

DYSON ENTERPRISES LP  
17290 Preston Rd., Suite 300  
DALLAS, TX 75252

OASIS CAR WASH

Cindy Pervenanze  
Chief Financial Officer

35720  
18197  
15523



15209 Addison Rd.  
Addison, TX 75001  
(972)692-1086  
Fax (972)233-4072  
email: cindy.pervenanze  
@oasiscarwash.com

# COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



ANGELA K. WASHINGTON  
214.672.2144  
AWASHINGTON@COWLESTHOMPSON.COM

October 12, 2004

Ms. Gayle Walton  
Department Secretary  
City Manager's Office  
Town of Addison  
P.O. Box 9010  
Addison, TX 75001-9010

**RE: Parcel 6 (Minol Center, L.P.), Addison Widening of Road Project**

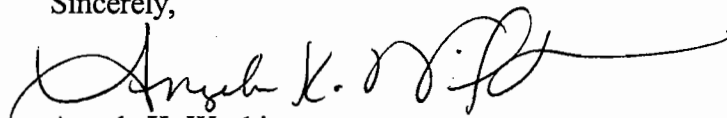
Dear Gayle:

In connection with the transaction for the above-referenced property, enclosed for the Town of Addison's files are the following documents:

1. First American Title Insurance Company Owner's Policy No. 083984 O;
2. Recorded Easement Agreement;
3. Recorded Subordination to Easement;
4. Second recorded Subordination to Easement; and
5. Copy of recorded Release of Deed of Trust.

By copy of this letter, I am forwarding a copy of these documents to Steve Chutchian for his closing binder for this transaction. If you have any questions, please give me a call.

Sincerely,



Angela K. Washington

AKW/yjr  
Enclosures

c(w/o Enclosures): Mr. Mike Murphy  
(w/Enclosures) Mr. Steve Chutchian  
(w/o Enclosures) Mr. Kenneth C. Dippel

# COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



ANGELA K. WASHINGTON  
214.672.2144  
AWASHINGTON@COWLESTHOMPSON.COM

September 24, 2004

**VIA FACSIMILE (972) 450-7065  
AND REGULAR U.S. MAIL**

Ms. Carolyn Burgette  
Accounting Manager  
Town of Addison  
P.O. Box 9010  
Addison, TX 75001-9010

**RE: Transaction Involving Parcel 4 (Dyson Enterprises, L.P.), Addison Road Project**

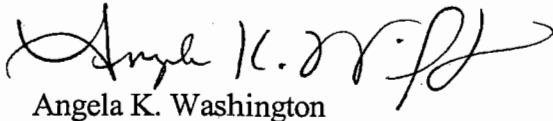
Dear Carolyn:

In connection with the above-referenced transaction, enclosed are copies of the following documents:

- (1) Executed Purchaser's Statement; and
- (2) Executed Easement Agreement.

Closing on the transaction has been scheduled for Tuesday, September 28, 2004. Please forward the funds to Republic Title by that date. The wiring instructions are enclosed. As you may recall, this is the parcel for which the City inadvertently filed the executed easement agreement without closing on the transaction. The Title Company has obtained a Ratification from the owner to correct the matter. If you have any questions or concerns, or if you need anything further, please give me a call. Thanks for your assistance.

Sincerely,



Angela K. Washington

AKW/yjr  
Enclosures

c(w/o Enclosures): Mr. Mike Murphy  
Mr. Steve Chutchian  
Mr. Kenneth C. Dippel, w/firm

DALLAS TYLER

901 MAIN STREET SUITE 4000 DALLAS, TEXAS 75202-3793  
TEL 214.672.2000 FAX 214.672.2020  
WWW.COWLESTHOMPSON.COM

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**METRO BRICK COMPANY, INC.**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 0.261 tract of land located in the Edward Cook Survey, Abstract No. 326, and being Lot 3 of Block 1 in the Addison Car Care Addition, an addition to the Town of Addison, Dallas County, Texas, conveyed to Metro Brick Company, Inc. by a deed now of record in Volume 96180, Page 02908, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

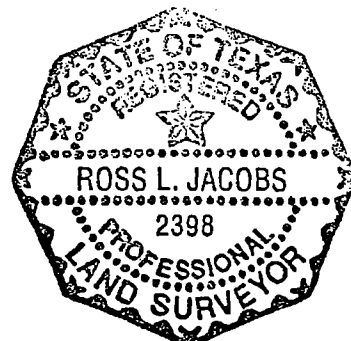
BEGINNING at a point for a corner, said point being the northeast corner of said 0.261 acre tract, and in the south line of a 50 foot right-of-way to the St. Louis and Southwestern Railroad and being in the west right-of-way line of Addison Road, (generally a 60 foot right-of-way and generally 30 feet to the center line) said point also being N 82° 50'59" W, 60.52 feet from a found 5/8 iron rod and being the northwest corner of a 1.452 acre tract of land conveyed to Joseph H. Jones, Beth Brandeberry, Carolyn Perkins Shimer Merritt and Samuel Thomas Perkins, Co-Trustees by a deed now of record in Volume 97109, Page 03158, of the Deed Records of Dallas County, Texas;

THENCE, S 00° 13'00" W along the east line of said 0.261 acre tract and the west right-of-way line of said Addison Road, a distance of 112.30 feet to a point for corner, said point being in the south line of said 0.261 acre tract and in the north line of a dedicated right-of-way for Arapaho Road (generally 60 feet wide) to the Town of Addison, Dallas County, Texas;

THENCE, S 45° 17'11" W, along the south line of said 0.261 acre tract and along the north line of said dedicated right-of-way for Arapaho Road, a distance of 28.25 feet to a point for corner ,

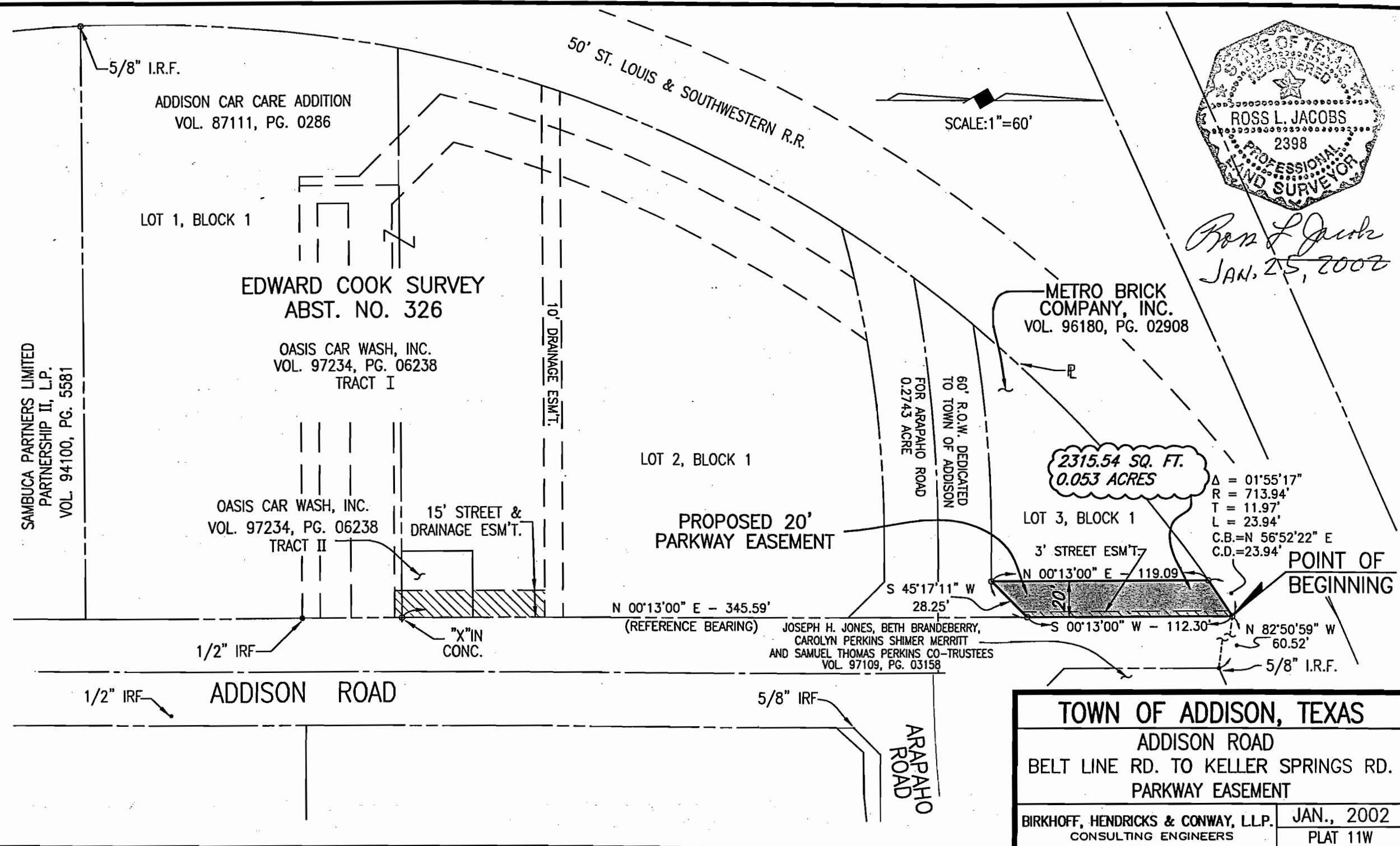
THENCE, N 00° 13'00" E for a distance of 119.09 feet to a point for corner in the north line of said 0.261 acre tract and in said St. Louis and Southwestern Railroad south right-of-way line, said point also being in a curve to the right and having a central angle of 01° 55'17", a radius of 713.94 feet, a tangent distance of 11.97 feet, a chord bearing of N 56° 52'22" E and a chord distance of 23.94 feet;

THENCE, along said curve to the right, along the north line of said 0.261 acre tract and along the south right-of-way line of said St. Louis and Southwestern Railroad for a distance of 23.94 feet to the Point of Beginning and containing 2,315.54 square feet (0.053 acres) of land.



*Ross L. Jacobs*  
 JAN. 25, 2002

H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT11W.DWG  
SCALE: 1=60  
TJH  
01/21/02



**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**DALLAS AREA RAPID TRANSIT**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 0.5516 acre tract of land located in the G. W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas, conveyed to Dallas Area Rapid Transit, by a deed now of record in Volume 96169, Page 04485, of the Deed Records of Dallas County, Texas and out of a tract of land conveyed to Dallas Area Rapid Transit, by a deed now of record in Volume 91008, Page 01390, 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 south line of said 0.5516 acre tract and in the northwest corner of a 1.452 acre tract of land conveyed to Joseph H. Jones, Beth Brandeberry, Carolyn Perkins Shimer Merritt and Samuel Thomas Perkins, Co-Trustees of The Mary Coffield Trust, The Annette Coffield Trust, The Evelyn C. Jones Trust, The Beth Brandeberry Trust and The Corinne Shimer Trust and A. Ben Pinnell, Jr. by a deed now of record in Volume 97109, Page 03158, of the Deed Records of Dallas County, Texas and as indicated by a found 5/8 inch iron rod 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 N 66° 25'50" E, 32.66 feet from the southwest corner of said 0.5516 acre tract;

THENCE, N 00° 07'01" E, a distance of 37.79 feet to a point in the north line of said 0.5516 acre tract and in the south line of said tract conveyed to Dallas Area Rapid Transit, in Volume 91008, Page 01390, continuing N 00° 07'01" E and being along east right-of-way line of said Addison Road for a total Distance of 146.99 feet to a point for corner, said point in the north line of said Dallas Area Rapid Transit, in Volume 91008, Page 01390, said point being the southwest corner of a 0.386 acre tract of land conveyed to H. I. Moses and James R. Cline and being the Moses and Cline Addition to the Town of Addison, Texas, said corner being in the east right-of-way line of said Addison Road, said point also being S 25° 42'22" E, 190.28 feet from a found 1 inch iron rod in the north right-of-way line of Lindbergh Drive and in the south line of a 0.397 acre tract of land conveyed to Addison Post Office Joint Venture by deed now of record in Volume 85161, Page 1657, of the Deed Records of Dallas County, Texas;

THENCE, N 66° 25'50" E, along the north line of said Dallas Area Rapid Transit, in Volume 91008, Page 01390 and the south line of said H. I. Moses and James R. Cline 0.386 acre tract for a distance of 21.84 feet to point for a corner;

THENCE, S 00° 07'01" W, a distance of 146.99 feet to a point in the south line of said 0.5516 acre tract and in a north line of said 1.452 acre tract as evidenced by a 'x' in concrete;

THENCE, S 66° 25'50" W, along the south line of said 0.5516 acre tract, along the north line of said 1.452 acre tract for a distance of 21.84 feet to the Point of Beginning and containing 2,939.73 square feet (0.067 acres) of land.

*Ross L. Jacobs*  
 JAN. 25, 2002



ADDISON POST OFFICE  
JOINT VENTURE  
VOL. 85161, PG. 1657

1" IRF  
LINDERBERGH DR.

S 25°42'22" E - 190.28'  
(REFERENCE BEARING)

ADDISON ROAD

POINT OF BEGINNING  
N 66°25'50" E 32.66'  
(REFERENCE BEARING)

5/8" I.R.F.

N 00°07'01" E - 146.99'

N 66°25'50" E  
21.84'

S 66°25'50" W  
21.84'

"X" IN CONC.

PROPOSED 20' PARKWAY EASEMENT

2,939.73 SQ. FT.  
0.067 ACRES

JOSEPH H. JONES, BETH BRANDEBERRY,  
CAROLYN PERKINS SHIMER MERRITT  
AND SAMUEL THOMAS PERKINS CO-TRUSTEES  
OF THE MARY COFFIELD TRUST, THE  
ANNETTE COFFIELD TRUST, THE EVELYN C. JONES  
TRUST, THE BETH BRANDEBERRY TRUST AND THE  
CORINNE SHIMER TRUST AND A. BEN PINNELL JR.  
VOL. 97109, PG. 03158

SCALE: 1"=40'

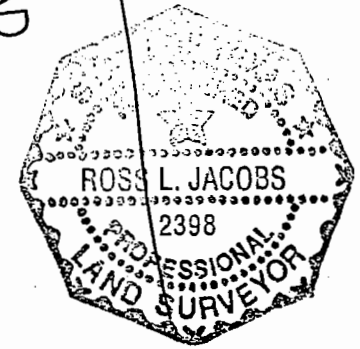
DALLAS AREA RAPID TRANSIT  
VOL. 91008, PG. 1390

H.I. MOSES JR. &  
JAMES R. CLINE  
VOL. 83036, PG. 2893

DALLAS AREA RAPID TRANSIT  
VOL. 96169, PG. 04485

ARAPAHO ROAD

BROADWAY STREET



G.W. FISHER SURVEY  
ABST. NO. 482

*Ross L. Jacobs*  
JAN. 25, 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 6E

01/22/02 TJH SCALE: 1"=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT6E.DWG

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**SAMBUCA PARTNERS LIMITED PARTNERSHIP II, L. P.**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 1.295 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas, 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, 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 1.295 acre tract and the northeast corner of a 1.00 acre tract of land 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, 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 01° 56'12" E, 310.03 feet from a found 1/2 iron rod in the south line 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 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, S 89° 45'01" W, along the south line of said 1.295 acre tract, and along the north line of said 1.00 acre tract for a distance of 16.00 feet to a point for corner;

THENCE, N 00° 13'00" E for a distance of 178.99 feet to a point for corner, said point being in the north line of said 1.295 acre tract and in the south line of the Addison Car Care Addition, an addition to the Town of Addison, Dallas County, Texas and having a net acreage of 3.1955 acres of land as recorded in Volume 87111, Page 0286 of the Map Records of Dallas County, Texas, said point also being N 89° 31'14" E, 314.89 feet from a found 5/8 inch iron rod and being the northwest corner of said 1.295 acre tract and the southwest corner of said 3.1955 acre tract;

THENCE, N 89° 31'14" E along the north line of said 1.295 acre tract and the south line of said 3.1955 acre tract, a distance of 16.00 feet to a point for corner, said point being the northeast corner of said 1.295 acre tract, the southeast corner of said 3.1955 acre tract and being in the west right-of-way line of said Addison Road;

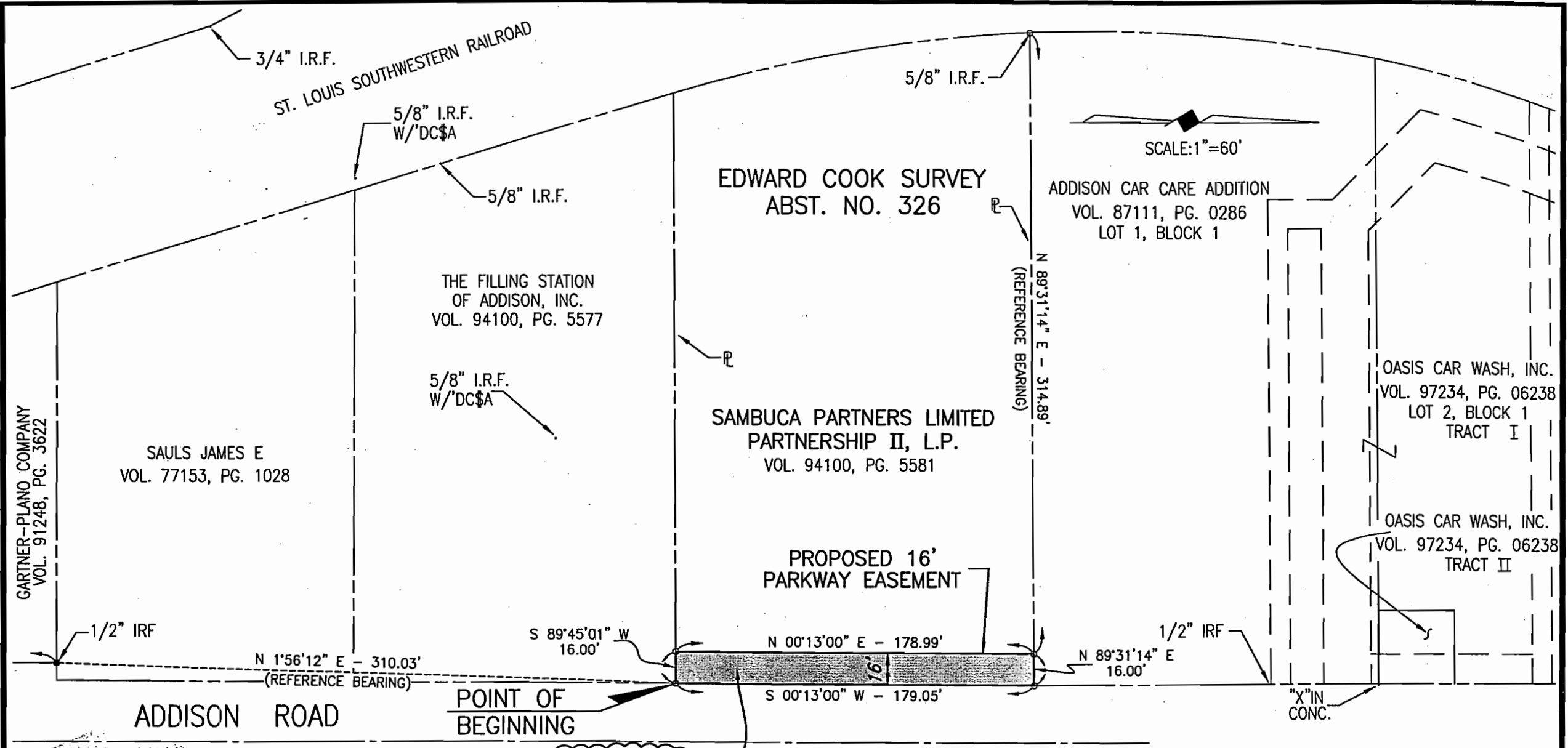
THENCE, S 00° 13'00" W along the east line of said 1.295 acre tract and the west right-of-way line of said Addison Road, a distance of 179.05 feet to the Point of Beginning and containing 2,864.32 square feet (0.066 acres) of land.



*Ross L. Jacobs*  
 JAN. 29, 2002



H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT4W.DWG  
SCALE: 1"=60'  
01/28/02 TJH



*Ross L. Jacobs*  
JAN. 29, 2002

2,864.32 SQ. FT.  
0.066 ACRES

<b>TOWN OF ADDISON, TEXAS</b>	
ADDISON ROAD BELT LINE RD. TO KELLER SPRINGS RD. PARKWAY EASEMENT	
BIRKHOFF, HENDRICKS & CONWAY, L.L.P. CONSULTING ENGINEERS	JAN., 2002 PLAT 4W

## TOWN OF ADDISON, TEXAS

FIELD NOTE DESCRIPTION  
FOR  
JAMES E. SAULS  
(PARKWAY EASEMENT)

BEING a tract out of a 0.774 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas, conveyed to James E. Sauls, by a deed now of record in Volume 77153, Page 01028, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

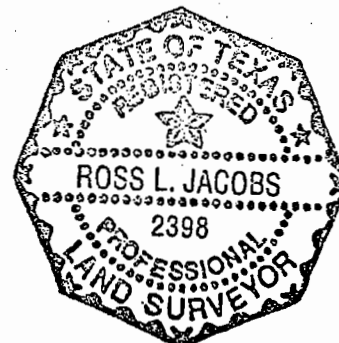
BEGINNING at a point for a corner, said point being the northeast corner of said 0.774 acre tract and the southeast corner of a 1.00 acre tract of land conveyed to The Filling Station of Addison, Inc., by a deed now of record in Volume 94100, Page 05577, of the Deed Records of Dallas County, Texas, and 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 77° 25'12" E, 339.90 feet from a found 3/4 iron rod in the west right-of-way of St Louis Southwestern Railroad, (generally a 100 foot right-of-way);

THENCE, Due South, along the east line of said 0.774 acre tract, and along the west right-of-way line of said Addison Road, a distance of 149.29 feet to a point for corner, said point being the southeast corner of said 0.774 acre tract;

THENCE, S 89° 43'30" W along the south line of said 0.774 acre tract, a distance of 8.64 feet to a found 1/2 inch iron rod indicating 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, and continuing S 89° 43'30" W along the south line of said 0.774 acre tract and along the north line of said 1.0289 acre tract for a **Total Distance of 20.00 feet** to a point for corner;

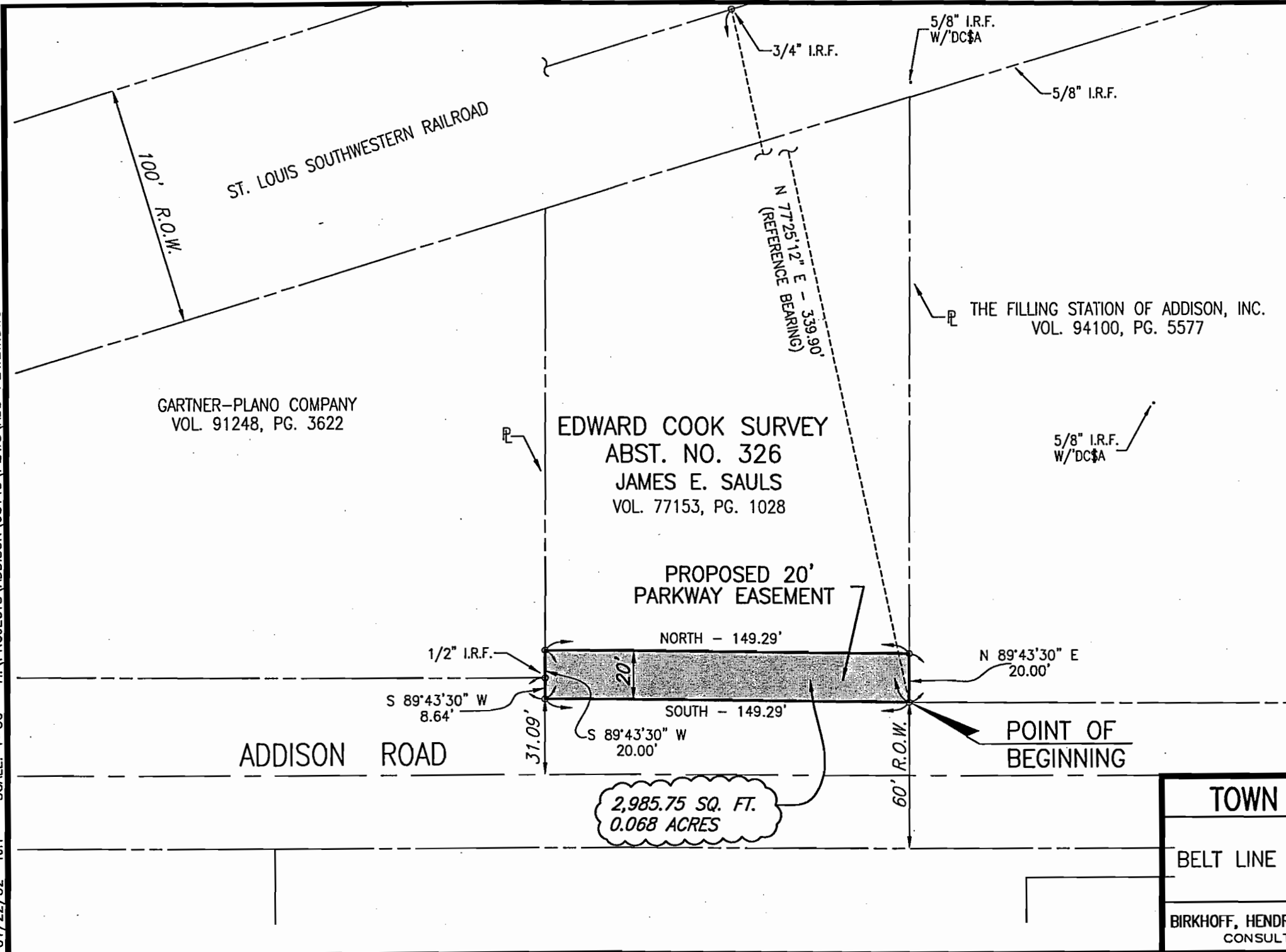
THENCE, Due North for a distance of 149.29 feet to a point for corner, said point being in the north line of said 0.774 acre tract and in the south line of said 1.00 acre tract;

THENCE, N 89° 43'30" E along north line of said 0.774 acre and in the south line of said 1.00 acre tract for a distance of 20.00 feet to the Point of Beginning and containing 2,985.75 square feet (0.068 acres) of land.



*Ross L Jacobs*  
JAN. 25, 2002

01/22/02 TJH SCALE: 1=50 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT2W.DWG



SCALE: 1"=50'



*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 2W

## TOWN OF ADDISON, TEXAS

**FIELD NOTE DESCRIPTION  
FOR  
SNADON\BRANSCOME JOINT VENTURE NO. 1  
(PARKWAY EASEMENT)**

BEING a tract out of a remaining original 26.356 acre tract of land located in the G. W. Fisher Survey, Abstract No. 482, in the Quorum Center Addition, an addition to the Town of Addison, Texas, conveyed to Snadon\Branscome Joint Venture No.1, by a deed now of record in Volume 84067, Page 5718, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

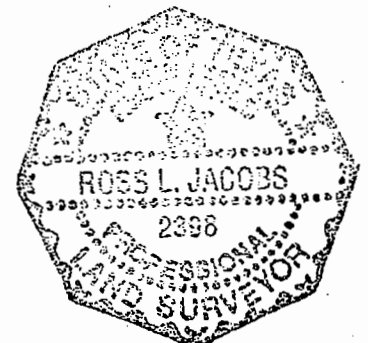
BEGINNING at a point for a corner, said point being in the southwest corner of said 26.356 acre tract and the northwest corner of a 0.907 acre tract of land conveyed to Mark A. Albert as described in Volume 87002, Page 3045 of the Deed Records of Dallas County, Texas and being in the east right-of-way line of Addison Road, (generally a 70 foot right-of-way and generally 30 feet to the center line), said point also being S 31° 46'22" E, 130.74 feet from a found 5/8 inch iron rod in the northeast corner of a 1.029 acre tract conveyed to Gartner-Plano Company as described in Volume 91248, Page 3622 of the Deed Records of Dallas County, Texas;

THENCE, N 00° 17'00" E, along the west line of said 26.356 acre tract and along east right-of-way line of said Addison Road for a distance of 308.46 feet to a point for corner, said point being the southwest corner of a 12 foot wide dedicated strip to Town of Addison for right-of-way along Addison Road as recorded in Volume 93041, Page 2841 of the Deed Records of Dallas County, Texas, said point being N 89° 43'00" W, 283.54 feet from an found 5/8 inch iron rod in the southeast corner of a 1.377 acre tract of land conveyed to Outback Steakhouse of Florida, Inc. as described in Volume 93046, Page 1218 of the Deed Records of Dallas County, Texas 1.377 acre tract;

THENCE, S 89° 43'00" E, along the south line of said 1.377 acre tract, a distance of 20.00 feet to point for a corner;

THENCE, S 00° 17'00" W, a distance of 308.40 feet to a point in the south line of said 26.356 acre tract and in a north line of said Mark A. Albert tract;

THENCE, N 89° 43'00" W, along the south line of said 26.356 acre tract and along the north line of said Mark A. Albert 0.907 acre tract for a distance of 20.00 feet to the Point of Beginning and containing 6,168.65 square feet (0.142 acres) of land.



