

# COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



ANGELA K. WASHINGTON  
214.672.2144  
AWASHINGTON@COWLESTHOMPSON.COM

August 1, 2002

Mr. Steve Chutchian  
Assistant City Engineer  
Town of Addison  
P.O. Box 9010  
Addison, TX 75001-9010

**RE: Parcel 10, Addison Road (Gartner-Plano Company)**

Dear Steve:

Pursuant to your request, enclosed is a Temporary Construction Easement for Parcel 10, Addison Road Project (Gartner-Plano Company property). If you have any questions or changes, please give me a call.

Sincerely,

Angela K. Washington

AKW/yjr  
Enclosure

c (w/o Enclosure): Mr. Ken C. Dippel, City Attorney

**TEMPORARY CONSTRUCTION EASEMENT**

STATE OF TEXAS

§  
§  
§

**KNOW ALL MEN BY THESE PRESENTS**

COUNTY OF DALLAS

**THAT GARTNER-PLANO COMPANY**, hereinafter called GRANTOR of the County of Dallas, State of Texas, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, sell and convey to the **TOWN OF ADDISON**, hereinafter called GRANTEE of the County of Dallas and State of Texas, a temporary easement and right to pass over, along, under and across a portion (the "Easement Area") of GRANTOR'S property, which easement and right of passage is shown and depicted on EXHIBIT B, attached to and incorporated herein, for the purpose of constructing a roadway to be known as Addison Road. The Easement Area is described as follows:

See attached Exhibit A (Field Note Description), which is made a part of this easement as if fully copied herein.

This temporary construction easement shall only be used by GRANTEE and its contractors in connection with the construction of a public right-of-way adjacent to the Easement Area. GRANTEE shall restore the Easement Area to the condition that existed before the construction of the roadway.

This temporary easement shall terminate 24 months from the date of the Notice to Proceed with construction under the construction contract for the roadway adjacent to the Easement Area, or upon completion of the construction of the portion of the roadway adjacent to the Easement Area, whichever is earlier.

**TO HAVE AND TO HOLD** unto the Town of Addison, Texas as aforesaid, for the purposes and on the conditions set forth hereinabove, the easement and Easement Area described above. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and defend all and singular the Easement Area to Grantee for the duration and purposes set out herein against every person whomsoever lawfully claiming or to claim the same or any part thereof.

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

**GRANTOR  
GARTNER-PLANO COMPANY**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

§  
§

**BEFORE ME**, the undersigned notary public in and for said county and state, on this \_\_\_\_\_ day of \_\_\_\_\_, 2002, personally appeared \_\_\_\_\_, known to me to be the identical person who executed the within and foregoing document, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or entity upon behalf of which he acted, executed the instrument, for the uses and purposes therein set forth.

**GIVEN UNDER** my hand and seal of office the day and year last above written.

\_\_\_\_\_  
Notary Public, State of Texas  
Print Name: \_\_\_\_\_

MY COMMISSION EXPIRES:

\_\_\_\_\_

[SEAL]

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**GARTNER-PLANO COMPANY**  
**TEMPORARY CONSTRUCTION EASEMENT**

BEING a parcel of land for a temporary construction easement for a driveway relocation out of a 1.0289 acre tract of land located in the Edward Cook Survey, Abstract No. 326, Dallas County, Texas said tract being the J. T. McCord's Revised Addition, an addition to the Town of Addison, as recorded in Volume 81082, Page 469, of the Map Records of Dallas County, Texas, said tract being conveyed to Gartner-Plano Company, a partnership, by a deed now of record in Volume 91248, Page 3622, of the Deed Records of Dallas County, Texas, said parcel being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found on the west right-of-way line of Addison Road at the northeast corner of said 1.0289 acre tract, said rod being N 41° 02' 18" W, a distance of 411.19 feet from a 5/8 iron rod found in the north right-of-way of Belt Line Road at the southeast corner of a 0.907 acre tract of land conveyed to Mark A. Albert, by a deed now of record in Volume 87002, Page 3045, of said deed records;

THENCE S 00° 17' 00" W along the east line of said 1.0289 acre tract and said west right-of-way line of said Addison Road, for a distance of 148.03 feet;

THENCE N 89° 51' 11" W for a distance of 15.00 feet to a point for corner;

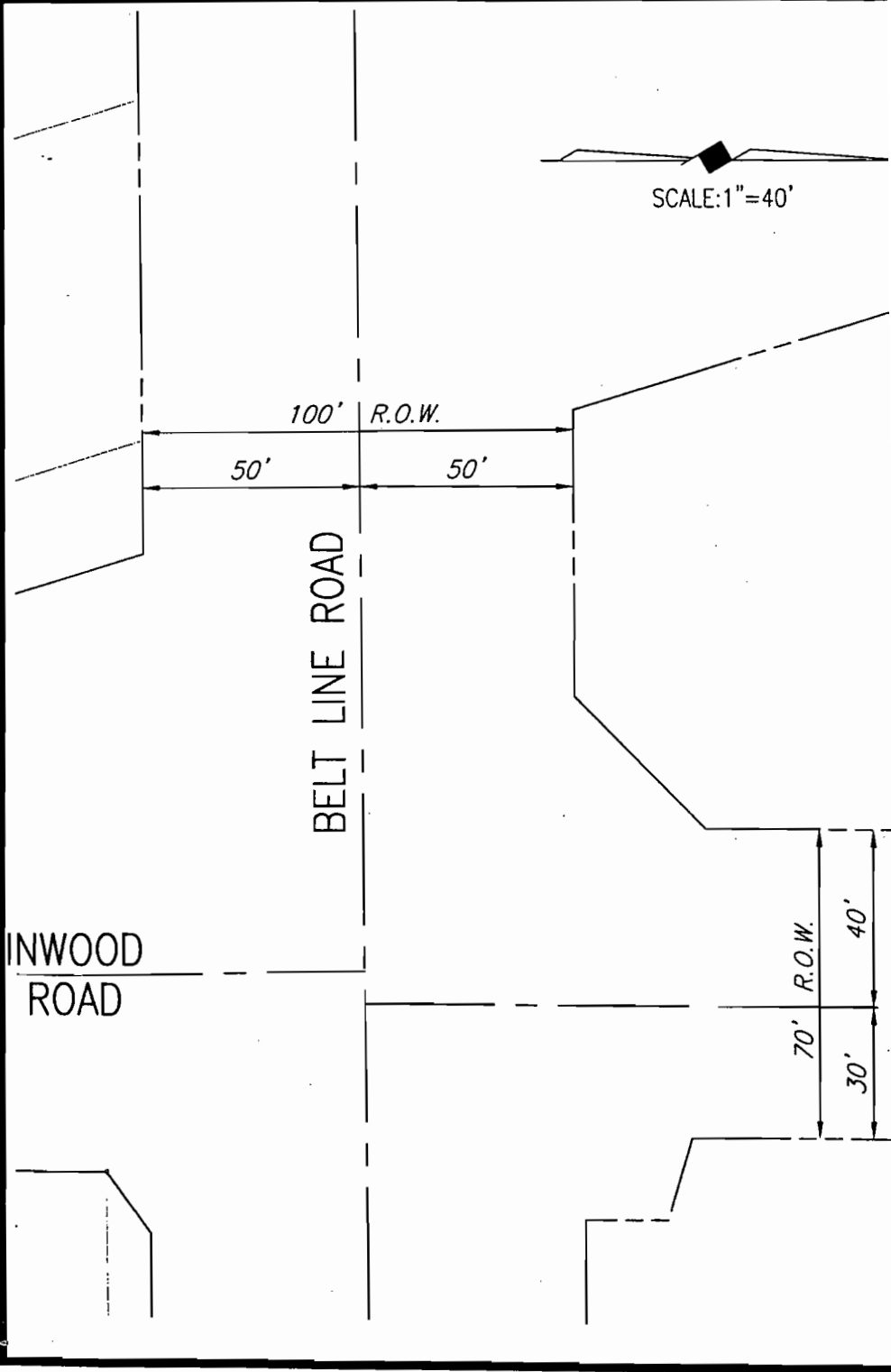
THENCE N 00° 17' 00" E along a line, being at all times 15.00 feet west of and parallel to said east line of said 1.0289 acre tract and said west right-of-way line of said Addison Road, for a distance of 148.00 feet to a point for corner on the north line of said 1.0284 acre tract;

