installed on portions of Quorum Drive and Mildred Street. The following revisions will be incorporated into the plan sheets and will be redistributed with the revised plans reflecting the deletion of the detectable warning strips in the mews.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Slade Strickland-Town of Addison
Ron Lee-Town of Addison
Bryant Nail-Columbus Realty Trust
Mark Brandenburg-Columbus Realty Trust
Paul Shaw-Newman, Jackson & Bieberstein

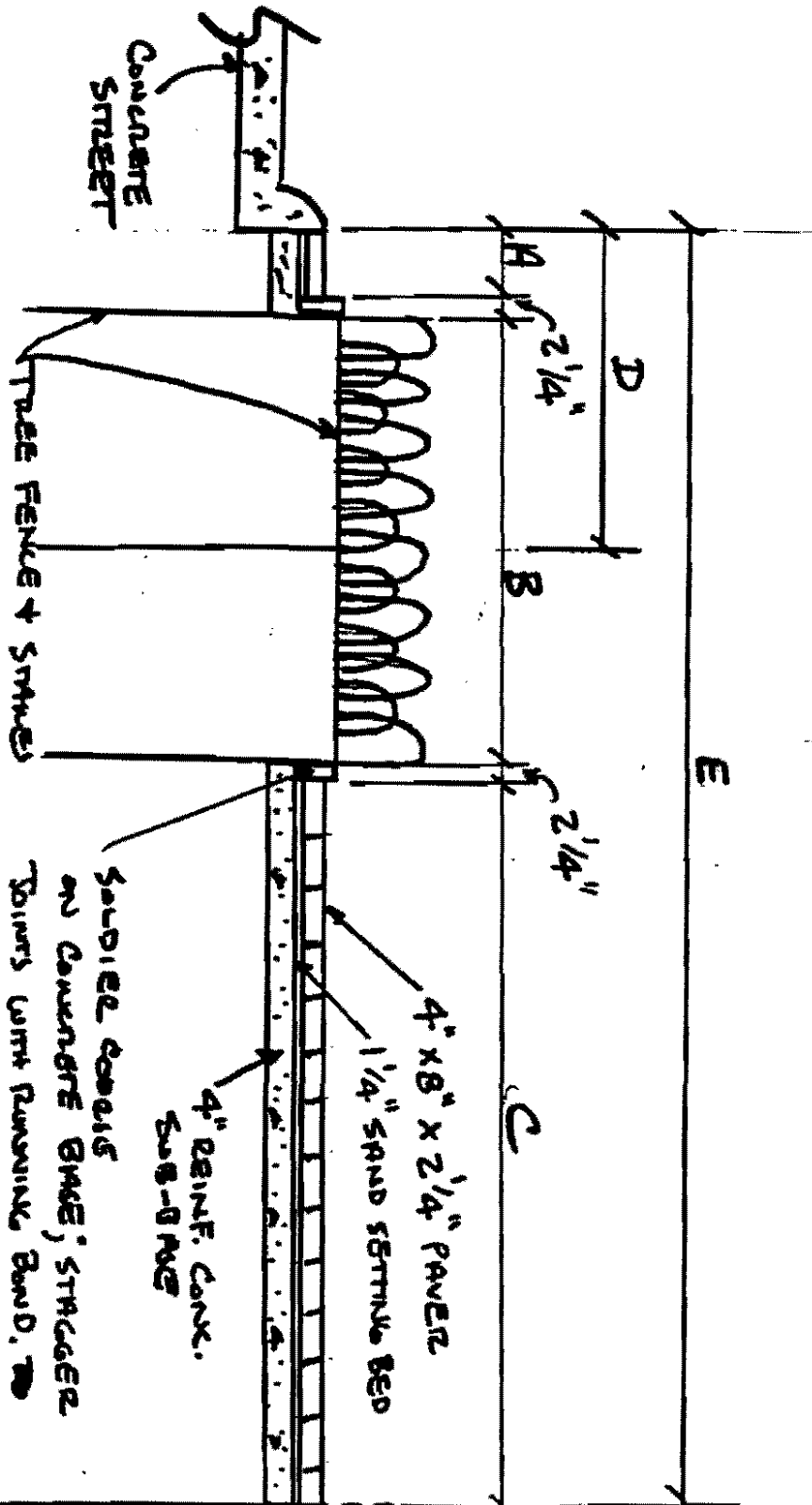
Project _____
 Client _____
 Task _____

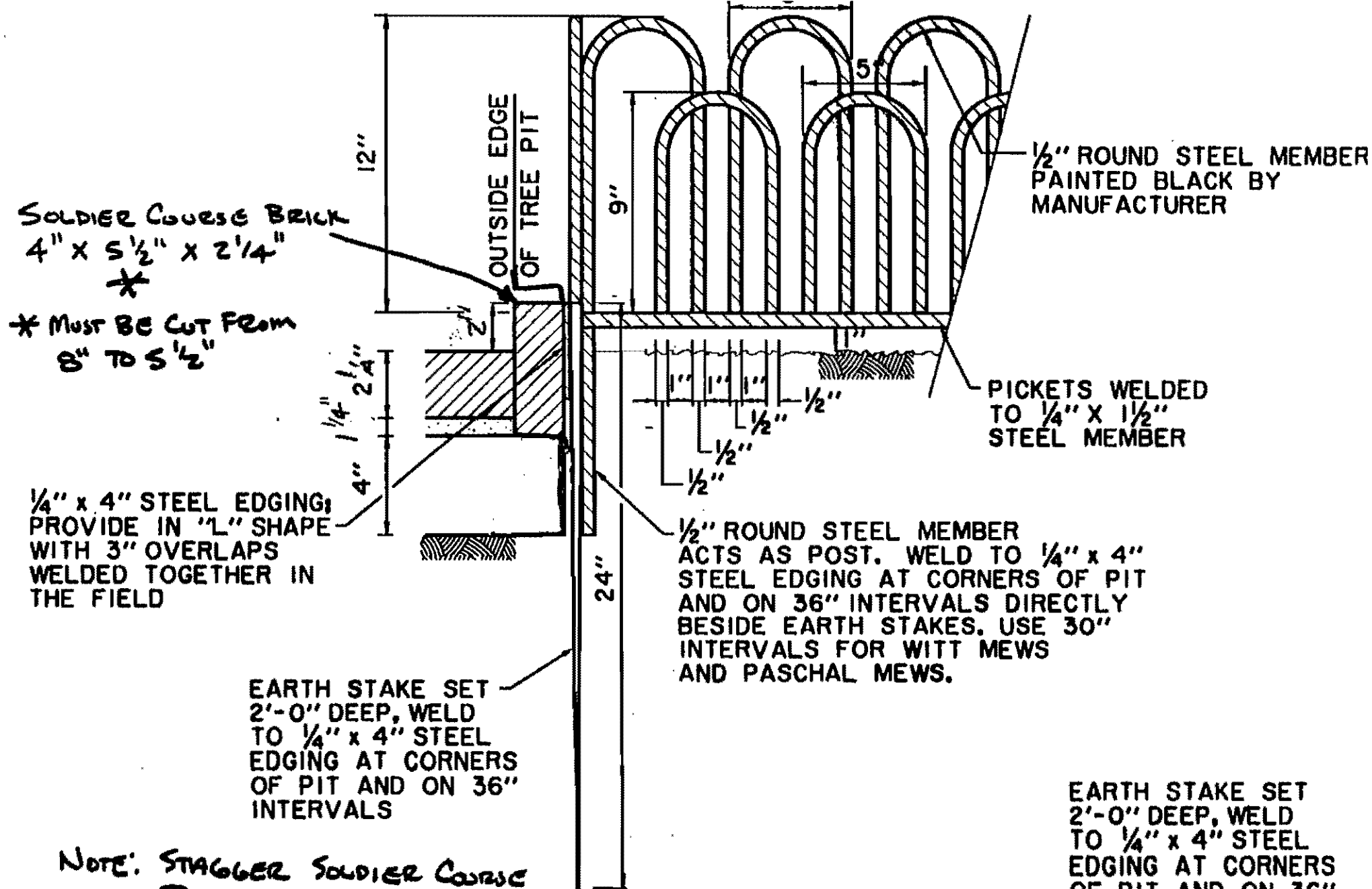


Job No. _____
 By _____ Date _____
 Chkd _____ Date _____
 Sheet _____ of _____

LOCATION	A	B	C	D	E
DOORWAY DRIVE	8'1/4"	5'-0"	7'-11 1/4"	3'-4 1/2"	14'-0"
McKAYMY AVE	8'1/4"	5'-0"	5'-11 1/4"	3'-4 1/2"	12'-0"
MORRIS AVE	8'1/4"	5'-0"	5'-11 1/4"	3'-4 1/2"	12'-0"
WITT MEWUS	0	4'-7 1/2"	5'-6"	2'-6"	10'-6"
PASCARE MEWUS	D	4'-7 1/2"	5'-6"	2'-6"	10'-6"
MODERN RAMPENBOOR	VARIES	7'-6"	VARIES	VARIES	VARIES

EXHIBIT "A"





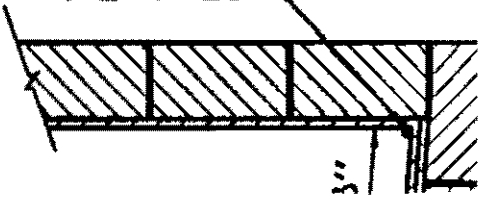
NOTE: STAGGER SOLDIER COURSE
JOINTS FROM

RUNNING BOND PATTERN TREE FENCE

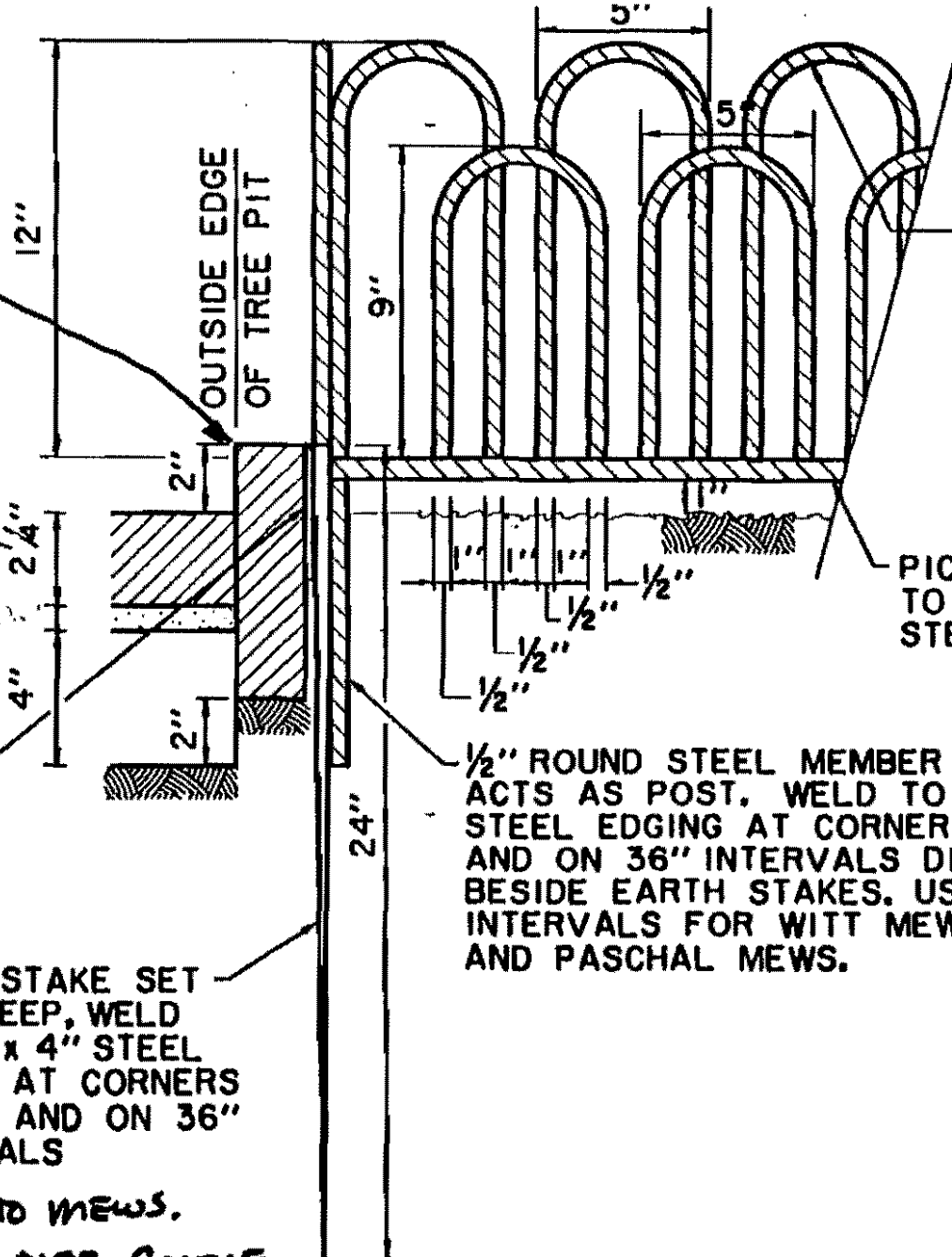


N.T.S.

QUORUM, MCKAMY, MORRIS + ROUNDABOUT
EXHIBIT "R"



* SOLDIER COURSE BRICK
4" x 8" x 2 1/4"



1/2" ROUND STEEL MEMBER
PAINTED BLACK BY
MANUFACTURER

PICKETS WELDED
TO 1/4" x 1 1/2"
STEEL MEMBER


1/4" x 4" STEEL EDGING;
PROVIDE IN "L" SHAPE
WITH 3" OVERLAPS
WELDED TOGETHER IN
THE FIELD

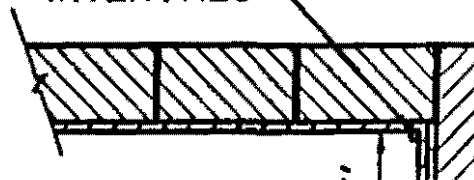
1/2" ROUND STEEL MEMBER
ACTS AS POST, WELD TO 1/4" x 4"
STEEL EDGING AT CORNERS OF PIT
AND ON 36" INTERVALS DIRECTLY
BESIDE EARTH STAKES. USE 30"
INTERVALS FOR WITT MEWS
AND PASCHAL MEWS.

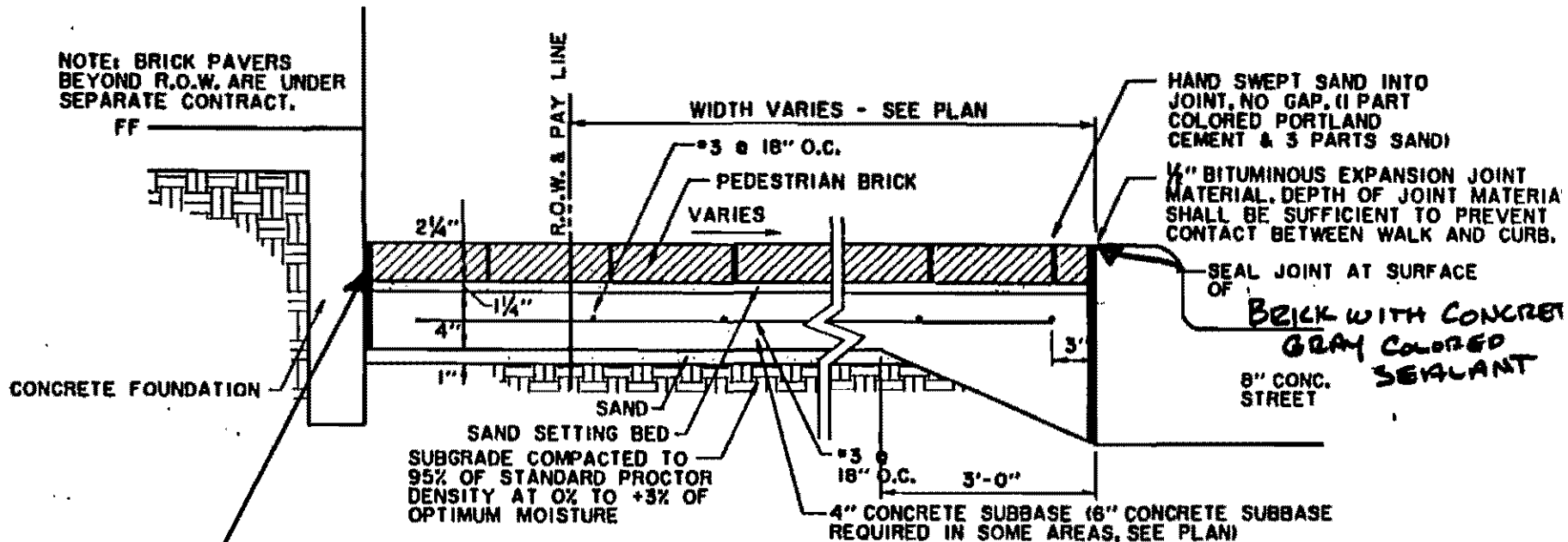
EARTH STAKE SET
2'-0" DEEP, WELD
TO 1/4" x 4" STEEL
EDGING AT CORNERS
OF PIT AND ON 36"
INTERVALS

EARTH STAKE SET
2'-0" DEEP, WELD
TO 1/4" x 4" STEEL
EDGING AT CORNERS
OF PIT AND ON 36"
INTERVALS

* DETAIL ADJACENT TO MEWS.
SEE DETAIL OF SOLDIER COURSE
IN EXHIBIT "B" FOR NORTH,
SOUTH AND EAST SIDE OF
MEWS TREE PITS.

TREE FENCE 
N.T.S.
EXHIBIT "C"





BRICK SIDEWALK INSTALLATION IN PEDESTRIAN AREA
 QUORUM DRIVE (NORTH OF MILDRED, WEST SIDE)
 & MILDRED STREET (NORTH SIDE)



N.T.S.

1/2" BITUMINOUS EXPANSION JOINT MATERIAL. DEPTH SHALL BE SUFFICIENT TO PREVENT CONTACT BETWEEN WALK AND CURB.

SEAL JOINT AT SURFACE OF BRICK WITH CONCRETE GRAY COLORED SEALANT.

EXHIBIT "D"

HULT-ZOLLARS

Hult-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

October 30, 1996

Post-It® Fax Note 7871		Date 10-31-96	# of pages 6
To John Baumgartner	From David Heyward		
CC/Dept. Area of Addison	Co. HZI		
Phone #	Phone #		
Fax # 450-2837	Fax #		

Mr. Mark Person
 Gibson & Associates, Inc.
 P.O. Box 800579
 Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
 Tree Fence and Expansion Joints
 HZI Project No. 01-2013-01

Dear Mr. Person:

The following exhibit's represent the revisions discussed in a meeting held on October 28, 1996 at the Addison Circle job site. We have attempted to incorporate the concerns of all contractors with respect to the coordination of the sidewalk sub-base, brick, tree fence and tree installation.

Exhibit "A" illustrates a section through the tree pit for the various streets. The soldier course has been moved outside of the tree pit and the header course has been reduced adjacent to the curb to eliminate the cutting of bricks at that location. We have extended the concrete base under the soldier course to allow the tree fence contractor to set the frame adjacent to your sidewalk sub-base instead of being 2-1/4" inside the concrete sub-base. This should provide a stronger more uniform edge restraint for your brick installation now and in the future when the tree pit is excavated for tree planting. Once the tree is in place the fence will be welded to the frame in the field. Please note that the reduction of the distance adjacent to the curb moves the center of the tree pit to 3'4-1/2" from the back of curb instead of the currently designed 3'-6". The street light foundation should also shift to 3' 4-1/2" in an attempt to maintain the desired alignment with the trees.

Exhibit "B" illustrates the extension of the sub-base under the soldier course in more detail. Please note that the soldier course brick must be cut from 8" in length to 5-1/2" to maintain 2" above the brick surface. Exhibit "C" illustrates that the soldier course adjacent to the Mews pavement must remain as designed since there is no practical way to dowel on a 2-1/4" piece of concrete to the existing street pavement for the support of the soldier course. All other sides of the tree pit in the mews can be constructed as shown in Exhibit "B".

Exhibit "D" is to clarify what is required for expansion joints in the sidewalk with brick surfaces. There shall be an expansion joint between the sidewalk sub-base and the street pavement from the bottom of the sub-base to the top of curb at which point a concrete gray colored seal will be applied. There shall be an expansion joint adjacent to building foundations that will extend from the bottom of the sidewalk sub-base to the brick surface at which point the expansion joint will be sealed with a concrete gray colored sealant.

01-2013-01-10-31-96

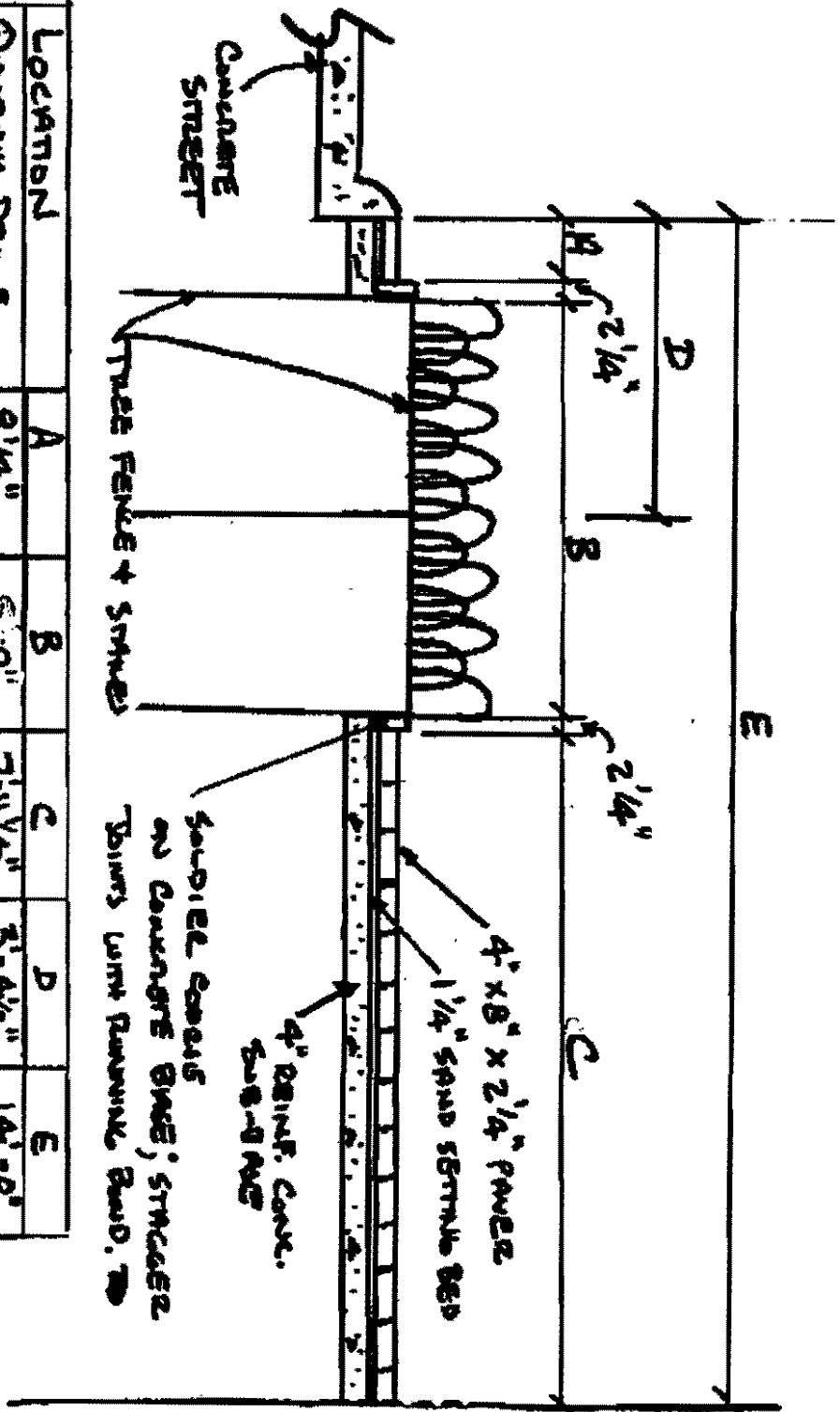
Project _____
 Client _____
 Task _____



Job No. _____
 By _____ Date _____
 Chkd _____ Date _____
 Sheet _____ of _____

LOCATION	A	B	C	D	E
QUONAM DRIVE	8'1/4"	5'-0"	7'-11 1/4"	3'-4 1/2"	14'-0"
MCKENNY AVE	8'1/4"	5'-0"	5'-11 1/4"	3'-4 1/2"	12'-0"
HARRIS AVE	8'1/4"	5'-0"	5'-11 1/4"	3'-4 1/2"	12'-0"
WILT MEWS	0	4'-7 1/2"	5'-6"	2'-6"	10'-6"
ONSCOTT MEWS	0	4'-7 1/2"	5'-6"	2'-6"	10'-6"
MODERN RAMPART	VARIES	7'-6"	VARIES	VARIES	VARIES

EXHIBIT "A"



CONCRETE STREET

TRIPLE FENCE + STRIPS

SANDIE CURBS AND CONCRETE BASE, STRUCTURE BUILT WITH REINFORC. BARS.

4" X 8" X 2 1/4" FENCE

1/4" SAND BEDDING

4" DIAM. CONC.

D
2 1/4"

B

2 1/4"

C

E

SOLDIER COURSE BRICK
4" x 5 1/2" x 2 1/4"

* Must be cut from
8" to 5 1/2"

1/4" x 4" STEEL EDGING
PROVIDE IN 'L' SHAPE
WITH 3" OVERLAPS
WELDED TOGETHER IN
THE FIELD

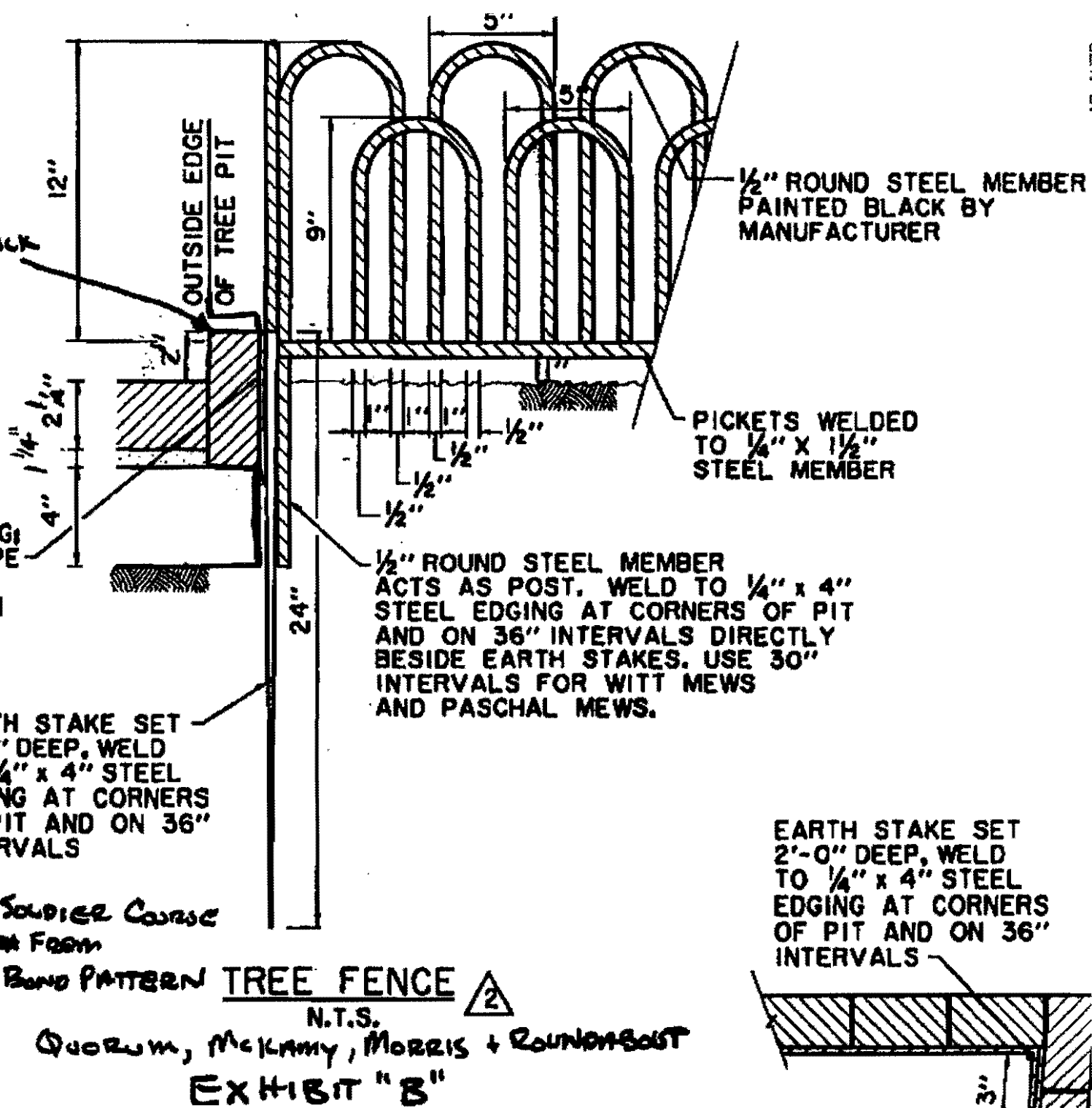
EARTH STAKE SET
2'-0" DEEP, WELD
TO 1/4" x 4" STEEL
EDGING AT CORNERS
OF PIT AND ON 36"
INTERVALS

NOTE: STAGGER SOLDIER COURSE
JOINTS FROM
RUNNING BOND PATTERN

TREE FENCE

N.T.S.