*Ross L. Jacobs*  
JAN. 25, 2002

GARTNER-PLANO COMPANY  
VOL. 91248, PG. 3622

5/8" I.R.F.

1/2" IRF

S 31°46'22" E - 130.74'  
(REFERENCE BEARING)

POINT OF BEGINNING

6,168.65 SQ. FT.  
0.142 ACRE

ADDISON ROAD

PROPOSED 20' PARKWAY EASEMENT

N 00°17'00" E - 308.46'

S 89°43'00" E  
20.00'

"X" IN CONC.

60'± R.O.W.

1/2" IRF

180°03'58"

N 89°43'00" W  
20.00'

S 00°17'00" W - 308.40'

12' DEDICATION TO TOWN  
OF ADDITION FOR STREET  
RIGHT-OF-WAY  
VOLUME 93041, PAGE 2841

SCALE: 1"=60'

MARK A. ALBERT  
VOL. 87002, PG. 3045

FENCE CORNER

N 89°43'00" W - 283.54'  
(REFERENCE BEARING)

OUTBACK STEAKHOUSE OF FLORIDA, INC.  
VOL. 93046, PG. 1218

RAIL HOTELS CORPORATION  
VOL. 99024, PG. 01020

SNADON\BRANSCOME JOINT VENTURE NO.1  
VOL. 84067 PG. 5718

5/8" I.R.F.

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

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 2E

01/22/02 TJH SCALE: 1"=60 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT2E.DWG



*Ross L. Jacobs*  
JAN. 25 2002

**TOWN OF ADDISON, TEXAS**

**FIELD NOTE DESCRIPTION**

**FOR**

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

**(PARKWAY 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:

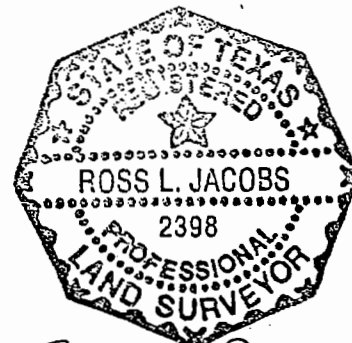
BEGINNING at a point for a corner, said point being the southeast corner of said 1.00 acre tract and the northeast corner of a 0.774 acre tract of land conveyed to James E. Sauls, by a deed now of record in Volume 77153, Page 01028, of the Deed Records of Dallas County, Texas, and being in the west right-of-way 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 20.00 feet to a point for corner;

THENCE, N 00° 13'00" E for a distance of 160.45 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;

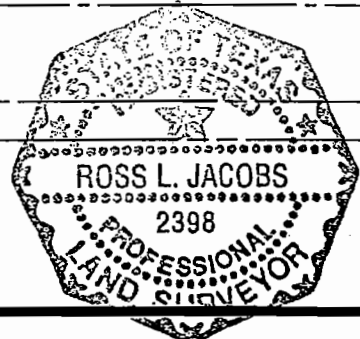
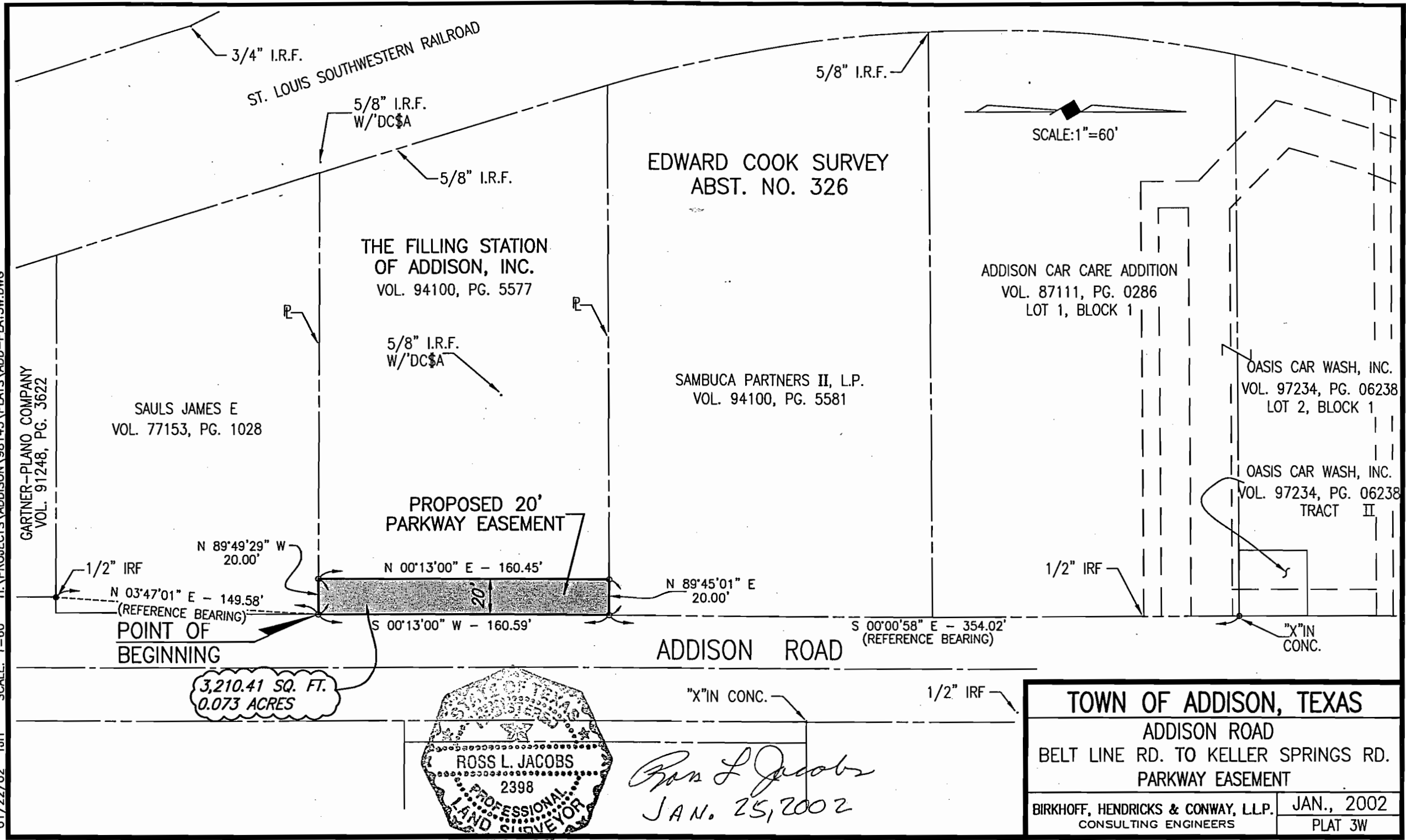
THENCE, N 89° 45'01" W along the north line of said 1.00 acre tract and the south line of said 1.295 acre tract, a distance of 20.00 feet to a point for corner, said point being the northeast corner of said 1.00 acre tract, the southeast corner of said 1.295 acre tract and being in the west right-of-way 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 00° 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 3,210.41 square feet (0.073 acres) of land.



*Ross L. Jacobs*  
JAN. 25 2002

H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT3W.DWG  
GARTNER-PLANO COMPANY  
VOL. 91248, PG. 3622  
01/22/02 T.J.H.  
SCALE: 1"=60'



*Ross L. Jacobs*  
JAN. 25, 2002

<b>TOWN OF ADDISON, TEXAS</b>	
ADDISON ROAD BELT LINE RD. TO KELLER SPRINGS RD. PARKWAY EASEMENT	
BIRKHOFF, HENDRICKS & CONWAY, L.L.P. CONSULTING ENGINEERS	JAN., 2002 PLAT 3W

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**ADDISON POST OFFICE JOINT VENTURE**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 0.397 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas conveyed to Addison Post Office Joint Venture, by a deed now of record in Volume 85161, Page 01657, 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 0.397 acre tract and at the northwest corner of Addison Road (generally a 60 foot right-of-way) and in the north right-of-way of line Lindbergh Drive, (generally a 60 foot right-of-way);

THENCE, S 68° 29'44" W, along the south line of said 0.397 acre tract, and along the north right-of-way line of said Lindbergh Drive, a distance of 15.58 feet to a found 1 inch iron rod and continuing S 68° 29'44" W for a total distance of 21.09 feet to a point for corner;

THENCE, N 02° 58'00" W for a distance of 80.41 feet to a point for corner in the north line of said 0.397 acre tract and the south line of a 0.385 acre tract of land, conveyed to White Rock Masonic Lodge #234, A. F. and A. M. by a deed now of record in Volume 3981, Page 0416, of the Deed Records of Dallas County, Texas;

THENCE, N 89° 38'00" E along the north line of said 0.397 acre tract and along the south line of said 0.385 acre tract for a distance of 20.02 feet to a point for corner, said point being the northeast corner of said 0.397 acre tract and in the southeast corner of said 0.385 acre tract and in the west right-of-way line of said Addison Road, said point being S 03° 24'29" E, 102.69 feet from a found 5/8 inch iron rod and being the northeast corner of a 0.385acre tract;

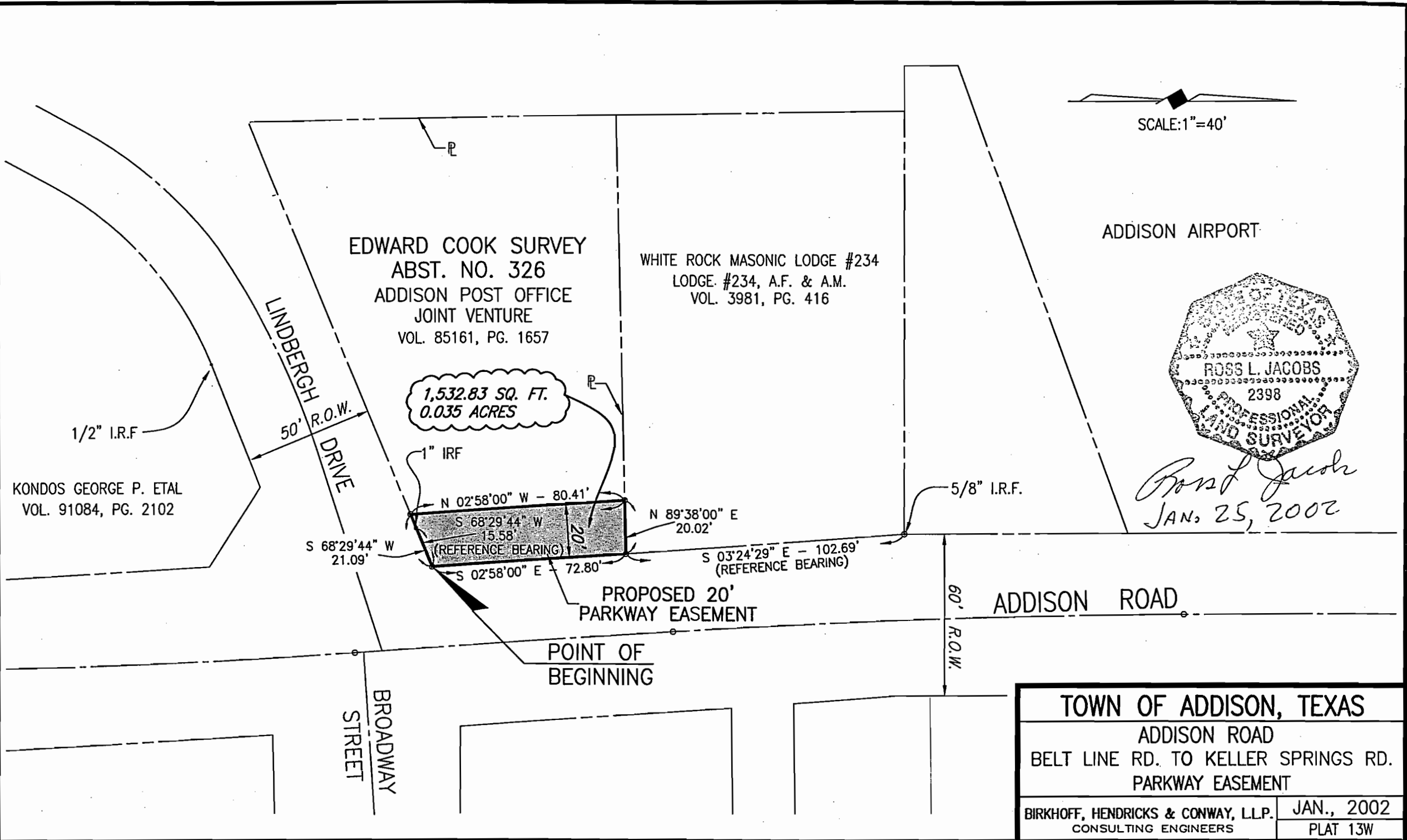
THENCE, S 02° 58'00" E along the east line of said 0.397 acre tract and along the west right-of-way line of said Addison Road, for a distance of 72.80 feet to the Point of Beginning and containing 1,532.83 square feet (0.035 acres) of land.



*Ross L. Jacobs*  
JAN. 25, 2002



03/10/00 RJL SCALE: 1"=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT13W.DWG



**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**GEORGE P. KONDOS AND CAROL C. KONDOS**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 0.6126 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas conveyed to George P. Kondos and Carol C. Kondos, by a deed now of record in Volume 91084, Page 02102, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

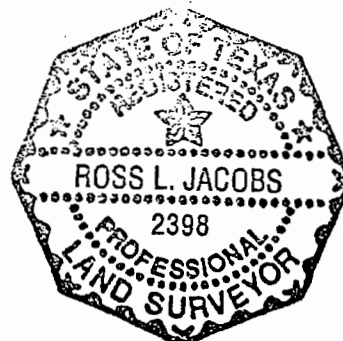
BEGINNING at a point for a corner, said point being the southeast corner of said 0.6126 acre tract and at the northwest corner of Addison Road (generally a 60 foot right-of-way) and the Dart Area Rapid Transit, (50 feet to the centerline) said point being N 27° 24'02" W, 134.63 feet from a found 5/8 iron rod and being the northwest corner of a 1.452 acre tract of land conveyed to Joseph H. Jones, Beth Brandeberry, Carolyn Perkins Shimer Merritt and Samuel Thomas Perkins, Co-Trustees by a deed now of record in Volume 97109, Page 03158, of the Deed Records of Dallas County;

THENCE, S 66° 13'13" W, along the south line of said 0.6126 acre tract, and along the north right-of-way line of said Dart Area Rapid Transit, a distance of 21.04 feet to a point for corner;

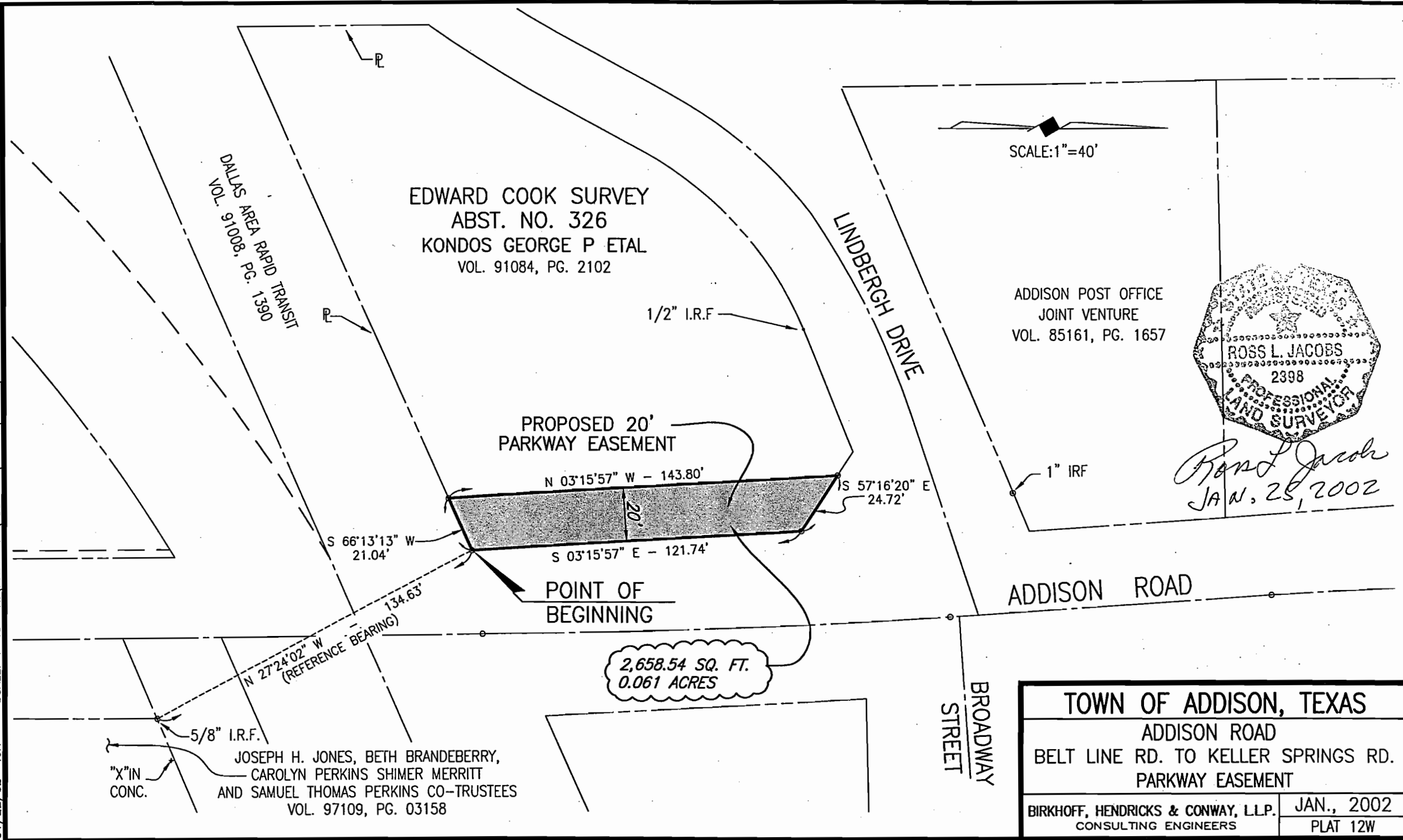
THENCE, N 03° 15'57" W for a distance of 143.80 feet to a point for corner, said point being in the north line of said 0.6126 acre tract and in the south right-of-way of line Lindbergh Drive, (generally a 60 foot right-of-way);

THENCE, S 57° 16'20" E along the north line of said 0.6126 acre tract and along the south right-of-way line of said Lindbergh Drive for a distance of 24.72 feet to a point for corner, said point being the northeast corner of said 0.6126 acre tract and being the southwest corner of said Addison Road and said Lindbergh Drive;

THENCE, S 03° 15'57" E along the east line of said 0.6126 acre tract and along the west right-of-way line of said Addison Road, for a distance of 121.74 feet to the Point of Beginning and containing 2,658.54 square feet (0.061 acres) of land.



01/22/02 TJH SCALE: 1"=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT12W.DWG



EDWARD COOK SURVEY  
ABST. NO. 326  
KONDOS GEORGE P ETAL  
VOL. 91084, PG. 2102

DALLAS AREA RAPID TRANSIT  
VOL. 91008, PG. 1390

SCALE: 1"=40'

ADDISON POST OFFICE  
JOINT VENTURE  
VOL. 85161, PG. 1657



*Ross L. Jacobs*  
JAN. 25, 2002

ADDISON ROAD

BROADWAY  
STREET

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 12W

2,658.54 SQ. FT.  
0.061 ACRES

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

"X" IN  
CONC.

5/8" I.R.F.

S 66°13'13" W  
21.04'

N 27°24'02" W  
(REFERENCE BEARING)

134.63'

POINT OF  
BEGINNING

S 03°15'57" E - 121.74'

N 03°15'57" W - 143.80'

S 57°16'20" E  
24.72'

1/2" I.R.F.

1" IRF

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**H. I. MOSES JR. AND JAMES R. CLINE**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 0.386 acre tract of land located in the G. W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas, conveyed to H. I. Moses and James R. Cline and also being the Moses and Cline Addition to the Town of Addison, Texas by a deed now of record in Volume 83036, Page 02893, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

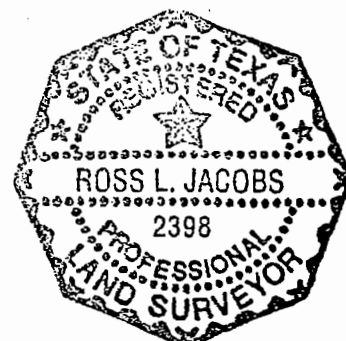
BEGINNING at a point for a corner, said point being the northwest corner of said 0.386 acre tract and in the southeast corner of Addison Road and Broadway Street, (generally a 70 foot right-of-way and generally 30 foot to the center line), said point being S 54° 50'17" E, 93.55 feet from an found 1 inch iron rod in the in the north right-of-line of Lindbergh Drive and in the south line of a tract of a 0.397 acre tract of land conveyed to Addison Post Joint Venture, by a deed now of record in Volume 85161, Page 1657, of the Deed Records of Dallas County, Texas;

THENCE, N 89° 12'52" E, along the north line of said 0.386 acre tract and along the south right-of-line of said Broadway Street for a distance of 9.71 feet to a point for corner;

THENCE, S 02° 52'13" E, a distance of 113.80 feet to point for a corner, said point being in the south line of said 0.386 acre tract and in north line of a tract of land conveyed to Dallas Area Rapid Transit, by a deed now of record in Volume 91008, Page 01390, of the Deed Records of Dallas County, Texas (generally a 100 foot right-of-way);

THENCE, S 66° 30'00" W along the south line of said 0.386 acre tract and along the north line of said Dallas Area Rapid Transit, by a deed now of record in Volume 91008, Page 01390, a distance of 10.36 feet to a point for corner, said point being the southwest corner of said 0.386 acre tract and being in the east right-of-way of said Addison Road, said point also being N 00°10'12" E, 146.99 feet from a found 5/8" iron rod in the south line of a tract of land conveyed to Dallas Area Rapid Transit, by a deed now of record in Volume 96169, Page 04485, of the Deed Records of Dallas County, Texas;

THENCE, N 02° 52'13" W, along the west line of said 0.386 acre tract and along the east right-of-way line of said Addison Road for a distance of 117.80 feet to the Point of Beginning and containing 1,123.25 square feet (0.026 acres) of land.



*Ross L. Jacobs*  
 JAN. 29, 2002

01/28/02 TJH SCALE: 1=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT9E.DWG

SCALE: 1"=40'

ADDISON POST OFFICE  
JOINT VENTURE  
VOL. 85161, PG. 1657

5/8" I.R.F.

LINDBERGH DRIVE  
S 54°50'17" E - 93.55'  
(REFERENCE BEARING)

ADDISON ROAD

POINT OF BEGINNING

1,123.25 SQ. FT.  
0.026 ACRES

N 00°10'12" E - 146.99'  
(REFERENCE BEARING)

S 66°30'00" W  
10.36'

N 02°52'13" W - 117.80'

N 89°12'52" E  
9.71'

S 02°52'13" E - 113.80'

PROPOSED  
PARKWAY EASEMENT

MOSES AND CLINE  
ADDITION

H.I. MOSES JR. &  
JAMES R. CLINE  
VOL. 83036, PG. 2893

G.W. FISHER SURVEY  
ABST. NO. 482

BROADWAY STREET

SIDERIS PROPERTIES  
VOL. 98221, PG. 5415

"X" IN  
CONC.

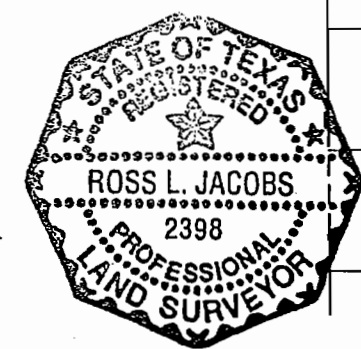
5/8" I.R.F.

DALLAS AREA RAPID TRANSIT  
VOL. 96169, PG. 04485

DART  
VOL. 91008, PG. 1390

100'

*Ross L. Jacobs*  
JAN. 29, 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 9E

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**WHITE ROCK MASONIC LODGE #234, A. F. & A. M.**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 0.385 acre tract of land, conveyed to White Rock Masonic Lodge #234, A. F. and A. M. by a deed now of record in Volume 3981, Page 0416, 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 0.385 acre tract and the northeast corner of a 0.397 acre tract of land conveyed to Addison Post Office Joint Venture, by a deed now of record in Volume 85161, Page 01657, 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);

THENCE, S 89° 38'00" W along the south line of said 0.385 acre tract and along the north line of said 0.397 acre tract for a distance of 20.02 feet to a point for corner, said point being N 06°48'06" W, 78.97 feet from a found 1 inch iron rod in the south line of said 0.397 acre tract and in the north right-of-way of line Lindbergh Drive, (generally a 60 foot right-of-way);

THENCE, N 03° 24'29" W, a distance of 103.11 feet to a point for corner in the north line of said 0.385 acre tract;

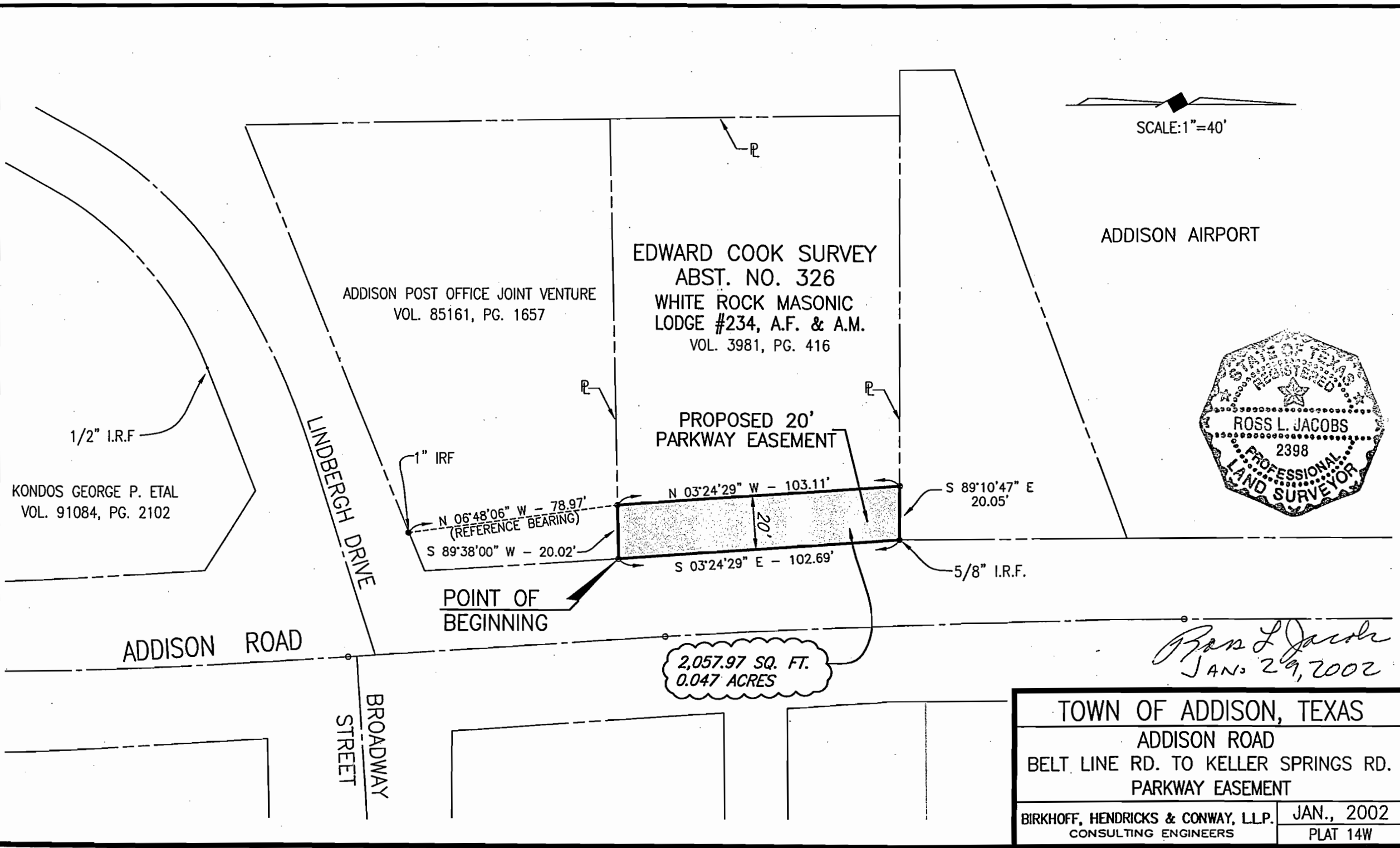
THENCE, S 89° 10'47" E along the north line of said 0.385 acre tract for a distance of 20.05 feet to a point for corner, said point being the northeast corner of said 0.385 acre tract and being in the west right-of-way line of said Addison Road as evidenced by a found 5/8 inch iron rod;

THENCE, S 03° 24'29" E along the east line of said 0.385 acre tract and along the west right-of-way line of said Addison Road, for a distance of 102.69 feet to the Point of Beginning and containing 2,057.97 square feet (0.047 acres) of land.