THENCE S 89° 58' 54" E along said north line of said 1.0289 acre tract and the south line of a tract of land conveyed to James E. Saul by a deed now of record in Volume 77153, Page 1028 of said deed records for a distance of 15.00 feet to the Point of Beginning and containing 2,220.22 square feet (0.051 acres) of land.



*Ronald V. Conway*  
 3/18/02

03/19/02 TJH SCALE: 1=40 H:\PROJECTS\ADDISON\2002102\PLATS\15101-ADD.DWG



SCALE: 1" = 40'

**BIRKHOFF, HENDRICKS & CONWAY, L.L.P.**  
**CONSULTING ENGINEERS**

**John W. Birkhoff, P.E.**

7/26/02

Steve

Roadway easement show on  
Town's record drawings for  
Intersecting Improvements Addison Road  
& Beltline Road 1992.

Looks like sidewalk was shown  
in this easement.

JWB



**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**GARTNER-PLANO COMPANY**  
**TEMPORARY CONSTRUCTION EASEMENT**

BEING a parcel of land for a temporary construction easement for a driveway relocation out of a 1.0289 acre tract of land located in the Edward Cook Survey, Abstract No. 326, Dallas County, Texas said tract being the J. T. McCord's Revised Addition, an addition to the Town of Addison, as recorded in Volume 81082, Page 469, of the Map Records of Dallas County, Texas, said tract being conveyed to Gartner-Plano Company, a partnership, by a deed now of record in Volume 91248, Page 3622, of the Deed Records of Dallas County, Texas, said parcel being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found on the west right-of-way line of Addison Road at the northeast corner of said 1.0289 acre tract, said rod being N 41° 02' 18" W, a distance of 411.19 feet from a 5/8 iron rod found in the north right-of-way of Belt Line Road at the southeast corner of a 0.907 acre tract of land conveyed to Mark A. Albert, by a deed now of record in Volume 87002, Page 3045, of said deed records;

THENCE S 00° 17' 00" W along the east line of said 1.0289 acre tract and said west right-of-way line of said Addison Road, for a distance of 148.03 feet;

THENCE N 89° 51' 11" W for a distance of 15.00 feet to a point for corner;

THENCE N 00° 17' 00" E along a line, being at all times 15.00 feet west of and parallel to said east line of said 1.0289 acre tract and said west right-of-way line of said Addison Road, for a distance of 148.00 feet to a point for corner on the north line of said 1.0284 acre tract;

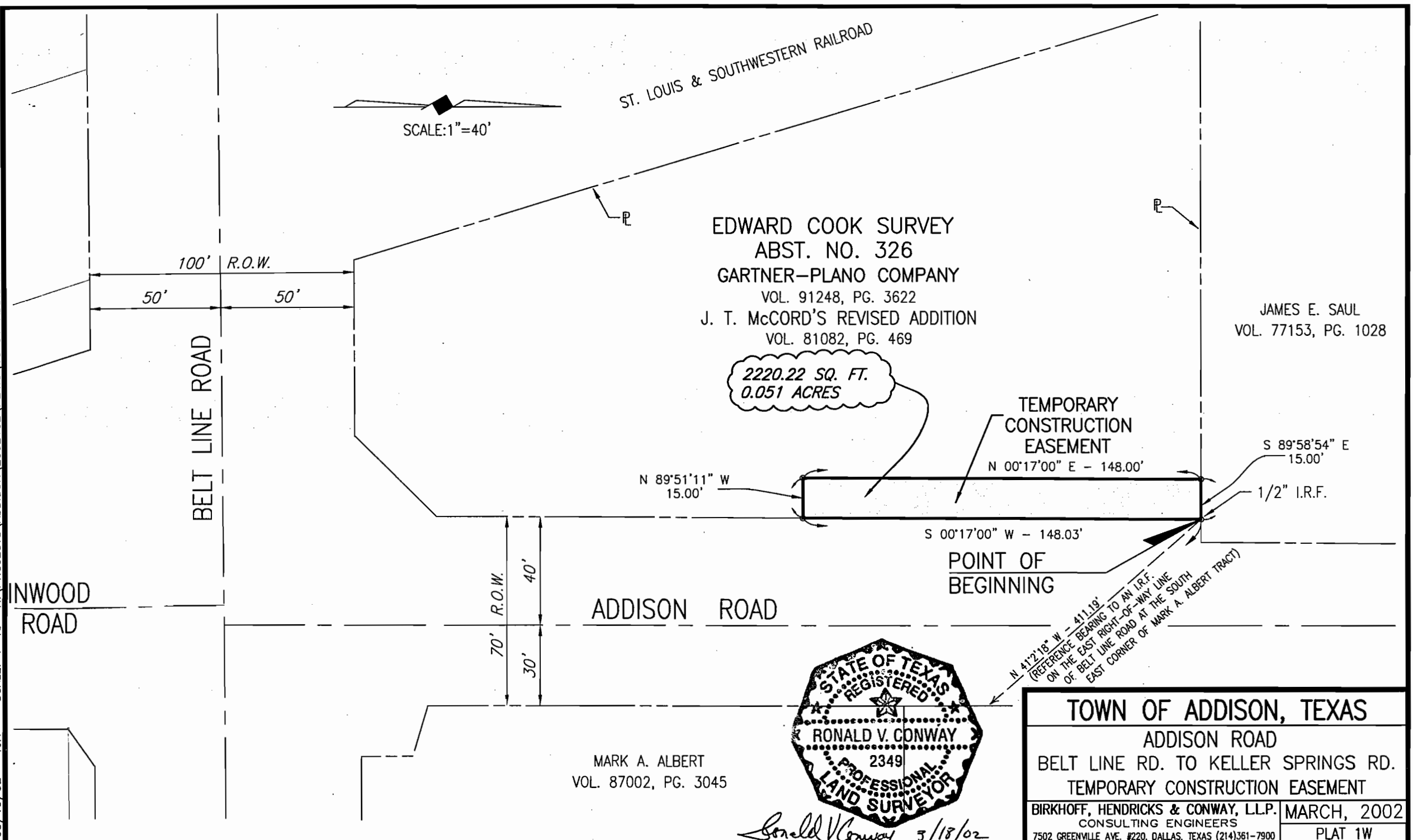
THENCE S 89° 58' 54" E along said north line of said 1.0289 acre tract and the south line of a tract of land conveyed to James E. Saul by a deed now of record in Volume 77153, Page 1028 of said deed records for a distance of 15.00 feet to the Point of Beginning and containing 2,220.22 square feet (0.051 acres) of land.