QUORUM, MCKIMY, MORRIS + ROUNDABOUT
EXHIBIT "B"



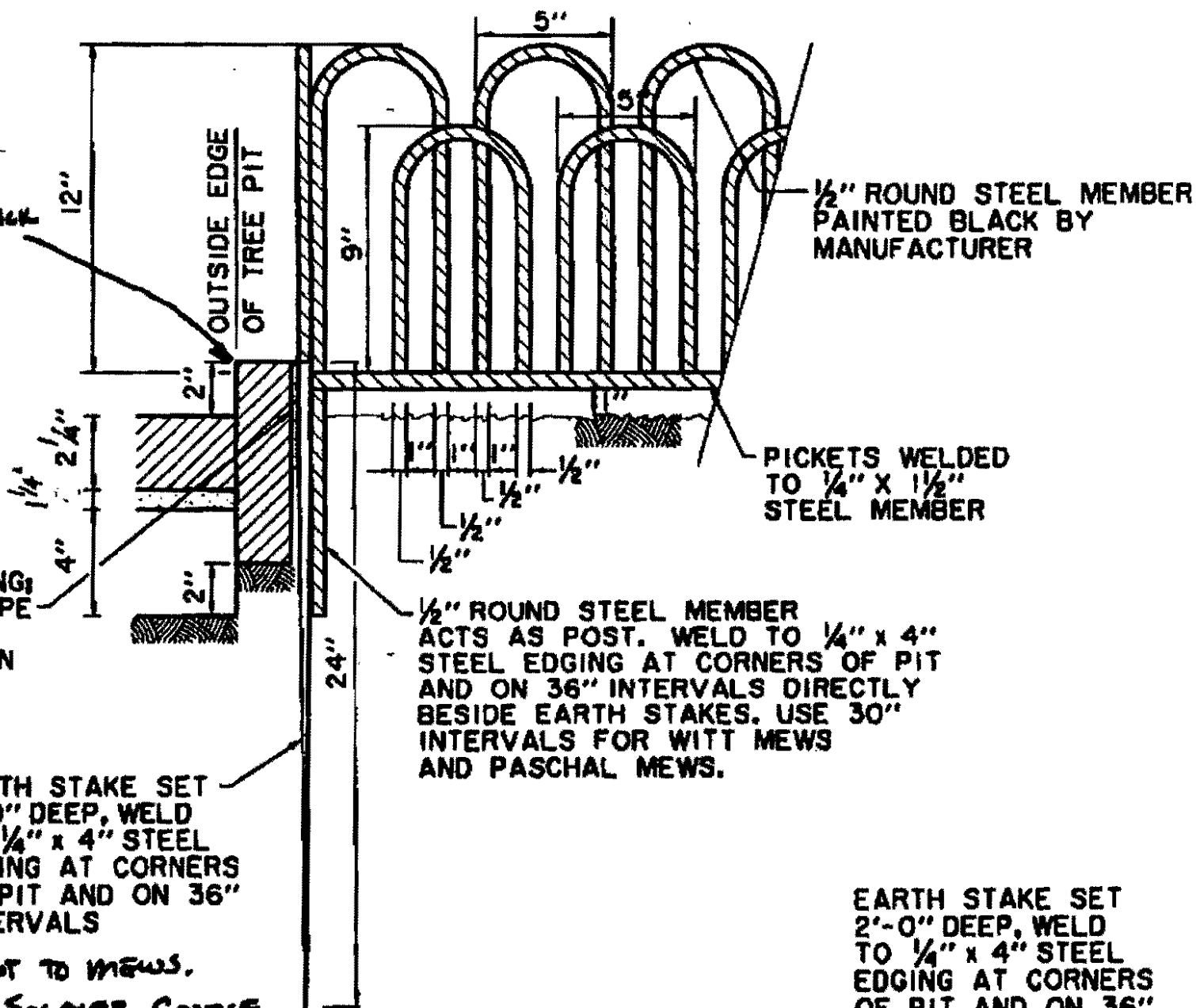
1/2" ROUND STEEL MEMBER
PAINTED BLACK BY
MANUFACTURER

PICKETS WELDED
TO 1/4" x 1 1/2"
STEEL MEMBER

1/2" ROUND STEEL MEMBER
ACTS AS POST, WELD TO 1/4" x 4"
STEEL EDGING AT CORNERS OF PIT
AND ON 36" INTERVALS DIRECTLY
BESIDE EARTH STAKES. USE 30"
INTERVALS FOR WITT MEWS
AND PASCHAL MEWS.

EARTH STAKE SET
2'-0" DEEP, WELD
TO 1/4" x 4" STEEL
EDGING AT CORNERS
OF PIT AND ON 36"
INTERVALS

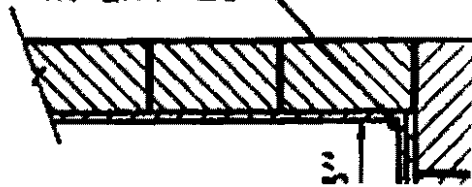
* SOLDIER COURSE BRICK
4" x 8" x 2 1/4"

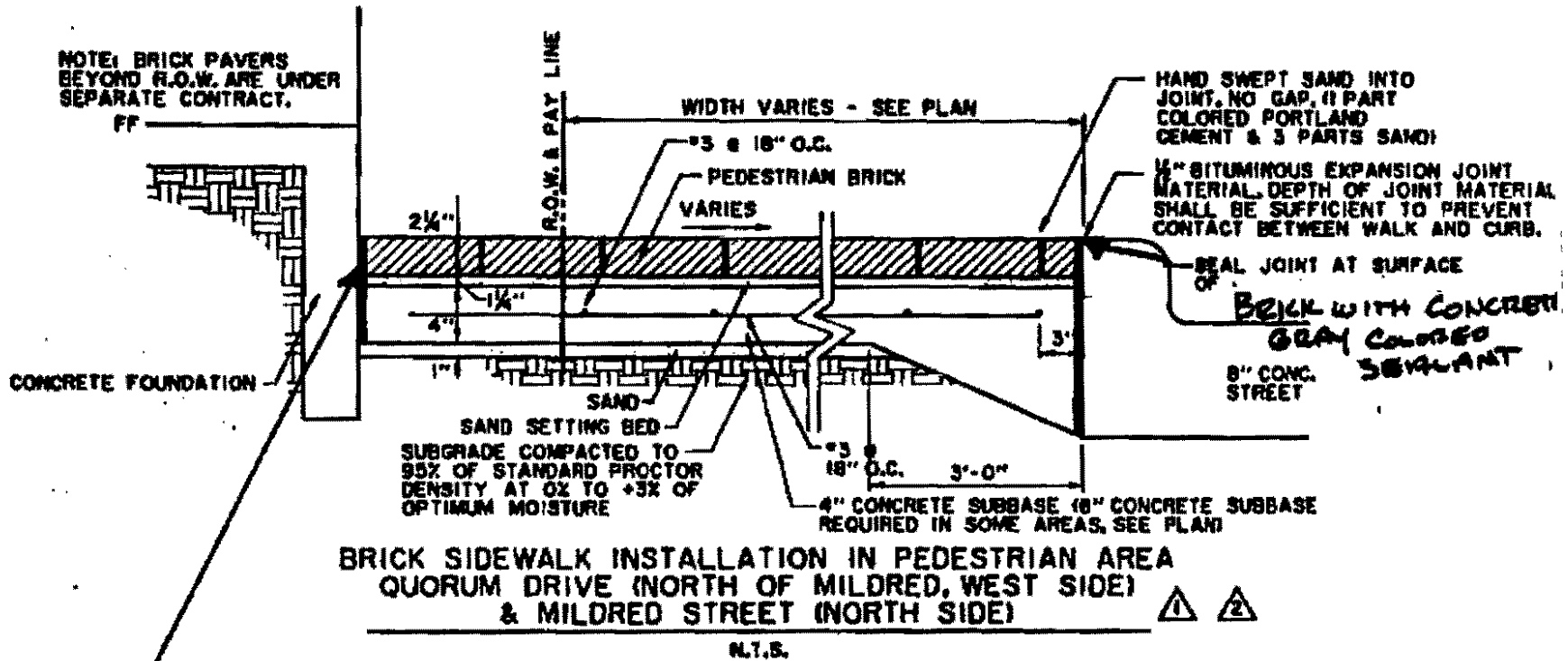


* DETAIL ADJACENT TO MEWS.
SEE DETAIL OF SOLDIER COURSE IN EXHIBIT "B" FOR NORTH, SOUTH AND EAST SIDE OF MEWS TREE PITS.

TREE FENCE 
N.T.S.
EXHIBIT "C"

EARTH STAKE SET 2'-0" DEEP, WELD TO 1/4" x 4" STEEL EDGING AT CORNERS OF PIT AND ON 36" INTERVALS





1/2" BITUMINOUS EXPANSION JOINT MATERIAL. DEPTH SHALL BE SUFFICIENT TO PREVENT CONTACT BETWEEN WALK AND CURB.

SEAL JOINT AT SURFACE OF BRICK WITH CONCRETE GRAY COLORED SEALANT.

EXHIBIT "D"

November 1, 1996

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway
Suite 840
Dallas, TX 75248

RE: Addison Circle Phase I Public Infrastructure
Change Order No. 4
HZI Project No. 01-2013-01

Dear Bryant:

In recent weeks we have discussed deleting Schedule VIII from the public infrastructure contract due to the flexibility this would provide in the design and construction of Phase II. The design team has also recommended that the outer ring of trees on the east side of the roundabout be deleted because they will likely be damaged since there would be only five feet from the trunk of the tree to the face of Phase II buildings.

The Town of Addison has been billed by TU Electric for all Texan Style and 30 foot roundabout poles including the 14 Texan Style poles in Schedule VIII. Mr. Baumgartner has stated that the current bill is past due and he intends to purchase all lights unless he is notified otherwise in writing by Columbus Realty Trust. Mr. George Esqueda with TU Electric stated that he could return the street lights in Schedule VIII to the manufacturer once he has received confirmation on the number of lights to return.

As stated in a July 9, 1996 memorandum from Huitt-Zollars, the Texan style poles cost \$1,833 each for a total of \$122,811 for the 67 poles currently in the contract. If we eliminate Schedule VIII by change order then the amount owed TUE is reduced to \$97,149 for 53 Texan style poles. TUE would still be due \$7,800 for the six 30 foot tall poles around the roundabout which cost \$1,300 each.

Please review the following change order and so that we may bring this issue to a close. Once all parties are in agreement with the contents of the change order, Huitt-Zollars will forward original copies for execution.

Thank you for your assistance in this matter.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

cc: ~~John Baumgartner, P.E. Town of Addison~~
Mark Person-Gibson & Associates
Jim Duffy-Columbus Realty

File 0120131

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

September 25, 1996

Mr. Mark Person
Gibson & Associates, Inc.
11210 Rylicrest
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
Tree Lighting Conduit
HZI Project No. 01-2013-01

Dear Mr. Person:

Attached please find revised sheets 54A, 54B and 57 showing the revised tree light conduit sizes per the latest electrical design for this project. The plans are being distributed to other team members per the attached transmittal letter.

During the bid process we included a quantity allowance for 1", 2" and 3" tree light conduits and pull boxes for street and tree lighting. The final design of the tree light circuitry determined that the 3" conduit can be reduced to 2" conduit and the 1" conduit can be reduced to 3/4" conduit. We request a price for the 3/4" conduit since this item was not in the original bid. The other sizes are in the bid but their quantities are significantly changed from the original contract amount. The following table shows the required adjustments for the tree lighting conduit.

<u>Item No.</u>	<u>Description</u>	<u>Contract Qty.</u>	<u>Revised Qty.</u>
202	1" Conduit	1,000 LF	0 LF
204	Street & Tree Pull Boxes	50 EA	110 EA
256	3" Conduit	1,000 LF	470 LF
261	2" Conduit	2,600 LF	5,400 LF
*263	3/4" Conduit	0 LF	4,030 LF

*New Item

The 3" conduit has already been installed at street crossings and is remaining in the contract at a reduced quantity. Please review the plans and provide a price for the 3/4" conduit at your earliest convenience.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

cc: ~~John Baumgartner, P.E. Town of Addison~~
Bryant Nail-Columbus Realty Trust
Jim Duffy-Columbus Realty Trust

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HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

January 7, 1997

Mr. Dan Shipp
Southwestern Bell Telephone
275 N. Greenville Ave.
Richardson, TX 75081

RE: Addison Circle Phase I Public Infrastructure
Sidewalk Damage
HZI Project No. 01-2013-01

Dear Mr. Shipp:

In a letter dated January 2, 1997, to Bryant Nail with Columbus Realty Trust the sidewalk damage on the east side of Quorum Drive was identified as marked in the field by Mr. Bruce Ellis with the Town of Addison. In a similar letter dated November 8, 1996 addressed to you, the construction team requested that SWBT pay for or repair the sidewalk damage in question.

Prior to sending out the letter addressed to Mr. Nail, Huitt Zollars was verbally notified by Mr. Wayne Wooley that the sidewalk damage in question was not caused by Southwestern Bell construction and that the sidewalk was videotaped prior to commencement of the SWBT duct line. Columbus Realty Trust is not in agreement with the apparent cost responsibility as described in the letter dated January, 2, 1997 nor with claim that SWBT was not involved in the damage of the sidewalk and therefore request that written documentation be presented that represents Southwestern Bell's position on this issue. Huitt-Zollars requested that Mr. Wooley send a formal response to the original damage request in writing but have not yet received any such response.

Columbus Realty Trust is prepared to pursue other actions against SWBT if written documentation is not provided as soon as possible.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

DEM/psp

cc: Bryant Nail - Columbus Realty Trust
~~John Baumgartner - Town of Addison~~
Mark Person - Gibson and Associates
Mark Brandenburg - Columbus Realty Trust
Jim Duffy - Columbus Realty Trust

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HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

January 2, 1997

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway
Suite 840
Dallas, TX 75248

RE: Addison Circle Phase I Public Infrastructure
Sidewalk Damage
HZI Project No. 01-2013-01

Dear Bryant:

Huitt-Zollars has measured the sidewalk in need of repair as identified in the field by Mr. Bruce Ellis with the Town of Addison. Mr. Ellis denoted three categories of damage which are "R&R" indicating sidewalk that requires replacement as soon as possible due to tripping hazards, "C" indicating sidewalk which is cracked but can wait until Phase II construction and "SWB" indicating sidewalk repair which is the responsibility of Southwestern Bell Telephone.

The following is a tabulation of the quantities and the total cost for removal and replacement at the current contract unit prices.

"R&R" - Remove and Replace

ITEM	UNIT	QTY	CONTRACT PRICE	COST
Remove and Dispose of Ex. Concrete Sidewalk	SY	155	\$5.40	\$837.00
4" 3000 PSI Reinforced Concrete Sidewalk	SF	1,395	\$2.80	\$3,906.00

Total "R&R" \$4,743.00

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“C” - Cracked (To be replaced during Phase II)

ITEM	UNIT	QTY	CONTRACT PRICE	COST
Remove and Dispose of Ex. Concrete Sidewalk	SY	86	\$5.40	\$464.40
4" 3000 PSI Reinforced Concrete Sidewalk	SF	774	\$2.80	\$2,167.20
Total “C”				\$2,631.60

“SWB” - Southwestern Bell Telephone

ITEM	UNIT	QTY	CONTRACT PRICE	COST
Remove and Dispose of Ex. Concrete Sidewalk	SY	26	\$5.40	\$140.40
4" 3000 PSI Reinforced Concrete Sidewalk	SF	234	\$2.80	\$655.20
Total “SWB”				\$795.60

Please note that 576 SF of sidewalk repair marked as cracked is beyond the limits of Phase II construction and has therefore been included in the “Remove and Replace” category for the above tabulation.

In a letter dated November 8, 1996, the construction team requested that Southwestern Bell Telephone be responsible for 1/3 of the total removal and replacement costs. SWBT has since stated that they did not cause the damage discussed in the previous letter and do not intend to pay for any repairs. The construction team should, however, request that SWBT pay for or repair the sidewalk specifically noted by the Town as being their responsibility which is 234 SF near of just north of McKamy Avenue.

As a result, the cost responsibility appears to be as follows:

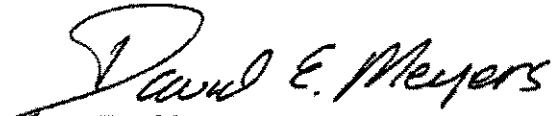
Columbus Realty Trust	\$2,371.50
Gibson & Associates	\$2,371.50
SWBT	<u>\$ 795.60</u>
TOTAL COST	\$5,538.60

Mr. Bryant Nail
January 2, 1997
Page 3

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.

A handwritten signature in cursive script that reads "David E. Meyers". The signature is written in black ink and is positioned above the printed name.

David E. Meyers, P.E.

DEM/psp

cc: ~~John Baumgartner, P.E. - Town of Addison~~
Dan Shipp - Southwestern Bell Telephone
Mark Person - Gibson and Associates
Mark Brandenburg - Columbus Realty Trust
Jim Duffy - Columbus Realty Trust

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

January 2, 1997

Post-it® Fax Note	7671	Date	1-6-97	# of pages	3
To	<i>John Baumgartner</i>		From	<i>David Shepard</i>	
City/Dept.	<i>Town of Addison</i>		Co.	<i>HZI</i>	
Phone #			Phone #		
Fax #	<i>(972) 450-2837</i>		Fax #		

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway
Suite 840
Dallas, TX 75248

RE: Addison Circle Phase I Public Infrastructure
Sidewalk Damage
HZI Project No. 01-2013-01

Dear Bryant:

Huitt-Zollars has measured the sidewalk in need of repair as identified in the field by Mr. Bruce Ellis with the Town of Addison. Mr. Ellis denoted three categories of damage which are "R&R" indicating sidewalk that requires replacement as soon as possible due to tripping hazards, "C" indicating sidewalk which is cracked but can wait until Phase II construction and "SWB" indicating sidewalk repair which is the responsibility of Southwestern Bell Telephone.

The following is a tabulation of the quantities and the total cost for removal and replacement at the current contract unit prices.

"R&R" - Remove and Replace

ITEM	UNIT	QTY	CONTRACT PRICE	COST
Remove and Dispose of Ex. Concrete Sidewalk	SY	155	\$5.40	\$837.00
4" 3000 PSI Reinforced Concrete Sidewalk	SF	1,395	\$2.80	\$3,906.00
Total "R&R"				\$4,743.00

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"C" - Cracked (To be replaced during Phase II)

ITEM	UNIT	QTY	CONTRACT PRICE	COST
Remove and Dispose of Ex. Concrete Sidewalk	SY	86	\$5.40	\$464.40
4" 3000 PSI Reinforced Concrete Sidewalk	SF	774	\$2.80	\$2,167.20
Total "C"				\$2,631.60

"SWB" - Southwestern Bell Telephone

ITEM	UNIT	QTY	CONTRACT PRICE	COST
Remove and Dispose of Ex. Concrete Sidewalk	SY	26	\$5.40	\$140.40
4" 3000 PSI Reinforced Concrete Sidewalk	SF	234	\$2.80	\$655.20
Total "SWB"				\$795.60

Please note that 576 SF of sidewalk repair marked as cracked is beyond the limits of Phase II construction and has therefore been included in the "Remove and Replace" category for the above tabulation.

In a letter dated November 8, 1996, the construction team requested that Southwestern Bell Telephone be responsible for 1/3 of the total removal and replacement costs. SWBT has since stated that they did not cause the damage discussed in the previous letter and do not intend to pay for any repairs. The construction team should, however, request that SWBT pay for or repair the sidewalk specifically noted by the Town as being their responsibility which is 234 SF near of just north of McKamy Avenue.

As a result, the cost responsibility appears to be as follows:

Columbus Realty Trust	\$2,371.50
Gibson & Associates	\$2,371.50
SWBT	<u>\$ 795.60</u>
TOTAL COST	\$5,538.60

Mr. Bryant Nail
January 2, 1997
Page 3

Please call if you have any questions.

Sincerely,

HUTTT-ZOLLARS, INC.

A handwritten signature in cursive script that reads "David E. Meyers". The signature is written in black ink and is positioned above the printed name.

David E. Meyers, P.E.

DEM/psp

cc: John Baumgartner, P.E. - Town of Addison
Dan Shipp - Southwestern Bell Telephone
Mark Person - Gibson and Associates
Mark Brandenburg - Columbus Realty Trust
Jim Duffy - Columbus Realty Trust

HUITT-ZOLLARS

REC'D JAN 02 1997

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

December 30, 1996

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway, Suite 855
Dallas, TX 75248

RE: Addison Circle - Bosque Park
Schedule
HZI Project No. 01-1822-13

Dear Bryant:

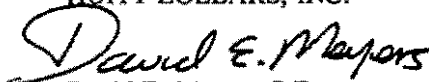
Please review the following schedule for the Bosque Park design and bidding which has been revised based on comments from the design team and the Town of Addison:

- September 24th - Council Approval of Concept Design
- September 30th through November 23rd - Preliminary Park Design and TUE Review of Electric Vault
- November 24th through December 20th - Town Review of Preliminary Design
- December 23rd through January 24th - Respond to Town Comments and Incorporate Electrical/Structural/Civil Design
- January 27th through February 7th - Final Town Review
- February 10th through February 21st - Respond to Town Comments
- February 23rd - Advertise for Bids
- March 14th - Bid Opening
- March 25th - Award Bid
- April 7th - Begin Construction

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

DEM/psp

cc: Paul Shaw - Newman, Jackson & Bieberstein
John Baumgartner - Town of Addison
Slade Strickland - Town of Addison

REC'D JAN 02 1997

December 31, 1996

Ms. Carmen Moran
 Director of Development Services
 Town of Addison
 P.O. Box 144
 5300 Belt Line Road
 Addison, Texas 75001

RE: Final Plat/Addison Circle Phase I
 HZI Project No. 01-1932-01

Dear Ms. Moran:

As a follow up to a letter dated September 19, 1996, we would like to inquire about the status of the Addison Circle Phase I Final Plat. Huitt-Zollars is prepared to submit the final plat as soon as we are informed of the resolution to the issues noted in the above mentioned letter.

We have resolved comment #2 however, as noted in the previous letter there are some discrepancies regarding the appropriate language on the plat between the City Attorney and Columbus Realty's attorney, Mr. Mike McWilliams. We have been advised by Mr. McWilliams to address the comments as noted below and revise the plat accordingly. The Town's comments are in italics followed by the response just below.

1. *The following note shall be added to sheet one:*

The use of the "private utility easements" shown on this plat are subject to the terms and conditions set forth in the street license/rental agreement between Columbus Realty Trust and the Town of Addison recorded in Dallas County Records Volume ____ Page ____.

There are no longer any private utility easements on the plat, therefore the note referencing them does not apply and should not be added to the plat.

3. *The last paragraph on page 3, shall be deleted. It reads:*

All parcels conveyed or dedicated to the Town of Addison by virtue of this plat are subject to the provisions of that certain "RESERVATION AGREEMENT" between the Town of Addison, Gaylord Properties, Inc. and Addison Circle One, Ltd. dated ____, 1996 and recorded in Volume ____ Page ____ of the deed restrictions of Dallas County.

Ms. Carmen Moran
December 31, 1996
Page 2

It is Mr. McWilliams belief that this paragraph should remain on the plat but that it should read:
All street right-of ways dedicated to the Town of Addison by virtue of this plat are subject to the provisions of that certain "RESERVATION AGREEMENT" between the Town of Addison, Gaylord Properties, Inc. and Addison Circle One, Ltd. dated ____
__, 1996 and recorded in Volume _____ Page _____ of the Deed Records of Dallas County, Texas.

Since our last correspondence, the Town council approved the name change of Mildred Street to Addison Circle, however, we are not certain of when this change is to take effect in the public sense. Please notify us if the plat should be revised to reflect the street name revision to Addison Circle.

Once Huitt-Zollars is notified of the agreed upon language to be on the face of the plat and we have received the volume and page numbers of the relevant documents, we will be happy to expedite the submittal of the final version for approval and recording.

Thank you for your assistance in this matter.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

DEM/psp

cc: ~~John Baumgartner, P.E. - Town of Addison~~ †
Bryant Nail-Columbus Realty Trust
Mike McWilliams-Winstead, Sechrest & Minick
John Hill-Cowles & Thompson

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

March 27, 1997

Mr. John Baumgartner
Town of Addison
Public Works
P.O. Box 144
Addison, TX 75001

RE: Addison Circle Phase I Public Infrastructure
Alternate Street Signs
HZI Project No. 01-2013-01

Dear John:

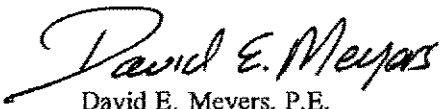
Columbus Realty Trust would like to use an alternate street sign post as shown on the attached graphic by RTKL. They will use the standard city street sign with a wing bracket attachment to the post as shown on page 22 of the SA-SO catalog. The finial would attach to the post similar to the post caps shown on page 22 of the SA-SO catalog. The finial would be manufactured with aluminum material and painted gold. We propose the use of a 3" O.D. hot dipped galvanized post painted black, per manufacturers recommendation, to match the street lights. We propose the post foundation installation and triangular slip base detail shown on TxDOT standard detail sheet SMD (1-3) "Pipe Mounting Details for Small Roadside Signs". The stop signs would be mounted to the post using mounting clamp details from TxDOT standard detail sheet SMD (1-2).

There are six locations on sheet 17 of the plans that we request the use of this alternate post and mounting hardware. If this alternate is acceptable, please provide us with the amount of extra posts, brackets and mounting hardware that will be required. We will have a meeting with Gibson & Associates to initiate a change order process upon notification of approval. If the alternate is not approved, we will release Gibson to order the necessary Uni-strut posts and hardware.

Thank you for your assistance in this matter.

Sincerely,

HUITT-ZOLLARS, INC.

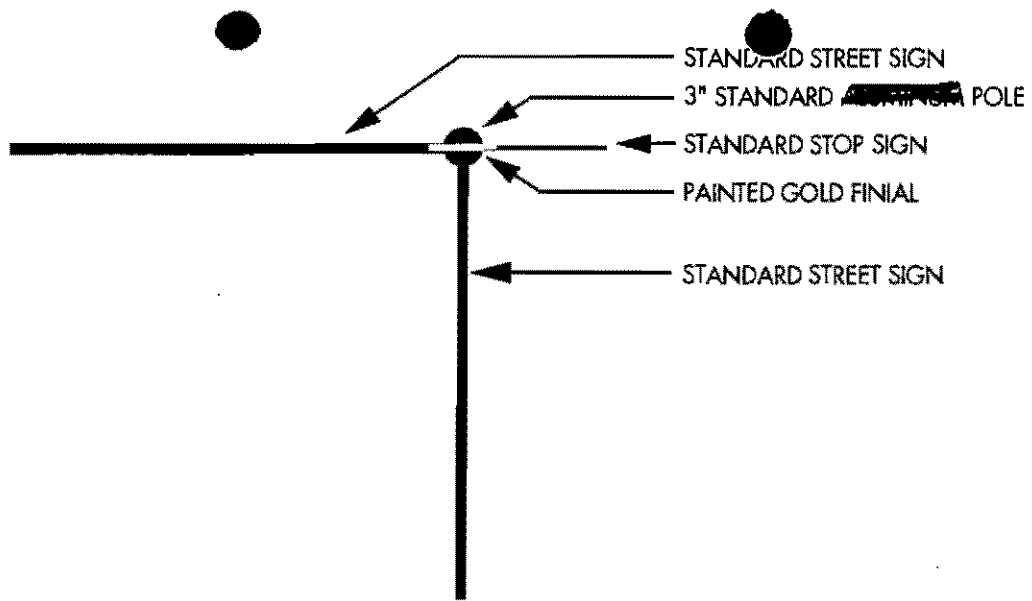


David E. Meyers, P.E.