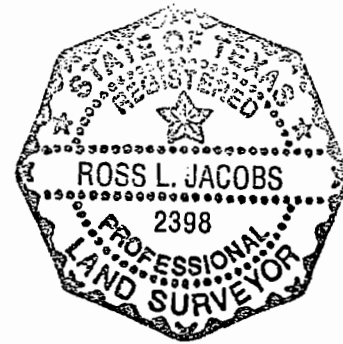
*Ross L. Jacobs*  
 JAN. 29, 2002

01/28/02 GRB SCALE: 1"=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT14W.DWG



SCALE: 1"=40'

ADDISON AIRPORT



*Ross L. Jacobs*  
 JAN. 29, 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 14W

EDWARD COOK SURVEY  
 ABST. NO. 326  
 WHITE ROCK MASONIC  
 LODGE #234, A.F. & A.M.  
 VOL. 3981, PG. 416

ADDISON POST OFFICE JOINT VENTURE  
 VOL. 85161, PG. 1657

KONDOS GEORGE P. ETAL  
 VOL. 91084, PG. 2102

PROPOSED 20'  
 PARKWAY EASEMENT

2,057.97 SQ. FT.  
 0.047 ACRES

POINT OF  
 BEGINNING

LINDBERGH DRIVE

ADDISON ROAD

BROADWAY  
 STREET

1/2" I.R.F.

1" IRF

S 89°10'47" E  
 20.05'

5/8" I.R.F.

N 06°48'06" W - 78.97'  
 (REFERENCE BEARING)  
 S 89°38'00" W - 20.02'

N 03°24'29" W - 103.11'

S 03°24'29" E - 102.69'

## TOWN OF ADDISON, TEXAS

FIELD NOTE DESCRIPTION  
FOR  
SIDERIS PROPERTIES  
(PARKWAY EASEMENT)

BEING a tract out of a 0.226 acre tract of land located in the G. W. Fisher Survey, Abstract No. 482, Lot 1, Block A, of the Julian Addition, an addition to the Town of Addison, Dallas County, Texas and conveyed to Sideris Properties, by a deed now of record in Volume 98221, Page 5415, 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 0.226 acre tract and being a northeast corner of Addison Road, (generally a 60 foot right-of-way) and Broadway Street, (generally a 70 foot right-of-way) said point being  $N 77^{\circ} 57' 10'' E$ , 75.63 feet from a found 1 inch iron rod in the north right-of-way line of Lindbergh Drive and in the south line of a 0.397 acre tract of land conveyed to Addison Post Office Joint Venture by deed now of record in Volume 85161, Page 01657, of the Deed Records of Dallas County, Texas;

THENCE,  $N 03^{\circ} 19' 54'' W$ , along the west line of said 0.226 acre tract and along the east right-of-way line of said Addison Road for a distance of 101.35 feet to a point for corner, said point being the northwest corner of said 0.226 acre tract and where east right-of-way line of said Addison Road intersect with the south line of a alley, generally 25 feet wide, said point also being  $S 45^{\circ} 01' 52'' E$ , 90.71 feet from an found  $5/8$  inch iron rod in the northeast corner of a 0.402 acre tract of land conveyed to White Rock Masonic Lodge #234, A.F. and A.M. by deed now of record in Volume 3981, Page 416, of the Deed Records of Dallas County, Texas;

THENCE,  $N 89^{\circ} 51' 14'' E$ , along the north line of said 0.226 acre tract and along the south line of said alley for a distance of 4.91 feet to point for a corner;

THENCE,  $S 03^{\circ} 19' 54'' E$ , a distance of 97.74 feet to a point for corner

THENCE  $S 33^{\circ} 17' 23'' E$ , a distance of 4.23 feet to a point for a corner in the south line of said 0.226 acre tract and in the north right-of-way line of said Broadway Street;

THENCE,  $N 89^{\circ} 28' 27'' W$ , along the south line of said 0.226 acre tract, and along the north right-of-way line of said Broadway for a distance of 7.02 feet to the Point of Beginning and containing 500.32 square feet (0.011 acres) of land.



*Ross L. Jacobs*  
JAN: 29, 2002



SCALE: 1"=40'

LINDBERGH DRIVE

ADDISON POST OFFICE  
JOINT VENTURE  
VOL. 85161, PG. 1657

WHITE ROCK MASONIC  
LODGE #234, A.F. & A.M.  
VOL. 3981, PG. 416

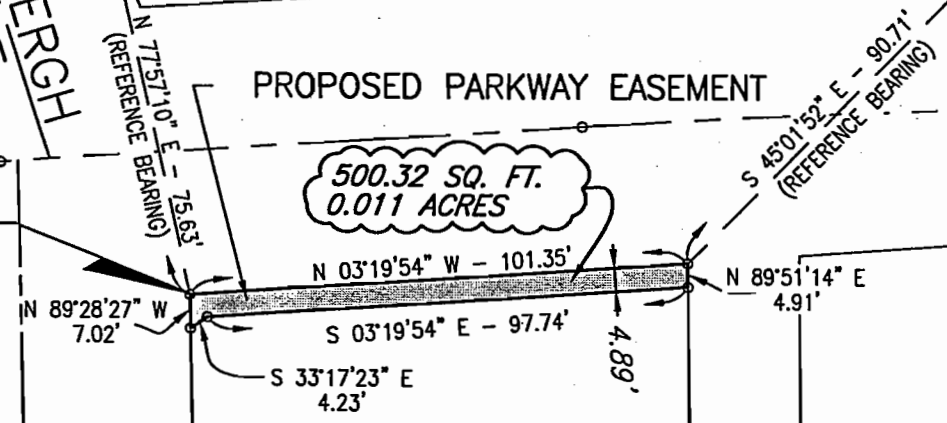
5/8" I.R.F.

ADDISON ROAD

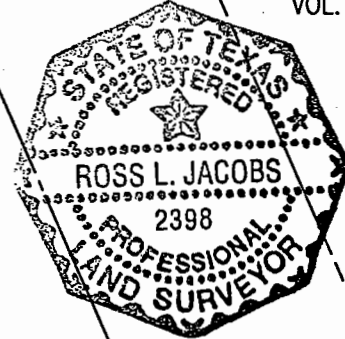
PROPOSED PARKWAY EASEMENT

500.32 SQ. FT.  
0.011 ACRES

POINT OF BEGINNING



H.I. MOSES JR. &  
JAMES R. CLINE  
VOL. 83036, PG. 2893



*Ross L. Jacobs*  
JAN. 29, 2002

BROADWAY STREET  
70' R.O.W.

LOT 1, BLOCK A, JULIAN ADDITION  
SIDERIS PROPERTIES  
VOL. 98221, PG. 5415

LOT 5  
LOT 6  
LOT 7  
LOT 8

LOT 17

LOT 18

LOT 19

LOT 20

TOWN OF ADDISON

G.W. FISHER SURVEY  
ABST. NO. 482

<b>TOWN OF ADDISON, TEXAS</b>	
ADDISON ROAD BELT LINE RD. TO KELLER SPRINGS RD. PARKWAY EASEMENT	
BIRKHOFF, HENDRICKS & CONWAY, LLP. CONSULTING ENGINEERS	JAN., 2002 PLAT 10E

01/28/02 TJH SCALE: 1"=40' H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT10E.DWG

**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 17.21 feet to point for a corner;

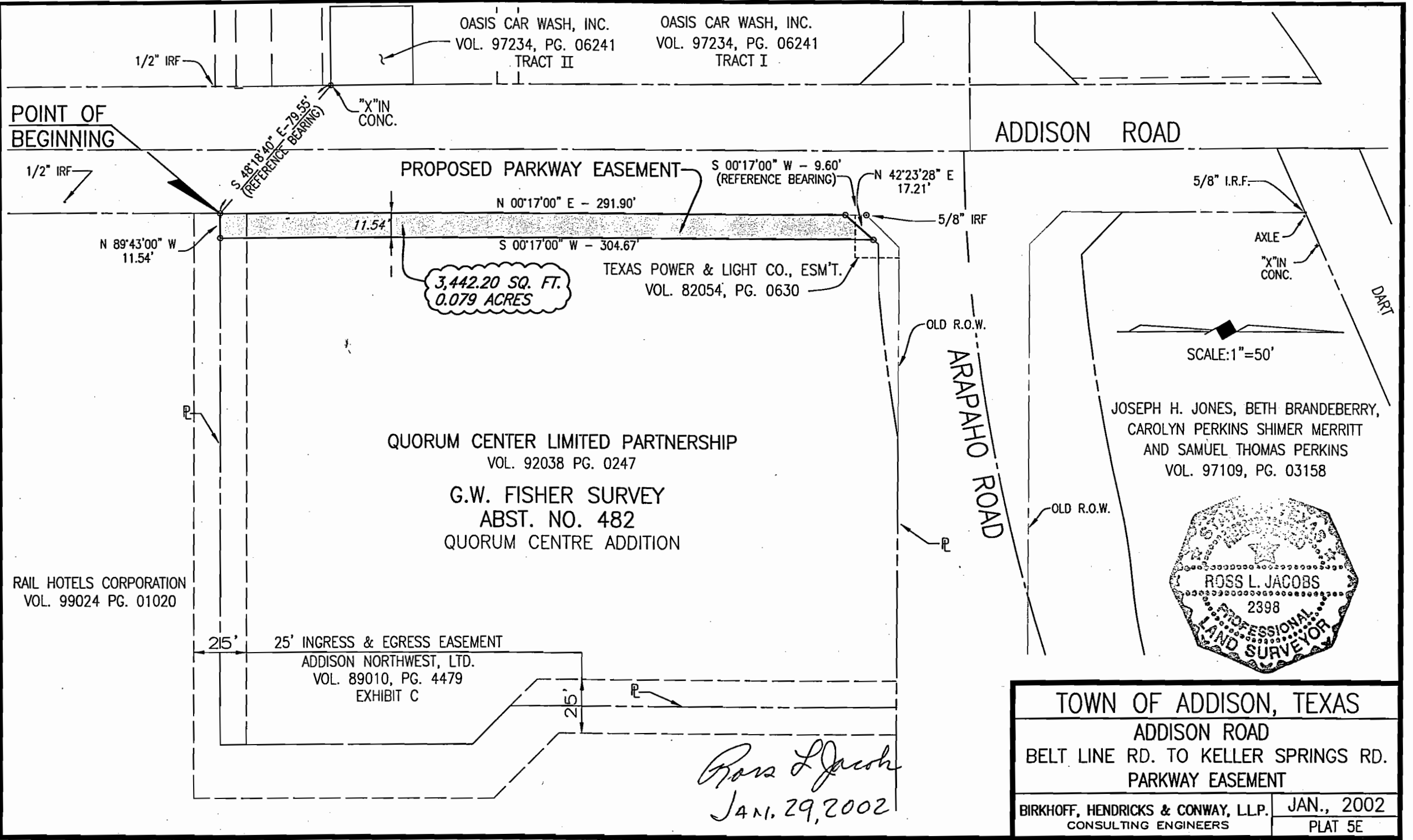
THENCE, S 00° 17'00" W, leaving the south right-of-way line of Arapaho Road and the north property line of said Quorum Center Limited Partnership, a distance of 304.67 feet to a point for a corner, said point being in the south line of said 1.7120 acre tract and in a north line of said 1.5812 acre tract;

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 11.54 feet to the Point of Beginning and containing 3,442.20 square feet (0.079 acres) of land.



*Ross L. Jacobs*  
 JAN. 29, 2002

01/28/02 GRB 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

N 00°17'00" E - 291.90'

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

N 42°23'28" E  
17.21'

N 89°43'00" W  
11.54'

3,442.20 SQ. FT.  
0.079 ACRES

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

QUORUM CENTER LIMITED PARTNERSHIP  
VOL. 92038 PG. 0247

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

RAIL HOTELS CORPORATION  
VOL. 99024 PG. 01020

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

ARAPAHO ROAD

SCALE: 1" = 50'

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



*Ross L. Jacobs*  
JAN. 29, 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 5E

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**RAIL HOTELS CORPORATION**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 1.5812 acre tract of land located in the G. W. Fisher Survey, Abstract No. 482, in the Quorum Centre Addition, an addition to the Town of Addison, Texas, conveyed to Rail Hotels Corporation by a deed now of record in Volume 99024, Page 01020 of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a point in south line of said 1.5812 acre tract and in the north line of a 1.3774 acre tract of land conveyed to Outback Steakhouse of Florida, Inc. by a deed now of record in Volume 93046, Page 1218 of the Deed Records of Dallas County, Texas and said point being S 89°43'00" E, 20.00 feet from an found "X" in concrete and being the northwest corner of the said Outback Steakhouse tract and the southeast corner of the said Rail Hotels tract;

THENCE, N 89°43'00" W, along the north property line of the said Outback Steakhouse tract (1.3774 acre tract) and the south property line of the said Rail Hotels tract (1.5812 acre tract ), a distance of 8.00 feet to a point for a corner, said point being in the east line of tract of land 12 feet in width dedicated to the Town of Addison for Addison Road and in the west property line of the said Rail Hotels tract (1.5812 acre tract );

THENCE, N00°20'03" E, along the east line of the said Town of Addison right-of-way dedication and the west line of the said Rail Hotels tract (1.5812 acre tract), a distance of 192.62 feet to a point for a corner, said point being in the north line of the said Rail Hotels tract (1.5812 acre tract ) and the south line of a tract of land conveyed to Quorum Centre Limited Partnership as recorded in Volume 92038, Page 247 of the Deed Records of Dallas County, Texas, said point also being S 53°27'16" E, a distance of 88.93 feet to a "X" found marking the west right-of-way line of Addison Road and the southeast corner of a tract of land conveyed as Tract II to Oasis Car Wash, Inc. as recorded in Volume 97234, Page 6241 of the Deed Records of Dallas County, Texas;

THENCE, S 89°43'00" E, along the north line of the said Rail Hotels tract and the south line of the said Quorum Centre Limited Partnership, a distance of 8.00 feet to a point for a corner;

THENCE, S 00°20'03" W, being at all times parallel and at a perpendicular distance of 8 feet to the west property line of the said Rail Hotel tract and the east line of the said Town of Addison right-of-way dedication, a distance of 192.62 feet to the Point of Beginning, and containing 1,540.96 square feet (0.035 acres) of land.



*Ross L. Jacobs*  
 JAN. 29, 2002

01/28/02 GRB SCALE: 1"=50' H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT5E-A.DWG

SCALE: 1"=50'

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

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

ADDISON ROAD

60'± R.O.W.

180°03'58"

S 33°21'16" E - 88.91'  
(REFERENCE BEARING)

"X" IN CONC.

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

"X" IN CONC.

1/2" IRF

S 89°43'00" E - 20.00'  
(REFERENCE BEARING)  
N 89°43'00" W - 8.00'

12' DEDICATED TO TOWN OF ADDISON

S 89°43'00" E - 8.00'

N 00°20'03" E - 192.62'  
S 00°20'03" W - 192.62'

POINT OF BEGINNING

PROPOSED PARKWAY ESM'T.

1,540.96 SQ. FT.  
0.035 ACRES

SNADON\BRANSCOME  
JOINT VENTURE NO.1  
VOL. 84067, PG. 5718

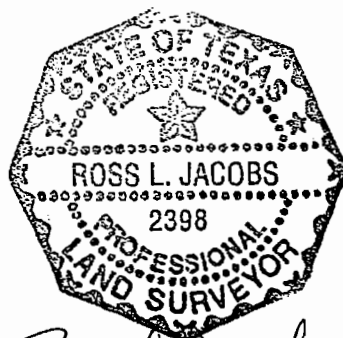
OUTBACK STEAKHOUSE OF FLORIDA, INC.  
VOL. 93046 PG. 1218

QUORUM CENTRE LIMITED  
PARTNERSHIP  
VOL. 92038 PG. 0247

RAIL HOTELS CORPORATION  
VOL. 99024, PG. 01020

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

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

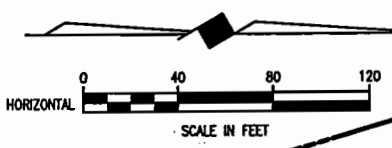


*Ron L. Jacobs*  
JAN. 29, 2002  
5/8" I.R.F.

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

H:\PROJECTS\ADDISON\2002\02\PROPERTY\ADD-STRIP-SHILDING 01/23/02 T.H SCALE: 1"=40'

EDWARD COOK SURVEY  
ABST. NO. 326  
CITY OF DALLAS  
VOL. 4942, PG. 629  
828,075.6 SF (19.01 ACRES)



EDWARD COOK SURVEY  
ABST. NO. 326  
GARTNER-PLANO COMPANY  
VOL. 91248, PG. 3622  
44,817 SF (1.0289 ACRES)

EDWARD COOK SURVEY  
ABST. NO. 326  
SAULS JAMES E  
VOL. 77153, PG. 1028  
33,713 SQ.FT. (0.774 ACRES)

EDWARD COOK SURVEY  
ABST. NO. 326  
THE FILLING STATION OF ADDISON, INC.  
VOL. 94100, PG. 5577  
3,666.5 SF (.0842 ACRES)

EDWARD COOK SURVEY  
ABST. NO. 326  
SAMBUCA PARTNERS II LTD PS  
VOL. 94100, PG. 5581  
56,398.376 SF (1.295 ACRES)

ADDISON CAR CARE ADDISON  
VOL. 87111, PG. 0286  
GROSS 3.4698 ACRES

EDWARD COOK SURVEY  
ABST. NO. 326  
OASIS CAR WASH, INC.  
VOL. 97234, PG. 6238  
70,516 SF (1.6188 ACRES)  
TRACT I

OASIS CAR WASH, INC.  
VOL. 97234, PG. 6238  
1,443 SF (0.0331 ACRES)  
TRACT II

G.W. FISHER SURVEY  
ABST. NO. 482  
MARK A. ALBERT  
VOL. 87002 PG. 3045  
39,491.50 S.F. (0.907 ACRES)

G.W. FISHER SURVEY  
ABST. NO. 482  
SNADON/BRANSCOME JOINT VENTURE NO.1  
VOL. 84067 PG. 5718

G.W. FISHER SURVEY  
ABST. NO. 482  
OUTBACK STEAKHOUSE OF FLORIDA, INC.  
VOL. 93046 PG. 1218  
60,002 S.F. (1.3774 ACRES)

G.W. FISHER SURVEY  
ABST. NO. 482  
RAIL HOTEL CORPORATION  
VOL. 99024 PG. 01020

G.W. FISHER SURVEY  
ABST. NO. 482  
QUORUM CENTER LIMITED PARTNERSHIP  
VOL. 92038 PG. 0247  
75,261 S.F. (1.7277 ACRES)

BELT LINE ROAD

INWOOD ROAD

ADDISON ROAD

ADDISON RD.  
STA. 0+00=  
BELT LINE ROAD  
STA. 0+00

MATCH LINE STA. 11+50

PARKWAY EASEMENT

QUORUM CENTRE ADDITION

TOWN OF ADDISON, TEXAS

ADDISON ROAD IMPROVEMENTS  
BELT LINE ROAD TO ARAPAHO ROAD PHASE I  
ADDISON ROAD STRIP MAP

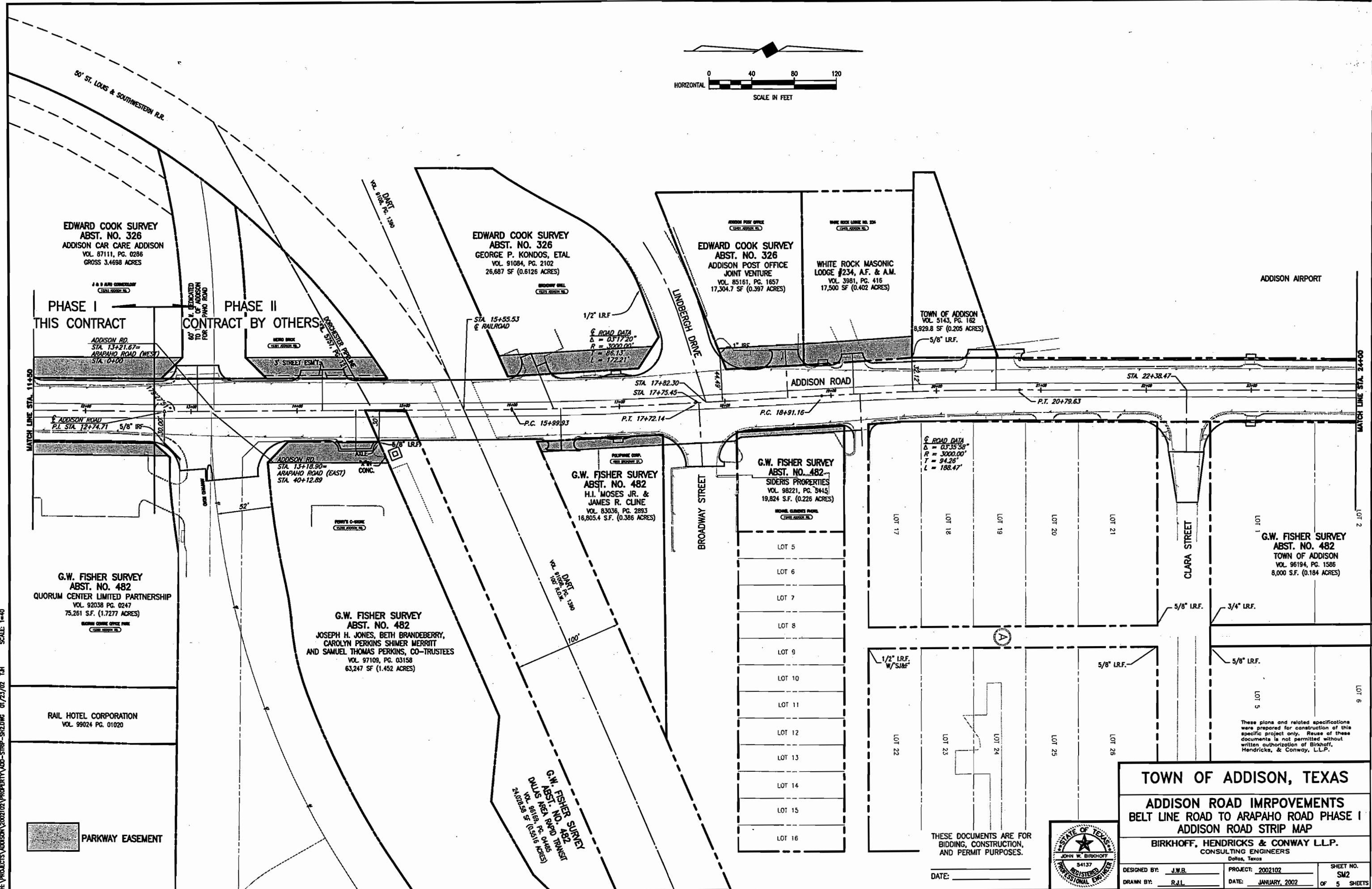
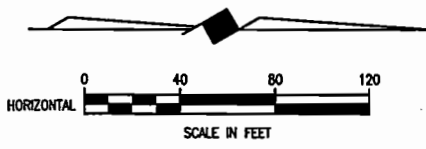
BIRKHOFF, HENDRICKS & CONWAY L.L.P.  
CONSULTING ENGINEERS  
Dallas, Texas

THESE DOCUMENTS ARE FOR  
BIDDING, CONSTRUCTION,  
AND PERMIT PURPOSES.



DESIGNED BY: J.W.B. PROJECT: 2002 102 SHEET NO. SM1  
DRAWN BY: R.J.L. DATE: JANUARY, 2002 OF 5 SHEETS

These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks, & Conway, L.L.P.



H:\PROJECTS\ADDISON\2002102\PROPERTY\ADD-STRIP-SHD.DWG 01/23/02 T4H SCALE: 1"=40'

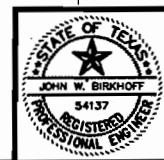
These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks, & Conway, L.L.P.

**TOWN OF ADDISON, TEXAS**

**ADDISON ROAD IMPROVEMENTS  
BELT LINE ROAD TO ARAPAHO ROAD PHASE I  
ADDISON ROAD STRIP MAP**

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

DESIGNED BY: J.W.B.	PROJECT: 2002102	SHEET NO. SM2
DRAWN BY: R.J.L.	DATE: JANUARY, 2002	OF 5 SHEETS



THESE DOCUMENTS ARE FOR BIDDING, CONSTRUCTION, AND PERMIT PURPOSES.

DATE: \_\_\_\_\_

To: Steve C.

From the Desk of: Gayle Walton

For Your Files



TEMPORARY CONSTRUCTION EASEMENT

2029430

10/15/02 3503981 \$15.00  
Deed

STATE OF TEXAS §  
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS

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 6 day of October, 2002.

GRANTOR  
GARTNER-PLANO COMPANY

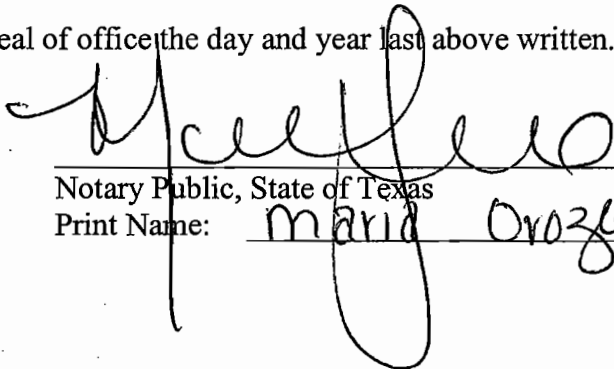
By: SALIM ASRAFI  
Print Name: \_\_\_\_\_  
Print Title: C.O.O

STATE OF TEXAS  
COUNTY OF DALLAS

§  
§

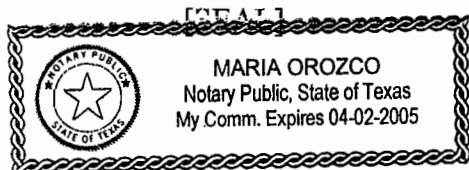
8 BEFORE ME, the undersigned notary public in and for said county and state, on this 8 day of October, 2002, personally appeared SALIM ASRAWI, known to me to be the identical person who executed the within and foregoing document, and acknowledged to me that he executed the same in his authorized capacity, 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: Maria Orozco

MY COMMISSION EXPIRES:

4-2-05



3/17/2002

**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.

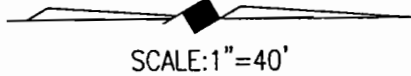


*Ronald V. Conway*  
3/18/02

EXHIBIT A

2002201 00015

03/19/02 TJH SCALE: 1=40 H:\PROJECTS\ADDISON\2002102\PLATS\15101-ADD.DWG 1000 1000 1000 2002



ST. LOUIS & SOUTHWESTERN RAILROAD

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

100' P.O.W.

50'

50'

BELT LINE ROAD

2220.22 SQ. FT.  
 0.051 ACRES

TEMPORARY  
 CONSTRUCTION  
 EASEMENT

S 89°58'54" E  
 15.00'

N 89°51'11" W  
 15.00'

N 00°17'00" E - 148.00'

1/2" I.R.F.

S 00°17'00" W - 148.03'

POINT OF  
 BEGINNING

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)

INWOOD  
 ROAD

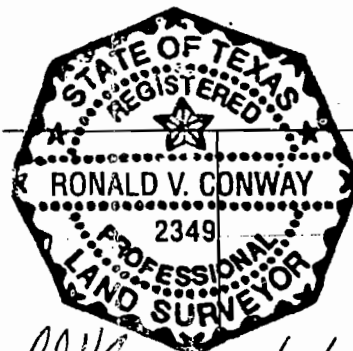
70' R.O.W.

40'

ADDISON ROAD

30'

MARK A. ALBERT  
 VOL. 87002, PG. 3045



Ronald V. Conway 5/18/02

TOWN OF ADDISON, TEXAS

ADDISON ROAD

BELT LINE RD. TO KELLER SPRINGS RD.  
 TEMPORARY CONSTRUCTION EASEMENT

BIRKHOFF, HENDRICKS & CONWAY, LLP.  
 CONSULTING ENGINEERS

7502 GREENVILLE AVE. #220, DALLAS, TEXAS (214)361-7900

MARCH, 2002

PI AT 1W

EXHIBIT B

2002201 00017

Grubbz14 4124

8888-842-276

FILED  
2002 OCT 15 AM 9:24  
EARL BULLOCK  
COUNTY CLERK  
DALLAS COUNTY

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.  
COUNTY OF DALLAS  
STATE OF TEXAS instrument was filed on the date and time I hereby certify this and was duly recorded in the volume and stamped hereon by me and was duly recorded in the volume and stamped hereon by me.  
page of the named records of Dallas County, Texas as stamped hereon by me.

OCT 15 2002



Earl Bullock  
COUNTY CLERK, Dallas County, Texas

RETURN TO:  
NAME Town of Addison  
ADDRESS 5300 BELT LINE Rd  
CITY DALLAS TX 75240

TEMPORARY CONSTRUCTION EASEMENT

2029430

10/15/02 3503981 \$15.00  
Deed

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:



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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 6 day of October, 2002.