*Ronald V. Conway*  
 3/18/02



03/19/02 TJH SCALE: 1"=40' H:\PROJECTS\ADDISON\2002102\PLATS\15101-ADD.DWG



ST. LOUIS & SOUTHWESTERN RAILROAD

SCALE: 1"=40'

EDWARD COOK SURVEY  
ABST. NO. 326  
GARTNER-PLANO COMPANY  
VOL. 91248, PG. 3622  
J. T. McCORD'S REVISED ADDITION  
VOL. 81082, PG. 469

JAMES E. SAUL  
VOL. 77153, PG. 1028

2220.22 SQ. FT.  
0.051 ACRES

TEMPORARY  
CONSTRUCTION  
EASEMENT

N 89°51'11" W  
15.00'

N 00°17'00" E - 148.00'

S 89°58'54" E  
15.00'

1/2" I.R.F.

S 00°17'00" W - 148.03'

POINT OF  
BEGINNING

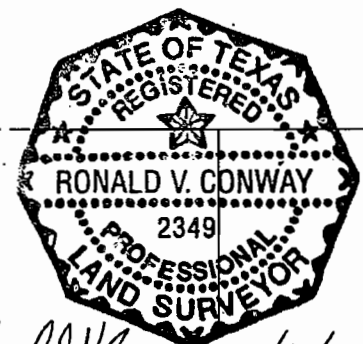
ADDISON ROAD

70' R.O.W.  
40'  
30'

INWOOD  
ROAD

BELT LINE ROAD

MARK A. ALBERT  
VOL. 87002, PG. 3045



Ronald V. Conway 5/18/02

N 41°2'18" W - 411.19'  
(REFERENCE BEARING TO AN I.R.F.  
ON THE EAST RIGHT-OF-WAY LINE  
OF BELT LINE ROAD AT THE SOUTH  
EAST CORNER OF MARK A. ALBERT TRACT)

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
TEMPORARY CONSTRUCTION EASEMENT	
BIRKHOFF, HENDRICKS & CONWAY, L.L.P. CONSULTING ENGINEERS 7502 GREENVILLE AVE. #220, DALLAS, TEXAS (214)361-7900	MARCH, 2002 PLAT 1W

## TOWN OF ADDISON, TEXAS

FIELD NOTE DESCRIPTION  
FOR  
OASIS CAR WASH, INC.  
(PARKWAY EASEMENT)

BEING a tract out of a 2.935 acres of a tract of land located in the Edward Cook Survey, Abstract No. 326, and being across Lot 1, and Lot 2 of Block 1 in the Addison Car Care Addition, an addition to the Town of Addison, Dallas County, Texas, conveyed to Oasis Car Wash, Inc. by a deed now of record in Volume 97234, Page 06238, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a point for a corner, said point being the southeast corner of said 2.935 acre tract and the northeast corner of a 1.295 acre tract of land conveyed to Sambuca Partners Limited Partnership II, L. P., by a deed now of record in Volume 94100, Page 05581, of the Deed Records of Dallas County, Texas, and being in the west right-of-way line of Addison Road, (generally a 60 foot right-of-way and generally 30 feet to the center line);

THENCE, Due West, along the south line of said 2.935 acre tract, and along the north line of said 1.295 acre tract for a distance of 20.00 feet to a point for corner, said point being Due East, 310.66 feet from a found 5/8 iron rod and being the southwest corner of said a 2.935 acre tract and the northwest corner of said 1.295 acre tract;

THENCE, N 00° 13'00" E for a distance of 440.65 feet to a point for corner in the north line of said 2.935 acre tract and in the south line of a dedicated right-of-way for Arapaho Road (generally 60 feet wide) to the Town of Addison, Dallas County, Texas;

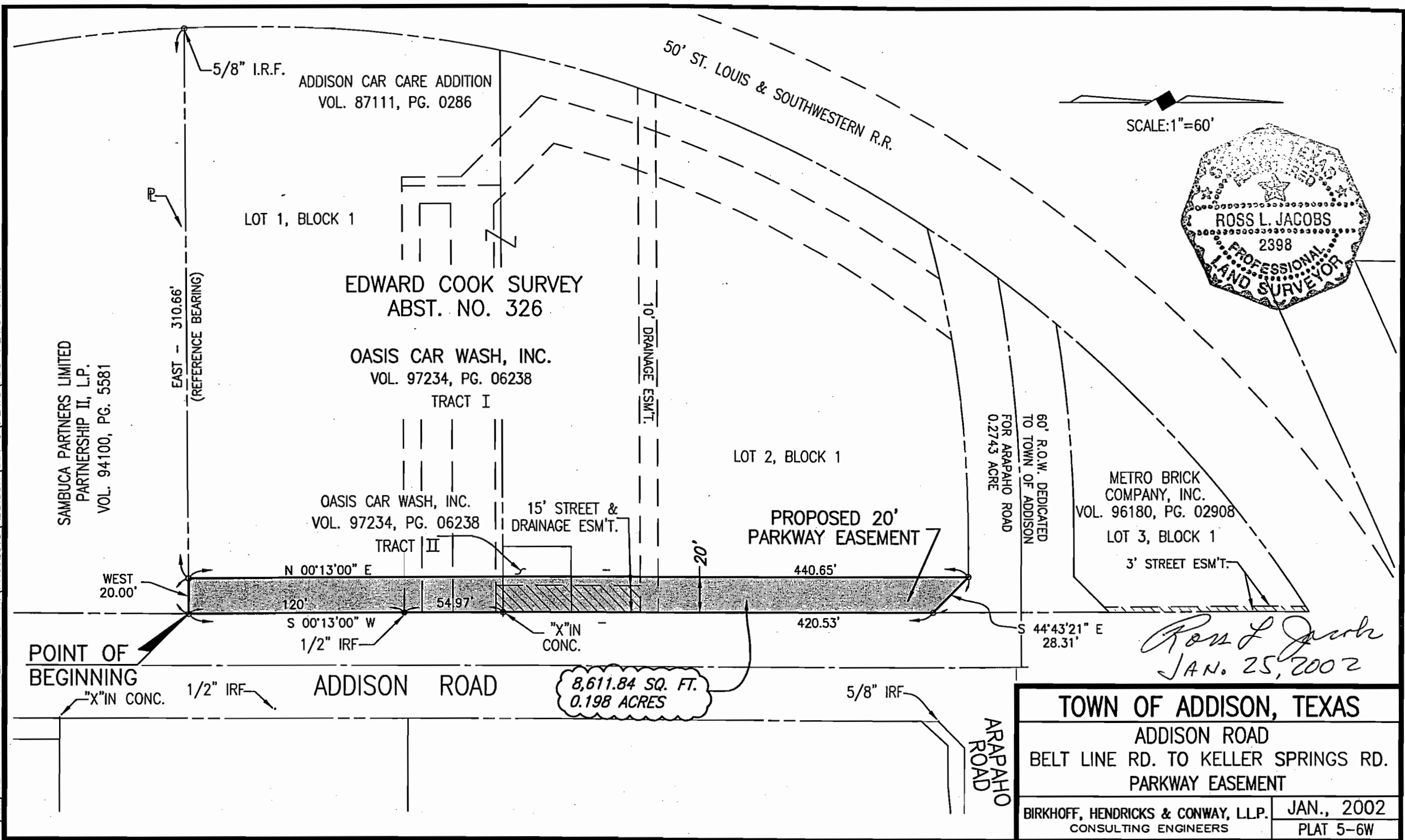
THENCE, S 44° 43'21" E, along the north line of said 2.935 acre tract and along the south line of said dedicated right-of-way for Arapaho Road, a distance of 28.31 feet to a point for corner, said point being in said west right-of-way line of Addison Road;

THENCE, S 00° 13'00" W along the east line of said 2.935 acre tract and the west right-of-way line of said Addison Road, a distance of 420.53 feet to the Point of Beginning and containing 8,611.84 square feet (0.198 acres) of land.