DEM/psp

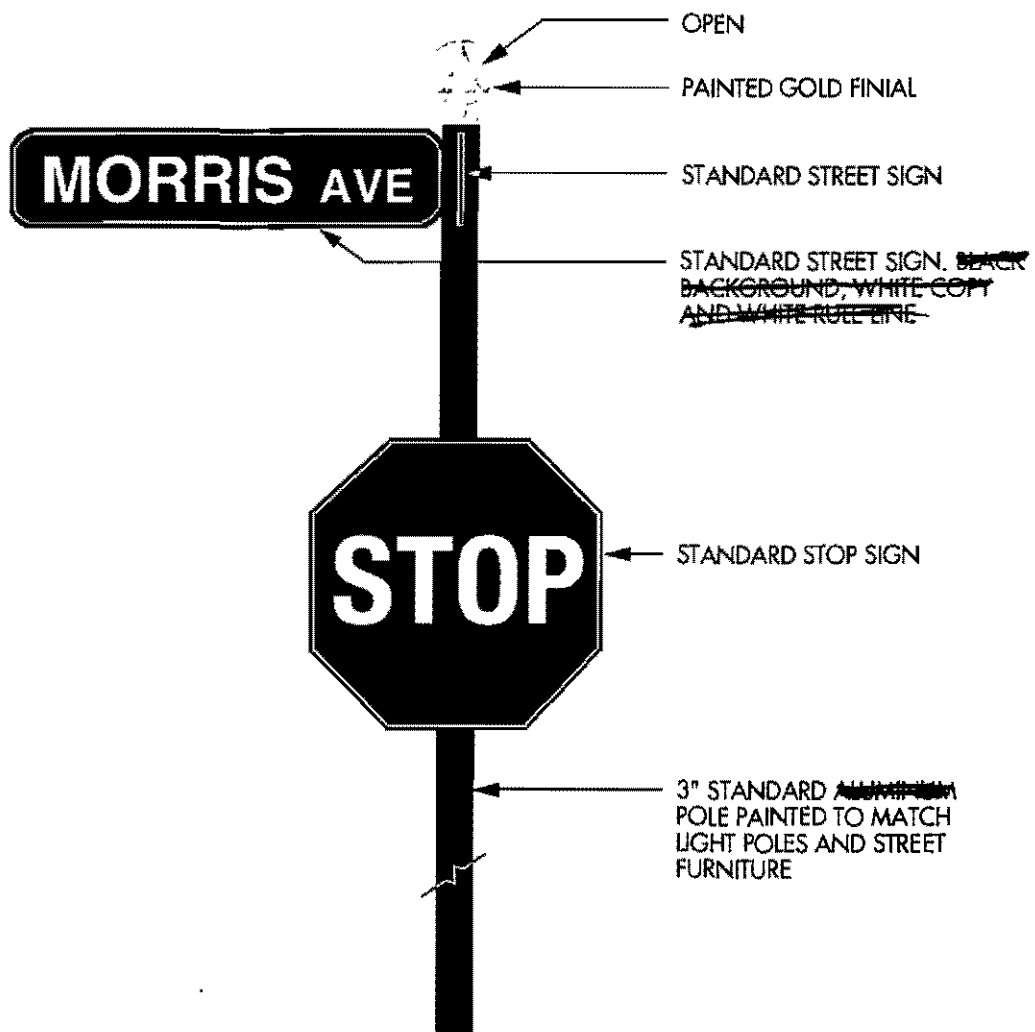
cc: Robin Jones - Town of Addison
Bryant Nail - Columbus Realty Trust

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PLAN VIEW

SCALE: 3/4" = 1'-0"



ADDISON CIRCLE STREET SIGNS

SCALE: 3/4" = 1'-0"

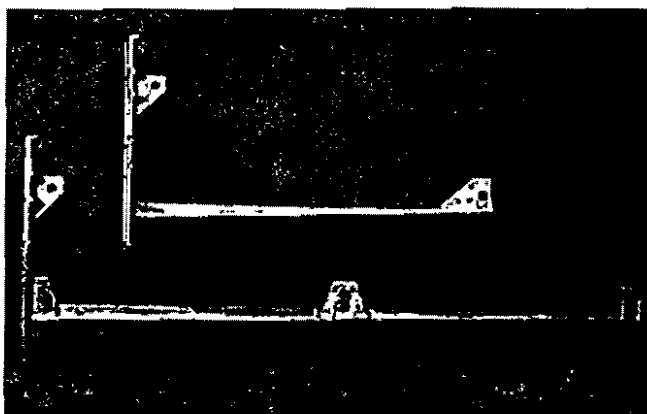
Everything You Need

Heavy-Duty Brackets

- Built of die-cast aluminum for uniform strength
- 5 1/2" wide bracket protects against wind warp
- Use with 6" or 9" super size street assemblies

Post cap is for 2 1/4" OD post. Plate holder on both brackets is 5 1/2" wide. Set screws included.

Description	Item No.	Price ea.
Post Cap	45Q426	\$10.35
90° Bracket	45Q427	

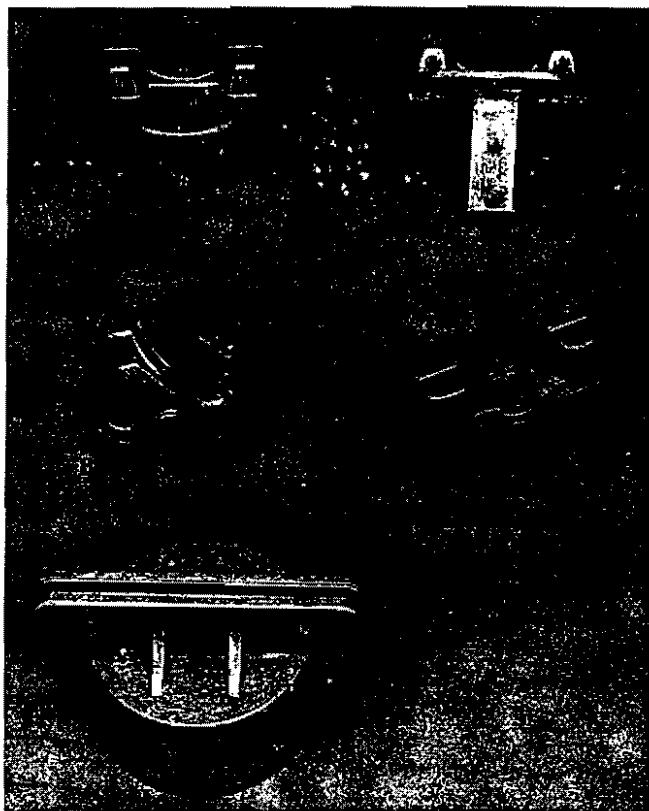


Wing Brackets

- Mount to existing posts in congested areas
- Standard 14" or heavy duty 24" of support ensures stability
- T-beam design eliminates end drilling
- For flat or extruded sign plates

Wing brackets fit extruded and flat plates. Bolts or straps to any size pole. Heavy duty bracket provides horizontal support 24 inches along the blade. A wider contact area where bracket mounts to pole and accommodates up to three bands of steel strapping. Strapping for use with this bracket is sold on page 8. Fasteners are 1/8" set screws.

Wing Bracket.....	03Q023	\$14.55 ea.
Heavy Duty Wing Bracket.....	03Q283	\$29.95 ea.



Polished Die-Cast Aluminum Brackets

The hardware is all smooth, die-cast aluminum. Set screws are zinc-plated.

- A. Post cap for 2 1/8" OD (outside diameter) post. Set screws included.
.....45Q410 \$6.85 ea.
- B. 90° bracket for street name assemblies. Set screws included.
.....45Q411 \$6.85 ea.
- C. Post cap for 3" OD (outside diameter) post. Set screws included.
.....45Q425 \$10.35 ea.
- D. Bracket for all U-channel posts. Set screws and hex-head bolts included.45Q419 \$6.85 ea.
- E. 45° bracket. Also works as 180° bracket. Set screws and round-head bolt and nut included.45Q412 \$10.35 ea.

BAND-IT

Stainless steel strapping and other sign hardware.

page **9**

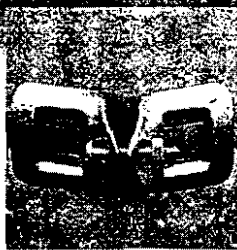
Designed for Tubular Post Mounting



Aluminum Sign Brackets

- Attach flat signs to 2 3/8" OD posts without drilling

- Economical but strong extruded aluminum
 - All mounting hardware included
- Aluminum Bracket03Q154 \$7.50/pr.

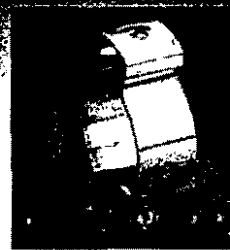


Buckle Brackets

- Zinc-coated steel for strength and corrosion resistance

- Adjusts to fit 4-12" posts
- 10 pairs per carton

Buckle Brackets03Q140 \$11.95/pr.



Sign Bracket

- Sign bolts to bracket shoulder
- 16 ga. steel, Cadmium-coated

Bracket for 3" OD Posts (25 pair)03Q149 \$6.50/pr.
 Bracket for 2 3/8" OD Posts (25 pair)03Q150 \$6.50/pr.

Brackets for 2 3/8" OD Posts

- Order double bracket for back-to-back signs



These brackets are made of zinc-coated steel. The single bracket includes: 2 U-brackets, 2 U-bolts, 4 nuts and 2 hex-cap screws. The double bracket, for back-to-back signs, includes: 4 U-brackets, 4 bolts and nuts and 4 hex-cap screws.

Single Bracket03Q165 \$7.50/pr.
 Double Bracket03Q166 \$11.50/pr.



Back-To-Back Installation Clamps

- No need to stagger brackets

Die-cast aluminum won't rust. Complete assembly includes: 4 clamps, 8 nuts and bolts, and 4 washers.

Sign Clamp03Q243 \$11.50/pr.



"Steal-Proof" 2 3/8" OD Post U-Brackets

- Can only be removed with bracket tool

This 6063-T6 aluminum bracket improves sign security with its 3/16x18 1/2" theft-proof steel-zinc cap screws. *Tool required.*

Single U-Bracket03Q034 \$13.95/pr.
 Tool03Q036 \$4.50/ea.

Band-it Strapping/Clamping System



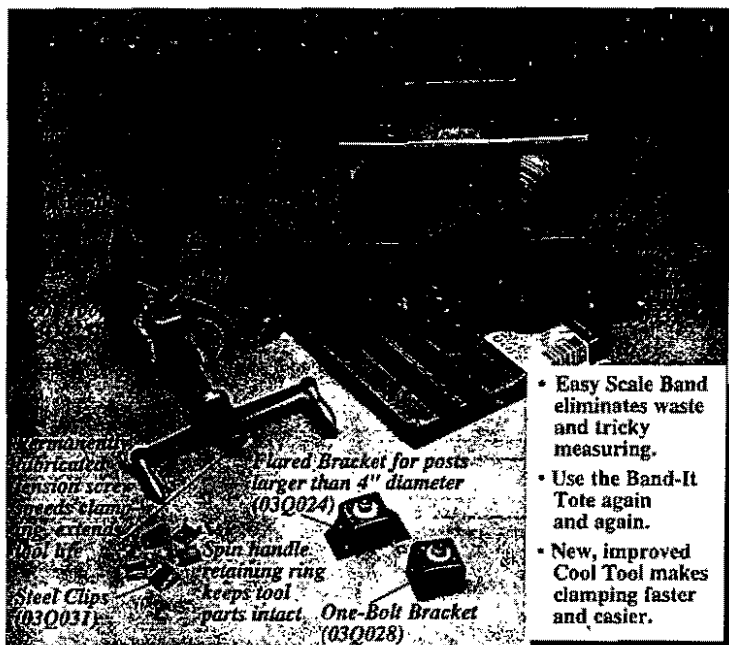
The fast, easy, versatile way to clamp almost anything

For securing hoses, pipes, poles, cables and solving a score of other clamping problems, the Band-It system is the excellent answer. Provides secure clamping for a variety of shapes in diameters from 1/2" to 30".

Easy Scale Band: Take the guesswork out of clamping. There's no waste or complicated measuring. Patented imprints on the stainless steel band make it so easy. Just count out the same number of diamond marks as the diameter to be clamped, in inches, add 2 marks, and roll out the precise length needed. 200' per roll of 3/8" banding.

Band-It Tote: Here's a handy, waterproof carrying case for Easy Scale Band. Easy to refill from banding cartons, the winding mandrel makes coiling and recoiling foolproof. Holds a full 200' roll.

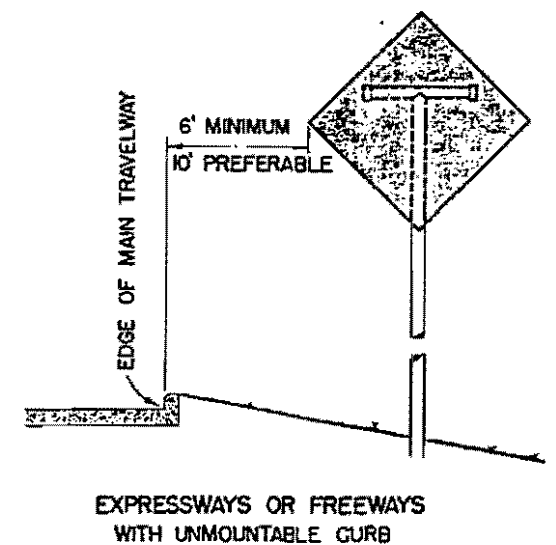
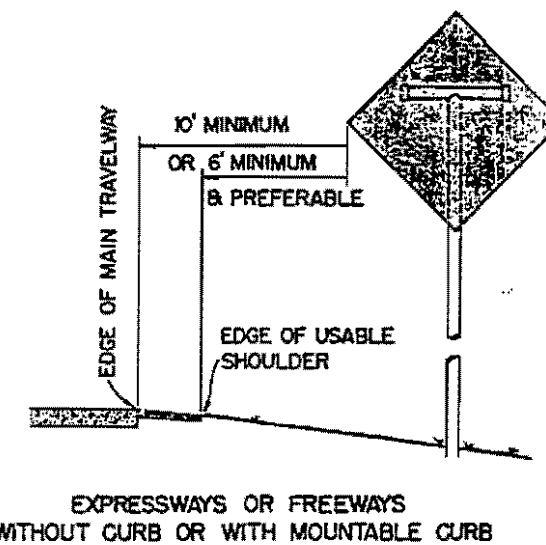
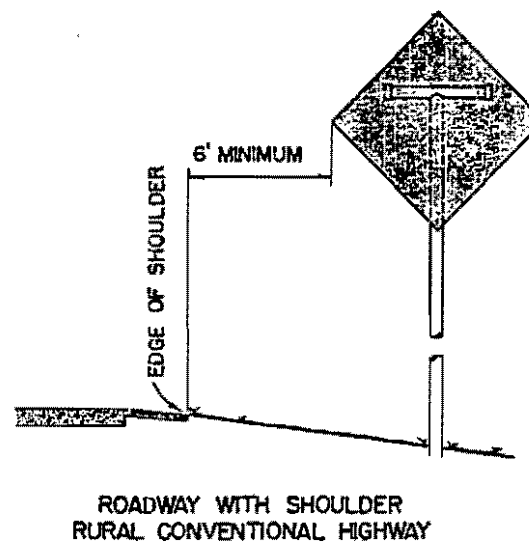
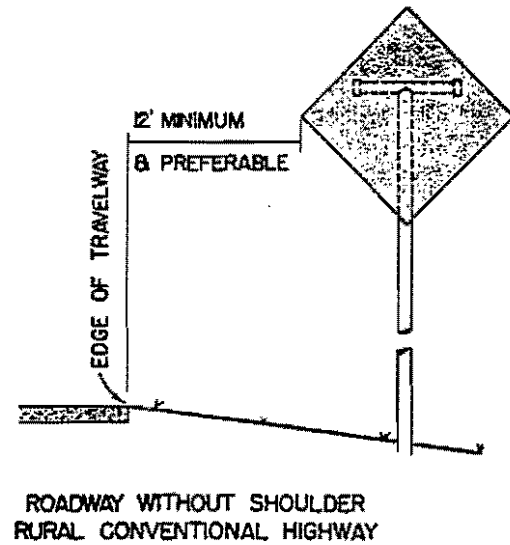
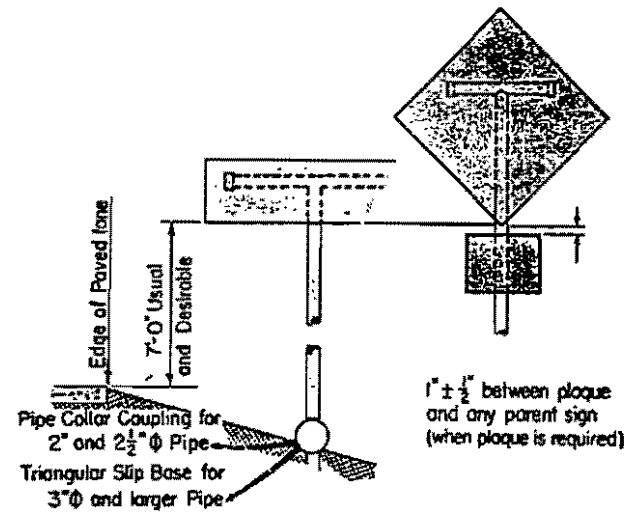
Cool Tool: The band-tensioning tool is now even faster and easier to use. New blue epoxy finish makes it virtually impervious to impact, chemicals and the elements. Spring-loaded gripper lever improves band tensioning.



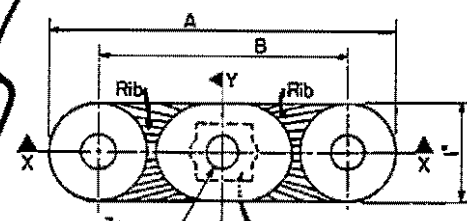
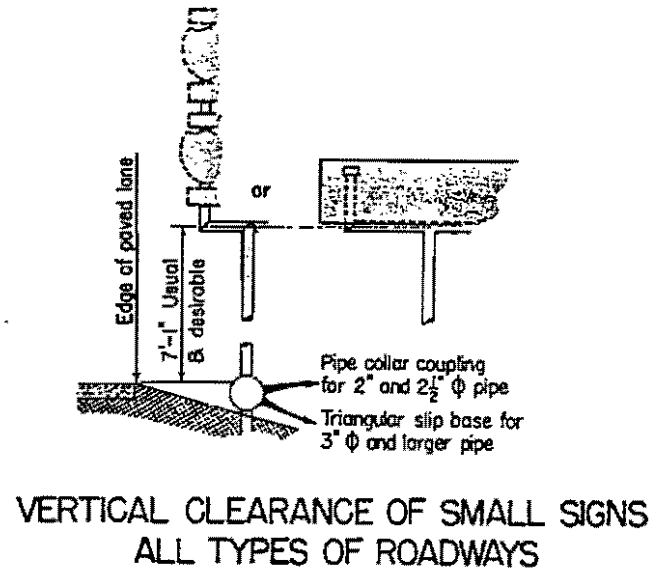
- Easy Scale Band eliminates waste and tricky measuring.
- Use the Band-It Tote again and again.
- New, improved Cool Tool makes clamping faster and easier.

Flared Bracket for posts larger than 4" diameter (03Q024)
 Spin handle retaining ring keeps tool parts intact. One-Bolt Bracket (03Q028)
 Steel Clips (03Q031)

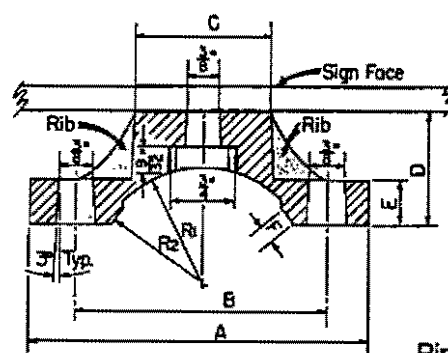
Description	Item No.	Price
Tote w/ 200' of 3/8" Strapping Band	03Q275	\$79.95 ea.
Tote only	03Q276	\$15.95 ea.
"Cool Tool"	03Q025	\$115.00 ea.
One-Bolt Bracket	03Q028	\$3.50 ea.
One-Bolt Bracket (sides flared)	03Q024	\$3.50 ea.
Strapping Band, 200 ft.	03Q033	\$66.50/roll
Steel Clips	03Q031	\$29.95 box/100



LATERAL CLEARANCE OF SMALL SIGNS
TO THE RIGHT OR LEFT SIDE OF ROADWAY

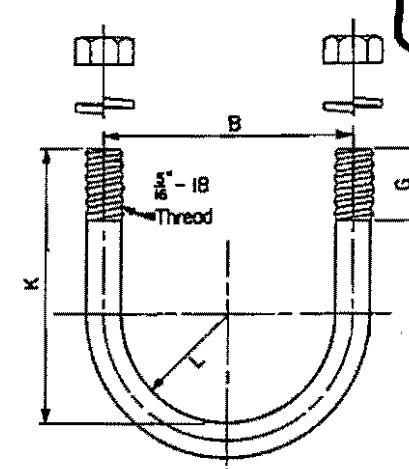


SLOT TO HOLD HEAD OF 5/16" SQ. HEAD BOLT. THE BOLT SHALL BE 1" LONG FOR METAL SIGNS AND 1 1/2" LONG FOR PLYWOOD SIGNS, WITH FULL THREADS, A MEDIUM WASHER, AND GALV. STEEL OR ALUMINUM SELF-LOCKING HEX HEAD NUT. THE BOLT HEAD MUST NOT TURN IN SLOT.



Pipe Clamp Casting

PIPE CLAMP CASTING SHALL BE ALUMINUM ALLOY A999.0 OR 356.0-F.
ALL SIGN MOUNTING CLAMP PARTS NOT MADE FROM ALUMINUM SHALL BE GALVANIZED STEEL IN CONFORMANCE WITH ASTM A153 OR STAINLESS STEEL.

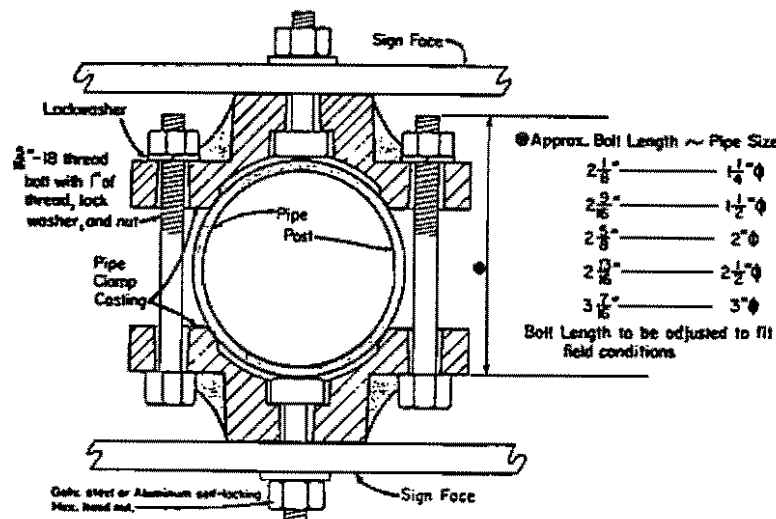


U-BOLT TO BE MADE IN ACCORDANCE WITH STANDARD MANUFACTURING PROCEDURE. 9/32" DIA. STOCK IS PERMISSIBLE. AMERICAN STANDARD REGULAR SEMI-FINISHED HEX. NUTS & SPRING LOCKWASHERS.

Dimensions for Mounting Clamp

Standard Pipe Size	A	B	C	D	E	F	G	K	L	R ₁	R ₂
1 1/4"	3 5/8"	2 5/8"	3/4"	5/16"	7/16"	3/16"	3/8"	2 3/4"	27/32"	37/64"	35/64"
1 1/2"	3 3/4"	2 3/4"	1"	1 1/8"	7/16"	3/16"	5/8"	2 7/8"	63/64"	31/32"	15/16"
2"	3 3/4"	2 3/4"	1 1/2"	1 1/8"	1/2"	1/16"	1"	2 1/8"	7/32"	1 1/4"	1 3/16"
2 1/2"	4 1/4"	3 1/4"	2"	1 1/4"	1/2"	1/4"	1"	3 3/16"	1 5/32"	1 1/2"	1 7/16"
3"	4 7/8"	3 7/8"	2 1/2"	1 3/8"	5/8"	1/4"	1"	3 13/16"	1 11/32"	1 13/16"	1 3/4"

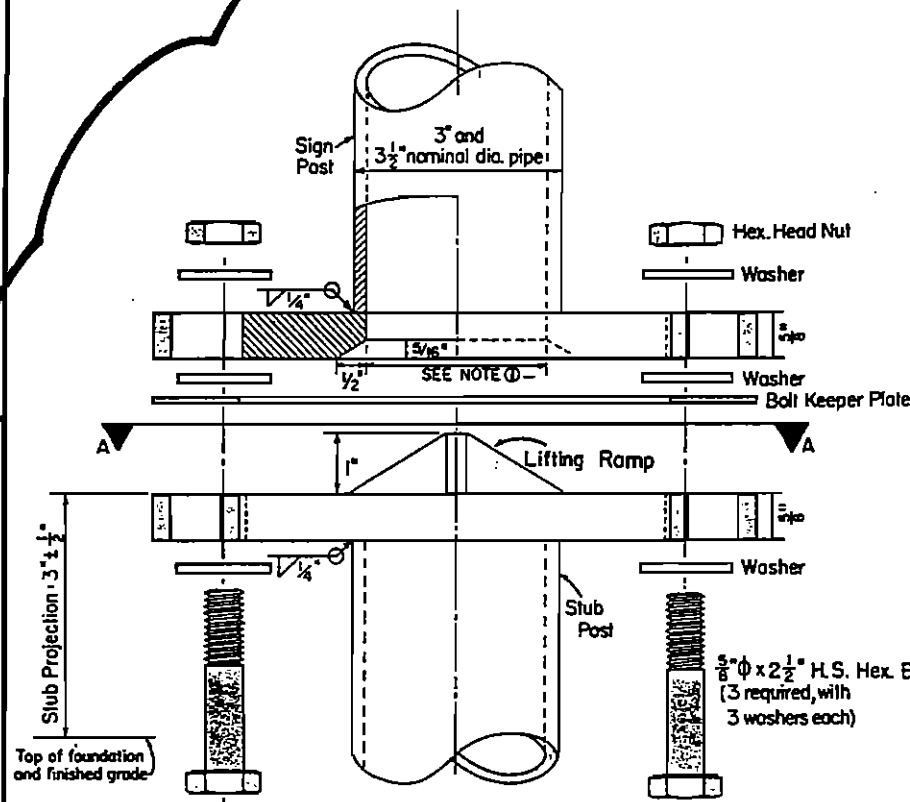
- NOTES:
- EXCEPT AS NOTED, ALL CLEARANCES APPLY TO BOTH RURAL AND URBAN LOCATIONS.
 - GENERALLY, WHERE PHYSICAL FEATURES OF THE ROADWAY WILL PERMIT, MAXIMUM LATERAL CLEARANCES ARE THE MORE DESIRABLE. FOR FRONTAGE ROADS, RAMPS AND OTHER CONNECTING ROADWAYS, LESSER CLEARANCES MAY BE USED, BUT GENERALLY NOT LESS THAN SIX FEET IS RECOMMENDED BETWEEN THE EDGE OF THE TRAVELWAY AND THE EDGE OF THE SIGN. AT INTERSECTIONS, SIGNS SHOULD BE POSITIONED IN THE MOST OPTIMUM LOCATION FOR VIEWING BY TRAFFIC.
 - WHERE NECESSARY, AN ALLOWABLE MINIMUM CLEARANCE OF TWO FEET MAY BE USED IN URBAN LOCATIONS OR CONVENTIONAL HIGHWAYS.
 - WHERE A SIGN IS TO BE LOCATED BEHIND GUARDRAIL, THE ALLOWABLE MINIMUM CLEARANCE MAY BE USED, MEASURED FROM THE FACE OF THE GUARDRAIL TO THE NEAR EDGE OF THE SIGN.
 - LATERAL CLEARANCES OF SIGNS MOUNTED ON LEFT SIDE OF ROADWAY ARE THE SAME AS SHOWN ABOVE WHERE SPACE WILL PERMIT.



MOUNTING CLAMP DETAILS

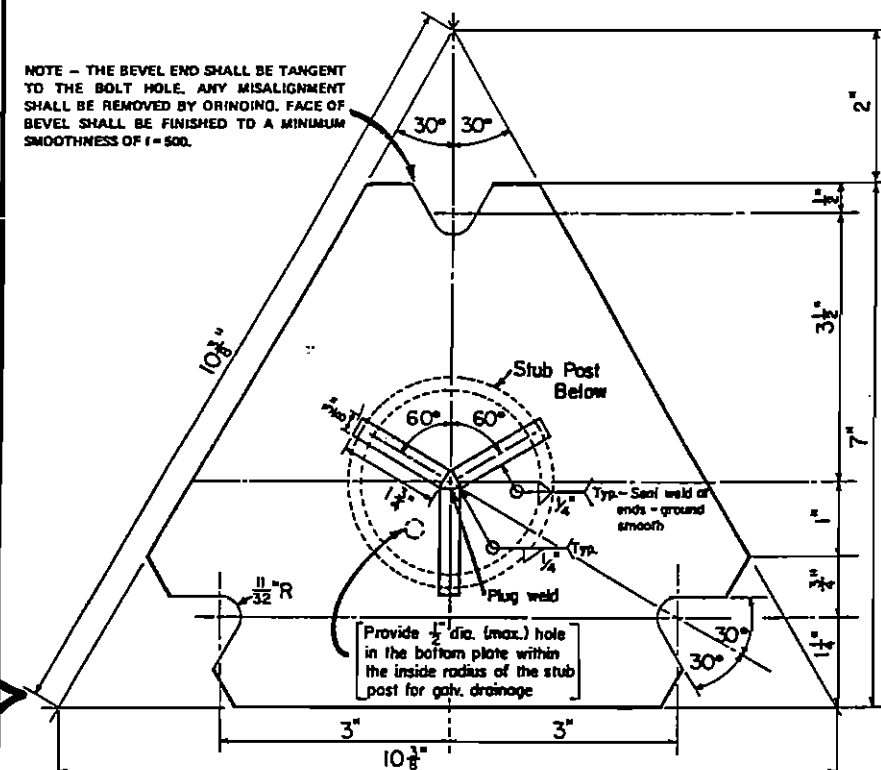
STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION
PIPE MOUNTING DETAILS
FOR SMALL ROADSIDE SIGNS

SMD(1-2)



Sign Post & Stub Post Elevation

TRIANGULAR SLIP BASE

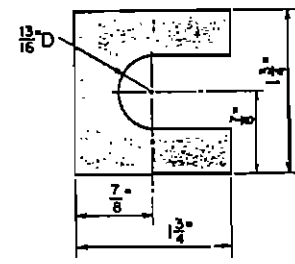


View A-A

NOTE - THE BEVEL END SHALL BE TANGENT TO THE BOLT HOLE. ANY MISALIGNMENT SHALL BE REMOVED BY GRINDING. FACE OF BEVEL SHALL BE FINISHED TO A MINIMUM SMOOTHNESS OF 1 = 500.