GRANTOR  
GARTNER-PLANO COMPANY

By: SALIM ASRAFI  
Print Name: \_\_\_\_\_  
Print Title: C.O.O



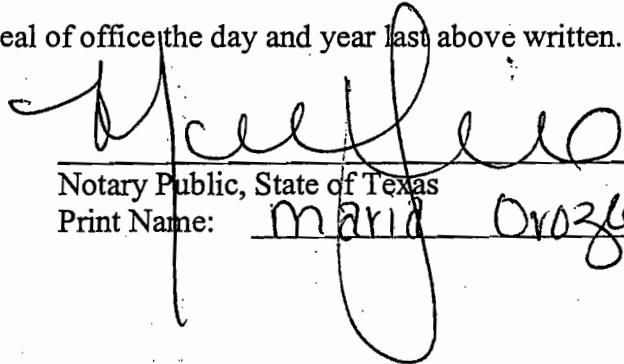
TRUE AND CORRECT  
COPY OF ORIGINAL  
FILED IN DALLAS  
COUNTY CLERK'S OFFICE

STATE OF TEXAS  
COUNTY OF DALLAS

§  
§

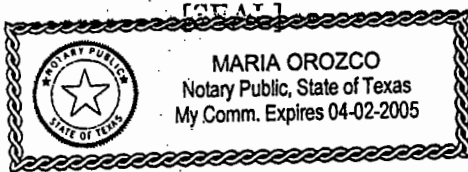
BEFORE ME, the undersigned notary public in and for said county and state, on this 8 day of October, 2002, personally appeared SALIM ASRAWI, known to me to be the identical person who executed the within and foregoing document, and acknowledged to me that he executed the same in his authorized capacity, 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: Maria Orozco

MY COMMISSION EXPIRES:

4-2-05



TRUE AND CORRECT  
COPY OF ORIGINAL  
FILED IN DALLAS  
COUNTY CLERK'S OFFICE

**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:

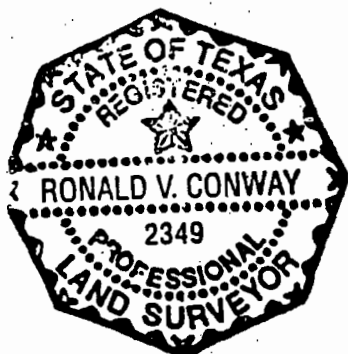
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THENCE S 00° 17' 00" W along the east line of said 1.0289 acre tract and said west right-of-way line of said Addison Road, for a distance of 148.03 feet;

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



TRUE AND CORRECT  
 COPY OF ORIGINAL  
 FILED IN DALLAS  
 COUNTY CLERK'S OFFICE



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

N 41°21'18" 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)

ADDISON ROAD

70' R.O.W.

40'  
30'

BELT LINE ROAD

100' R.O.W.

50'

50'

INWOOD ROAD



TRUE AND CORRECT  
COPY OF ORIGINAL  
FILED IN DALLAS  
COUNTY CLERK'S OFFICE

MARK A. ALBERT  
VOL. 87002, PG. 3045



Ronald V. Conway 5/18/02

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,

EXHIBIT B

Y2H Hzggn 4421  
2002201 00017 8888-842-246

FILED  
2002 OCT 15 AM 9:24  
EARL BULLOCK  
COUNTY CLERK  
DALLAS COUNTY

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.  
COUNTY OF DALLAS  
STATE OF TEXAS instrument was filed on the date and time I hereby certify this and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

OCT 15 2002



*Earl Bullock*  
COUNTY CLERK, Dallas County, Texas



TRUE AND CORRECT  
COPY OF ORIGINAL  
FILED IN DALLAS  
COUNTY CLERK'S OFFICE

THE STATE OF TEXAS }  
COUNTY OF DALLAS }

I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page stamped thereon. I hereby certify on

RETURN TO:

NAME Town of Addison  
ADDRESS 5300 BELT LINE Rd  
CITY DALLAS TX 75240

OCT 15 2002



*Earl Bullock*  
COUNTY CLERK, Dallas County, Texas  
By *[Signature]*  
Deputy

**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.  
DOUGLAS K. SHOWERS, P.E.

ROSS L. JACOBS, P.E.  
I. C. FINKLEA, P.E.

May 13, 2002

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

Re: Addison Road

Dear Mr. Chutchian:

We are enclosing two copies of field note description and plat for the Sultan K. Chanaa tract and the Sambuca Partners Limited Partnership II, L.P. tract for the Town's use in Parkway Easement acquisition.

We are available at your convenience to discuss any questions you may have with these documents.

Sincerely,



John W. Birkhoff, P.E.

Enclosures

SEND  
COPY TO  
MARK HERE  
FOR AN  
APPRAISAL

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**ADDISON ROAD PARKWAY EASEMENT**

**SAMBUCA PARTNERS LIMITED PARTNERSHIP II, L.P.**

BEING a parcel of land out of a 1.48 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas, 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 Block 1, Lot 1 in the Sambuca II/Filling Station Addition, an addition to the Town of Addison, Texas, said parcel of land being more particularly described as follows:

BEGINNING at a point for a corner, said point being the southeast corner of said 1.48 acre tract and the northeast corner of a 0.69 tract of land conveyed to Sultan K. Chanaa, by a deed now of record in Volume 2000215, Page 01991, of the Deed Records of Dallas County, Texas;

THENCE N 89° 29'00" W, along the south line of said 1.48 acre tract, and along the north line of said 0.69 acre tract for a distance of 8.00 feet to a point for corner;

THENCE N 00°13'00" E for a distance of 212.07 feet to a point for corner, said point being in the north line of said 1.48 acre tract and in the south line of a 1.316 acre tract of land conveyed to Dyson Enterprises, LP by a deed now of record in Volume 2000034, Page 2494 of the Deed Records of Dallas County, Texas, said point being N 89°31'14" E, 310.89 feet from a found 5/8 iron rod and being the southwest corner of said a 1.316 acre tract;

THENCE N 89°31'14" E along the north line of said 1.48 acre tract and the south line of said 1.316 acre tract, a distance of 8.00 feet to a point for corner, said point being S 00° 15'15" E, 174.98 feet and S 89° 31'14" W, 12.00 feet from an found X in concrete and being the northeast corner of said 1.316 acre tract;

THENCE S 00°13'00" W, and being 42 feet, more or less, from the centerline of Addison Road, a distance of 212.21 feet to the Point of Beginning and containing 1,619.12 square feet (0.039 acres) of land.



*Ronald V. Conway*  
 5/13/02

05/13/02 RJL SCALE: 1=60 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT4W.DWG

GARTNER-PLANO COMPANY  
VOL. 91248, PG. 3622

SAULS JAMES E  
VOL. 77153, PG. 1028

SULTAN K. CHANAA  
VOL. 2000215, PG. 01991  
BLOCK 1, LOT 2

5/8" I.R.F.  
W/'DC\$A

EDWARD COOK SURVEY  
ABST. NO. 326

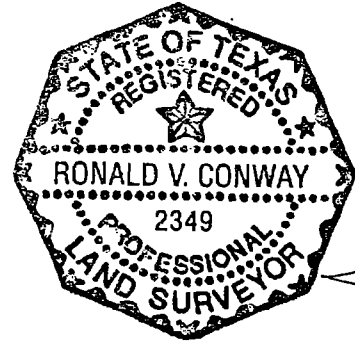
SAMBUCA II/FILLING  
STATION  
ADDITION  
VOL. 94117, PG. 06134

SAMBUCA PARTNERS LIMITED  
PARTNERSHIP II, L.P.  
VOL. 94100, PG. 05581  
BLOCK 1, LOT 1

DYSON ENTERPRISES, LP  
VOL. 2000034, PG. 2494  
BLOCK 1, LOT 1

15211 ADDISON ROAD  
JOINT VENTURE  
VOL. 96156, PG. 4963  
LOT 2, BLOCK 1

ADDISON CAR CARE ADDITION  
VOL. 87111, PG. 0286



*Ronald V. Conway*  
5/13/02

ADDISON

ROAD

POINT OF  
BEGINNING

2' STREET DECATON  
TO TOWN OF ADDISON

PROPOSED 8'  
PARKWAY EASEMENT

1,619.12 SQ. FT.  
0.039 ACRES

12' STREET DECATON  
TO TOWN OF ADDISON

"X"IN  
CONC.

<b>TOWN OF ADDISON, TEXAS</b>	
<b>ADDISON ROAD PARKWAY EASEMENT</b>	
<b>SAMBUCA PARTNERS LIMITED</b>	
<b>PARTNERSHIP II, L.P.</b>	
BIRKHOFF, HENDRICKS & CONWAY, L.L.P. CONSULTING ENGINEERS 7502 Greenville Ave., Ste. 220 Dallas, Texas (214) 361-7900	
MAY 2002	
PLAT 4W	

3/4" I.R.F.  
ST. LOUIS SOUTHWESTERN RAILROAD

5/8" I.R.F.  
W/'DC\$A

5/8" I.R.F.

5/8" I.R.F.

SCALE: 1"=60'

N 89°31'14" E - 310.89' (REFERENCE BEARING)

N 89°29'00" W  
8.00'

N 00°13'00" E

212.07'

N 89°31'14" E  
8.00'

S 89°31'14" W  
12.00'

1/2" IRF

S 00°13'00" W

212.21

S 0°15'15" E - 174.98' (REF. BEAR.)

1/2" IRF

1/2" IRF

"X"IN CONC.

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**ADDISON ROAD PARKWAY EASEMENT**

**SAMBUCA PARTNERS LIMITED PARTNERSHIP II, L.P.**

BEING a parcel of land out of a 1.48 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas, 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 Block 1, Lot 1 in the Sambuca II/Filling Station Addition, an addition to the Town of Addison, Texas, said parcel of land being more particularly described as follows:

BEGINNING at a point for a corner, said point being the southeast corner of said 1.48 acre tract and the northeast corner of a 0.69 tract of land conveyed to Sultan K. Chanaa, by a deed now of record in Volume 2000215, Page 01991, of the Deed Records of Dallas County, Texas;

THENCE N 89° 29'00" W, along the south line of said 1.48 acre tract, and along the north line of said 0.69 acre tract for a distance of 8.00 feet to a point for corner;

THENCE N 00°13'00" E for a distance of 212.07 feet to a point for corner, said point being in the north line of said 1.48 acre tract and in the south line of a 1.316 acre tract of land conveyed to Dyson Enterprises, LP by a deed now of record in Volume 2000034, Page 2494 of the Deed Records of Dallas County, Texas, said point being N 89°31'14" E, 310.89 feet from a found 5/8 iron rod and being the southwest corner of said a 1.316 acre tract;

THENCE N 89°31'14" E along the north line of said 1.48 acre tract and the south line of said 1.316 acre tract, a distance of 8.00 feet to a point for corner, said point being S 00° 15'15" E, 174.98 feet and S 89° 31'14" W, 12.00 feet from an found X in concrete and being the northeast corner of said 1.316 acre tract;

THENCE S 00°13'00" W, and being 42 feet, more or less, from the centerline of Addison Road, a distance of 212.21 feet to the Point of Beginning and containing 1,619.12 square feet (0.039 acres) of land.



*Ronald V. Conway*  
5/13/02

H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT3W.DWG  
SCALE: 1=60  
R/JL  
05/13/02

GARTNER-PLANO COMPANY  
VOL. 91248, PG. 3622

3/4" I.R.F.  
ST. LOUIS SOUTHWESTERN RAILROAD

EDWARD COOK SURVEY  
ABST. NO. 326

SCALE: 1"=60'

SULTAN K. CHANAA  
VOL. 2000215, PG. 01991  
BLOCK 1, LOT 2

SAMBUCA II/FILLING  
STATION  
ADDITION  
VOL. 94117, PG. 06134

ADDISON CAR CARE ADDITION  
VOL. 87111, PG. 0286

SAMBUCA PARTNERS LIMITED  
PARTNERSHIP II, L.P.  
VOL. 94100, PG. 05581  
BLOCK 1, LOT 1

SAULS JAMES E  
VOL. 77153, PG. 1028

DYSON ENTERPRISES, LP  
VOL. 2000034, PG. 2494  
BLOCK 1, LOT 1

15211 ADDISON ROAD  
JOINT VENTURE  
VOL. 96156, PG. 4963  
LOT 2, BLOCK 1

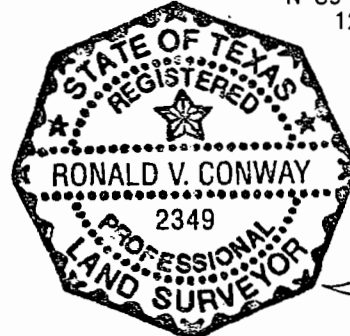
PROPOSED 8'  
PARKWAY EASEMENT

1,018.59 SQ. FT.  
0.023 ACRES

ADDISON ROAD

1/2" IRF

"X" IN CONC.



*Ronald V. Conway*  
5/13/02

TOWN OF ADDISON, TEXAS  
ADDISON ROAD PARKWAY EASEMENT  
SULTAN K. CHANAA

BIRKHOFF, HENDRICKS & CONWAY, LLP.  
CONSULTING ENGINEERS  
7502 Greenville Ave., Ste. 220  
Dallas, Texas  
(214) 361-7900

MAY 2002  
PLAT 3W

POINT OF BEGINNING

"X" IN CONC.

1/2" IRF

12' STREET DEICATION TO TOWN OF ADDISON

12'

S 89°29'00" E  
8.00'

S 00°13'00" W - 212.21' (REFERENCE BEARING)

N 00°13'00" E - 127.35'

S 00°13'00" W - 127.30'

N 89°49'29" W  
12.00'

N 89°49'29" W  
2.00'

N 89°49'29" W  
8.00'

N 00°49'02" W - 149.31'  
(REFERENCE BEARING)

2' STREET DEICATION TO TOWN OF ADDISON

OLD LOT LINE

5/8" I.R.F.  
W/'DC\$A

5/8" I.R.F.  
W/'DC\$A

5/8" I.R.F.

5/8" I.R.F.

**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 6 day of October, 2002.

GRANTOR  
GARTNER-PLANO COMPANY

By: SALIM ASRAFI

Print Name:

Print Title:

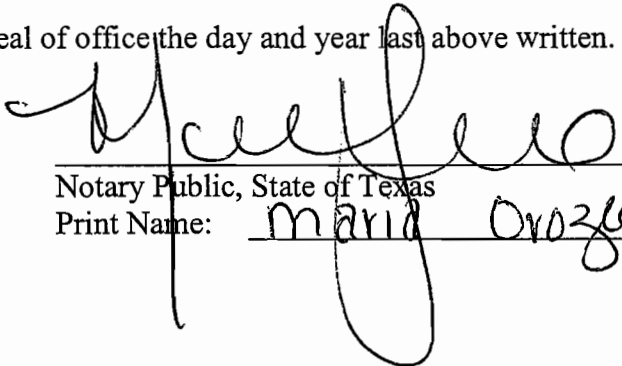
C.O.O



STATE OF TEXAS §  
COUNTY OF DALLAS §

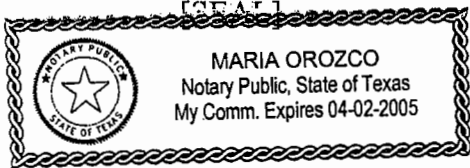
8 BEFORE ME, the undersigned notary public in and for said county and state, on this 8 day of October, 2002, personally appeared SALIM ASRAWI, known to me to be the identical person who executed the within and foregoing document, and acknowledged to me that he executed the same in his authorized capacity, 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: Maria Orozco

MY COMMISSION EXPIRES:

4-2-05



**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;

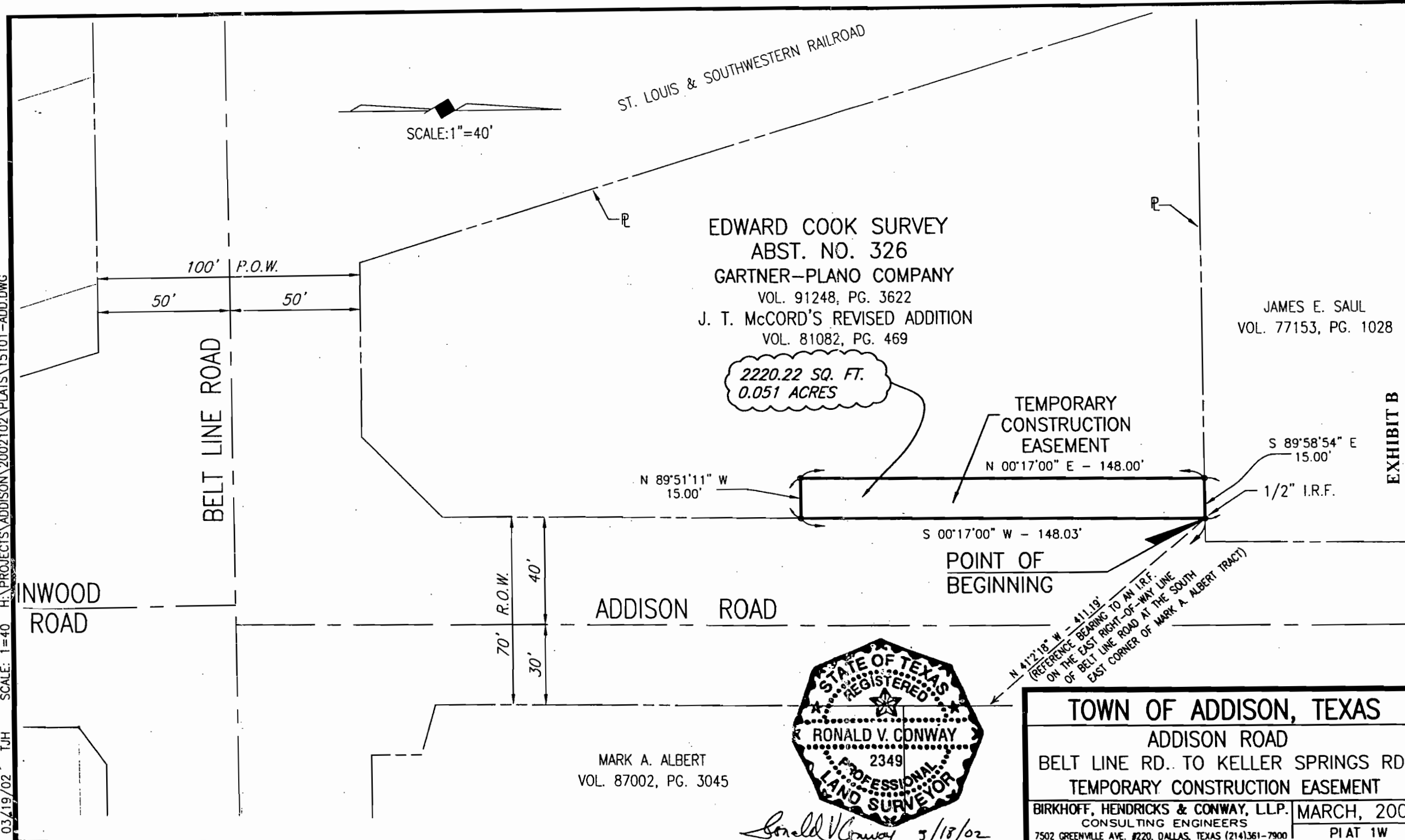
THENCE N 00° 17' 00" E along a line, being at all times 15.00 feet west of and parallel to said east line of said 1.0289 acre tract and said west right-of-way line of said Addison Road, for a distance of 148.00 feet to a point for corner on the north line of said 1.0284 acre tract;

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.

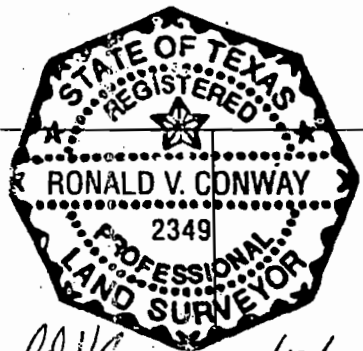


*Ronald V. Conway*  
3/18/02

03/19/02 T.J.H. SCALE: 1"=40' H:\PROJECTS\ADDISON\2002102\PLATS\15101-ADD.DWG



MARK A. ALBERT  
VOL. 87002, PG. 3045



*Ronald V. Conway* 5/18/02

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

EXHIBIT B

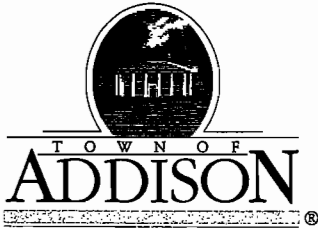
## Steve Chutchian

---

**To:** awashington@cowlesthompson.com  
**Cc:** Michael Murphy; Jim Pierce; Luke Jalbert; Patrick J. SIOR Haggerty (Business Fax)  
**Subject:** Outback Steakhouse Easement

Angela - I spoke with a representative of Outback Steakhouse today regarding the acquisition of the 8 ft. wide parkway easement along Addison Rd. She stated that they will accept the appraised value of the easement, which is \$9,282.00, and requested that we stipulate in the Contract of Sale (or cover letter) that the Town will maintain access to the property at all times during construction. Please prepare a Contract of Sale for this property ( parcel 8) as-soon-as-possible and forward it to me. Thanks.

Steve C.



**PUBLIC WORKS DEPARTMENT**

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

September 19, 2002

Mr. Jahani  
Café Capri  
15107 Addison Rd.  
Addison, Texas 75001

Re: Parkway Easement

Dear Mr. Jahani:

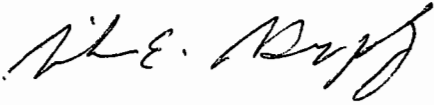
In a recent meeting with representatives of the Town of Addison, you requested additional information regarding the proposed construction of Addison Rd., and how it will directly affect your property. The Town has determined a need to acquire a 20 ft. wide Parkway Easement along the front of your site in order to perform the following improvements:

- a. The new roadway section will be widened to the approximate location of your existing right-of-way line.
- b. The proposed Parkway Easement will be located adjacent and west of your existing property line along Addison Rd.
- c. The Town will reconstruct your existing drive approaches within the easement and they will be replaced with reinforced concrete pavement. An acceptable grade or slope for each approach will be a consideration in the design process.
- d. Proposed landscaping, irrigation, and sidewalks will also be constructed within the easement, and the landscaping theme will be continued along the frontage of Addison Rd.
- e. The existing hackberry tree, located in the middle of the Parkway Easement, is not scheduled for removal. However, the Town will remove the tree, at your direction, in order to allow you to relocate your existing pole sign. It is understood that construction of a new monument sign shall be granted by the Town if all current ordinance requirements are satisfied.
- f. Access to your property during the construction of Addison Rd. shall be maintained at all times.

Mr. Pat Haggerty, right-of-way agent for the Town, previously forwarded a copy to you of the appraisal and associated value of the 20 ft. wide Parkway Easement. The Town of Addison is actively attempting to complete the easement acquisition process in a timely manner. Consequently, it is respectfully requested that we receive a response from you by October 1, 2002. Should you have any additional questions, please feel free to contact Mr. Steve Chutchian, P.E., Assistant City Engineer, at 972-450-2886, or myself.

Your consideration and attention to this matter is greatly appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. E. Murphy".

Michael Murphy, P.E.  
Director of Public Works

TOWN OF  
ADDISON

PUBLIC WORKS

To: LORAINÉ

From: STEVE CHUTCHIAN

Company: OUTBACK STEAK HOUSE

Phone: 972/450-2886

FAX #: 813-282-9195

Fax: 972/450-2837

Date: 9/19/02

16801 Westgrove

P.O. Box 9010

Addison, TX 75001-9010

No. of pages (including cover): 4  
THE TOWN'S RIGHT-OF-WAY AGENT,  
PAT HAGGERTY, ASK ME TO FAX  
THIS INFORMATION TO YOU. THANKS.

Steve CHUTCHIAN

**TOWN OF ADDISON, TEXAS**

**FIELD NOTE DESCRIPTION**

**FOR**

**OUTBACK STEAKHOUSE OF FLORIDA, INC.**

**(PARKWAY EASEMENT)**

BEING a tract out of a 1.4383 acre tract of land located in the G. W. Fisher Survey, Abstract No. 482, in the Quorum Centre Addition, an addition to the Town of Addison, Texas, conveyed to International Guaranty Corporation, the former owner (Grantor) by record in Volume 93041, Page 2824, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a point in south line of said 1.4383 acre tract and in the north line of a tract of land conveyed to Snadon\Brascome Joint Venture No.1 by a deed now of record in Volume 84067, Page 5718 of the Deed Records of Dallas County, Texas and said point being N 89°43'00" W, 263.54 feet from a 5/8" iron rod found marking the southeast corner of the said 1.4383 acre tract;

THENCE, N 89°43'00" W, along the north property line of the said Snadon\Brascome tract and the south property line of the said 1.4383 acre tract, a distance of 8.00 feet to a point for a corner, said point being in the east line of tract of land 12 feet in width dedicated to the Town of Addison for Addison Road and in the west property line of the said 1.4383 acre tract;

THENCE, N00°17'00" E, along the east line of the said Town of Addison right-of-way dedication and the west line of the said 1.4383 acre tract, a distance of 221.00 feet to a point for a corner, said point being in the north line of the said 1.4383 tract and the south line of a tract of land conveyed to Rail Hotels Corporation as recorded in Volume 99024, Page 1020 of the Deed Records of Dallas County, Texas, said point also being N 89°23'49" E, a distance of 11.92 feet to a "X" found marking the east right-of-way line of Addison Road and the southwest corner of the said Rail Hotels tract and the northwest corner of the said 1.4383 acre tract;;

THENCE, S 89°43'00" E, along the north line of the said 1.4383 acre tract and the south line of the said Rail Hotels tract, a distance of 8.00 feet to a point for a corner;

THENCE, S 00°17'00" W, being at all times parallel and at a perpendicular distance of 8 feet to the west property line of the said 1.4383 acre tract and the east line of the said Town of Addison right-of-way dedication, a distance of 221.00 feet to the Point of Beginning, and containing 1,768.00 square feet (0.041 acres) of land.



*Ross L. Jacobs*  
Jan. 31 2002



ADDISON ROAD

N 89°43'00" W - 8.00'

POINT OF BEGINNING

12' DEDICATED TO TOWN OF ADDISON

N 00°17'00" E - 221.00'

S 00°17'00" W - 221.00'

1768.00 SQ. FT.  
0.041 ACRES

N 89°23'49" E - 11.92'  
(REFERENCE BEARING)

S 89°43'00" E - 8.00'

X" IN CONC.

1/2" IRF

60'± R.O.W.

1/2" IRF

180°23'58"

SCALE: 1" = 50'

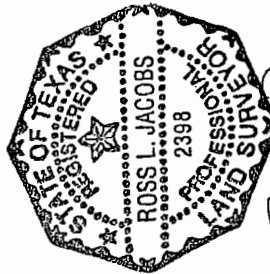
N 89°43'00" W - 263.54'  
(REFERENCE BEARING)

SNADON BRANSOME JOINT VENTURE NO.1  
VOL. 84067, PG. 5718

OUTBACK STEAKHOUSE OF FLORIDA, INC.  
VOL. 93046 PG. 1218  
(FORMER OWNER: INTERNATIONAL GUARANTY CORP.)  
(VOL. 93041 PG. 2824)

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

5/8" I.R.F.