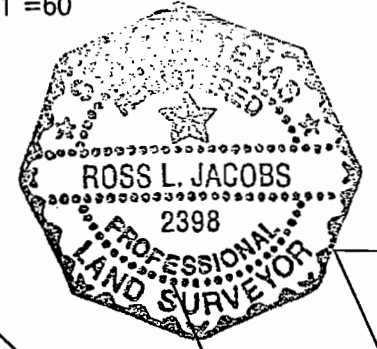


*Ross L. Jacobs*  
JAN. 25, 2002

01/22/02 TJH SCALE: 1"=60' H:\PROJECTS\ADDISON\98143\PLATS\ADD--PLATS--6W.DWG

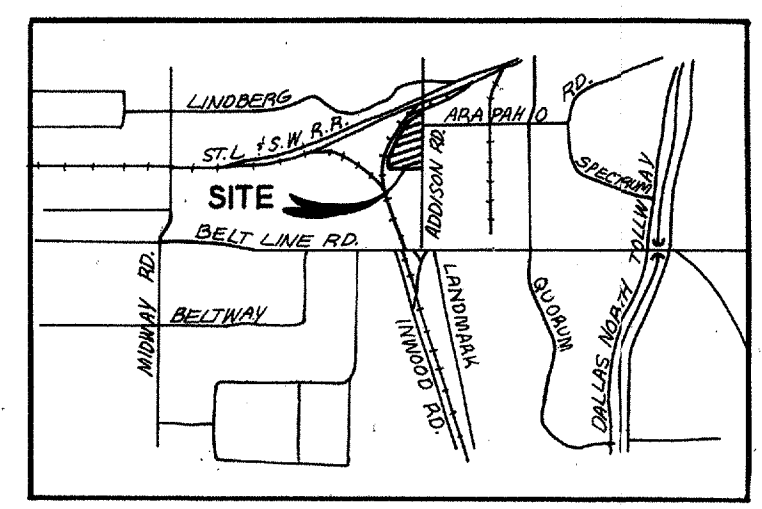
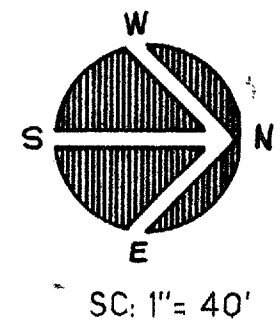
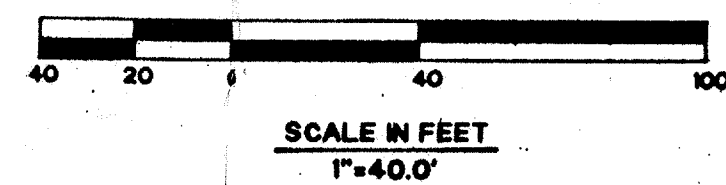


SCALE: 1"=60'



*Ross L. Jacobs*  
JAN. 25, 2002

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
PARKWAY EASEMENT	
BIRKHOFF, HENDRICKS & CONWAY, L.L.P. CONSULTING ENGINEERS	JAN., 2002 PLAT 5-6W



STATE OF TEXAS  
COUNTY OF DALLAS

OWNER'S CERTIFICATE AND DEDICATION  
STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, on this day personally appeared Milton J. Noell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8th day of June, 1987.

*Danne C. Armstrong*  
Notary Public in and for the State of Texas

WHEREAS, Noell Properties, Ltd., a Texas Limited Partnership, is the owner of a tract of land situated in the Edward Cook Survey, Abstract no. 326 and being in the Town of Addison, Dallas County, Texas, and being more particularly described as follows:

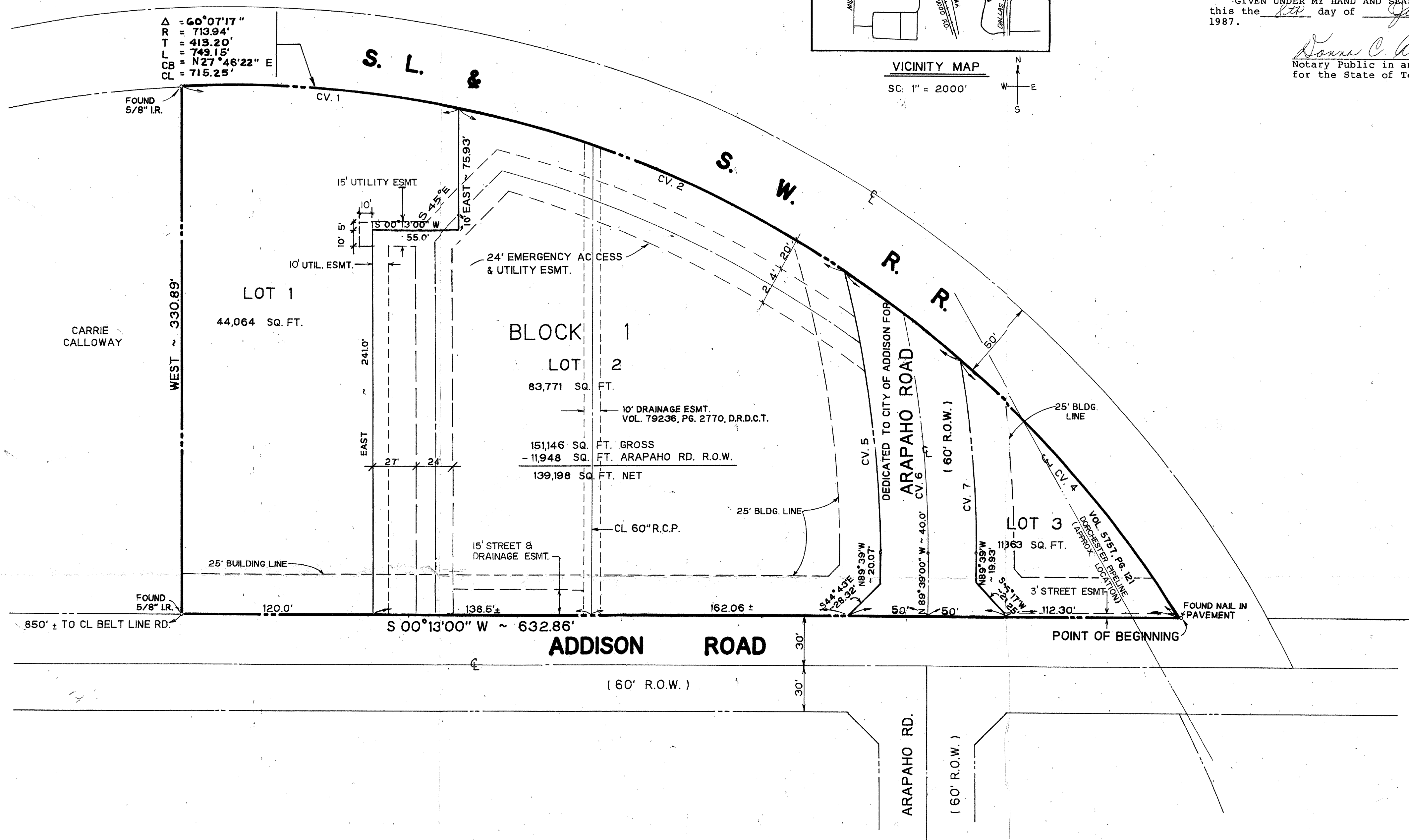
BEGINNING at a found Nail in pavement in the West line of Addison Road (a 60' R.O.W.) at its intersection with the Southeast line of the St. Louis & Southwestern Railroad (50.0 feet from the centerline of the mainline tracks of said Railroad);