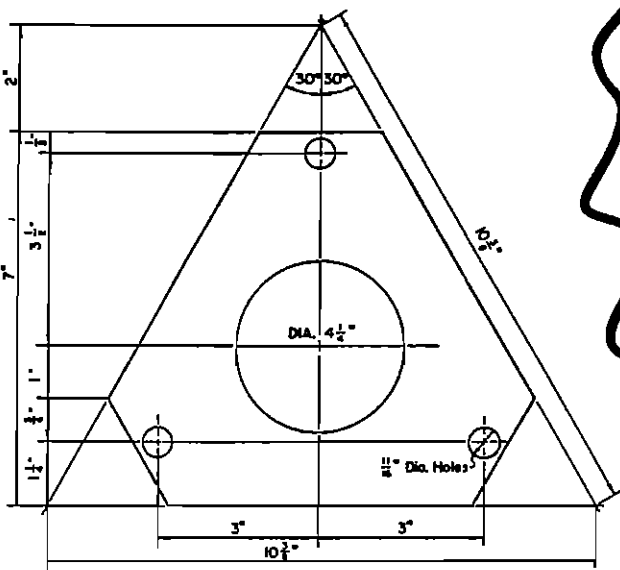
- TRIANGULAR SLIP BASE NOTES:
- THE LIFTING DEVICE MAY CONSIST OF WELDED RAMPS OR A CONICAL SHAPE FORMED INTO THE CENTER OF THE BOTTOM BASE PLATE.
 - THE TOP PLATE OF THE TRIANGULAR SLIP BASE SHALL HAVE THE SAME EXTERIOR DIMENSIONS AS THE BOTTOM PLATE. THE LIFTING DEVICE SHALL BE A PART OF THE BOTTOM PLATE ONLY. A HOLE EQUAL TO THE INSIDE DIAMETER OF THE SIGN POST SHALL BE CUT THROUGH THE CENTER OF THE TOP PLATE WITH THE HOLE EDGE BEVELED AS DETAILED.
 - THE TOP AND BOTTOM BASE PLATES AND LIFTING DEVICE SHALL CONFORM WITH THE REQUIREMENTS OF A.S.T.M.-A36, A441 OR A572 GRADE 50.
 - ALL STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153. THE ENTIRE SUPPORT SHALL BE GALVANIZED FROM THE TOP DOWN TO A MINIMUM DEPTH OF 8" INTO THE FOUNDATION. ALL NUTS, BOLTS AND WASHERS SHALL BE GALVANIZED IN ACCORDANCE WITH THE ZINC SPECIFICATION OF ASTM B484.
 - ALL HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM-A325 (ASTM-A449 MAY BE SUBSTITUTED FOR ASTM-A325 PROVIDED PROPER BOLT HEAD, NUT AND/OR WASHER CLEARANCES ARE MAINTAINED); ALL HIGH STRENGTH NUTS SHALL BE OF SUCH CAPACITY AS TO DEVELOP THE BOLT STRENGTH.

- BOLTING PROCEDURE FOR ASSEMBLY OF BASE CONNECTION:
- ASSEMBLE POST TO STUB WITH BOLTS AND WITH ONE FLAT WASHER ON EACH BOLT BETWEEN PLATES AS SHOWN.
 - SHIM AS REQUIRED TO PLUMB POST.
 - TIGHTEN ALL BOLTS THE MAXIMUM POSSIBLE WITH 12" TO 15" WRENCH TO BED WASHERS AND SHIMS AND TO CLEAN BOLT THREADS, THEN LOOSEN EACH BOLT IN TURN AND RETIGHTEN BOLTS IN A SYSTEMATIC ORDER TO THE PRESCRIBED TORQUE OF 450 INCH-POUNDS. DO NOT OVERTIGHTEN.
 - BURR THREADS AT JUNCTION WITH NUT USING A CENTER PUNCH TO PREVENT NUT LOOSENING.



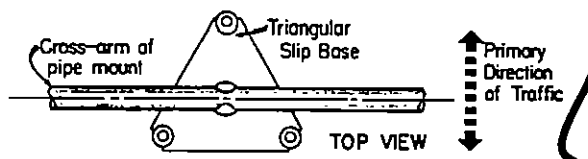
SHIM DETAIL

FURNISH 2"-012" THICK AND 2"-032" THICK SHIMS PER POST. SHIMS SHALL BE FABRICATED FROM BRASS SHIM STOCK OR STRIP CONFORMING TO A.S.T.M. -836.



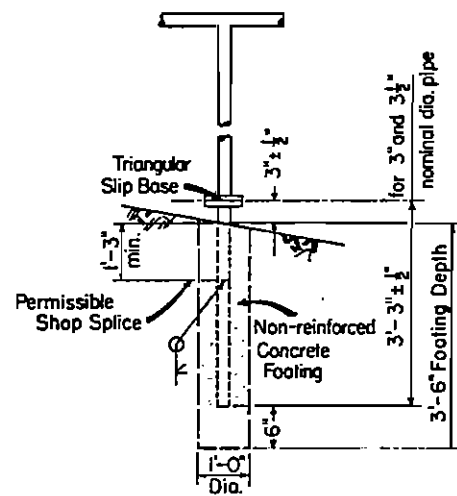
Bolt Keeper Plate Detail

Bolt Keeper Plate shall be 30 ga. galvanized sheet steel.



The cross-arm of the pipe mount should be parallel to one side of the triangular slip base, and approximately perpendicular to the direction of traffic

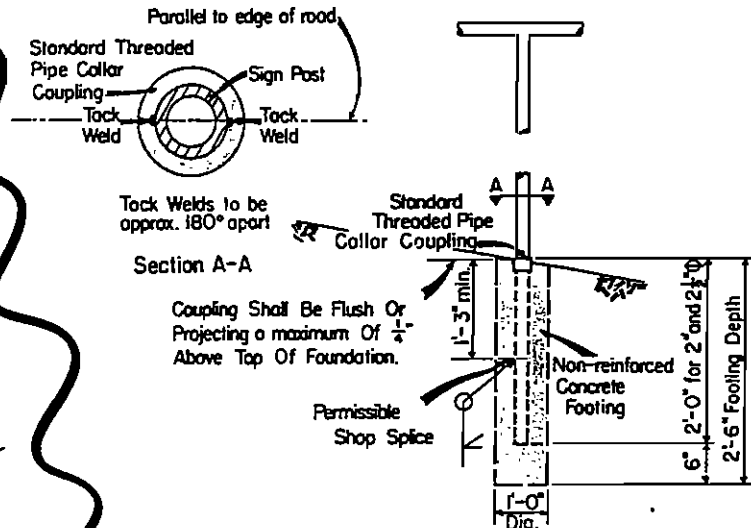
ORIENTATION OF TRIANGULAR SLIP BASE



Triangular Slip Base Foundation Details

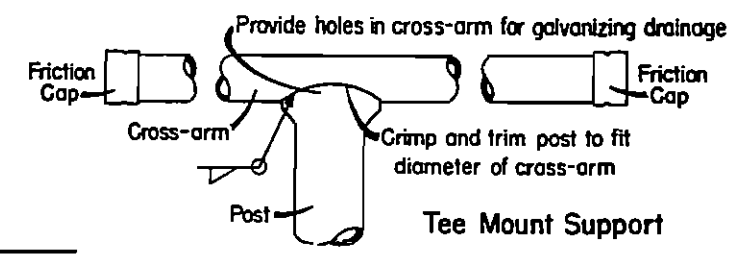
TRIANGULAR SLIP BASE SHALL BE USED FOR SIGNS SUPPORTED ON 3" DIAMETER AND LARGER PIPE POSTS.

GENERAL NOTES:
 DESIGN CONFORMS WITH A.A.S.H.T.O. SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS.
 MATERIAL AND FABRICATION SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFICATIONS.
 WHERE SOLID ROCK IS ENCOUNTERED, FOOTING SHALL BE PLAN DEPTH OR EXTEND TWO FEET MINIMUM INTO THE ROCK.

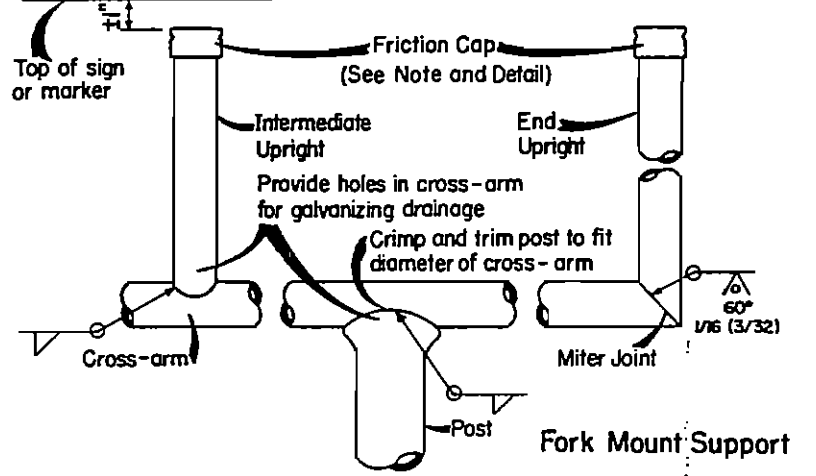


BREAKAWAY PIPE COLLAR COUPLING

PIPE COLLAR COUPLING SHALL BE USED FOR ALL SIGNS SUPPORTED ON 2" DIAMETER AND LARGER PIPE POSTS.



Tee Mount Support

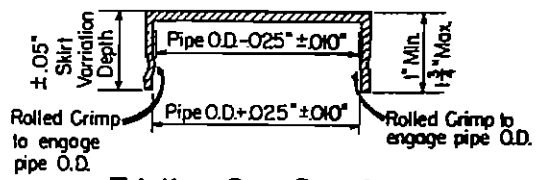


Fork Mount Support

WELDED PIPE MOUNT DETAILS

NOTE: THE CONTRACTOR AT HIS OPTION MAY FURNISH STANDARD WEIGHT PIPE CONFORMING TO ASTM SPECIFICATION A-336, A-501 OR ANY OTHER STANDARD WEIGHT STEEL PIPE, EITHER OF ELECTRIC RESISTANCE WELDED OR SEAMLESS TYPE, WITH A MINIMUM YIELD STRENGTH OF 35,000 PSI AND A MINIMUM ELONGATION OF 15 PERCENT IN 2 INCHES; AND SHALL HAVE OUTSIDE DIAMETERS AND WALL THICKNESSES WHICH ARE EQUIVALENT TO OR BETTER THAN THOSE SPECIFIED HEREON.

ALL PIPES TO BE WELDED SHALL BE OF WELDABLE QUALITY.



Friction Cap Details

NOTES:
 FRICTION CAPS MAY BE MANUFACTURED FROM EITHER HOT ROLLED OR COLD ROLLED STEEL SHEETS. FOR ALL PIPE SIZES THE MINIMUM SHEET METAL THICKNESS SHALL BE 24 GAUGE.
 THE RIM EDGES SHALL BE REASONABLY STRAIGHT AND SMOOTH. CAPS SHALL BE SIZED AND FORMED IN SUCH A MANNER AS TO PRODUCE A DRIVE-ON FRICTION FIT AND HAVE NO TENDENCY TO ROCK WHEN SEATED ON THE PIPE. THE DEPTH SHALL BE SUFFICIENT TO GIVE POSITIVE PROTECTION AGAINST ENTRANCE OF RAINWATER, THEY SHALL BE FREE OF SHARP CREASES OR INDENTATIONS AND SHOW NO EVIDENCE OF METAL FRACTURE.
 CAPS SHALL HAVE AN ELECTRODEPOSITED COATING OF ZINC IN ACCORDANCE WITH THE REQUIREMENTS OF A.S.T.M. SPECIFICATION A184, TYPE GS.

STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION

PIPE MOUNTING DETAILS FOR SMALL ROADSIDE SIGNS

SMD(1-3)

DATE: 4-78	STATE FEDERAL DISTRICT	FEDERAL AID PROJECT	SHEET
REVISED: 1-81 LIFTING RAMP	6		
1-82	COUNTY	CONTROL SECTION	JOB HIGHWAY

HUITT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 3/31/97

Fax No.: _____

H-Z Proj. No. 01201301

No. of Pages: 3
(Including Cover Sheet)

TO: BRYANT NAK - Columbus 770-5129

MARK BRUNDENBURY Columbus - 866-6560

JOHN BRAUNGMANER / DAVID NIGHTSWANDER - Addison 450-2837

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: SEARCHING OF CONSTRUCTION

AROUND PARK AND BUILDING "A"

FROM: David Meyer

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75304 • (214) 871-3311 • FAX (214) 871-0757

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Rylcrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1189
FAX 972/557-1552



RECEIVED

MAR 31 1997

Huitt-Zollars

March 27, 1997

Mr. David Meyers
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204

Re: Addison Circle - Phase I/Public Infrastructure

Dear Sir:

In regard to the construction milestones for the above referenced project per the specifications. We were to have completed the sidewalks and street scape around Building "A" by March 6, 1997 (or as may be increased due to conflicts adjacent to the building).

As everyone is aware there are definite conflicts with this work due to the delays on the building construction which to this date still does not allow for us to move in and start our sidewalk work.

Today I visited the job site and observed that Columbus is making substantial progress at this time, and anticipate our subcontractors will be able to move in and proceed with our utility work in the next few weeks.

This letter is just to serve as a friendly notice that the delays to our completion time for these milestones have been substantial and beyond our control. We do not expect any liquidated damages on this project but just wanted the record to show that passing these milestones was not do to any inefficiency or lack of manpower on our part.

We are looking forward to re-mobilizing on the project in the near future and completing our contract in a timely manner, but the following are a a few issues I would like to address:

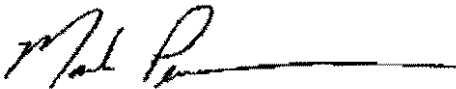
- 1) Since the park is not being constructed at this time, we are going to have to install some of our utilities for the irrigation and street lighting in areas where we will not be able to place the sidewalk over them for a while. This concerns me since the park construction, whenever it begins will have heavy equipment crossing over these utilities without the protection of a concrete sidewalk base.

- 2) The sidewalk directly north of Building "A" will be built in this next phase and there is no wall per our original plans to hold the pavers in place. You are looking at an alternate design to hold the pavers in place and we will discuss this alternate with you when you complete your study.
- 3) We will need to install and energize the irrigation controller when we re-mobilize so one can start watering our trees and grass before the dryer, hotter weather effects them. So we are requesting that you supply us with an exact location for the controller and relay to Columbus the need for a permanent source of power before we re-mobilize.

If there are any questions regarding this matter, please call me.

Very truly yours,

GIBSON & ASSOCIATES, INC.



Mark Person
Project Manager

MP/ms


HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

MEMORANDUM

DATE: March 6, 1997

RE: Addison Circle Phase I Public Infrastructure

FROM: David Meyers, P.E., Huitt-Zollars, Inc. 

TO: John Baumgartner, P.E. Town of Addison
Lynn Chandler Town of Addison

On Tuesday, March 4, 1997, Bryant Nail decided to use the Town's standard blue street sign for the Addison Circle Phase I project. I am preparing to request a resubmittal of the shop drawings from Gibson & Associates for the street signs, however, some clarification is needed on the following items pertaining to your sign specifications and block assignments.

- It is my understanding that "Mews" has now been accepted as an appropriate street name for this project. The sign would read "Witt Mews" with no designation above the block number. Please confirm.
- Addison Circle will replace Mildred as the street name and there will be no roadway identifier above the block number.
- We need a third street name sign and block assignment for Morris Avenue.
- Should both Paschal Mews signs have the same block assignment?
- We only need two Quorum Drive block assignments.

Columbus Realty is still pursuing the use of an alternate street sign pole which would be painted black to match the light poles. They are also requesting the placement of a gold painted Addison Circle symbol on top of the post. I will be working out the details of the pole with Columbus and will forward more information in the next couple of weeks. However, the signs can be released for manufacturing once the above mentioned items are addressed and Gibson has submitted revised shop drawings.

Thank you for your assistance in this matter.

Sample sign.



Substrate shall be flat blade (non-extruded) .080 aluminum. Lettering is five (5) inch F.H.W.A. series "B" upper and lower case. Suffix and numbering is two and one-half (2 1/2) inch F.H.W.A. series "B" upper and lower case. Background shall be 3-M High Intensity Blue. All lettering and numbers shall be 3-M High Intensity White. Length of sign shall be proportionate to length of street name.

Signs shall be mounted on Unistrut-Telespar. Pole shall be one and three-quarter (1 3/4) inches square by twelve (12) feet in length. Pole base shall be constructed of Unistrut-Telespar. Pole base is two (2) inches square by thirty six (36) inches long and reinforced by a sleeve two and one-quarter (2 1/4) inches square by eighteen (18) inches long. All Unistrut-Telespar pole and base assemblies are composed of 12 ga. galvanized steel. Regulatory and warning signs shall be mounted with the bottom of the signs at a minimum height of seven (7) feet and shall be mounted using Unistrut-Telespar drive rivets.

Street name signs shall be mounted using Unistrut-Telespar sign mounting cap (Unistrut Part Number 850FL175C) and, where applicable, mounting cross street names shall be mounted with a cross piece (Unistrut Part Number 850FL90X).

No borders of any kind are used.

Mews is not an acceptable roadway identifier. (Please consider Witt Ln., Paschal Place, etc.)

** Mews has since been approved per conversation with Bryant Mews (please confirm)*

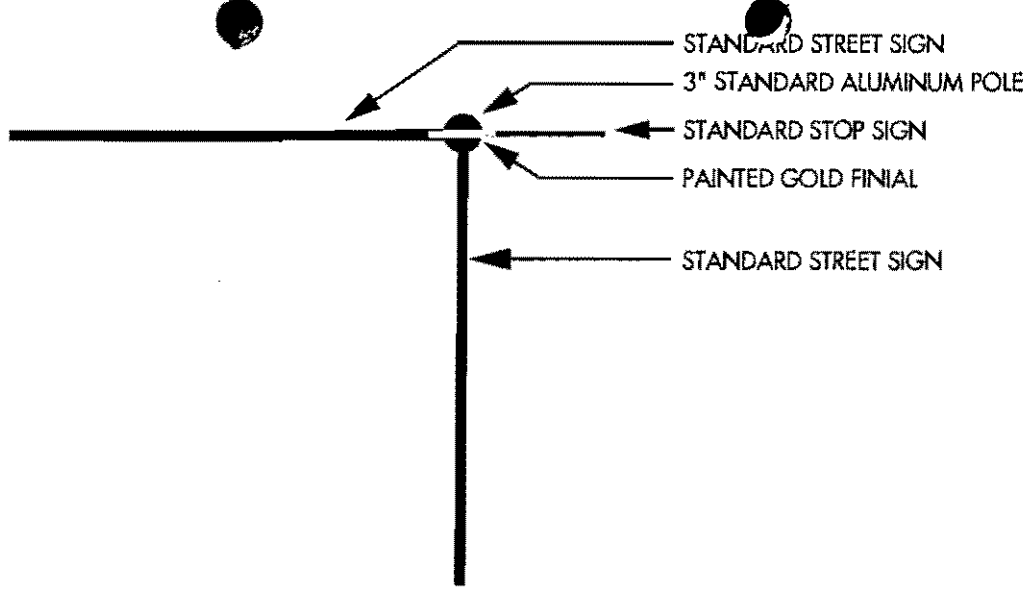
The street name signs shall be numbered with the block numbers as follows:

Mildred St	4900	Witt Mews	15600
Morris Ave	4900	Witt Mews	15700
Morris Ave	5000		
Goodman Ave	4900		
Goodman Ave	5000		
Paschal Mews	15700		
Paschal Mews	15700		
Quorum Dr	15600		
Quorum Dr	15700		
Quorum Dr	15700		

Should Block #s be the same for Paschal?

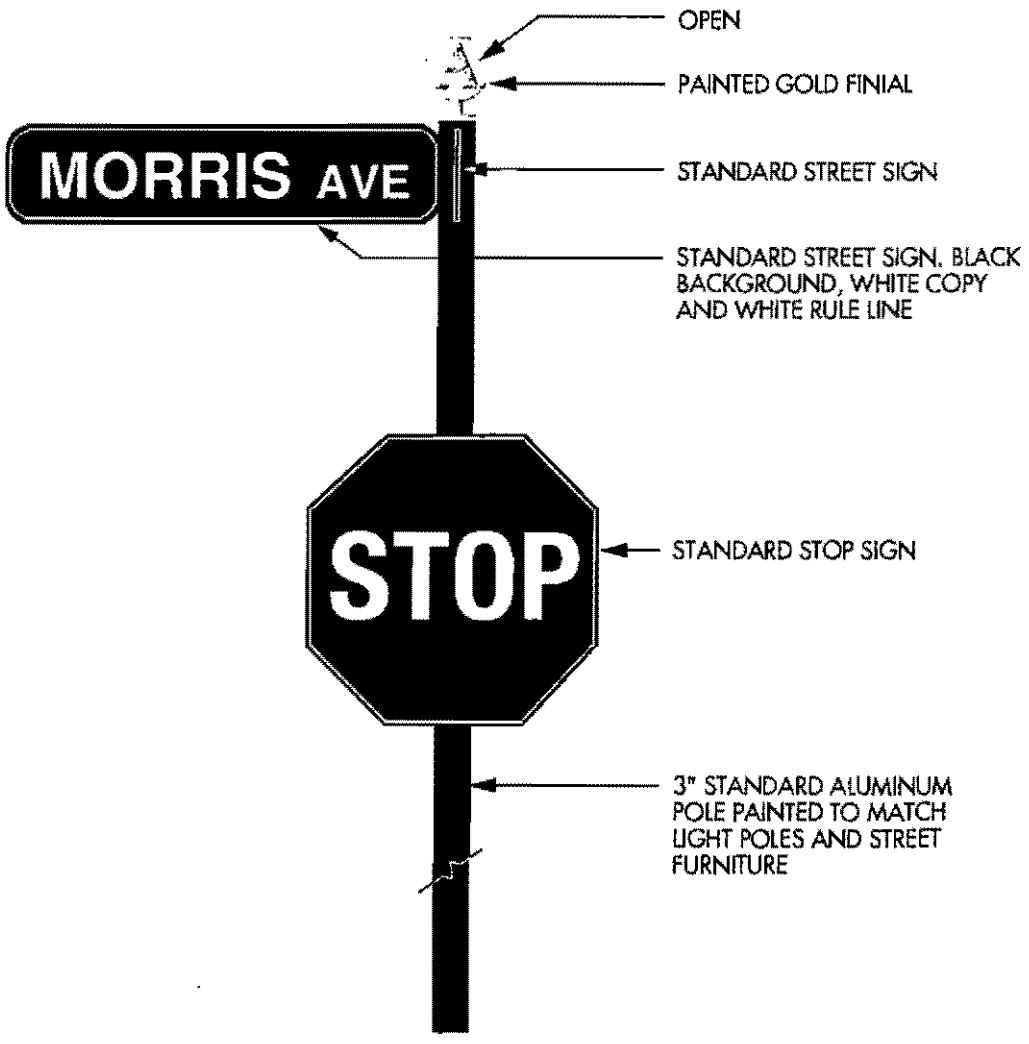
- we only need Two Quorum Drive Block Assignments

WE NEED A THIRD MORRIS AVE. BLOCK ASSIGNMENT



PLAN VIEW

SCALE: 3/4" = 1'-0"



ADDISON CIRCLE STREET SIGNS

SCALE: 3/4" = 1'-0"

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

March 5, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-01

Dear Mr. Person:

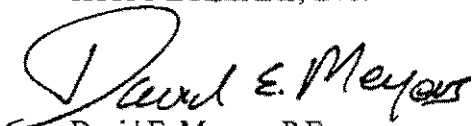
Gibson & Associates is authorized to proceed with the planting of 840 Big Blue Lirope in the roundabout tree pits for the change order amount of \$4.02 each for a total of \$3,376.80 as stated in your letter on February 26, 1997.

Please note that the 840 dwarf yaupon hollies will be deleted from the contract at \$4.05 each for a total of \$3,402.00. The net effect of this revision is a \$25.20 reduction in the contract amount.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

cc: ~~John Baumgartner, P.E., Town of Addison~~
Bryant Nail-Columbus Realty Trust

March 5, 1997

Mr. Wayne Wooley
 Southwestern Bell Telephone
 4650 Simonton
 Dallas, TX 75244

RE: Addison Circle Phase I Public Infrastructure
 Sidewalk Damage
 HZI Project No. 01-2013-01

Dear Wooley:

This letter identifies the agreements made regarding damaged sidewalk in a meeting on Tuesday, March 4, 1997, with Mr. Bryant Nail of Columbus Realty Trust.

You have agreed that Southwestern Bell Telephone will be responsible for paying Columbus Realty Trust 1/3 of the total dollar amount identified in the "Remove and Replace" table for sidewalk damage. In addition, SWBT will be responsible for 1/3 of the dollar amount identified in the "Cracked" table assuming that the construction of Phase II does not start this summer as currently planned.

The following is a tabulation of the quantities and the total cost for removal and replacement at the current contract unit prices.

"R&R" - Remove and Replace

ITEM	UNIT	QTY	CONTRACT PRICE	COST
Remove and Dispose of Ex. Concrete Sidewalk	SY	155	\$5.40	\$837.00
4" 3000 PSI Reinforced Concrete Sidewalk	SF	1,395	\$2.80	\$3,906.00

Total "R&R" \$4,743.00

Mr. Wayne Wooley
March 5, 1997
Page 2

"C" - Cracked (To be replaced during Phase II)

ITEM	UNIT	QTY	CONTRACT PRICE	COST
Remove and Dispose of Ex. Concrete Sidewalk	SY	86	\$5.40	\$464.40
4" 3000 PSI Reinforced Concrete Sidewalk	SF	774	\$2.80	\$2,167.20
Total "C"				\$2,631.60

The Town also identified a 234 SF area of damaged sidewalk to be replaced by SWBT which you stated is complete and therefore is not a part of the above cost tabulations.

SWBT is responsible for the following amounts based on the above mentioned agreements with Columbus Realty Trust.

"Remove and Replace"	\$1,581.00	(Agreed payment to Columbus now)
"Cracked"	\$877.20	(Future payment if Phase II is not constructed)

Thank you for your assistance in this matter.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

DEM/psp

cc: ~~John Baumgartner, P.E. - Town of Addison~~
Mark Person - Gibson and Associates
Mark Brandenburg - Columbus Realty Trust
Jim Duffy - Columbus Realty Trust

HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

March 17, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-01

Dear Mr. Person:

Gibson & Associates is authorized to proceed with the installation of aluminum overlay panels on signs "ADV-D1, ADV-D2 and ST-3 for the change order amount of \$110.00 per SF for a total of \$1,931.60 as stated in your letter dated March 11, 1997. These overlays are to change street names from "Mildred Street" to "Addison Circle".

Columbus will begin leasing from temporary trailers south of Building "A" soon, therefore we need to have the overlays manufactured and installed this week.

Please call if you have any questions.

Sincerely,

HUITT-ZOLIARS, INC.



David E. Meyers, P.E.

cc: John Baumgartner, P.E. - Town of Addison
Bryant Nail-Columbus Realty Trust

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

March 19, 1997

Ms. Carmen Moran
Town of Addison
P.O. Box 144
Addison, TX 75001

RE: Addison Circle Phase II Public Infrastructure
HZI Project No 01-1822-21

Dear Ms. Moran:

As you are aware, the design for Addison Circle Phase II is well underway. You will notice in our development plan submittal that Mews M-2 North, M-2 South and M-3 are nameless. Mr. Bryant Nail has indicated that one of the streets should be named Mildred Mews.

Please provide us with direction on the desired street names for the above referenced Mews so we may make the appropriate designations on our construction documents.

Thank you for your assistance in this matter.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

DEM/psp

cc: ~~John Baumgardner - Town of Addison~~

HUITT-ZOLLARS, INC.
 3131 McKinney Avenue, Suite 600
 DALLAS, TEXAS 75204

LETTER OF TRANSMITTAL

(214) 871-3311

DATE	3/19/97	JOB NO.	01201301
ATTENTION	MARK PERSON		
RE:	ADDISON CIRCLE PH I		

TO GIBSON + ASSOCIATES
11210 RYLIECREST
BALCH SPRINGS, TX. 75180-0579

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

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

COPIES	DATE	NO.	DESCRIPTION
2		11	SHOP DRAWINGS FOR OVERLAY OF "ADDISON CIRCLE" ON THREE SIGNS.

THESE ARE TRANSMITTED as checked below:

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

REMARKS _____
 CC: ~~JOHN SAOMBERNER - TOWN OF ADDISON~~
 BRYANT NAK - COLUMBUS REALTY TRUST
 FILE

COPY TO _____
 SIGNED: David Meyer

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

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryliecrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



March 19, 1997

Mr. David Meyers
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204

Re: Addison Circle - Phase I
Public Infrastructure

Dear Sir:

Enclosed please find the submittals for the "Addison Circle" sign overlays for the above referenced project.

Delivery and installation will require approximately two to three weeks, from the time of receiving approved shop drawings.

If there are any questions regarding this matter, please call me.

Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

MP/ms

encl:

NO EXCEPTION TAKEN REJECTED REVISE AND RESUBMIT MAKE CORRECTIONS NOTED

Corrections or comments made on the shop drawings during this review do not relieve contractor from compliance with requirements of the drawings and specifications. This check is only for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The contractor is responsible for: confirming and correlating all quantities and dimensions; selecting fabrication processes and techniques of construction; coordinating his work with that of all other trades; and performing his work in a safe and satisfactory manner.

RECEIVED

MAR 19 1997

Huitt-Zollars

HUITT-ZOLLARS, INC.
3131 MCKINNEY AVE., SUITE 600
DALLAS, TEXAS 75204
(214) 871-3311

Date: 3/19/97

By: David Meyers



FAX ROUTING SHEET

DATE: 3/18/97

ATTENTION: MARK PIRSON

AT: GIBSON & ASSOC

FROM: MIKE TANNER

AT: MICA CORPORATION - FT. WORTH, TX.

NO. OF PAGES TO BE SENT INCLUDING THIS SHEET: 10

MESSAGE / COMMENTS :

REF - SUBMITTAL FOR 'ADDISON CIRCLE' OVERLAYS.

PLEASE REVIEW & RETURN WITH ANY CHANGES.

IF YOU DO NOT RECEIVE ALL COPIES AS NOTED ABOVE, OR IF THE COPIES ARE NOT LEGIBLE, PLEASE NOTIFY SENDER AT (817) 847-6121 OR METRO (817) 577-2088. OUR FAX NO. IS (817) 847-6831.



Interstate Highway Sign Corp.
7415 Lindsey Rd.
Little Rock, Arkansas 72206
(501) 490-4242
Fax (501) 490-1090

LETTER OF TRANSMITTAL

March 18, 1997

MICA Corporation
P.O. Box 161609
5750N. Riverside Dr. (76137)

Attn: Mike Tanner

Re: City of Addison Overlays
Your P.O. # N/A
IHS Job # 26110

We are forwarding the following items:

- 1 Copy of our shop drawings for approval. Please submit to the proper authorities and return one approved and/or corrected copy.