*Ross L. Jacobs*  
JAN. 31, 2002

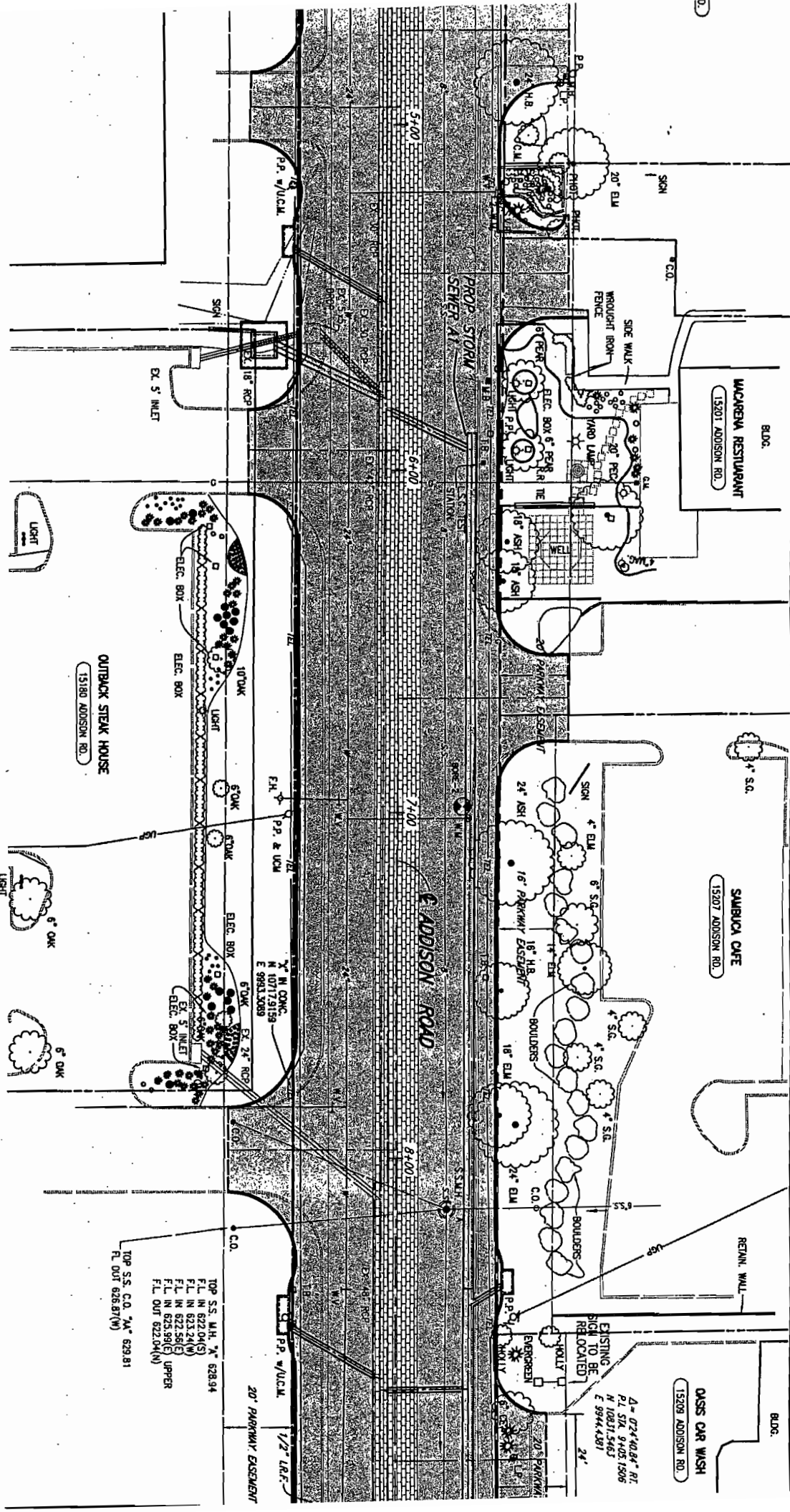
RAIL HOTELS CORPORATION  
VOL. 99024, PG. 01020

TOWN OF ADDISON, TEXAS  
ADDISON ROAD  
BELT LINE RD. TO KELLER SPRINGS RD.  
PARKWAY EASEMENT

BIRKHOFF, HENDRICKS & CONWAY  
CONSULTING ENGINEERS  
JAN., 2002  
PLAT 4E

EXIST. WEST R.O.W. GRADE

EXIST. E. GRADE



OUTBACK STEAK HOUSE  
15188 ADDISON RD.

SUBBUCA CAFE  
15207 ADDISON RD.

OASIS CAR WASH  
15209 ADDISON RD.

TOP S.S. C.O. "A" 629.81  
FL. OUT 628.8(N)

TOP S.S. M.H. "A" 628.94  
FL. IN 622.0(N)  
FL. IN 623.2(N)  
FL. IN 622.58(E)  
FL. IN 625.99(E) UPPER  
FL. OUT 622.0(N)

A- 024'x0.84' RT  
P.L. STA. 9405.1506  
N 10211.5463  
E 9944.1387

"X" M CONC.  
N 10717.9153  
E 9983.3089

EXISTING SIGN TO BE RELOCATED

20' PARKWAY ESCAPEMENT  
1/2" U.R.F.

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**OUTBACK STEAKHOUSE OF FLORIDA, INC.**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 1.4383 acre tract of land located in the G. W. Fisher Survey, Abstract No. 482, in the Quorum Centre Addition, an addition to the Town of Addison, Texas, conveyed to International Guaranty Corporation, the former owner (Grantor) by record in Volume 93041, Page 2824, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a point in south line of said 1.4383 acre tract and in the north line of a tract of land conveyed to Snadon\Branscome Joint Venture No.1 by a deed now of record in Volume 84067, Page 5718 of the Deed Records of Dallas County, Texas and said point being N 89°43'00" W, 263.54 feet from a 5/8" iron rod found marking the southeast corner of the said 1.4383 acre tract;

THENCE, N 89°43'00" W, along the north property line of the said Snadon\Brascome tract and the south property line of the said 1.4383 acre tract, a distance of 8.00 feet to a point for a corner, said point being in the east line of tract of land 12 feet in width dedicated to the Town of Addison for Addison Road and in the west property line of the said 1.4383 acre tract;

THENCE, N00°17'00" E, along the east line of the said Town of Addison right-of-way dedication and the west line of the said 1.4383 acre tract, a distance of 221.00 feet to a point for a corner, said point being in the north line of the said 1.4383 tract and the south line of a tract of land conveyed to Rail Hotels Corporation as recorded in Volume 99024, Page 1020 of the Deed Records of Dallas County, Texas, said point also being N 89°23'49" E, a distance of 11.92 feet to a "X" found marking the east right-of-way line of Addison Road and the southwest corner of the said Rail Hotels tract and the northwest corner of the said 1.4383 acre tract;;

THENCE, S 89°43'00" E, along the north line of the said 1.4383 acre tract and the south line of the said Rail Hotels tract, a distance of 8.00 feet to a point for a corner;

THENCE, S 00°17'00" W, being at all times parallel and at a perpendicular distance of 8 feet to the west property line of the said 1.4383 acre tract and the east line of the said Town of Addison right-of-way dedication, a distance of 221.00 feet to the Point of Beginning, and containing 1,768.00 square feet (0.041 acres) of land.



*Ross L. Jacobs*  
 JAN. 31, 2002

01/31/02 GRB SCALE: 1"=50 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT4E.DWG

# ADDISON ROAD

1/2" IRF

60' F.  
R.O.W.

180°03'58"

N 89°43'00" W - 8.00'

"X" IN CONC.

1/2" IRF

POINT OF BEGINNING

12' DEDICATED TO TOWN OF ADDISON

N 89°23'49" E - 11.92'  
(REFERENCE BEARING)

N 00°17'00" E - 221.00'

S 00°17'00" W - 221.00'

S 89°43'00" E - 8.00'

1768.00 SQ. FT.  
0.041 ACRES

SCALE: 1"=50'

SNADON\BRANSCOME JOINT VENTURE NO.1  
VOL. 84067, PG. 5718

OUTBACK STEAKHOUSE OF FLORIDA, INC.  
VOL. 93046 PG. 1218  
(FORMER OWNER: INTERNATIONAL GUARANTY CORP.)  
(VOL. 93041 PG. 2824)

RAIL HOTELS CORPORATION  
VOL. 99024, PG. 01020



*Ross L. Jacobs*  
JAN. 31, 2002

N 89°43'00" W - 263.54'  
(REFERENCE BEARING)

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

5/8" I.R.F.

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
PARKWAY EASEMENT	
BIRKHOFF, HENDRICKS & CONWAY CONSULTING ENGINEERS	JAN., 2002 PLAT 4E

# Addison!

STEVEN Z. CHUTCHIAN, P.E.

Assistant City Engineer

(972) 450-2886

(972) 450-2837 FAX

(214) 673-2518 Mobile

schutchian@ci.addison.tx.us E-mail

Town of Addison 16801 Westgrove Dr. P.O. Box 9010, Addison, Texas 75001-9010

---

---

JOHNNY TAHAANI ↑

CAPRI CAPRI - ADDISON RR

972-960-8686

~~BP~~

15107 Addison RR

WANTS TO  
KNOW PROJECT  
STATUS -

PAT H. CALLED  
ON FRIDAY.

JOHN B. E-MAILED

ABOUT

DESIGN

STATUS

FRIDAY!

**TOWN OF  
ADDISON**

**PUBLIC WORKS**

**To:** \_\_\_\_\_

**From:**

**Company:** \_\_\_\_\_

**Phone: 972/450-**

**Fax: 972/450-2837**

**FAX #:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**16801 Westgrove**

**P.O. Box 9010**

**Addison, TX 75001-9010**

**No. of pages (including cover):** \_\_\_\_\_

## Steve Chutchian

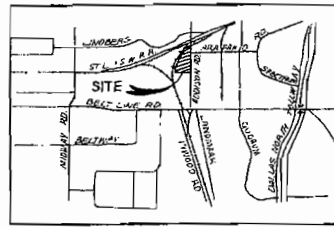
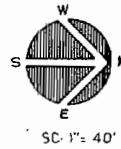
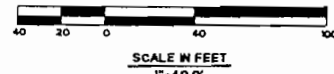
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To: Michael Murphy  
Cc: Jim Pierce; Luke Jalbert  
Subject: Addison Rd. Right-of-Way Status

The Status of Right-of-Way/Easement Acquisition on Addison Rd. is as follows:

<u>Parcel No.</u>	<u>Name</u>	<u>Description</u>	<u>Status</u>
1	Cafe Capri	Proposed 20' Parkway Easement	Pat Haggerty is negotiating*
2	Sultan Chanaa	Exist. 12' R.O.W. Proposed 8' Parkway Easement	Pat Haggerty is negotiating
3 Requested	Sambuca Cafe	Exist. 12' R.O.W.	No Additional R.O.W. to be
4	Oasis Car Wash	Proposed 20' Parkway Easement	Counter-Offer submitted to Council on Sept. 10, 2002
5	Kim Forsythe	Proposed 20' Parkway Easement Proposed Temporary Construction Easement Proposed Arapaho Rd. R.O.W.	Meeting with Mr. Forsythe on 8/27/02
6	Minol MTR	Proposed 10' Parkway Easement	Counter-Offer submitted to Council on Sept. 10, 2002
7 release requesting the	Mainstay Suites	Exist. 12' R.O.W.  Proposed 8' Parkway Easement	Pat Haggerty attempting to obtain from two lien holders prior to Council authorization to pay owner appraised amount.
8	Outback Steakhouse	Exist. 12' R.O.W. Prop. 8' Parkway Easement	Pat Haggerty is negotiating
9 Requested	Payless Cashways	Exist. 12' R.O.W.  Exist. 8' Parkway Easement	No Additional R.O.W. to be
10	Texas de Brazil	Prop. Temporary Construction Easement	Pat Haggerty is negotiating

\*Assistance is being requested from DAL-TECH Engineers, Inc. in contacting owner.



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 8<sup>th</sup> day of JUNE, 1987.

*Milton J. Noell*  
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:

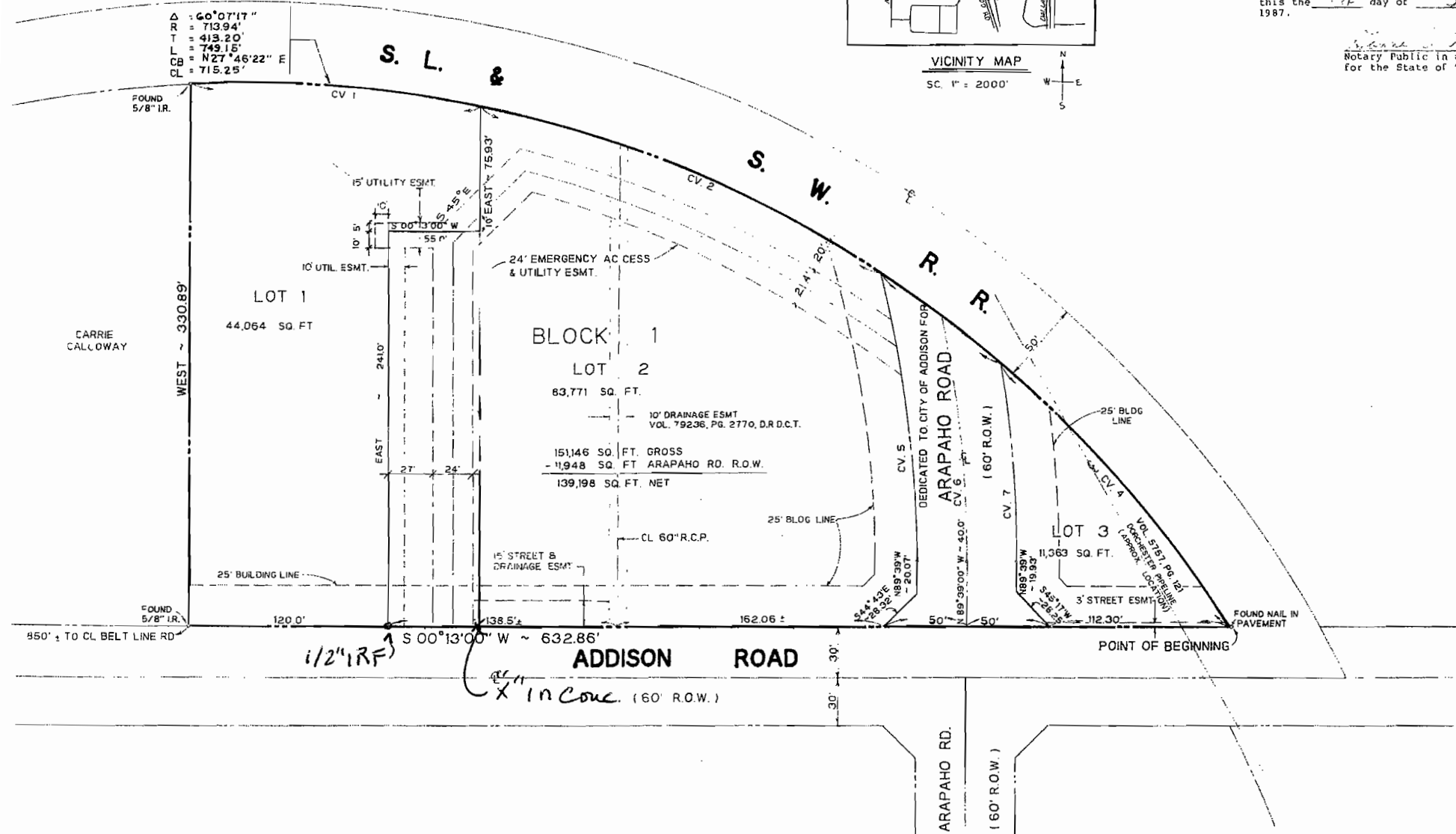
BEGINNING at a found Nail in pavement in the West line of Addison Road (a 60' R.O.W.) at its intersection with the Southeast line of the St. Louis & Southwestern Railroad (50.0 feet from the centerline of the mainline tracks of said Railroad);

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 3.4696 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 8<sup>th</sup> 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'

D-79:19

**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

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 8<sup>th</sup> day of JUNE, 1987.

*John Hennessey*  
Notary Public in and for the State of Texas

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

**CERTIFICATE OF APPROVAL**

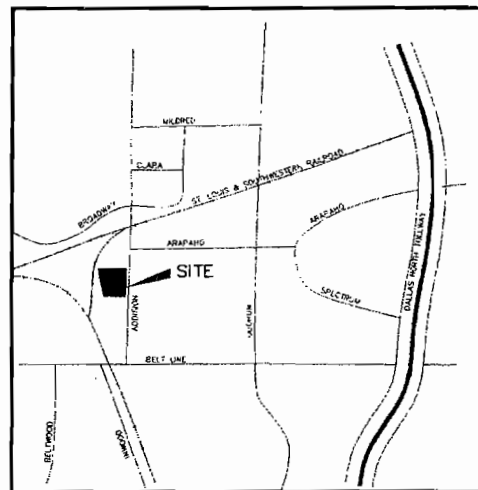
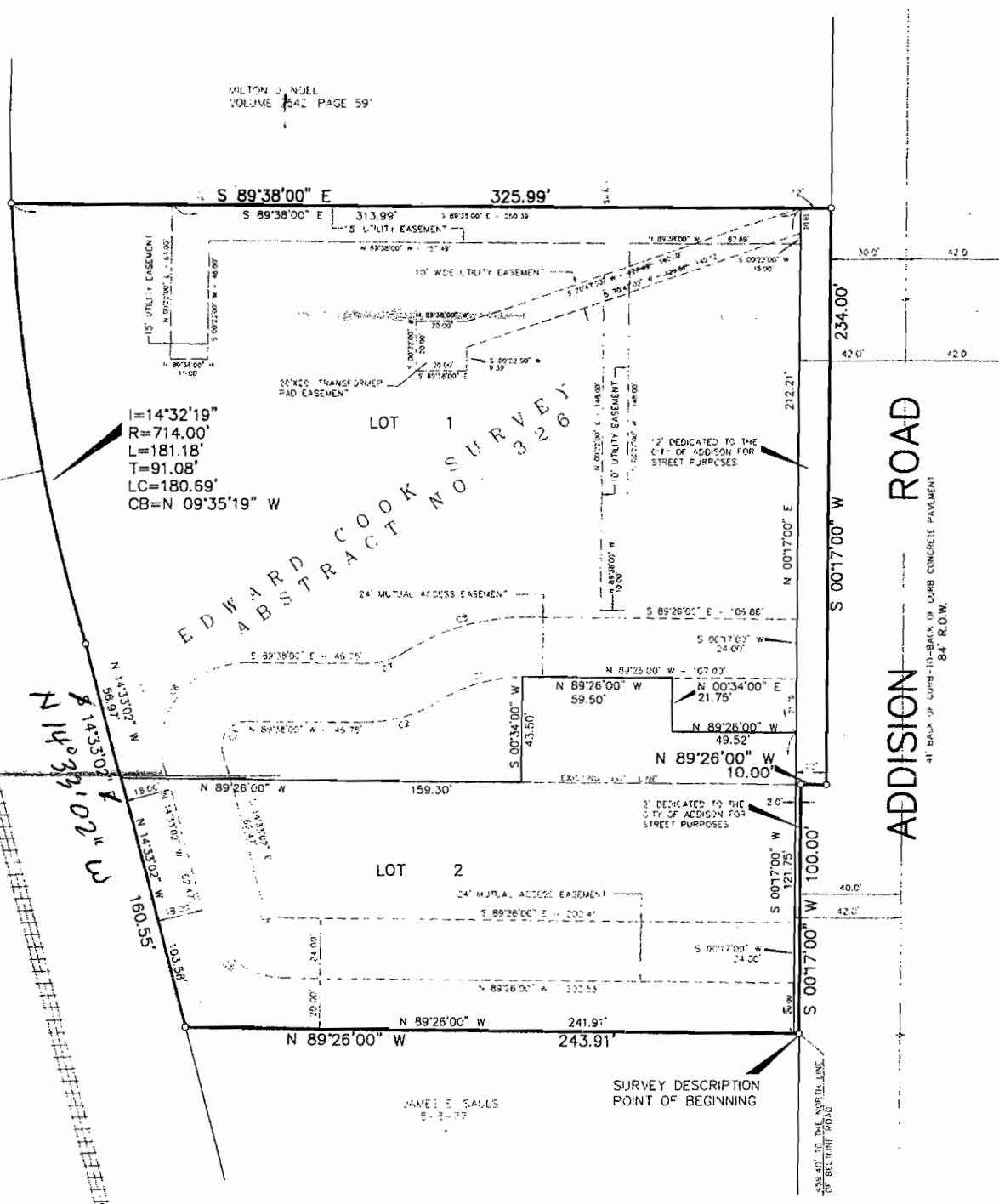
This plat was approved 6/9/87, by the Town of Addison, Texas.

By: *[Signature]*  
Mayor  
By: *[Signature]*  
City Secretary

FINAL PLAT					
ADDISON CAR CARE ADDITION					
HENNESSEY ENGINEERING, INC.					
1409 THIRD STREET, CARROLLTON, TEXAS, 75006, 1214-245-9478					
TOWN OF ADDISON, DALLAS COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NUMBER







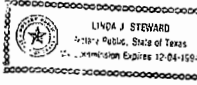
LOCATION MAP

**SURVEYOR'S CERTIFICATE**  
THAT I, JAMES DEWEY, 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 found or properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Addison, Texas.



JAMES DEWEY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1641

**NOTARY PUBLIC**  
STATE OF TEXAS )  
BEFORE ME, the undersigned, a Notary Public in and for said State on this date personally appeared JAMES DEWEY, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of June, 1994.



Linda J. Steward  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
My Commission Expires: 12-04-94

**CERTIFICATE OF APPROVAL**  
MAYOR, TOWN OF ADDISON: \_\_\_\_\_  
CITY SECRETARY: \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

**24' MUTUAL ACCESS EASEMENT CURVE DATA**

CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	3746.27	65.57	37.47	S 74°10'47\"	36.95
C2	2734.27	54.50	30.70	S 74°24'47\"	30.29
C3	16455.01	10.00	18.31	S 77°54'29\"	15.80
C4	7452.58	10.00	13.77	S 57°58'31\"	12.15
C5	7452.58	34.00	44.44	N 17°56'11\"	41.34
C6	16455.01	34.00	62.25	N 77°54'29\"	53.92
C7	3234.27	30.00	17.26	N 74°24'47\"	16.82
C8	3746.27	89.50	51.20	S 74°10'47\"	47.50

FILED \_\_\_\_\_ PG. \_\_\_\_\_ M.R.D.C.T.

**OWNER'S CERTIFICATE**

STATE OF TEXAS )  
COUNTY OF DALLAS )  
TOWN OF ADDISON )

WHEREAS, WE, SAMBUCA PARTNERS LIMITED PARTNERSHIP II, and THE FILLING STATION OF ADDISON, INC., are the Owners of the following described property to wit:

BEING all of ASHBY ADDITION, an Addition to the Town of Addison according to the Plat recorded in Volume 77190, Page 931, of the Map Records of Dallas County, Texas, and a tract of land out of the EDWARD COOK SURVEY, ABSTRACT NO. 326, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in the West line of Addison Road (being 40.0 feet from the centerline), some point being the Southeast corner of the above referenced ASHBY ADDITION;  
THENCE North 89 degrees 26 minutes 00 seconds West departing the said West line of Addison Road for a distance of 243.91 feet to a point for corner in the Easterly line of St. Louis and Southwestern Railroad (being 50.0 feet from the centerline);

THENCE North 14 degrees 33 minutes 02 seconds West along the said Easterly line of the railroad for a distance of 160.55 feet to the beginning of a curve to the right having a central angle of 14 degrees 32 minutes 19 seconds, a radius of 714.00 feet, a tangent distance of 91.08 feet, a chord distance of 180.69 feet;

THENCE Northerly along said curve to the right and along said Easterly line of the railroad for an arc distance of 181.18 feet to a point for corner;

THENCE South 89 degrees 38 minutes 00 seconds East departing said Easterly line of the railroad for a distance of 325.99 feet to a point for corner in the West line of Addison Road (being 30.0 feet from centerline);

THENCE South 00 degrees 17 minutes 00 seconds West along the said West line of Addison Road for a distance of 234.00 feet to a point for corner;

THENCE North 89 degrees 26 minutes 00 seconds West continuing along the said West line of Addison Road for a distance of 10.00 feet to a point for corner (being 40.0 feet from centerline);

THENCE South 00 degrees 17 minutes 00 seconds West continuing along the said West line of Addison Road for a distance of 100.00 feet to the POINT OF BEGINNING.

CONTAINING 97,643 square feet or 2.2416 acres of land, more or less.

NOW, KNOW ALL MEN BY THESE PRESENTS:  
THAT SAMBUCA PARTNERS, LIMITED PARTNERSHIP II, and THE FILLING STATION OF ADDISON, INC., ("Owners") does hereby adopt this plat designating the herein above property as SAMBUCA II/FILLING STATION ADDITION, an Addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown hereon.

The easements shown on this plat are hereby reserved for the purposes as indicated including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall, at all times, have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs, or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that owner shall, at its sole cost and expense, be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, 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 growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

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

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

OWNER LOT 1: SAMBUCA PARTNERS, LIMITED PARTNERSHIP II  
OWNER LOT 2: THE FILLING STATION OF ADDISON, INC.  
KIM FORSYTHE, PRESIDENT OF SAMBUCA GROUP INC., GENERAL PARTNER  
DR. SAM Y. DORFMAN, PRESIDENT

**NOTARY PUBLIC**  
STATE OF TEXAS )  
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this date personally appeared KIM FORSYTHE, PRESIDENT OF SAMBUCA GROUP, INC., GENERAL PARTNER, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said corporation, that he was duly authorized to perform the same by appropriate resolution of the Board of Directors of such Corporation and that he executed the same as the act of such Corporation for the purposes and consideration therein expressed, and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of June, 1994.

**NOTARY PUBLIC**  
STATE OF TEXAS )  
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this date personally appeared DR. SAM Y. DORFMAN, PRESIDENT OF THE FILLING STATION OF ADDISON, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said corporation, that he was duly authorized to perform the same by appropriate resolution of the Board of Directors of such Corporation and that he executed the same as the act of such Corporation for the purposes and consideration therein expressed, and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of June, 1994.

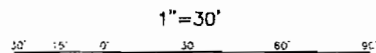
# SAMBUCA II/FILLING STATION ADDITION

AN ADDITION TO THE TOWN OF ADDISON, ADDISON, TEXAS

MAY, 1994

OWNER LOT 1:  
SAMBUCA PARTNERS,  
LIMITED PARTNERSHIP II  
18333 N. PRESTON ROAD SUITE 215  
DALLAS, TEXAS 75252

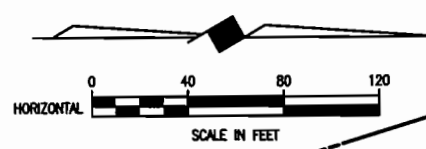
OWNER LOT 2:  
THE FILLING STATION OF  
ADDISON, INC.,  
P.O. BOX 823427  
DALLAS, TEXAS 75382



PREPARED BY  
**DEWEY & ASSOCIATES**  
ENGINEERING, SURVEYING, LAND PLANNING, CAD DESIGN  
2205 TEXAS DRIVE • SUITE 110 • WYING, TEXAS 75087 • 214/275-1507

**SAMBUCA II/FILLING STATION**

EDWARD COOK SURVEY  
 ABST. NO. 326  
 CITY OF DALLAS  
 VOL. 4942, PG. 629  
 828,075.6 SF (19.01 ACRES)



EDWARD COOK SURVEY  
 ABST. NO. 326  
 GARTNER-PLANO COMPANY  
 VOL. 91248, PG. 3622  
 44,817 SF (1.0289 ACRES)

EDWARD COOK SURVEY  
 ABST. NO. 326  
 SAULS JAMES E  
 VOL. 77153, PG. 1028  
 33,713 SQ.FT. (0.774 ACRES)

EDWARD COOK SURVEY  
 ABST. NO. 326  
 THE FILLING STATION OF ADDISON, INC.  
 VOL. 94100, PG. 5577  
 3,666.5 SF (0.842 ACRES)

EDWARD COOK SURVEY  
 ABST. NO. 326  
 SAMBUCA PARTNERS II LTD PS  
 VOL. 94100, PG. 5581  
 56,398.376 SF (1.295 ACRES)

ADDISON CAR CARE ADDISON  
 VOL. 87111, PG. 0286  
 GROSS 3.4698 ACRES

EDWARD COOK SURVEY  
 ABST. NO. 326  
 15211 ADDISON ROAD JOINT VENTURE  
 VOL. 96156, PG. 4963  
 70,516 SF (1.6188 ACRES)  
 BLOCK 1, LOT 2

OASIS CAR WASH, INC.  
 VOL. 97234, PG. 6238  
 1,443 SF (0.0331 ACRES)  
 TRACT II

G.W. FISHER SURVEY  
 ABST. NO. 482  
 MARK A. ALBERT  
 VOL. 87002 PG. 3045  
 39,491.50 S.F. (0.907 ACRES)

G.W. FISHER SURVEY  
 ABST. NO. 482  
 SNADON/BRANSCOME JOINT VENTURE NO.1  
 VOL. 84067 PG. 5718

G.W. FISHER SURVEY  
 ABST. NO. 482  
 OUTBACK STEAKHOUSE OF FLORIDA, INC.  
 VOL. 93046 PG. 1218  
 60,002 S.F. (1.3774 ACRES)

G.W. FISHER SURVEY  
 ABST. NO. 482  
 RAIL HOTEL CORPORATION  
 VOL. 99024 PG. 01020

G.W. FISHER SURVEY  
 ABST. NO. 482  
 QUORUM CENTER LIMITED PARTNERSHIP  
 VOL. 92038 PG. 0247  
 75,261 S.F. (1.7277 ACRES)

PARKWAY EASEMENT

QUORUM CENTRE ADDITION

TOWN OF ADDISON, TEXAS

ADDISON ROAD IMPROVEMENTS  
 BELT LINE ROAD TO ARAPAHO ROAD PHASE I  
 ADDISON ROAD STRIP MAP

BIRKHOFF, HENDRICKS & CONWAY L.L.P.  
 CONSULTING ENGINEERS  
 Dallas, Texas

THESE DOCUMENTS ARE FOR  
 BIDDING, CONSTRUCTION,  
 AND PERMIT PURPOSES.

DATE: \_\_\_\_\_

DESIGNED BY: J.W.B. PROJECT: 2002 102 SHEET NO. SM1  
 DRAWN BY: R.J.L. DATE: APRIL 2002 OF 5 SHEETS

H:\PROJECTS\ADDISON\2002102\PHASE1\PROPERTY\ADD-STRIP-SH1.DWG 04/30/02 RLL SCALE: 1"=40'

These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks, & Conway, L.L.P.

EDWARD COOK SURVEY  
 ABST. NO. 326  
 CITY OF DALLAS  
 VOL. 4942, PG. 629  
 828,075.6 SF (19.01 ACRES)



EDWARD COOK SURVEY  
 ABST. NO. 326  
 GARTNER-PLANO COMPANY  
 VOL. 91248, PG. 3622  
 44,817 SF (1.0289 ACRES)

EDWARD COOK SURVEY  
 ABST. NO. 326  
 SAULS JAMES E  
 VOL. 77153, PG. 1028  
 33,713 SQ.FT. (0.774 ACRES)

EDWARD COOK SURVEY  
 ABST. NO. 326  
 THE FILLING STATION OF ADDISON, INC.  
 VOL. 94100, PG. 5577  
 3,666.5 SF (.0842 ACRES)

EDWARD COOK SURVEY  
 ABST. NO. 326  
 SAMBUCA PARTNERS II LTD PS  
 VOL. 94100, PG. 5581  
 56,398.376 SF (1.295 ACRES)

ADDISON CAR CARE ADDISON  
 VOL. 87111, PG. 0286  
 GROSS 3.4698 ACRES

EDWARD COOK SURVEY  
 ABST. NO. 326  
 15211 ADDISON ROAD JOINT VENTURE  
 VOL. 96156, PG. 4963  
 70,516 SF (1.6188 ACRES)  
 BLOCK 1, LOT 2

OASIS CAR WASH, INC.  
 VOL. 97234, PG. 6238  
 2,443 SF (0.0331 ACRES)  
 TRACT II

G.W. FISHER SURVEY  
 ABST. NO. 482  
 MARK A. ALBERT  
 VOL. 87002 PG. 3045  
 39,491.50 S.F. (0.907 ACRES)

G.W. FISHER SURVEY  
 ABST. NO. 482  
 SNADON/BRANSCOME JOINT VENTURE NO.1  
 VOL. 84067 PG. 5718

G.W. FISHER SURVEY  
 ABST. NO. 482  
 OUTBACK STEAKHOUSE OF FLORIDA, INC.  
 VOL. 93046 PG. 1218  
 60,002 S.F. (1.3774 ACRES)

G.W. FISHER SURVEY  
 ABST. NO. 482  
 RAIL HOTEL CORPORATION  
 VOL. 99024 PG. 01020

G.W. FISHER SURVEY  
 ABST. NO. 482  
 QUORUM CENTER LIMITED PARTNERSHIP  
 VOL. 92038 PG. 0247  
 75,261 S.F. (1.7277 ACRES)

PARKWAY EASEMENT

QUORUM CENTRE ADDITION

**TOWN OF ADDISON, TEXAS**  
**ADDISON ROAD IMPROVEMENTS**  
**BELT LINE ROAD TO ARAPAHO ROAD PHASE I**  
**ADDISON ROAD STRIP MAP**

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

THESE DOCUMENTS ARE FOR  
 BIDDING, CONSTRUCTION,  
 AND PERMIT PURPOSES.

DATE: \_\_\_\_\_

DESIGNED BY: J.W.B. PROJECT: 2002 102 SHEET NO. SM1  
 DRAWN BY: R.J.L. DATE: APRIL 2002 OF 5 SHEETS

H:\PROJECTS\ADDISON\2002102\PHASE1\PROPERTY\ADD-STRIP-SH1.DWG 04/30/02 R.L. SCALE: 1"=40'

These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks, & Conway, L.L.P.

ADDISON ROAD  
R.O.W. UPDATE 6/4/02

- ✓ PAYLESS CASHWAYS - PLATTING 12' R.O.W. { 8' PARKWAY EASEMENT
- ✓ OUTBACK STEAKHOUSE - APPRAISAL COMPLETE - NEGOTIATE!
- MAINSTAY SUITES - APPRAISAL COMPLETE - NEGOTIATE!
- MINOCT MTR - REUSED APPRAISAL COMPLETE - NEGOTIATE!
- PERRY'S C-STORE - APPRAISAL ~~COMPLETE~~ COMPLETE - NEGOTIATE  
(PART)
- TEXAS DE BRAZIL - TEMPORARY CONSTRUCTION EASEMENT - NO APPRAISAL PERFORMED - NEGOTIATE
- CAFE CAPRI - APPRAISAL COMPLETE - NEGOTIATE!  
(SULTAN KHAMMA) - HNTB DOWNS NEW REGAL D. FOR 8' ONLY
- OLD FILLING STATION - ~~APPRAISAL COMPLETE - NEGOTIATE!~~
- SAMBUCA - 12' DEDICATED BY PLAT - NO ACQUISITION!
- OASIS CAR WASH - E-MAIL SENT TO PAT LISTING IMPROVEMENTS TO SITE & INDICATED THAT WE WOULD PAY APPRAISED VALUE. REUSED APPRAISAL COMPLETE
- JOE'S AUTO BODY - <sup>JIM</sup> CULLER REUSING APPRAISAL TO REFLECT BOTH TAKINGS

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**REGULAR SESSION**

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*Passed*  
Item #R10 - Consideration of a Resolution authorizing the City Manager to make an offer to Sambuca Partners, Ltd., for the acquisition of a 1.295 acre tract of land for permanent parkway easement being located at 15207 Addison Road.

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Item #R11 – Consideration of an agreement for the lease of certain real property owned by the Town and located at 4500 Belt Line Road, Addison, Texas.

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Adjourn Meeting

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Posted 5:00 p.m.  
April 3, 2002  
Carmen Moran  
City Secretary

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**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS  
WITH DISABILITIES. PLEASE CALL (972) 450-2819 AT LEAST  
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

**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.

January 28, 2002

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

Re: Paving and Drainage Improvements\  
Addison Road

Dear Mr. Chutchian:

We are enclosing two copies of the field note description and plats for the proposed Parkway Easement across the following tracts:

Snadon\Branscome Joint Venture No. 1 ✓

James E. Sauls ✓

The Filling Station of Addison, Inc. ✓

Oasis Car Wash, Inc. ✓

Addison Post Office Joint Venture ✓

George P. Kondos and Carol C. Kondos ✓

Jones, Brandeberry, Merritt and Perkins ✓

Metro Brick Company, Inc. ✓

Dallas Area Rapid Transit

We are in the process of completing documents for the remaining tracts along Addison Road south of the Towns' property and will forward those to you shortly. We are also enclosing a strip map of this section of roadway on 11 x 17 sheets. Please review these easements with the original landscape plan that you have to insure we have correctly dimensioned each tract as the easement being acquired is not a constant twenty feet from all properties. We are available at your convenience to discuss any questions you may have with these documents.

Sincerely,



John W. Birkhoff, P.E.

Enclosures

**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.

January 31, 2002

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

Re: Paving and Drainage Improvements  
Addison Road

Dear Mr. Chutchian:

We are enclosing two copies of the field note description and plat for the proposed Parkway Easement across the following tracts:

Outback Steakhouse of Florida, Inc.  
Rail hotels Corporation  
Quorum Center Limited Partnership  
Sideris Properties

White Rock Masonic Lodge #234  
H.I. Moses Jr. & James R. Cline  
Sambuca Partners Limited Partnership II

We are also enclosing a revised strip map of this section of roadway on 11 x 17 sheets and a 40 scale roll. Please review these easements with the original landscape plan that you have to insure we have correctly dimensioned each tract as the easement being acquired is not a constant twenty feet from all properties. All documents for Phase I construction are now complete. We are available at your convenience to discuss any questions you may have with these documents.

Sincerely,



John W. Birkhoff, P.E.

Enclosures

**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;

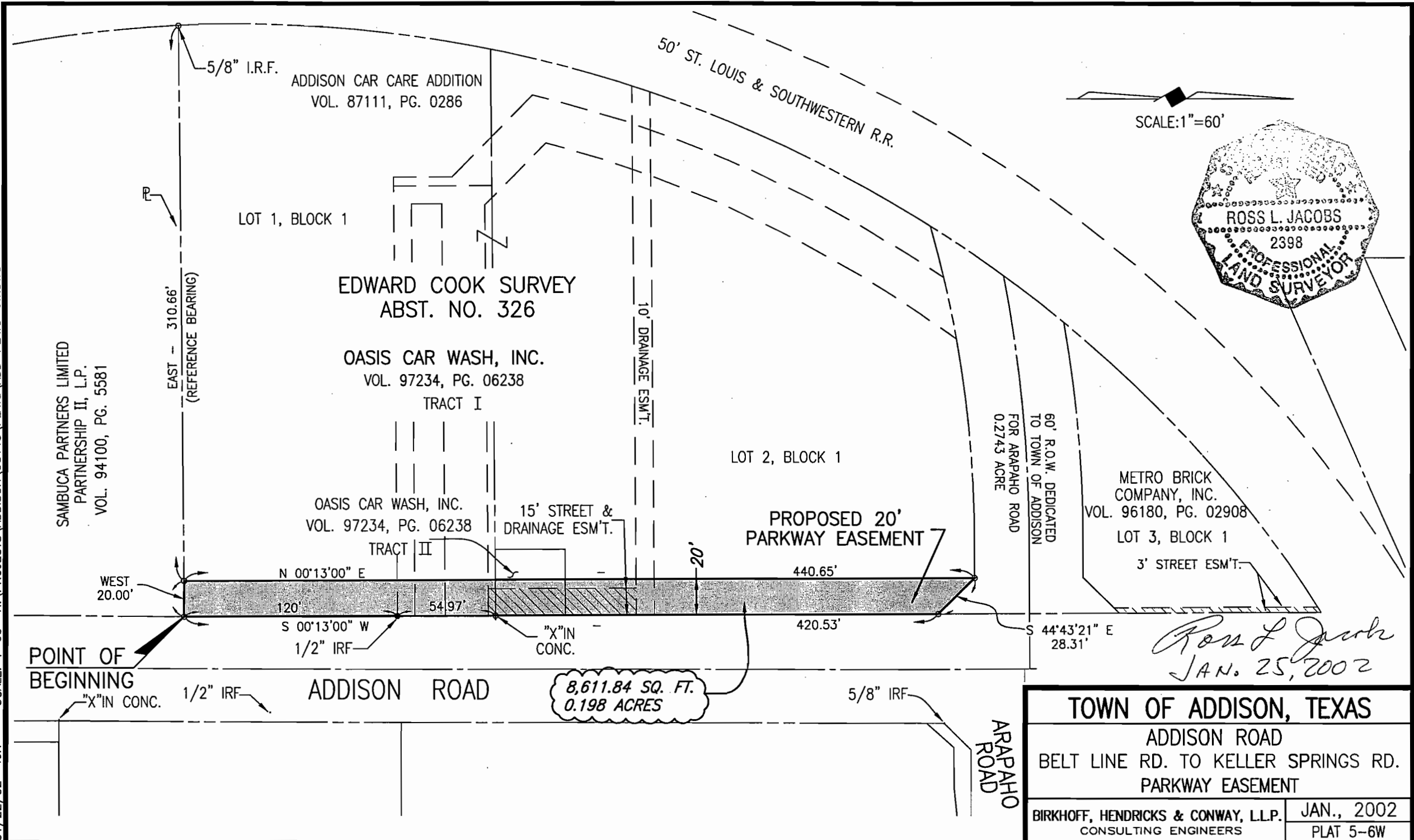
THENCE, S 00° 13'00" W along the east line of said 2.935 acre tract and the west right-of-way line of said Addison Road, a distance of 420.53 feet to the Point of Beginning and containing 8,611.84 square feet (0.198 acres) of land.



*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'



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

LOT 1, BLOCK 1

ADDISON CAR CARE ADDITION VOL. 87111, PG. 0286

EDWARD COOK SURVEY ABST. NO. 326

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

LOT 2, BLOCK 1

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

15' STREET & DRAINAGE ESM'T.

PROPOSED 20' PARKWAY EASEMENT

60' R.O.W. DEDICATED TO TOWN OF ADDISON FOR ARAPAHO ROAD 0.2743 ACRE

METRO BRICK COMPANY, INC. VOL. 96180, PG. 02908

LOT 3, BLOCK 1 3' STREET ESM'T.

*Ross L. Jacobs*  
JAN. 25, 2002

8,611.84 SQ. FT.  
0.198 ACRES

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



ORIGINALS

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**SAMBUCA PARTNERS LIMITED PARTNERSHIP II, L. P.**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 1.295 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas, 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, said tract of land being more particularly described as follows:

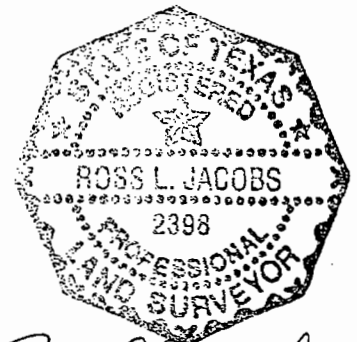
BEGINNING at a point for a corner, said point being the southeast corner of said 1.295 acre tract and the northeast corner of a 1.00 acre tract of land conveyed to The Filling Station of Addison, Inc., by a deed now of record in Volume 94100, Page 05577, of the Deed Records of Dallas County, Texas, and 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 01° 56'12" E, 310.03 feet from a found 1/2 iron rod in the south line 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 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, S 89° 45'01" W, along the south line of said 1.295 acre tract, and along the north line of said 1.00 acre tract for a distance of 16.00 feet to a point for corner;

THENCE, N 00° 13'00" E for a distance of 178.99 feet to a point for corner, said point being in the north line of said 1.295 acre tract and in the south line of the Addison Car Care Addition, an addition to the Town of Addison, Dallas County, Texas and having a net acreage of 3.1955 acres of land as recorded in Volume 87111, Page 0286 of the Map Records of Dallas County, Texas, said point also being N 89° 31'14" E, 314.89 feet from a found 5/8 inch iron rod and being the northwest corner of said 1.295 acre tract and the southwest corner of said 3.1955 acre tract;

THENCE, N 89° 31'14" E along the north line of said 1.295 acre tract and the south line of said 3.1955 acre tract, a distance of 16.00 feet to a point for corner, said point being the northeast corner of said 1.295 acre tract, the southeast corner of said 3.1955 acre tract and being in the west right-of-way line of said Addison Road;

THENCE, S 00° 13'00" W along the east line of said 1.295 acre tract and the west right-of-way line of said Addison Road, a distance of 179.05 feet to the Point of Beginning and containing 2,864.32 square feet (0.066 acres) of land.



*Ross L. Jacobs*  
 JAN. 29, 2002

H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT4W.DWG  
SCALE: 1"=60'  
04/28/02 TJH

GARTNER-PLANO COMPANY  
VOL. 91248, PG. 3622

SAULS JAMES E  
VOL. 77153, PG. 1028

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

5/8" I.R.F.  
W/'DC\$A

EDWARD COOK SURVEY  
ABST. NO. 326

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

PROPOSED 16'  
PARKWAY EASEMENT

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

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

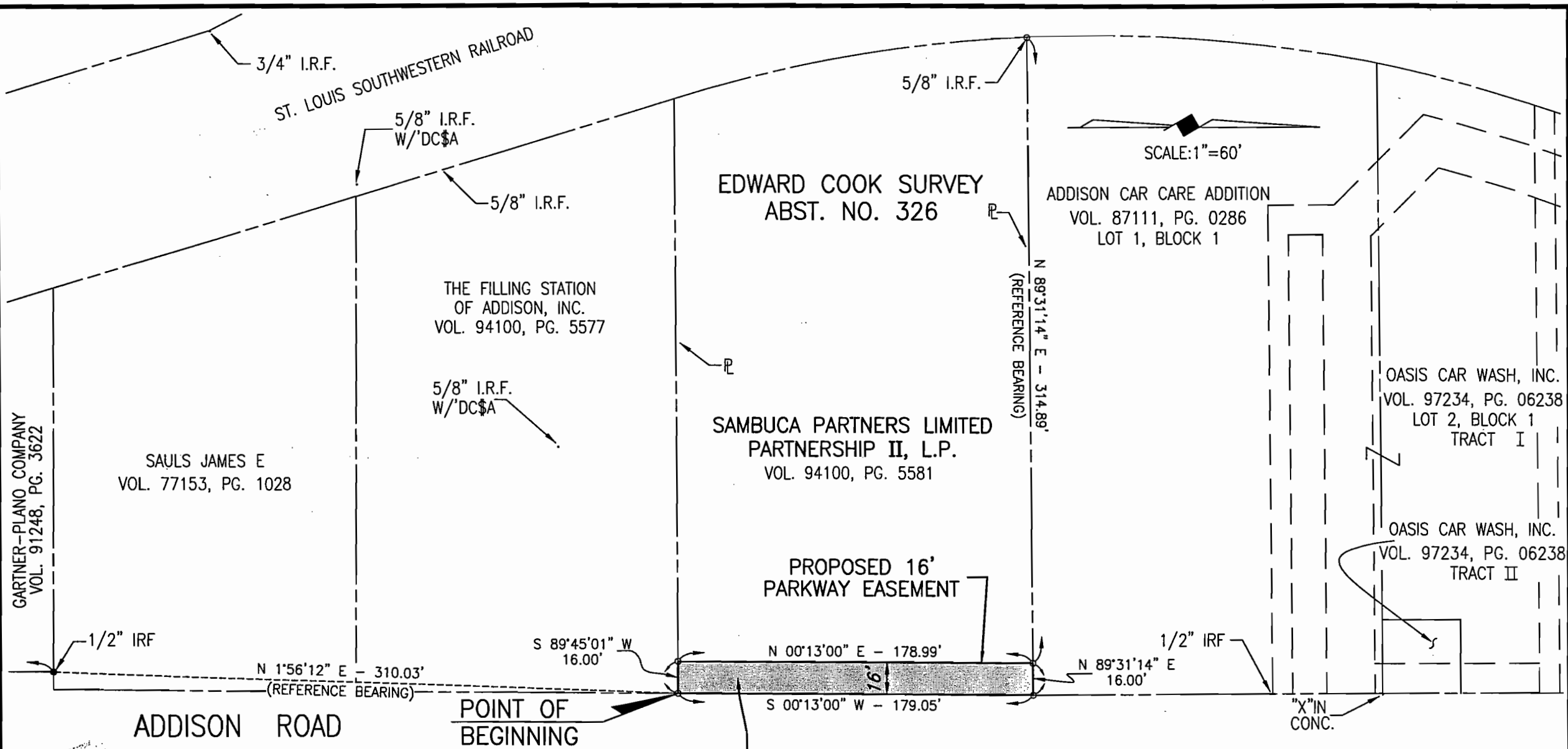
OASIS CAR WASH, INC.  
VOL. 97234, PG. 06238  
TRACT II



*Ross L. Jacobs*  
JAN. 29, 2002

2,864.32 SQ. FT.  
0.066 ACRES

<b>TOWN OF ADDISON, TEXAS</b>	
ADDISON ROAD BELT LINE RD. TO KELLER SPRINGS RD. PARKWAY EASEMENT	
BIRKHOFF, HENDRICKS & CONWAY, L.L.P. CONSULTING ENGINEERS	JAN., 2002 PLAT 4W



## Steve Chutchian

---

**From:** John Birkhoff [JBirkhoff@BHCLLP.COM]  
**Sent:** Friday, February 01, 2002 2:07 PM  
**To:** schutchian@ci.addison.tx.us  
**Subject:** Addison Road

Shortly, you will have all parkway easement documents and strip map.

Texas de Brazil We are in the process of relocating the driveway as requested, this will require temporary construction easement. FYI to right of way agent.

## TOWN OF ADDISON, TEXAS

FIELD NOTE DESCRIPTION  
FOR  
JAMES E. SAULS  
(PARKWAY EASEMENT)

BEING a tract out of a 0.774 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas, conveyed to James E. Sauls, by a deed now of record in Volume 77153, Page 01028, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

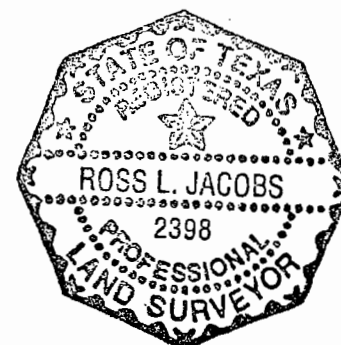
BEGINNING at a point for a corner, said point being the northeast corner of said 0.774 acre tract and the southeast corner of a 1.00 acre tract of land conveyed to The Filling Station of Addison, Inc., by a deed now of record in Volume 94100, Page 05577, of the Deed Records of Dallas County, Texas, and 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 77° 25' 12" E, 339.90 feet from a found 3/4 iron rod in the west right-of-way of St Louis Southwestern Railroad, (generally a 100 foot right-of-way);

THENCE, Due South, along the east line of said 0.774 acre tract, and along the west right-of-way line of said Addison Road, a distance of 149.29 feet to a point for corner, said point being the southeast corner of said 0.774 acre tract;

THENCE, S 89° 43' 30" W along the south line of said 0.774 acre tract, a distance of 8.64 feet to a found 1/2 inch iron rod indicating 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, and continuing S 89° 43' 30" W along the south line of said 0.774 acre tract and along the north line of said 1.0289 acre tract for a **Total Distance of 20.00 feet** to a point for corner;

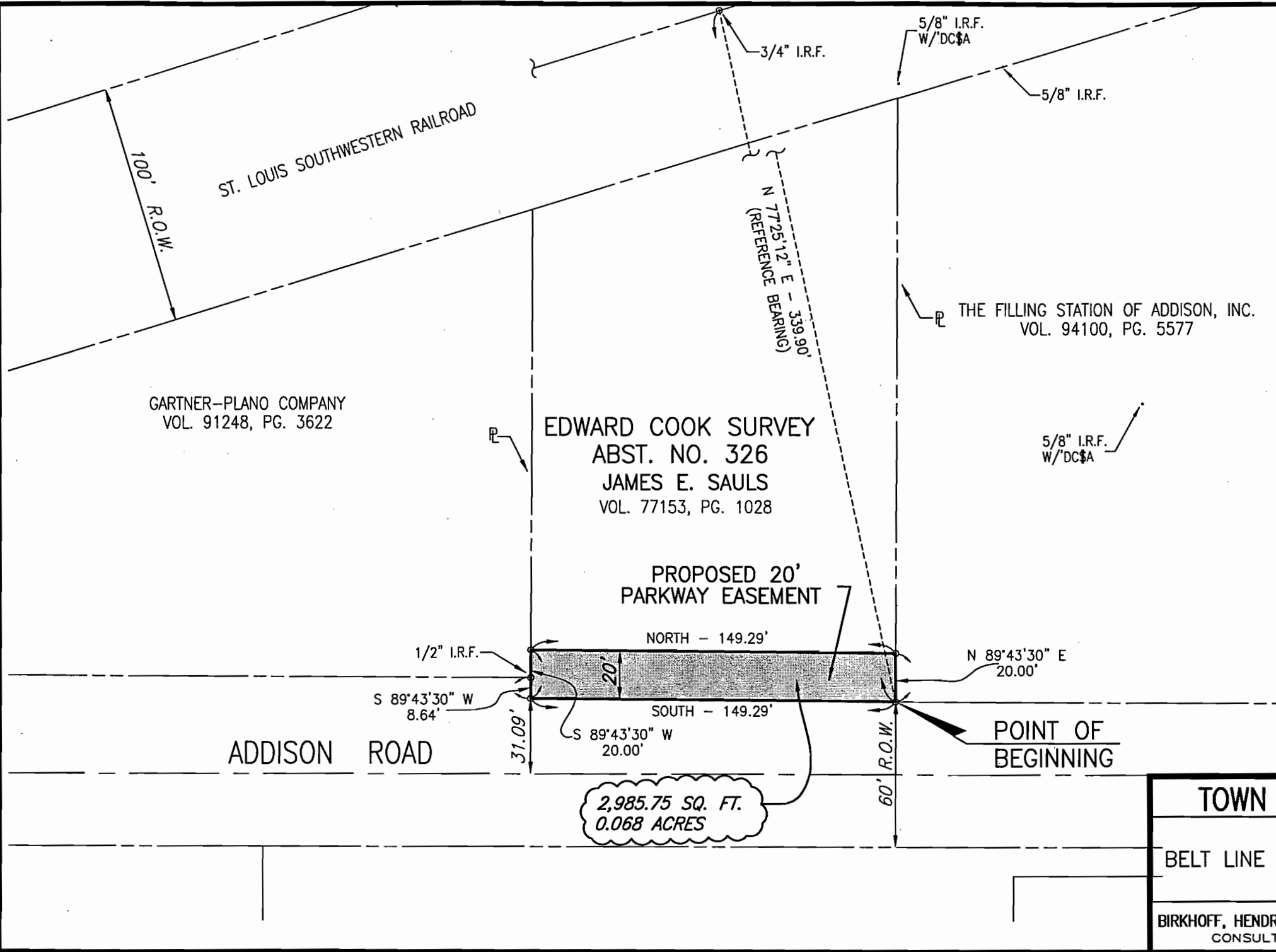
THENCE, Due North for a distance of 149.29 feet to a point for corner, said point being in the north line of said 0.774 acre tract and in the south line of said 1.00 acre tract;

THENCE, N 89° 43' 30" E along north line of said 0.774 acre and in the south line of said 1.00 acre tract for a distance of 20.00 feet to the Point of Beginning and containing 2,985.75 square feet (0.068 acres) of land.



*Ross L Jacobs*  
JAN. 25, 2002

01/22/02 TJH SCALE: 1"=50 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT2W.DWG



SCALE: 1"=50'



*Ross L. Jacobs*  
 JAN. 25, 2002

<b>TOWN OF ADDISON, TEXAS</b>	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
PARKWAY EASEMENT	
BIRKHOFF, HENDRICKS & CONWAY, L.L.P. CONSULTING ENGINEERS	JAN., 2002 PLAT 2W

## TOWN OF ADDISON, TEXAS

**FIELD NOTE DESCRIPTION  
FOR  
SNADON\BRANSCOME JOINT VENTURE NO. 1  
(PARKWAY EASEMENT)**

BEING a tract out of a remaining original 26.356 acre tract of land located in the G. W. Fisher Survey, Abstract No. 482, in the Quorum Center Addition, an addition to the Town of Addison, Texas, conveyed to Snadon\Branscome Joint Venture No.1, by a deed now of record in Volume 84067, Page 5718, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

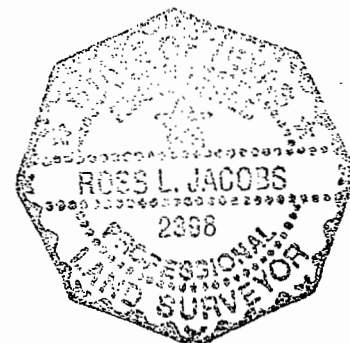
BEGINNING at a point for a corner, said point being in the southwest corner of said 26.356 acre tract and the northwest corner of a 0.907 acre tract of land conveyed to Mark A. Albert as described in Volume 87002, Page 3045 of the Deed Records of Dallas County, Texas and being in the east right-of-way line of Addison Road, (generally a 70 foot right-of-way and generally 30 feet to the center line), said point also being S 31° 46'22" E, 130.74 feet from a found 5/8 inch iron rod in the northeast corner of a 1.029 acre tract conveyed to Gartner-Plano Company as described in Volume 91248, Page 3622 of the Deed Records of Dallas County, Texas;

THENCE, N 00° 17'00" E, along the west line of said 26.356 acre tract and along east right-of-way line of said Addison Road for a distance of 308.46 feet to a point for corner, said point being the southwest corner of a 12 foot wide dedicated strip to Town of Addison for right-of-way along Addison Road as recorded in Volume 93041, Page 2841 of the Deed Records of Dallas County, Texas, said point being N 89° 43'00" W, 283.54 feet from an found 5/8 inch iron rod in the southeast corner of a 1.377 acre tract of land conveyed to Outback Steakhouse of Florida, Inc, as described in Volume 93046, Page 1218 of the Deed Records of Dallas County, Texas 1.377 acre tract;

THENCE, S 89° 43'00" E, along the south line of said 1.377 acre tract, a distance of 20.00 feet to point for a corner;

THENCE, S 00° 17'00" W, a distance of 308.40 feet to a point in the south line of said 26.356 acre tract and in a north line of said Mark A. Albert tract;

THENCE, N 89° 43'00" W, along the south line of said 26.356 acre tract and along the north line of said Mark A. Albert 0.907 acre tract for a distance of 20.00 feet to the Point of Beginning and containing 6,168.65 square feet (0.142 acres) of land.



*Ross L. Jacobs*  
JAN. 25, 2002



GARTNER-PLANO COMPANY  
VOL. 91248, PG. 3622

5/8" I.R.F.

1/2" IRF

S 31°46'22" E - 130.74'  
(REFERENCE BEARING)

POINT OF BEGINNING

6,168.65 SQ. FT.  
0.142 ACRE

ADDISON ROAD

PROPOSED 20' PARKWAY EASEMENT

N 00°17'00" E - 308.46'

S 89°43'00" E  
20.00'

"X" IN CONC.

60± R.O.W.

1/2" IRF

180°03'58"

N 89°43'00" W  
20.00'

S 00°17'00" W - 308.40'

12' DEDICATION TO TOWN  
OF ADDITION FOR STREET  
RIGHT-OF-WAY  
VOLUME 93041, PAGE 2841

SCALE: 1" = 60'

MARK A. ALBERT  
VOL. 87002, PG. 3045

N 89°43'00" W - 283.54'  
(REFERENCE BEARING)

OUTBACK STEAKHOUSE OF FLORIDA, INC.  
VOL. 93046, PG. 1218

RAIL HOTELS CORPORATION  
VOL. 99024, PG. 01020

FENCE CORNER

SNADON\BRANSCOME JOINT VENTURE NO.1  
VOL. 84067 PG. 5718

5/8" I.R.F.

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

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 2E



*Ross L. Jacobs*  
JAN. 25 2002

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SCALE: 1"=60  
01/22/02 TJH

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**ADDISON POST OFFICE JOINT VENTURE**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 0.397 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas conveyed to Addison Post Office Joint Venture, by a deed now of record in Volume 85161, Page 01657, 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 0.397 acre tract and at the northwest corner of Addison Road (generally a 60 foot right-of-way) and in the north right-of-way of line Lindbergh Drive, (generally a 60 foot right-of-way);

THENCE, S 68° 29'44" W, along the south line of said 0.397 acre tract, and along the north right-of-way line of said Lindbergh Drive, a distance of 15.58 feet to a found 1 inch iron rod and continuing S 68° 29'44" W for a total distance of 21.09 feet to a point for corner;

THENCE, N 02° 58'00" W for a distance of 80.41 feet to a point for corner in the north line of said 0.397 acre tract and the south line of a 0.385 acre tract of land, conveyed to White Rock Masonic Lodge #234, A. F. and A. M. by a deed now of record in Volume 3981, Page 0416, of the Deed Records of Dallas County, Texas;

THENCE, N 89° 38'00" E along the north line of said 0.397 acre tract and along the south line of said 0.385 acre tract for a distance of 20.02 feet to a point for corner, said point being the northeast corner of said 0.397 acre tract and in the southeast corner of said 0.385 acre tract and in the west right-of-way line of said Addison Road, said point being S 03° 24'29" E, 102.69 feet from a found 5/8 inch iron rod and being the northeast corner of a 0.385acre tract;

THENCE, S 02° 58'00" E along the east line of said 0.397 acre tract and along the west right-of-way line of said Addison Road, for a distance of 72.80 feet to the Point of Beginning and containing 1,532.83 square feet (0.035 acres) of land.



*Ross L. Jacobs*  
 JAN. 25, 2002

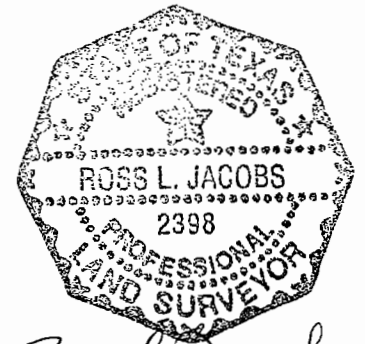
03/10/00 RJJL SCALE: 1=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT13W.DWG

SCALE: 1"=40'

ADDISON AIRPORT

EDWARD COOK SURVEY  
ABST. NO. 326  
ADDISON POST OFFICE  
JOINT VENTURE  
VOL. 85161, PG. 1657

WHITE ROCK MASONIC LODGE #234  
LODGE #234, A.F. & A.M.  
VOL. 3981, PG. 416



*Ross L. Jacobs*  
JAN. 25, 2002

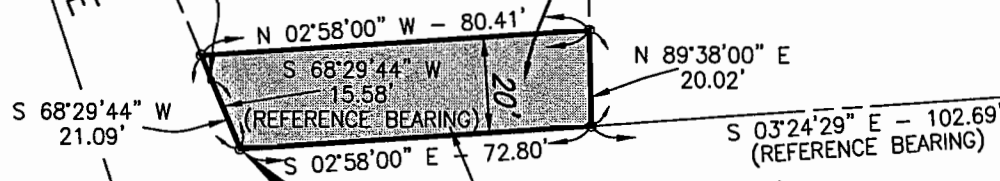
KONDOS GEORGE P. ETAL  
VOL. 91084, PG. 2102

LINDBERGH DRIVE  
50' R.O.W.

1/2" I.R.F.

1,532.83 SQ. FT.  
0.035 ACRES

1" IRF



PROPOSED 20'  
PARKWAY EASEMENT

POINT OF  
BEGINNING

5/8" I.R.F.

60'  
R.O.W.

ADDISON ROAD

BROADWAY STREET

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 13W

## 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;

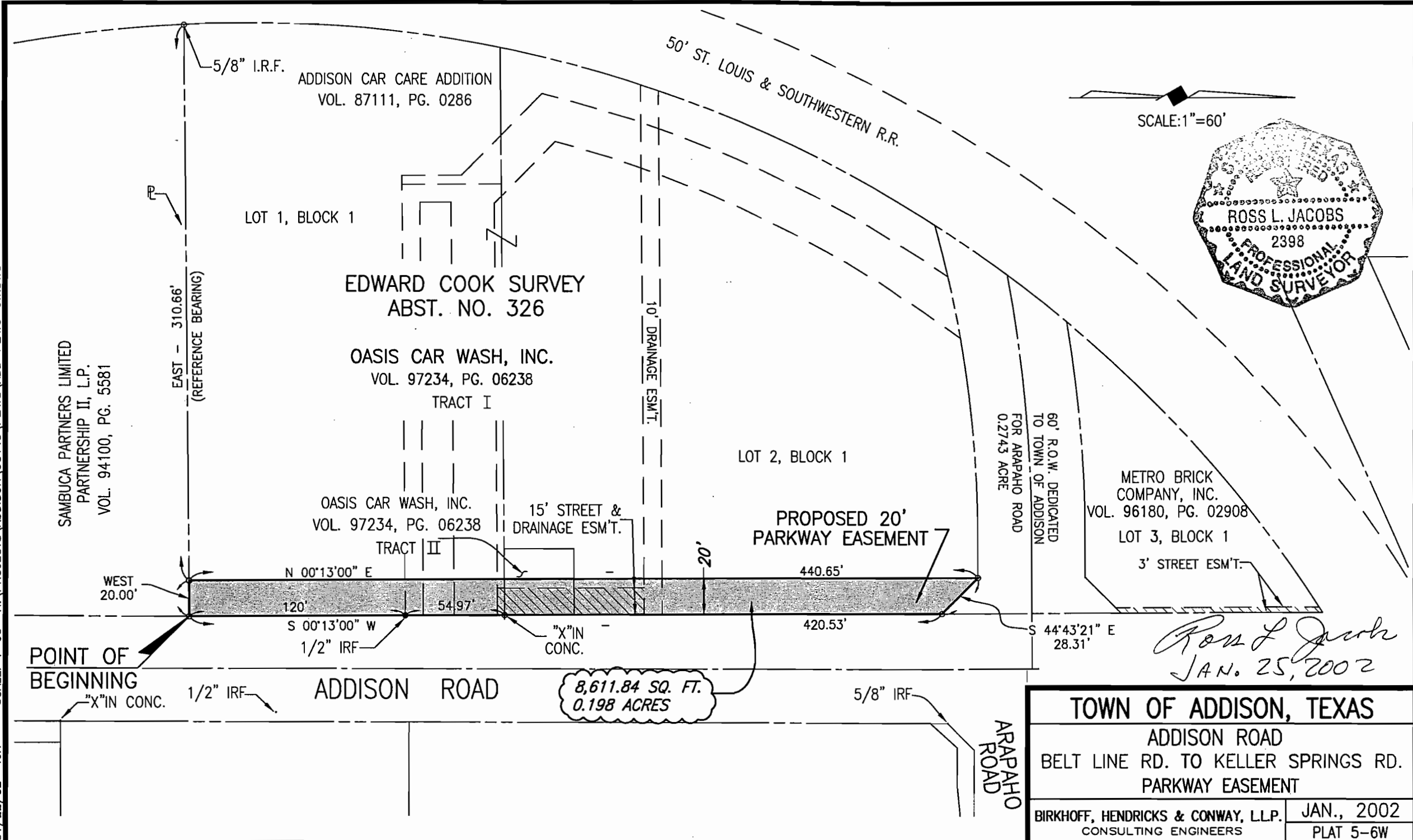
THENCE, S 44° 43'21" E, along the north line of said 2.935 acre tract and along the south line of said dedicated right-of-way for Arapaho Road, a distance of 28.31 feet to a point for corner, said point being in said west right-of-way line of Addison Road;

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.

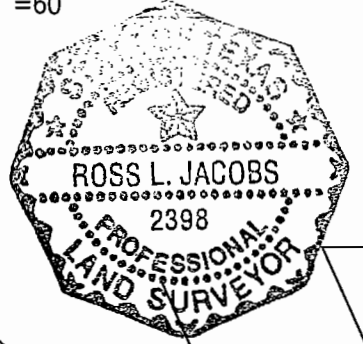


*Ross L. Jacobs*  
JAN. 25, 2002

01/22/02 TJH SCALE: 1"=60 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT5-6W.DWG



SCALE: 1"=60'



*Ross L. Jacobs*  
 JAN. 25, 2002

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

8,611.84 SQ. FT.  
0.198 ACRES

60' R.O.W. DEDICATED  
TO TOWN OF ADDISON  
0.2743 ACRE  
FOR ARAPAHO ROAD

ARAPAHO  
ROAD

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

EAST - 310.66'  
(REFERENCE BEARING)

10' DRAINAGE ESM'T.

15' STREET &  
DRAINAGE ESM'T.

20'

LOT 2, BLOCK 1

PROPOSED 20'  
PARKWAY EASEMENT

METRO BRICK  
COMPANY, INC.  
VOL. 96180, PG. 02908  
LOT 3, BLOCK 1  
3' STREET ESM'T.

ADDISON CAR CARE ADDITION  
VOL. 87111, PG. 0286

LOT 1, BLOCK 1

EDWARD COOK SURVEY  
ABST. NO. 326

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

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

POINT OF  
BEGINNING

WEST  
20.00'

N 00°13'00" E

120'

54.97'

S 00°13'00" W

1/2" IRF

"X" IN  
CONC.

440.65'

420.53'

S 44°43'21" E  
28.31'

ADDISON ROAD

5/8" IRF

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**GEORGE P. KONDOS AND CAROL C. KONDOS**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 0.6126 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas conveyed to George P. Kondos and Carol C. Kondos, by a deed now of record in Volume 91084, Page 02102, 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 0.6126 acre tract and at the northwest corner of Addison Road (generally a 60 foot right-of-way) and the Dart Area Rapid Transit, (50 feet to the centerline) said point being N 27° 24'02" W, 134.63 feet from a found 5/8 iron rod and being the northwest corner of a 1.452 acre tract of land conveyed to Joseph H. Jones, Beth Brandeberry, Carolyn Perkins Shimer Merritt and Samuel Thomas Perkins, Co-Trustees by a deed now of record in Volume 97109, Page 03158, of the Deed Records of Dallas County;

THENCE, S 66° 13'13" W, along the south line of said 0.6126 acre tract, and along the north right-of-way line of said Dart Area Rapid Transit, a distance of 21.04 feet to a point for corner;

THENCE, N 03° 15'57" W for a distance of 143.80 feet to a point for corner, said point being in the north line of said 0.6126 acre tract and in the south right-of-way of line Lindbergh Drive, (generally a 60 foot right-of-way);

THENCE, S 57° 16'20" E along the north line of said 0.6126 acre tract and along the south right-of-way line of said Lindbergh Drive for a distance of 24.72 feet to a point for corner, said point being the northeast corner of said 0.6126 acre tract and being the southwest corner of said Addison Road and said Lindbergh Drive;

THENCE, S 03° 15'57" E along the east line of said 0.6126 acre tract and along the west right-of-way line of said Addison Road, for a distance of 121.74 feet to the Point of Beginning and containing 2,658.54 square feet (0.061 acres) of land.



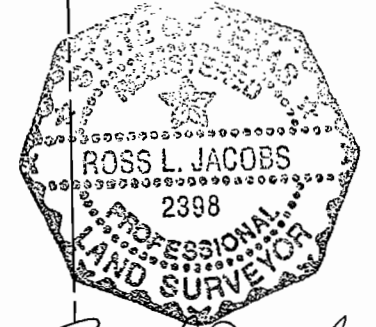
01/22/02 TJH SCALE: 1"=40' H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT12W.DWG

DALLAS AREA RAPID TRANSIT  
VOL. 91008, PG. 1390

EDWARD COOK SURVEY  
ABST. NO. 326  
KONDOS GEORGE P ETAL  
VOL. 91084, PG. 2102

SCALE: 1"=40'

ADDISON POST OFFICE  
JOINT VENTURE  
VOL. 85161, PG. 1657



*Ross L. Jacobs*  
JAN. 25, 2002

LINDBERGH DRIVE

1/2" I.R.F.

PROPOSED 20'  
PARKWAY EASEMENT

N 03°15'57" W - 143.80'

S 57°16'20" E  
24.72'

S 66°13'13" W  
21.04'

S 03°15'57" E - 121.74'

POINT OF  
BEGINNING

2,658.54 SQ. FT.  
0.061 ACRES

ADDISON ROAD

BROADWAY  
STREET

5/8" I.R.F.

"X" IN  
CONC.

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

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 12W

## TOWN OF ADDISON, TEXAS

## FIELD NOTE DESCRIPTION

## FOR

**JOSEPH H. JONES, BETH BRANDEBERRY, CAROLYN PERKINS SHIMER MERRITT  
AND SAMUEL THOMAS PERKINS, CO-TRUSTEES OF THE MARY COFFIELD TRUST,  
THE ANNETTE COFFIELD TRUST, THE EVELYN C. JONES TRUST,  
THE BETH BRANDEBERRY TRUST AND THE CORINNE SHIMER TRUST  
AND A. BEN PINNELL, JR.  
(PARKWAY EASEMENT)**

BEING a tract out of a 1.452 acre tract of land located in the G. W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas, conveyed to Joseph H. Jones, Beth Brandeberry, Carolyn Perkins Shimer Merritt and Samuel Thomas Perkins, Co-Trustees of The Mary Coffield Trust, The Annette Coffield Trust, The Evelyn C. Jones Trust, The Beth Brandeberry Trust and The Corinne Shimer Trust and A. Ben Pinnell, Jr. by a deed now of record in Volume 97109, Page 03158, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

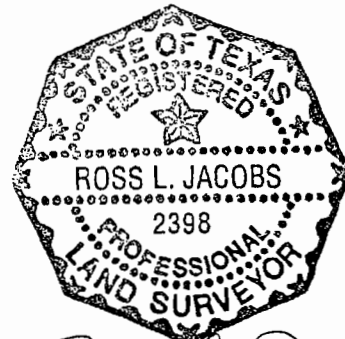
BEGINNING at a point for a corner, said point being the northwest corner of said 1.452 acre tract and in the south line of a 0.5516 acre tract of land conveyed to Dallas Area Rapid Transit, by a deed now of record in Volume 96169, Page 04485, of the Deed Records of Dallas County, Texas and as indicated by a found 5/8 inch iron rod 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);

THENCE, N 66° 25'50" E, along the north line of said 1.452 acre tract and along the south line of said 0.5516 acre tract for a distance of 21.87 feet to a point for corner;

THENCE, S 00° 17'50" W, a distance of 112.27 feet to point for a corner, said point being in the south line of said 1.452 acre tract and in a corner clip at the northeast corner of Addison Road and Arapaho Road;

THENCE, N 46° 34'16" W along the south line of said 1.452 acre tract and along the said corner clip at Addison Road and Arapaho Road for a distance of 27.40 feet to a point for corner, said point being the southwest corner of said 1.452 acre tract and in the east right-of-way of said Addison Road, said point also being N 00°33'33" W, 117.34 feet from a found 5/8" iron rod in the original southeast corner of Addison Road and Arapaho Road;

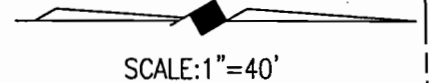
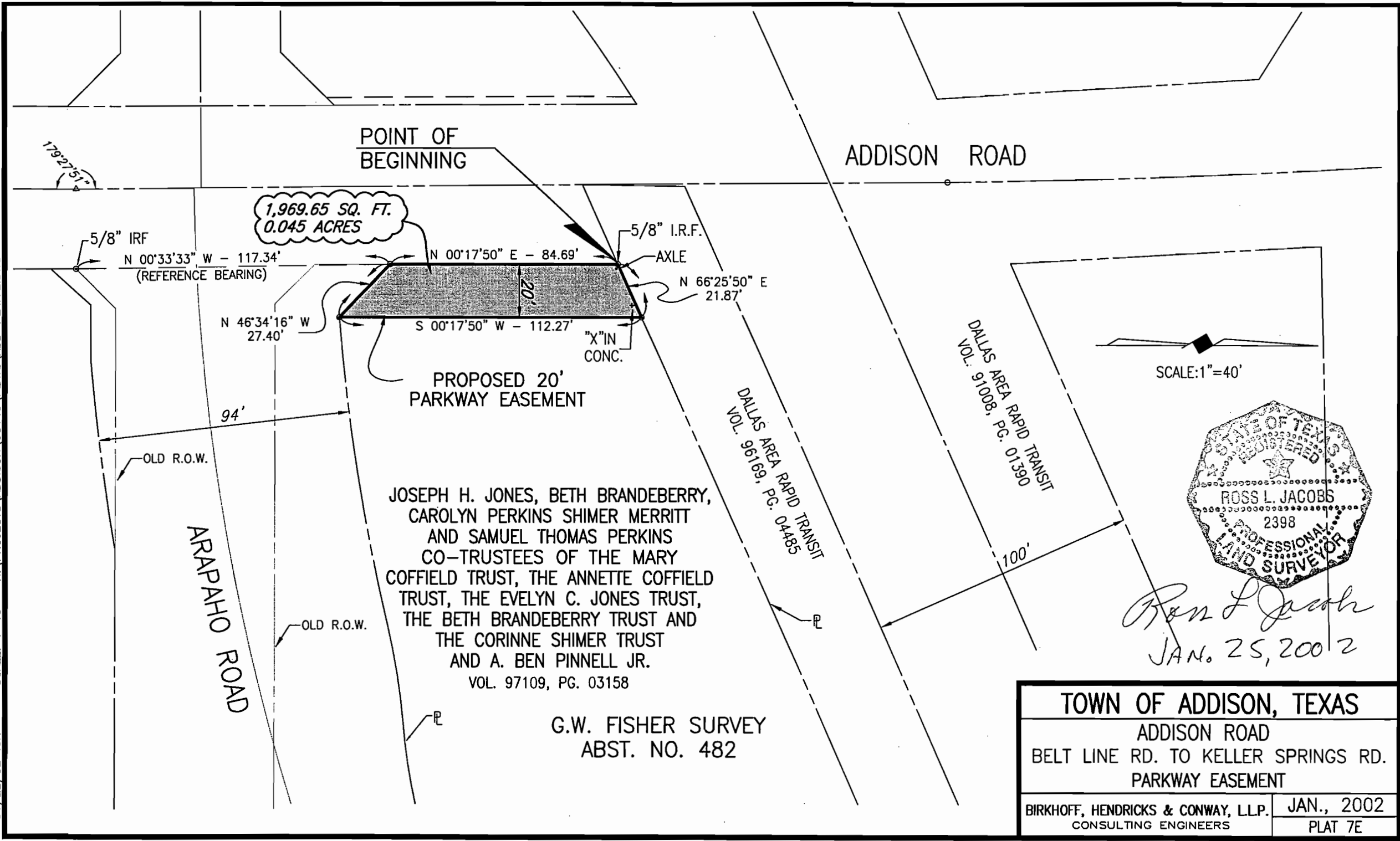
THENCE, N 00° 17'50" E, along the west line of said 1.452 acre tract and along the east right-of-way line of said Addison Road for a distance of 84.69 feet to the Point of Beginning and containing 1,969.65 square feet (0.045 acres) of land.



*Ross L. Jacobs*  
JAN. 25, 2002



01/22/02 TJH SCALE: 1=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT7E.DWG



*Ross L. Jacobs*  
JAN. 25, 2002

<b>TOWN OF ADDISON, TEXAS</b>	
ADDISON ROAD BELT LINE RD. TO KELLER SPRINGS RD. PARKWAY EASEMENT	
BIRKHOFF, HENDRICKS & CONWAY, LLP. CONSULTING ENGINEERS	JAN., 2002 PLAT 7E

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**METRO BRICK COMPANY, INC.**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 0.261 tract of land located in the Edward Cook Survey, Abstract No. 326, and being Lot 3 of Block 1 in the Addison Car Care Addition, an addition to the Town of Addison, Dallas County, Texas, conveyed to Metro Brick Company, Inc. by a deed now of record in Volume 96180, Page 02908, 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 northeast corner of said 0.261 acre tract, and in the south line of a 50 foot right-of-way to the St. Louis and Southwestern Railroad 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) said point also being  $N 82^{\circ} 50' 59'' W$ , 60.52 feet from a found 5/8 iron rod and being the northwest corner of a 1.452 acre tract of land conveyed to Joseph H. Jones, Beth Brandeberry, Carolyn Perkins Shimer Merritt and Samuel Thomas Perkins, Co-Trustees by a deed now of record in Volume 97109, Page 03158, of the Deed Records of Dallas County, Texas;

THENCE,  $S 00^{\circ} 13' 00'' W$  along the east line of said 0.261 acre tract and the west right-of-way line of said Addison Road, a distance of 112.30 feet to a point for corner, said point being in the south line of said 0.261 acre tract and in the north line of a dedicated right-of-way for Arapaho Road (generally 60 feet wide) to the Town of Addison, Dallas County, Texas;

THENCE,  $S 45^{\circ} 17' 11'' W$ ; along the south line of said 0.261 acre tract and along the north line of said dedicated right-of-way for Arapaho Road, a distance of 28.25 feet to a point for corner ,

THENCE,  $N 00^{\circ} 13' 00'' E$  for a distance of 119.09 feet to a point for corner in the north line of said 0.261 acre tract and in said St. Louis and Southwestern Railroad south right-of-way line, said point also being in a curve to the right and having a central angle of  $01^{\circ} 55' 17''$ , a radius of 713.94 feet, a tangent distance of 11.97 feet, a chord bearing of  $N 56^{\circ} 52' 22'' E$  and a chord distance of 23.94 feet;

THENCE, along said curve to the right, along the north line of said 0.261 acre tract and along the south right-of-way line of said St. Louis and Southwestern Railroad for a distance of 23.94 feet to the Point of Beginning and containing 2,315.54 square feet (0.053 acres) of land.



*Ross L. Jacobs*  
 JAN. 25, 2002

H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT11W.DWG  
SCALE: 1"=60'  
01/21/02 TJH

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

5/8" I.R.F.

ADDISON CAR CARE ADDITION  
VOL. 87111, PG. 0286

LOT 1, BLOCK 1

EDWARD COOK SURVEY  
ABST. NO. 326

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

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

15' STREET &  
DRAINAGE ESM'T.

"X" IN  
CONC.

1/2" IRF

1/2" IRF

ADDISON ROAD

5/8" IRF

ARAPAHO  
ROAD

50' ST. LOUIS & SOUTHWESTERN R.R.

SCALE: 1"=60'



*Ross L. Jacobs*  
JAN. 25, 2002

METRO BRICK  
COMPANY, INC.  
VOL. 96180, PG. 02908

LOT 2, BLOCK 1

PROPOSED 20'  
PARKWAY EASEMENT

60' R.O.W. DEDICATED  
TO TOWN OF ADDISON  
0.2743 ACRE

2315.54 SQ. FT.  
0.053 ACRES

LOT 3, BLOCK 1

3' STREET ESM'T.

Δ = 01°55'17"  
R = 713.94'  
T = 11.97'  
L = 23.94'  
C.B. = N 56°52'22" E  
C.D. = 23.94'

POINT OF  
BEGINNING

N 00°13'00" E - 345.59'  
(REFERENCE BEARING)

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

S 45°17'11" W  
28.25'

N 00°13'00" E - 119.09'

S 00°13'00" W - 112.30'

N 82°50'59" W  
60.52'

5/8" I.R.F.

<b>TOWN OF ADDISON, TEXAS</b>	
ADDISON ROAD BELT LINE RD. TO KELLER SPRINGS RD. PARKWAY EASEMENT	
BIRKHOFF, HENDRICKS & CONWAY, L.L.P. CONSULTING ENGINEERS	JAN., 2002 PLAT 11W

**TOWN OF ADDISON, TEXAS**  
**FIELD NOTE DESCRIPTION**  
**FOR**  
**DALLAS AREA RAPID TRANSIT**  
**(PARKWAY EASEMENT)**

BEING a tract out of a 0.5516 acre tract of land located in the G. W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas, conveyed to Dallas Area Rapid Transit, by a deed now of record in Volume 96169, Page 04485, of the Deed Records of Dallas County, Texas and out of a tract of land conveyed to Dallas Area Rapid Transit, by a deed now of record in Volume 91008, Page 01390, 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 south line of said 0.5516 acre tract and in the northwest corner of a 1.452 acre tract of land conveyed to Joseph H. Jones, Beth Brandeberry, Carolyn Perkins Shimer Merritt and Samuel Thomas Perkins, Co-Trustees of The Mary Coffield Trust, The Annette Coffield Trust, The Evelyn C. Jones Trust, The Beth Brandeberry Trust and The Corinne Shimer Trust and A. Ben Pinnell, Jr. by a deed now of record in Volume 97109, Page 03158, of the Deed Records of Dallas County, Texas and as indicated by a found 5/8 inch iron rod 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 N 66° 25'50" E, 32.66 feet from the southwest corner of said 0.5516 acre tract;

THENCE, N 00° 07'01" E, a distance of 37.79 feet to a point in the north line of said 0.5516 acre tract and in the south line of said tract conveyed to Dallas Area Rapid Transit, in Volume 91008, Page 01390, continuing N 00° 07'01" E and being along east right-of-way line of said Addison Road for a total Distance of 146.99 feet to a point for corner, said point in the north line of said Dallas Area Rapid Transit, in Volume 91008, Page 01390, said point being the southwest corner of a 0.386 acre tract of land conveyed to H. I. Moses and James R. Cline and being the Moses and Cline Addition to the Town of Addison, Texas, said corner being in the east right-of-way line of said Addison Road, said point also being S 25° 42'22" E, 190.28 feet from a found 1 inch iron rod in the north right-of-way line of Lindbergh Drive and in the south line of a 0.397 acre tract of land conveyed to Addison Post Office Joint Venture by deed now of record in Volume 85161, Page 1657, of the Deed Records of Dallas County, Texas;

THENCE, N 66° 25'50" E, along the north line of said Dallas Area Rapid Transit, in Volume 91008, Page 01390 and the south line of said H. I. Moses and James R. Cline 0.386 acre tract for a distance of 21.84 feet to point for a corner;

THENCE, S 00° 07'01" W, a distance of 146.99 feet to a point in the south line of said 0.5516 acre tract and in a north line of said 1.452 acre tract as evidenced by a 'x' in concrete;

THENCE, S 66° 25'50" W, along the south line of said 0.5516 acre tract, along the north line of said 1.452 acre tract for a distance of 21.84 feet to the Point of Beginning and containing 2,939.73 square feet (0.067 acres) of land.

*Ross L. Jacobs*  
 JAN. 25, 2002



01/22/02 TJH SCALE: 1"=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT6E.DWG

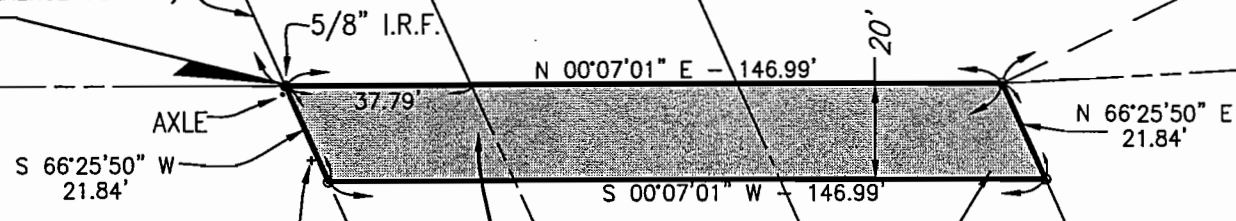
ADDISON POST OFFICE  
JOINT VENTURE  
VOL. 85161, PG. 1657

LINDBERGH DR. 1" IRF

S 25°42'22" E - 190.28'  
(REFERENCE BEARING)

ADDISON ROAD

POINT OF BEGINNING  
N 66°25'50" E 32.66'  
(REFERENCE BEARING)



2,939.73 SQ. FT.  
0.067 ACRES

PROPOSED 20' PARKWAY EASEMENT

SCALE: 1"=40'

JOSEPH H. JONES, BETH BRANDEBERRY,  
CAROLYN PERKINS SHIMER MERRITT  
AND SAMUEL THOMAS PERKINS CO-TRUSTEES  
OF THE MARY COFFIELD TRUST, THE  
ANNETTE COFFIELD TRUST, THE EVELYN C. JONES  
TRUST, THE BETH BRANDEBERRY TRUST AND THE  
CORINNE SHIMER TRUST AND A. BEN PINNELL JR.  
VOL. 97109, PG. 03158

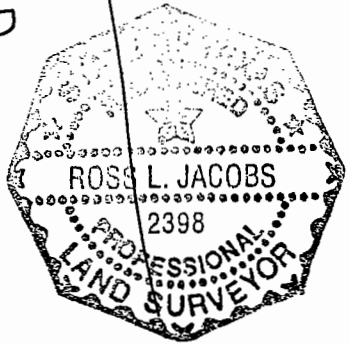
DALLAS AREA RAPID TRANSIT  
VOL. 96169, PG. 04485

DALLAS AREA RAPID TRANSIT  
VOL. 91008, PG. 1390

H.I. MOSES JR. &  
JAMES R. CLINE  
VOL. 83036, PG. 2893

BROADWAY STREET

ARAPAHO ROAD



G.W. FISHER SURVEY  
ABST. NO. 482

*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 6E

## TOWN OF ADDISON, TEXAS

**FIELD NOTE DESCRIPTION  
FOR  
H. I. MOSES JR. AND JAMES R. CLINE  
(PARKWAY EASEMENT)**

BEING a tract out of a 0.386 acre tract of land located in the G. W. Fisher Survey, Abstract No. 482, in the Town of Addison, Dallas County, Texas, conveyed to H. I. Moses and James R. Cline and also being the Moses and Cline Addition to the Town of Addison, Texas by a deed now of record in Volume 83036, Page 02893, 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 northwest corner of said 0.386 acre tract and in the southeast corner of Addison Road and Broadway Street, (generally a 70 foot right-of-way and generally 30 foot to the center line), said point being S 54° 50' 17" E, 93.55 feet from an found 1 inch iron rod in the in the north right-of-line of Lindbergh Drive and in the south line of a tract of a 0.397 acre tract of land conveyed to Addison Post Joint Venture, by a deed now of record in Volume 85161, Page 1657, of the Deed Records of Dallas County, Texas;

THENCE, N 89° 12' 52" E, along the north line of said 0.386 acre tract and along the south right-of-line of said Broadway Street for a distance of 9.71 feet to a point for corner;

THENCE, S 02° 52' 13" E, a distance of 113.80 feet to point for a corner, said point being in the south line of said 0.386 acre tract and in north line of a tract of land conveyed to Dallas Area Rapid Transit, by a deed now of record in Volume 91008, Page 01390, of the Deed Records of Dallas County, Texas (generally a 100 foot right-of-way);

THENCE, S 66° 30' 00" W along the south line of said 0.386 acre tract and along the north line of said Dallas Area Rapid Transit, by a deed now of record in Volume 91008, Page 01390, a distance of 10.36 feet to a point for corner, said point being the southwest corner of said 0.386 acre tract and being in the east right-of-way of said Addison Road, said point also being N 00° 10' 12" E, 146.99 feet from a found 5/8" iron rod in the south line of a tract of land conveyed to Dallas Area Rapid Transit, by a deed now of record in Volume 96169, Page 04485, of the Deed Records of Dallas County, Texas;

THENCE, N 02° 52' 13" W, along the west line of said 0.386 acre tract and along the east right-of-way line of said Addison Road for a distance of 117.80 feet to the Point of Beginning and containing 1,123.25 square feet (0.026 acres) of land.



*Ross L. Jacobs*  
JAN. 29, 2002

01/28/02 TJH SCALE: 1"=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT9E.DWG

SCALE: 1"=40'

ADDISON POST OFFICE  
JOINT VENTURE  
VOL. 85161, PG. 1657

5/8" I.R.F.

LINDBERGH  
DRIVE

1" IRF

S 54°50'17" E - 93.55'  
(REFERENCE BEARING)

ADDISON ROAD

POINT OF  
BEGINNING

1,123.25 SQ. FT.  
0.026 ACRES

N 00°10'12" E - 146.99'  
(REFERENCE BEARING)

S 66°30'00" W  
10.36'

N 02°52'13" W - 117.80'

N 89°12'52" E  
9.71'

S 02°52'13" E - 113.80'

9.71'

PROPOSED  
PARKWAY EASEMENT

MOSES AND CLINE  
ADDITION

H.I. MOSES JR. &  
JAMES R. CLINE  
VOL. 83036, PG. 2893

G.W. FISHER SURVEY  
ABST. NO. 482

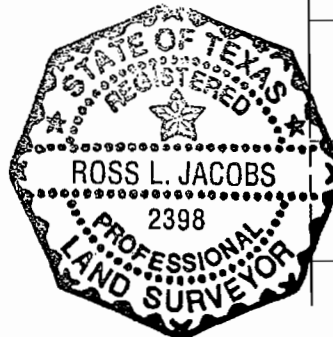
BROADWAY STREET

SIDERIS PROPERTIES  
VOL. 98221, PG. 5415

DALLAS AREA RAPID TRANSIT  
VOL. 96169, PG. 04485

DART  
VOL. 91008, PG. 1390

100'



*Ross L. Jacobs*  
JAN. 29, 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 9E

## TOWN OF ADDISON, TEXAS

**FIELD NOTE DESCRIPTION  
FOR  
WHITE ROCK MASONIC LODGE #234, A. F. & A. M.  
(PARKWAY EASEMENT)**

BEING a tract out of a 0.385 acre tract of land, conveyed to White Rock Masonic Lodge #234, A. F. and A. M. by a deed now of record in Volume 3981, Page 0416, 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 0.385 acre tract and the northeast corner of a 0.397 acre tract of land conveyed to Addison Post Office Joint Venture, by a deed now of record in Volume 85161, Page 01657, 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);

THENCE, S 89° 38'00" W along the south line of said 0.385 acre tract and along the north line of said 0.397 acre tract for a distance of 20.02 feet to a point for corner, said point being N 06°48'06" W, 78.97 feet from a found 1 inch iron rod in the south line of said 0.397 acre tract and in the north right-of-way of line Lindbergh Drive, (generally a 60 foot right-of-way);

THENCE, N 03° 24'29" W, a distance of 103.11 feet to a point for corner in the north line of said 0.385 acre tract;

THENCE, S 89° 10'47" E along the north line of said 0.385 acre tract for a distance of 20.05 feet to a point for corner, said point being the northeast corner of said 0.385 acre tract and being in the west right-of-way line of said Addison Road as evidenced by a found 5/8 inch iron rod;

THENCE, S 03° 24'29" E along the east line of said 0.385 acre tract and along the west right-of-way line of said Addison Road, for a distance of 102.69 feet to the Point of Beginning and containing 2,057.97 square feet (0.047 acres) of land.



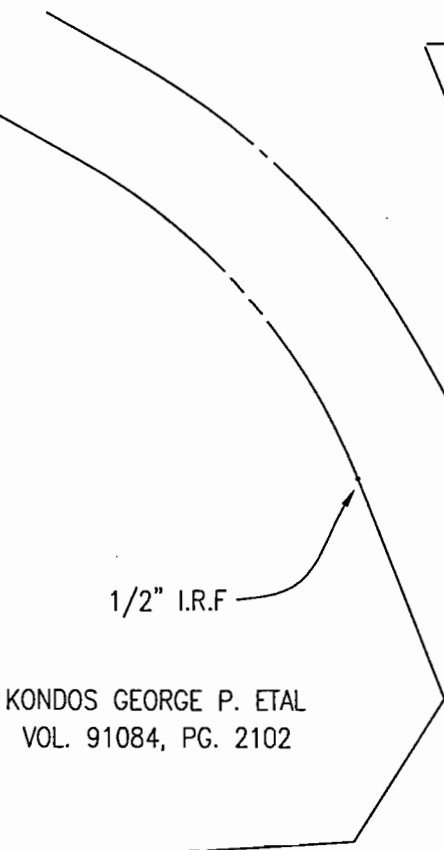
*Ross L. Jacobs*  
JAN. 29, 2002



H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT14W.DWG  
SCALE: 1=40  
GRB  
01/28/02

SCALE: 1"=40'

ADDISON AIRPORT



1/2" I.R.F.

KONDOS GEORGE P. ETAL  
VOL. 91084, PG. 2102

ADDISON POST OFFICE JOINT VENTURE  
VOL. 85161, PG. 1657

EDWARD COOK SURVEY  
ABST. NO. 326  
WHITE ROCK MASONIC  
LODGE #234, A.F. & A.M.  
VOL. 3981, PG. 416

PROPOSED 20'  
PARKWAY EASEMENT

LINDBERGH DRIVE

ADDISON ROAD

BROADWAY  
STREET

1" IRF

N 06°48'06" W - 78.97'  
(REFERENCE BEARING)  
S 89°38'00" W - 20.02'

N 03°24'29" W - 103.11'

20'

S 03°24'29" E - 102.69'

S 89°10'47" E  
20.05'

5/8" I.R.F.

POINT OF  
BEGINNING

2,057.97 SQ. FT.  
0.047 ACRES

*Ross L. Jacobs*  
JAN 29, 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 14W

**TOWN OF ADDISON, TEXAS**

**FIELD NOTE DESCRIPTION  
FOR  
SIDERIS PROPERTIES  
(PARKWAY EASEMENT)**

BEING a tract out of a 0.226 acre tract of land located in the G. W. Fisher Survey, Abstract No. 482, Lot 1, Block A, of the Julian Addition, an addition to the Town of Addison, Dallas County, Texas and conveyed to Sideris Properties, by a deed now of record in Volume 98221, Page 5415, 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 0.226 acre tract and being a northeast corner of Addison Road, (generally a 60 foot right-of-way) and Broadway Street, (generally a 70 foot right-of-way) said point being  $N 77^{\circ} 57' 10'' E$ , 75.63 feet from a found 1 inch iron rod in the north right-of-way line of Lindbergh Drive and in the south line of a 0.397 acre tract of land conveyed to Addison Post Office Joint Venture by deed now of record in Volume 85161, Page 01657, of the Deed Records of Dallas County, Texas;

THENCE,  $N 03^{\circ} 19' 54'' W$ , along the west line of said 0.226 acre tract and along the east right-of-way line of said Addison Road for a distance of 101.35 feet to a point for corner, said point being the northwest corner of said 0.226 acre tract and where east right-of-way line of said Addison Road intersect with the south line of a alley, generally 25 feet wide, said point also being  $S 45^{\circ} 01' 52'' E$ , 90.71 feet from an found 5/8 inch iron rod in the northeast corner of a 0.402 acre tract of land conveyed to White Rock Masonic Lodge #234, A.F. and A.M. by deed now of record in Volume 3981, Page 416, of the Deed Records of Dallas County, Texas;

THENCE,  $N 89^{\circ} 51' 14'' E$ , along the north line of said 0.226 acre tract and along the south line of said alley for a distance of 4.91 feet to point for a corner;

THENCE,  $S 03^{\circ} 19' 54'' E$ , a distance of 97.74 feet to a point for corner

THENCE  $S 33^{\circ} 17' 23'' E$ , a distance of 4.23 feet to a point for a corner in the south line of said 0.226 acre tract and in the north right-of-way line of said Broadway Street;

THENCE,  $N 89^{\circ} 28' 27'' W$ , along the south line of said 0.226 acre tract, and along the north right-of-way line of said Broadway for a distance of 7.02 feet to the Point of Beginning and containing 500.32 square feet (0.011 acres) of land.



*Ross L. Jacobs*  
JAN: 29, 2002

SCALE: 1"=40'

LINDBERGH DRIVE

ADDISON POST OFFICE  
JOINT VENTURE  
VOL. 85161, PG. 1657

WHITE ROCK MASONIC  
LODGE #234, A.F. & A.M.  
VOL. 3981, PG. 416

5/8" I.R.F.

PROPOSED PARKWAY EASEMENT

ADDISON ROAD

500.32 SQ. FT.  
0.011 ACRES

POINT OF BEGINNING

N 89°28'27" W  
7.02'

N 03°19'54" W - 101.35'

N 89°51'14" E  
4.91'

S 03°19'54" E - 97.74'

S 33°17'23" E  
4.23'

4.89'

LOT 1, BLOCK A, JULIAN ADDITION  
SIDERIS PROPERTIES  
VOL. 98221, PG. 5415

LOT 5

LOT 6

LOT 7

LOT 8

LOT 17

LOT 18

LOT 19

LOT 20

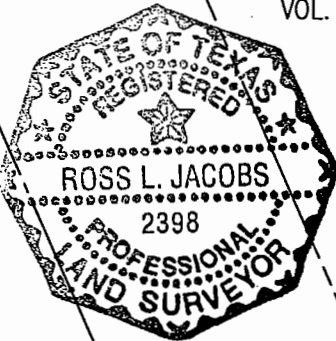
TOWN OF ADDISON

G.W. FISHER SURVEY  
ABST. NO. 482

70' R.O.W.

BROADWAY STREET

H.I. MOSES JR. &  
JAMES R. CLINE  
VOL. 83036, PG. 2893



Ross L. Jacobs  
JAN. 29, 2002

1/2" I.R.F.  
W/'SJ&F'

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 10E

01/28/02 TJH SCALE: 1"=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT10E.DWG

## 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:

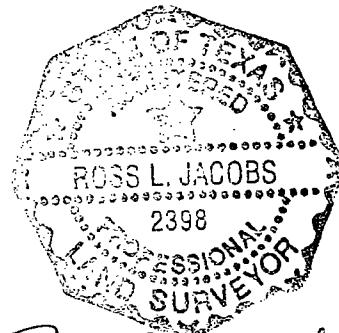
BEGINNING at a point for a corner, said point being in the southwest corner of said 1.7120 acre tract and the northwest corner of a 1.5812 acre tract conveyed to Rail Hotels Corporation by a deed now of record in Volume 99024, Page 01020 of the Deed Records of Dallas County, Texas and being in the east 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 17.21 feet to point for a corner;

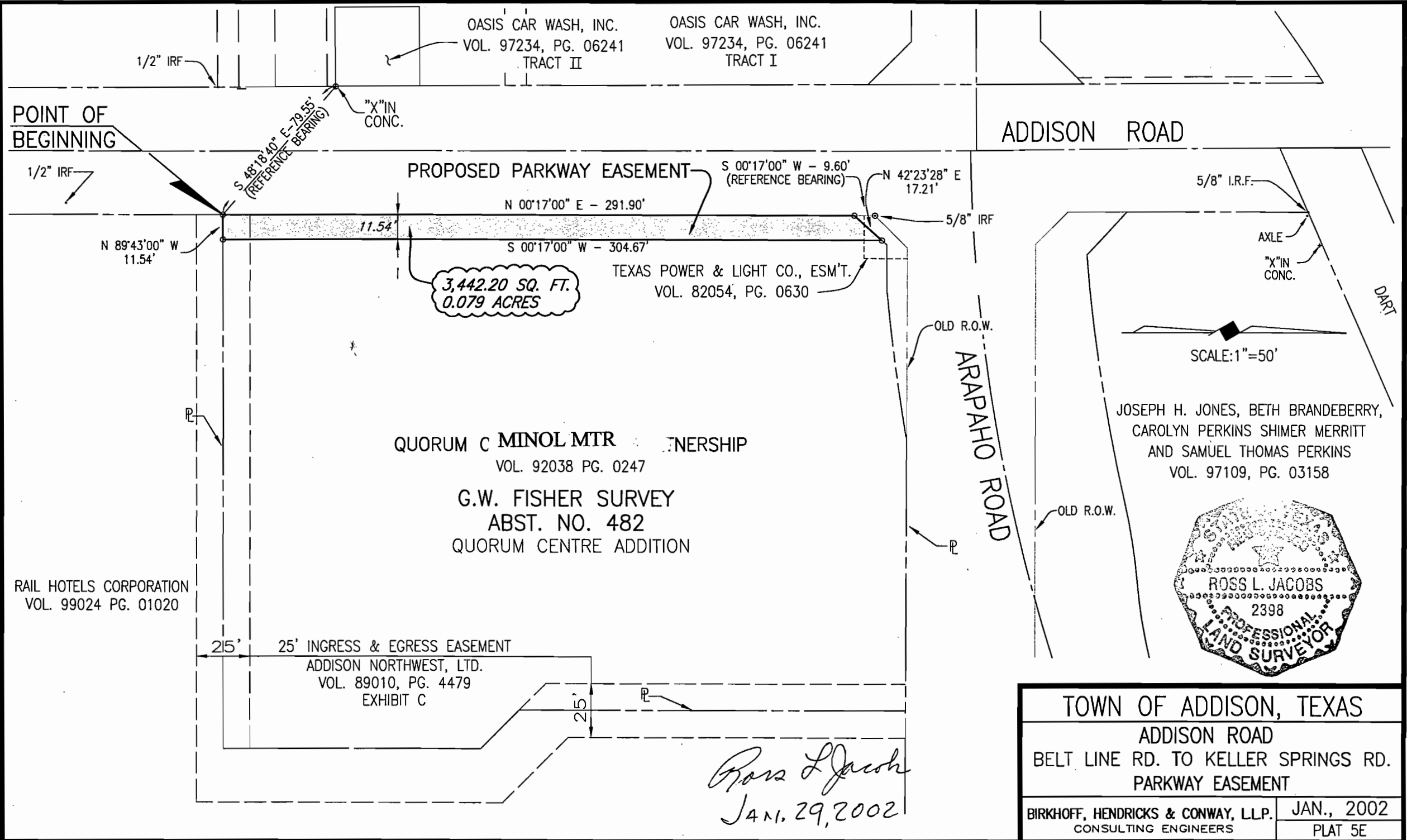
THENCE, S 00° 17'00" W, leaving the south right-of-way line of Arapaho Road and the north property line of said Quorum Center Limited Partnership, a distance of 304.67 feet to a point for a corner, said point being in the south line of said 1.7120 acre tract and in a north line of said 1.5812 acre tract;

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 11.54 feet to the Point of Beginning and containing 3,442.20 square feet (0.079 acres) of land.



*Ross L. Jacobs*  
JAN. 29, 2002

01/28/02 GRB SCALE: 1"=50 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT5E.DWG



POINT OF BEGINNING

1/2" IRF

1/2" IRF

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

"X" IN CONC.

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

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

ADDISON ROAD

PROPOSED PARKWAY EASEMENT

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

N 42°23'28" E  
17.21'

5/8" I.R.F.

N 00°17'00" E - 291.90'

5/8" IRF

N 89°43'00" W  
11.54'

11.54'

S 00°17'00" W - 304.67'

3,442.20 SQ. FT.  
0.079 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 C MINOL MTR 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

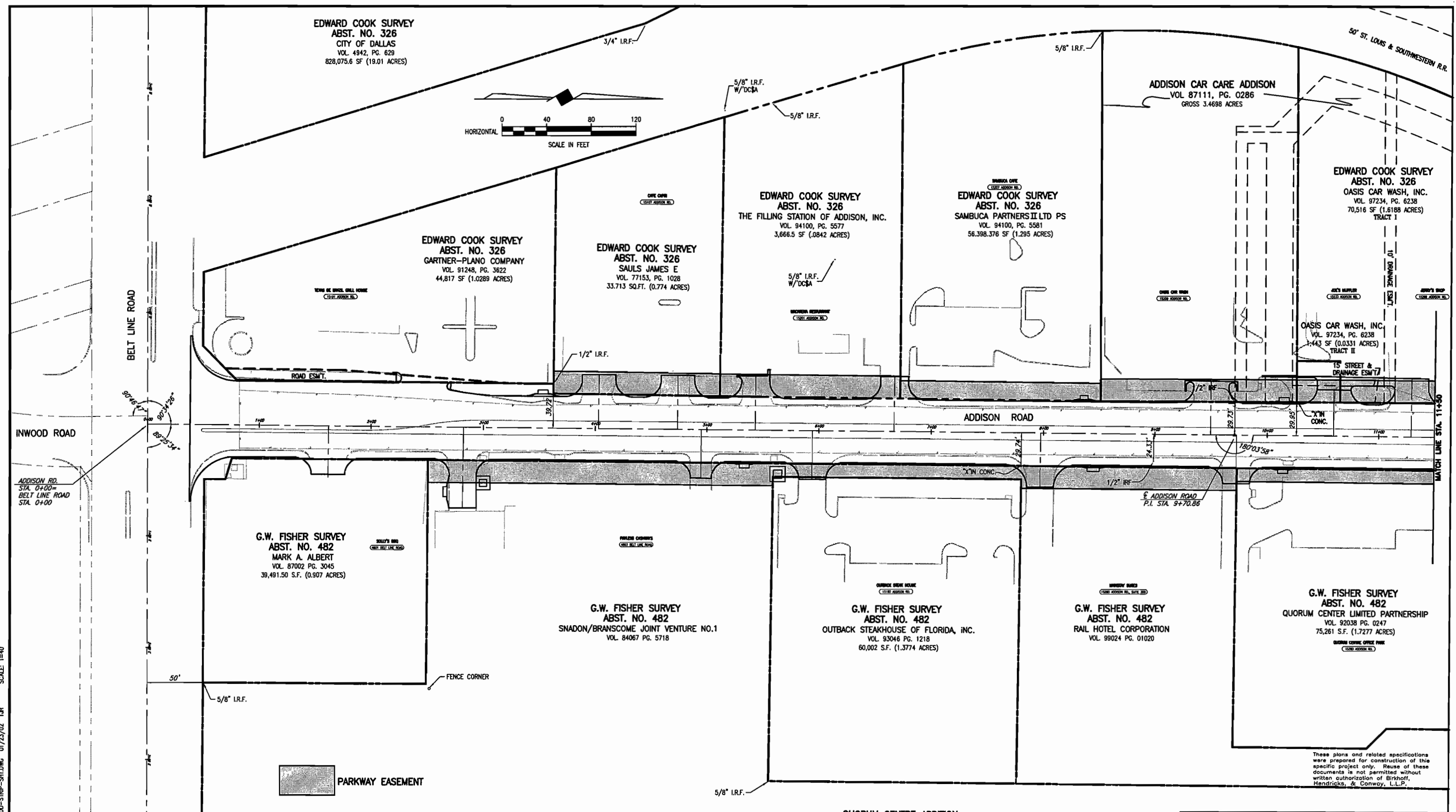
25'

Ross L Jacobs  
JAN. 29, 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

H:\PROJECTS\ADDISON\2002\102\PROPERTY\ADD-STIP-SH1.DWG 01/23/02 T.H SCALE: 1"=40'



These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks, & Conway, L.L.P.

QUORUM CENTRE ADDITION

**TOWN OF ADDISON, TEXAS**

**ADDISON ROAD IMPROVEMENTS**  
**BELT LINE ROAD TO ARAPAHO ROAD PHASE I**  
**ADDISON ROAD STRIP MAP**

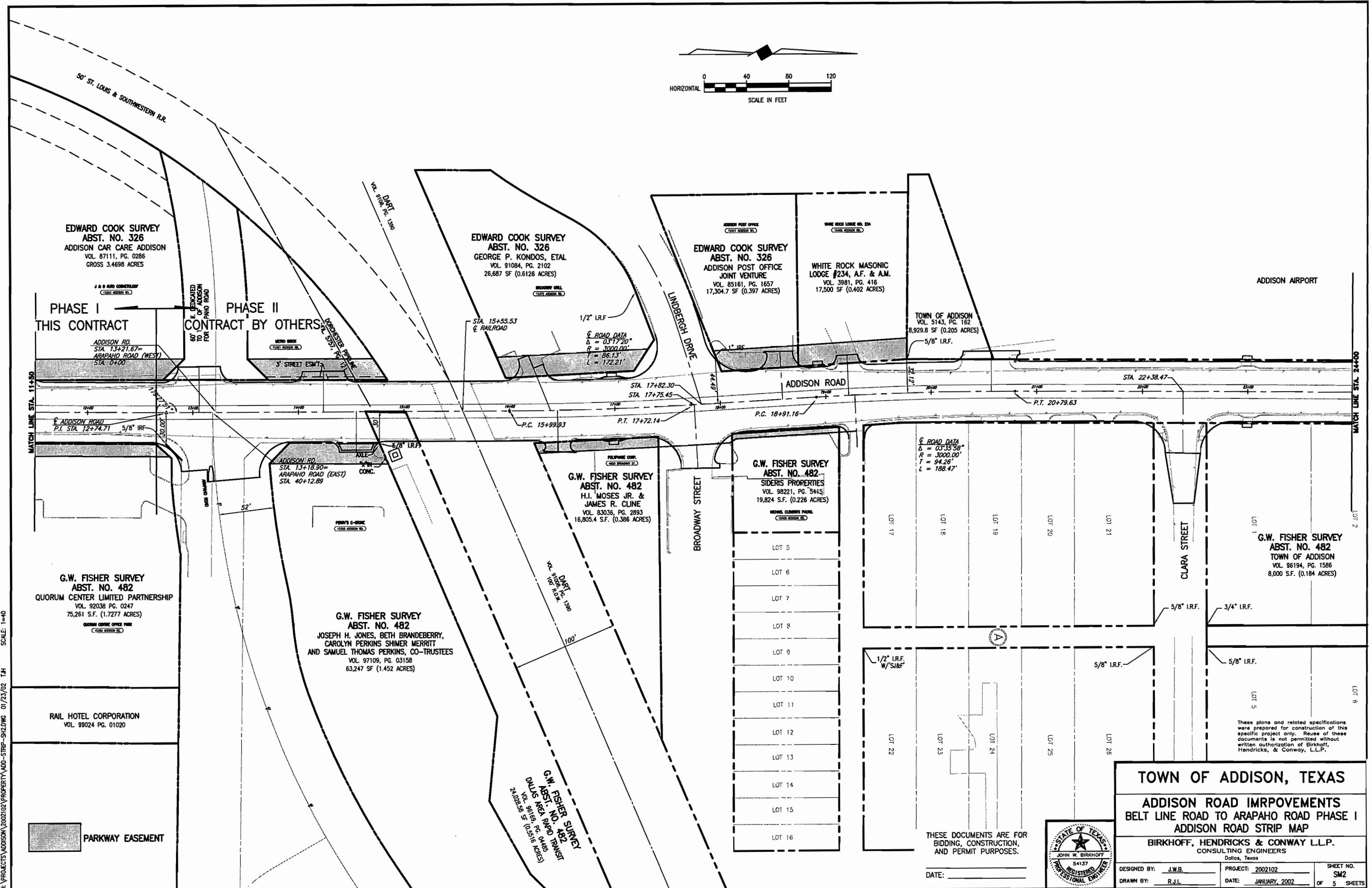
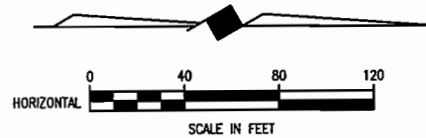
**BIRKHOFF, HENDRICKS & CONWAY L.L.P.**  
 CONSULTING ENGINEERS  
 Dallas, Texas

DESIGNED BY: J.W.B.	PROJECT: 2002 102	SHEET NO. SM1
DRAWN BY: R.J.L.	DATE: JANUARY, 2002	OF 5 SHEETS

THESE DOCUMENTS ARE FOR BIDDING, CONSTRUCTION, AND PERMIT PURPOSES.

DATE: \_\_\_\_\_





EDWARD COOK SURVEY  
ABST. NO. 326  
ADDISON CAR CARE ADDISON  
VOL. 87111, PG. 0286  
GROSS 3.4698 ACRES

EDWARD COOK SURVEY  
ABST. NO. 326  
GEORGE P. KONDOS, ETAL  
VOL. 91084, PG. 2102  
26,687 SF (0.6126 ACRES)

EDWARD COOK SURVEY  
ABST. NO. 326  
ADDISON POST OFFICE  
JOINT VENTURE  
VOL. 85161, PG. 1657  
17,304.7 SF (0.397 ACRES)

WHITE ROCK MASONIC  
LODGE #234, A.F. & A.M.  
VOL. 3961, PG. 416  
17,500 SF (0.402 ACRES)

TOWN OF ADDISON  
VOL. 5143, PG. 162  
8,929.8 SF (0.205 ACRES)

G.W. FISHER SURVEY  
ABST. NO. 482  
H.I. MOSES JR. &  
JAMES R. CLINE  
VOL. 83036, PG. 2893  
16,805.4 S.F. (0.386 ACRES)

G.W. FISHER SURVEY  
ABST. NO. 482  
SIDERIS PROPERTIES  
VOL. 98221, PG. 5415  
19,824 S.F. (0.226 ACRES)

G.W. FISHER SURVEY  
ABST. NO. 482  
TOWN OF ADDISON  
VOL. 96194, PG. 1586  
8,000 S.F. (0.184 ACRES)

G.W. FISHER SURVEY  
ABST. NO. 482  
QUORUM CENTER LIMITED PARTNERSHIP  
VOL. 92038 PG. 0247  
75,261 S.F. (1.7277 ACRES)

G.W. FISHER SURVEY  
ABST. NO. 482  
JOSEPH H. JONES, BETH BRANDEBERRY,  
CAROLYN PERKINS SHIMER MERRITT  
AND SAMUEL THOMAS PERKINS, CO-TRUSTEES  
VOL. 97109, PG. 03158  
63,247 SF (1.452 ACRES)

RAIL HOTEL CORPORATION  
VOL. 99024 PG. 01020

G.W. FISHER SURVEY  
ABST. NO. 482  
DALLAS AREA RAPID TRANSIT  
VOL. 96169 PG. 04165  
24,028.56 SF (0.5516 ACRES)

PARKWAY EASEMENT

THESE DOCUMENTS ARE FOR  
BIDDING, CONSTRUCTION,  
AND PERMIT PURPOSES.

DATE: \_\_\_\_\_



**TOWN OF ADDISON, TEXAS**  
**ADDISON ROAD IMPROVEMENTS**  
**BELT LINE ROAD TO ARAPAHO ROAD PHASE I**  
**ADDISON ROAD STRIP MAP**

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

DESIGNED BY: J.W.B. PROJECT: 2002102 SHEET NO. SM2  
DRAWN BY: R.J.L. DATE: JANUARY, 2002 OF 5 SHEETS

H:\PROJECTS\ADDISON\2002102\PROPERTY\ADD-STRIP-SM2.DWG 01/23/02 T.J.H. SCALE: 1"=40'