THENCE, continuing S 00°13'00"W, along the West line of said Addison Road, 632.86 feet to a found 5/8" iron rod that is N 00°13' E from the centerline of Belt Line Road (as established by the County Engineer's Office);

THENCE, West, 330.89 feet to a found 5/8" iron rod in the East line of the said S.L. & S.W. Railroad, and 50 feet from the centerline of said Railroad's tracks;

THENCE, Northeasterly along the east and southeasterly line of said Railroad around a curve to the right that has a central angle of 60°07'17", a radius of 713.94 feet (the radial bearing at this point being N 87°42'44"E, a tangent of 413.20 feet and for a distance of 749.15 feet to the POINT OF BEGINNING and containing 151,146 square feet or 3.4698 acres of land.

D79:19



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NOELL PROPERTIES, LTD. does hereby adopt this plat designating the herein above described property as ADDISON CAR CARE, an addition to the Town of Addison, Texas and does hereby dedicate, to the public use forever the streets shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress or egress to or from and upon said easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

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

WITNESS, My hand at Addison, Texas, this the 8th day of JUNE, 1987.

*Milton J. Noell*  
MILTON J. NOELL  
General Partner

*Milton J. Noell*  
MILTON J. NOELL

D-79:19

CURVE DATA

CURVE #	Δ	R	T	L
1	14°07'44"	713.94'	88.48'	176.05'
2	21°13'21"	713.94'	133.75'	264.44'
3	07°19'18"	713.94'	45.68'	91.23'
4	17°26'54"	713.94'	109.56'	217.42'
5	15°20'42"	670.0'	90.26'	179.44'
6	12°30'51"	700.0'	76.75'	152.89'
7	09°43'07"	730.0'	62.06'	123.82'

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, PETER F. HENNESSEY, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Planning Commission of the Town of Addison, Texas.

*Peter F. Hennessey*  
PETER F. HENNESSEY  
Registered Public Surveyor #3740

DEVELOPER:  
DON MURPHY  
ADDISON CAR CARE, INC.  
4004 BELT LINE RD.  
SUITE 210/ LB 9  
ADDISON, TEXAS 75244  
PH. 214-960-6966

D-79:19

BEFORE ME, the undersigned authority on this day personally appeared Peter F. Hennessey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8th day of JUNE, 1987.

*Danne C. Armstrong*  
Notary Public in and for the State of Texas

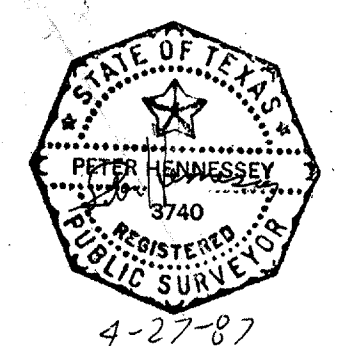
**CERTIFICATE OF APPROVAL**

This plat was approved 6/9/87, by the Town of Addison, Texas.

By: *[Signature]*  
Mayor

By: *Jacque Kluse*  
City Secretary

FINAL PLAT					
ADDISON CAR CARE ADDITION					
HENNESSEY ENGINEERING, INC.					
1409 THIRD STREET, CARROLLTON, TEXAS, 75006, (214)-245-9478					
TOWN OF ADDISON, DALLAS COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NUMBER
J.H.	J.H.	3/11/87 2/19/87 3/27/87	1" = 40'		8672 C-1
4-27-87 6/8/87					



**TOWN OF ADDISON, TEXAS**

**FIELD NOTE DESCRIPTION**

**FOR**

**THE FILLING STATION OF ADDISON, INC.**

**(UTILITY AND SIDEWALK EASEMENT)**

BEING a tract out of a 1.00 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas, conveyed to The Filling Station of Addison, Inc., by a deed now of record in Volume 94100, Page 05577, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

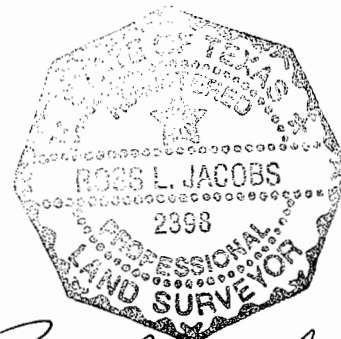
BEGINNING at a point for a corner, said point being the southeast corner of said 1.00 acre tract and the northeast corner of a 0.774 acre tract of land conveyed to James E. Sauls, by a deed now of record in Volume 77153, Page 01028, of the Deed Records of Dallas County, Texas, and being in the west right-of-way line of Addison Road, (generally a 60 foot right-of-way and generally 30 foot to the center line), said point also being N 3° 47'01" E, 149.58 feet from a found 1/2 iron rod in the south line of said 0.774 acre tract and also being the northeast corner of a 1.0289 acre tract of land conveyed to Gartner-Plano Company, by a deed now of record in Volume 91248, Page 03622, of the Deed Records of Dallas County, Texas;

THENCE, N 89° 49'29" W, along the south line of said 1.00 acre tract, and along the north line of said 0.774 acre tract for a distance of 21.00 feet to a point for corner;

THENCE, N 0° 13'00" E for a distance of 160.44 feet to a point for corner, said point being in the north line of said 1.00 acre tract and in the south line of a 1.295 acre tract of land conveyed to Sambuca Partners Limited Partnership II, L. P., by a deed now of record in Volume 94100, Page 05581, of the Deed Records of Dallas County, Texas;