Sincerely,

INTERSTATE HIGHWAY SIGN CORP

Kim Elred
Project Coordinator

INTERSTATE HIGHWAY SIGN CORP.

JOB NUMBER: 24110

BOOK 1 OF 1

PROJECT NUMBER: 100000-0100

COUNTY: CITY OF AMITYSON

CUSTOMER:

DRAWN BY: KIM ELROD

SHEET 01

DATE: 3/18/77

CHECKED FOR MATERIAL:

LIST BELOW ANY REVISION MADE TO THE ORIGINAL DRAWINGS.

DRAWINGS MATERIALS CUTTING LIST

ITEM NUMBER	REVISION	DATE	BY	DATE
-------------	----------	------	----	------

HORIZONTAL SPACING - (Inches & Eighths)
EXAMPLE 8.6 = 8 3/4

LETTER SPACING: End dimensions include border width and margin.
 Other dimensions are width of character plus space to following character, except last character of each word which is width of character only.

CUMULATIVE SPACING: Dimensions represent distances from edge of sign to the following character or space.

P.E.	-Porcelain Enamel	U.C.	- Upper Case
B.E.	-Baked Enamel	L.C.	- Lower Case
H/I	-High Intensity Reflective Sheeting	Cap	- Capitals
S/CAL	-Non-Reflective Sheeting	L-2	- Direct Applied Sheeting Message Non-Reflective
O/H	-Overhead Mounted	L-3	- Direct Applied Sheeting Message Reflective
G/M	-Ground Mounted	L-4	- Flat Alum. Frames With Reflective Sheeting
E/G	-Engineering Grade Reflective Sheeting	L-5	- Flat Alum. Frames Non-Reflective
T.P.	-Thermosetting Polyester	L-6	- Embossed Alum. Frames With Reflector Buttons
H/A	-Heat Activated Reflective Sheeting	L-7	- Embossed Alum. Frames Without Reflector Buttons
P/S	-Pressure Sensitive Reflective Sheeting	PVF-2	- Thermosetting Polyvinylidene
S/S	-Silk Screen	L-8	- SAME AS L-3, EXCEPT CUT ON COMPUTER PLOTTER
Rev	-Reverse Screen	HM-159	= Helvetica Medium @ 159% Spacing
S E/G	-Super Engineering Grade Refl. Sheeting	HM-200	= HELVETICA MEDIUM @ 200% SPACING
D.G.	-Diamond Grade Refl. Sheeting		
SHP	- High Performance Reflective Sheeting		

1. Field Drill - No Mounting Holes Drilled or Bars Attached.

3/18/97 10:12:21

XXXXXXXXXXXX

STATE: TEXAS COUNTY: CITY OF: SUPER: INTERSTATE HIGHWAY SIGN CO.
 PD #: MIKE CUSTOMER: 00094 CH. SUPPORTS: 1-NO SUPPORT LITTLE ROCK, ARKANSAS 72204
 ITEM#1 NICA CORPORATION (501-490-4242)
 ATTACH BACK: WIND ZONE:
 SIGN TYPE: 063 OVERLAY

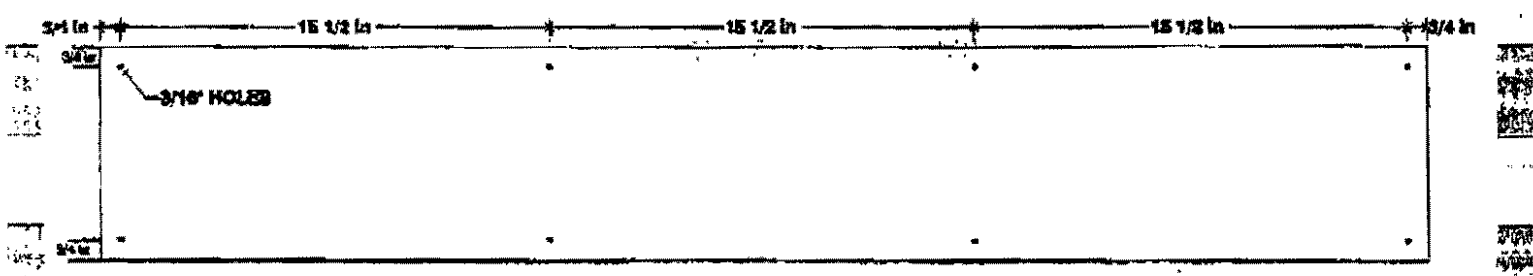
OVERALL SIZE: BACKGROUND 1: 8.000
 WIDTH: TYPE: W/T
 RADIUS: BACKGROUND 2:
 HTT: TYPE:
 EXTRA: COLOR:

Addison Circle

CORNER RADIUS: FINISH: W/T
 COLOR: SILVER
 VALUE NUMBER:
 DRAWN BY: KIM ELROD

COPY SIZE: COPY LETTER
 2.00 LG: SET SPACE
 3.75 LG: QM SPACE

12.4
 3.4 48.0
 SERIES: D TYPE: J-L FINISH: W/T COLOR: SILVER
 SPECIAL INSTRUCTIONS



OVERLAYS ATTACH TO PLYWOOD SIGNS WITH NO. 10 X 3/4 SS
 ROUND HEAD WOOD SCREWS

LETTERING TO BE WHITE AS SPECIFIED ON ORIGINAL DRAWINGS

7/18/97 10:22:31

11EM75R31

STATE: TEXAS COUNTY: CITY OF ANDERSON
 PO #: MIKE CUSTOMER: 00094 SK SUPPORTS: 1-NO SUPPORT
 ITEM: HICA CORPORATION LITTLE ROCK, ARKANSAS 72204
 (501-490-4342)

OVERALL SIZE BACKGROUND 1: 8.000

WIDTH: TYPE: H/T
 HEIGHT: 8.000 COLOR: GREEN

Addison Circle

RAB II: BACKGROUND 2:
 QTY: TYPE:
 EXTN: COLOR:
 CLEAR: RADIUS: COLOR:
 RADIUS: COLOR:

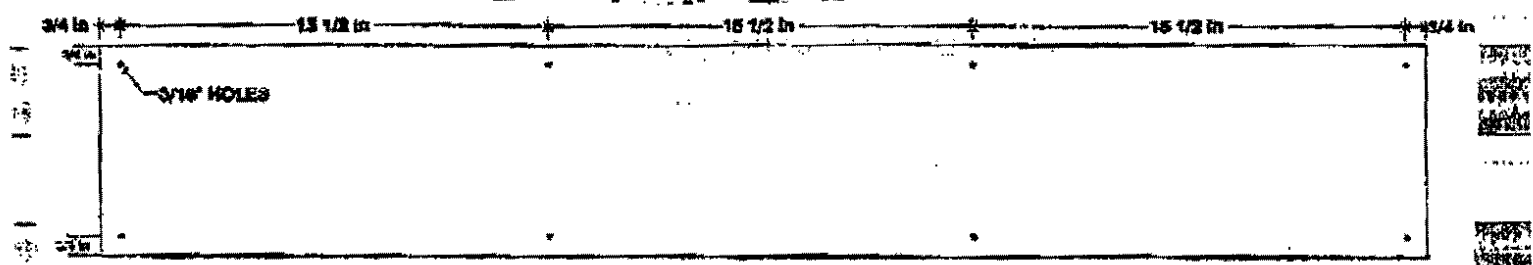
DRAWN BY: KIM ELROD

COPY SIZE COPY LETTER
 5.00 LC LET: 2.4
 3.75 LC CON: 2.4

21.4
26.4 48.0

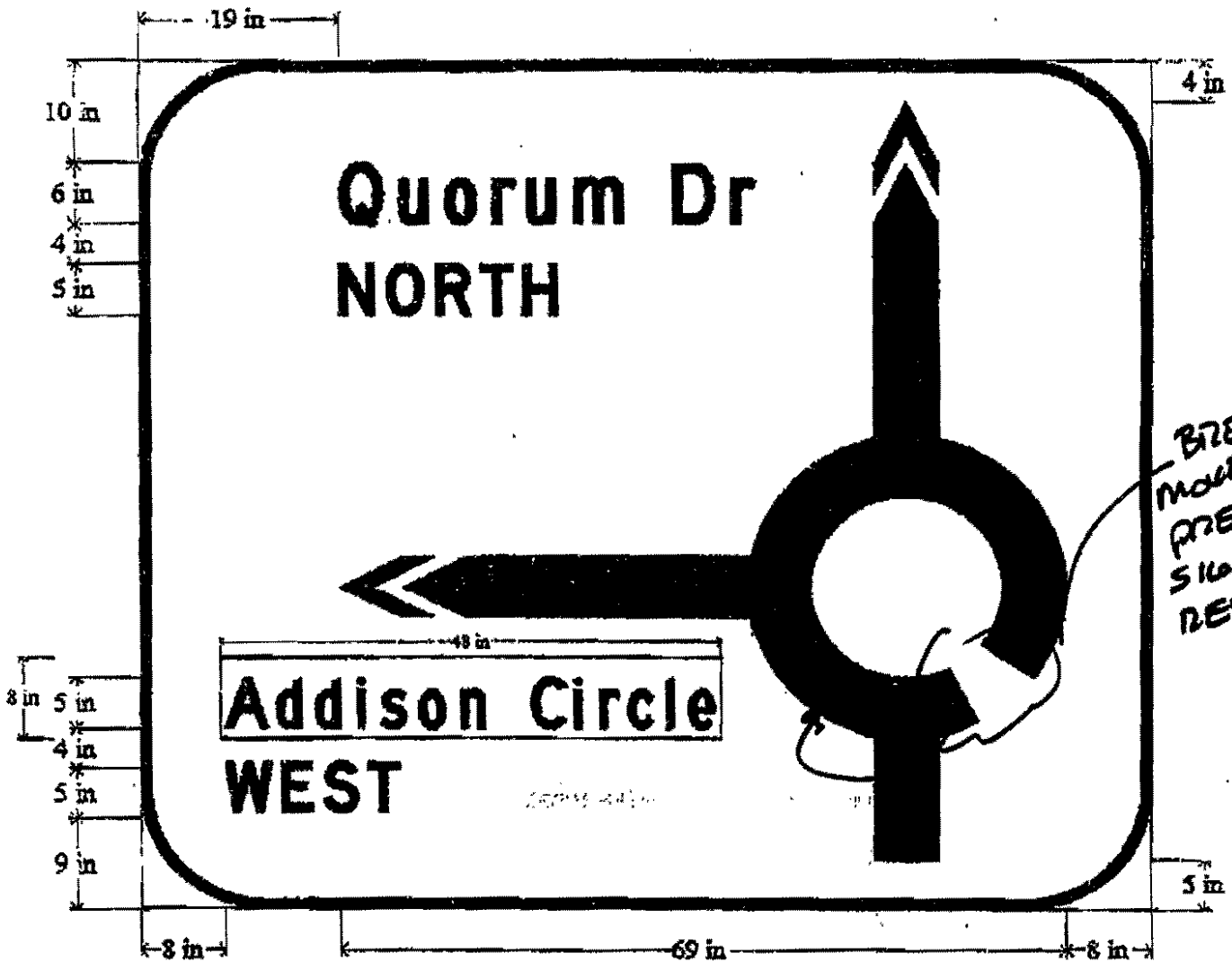
SERIES: D TYPE: L-H FINISH: H/T COLOR: SILVER

SPECIAL INSTRUCTIONS



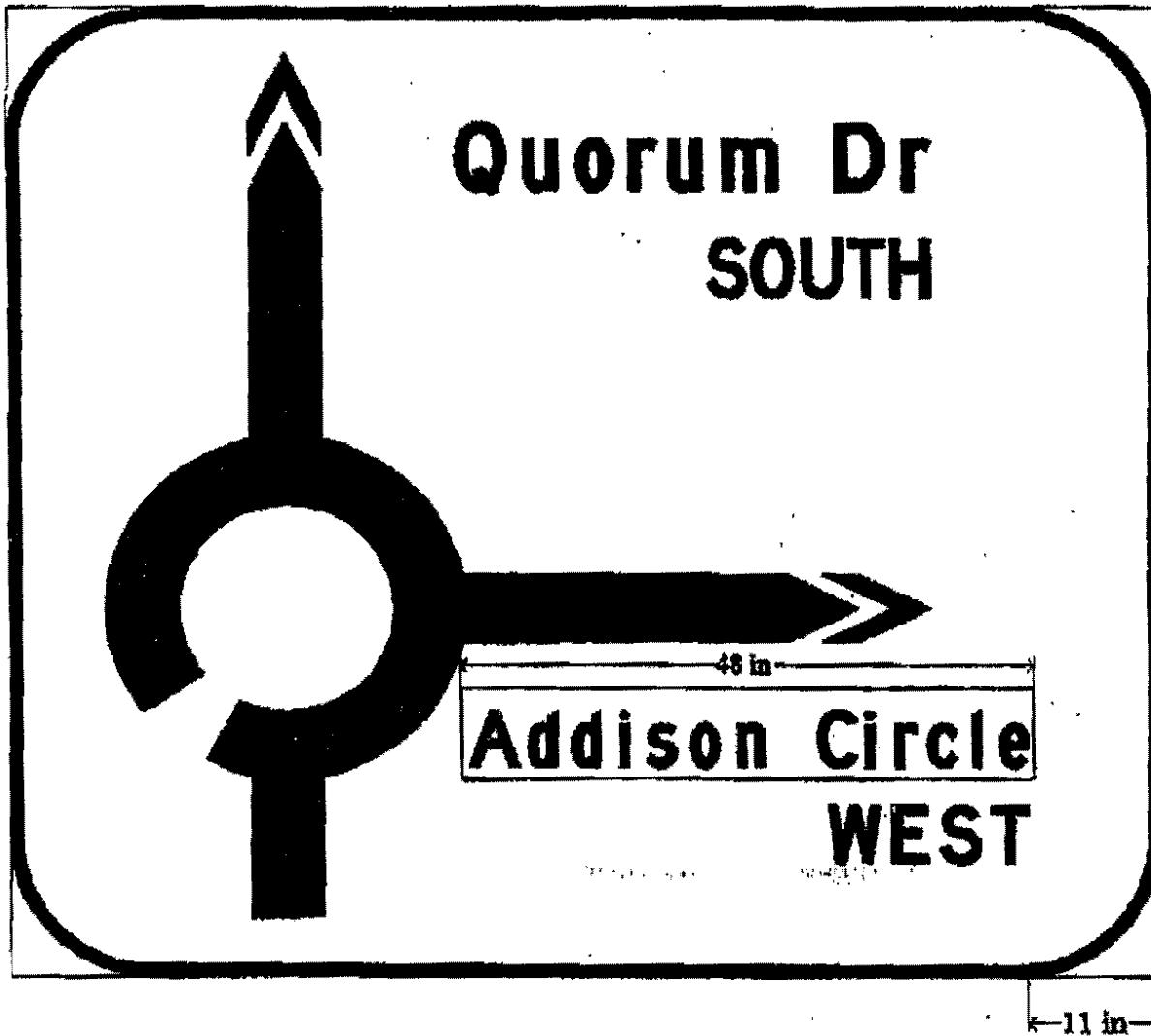
OVERLAYS ATTACH TO FLYWOOD SIGNS WITH NO. 10 X 3/4" SS
 ROUND HEAD WOOD SCREWS

LETTERING TO BE WHITE AS SPECIFIED ON ORIGINAL DRAWINGS.



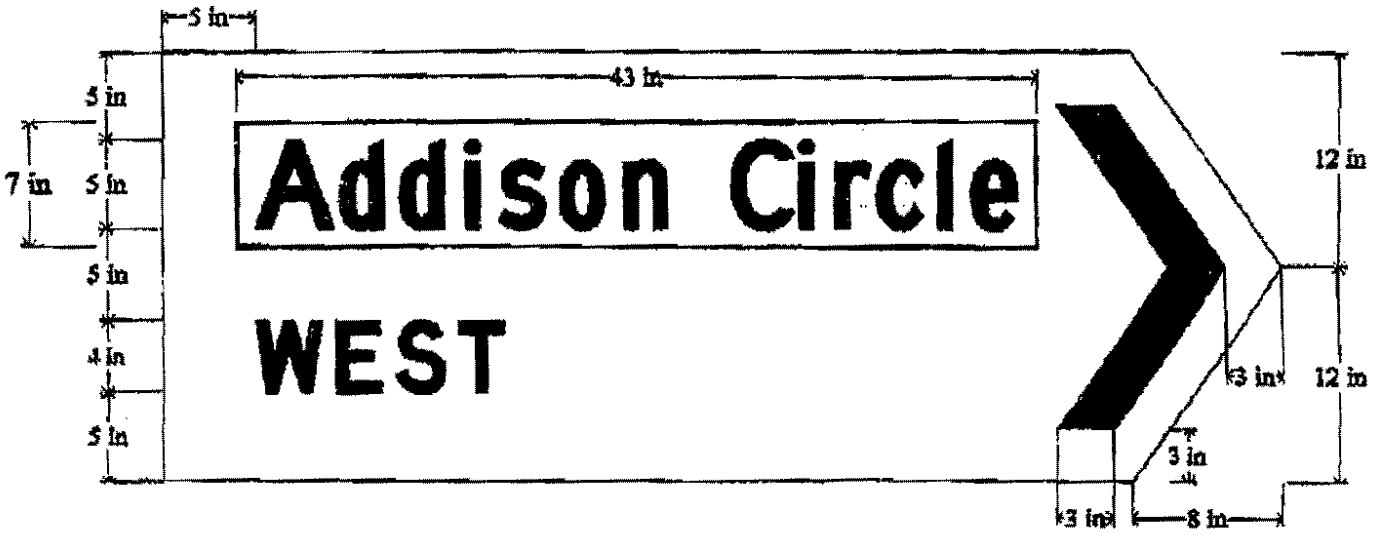
ADV-D1

DESIGNATED OVERLAY =



ADV-D2

DESIGNATED
OVERLAY =



ST-3

DESIGNATED
OVERLAY =

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

March 17, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-01

Dear Mr. Person:

Gibson & Associates is authorized to proceed with the installation of aluminum overlay panels on signs "ADV-D1, ADV-D2 and ST-3 for the change order amount of \$110.00 per SF for a total of \$1,931.60 as stated in your letter dated March 11, 1997. These overlays are to change street names from "Mildred Street" to "Addison Circle".

Columbus will begin leasing from temporary trailers south of Building "A" soon, therefore we need to have the overlays manufactured and installed this week.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

February 19, 1997

Mr. Mark Person
Gibson & Associates
11210 Ryliecrest
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure

Dear Mr. Person:

Gibson & Associates is authorized to proceed with the repair of three existing street light bases on the south side of Mildred Street at a cost of \$181.50/ea for a total cost of \$544.50 as stated in your letter dated February 12, 1997.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

DEM/psp

cc: Bryant Nail - Columbus Realty Trust
John Baumgartner - Town of Addison

G:\PROJ\0120130\IMP021997.LTR

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

March 24, 1997

Mr. Mark Person
Gibson & Associates
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
Street Sign Shop Drawings

Dear Mr. Person:

Enclosed please find 2 copies of street sign shop drawings submitted to Huitt-Zollars on August 10, 1996. In the past seven months, the production of these signs has been on hold pending an alternate street sign submittal by Columbus and approval by the Town of Addison. Columbus Realty Trust has recently decided to use the standard blue city street sign, however, they are still seeking an alternate pole and mounting hardware. Therefore, you are still on hold for six Unistrut poles and mounting caps until further notice.

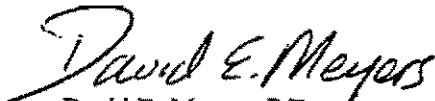
The enclosed shop drawings have been marked to indicate the block numbers assigned by the Town. In addition, the street names have been marked to reflect the name changes from "Mildred Street" to "Addison Circle", "McKamy Avenue" to "Goodman Avenue", "Witt Mews" to "Witt Place" and "Paschal Mews" to "Paschal Place". Please refer to the enclosed revised table from sheet 17 of the plans showing the placement of each sign.

Also, please find the enclosed specifications and sample sign from the Town of Addison to be incorporated into the shop drawings. I respectfully request that the shop drawings be revised and re-submitted for final approval as soon as possible.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

DEM/psp

Enclosures

cc: ~~John Batingar, P.E. - Town of Addison~~
Bryant Nail - Columbus Realty Trust

INTERSTATE HIGHWAY SIGN CO.
7415 LINDSEY ROAD
LITTLE ROCK, ARKANSAS 72206
(501-490-4242)
A MARK IV COMPANY

JOB NUMBER: 33514

TEXAS

ALUM. - STREET NAME

BOOK 1 OF 1

PROJECT NUMBER: ADDISON CIRCLE

COUNTY: CITY OF ADDISON

CUSTOMER: 94 MICA CORPORATION

PO NUMBER: 839 7735FW

DRAWN BY: CHERIE

SHEET #: C 1 - C 6

DATE: 8/06/96

CHECKED FOR SUBMITTAL:

CHECKED FOR BOOKS:

CHECKED FOR MATERIAL:

LIST BELOW ANY REVISION MADE TO THE ORIGINAL DRAWINGS.

NUMBER	REVISION	DRAWINGS	MATERIALS	CUTTING LIST
		BY - DATE	BY - DATE	BY - DATE

RECEIVED

AUG 16 1996

HUITT-ZOLLARS

NO EXCEPTION TAKEN REJECTED REVISE AND RESUBMIT MAKE CORRECTIONS NOTED

Corrections or comments made on the shop drawings during this review do not relieve contractor from compliance with requirements of the drawings and specifications.

This check is only for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The contractor is responsible for: confirming and correlating all quantities and dimensions; selecting fabrication processes and techniques of construction; coordinating his work with that of all other trades; and performing his work in a safe and satisfactory manner.

HUITT-ZOLLARS, INC.
3131 MCKINNEY AVE., SUITE 600
DALLAS, TEXAS 75204
(214) 871-3311

Date: 3/24/97

By: David Meeps

JOB: 33514
STATE: TEXAS
FO #: 839 7735FW
ITEM#:
ATTACH:

PROJECT: ADDISON CIRCLE
COUNTY: CITY OF ADDISON
CUSTOMER: 000094
MICA CORPORATION
BACK:

SIGN NUMBER: 1
SHEET NUMBER: C 1
SIGN SUPPORTS: 1-NO SUPPORT
WIND ZONE:

INTERSTATE HIGHWAY SIGN CO.
7415 LINDSEY RD
LITTLE ROCK, ARKANSAS 72206
(501-490-4242)

QUAN. REQD: 1 ✓
SIGN TYPE: .080 ALUM
SFT: 2.00

OVERALL SIZE
WIDTH: 3'-
HEIGHT: - 8.000
BORDER WIDTH: .50
RADIUS: 1.50
QTY: 5
EXTRA:
INNER RADIUS: 1.5

BACKGROUND 1: 8.000
TYPE: H/I
COLOR: GREEN
BORDER 1: L-3 H/I
COLOR: WHITE
BACKGROUND 2:
TYPE:
COLOR:
BORDER 2:
COLOR:

SEE SPEC SHEET FROM
TOWN FOR SIZES AND COLORS

ROUTE MARKER:
DRAWN BY: CHERIE

PY SIZE	COPY LETTER	M	I	L	D	R	E	D	S	T			
4.00 UC	LET.SPACE	2.0	4.0	1.4	3.2	3.5	3.5	3.2	2.6	4.0	3.4	2.4	2.0
3.00 UC	CUM.SPACE	2.0	6.0	7.4	10.6	14.3	18.0	21.2	24.0	28.0	31.4	34.0	36.0
SERIES: D		TYPE: L-3		FINISH: H/I				COLOR: WHITE					

PY SIZE	COPY LETTER	M	I	L	D	R	E	D	S	T			
4.00 UC	LET.SPACE	2.0	4.0	1.4	3.2	3.5	3.5	3.2	2.6	4.0	3.4	2.4	2.0
3.00 UC	CUM.SPACE	2.0	6.0	7.4	10.6	14.3	18.0	21.2	24.0	28.0	31.4	34.0	36.0
SERIES: D		TYPE: L-3		FINISH: H/I				COLOR: WHITE					

SPECIAL INSTRUCTIONS
COPY SPACING IS IN INCHES AND EIGHTHS
DECAL ON BACK OF SIGN



Addison Circle

JOB: 33514

PROJECT: ADDISON CIRCLE

SIGN NUMBER: 2

INTERSTATE HIGHWAY SIGN CO.

STATE: TEXAS

COUNTY: CITY OF ADDISON

SHEET NUMBER: C 2

7415 LINDSEY RD

PO #: 839 7735FW

CUSTOMER: 000094

ON SUPPORTS: 1-NO SUPPORT

LITTLE ROCK, ARKANSAS 72206

ITEM#:

HICA CORPORATION

(501-490-4242)

ATTACH:

BACK:

WIND ZONE:

QUAN. REQD: 2

SIGN TYPE: .080 ALUM
SQFT: 4.00

OVERALL SIZE
WIDTH: 3'-
HEIGHT: - 8.000

BACKGROUND 1: 8.000
TYPE: H/I

COLOR: GREEN
BORDER 1: L-3 H/I

BORDER WIDTH: .50

COLOR: WHITE

RADIUS: 1.50

BACKGROUND 2:

QTY: 4

TYPE:

EXTRA:

COLOR:

INNER RADIUS: 1.5

BORDER 2:

COLOR:

ROUTE MARKER:

DRAWN BY: CHERIE

SEE SPEC SHEET FROM TOWN
FOR SIZES AND COLORS

LETTER SIZE COPY LETTER

1.00 UC	LET.SPACE	3.5	4.2	1.3	2.5	2.4	4.0	4.0	3.0	4.2	2.6	3.5
---------	-----------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

	CUM.SPACE	3.5	7.7	9.2	11.7	14.3	18.3	22.3	25.3	29.5	32.3	36.0
--	-----------	-----	-----	-----	------	------	------	------	------	------	------	------

SERIES: D

TYPE: L-3

FINISH: H/I

COLOR: WHITE

LETTER SIZE COPY LETTER

1.00 UC	LET.SPACE	3.5	4.2	1.3	2.5	2.4	4.0	4.0	3.0	4.2	2.6	3.5
---------	-----------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

	CUM.SPACE	3.5	7.7	9.2	11.7	14.3	18.3	22.3	25.3	29.5	32.3	36.0
--	-----------	-----	-----	-----	------	------	------	------	------	------	------	------

SERIES: D

TYPE: L-3

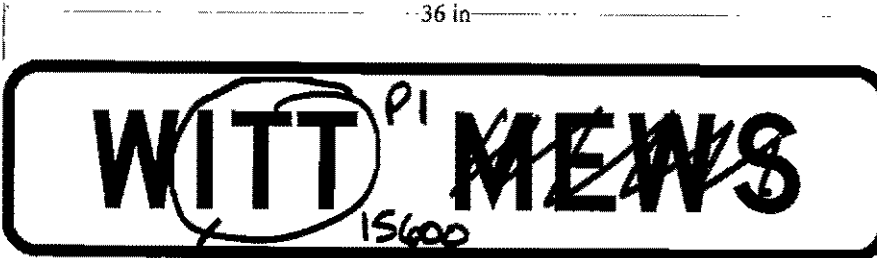
FINISH: H/I

COLOR: WHITE

SPECIAL INSTRUCTIONS

COPY SPACING IS IN INCHES AND EIGHTHS
DECAL ON BACK OF SIGN

2 in
4 in
2 in



Lower Case

JOB: 33514 PROJECT: ADDISON CIRCLE
 STATE: TEXAS COUNTY: CITY OF ADDISON
 PO #: 839 7735FW CUSTOMER: 000094
 ITEM#: MICA CORPORATION
 ATTACH: BACK:

SIGN NUMBER: 3
 SHEET NUMBER: C 3
 SIGN SUPPORTS: 1-NO SUPPORT
 WIND ZONE:

INTERSTATE HIGHWAY SIGN CO.
 7415 LINDSEY RD
 LITTLE ROCK, ARKANSAS 72206
 (501-490-4242)

QUAN.REQD: 2 SIGN TYPE: .060 ALUM
 SOFT: 4.00

OVERALL SIZE BACKGROUND 1: 8.000
 WIDTH: 3- TYPE: H/I
 HEIGHT: - 8.000 COLOR: GREEN
 BORDER 1: L-3 H/I
 BORDER COLOR: WHITE
 BORDER WIDTH: .50
 RADIUS: 1.50 BACKGROUND 2:
 QTY: 4 TYPE:
 EXTRA: COLOR:
 INNER RADIUS: 1.5 BORDER 2:
 COLOR:

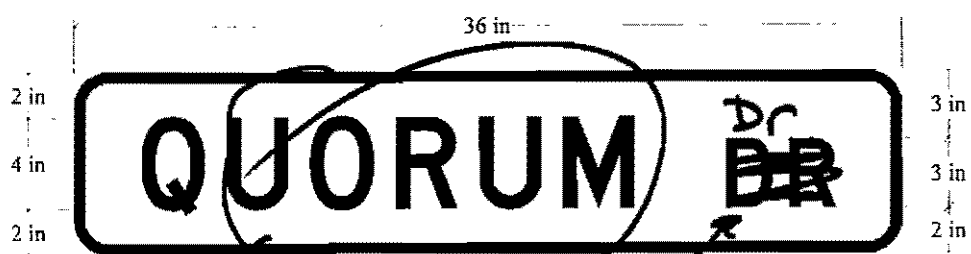
SEE SPEC Sheet from
 TOWN FOR SIZES AND
 COLORS.

ROUTE MARKER:
 DRAWN BY: CHERIE

PY SIZE	COPY LETTER	Q	U	O	R	U	H	D	R			
4.00 UC	LET.SPACE	2.0	3.6	3.5	3.6	3.5	3.5	3.1	4.0	3.5	2.6	2.1
3.00 UC	CUM.SPACE	2.0	5.6	9.3	13.1	16.6	20.3	23.4	27.4	31.1	33.7	36.0
SERIES: D		TYPE: L-3		FINISH: H/I				COLOR: WHITE				

PY SIZE	COPY LETTER	Q	U	O	R	U	H	D	R			
4.00 UC	LET.SPACE	2.0	3.6	3.5	3.6	3.5	3.5	3.1	4.0	3.5	2.6	2.1
3.00 UC	CUM.SPACE	2.0	5.6	9.3	13.1	16.6	20.3	23.4	27.4	31.1	33.7	36.0
SERIES: D		TYPE: L-3		FINISH: H/I				COLOR: WHITE				

SPECIAL INSTRUCTIONS
 COPY SPACING IS IN INCHES AND EIGHTHS
 DECAL ON BACK OF SIGN



Lower Case

15600 } ONE SIGN FOR
 15700 } EACH BLOCK;
 TOTAL OF
 TWO SIGNS

JOB: 33514
STATE: TEXAS
PO #: 839 7735FW
ITEM#:
ATTACH:

PROJECT: ADDISON CIRCLE
COUNTY: CITY OF ADDISON
CUSTOMER: 000094
NICA CORPORATION
BACK:

SIGN NUMBER: 4
SHEET NUMBER: C 4
SIGN SUPPORTS: 1-NO SUPPORT
WIND ZONE:

INTERSTATE HIGHWAY SIGN CO.
7415 LINDSEY RD
LITTLE ROCK, ARKANSAS 72208
(501-490-4242)

QUAN. REQD: 3 SIGN TYPE: .080 ALUM
SOFT: 6.00

ROLL SIZE BACKGROUND 1: 8.000
WIDTH: 3- TYPE: H/I
HEIGHT: - 8.000 COLOR: GREEN
BORDER 1: L-3 H/I
CORNER WIDTH: .50 COLOR: WHITE
RADIUS: 1.50 BACKGROUND 2:
QTY: 4 TYPE:
EXTRA: COLOR:
INNER RADIUS: 1.5 BORDER 2:
COLOR:

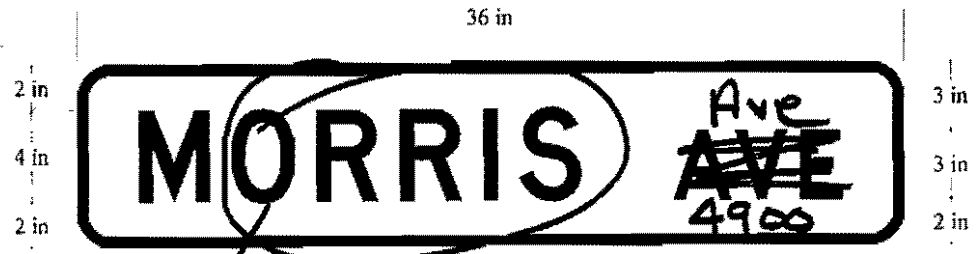
SEE SPEC SHEET FROM
TOWN FOR SIZES AND COLORS

ROUTE MARKER:
DRAWN BY: CHERIE

TYPE SIZE	COPY LETTER	N	O	R	R	I	S	A	V	E			
1.00 UC	LET.SPACE	1.3	4.0	3.6	3.5	3.5	1.4	2.6	4.0	3.5	3.6	2.4	1.4
1.00 UC	CUM.SPACE	1.3	5.3	9.1	12.6	16.3	17.7	20.5	24.5	28.2	32.0	34.4	36.0
SERIES: D		TYPE: L-3		FINISH: H/I				COLOR: WHITE					

TYPE SIZE	COPY LETTER	N	O	R	R	I	S	A	V	E			
1.00 UC	LET.SPACE	1.3	4.0	3.6	3.5	3.5	1.4	2.6	4.0	3.5	3.6	2.4	1.4
1.00 UC	CUM.SPACE	1.3	5.3	9.1	12.6	16.3	17.7	20.5	24.5	28.2	32.0	34.4	36.0
SERIES: D		TYPE: L-3		FINISH: H/I				COLOR: WHITE					

SPECIAL INSTRUCTIONS
COPY SPACING IS IN INCHES AND EIGHTHS
DECAL ON BACK OF SIGN



Lower Case

JOB: 33514
STATE: TEXAS
PO #: 839 7735FW
ITEM#:
ATTACH:

PROJECT: ADDISON CIRCLE
COUNTY: CITY OF ADDISON
CUSTOMER: 000094
MICA CORPORATION
BACK:

SIGN NUMBER: 5
SHEET NUMBER: C 5
SIGN SUPPORTS: 1-NO SUPPORT
WIND ZONE:

INTERSTATE HIGHWAY SIGN CO.
7415 LINDSEY RD
LITTLE ROCK, ARKANSAS 72206
(501-490-4242)

BLANK REQD: 2 SIGN TYPE: .080 ALUM
SOFT: 5.33

ROLL SIZE BACKGROUND 1: 8.000
WIDTH: 4- TYPE: H/I
HEIGHT: - 8.000 COLOR: GREEN
BORDER 1: L-3 H/I
INNER WIDTH: .50 COLOR: WHITE
RADIUS: 1.50 BACKGROUND 2:
QTY: 4 TYPE:
EXTRA: COLOR:
INNER RADIUS: 1.5 BORDER 2:
COLOR:

*SEE SPEC SHEET FROM
TOWN FOR SIZES AND
COLORS.*

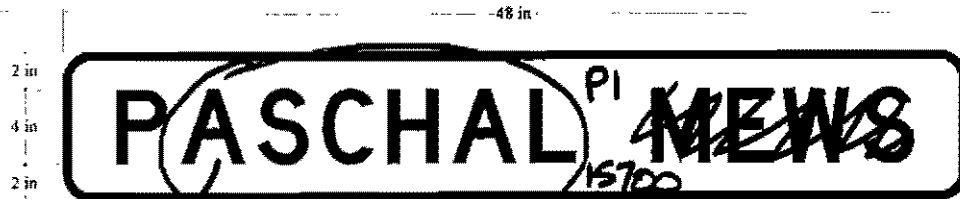
ROUTE MARKER:
DRAWN BY: CHERIE

Y SIZE	COPY LETTER	P	A	S	C	H	A	L	H	E	W	S			
1.00 UC	LET.SPAC	2.7	3.0	4.1	3.4	3.4	3.4	4.1	2.4	4.0	4.0	3.0	4.2	2.6	2.7
	CUM.SPAC	2.7	5.7	10.0	13.4	17.0	20.4	24.5	27.1	31.1	35.1	38.1	42.3	45.1	48.0
	SERIES: D	TYPE: L-3		FINISH: H/I				COLOR: WHITE							

Y SIZE	COPY LETTER	P	A	S	C	H	A	L	H	E	W	S			
1.00 UC	LET.SPAC	2.7	3.0	4.1	3.4	3.4	3.4	4.1	2.4	4.0	4.0	3.0	4.2	2.6	2.7
	CUM.SPAC	2.7	5.7	10.0	13.4	17.0	20.4	24.5	27.1	31.1	35.1	38.1	42.3	45.1	48.0
	SERIES: D	TYPE: L-3		FINISH: H/I				COLOR: WHITE							

SPECIAL INSTRUCTIONS

COPY SPACING IS IN INCHES AND EIGHTHS
DECAL ON BACK OF SIGN



Lower Case

JOB: 33514
STATE: TEXAS
PO #: 839 7735FW
ITEM#:
ATTACH:

PROJECT: ADDISON CIRCLE
COUNTY: CITY OF ADDISON
CUSTOMER: 000094
NICA CORPORATION
BACK:

SIGN NUMBER: 6
SHEET NUMBER: C 6
SIGN SUPPORTS: 1-NO SUPPORT
WIND ZONE:

INTERSTATE HIGHWAY SIGN CO.
7415 LINDSEY RD
LITTLE ROCK, ARKANSAS 72206
(501-490-4242)

QUAN.RECD: 2 ✓

SIGN TYPE: .080 ALUM
SQFT: 5.33

SEE SPEC SHEET FROM TOWN
FOR SIZES AND COLORS

OVERALL SIZE
WIDTH: 4'-
HEIGHT: - 8.000
ORDER WIDTH: .50
RAD II: 1.50
QTY: 4
EXTRA:
CORNER RAD II: 1.5

BACKGROUND 1: 8.000
TYPE: H/I
COLOR: GREEN
BORDER 1: L-3 H/I
COLOR: WHITE
BACKGROUND 2:
TYPE:
COLOR:
BORDER 2:
COLOR:

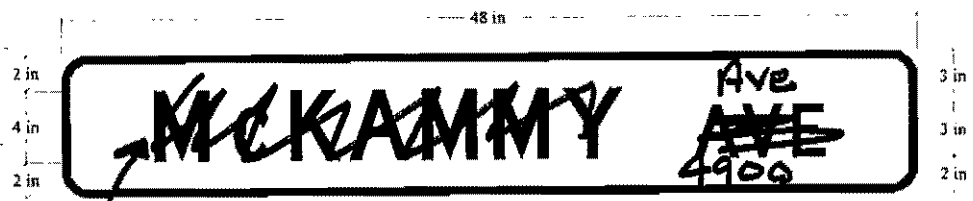
Legend spacing is incorrect if
the "c" in McKammy is to be lowercase
as shown in layout below. Please use
which "c" we should use

ROUTE MARKER:
DRAWN BY: CHERIE

COPY SIZE	COPY LETTER	M	C	K	A	H	M	Y	A	V	E			
4.00 UC	LET.SPACE	4.0	4.0	3.4	3.2	4.1	4.0	3.7	3.3	4.0	3.5	3.6	2.4	4.0
3.00 UC	CUM.SPACE	4.0	8.0	11.4	14.6	18.7	22.7	26.6	30.1	34.1	37.6	41.4	44.0	48.0
SERIES: D		TYPE: L-3		FINISH: H/I				COLOR: WHITE						

COPY SIZE	COPY LETTER	M	C	K	A	H	M	Y	A	V	E			
4.00 UC	LET.SPACE	6.0	4.0	3.4	3.2	4.1	4.0	3.7	3.3	3.5	3.6	2.4	6.0	
3.00 UC	CUM.SPACE	6.0	10.0	13.4	16.6	20.7	24.7	28.6	32.1	32.1	35.6	39.4	42.0	48.0
SERIES: D		TYPE: L-3		FINISH: H/I				COLOR: WHITE						

SPECIAL INSTRUCTIONS
COPY SPACING IS IN INCHES AND EIGHTHS
DECAL ON BACK OF SIGN



Goodman

STREET NAME SIGNS			
SIGN NO./ LOCATION	STREET NAME	BLOCK NO.	MOUNTING
①	MORRIS AVE.	4900	NEW SIGN POLE
	QUORUM DR.	15600	
②	GOODMAN AVE.	4900	NEW SIGN POLE
	QUORUM DR.	15700	
③	PASCHAL PL.	15700	NEW SIGN POLE
	GOODMAN AVE.	4900	
④	PASCHAL PL.	15700	NEW SIGN POLE
	MORRIS AVE.	4900	
⑤	WITT PL.	15600	NEW SIGN POLE
	MORRIS AVE.	4900	
⑥	WITT PL.	15600	NEW SIGN POLE
	ADDISON CIRCLE	4900	

SHEET 17 OF 137

Sample sign.



* Substrate shall be flat blade (non-extruded) .080 aluminum. Lettering is five (5) inch F.H.W.A. series "B" upper and lower case. Suffix and numbering is two and one-half (2 1/2) inch F.H.W.A. series "B" upper and lower case. Background shall be 3-M High Intensity Blue. All lettering and numbers shall be 3-M High Intensity White. Length of sign shall be proportionate to length of street name.

* Signs shall be mounted on Unistrut-Telespar. Pole shall be one and three-quarter (1 3/4) inches square by twelve (12) feet in length. Pole base shall be constructed of Unistrut-Telespar. Pole base is two (2) inches square by thirty six (36) inches long and reinforced by a sleeve two and one-quarter (2 1/4) inches square by eighteen (18) inches long. All Unistrut-Telespar pole and base assemblies are composed of 12 ga. galvanized steel. Regulatory and warning signs shall be mounted with the bottom of the signs at a minimum height of seven (7) feet and shall be mounted using Unistrut-Telespar drive rivets.

Street name signs shall be mounted using Unistrut-Telespar sign mounting cap (Unistrut Part Number 850FL175C) and, where applicable, mounting cross street names shall be mounted with a cross piece (Unistrut Part Number 850FL90X).

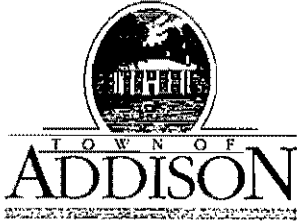
No borders of any kind are used.

Mews is not an acceptable roadway identifier.
(Please consider Witt Ln., Paschal Place, etc.)

The street name signs shall be numbered with the block numbers as follows:

Mildred St	4900	Witt Pl	15600
Morris Ave	4900	Witt Pl	15700 15600
Morris Ave	5000 4900		
Goodman Ave	4900		
Goodman Ave	5000 4900		
Paschal Pl	15700		
Paschal Pl	15700		
Quorum Dr	15600		
Quorum Dr	15700		
Quorum Dr	15700		
Morris Ave	4900		

** Posts AND MOUNTING BRACKETS STILL ON HOLD



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(972) 450-2871

16801 Westgrove

June 19, 1997

Mr. David Meyers
Huitt-Zollars, Inc.
3131 McKinney Avenue, Suite 600
Dallas, Texas 75204

Re: Addison Circle - Phase I - Electrical Design - Pedestrian Street Lights

Dear David:

Enclosed you will find an executed contract extension authorizing Huitt-Zollars proceed with the work outlined in your letter dated May 12, 1997.

Please call me if you have any questions or need additional information.

Sincerely,

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

amh

Enclosure

HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

May 12, 1997

Mr. John Baumgartner, P.E.
Director of Public Works
Town of Addison
P.O. Box 144
Addison, Texas 75001

RE: Addison Circle Phase I
Electrical Design - Pedestrian Street Lights
HZI Project No. 01-1822-15

Dear John:

We have reviewed the design and plan production requirements for the electrical engineering components of the Addison Circle pedestrian street lights and are pleased to offer this proposal. This work has come about as a result of the decision to make the street lights a system to be owned and maintained by the town of Addison rather than T.U.E. and the direction that the lights be metered.

Our Scope of Work will be as follows:

- Review the fixtures that have been selected and determine their power requirements.
- Establish points of service and circuit configurations per T.U.E. original plan and modifications necessary due to construction to this date.
- Prepare electrical plan sheets for inclusion in the public infrastructure set as a change order.
- Prepare line and panel schedules.
- Prepare specifications.
- Process plans for approval.

We propose to perform the foregoing scope of work for the Lump Sum Fee of \$5,600. All reimbursable expenses will be covered under our existing contract for the public infrastructure.

We will submit a separate proposal for preparing materials to bid the work as a separate package, if necessary.

G:\PROJ\01182207\JB0512.PRO

Mr. John Baumgartner
May 12, 1997
Page 2

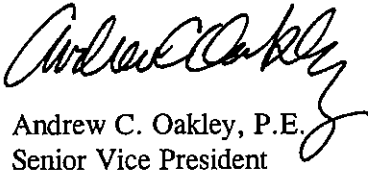
This letter shall serve as a contract extension and its terms shall be covered by our original agreement dated April 2, 1996.

We appreciate this opportunity to be of continued service to the Town of Addison.

If this proposal meets with your approval, please sign and return one copy as our authorization to proceed.

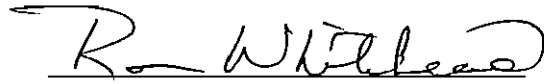
Sincerely,

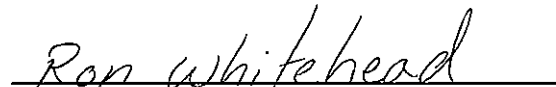
HUITT-ZOLLARS, INC



Andrew C. Oakley, P.E.
Senior Vice President

ACO/gkm

ACCEPTED FOR:
TOWN OF ADDISON


Signature


Printed Name and Title


Date

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

July 16, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-01

Dear Mr. Person:

Gibson & Associates is authorized to proceed with the installation of alternate street sign posts, brackets, mounting hardware and finials per the prices quoted in your letter dated June 26, 1997. Please note that six of the posts and mounting hardware, 12 of the wing brackets and 94 of the finials are spares to be delivered to the Town of Addison. Contact Mr. Bruce Ellis when the materials are ready for delivery.

Change Order No. 8 will include the above mentioned items.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

July 16, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-01

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Change Order No. 8 will include the above mentioned items.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison - 972-450-2837
Bryant Nail-Columbus Realty Trust

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

May 5, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
Tree Light Conduit
HZI Project No. 01-2013-01

Dear Mr. Person:

The Town of Addison has agreed to the elimination of tree lights on all streets except Addison Circle (formerly Mildred Street), around the modern roundabout and the west side of Quorum Drive. This still results in an increase in contract amount because the original contract quantities for these items were allowances which were not based on design plans. Please see the following sheet for the contract quantity changes.

We will transmit revised sheets 54A and 54B of 137 in the next couple of days.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

cc: ~~David Nighswonger, P.E., Town of Addison~~
Bryant Nail-Columbus Realty Trust
Jim Duffy-Columbus Realty Trust

TREE LIGHT CONDUIT ANALYSIS

DATE: 05/05/97

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL CONTRACT QUANTITY	REVISED CONTRACT QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
SCHEDULE II - STREETScape IMPROVEMENTS							
202	1" TREE LIGHTING CONDUIT	LF	1000	2005	1005	\$3.40	\$3,417.00
204	STREET LIGHT & TREE LIGHT PULL BOXES	EA	50	70	20	\$226.80	\$4,536.00
256	3" TREE LIGHTING CONDUIT	LF	1000	470	-530	\$4.97	(\$2,634.10)
261	2" TREE LIGHTING CONDUIT	LF	2600	2595	-5	\$3.89	(\$19.45)
TOTAL							\$5,299.45

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

May 14, 1997

Mr. Mark Person
Gibson & Associates
11210 Ryliecrest
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure

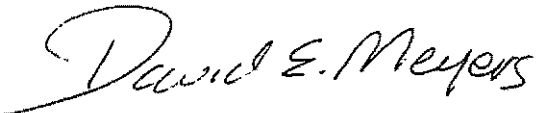
Dear Mr. Person:

Gibson & Associates is authorized to proceed with the relocation of two water meters at a cost of \$610.00/ea for a total cost of \$1,220.00 as stated in your letter dated May 13, 1997.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

DEM/psp

cc: Bryant Nail - Columbus Realty Trust
Jim Duffy - Columbus Realty Trust
~~John Baumgartner - Town of Addison~~

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HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

June 10, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-01

Dear Mr. Person:

There is a small section of sidewalk in front of Building "B" that will require grading of a small, gradual valley to insure that water does not drain back towards the building slab. The most westerly 10 to 15 feet of the building slab at elevation 629.74 is virtually the same elevation as the top of curb on Addison Circle. For this reason we request the sidewalk be graded to an elevation approximately 0.25' below the building finish floor at a point halfway between the building and back of curb. The valley should gradually fade away as you approach Witt Mews where the elevation on Addison Circle is well below the building slab.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

cc: John Baumgartner, P.E. - Town of Addison
Bryant Nail-Columbus Realty Trust

CONTRACTOR SHALL CALL
1-800-344-8377 FOR LINE
LOCATIONS PRIOR TO ANY
EXCAVATION.

SEE ADDISON CIRCLE PHASE
PUBLIC INFRASTRUCTURE
SHEET 30/157 FOR
ADDITIONAL GRADING

FOR THE CIVIL PLANS

CT DOCUMENTS, THE
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TEXAS DEPARTMENT

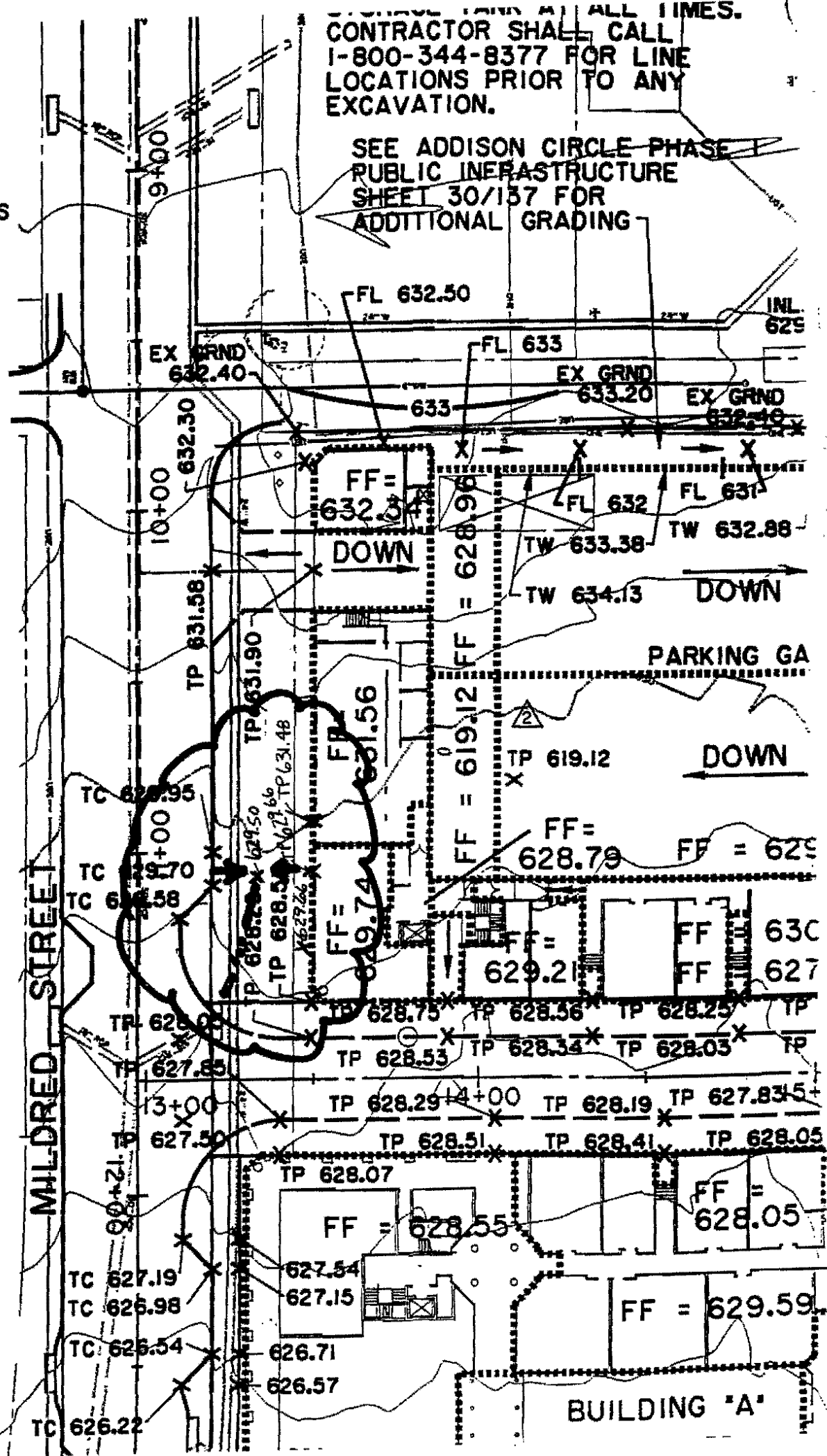
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HUITT-ZOLIARS

Engineering / Architecture

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 2-21-96

Fax No.: 931-6643

H-Z Proj. No. 01-1622-04

No. of Pages: 2
(Including Cover Sheet)

TO: John Baumgartner

Town of Addison

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

Addison Circle Ph I Public Infrastructure
Addendum No. 5

FROM: K. Robert

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

ADDENDUM NO. 5

To The Construction Specifications And Contract Documents For

ADDISON CIRCLE PHASE I PUBLIC INFRASTRUCTURE

February 21, 1996

I. CONSTRUCTION SPECIFICATIONS AND CONTRACT DOCUMENTS

SECTION AB - ADVERTISEMENT FOR BIDS Add the following section:

11. A Pre-Bid Meeting will be held at 2:00 p.m. on Tuesday, February 27, 1996 at the Addison Service Center, 16801 Westgrove Drive, Addison, Texas 75001, 214-450-2871. All bidders are encouraged to attend.

II. CONSTRUCTION PLANS

1. Replace the note on Exhibit "4G", issued in Addendum No. 4, which begins "CONTRACTOR SHALL PROVIDE GRADING AND PLANT BUFFALO GRASS SEED..." with the following:

"CONTRACTOR SHALL PROVIDE AND PLANT BUFFALO GRASS SEED, PER THE SPECIFICATIONS, ON ALL DISTURBED AND GRADED AREAS WITHIN THE TOWN OF ADDISON'S PROPERTY. PROVIDE TEMPORARY IRRIGATION FOR THE SEEDING UNTIL IT IS ESTABLISHED AND ACCEPTED BY THE TOWN OF ADDISON. THIS WORK SHALL BE COMPLETED BY JUNE 30, 1996."

The grading on the water tower site and at the west end of Morris Avenue will be done by the contractor hired by Columbus for their private development.

END OF ADDENDUM NO. 5

G:\PROJ\01182704\ADDENDUM.5



2-21-96

November 25, 1996

Mr. John Baumgartner, P.E.
Director of Public Works
Town of Addison
P.O. Box 144
Addison, TX 75001

RE: Addison Circle Phase I Public Infrastructure
Construction Phase Services
HZI Project No. 01-2013-01

Dear John:

Pursuant to our telephone conversation of last week, I am writing to elaborate on the current status and future requirements of the referenced contract for construction coordination for Addison Circle Phase I. Our current contract is for a total not-to-exceed \$90,000 at hourly rates including consultants and reimbursables. Internally the project was set up with an allocation of \$72,000 for Huitt-Zollars, \$13,000 for Newman Jackson Bieberstein and \$5,000 for combined reimbursable expenses.

As you and I have discussed, the level of effort to date has been somewhat greater than expected and the budget is nearly expended. As of November 2, the cumulative fees are approximately: Huitt-Zollars, \$71,230, Newman Jackson Bieberstein \$4,480, and reimbursables expenses \$4,900, for a total of \$80,610. Obviously we will not be able to complete the project without an extension of the budget, even at a reduced level of effort.

We have reviewed the current status of construction relative to the remainder of the construction schedule to arrive at an estimate of the probable level of effort that will be required to provide an appropriate level of support. The result is our prediction that approximately \$54,000 in additional services will be required to complete the project based on the attached spreadsheet. Our estimate is based on the fact that public infrastructure construction is now scheduled to continue until November of 1997 as streetscape is installed incrementally when each of the three apartment buildings and the Bosque Park is nearing completion.

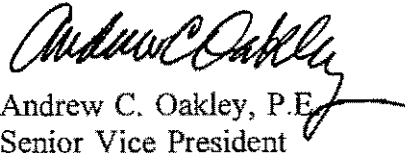
Since the Phase I project, in total, has apparently exceeded the Town's allocation of \$4,500,000, we are aware that any additional costs are likely to be borne by Columbus Realty Trust and, as such, they should be party to any extension of this contract. We have therefore included a signature line in this proposal for Columbus to acknowledge and are transmitting a copy to Bryant Nail simultaneously with this transmittal to you.

If the Town and Columbus agree that the contract should be extended as indicated, please return an executed copy of this proposal to us. This letter shall serve as a contract extension and its terms shall be covered by our original agreement dated April 2, 1996.

Sincerely,

Accepted for TOWN OF ADDISON

HUITT-ZOLLARS, INC.



Andrew C. Oakley, P.E.
Senior Vice President

Signature

Printed Name and Title

ACO/psp

Date

cc: Bryant Nail

Acknowledged by COLUMBUS REALTY TRUST

Signature

Printed Name and Title

Date

HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

November 25, 1996

Mr. John Baumgartner, P.E.
Director of Public Works
Town of Addison
P.O. Box 144
Addison, TX 75001

RE: Addison Circle Phase I Public Infrastructure
Construction Phase Services
HZI Project No. 01-2013-01

Dear John:

Pursuant to our telephone conversation of last week, I am writing to elaborate on the current status and future requirements of the referenced contract for construction coordination for Addison Circle Phase I. Our current contract is for a total not-to-exceed \$90,000 at hourly rates including consultants and reimbursables. Internally the project was set up with an allocation of \$72,000 for Huitt-Zollars, \$13,000 for Newman Jackson Bieberstein and \$5,000 for combined reimbursable expenses.

As you and I have discussed, the level of effort to date has been somewhat greater than expected and the budget is nearly expended. As of November 2, the cumulative fees are approximately: Huitt-Zollars, \$71,230, Newman Jackson Bieberstein \$4,480, and reimbursables expenses \$4,900, for a total of \$80,610. Obviously we will not be able to complete the project without an extension of the budget, even at a reduced level of effort.

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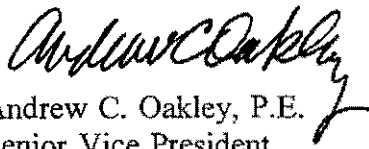
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G:\PROJ\01201301\JB112596.LTR

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Sincerely,

HUITT-ZOLLARS, INC.