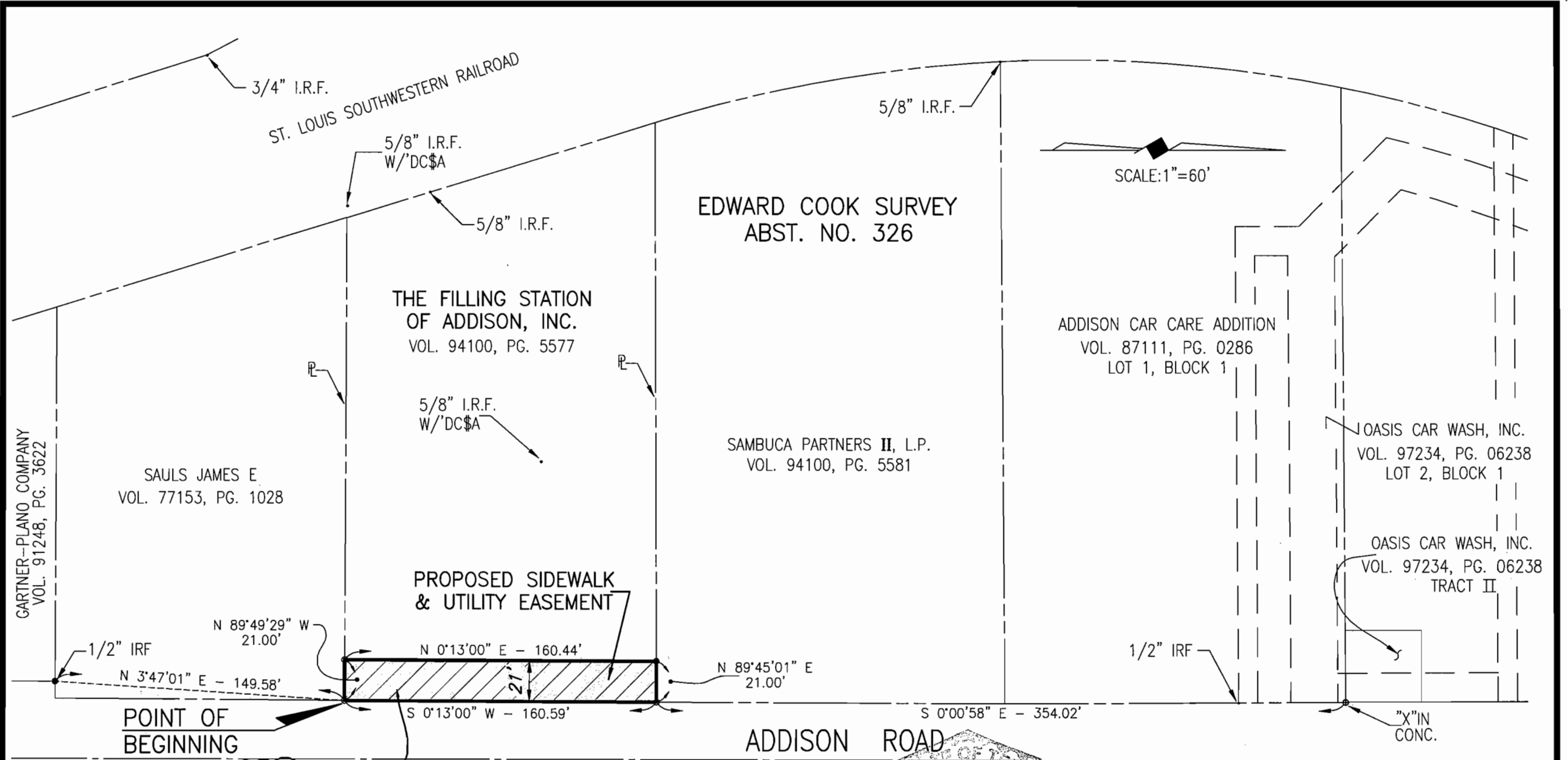
THENCE, N 89° 45'01" W along the north line of said 1.00 acre tract and the south line of said 1.295 acre tract, a distance of 21.00 feet to a point for corner, said point being the northeast corner of said 1.00 acre tract, the southeast corner of said 1.295 acre tract and being in the west right-of-way line of said Addison Road, said point also being S 0° 00'58" E, 354.02 feet from a found "X" in concrete and being the southeast corner of a 0.0331 acre tract of land conveyed to Oasis Car Wash, Inc. by a deed now of record in Volume 97234, Page 06238 of the Deed Records of Dallas County, Texas and also in the Addison Car Care Addition, an addition to the Town of Addison, Dallas County, Texas as recorded in Volume 87111, Page 0286 of the Map Records of Dallas County, Texas;

THENCE, S 0° 13'00" W along the east line of said 1.00 acre tract and the west right-of-way line of said Addison Road, a distance of 160.59 feet to the Point of Beginning and containing 3,370.85 square feet (0.0774 acres) of land.



*Ross L. Jacobs*  
MARCH 9, 2000

03/09/00 RJL SCALE: 1=60 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT3W.DWG



3,370.85 SQ. FT.  
0.0774 ACRES

*Ross L. Jacobs*  
MARCH 9, 2000



<b>TOWN OF ADDISON, TEXAS</b>	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 3W



**TOWN OF ADDISON, TEXAS**

**FIELD NOTE DESCRIPTION**  
**FOR**  
**THE FILLING STATION OF ADDISON, INC.**  
**(UTILITY AND SIDEWALK EASEMENT)**

BEING a tract out of a 1.00 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas, conveyed to The Filling Station of Addison, Inc., by a deed now of record in Volume 94100, Page 05577, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a point for a corner, said point being the southeast corner of said 1.00 acre tract and the northeast corner of a 0.774 acre tract of land conveyed to James E. Sauls, by a deed now of record in Volume 77153, Page 01028, of the Deed Records of Dallas County, Texas, and being in the west right-of-way line of Addison Road, (generally a 60 foot right-of-way and generally 30 foot to the center line), said point also being N 3° 47'01" E, 149.58 feet from a found 1/2 iron rod in the south line of said 0.774 acre tract and also being the northeast corner of a 1.0289 acre tract of land conveyed to Gartner-Plano Company, by a deed now of record in Volume 91248, Page 03622, of the Deed Records of Dallas County, Texas;

THENCE, N 89° 49'29" W, along the south line of said 1.00 acre tract, and along the north line of said 0.774 acre tract for a distance of 21.00 feet to a point for corner;

THENCE, N 0° 13'00" E for a distance of 160.44 feet to a point for corner, said point being in the north line of said 1.00 acre tract and in the south line of a 1.295 acre tract of land conveyed to Sambuca Partners Limited Partnership II, L. P., by a deed now of record in Volume 94100, Page 05581, of the Deed Records of Dallas County, Texas;

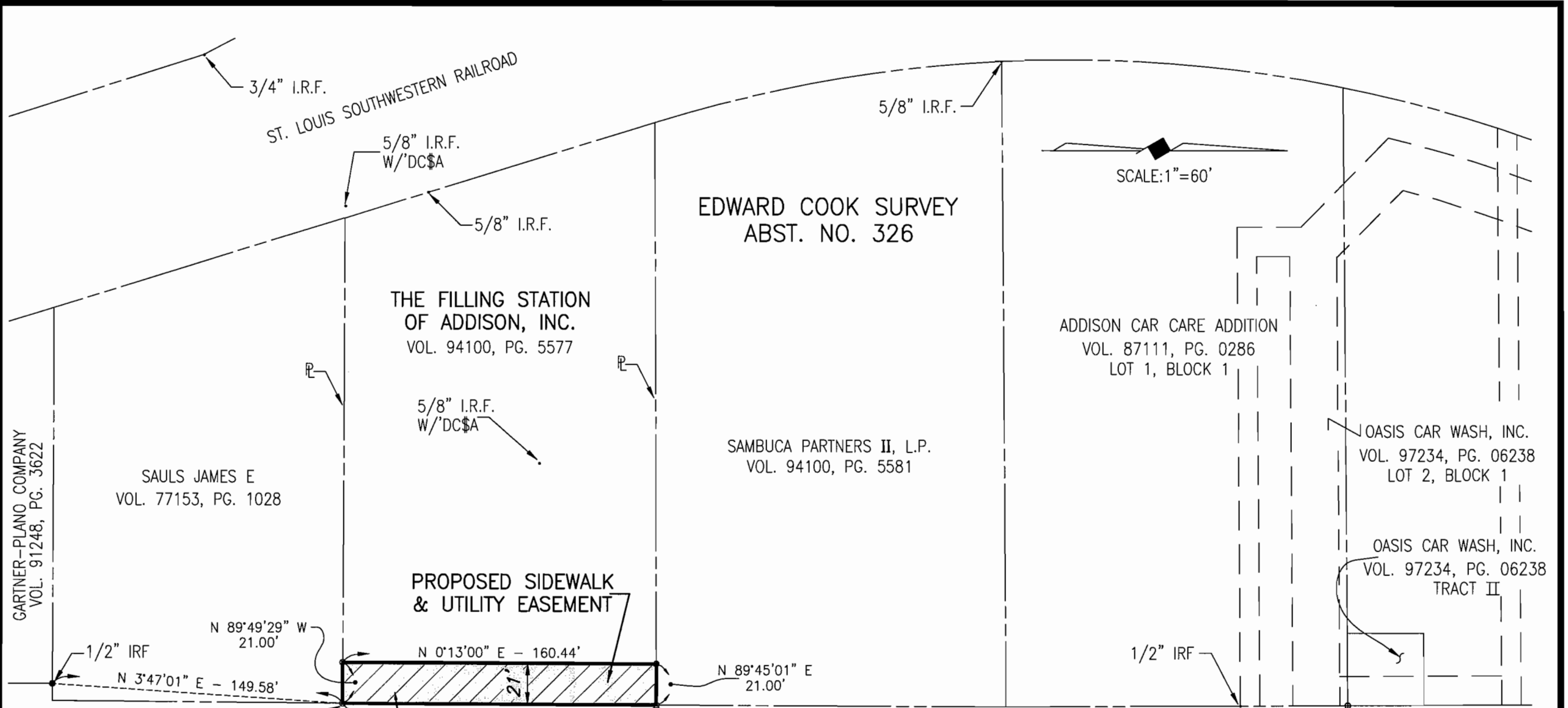
THENCE, N 89° 45'01" W along the north line of said 1.00 acre tract and the south line of said 1.295 acre tract, a distance of 21.00 feet to a point for corner, said point being the northeast corner of said 1.00 acre tract, the southeast corner of said 1.295 acre tract and being in the west right-of-way line of said Addison Road, said point also being S 0° 00'58" E, 354.02 feet from a found "X" in concrete and being the southeast corner of a 0.0331 acre tract of land conveyed to Oasis Car Wash, Inc. by a deed now of record in Volume 97234, Page 06238 of the Deed Records of Dallas County, Texas and also in the Addison Car Care Addition, an addition to the Town of Addison, Dallas County, Texas as recorded in Volume 87111, Page 0286 of the Map Records of Dallas County, Texas;