Andrew C. Oakley, P.E.
Senior Vice President

ACO/psp

cc: Bryant Nail

Accepted for TOWN OF ADDISON

Signature

Printed Name and Title

Date

Acknowledged by COLUMBUS REALTY TRUST

Signature

Printed Name and Title

Date

Prepared by Huitt-Zollars, Inc 11/26/96
**ADDISON CIRCLE PHASE I PUBLIC INFRASTRUCTURE
 CONSTRUCTION ADMINISTRATION
 WORK PLAN**

TASK	TASK AMOUNT	HOURS PER MONTH												TOTAL	
		NOV '96	DEC '96	JAN '97	FEB '97	MAR '97	APR '97	MAY '97	JUN '97	JUL '97	AUG '97	SEP '97	OCT '97		NOV '97
HUITT-ZOLLARS															
CONSTRUCTION PROGRESS MEETINGS															
PE	\$ 5,760.00	8	8	8	8	8	8	8	8	8	6	6	6	6	96
CL	\$ 162.50	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	6.5
PAY ESTIMATES															
PE	\$ 5,760.00	8	8	8	8	8	8	8	8	8	6	6	6	6	96
CL	\$ 182.50	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	6.5
MISC. CHANGE ORDERS & BUDGET RECONCILIATION'S															
PE	\$ 2,400.00	7	7	3	3	3	3	2	2	2	2	2	2	2	40
PM	\$ 455.00	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	6.5
DR	\$ 1,800.00	7	7	3	3	3	3	2	2	2	2	2	2	2	40
SITE VISITS FOR CONST. COORDINATION & OBSERVATION															
PE	\$ 16,800.00	40	40	18	18	18	18	18	18	18	18	18	18	20	280
FINAL PAY ESTIMATE & JOB SITE PUNCH LIST															
PM	\$ 560.00													8	8
PE	\$ 900.00													15	15
CL	\$ 100.00													4	4
RECORD DRAWINGS															
PM	\$ 560.00													8	8
PE	\$ 4,800.00													80	80
DR	\$ 3,600.00													80	80
CL	\$ 200.00													8	8
MISC. COORD. & TASKS FOR TOWN COLUMBUS & GIBSON															
PP	\$ 1,150.00				1	1	1	1	1	1	1	1	1	1	10
PM	\$ 700.00				1	1	1	1	1	1	1	1	1	1	10
PE	\$ 2,400.00	7	7	3	3	3	3	2	2	2	2	2	2	2	40
CL	\$ 250.00				1	1	1	1	1	1	1	1	1	1	10
REIMBURSABLES															
NEWMAN, JACKSON & BIEBERSTEIN															
SITE VISITS FOR CONST. COORDINATION & OBSERVATION															
PM	\$ 4,900.00	5	5	5	10	5	5	5	5	5	5	5	5	5	70
FINAL PAY ESTIMATE & JOB SITE PUNCH LIST															
PM	\$ 560.00													8	8
CL	\$ 100.00													4	4
RECORD DRAWINGS															
PM	\$ 560.00													8	8
LA	\$ 1,200.00													20	20
DR	\$ 900.00													20	20
CL	\$ 100.00													4	4
MISC. COORD. & TASKS FOR TOWN COLUMBUS & GIBSON															
PM	\$ 700.00				1	1	1	1	1	1	1	1	1	1	10
LA	\$ 2,100.00	2	2	2	2	3	3	3	3	3	3	3	3	3	35
CL	\$ 250.00				1	1	1	1	1	1	1	1	1	1	10
REIMBURSABLES															
PM	\$ 500.00														
GRAND TOTAL															
	\$ 63,390.00														
LESS REMAINDER OF CURRENT FEE															
	\$ (9,390.00)														
NET PROBABLE ADDITIONAL FEE															
	\$ 54,000.00														

PE=PROJECT ENGINEER PM=PROJECT MANAGER PP=PROJECT PRINCIPAL DR=DRAFTER CL=CLERICAL LA=LANDSCAPE ARCHITECT

HUITT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario

FACSIMILE TRANSMITTAL

Date: 5/19/97

Fax No.: 972-450-2837

H-Z Proj. No. 01201302

No. of Pages: _____
(Including Cover Sheet)

TO: ADDISON
ATTN: JOHN BAUMGARTNER

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDISON CIRCLE

ALTERNATE STREET POLES

GIBSON IS POURING SIDEWALK
THIS WEEK.

We need to know ~~whether~~ if alt.
post is approved soon.

Thanks,

FROM: David Meyer

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

March 27, 1997

Mr. John Baumgartner
 Town of Addison
 Public Works
 P.O. Box 144
 Addison, TX 75001

RE: Addison Circle Phase I Public Infrastructure
 Alternate Street Signs
 HZI Project No. 01-2013-01

Dear John:

Columbus Realty Trust would like to use an alternate street sign post as shown on the attached graphic by RTKL. They will use the standard city street sign with a wing bracket attachment to the post as shown on page 22 of the SA-SO catalog. The finial would attach to the post similar to the post caps shown on page 22 of the SA-SO catalog. The finial would be manufactured with aluminum material and painted gold. We propose the use of a 3" O.D. hot dipped galvanized post painted black, per manufacturers recommendation, to match the street lights. We propose the post foundation installation and triangular slip base detail shown on TxDOT standard detail sheet SMD (1-3) "Pipe Mounting Details for Small Roadside Signs". The stop signs would be mounted to the post using mounting clamp details from TxDOT standard detail sheet SMD (1-2).

There are six locations on sheet 17 of the plans that we request the use of this alternate post and mounting hardware. If this alternate is acceptable, please provide us with the amount of extra posts, brackets and mounting hardware that will be required. We will have a meeting with Gibson & Associates to initiate a change order process upon notification of approval. If the alternate is not approved, we will release Gibson to order the necessary Uni-strut posts and hardware.

Thank you for your assistance in this matter.

Sincerely,

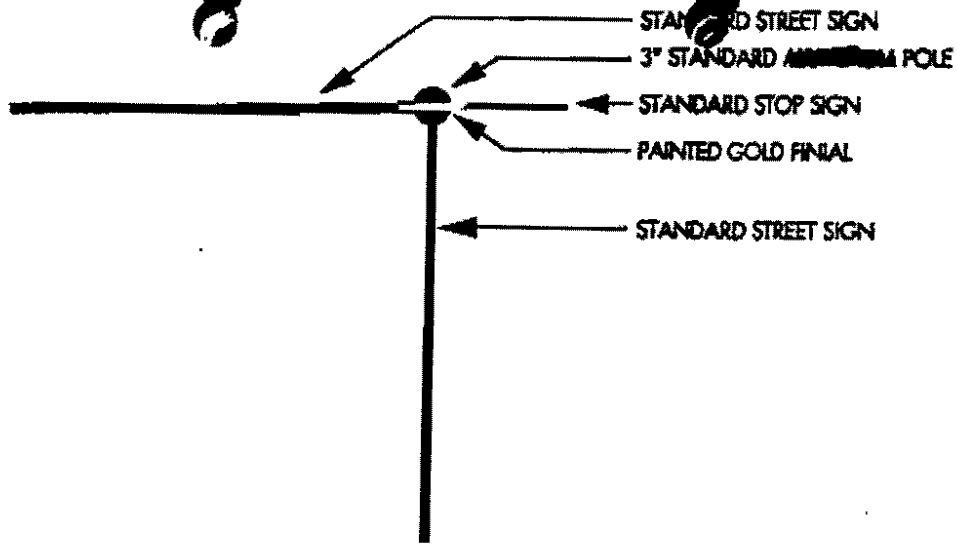
HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

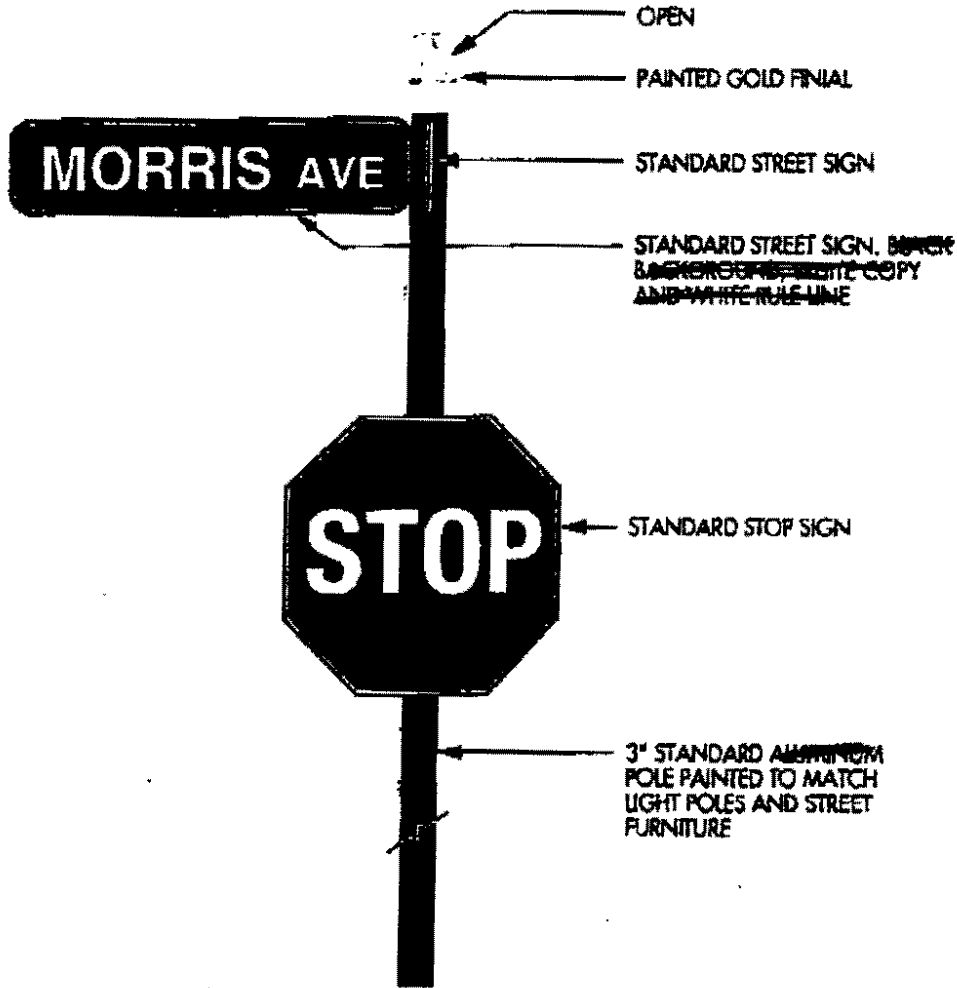
DEM/psp

cc: Robin Jones - Town of Addison
 Bryant Nail - Columbus Realty Trust



PLAN VIEW

SCALE: 3/4" = 1'-0"



ADDISON CIRCLE STREET SIGNS

SCALE: 3/4" = 1'-0"

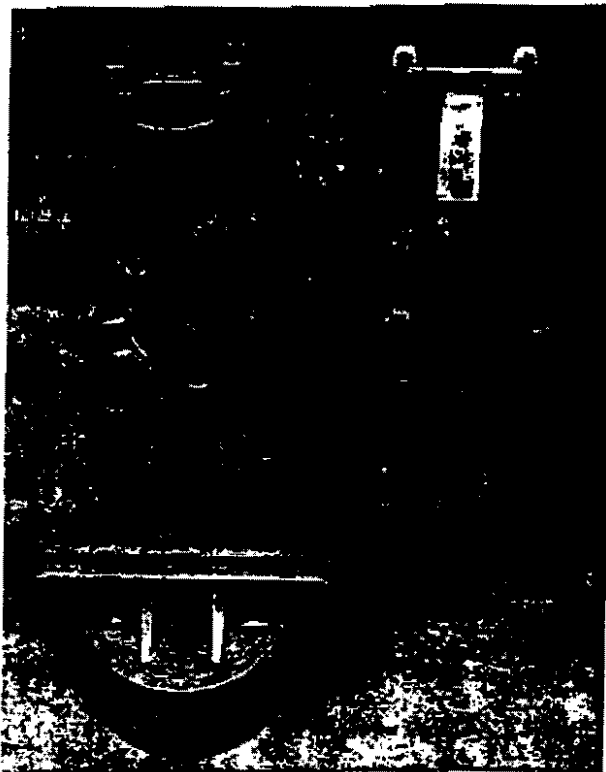
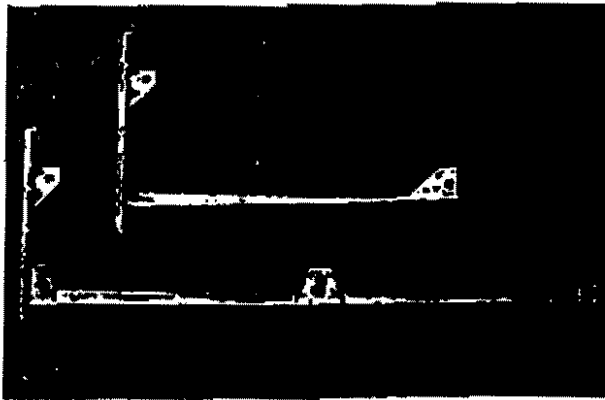
Everything You Need

Heavy-Duty Bracket

- Built of die-cast aluminum for uniform strength
- 5 1/2" wide bracket protects against wind warp
- Use with 6" or 9" super size street assemblies

Post cap is for 2 1/4" OD post. Plate holder on both brackets is 5 1/2" wide. Set screws included.

Description	Item No.	Price ea.
Post Cap	45Q426	\$10.35
90° Bracket	45Q427	



Wing Brackets

- Mount to existing posts in congested areas
- Standard 14" or heavy duty 24" of support ensures stability
- T-beam design eliminates need drilling
- For flat or extruded sign plates

Wing brackets fit extruded and flat plates. Bolts or straps to any size pole. Heavy duty bracket provides horizontal support 24 inches along the blade. A wider contact area where bracket mounts to pole and accommodates up to three bands of steel strapping. Strapping for use with this bracket is sold on page 8. Fasteners are 7/16" set screws.

Wing Bracket.....	03Q023	\$14.55 ea.
Heavy Duty Wing Bracket.....	03Q283	\$29.95 ea.

Polished Die-Cast Aluminum Brackets

The hardware is all smooth, die-cast aluminum. Set screws are zinc-plated.

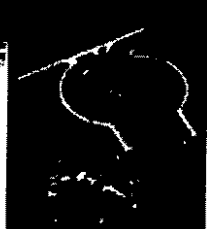
- A. Post cap for 2 1/4" OD (outside diameter) post. Set screws included.
.....45Q410 \$6.85 ea.
- B. 90° bracket for street name assemblies. Set screws included.
.....45Q411 \$8.85 ea.
- C. Post cap for 3" OD (outside diameter) post. Set screws included.
.....45Q425 \$10.35 ea.
- D. Bracket for all U-channel posts. Set screws and hex-head bolts included.
.....45Q419 \$8.85 ea.
- E. 45° bracket. Also works as 180° bracket. Set screws and round-head bolt and nut included.
.....45Q412 \$10.35 ea.

BAND-IT

Stainless steel strapping and other sign hardware.

page **9**

Designed for Tubular Post Mounting



Aluminum Sign Brackets

- Attach flat signs to 2 1/2" OD posts without drilling

• Economical but strong extruded aluminum
 • All mounting hardware included
 Aluminum Bracket 03Q154 \$7.50/pr.



Buckle Brackets

- Zinc-coated steel for strength and corrosion resistance

• Adjusts to fit 4-12" posts
 • 10 pairs per carton

Buckle Brackets 03Q140 \$11.95/pr.



Bracket

- Sign bolts to bracket shoulder
- 16 ga. steel, Cadmium-coated

Bracket for 3" OD Posts (25 pair) 03Q148 \$8.50/pr.
 Bracket for 2 1/2" OD Posts (25 pair) 03Q150 \$8.50/pr.

Brackets for 2 1/2" OD Posts

- Order double bracket for back-to-back signs



These brackets are made of zinc-coated steel. The single bracket includes: 2 U-brackets, 2 U-bolts, 4 nuts and 2 hex-cap screws. The double bracket, for back-to-back signs, includes: 4 U-brackets, 4 bolts and nuts and 4 hex-cap screws.

Single Bracket 03Q165 \$7.50/pr.
 Double Bracket 03Q166 \$11.50/pr.

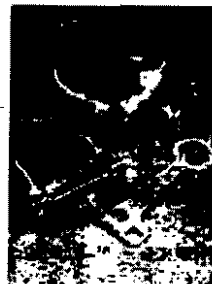


Back-To-Back Installation Clamps

- No need to stagger brackets

Die-cast aluminum won't rust. Complete assembly includes: 4 clamps, 8 nuts and bolts, and 4 washers.

Sign Clamp 03Q243 \$11.50/pr.



"Steal-Proof" 2 1/2" OD Post U-Brackets

- Can only be removed with bracket tool

This 6063-T6 aluminum bracket improves sign security with its 1/2" x 18 1/2" theft-proof steel-zinc cap screws. *Tool required.*

Single U-Bracket 03Q034 \$13.95/pr.
 Tool 03Q036 \$4.50/ea.

Band-It Strapping/Clamping System



The fast, easy, versatile way to clamp almost anything

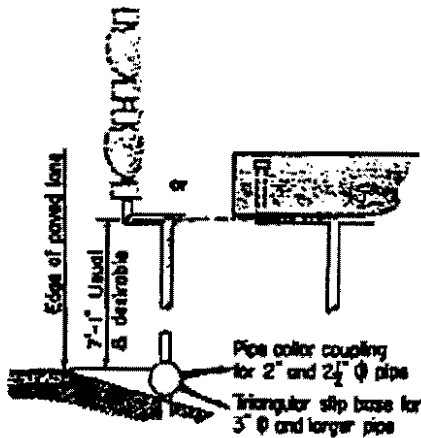
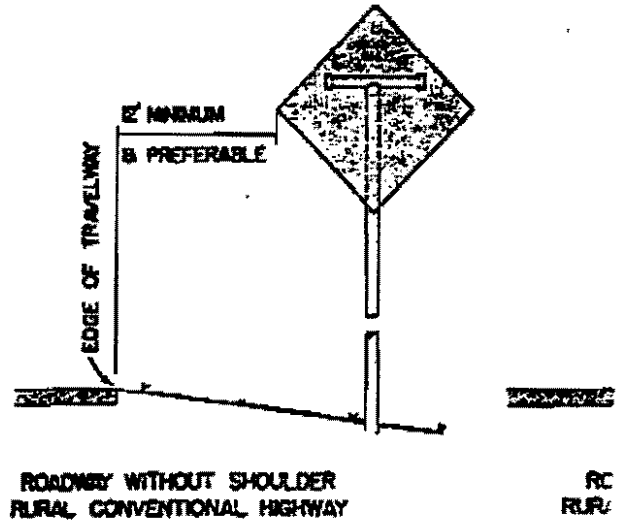
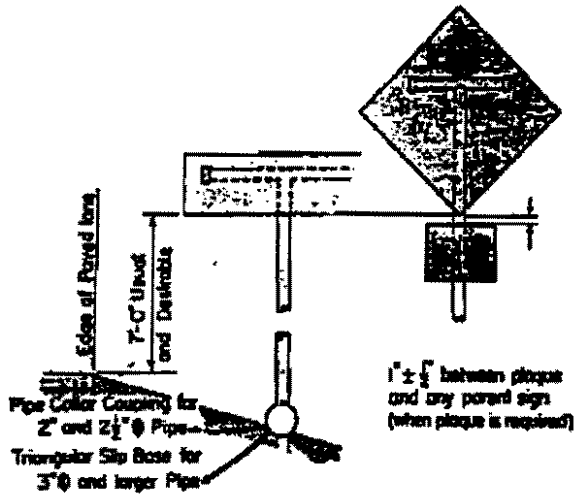
For securing hoses, pipes, poles, cables and solving a score of other clamping problems, the Band-It system is the excellent answer. Provides secure clamping for a variety of shapes in diameters from 1/2" to 30".

Easy Scale Band: Take the guesswork out of clamping. There's no waste or complicated measuring. Patented imprints on the stainless steel band make it so easy. Just count out the same number of diamond marks as the diameter to be clamped, in inches, add 2 marks, and roll out the precise length needed. 200' per roll of 1/2" banding.

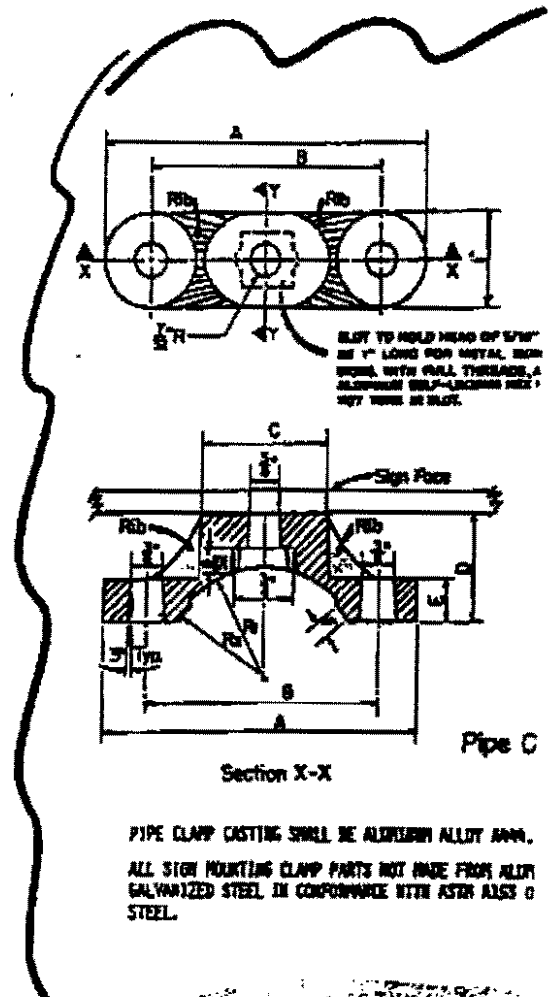
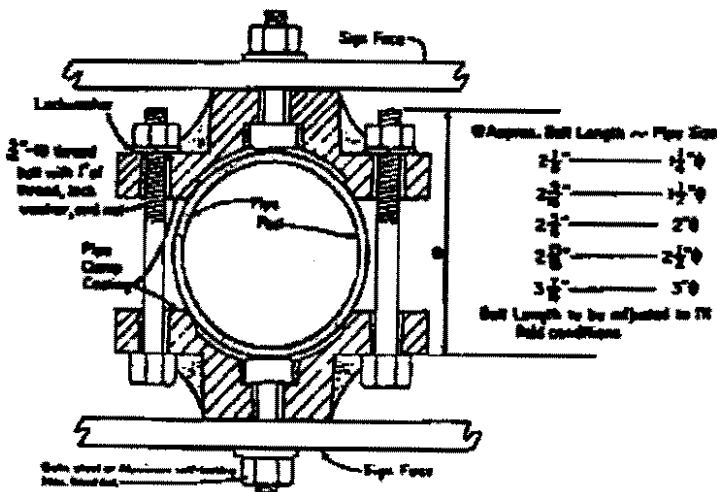
Band-It Tote: Here's a handy, waterproof carrying case for Easy Scale Band. Easy to refill from banding cartons, the winding mandrel makes coiling and recoiling foolproof. Holds a full 200' roll.

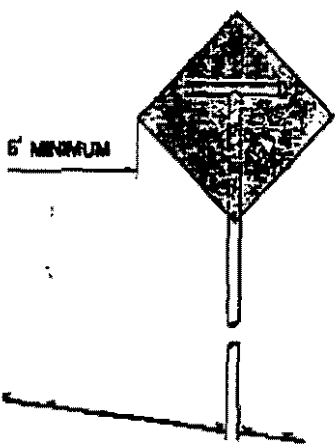
Cool Tool: The band-tensioning tool is now even faster and easier to use. New blue epoxy finish makes it virtually impervious to impact, chemicals and the elements. Spring-loaded gripper lever improves band tensioning.

Description	Item No.	Price
Tote w/ 200' of 1/2" Strapping Band	03Q275	\$79.95 ea.
Tote only	03Q276	\$15.95 ea.
"Cool Tool"	03Q025	\$115.00 ea.
One-Bolt Bracket	03Q028	\$3.50 ea.
One-Bolt Bracket (sides flared)	03Q024	\$3.50 ea.
Strapping Band, 200 ft.	03Q033	\$66.50/roll
Steel Clips	03Q031	\$29.95 box/100



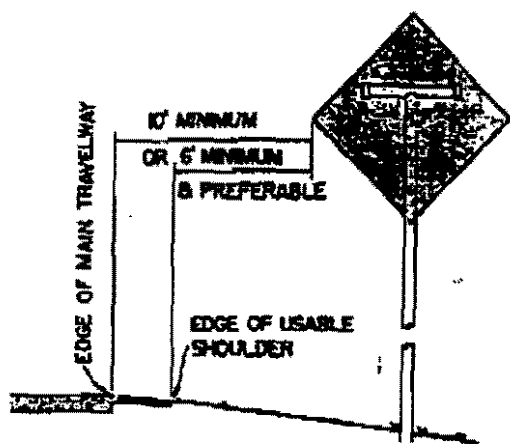
**VERTICAL CLEARANCE OF SMALL SIGNS
ALL TYPES OF ROADWAYS**





6' MINIMUM

WITH SHOULDER
CONVENTIONAL HIGHWAY

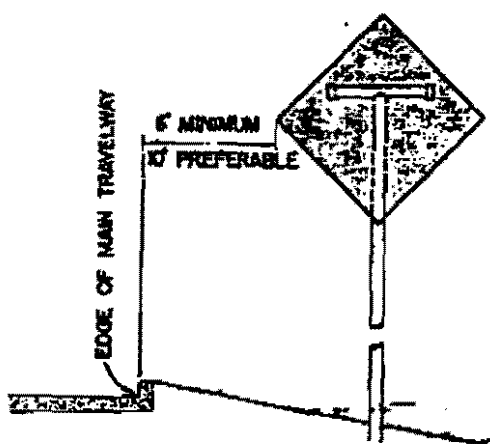


10' MINIMUM
OR 6' MINIMUM
& PREFERABLE

EDGE OF MAIN TRAVELWAY

EDGE OF USABLE SHOULDER

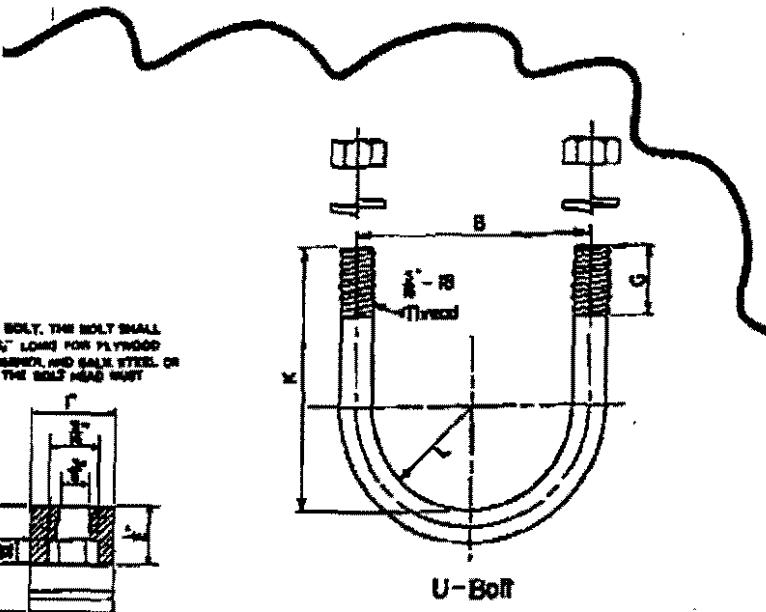
EXPRESSWAYS OR FREEWAYS
WITHOUT CURB OR WITH MOUNTABLE CURB



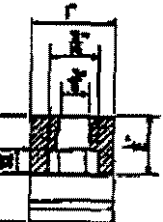
6' MINIMUM
10' PREFERABLE

EXPRESSWAYS OR FREEWAYS
WITH UNMOUNTABLE CURB

LATERAL CLEARANCE OF SMALL SIGNS
TO THE RIGHT OR LEFT SIDE OF ROADWAY



NOTE: THE BOLT SHALL
BE 1/2" LONGER FOR PLYWOOD,
ENAMEL AND GALV. STEEL, OR
THE BOLT HEAD MUST



Section Y-Y

U-Bolt
U-BOLT TO BE MADE IN ACCORDANCE WITH STANDARD
MANUFACTURING PROCEDURE, 100% SPA. STEEL IS PREFERRED.
AMERICAN STANDARD SQUARE U-BOLTED HEX. NUTS &
SPRINGS LOCKWASHERS.

- NOTES:
- EXCEPT AS NOTED, ALL CLEARANCES APPLY TO BOTH RURAL AND URBAN LOCATIONS.
 - GENERALLY, WHERE PHYSICAL FEATURES OF THE ROADWAY WILL PERMIT, MAXIMUM LATERAL CLEARANCES ARE THE MORE RESTRICTED. FOR FRONTAGE ROADS, RAMP AND OTHER CONNECTING ROADWAYS, LESSER CLEARANCES MAY BE USED, BUT GENERALLY NOT LESS THAN SIX FEET IS RECOMMENDED BETWEEN THE EDGE OF THE TRAVELWAY AND THE EDGE OF THE SIGN. AT INTERSECTIONS, SIGNS SHOULD BE POSITIONED IN THE MOST OPTIMUM LOCATION FOR VIEWING BY TRAFFIC.
 - WHERE NECESSARY, AN ALLOWABLE MINIMUM CLEARANCE OF TWO FEET MAY BE USED IN URBAN LOCATIONS ON CONVENTIONAL HIGHWAYS.
 - WHERE A SIGN IS TO BE LOCATED BEHIND A CURB, THE ALLOWABLE MINIMUM CLEARANCE MAY BE MEASURED FROM THE FACE OF THE CURB TO THE REAR EDGE OF THE SIGN.
 - LATERAL CLEARANCES OF SIGNS MOUNTED ON LEFT SIDE OF ROADWAY ARE THE SAME AS URBAN AREAS WHERE SPACE WILL PERMIT.