THENCE, S 0° 13'00" W along the east line of said 1.00 acre tract and the west right-of-way line of said Addison Road, a distance of 160.59 feet to the Point of Beginning and containing 3,370.85 square feet (0.0774 acres) of land.



*Ross L. Jacobs*  
MARCH 9, 2000

03/09/00 RUL SCALE: 1=60 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT3W.DWG



GARTNER-PLANO COMPANY VOL. 91248, PG. 3622

SAULS JAMES E VOL. 77153, PG. 1028

THE FILLING STATION OF ADDISON, INC. VOL. 94100, PG. 5577

EDWARD COOK SURVEY ABST. NO. 326

SAMBUCA PARTNERS II, L.P. VOL. 94100, PG. 5581

ADDISON CAR CARE ADDITION VOL. 87111, PG. 0286 LOT 1, BLOCK 1

OASIS CAR WASH, INC. VOL. 97234, PG. 06238 LOT 2, BLOCK 1

OASIS CAR WASH, INC. VOL. 97234, PG. 06238 TRACT II

PROPOSED SIDEWALK & UTILITY EASEMENT

N 89°49'29" W 21.00'

1/2" IRF N 3°47'01" E - 149.58'

N 0°13'00" E - 160.44'

N 89°45'01" E 21.00'

S 0°13'00" W - 160.59'

S 0°00'58" E - 354.02'

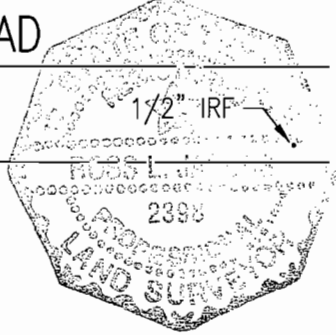
POINT OF BEGINNING

ADDISON ROAD

3,370.85 SQ. FT. 0.0774 ACRES

"X" IN CONC.

Ross L Jacobr MARCH 9, 2000



<b>TOWN OF ADDISON, TEXAS</b>	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 3W



**TOWN OF ADDISON, TEXAS**

**FIELD NOTE DESCRIPTION**

**FOR**

**QUORUM CENTER LIMITED PARTNERSHIP**

**(PARKWAY EASEMENT)**

BEING a tract out of a 1.7120 acre tract out of an original 1.7277 acre tract of land located in the G. W. Fisher Survey, in the Quorum Center Addition, an addition to the Town of Addison, Texas Abstract No. 482, in the Town of Addison, Dallas County, Texas, conveyed to Quorum Center Limited Partnership, by a deed now of record in Volume 92038, Page 0247, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a point for a corner, said point being in the southwest corner of said 1.7120 acre tract and the northwest corner of a 1.5812 acre tract conveyed to Rail Hotels Corporation by a deed now of record in Volume 99024, Page 01020 of the Deed Records of Dallas County, Texas and being in the east right-of-way line of Addison Road, (generally a 60 foot right-of-way and generally 30 feet to the center line), said point also being S 48° 18'40" E, 79.55 feet from a found "X" in the southeast corner of a 0.0331 acre tract of land conveyed to Oasis Car Wash, Inc. as described in Volume 97234, Page 06241, Tract II of the Deed Records of Dallas County, Texas, said point of beginning also being in center line of a 25 foot wide ingress and egress easement as described in Volume 89010, Page 4479, Exhibit C of the Deed Records of Dallas County, Texas;

THENCE, N 00° 17'00" E, along the west line of said 1.7120 acre tract and along east right-of-way line of said Addison Road for a distance of 291.90 feet to a point for corner, said point being the northwest corner of said 1.7120 acre tract and at a corner clip at the southeast corner of Addison Road and Arapaho Road, said point being S 00° 17'00" W, 9.60 feet from an found 5/8 inch iron rod in the northwest corner of said original 1.7277 acre tract;

THENCE, N 42°23'28" E, along said corner clip at the southeast corner of said Addison Road and Arapaho Road for a distance of 14.91 feet to point for a corner;

THENCE, S 00° 17'00" W, leaving the south right-of-way line of Arapaho Road and the north property line of said Quorum Center Limited Partnership, a distance of 302.96 feet to a point for a corner, said point being in the south line of said 1.7120 acre tract and in a north line of said 1.5812 acre tract;

THENCE, N 89° 43'00" W, along the south line of said 1.7120 acre tract, long the north line of said 1.5812 acre tract and along the center line of said ingress and egress easement for a distance of 10.00 feet to the Point of Beginning and containing 2974.32 square feet (0.068 acres) of land.



*Ross L. Jacobs*  
MARCH 4, 2002

03/01/02 TJH SCALE: 1"=50 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT5E.DWG

OASIS CAR WASH, INC.  
VOL. 97234, PG. 06241  
TRACT II

OASIS CAR WASH, INC.  
VOL. 97234, PG. 06241  
TRACT I

POINT OF BEGINNING

ADDISON ROAD

PROPOSED PARKWAY EASEMENT

S 00°17'00" W - 9.60'  
(REFERENCE BEARING) N 42°23'28" E  
14.91'

N 00°17'00" E - 291.90'

5/8" I.R.F.

1/2" IRF

S 48°18'40" E - 79.55'  
(REFERENCE BEARING)

"X" IN CONC.

N 89°43'00" W  
10.00'

S 00°17'00" W - 302.96'

5/8" IRF

2974.32 SQ. FT.  
0.068 ACRES

TEXAS POWER & LIGHT CO., ESM'T.  
VOL. 82054, PG. 0630

AXLE  
"X" IN CONC.

DART

SCALE: 1"=50'

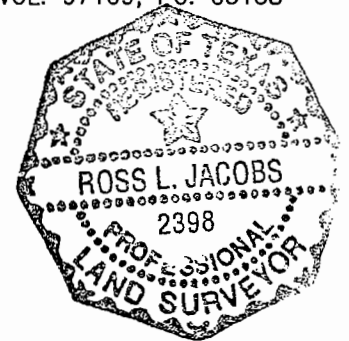
JOSEPH H. JONES, BETH BRANDEBERRY,  
CAROLYN PERKINS SHIMER MERRITT  
AND SAMUEL THOMAS PERKINS  
VOL. 97109, PG. 03158

QUORUM CENTER LIMITED PARTNERSHIP  
VOL. 92038 PG. 0247

G.W. FISHER SURVEY  
ABST. NO. 482  
QUORUM CENTRE ADDITION

ARAPAHO ROAD

OLD R.O.W.



RAIL HOTELS CORPORATION  
VOL. 99024 PG. 01020

25' INGRESS & EGRESS EASEMENT  
ADDISON NORTHWEST, LTD.  
VOL. 89010, PG. 4479  
EXHIBIT C

*Ross L. Jacobs*  
MARCH 4, 2002

TOWN OF ADDISON, TEXAS

ADDISON ROAD  
BELT LINE RD. TO KELLER SPRINGS RD.  
PARKWAY EASEMENT

BIRKHOFF, HENDRICKS & CONWAY, LLP.  
CONSULTING ENGINEERS

JAN., 2002  
PLAT 5E

## TOWN OF ADDISON, TEXAS

**FIELD NOTE DESCRIPTION  
FOR  
QUORUM CENTER LIMITED PARTNERSHIP  
(PARKWAY EASEMENT)**

BEING a tract out of a 1.7120 acre tract out of an original 1.7277 acre tract of land located in the G. W. Fisher Survey, in the Quorum Center Addition, an addition to the Town of Addison, Texas Abstract No. 482, in the Town of Addison, Dallas County, Texas, conveyed to Quorum Center Limited Partnership, by a deed now of record in Volume 92038, Page 0247, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a point for a corner, said point being in the southwest corner of said 1.7120 acre tract and the northwest corner of a 1.5812 acre tract conveyed to Rail Hotels Corporation by a deed now of record in Volume 99024, Page 01020 of the Deed Records of Dallas County, Texas and being in the east right-of-way line of Addison Road, (generally a 60 foot right-of-way and generally 30 feet to the center line), said point also being S 48° 18'40" E, 79.55 feet from a found "X" in the southeast corner of a 0.0331 acre tract of land conveyed to Oasis Car Wash, Inc. as described in Volume 97234, Page 06241, Tract II of the Deed Records of Dallas County, Texas, said point of beginning also being in center line of a 25 foot wide ingress and egress easement as described in Volume 89010, Page 4479, Exhibit C of the Deed Records of Dallas County, Texas;

THENCE, N 00° 17'00" E, along the west line of said 1.7120 acre tract and along east right-of-way line of said Addison Road for a distance of 291.90 feet to a point for corner, said point being the northwest corner of said 1.7120 acre tract and at a corner clip at the southeast corner of Addison Road and Arapaho Road, said point being S 00° 17'00" W, 9.60 feet from an found 5/8 inch iron rod in the northwest corner of said original 1.7277 acre tract;

THENCE, N 42°23'28" E, along said corner clip at the southeast corner of said Addison Road and Arapaho Road for a distance of 14.91 feet to point for a corner;

THENCE, S 00° 17'00" W, leaving the south right-of-way line of Arapaho Road and the north property line of said Quorum Center Limited Partnership, a distance of 302.96 feet to a point for a corner, said point being in the south line of said 1.7120 acre tract and in a north line of said 1.5812 acre tract;

THENCE, N 89° 43'00" W, along the south line of said 1.7120 acre tract, long the north line of said 1.5812 acre tract and along the center line of said ingress and egress easement for a distance of 10.00 feet to the Point of Beginning and containing 2974.32 square feet (0.068 acres) of land.



*Ross L. Jacobs*  
MARCH 4, 2002

H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT5E.DWG  
SCALE: 1"=50'  
TJH  
03/01/02

OASIS CAR WASH, INC.  
VOL. 97234, PG. 06241  
TRACT II

OASIS CAR WASH, INC.  
VOL. 97234, PG. 06241  
TRACT I

1/2" IRF

POINT OF BEGINNING

S 48°18'40" E - 79.55'  
(REFERENCE BEARING)

"X" IN CONC.

ADDISON ROAD

1/2" IRF

PROPOSED PARKWAY EASEMENT

S 00°17'00" W - 9.60'  
(REFERENCE BEARING)

N 42°23'28" E  
14.91'

5/8" I.R.F.

N 00°17'00" E - 291.90'

5/8" IRF

N 89°43'00" W  
10.00'

S 00°17'00" W - 302.96'

2974.32 SQ. FT.  
0.068 ACRES

TEXAS POWER & LIGHT CO., ESM'T.  
VOL. 82054, PG. 0630

AXLE  
"X" IN CONC.

DART

SCALE: 1"=50'

JOSEPH H. JONES, BETH BRANDEBERRY,  
CAROLYN PERKINS SHIMER MERRITT  
AND SAMUEL THOMAS PERKINS  
VOL. 97109, PG. 03158

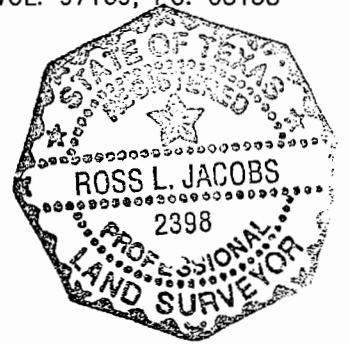
QUORUM CENTER LIMITED PARTNERSHIP  
VOL. 92038 PG. 0247

G.W. FISHER SURVEY  
ABST. NO. 482  
QUORUM CENTRE ADDITION

OLD R.O.W.

ARAPAHO ROAD

OLD R.O.W.



RAIL HOTELS CORPORATION  
VOL. 99024 PG. 01020

25' 25' INGRESS & EGRESS EASEMENT

ADDISON NORTHWEST, LTD.  
VOL. 89010, PG. 4479  
EXHIBIT C

*Brian L. Jacobs*  
MARCH 4, 2002

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
PARKWAY EASEMENT	
BIRKHOFF, HENDRICKS & CONWAY, LLP. CONSULTING ENGINEERS	JAN., 2002 PLAT 5E

**BIRKHOFF, HENDRICKS & CONWAY, L.L.P.**  
**CONSULTING ENGINEERS**

7502 Greenville Ave., #220

Dallas, Texas 75231

Fax (214) 361-0204

Phone (214) 361-7900

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

March 4, 2002

Mr. Steven Z. Chutchian, P.E.  
Assistant City Engineer  
Town of Addison  
P. O. Box 9010  
Addison, Texas 75001-9010

Re: Addison Road  
Quorum Center (Minol)

Dear Mr. Chutchian:

We are enclosing two copies of the revised field note description and plat for the Quorum Center Parkway easement acquisition. The revision includes shifting the easement east line west. Our research shows that the surface lot edge is skewed and no evidence of the parking structure can be seen from Addison Road. At this point we do not intend to remark the easement, unless you desire that to be completed. We are available at your convenience to discuss any questions you may have with the revised limits of the parkway easement across the Quorum Center tract.

Sincerely,



John W. Birkhoff, P.E.

Enclosures