Casting

6.0-F.
ALL BE
LESS

Dimensions for Mounting Clamp

Standard Pipe Size	A	B	C	D	E	F	G	K	L	R ₁	R ₂
1 1/2"	3 3/4"	2 3/4"	2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	2 1/4"	1 1/2"	1 1/2"	1 1/2"
1 1/2"	3 3/4"	2 3/4"	1"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	2 1/4"	1 1/2"	1 1/2"	1 1/2"
2"	3 3/4"	2 3/4"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	2 1/4"	1 1/2"	1 1/2"	1 1/2"
2 1/2"	4 1/2"	3 1/2"	2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	3 3/4"	1 1/2"	1 1/2"	1 1/2"
3"	4 1/2"	3 1/2"	2 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	3 3/4"	1 1/2"	1 1/2"	1 1/2"

STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION

PIPE MOUNTING DETAILS
FOR SMALL ROADSIDE SIGNS

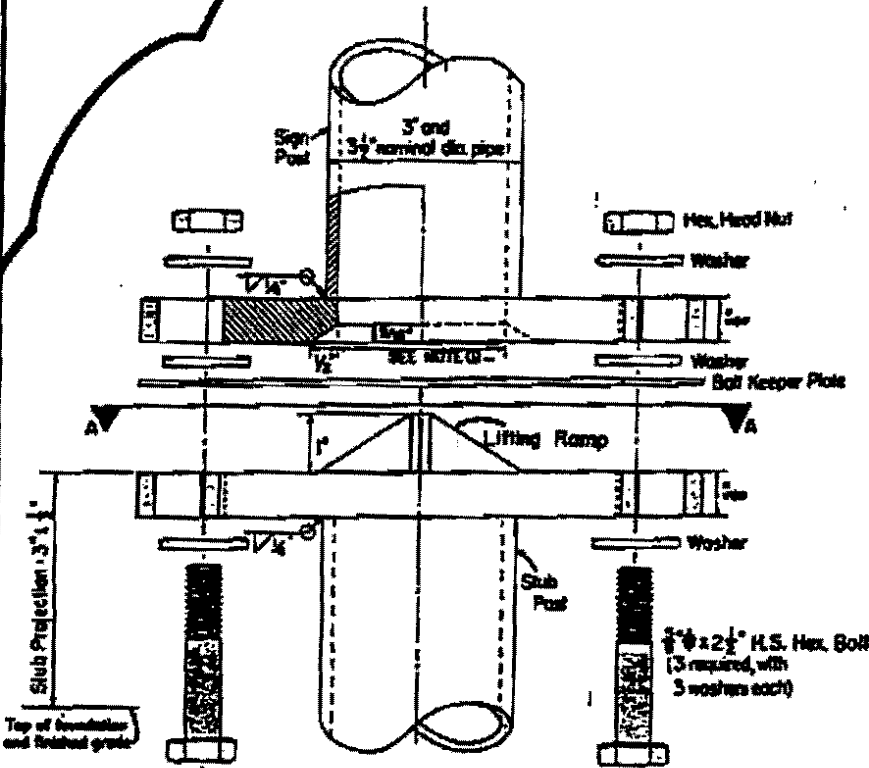
SMD(1-2)

TRIANGULAR SLIP BASE DETAIL

1. THE LIFTING DEVICE MUST CONSIST OF WELDED RINGS OR A CONICAL SHAPE FORCED INTO THE CENTER OF THE BOTTOM PLATE.
2. THE TOP PLATE OF THE TRIANGULAR SLIP BASE SHALL HAVE THE SAME SPACING DIMENSIONS AS THE BOTTOM PLATE. THE LIFTING DEVICE SHALL BE A PART OF THE BOTTOM PLATE SUCH A HOLE EQUAL TO THE INSIDE DIAMETER OF THE SHIM MUST BE MADE TO GO THROUGH THE CENTER OF THE TOP PLATE WITH THE HOLE SIZE INDICATED AS DETAIL.
3. THE TOP AND BOTTOM BASE PLATES AND LIFTING DEVICE SHALL CONFORM WITH THE REQUIREMENTS OF A.S.T.M.-A36, A491 OR A572 GRADE 50.
4. ALL STRUCTURAL STEEL SHALL BE BACKSTOPPED OR ANCHORED WITH ANCHOR BOLTS. THE ANCHOR BOLTS SHALL BE BACKSTOPPED FROM THE TOP SURFACE TO A DEPTH OF 8" INTO THE FOUNDATION. ALL BASE BOLTS AND WASHERS SHALL BE ANCHORED IN ACCORDANCE WITH THE SPECIFICATIONS OF A.S.T.M.
5. ALL HIGH STRENGTH BOLTS SHALL CONFORM TO A.S.T.M.-A325 (A325) OR A354 (A354) REQUIREMENTS FOR ANCHOR BOLTS PROVIDED FOR HIGH STRENGTH. ALL HIGH STRENGTH NUTS SHALL BE OF THE CORRECT TYPE TO DEVELOP THE BOLT STRENGTH.

INSTALLATION PROCEDURE FOR ASSEMBLY OF BASE CONNECTION

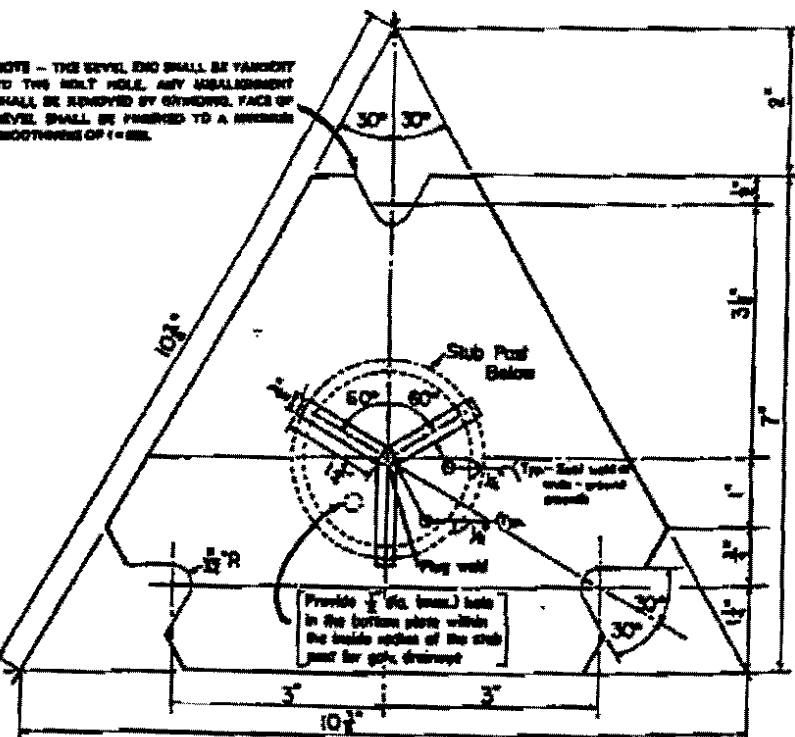
1. ASSEMBLE POST TO STEM WITH BOLTS AND WASHERS AND PLATE WASHERS AND SHIM BOLTS BETWEEN PLATES AS SHOWN.
2. WASHERS AND SHIMS TO BE PLACED IN POSITION.
3. VERIFY ALL BOLTS ARE TIGHTENED TO 100% OF THE TENSILE STRENGTH OF THE BOLTS AND WASHERS AND SHIMS AND TO 100% OF THE TENSILE STRENGTH OF THE BOLTS AND WASHERS AND SHIMS. THEN LOCKWASH EACH BOLT IN TURN AND RETURN BOLTS TO A SUFFICIENT TORQUE TO THE PREVIOUS TORQUE OF 100% OF THE TENSILE STRENGTH. DO NOT OVERTIGHTEN.
4. WASH TORQUES AT INTERVALS WITH THE USE OF A DRIVER TO PREVENT ANY LOOSENING.



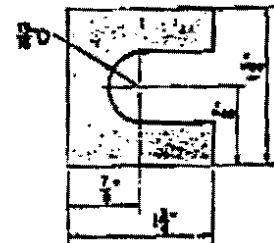
Sign Post & Stub Post Elevation

TRIANGULAR SLIP BASE

NOTE - THE BEVEL END SHALL BE PERPENDICULAR TO THE BOLT HOLE. ANY MISALIGNMENT SHALL BE REMOVED BY GRINDING. FACE OF BEVEL SHALL BE FINISHED TO A MINIMUM SMOOTHNESS OF 10-SEE.

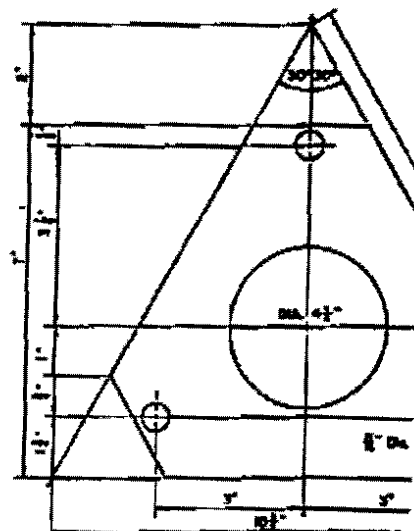


View A-A



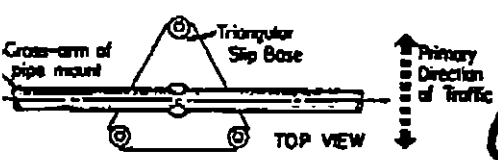
SHIM DETAIL

FORMER 2-3/16" THICK AND 1-1/2" DIA. THICK SHIMS FOR POST. SHIMS SHALL BE FABRICATED FROM GRADE 50B STEEL OR STEEL CONFORMING TO A.S.T.M.-A36.



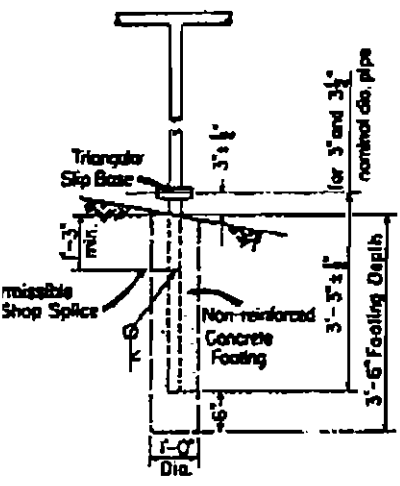
Bolts Keeper Plate Detail

Note: Base shall be 30 deg. chamfered



The cross-arm of the pipe mount should be parallel to one side of the triangular slip base, and approximately perpendicular to the direction of traffic

ORIENTATION OF TRIANGULAR SLIP BASE



Triangular Slip Base Foundation Details

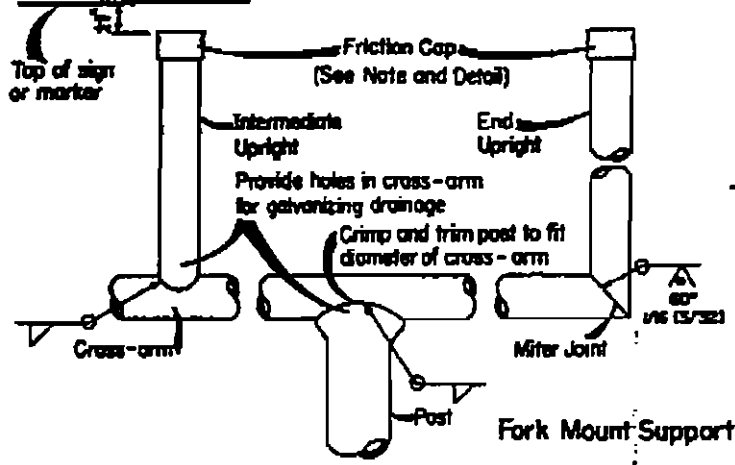
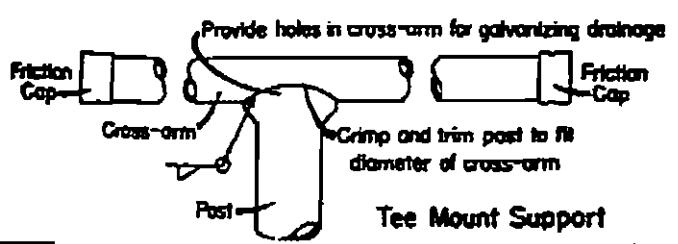
TRIANGULAR SLIP BASE SHALL BE USED FOR SIGNS SUPPORTED ON 2" DIAMETER AND LARGER PIPE POSTS.

GENERAL NOTES:

1. SIGNS EQUIPPED WITH A.S.T.M. SPECIFICATIONS FOR THE NUMBER AND DISTRIBUTION OF REINFORCING BARS FOR EARTHQUAKE.

2. MATERIAL AND FINISHES SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFICATIONS.

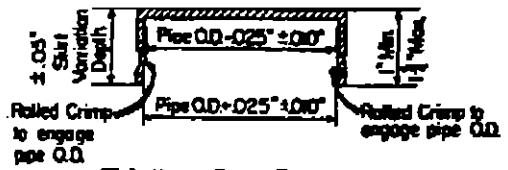
3. WHERE WELDS ARE ENCOUNTERED, POSTS SHALL BE PLAIN WITH AN EXTEND TWO FEET BEHIND INTO THE ROCK.



WELDED PIPE MOUNT DETAILS

NOTE: THE CONTRACTOR AT HIS OPTION MAY FURNISH STANDARD WEIGHT PIPE CONFORMING TO ASTM SPECIFICATION A-36, A-571 OR ANY OTHER STANDARD WEIGHT STEEL PIPE, EITHER OF ELECTRIC RESISTANCE WELDED OR SEAMLESS TYPE, WITH A MINIMUM YIELD STRENGTH OF 36,000 P.S.I. AND A MINIMUM ELONGATION OF 12 PERCENT IN 2 INCHES AND SHALL HAVE OUTSIDE DIAMETERS AND WALL THICKNESSES WHICH ARE EQUIVALENT TO OR BETTER THAN THOSE SPECIFIED HEREON.

ALL PIPES TO BE WELDED SHALL BE OF WELDABLE QUALITY.

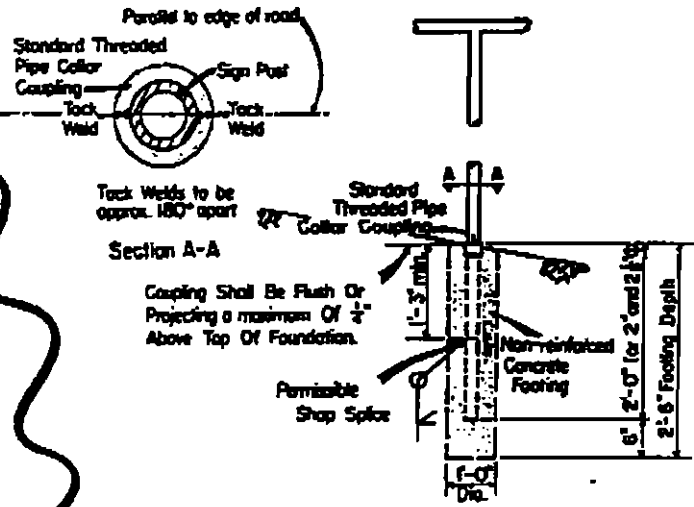


Friction Cap Details

NOTE: FRICTION CAPS MAY BE MANUFACTURED FROM EITHER HOT ROLLED OR COLD ROLLED STEEL SHEETS. FOR ALL PIPE SIZES THE THINNESS SHEET METAL THICKNESS SHALL BE 24 GAUGE.

THE RIM EDGES SHALL BE REASONABLY STRAIGHT AND SMOOTH. CAPS SHALL BE SIZED AND FORMED IN SUCH A MANNER AS TO PRODUCE A DRIVE-ON FRICTION FIT AND HAVE NO TENDENCY TO ROCK WHEN SEATED ON THE PIPE. THE DEPTH SHALL BE SUFFICIENT TO GIVE POSITIVE PROTECTION AGAINST INTRUSION OF RAINWATER. THEY SHALL BE FREE OF SHARP EDGES OR INDENTATIONS AND SHOW NO EVIDENCE OF METAL FRACTURE.

CAPS SHALL HAVE AN ELECTRODEPOSITED COATING OF ZINC IN ACCORDANCE WITH THE REQUIREMENTS OF A.S.T.M. SPECIFICATION A-153, TYPE C.



STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION

PIPE MOUNTING DETAILS FOR SMALL ROADSIDE SIGNS

HUITT-ZOLIARS

file

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • Albuquerque

FACSIMILE TRANSMITTAL

Date: 9/5/97

Fax No.: _____

H-Z Proj. No. 01201302

No. of Pages: 4
(Including Cover Sheet)

TO: SEE BELOW

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDISON CIRCLE PH I.

REVISIONS TO PASCHAL PLACE STREETSCAPE DUE TO INSUFFICIENT SPACE FOR GARBAGE TRUCK TURNING MOVEMENTS.

MARK PERSON - GIBSON - 972-9557-1552

BRYANT NAK - CRT - 972-770-5129

MARK BRAUNBURG - CRT - 972-866-6560

JIM DUFFY - CRT - 972-770-5147

JOHN BAUMGARTNER - 972-450-2837

BRUCE ELMS " " "

ROBIN JONES " " "

MARK TUTTLE - RTLL 214-871-7023

FROM: David Meyer

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact the individual listed above at (214) 871-3311. Thank you.

Project ADDISON CIRCLE PH I
 Client COLUMBUS / TOWN OF MARY
 Task GARBAGE COLLECTION
PASCAL PLACE

HUTT
 ZOLLARS
 INCORPORATED

Job No. 01201302
 By DSM Date 9/5/97
 Chkd _____ Date _____
 Sheet _____ of _____

REVISIONS TO PASCAL PLACE STREETSCAPE
 PER ON-SITE DUMPSTER LOADING AND UNLOADING
 DEMONSTRATION.

- ① MOVE 3 BOLLARDS ON WEST SIDE OF PASCAL PLACE. THE OUTSIDE EDGE OF THE BOLLARD SHALL LINE UP WITH THE BACK OF THE TREE WELLS.
- ② DELETE THE TREE AT STA. 19+81.29 ON THE WEST SIDE OF PASCAL MEWS. ADD A BOLLARD AT THIS LOCATION WHICH WILL BE IN THE SAME ALIGNMENT AS THE BOLLARDS IN NOTE #1.
- ③ REMOVE THIS BOLLARD FROM THE EXISTING CONCRETE. PLACE A NEW BOLLARD APPROXIMATELY 6.5' SOUTH OF THE EDGE OF CONCRETE DRIVE AT THE DUMPSTER LOCATION.
- ④ CONSTRUCT A 6" CONCRETE SIDEWALK BASE ON THE WEST SIDE OF PASCAL MEWS FROM APPROX. STA. 19+245 TO GOODMAN AVE. (FORMERLY MCKAY AVE.) THIS WILL TAKE THE PLACE OF THE ORIGINALLY PLANNED FLEX BASE IN THIS AREA.

Project ADDISON CIRCLE PH.I.
Client _____
Task _____



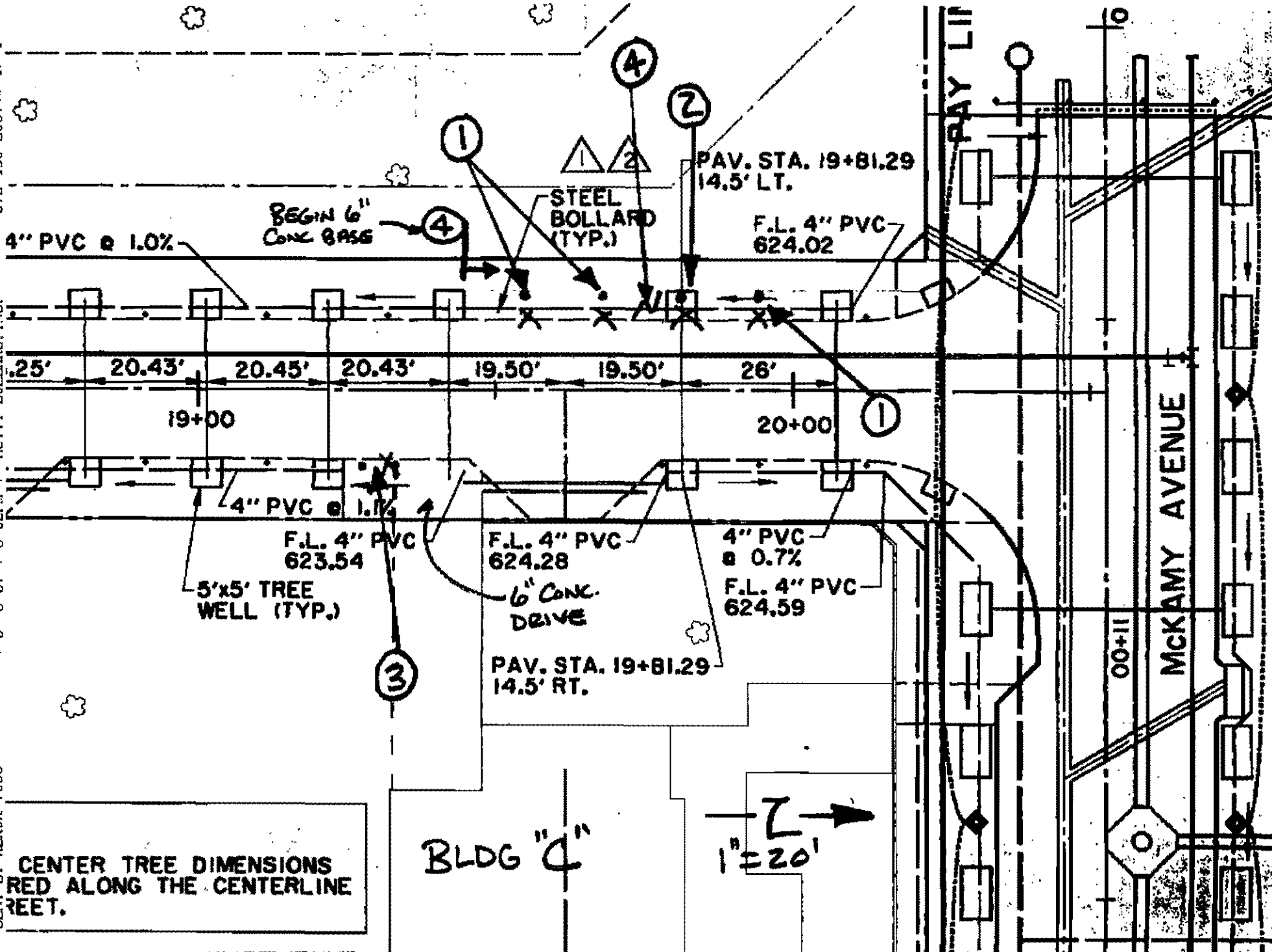
Job No. 01201302
By DEM Date 9/5/97
Chkd _____ Date _____
Sheet _____ of _____

④ CONT:

CONSTRUCT A ~~THE~~ MORE PERMANENT EDGE RESTRAINT
IN THIS AREA PER THE DETAIL USED ON
THE SOUTH SIDE OF ADDISON CIRCLE (STREET SIDE)

NOTE: REVISIONS TO WEST SIDE OF PASCHAL
PLACE DO NOT INVOLVE ANY MATERIALS
THAT HAVE BEEN PLACED TO DATE.

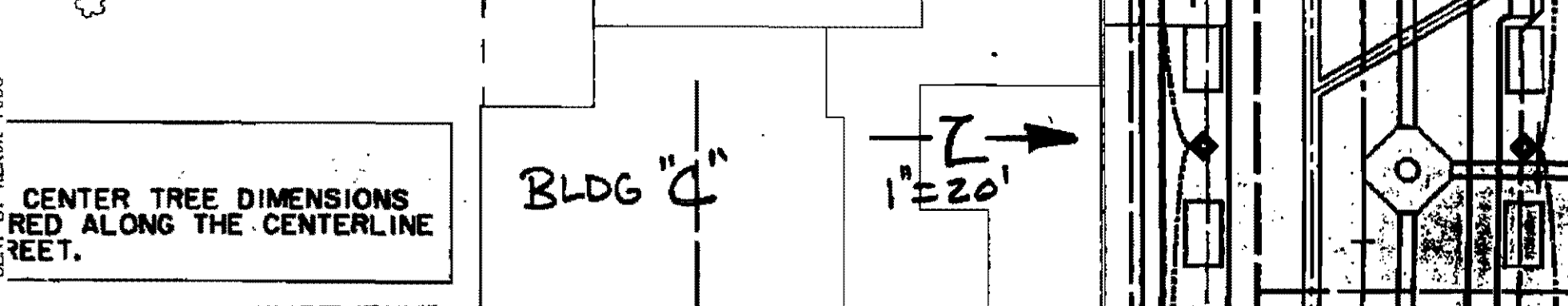
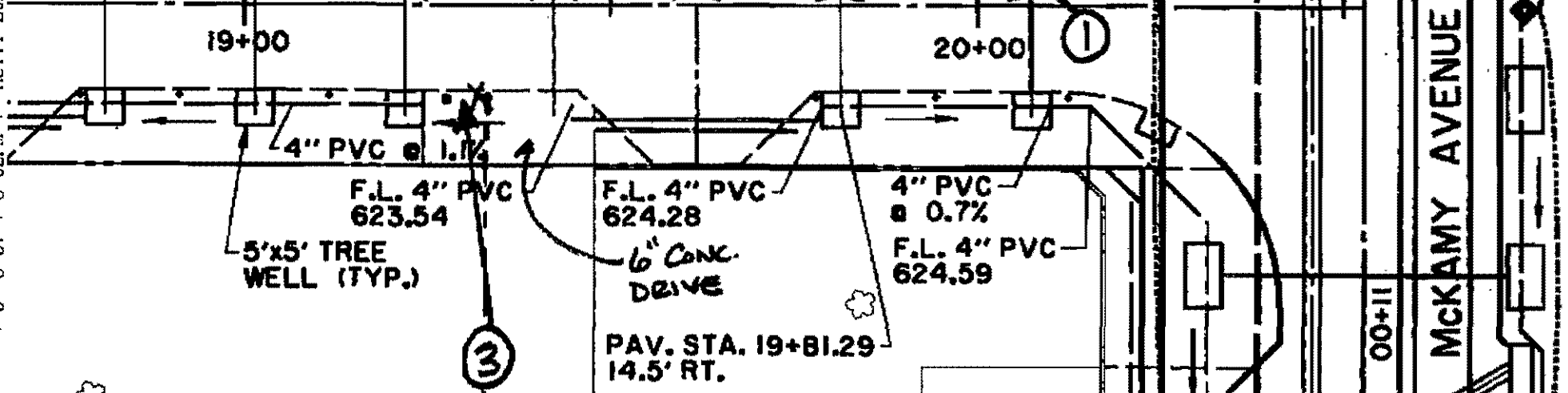
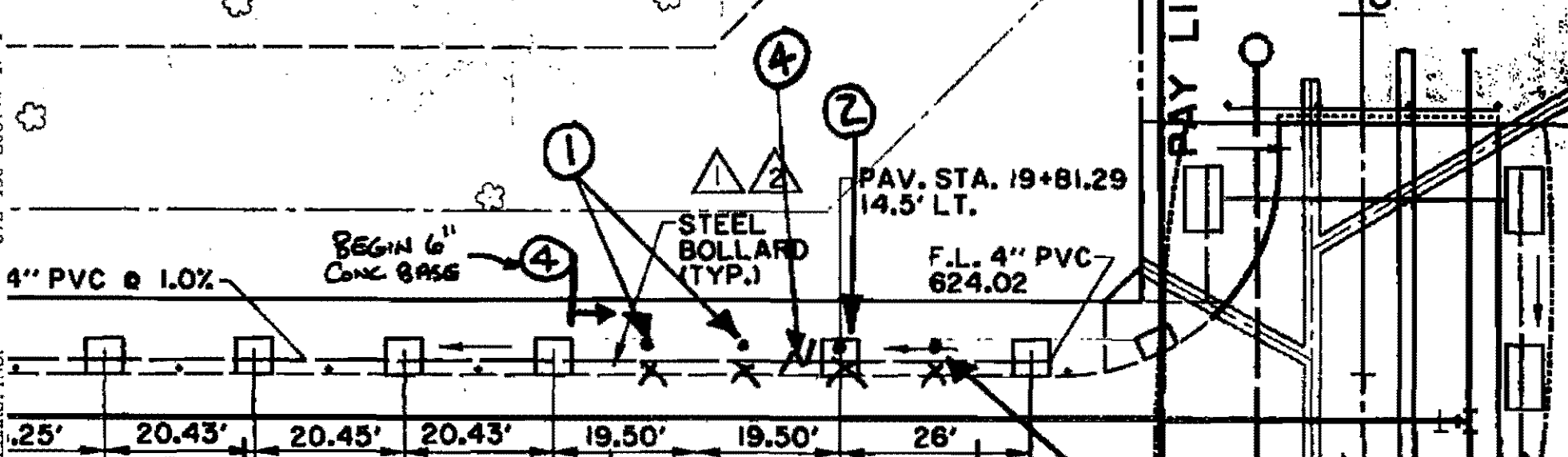
ONLY ITEM ③ INVOLVES REMOVAL OF
ITEM ALREADY IN PLACE.



CENTER TREE DIMENSIONS
 RED ALONG THE CENTERLINE
 STREET.

BLDG "C"

1" = 20'



11
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 11

HUITT-ZOLLARS

Huitt-Zollars, Inc. / Engineering / Architecture / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214-871-3311 / FAX 214-871-0757

September 29, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-01

Dear Mr. Person:

The Town of Addison is in agreement that the light fixtures at Addison Circle should be positioned so the fixture faces the street and not the sidewalk. Some of the lights installed for demonstration purposes are facing the sidewalk which is not the desired installation. Please have you sub-contractor install all the light fixtures facing the street.

The light poles currently installed on-site have a 90 degree hinge plate adapter which means they hinge at a 90 degree angle to the foundation. These can be used in locations where there is sufficient sidewalk space to allow the pole to be lowered without encroaching on the building or travel lanes in the street. The adapter plates manufactured for the remainder of the project are designed for a 45 degree hinge and can be mounted at any location. The adapter plates and bulbs are currently located at the Town of Addison Service Center on Westgrove Road. Contact Bruce Ellis when you are ready to pick up the materials.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

cc:

