

Addison!

STEVEN Z. CHUTCHIAN, P.E.
Assistant City Engineer
(972) 450-2886
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schutchian@ci.addison.tx.us E-mail

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

JIM - THE ATTACHED 3/26/02
FILE CONTAINS INVOICES TO
JOHN BIRKHOFF, DATING BACK TO
AUGUST, 1998, FOR ADDISON PD.

Steve C.

TOWN OF ADDISON, TEXAS
FIELD NOTE DESCRIPTION
FOR
GARTNER-PLANO COMPANY
(UTILITY AND SIDEWALK EASEMENT)

BEING a tract out of a 1.0289 acre tract of land located in the Edward Cook Survey, Abstract No. 326, and being the same as J. T. McCord's Revised Addition, an addition to the Town of Addison, Texas as recorded in Volume 81082, Page 0469, of the Map Records of Dallas County, Texas and conveyed to Gartner-Plano Company, a partnership, by a deed now of record in Volume 91248, Page 03622, 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 1.0289 acre tract and at the northwest corner of Addison Road (generally a 70 foot right-of-way and generally 40 foot to the center line) and Belt Line Road, (generally a 100 foot right-of-way) said point being N 84° 17'50" W, 272.72 feet from a found 5/8 iron rod in 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 the Deed Records of Dallas County, Texas, said found iron rod being in the north right-of-way of said Belt Line Road;

THENCE, S 45° 05'00" W, along the south line of said 1.0289 acre tract, and along the north right-of-way line of said Belt Line Road, a distance of 21.29 feet to a point for corner;

THENCE, N 0° 17'00" E for a distance of 173.99 feet to a point for corner;

THENCE, N 7° 56'38" E for a distance of 75.02 feet to a point for corner;

THENCE, N 0° 17'00" E, a distance of 49.79 feet to a point for corner in the north line of said 1.0289 acre tract and 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;

THENCE, S 89° 58'54" E along the north line of said 1.0289 acre tract and along the south line of said 0.774 acre tract for a distance of 5.00 feet to a point for corner, said point being the northeast corner of said 1.0289 acre tract and in the south line of said 0.774 acre tract as indicated by a found 1/2 inch iron rod, said point being N 89° 58'54" W, 8.64 feet from the southeast corner of said 0.774 acre tract;

THENCE, S 0° 17'00" W along the east line of said 1.0289 acre tract and along the west right-of-way line of said Addison Road, for a distance of 283.05 feet to the Point of Beginning and containing 3,489.10 square feet (0.0801 acres) of land.



Ross L. Jacobs
 MARCH 9, 2000

03/07/00 RJL SCALE: 1=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT1W.DWG



SCALE: 1"=40'

ST. LOUIS & SOUTHWESTERN RAILROAD

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

JAMES E. SAUL
VOL. 77153, PG. 1028

BELT LINE ROAD

100' R.O.W.

50'

50'

3,489.10 SQ. FT.
0.0801 ACRES

PROPOSED UTILITY &
SIDEWALK EASEMENT

S 45°05'00" W
21.29'

N 0°17'00" E - 173.99'

N 0°17'00" E
49.79'

N 7°56'38" E - 75.02'

S 89°58'54" E
5.00'

S 0°17'00" W - 283.05'

N 89°58'54" W
8.64'

POINT OF
BEGINNING

N 84°17'50" W - 272.72'

70' R.O.W.

40'

30'

ADDISON ROAD

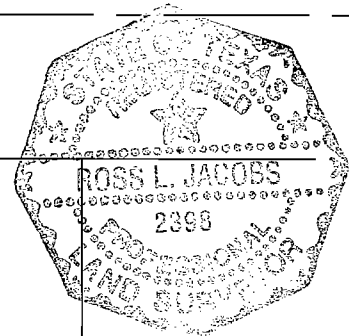
1/2" I.R.F.

31.09'

INWOOD
ROAD

5/8" I.R.F.

MARK A. ALBERT
VOL. 87002, PG. 3045



Ross L. Jacobs
MARCH 9, 2000

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 1W

TOWN OF ADDISON, TEXAS

FIELD NOTE DESCRIPTION

FOR

GARTNER-PLANO COMPANY

(UTILITY AND SIDEWALK EASEMENT)

BEING a tract out of a 1.0289 acre tract of land located in the Edward Cook Survey, Abstract No. 326, and being the same as J. T. McCord's Revised Addition, an addition to the Town of Addison, Texas as recorded in Volume 81082, Page 0469, of the Map Records of Dallas County, Texas and conveyed to Gartner-Plano Company, a partnership, by a deed now of record in Volume 91248, Page 03622, 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 1.0289 acre tract and at the northwest corner of Addison Road (generally a 70 foot right-of-way and generally 40 foot to the center line) and Belt Line Road, (generally a 100 foot right-of-way) said point being N 84° 17'50" W, 272.72 feet from a found 5/8 iron rod in 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 the Deed Records of Dallas County, Texas, said found iron rod being in the north right-of-way of said Belt Line Road;

THENCE, S 45° 05'00" W, along the south line of said 1.0289 acre tract, and along the north right-of-way line of said Belt Line Road, a distance of 21.29 feet to a point for corner;

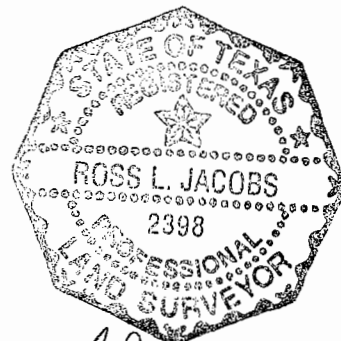
THENCE, N 0° 17'00" E for a distance of 173.99 feet to a point for corner;

THENCE, N 7° 56'38" E for a distance of 75.02 feet to a point for corner;

THENCE, N 0° 17'00" E, a distance of 49.79 feet to a point for corner in the north line of said 1.0289 acre tract and 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;

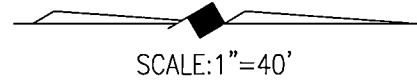
THENCE, S 89° 58'54" E along the north line of said 1.0289 acre tract and along the south line of said 0.774 acre tract for a distance of 5.00 feet to a point for corner, said point being the northeast corner of said 1.0289 acre tract and in the south line of said 0.774 acre tract as indicated by a found 1/2 inch iron rod, said point being N 89° 58'54" W, 8.64 feet from the southeast corner of said 0.774 acre tract;

THENCE, S 0° 17'00" W along the east line of said 1.0289 acre tract and along the west right-of-way line of said Addison Road, for a distance of 283.05 feet to the Point of Beginning and containing 3,489.10 square feet (0.0801 acres) of land.



Ross L. Jacobs
MARCH 9, 2000

03/07/00 R/L SCALE: 1"=40' H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT1W.DWG



ST. LOUIS & SOUTHWESTERN RAILROAD

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

JAMES E. SAUL
VOL. 77153, PG. 1028

BELT LINE ROAD

INWOOD ROAD

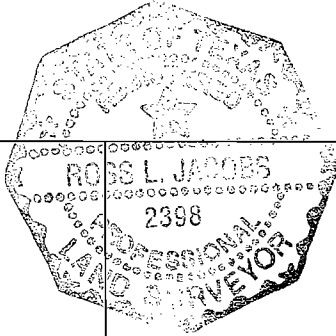
ADDISON ROAD

3,489.10 SQ. FT.
0.0801 ACRES

PROPOSED UTILITY &
SIDEWALK EASEMENT

POINT OF BEGINNING

Ron L Jacobs
MARCH 9, 2000



MARK A. ALBERT
VOL. 87002, PG. 3045

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 1W

100' R.O.W.

50'

50'

S 45°05'00" W
21.29'

N 0°17'00" E - 173.99'

N 0°17'00" E
49.79'

S 89°58'54" E
5.00'

N 7°56'38" E - 75.02'

S 0°17'00" W - 283.05'

N 89°58'54" W
8.64'

N 84°17'50" W - 272.72'

70' R.O.W.

40'

30'

1/2" I.R.F.

31.09'

5/8" I.R.F.

POINT OF BEGINNING

ADDISON ROAD

1,969.65 SQ. FT.
0.045 ACRES

5/8" IRF

N 00°33'33" W - 117.34'
(REFERENCE BEARING)

N 46°34'16" W
27.40'

PROPOSED 20'
PARKWAY EASEMENT

5/8" IRF.
AXLE

N 00°17'50" E - 84.69'

N 66°25'50" E
21.87'

20'

S 00°17'50" W - 112.27'

1/2" CONC.

PROPOSED 20'
PARKWAY EASEMENT

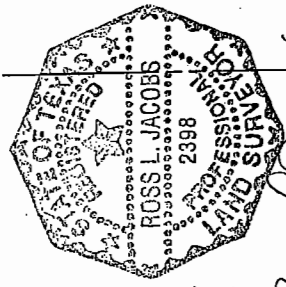
JOSEPH H. JONES, BETH BRANDEBERRY,
CAROLYN PERKINS SHIMER MERRITT
AND SAMUEL THOMAS PERKINS
CO-TRUSTEES OF THE MARY
COFFIELD TRUST, THE ANNETTE COFFIELD
TRUST, THE EVELYN C. JONES TRUST,
THE BETH BRANDEBERRY TRUST AND
THE CORINNE SHIMER TRUST
AND A. BEN PINNELL JR.
VOL. 97109, PG. 03158

G.W. FISHER SURVEY
ABST. NO. 482

DALLAS AREA RAPID TRANSIT
VOL. 91008, PG. 01390

DALLAS AREA RAPID TRANSIT
VOL. 96169, PG. 04485

SCALE: 1" = 40'



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 7E

ARAPAHO ROAD

OLD R.O.W.

OLD R.O.W.

94'

100'

179°27'51"

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:

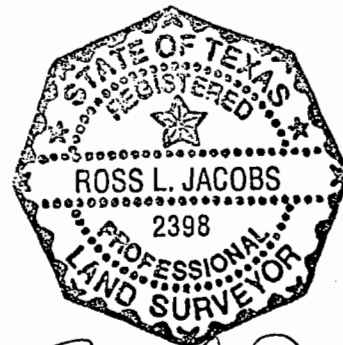
BEGINNING at a point for a corner, said point being the northwest corner of said 1.452 acre tract and in the south line of a 0.5516 acre tract of land conveyed to Dallas Area Rapid Transit, by a deed now of record in Volume 96169, Page 04485, of the Deed Records of Dallas County, Texas and as indicated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

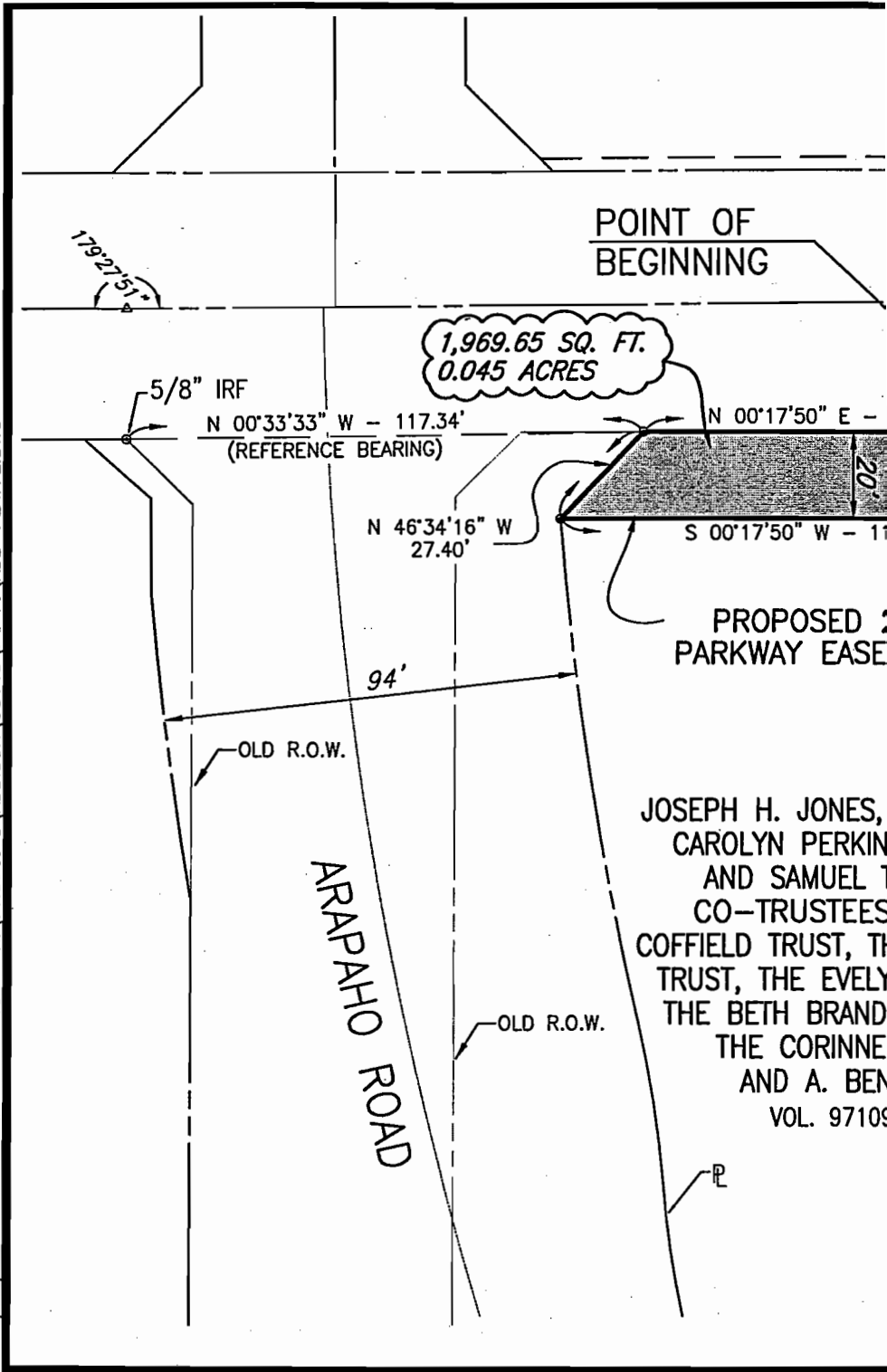
THENCE, N 46° 34'16" W along the south line of said 1.452 acre tract and along the said corner clip at Addison Road and Arapaho Road for a distance of 27.40 feet to a point for corner, said point being the southwest corner of said 1.452 acre tract and in the east right-of-way of said Addison Road, said 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



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

8333 Douglas Avenue, #820 Dallas, Texas 75225-5816 Fax (214) 361-0204 Phone (214) 361-7900

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

April 3, 2000

Mr. Jim C. Pierce, Jr., P.E., DEE
City Engineer
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001-0144

Re: Town of Addison, Texas
Addison Road Paving & Drainage Improvements
Belt Line Road to Keller Springs Road

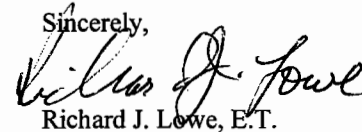
Dear Mr. Pierce:

We are enclosing copies of revised utility and sidewalk easement plats along Addison Road, with descriptions of the following properties:

Quorum Center Limited Partnership
Rail Hotels Corporation
Avis Rent A Car
Barco Mirror Glass, Inc.
Tom & Sandra Shepherd
Eleanor W. Dedmon
Hope Investments, Ltd.
Oasis Car Wash, Inc.
Metro Brick Company, Inc.

Please contact us for any additional information.

Sincerely,



Richard J. Lowe, E.T.

Enclosure

3-22-00

Addison Rd — West Side

Plat #	Owner	Type	ft ²
1W	Gartner-Plano	SW & Util	3489.10
2W	James Sands	"	2687.17
3W	Filling Sta	"	3370.85
4W	Sambuca Part.	"	3759.24
? 5-10W	Add. Car. Cave	"	11,287.06
12W	Kondos	"	1,950.72
13W	Add. Post Office	"	1,134.83
14W	White Rock Masonry	"	1,542.70
15W	Omniflight	"	3,093.28
21W	Concourse Plaza	"	8,992.15
			<hr/>
			41,303 +

Recap:	SW & U	Sidewalk
West Side	41,303	—
East Side	<hr/> 32,179	<hr/> 9,174
	73,482	9,174

Est Row Cost:

SW & U	73,482 x 5 ⁰⁰	=	367,410
SW	9,174 x 3 ⁰⁰		27,522
Negotiator			50,000
Appraiser	27 properties x 3,000		<hr/> 81,000
Legal			525,932
			25,000
			<hr/> 550,932
	Say \$630,000		

Addison Rd

East Side

Plat #	Owner	Type	ft ²	ft ²
1 E	⁵⁰¹¹⁹⁵ Mark Albert	SW&U	1768.71	
"	"			1822.41
2 E	Snadon/Branscome	SW&U	3084.63	
"	"			1976.29
4 E	Outback			1336.82
5 E	Quorum Center	SW&U	2974.31	
"	"			2138.75
5 E A	Rail Hotels Corp			1161.33
6 E	DART	SW&U	2498.77	
7 E	^{C store} Ben Kinnell Jr *	SW&U	1748.17	
9 E	Moses & Cline	SW&U	1720.55	
10 E	Sideris Properties	SW&U	1013.17	
"	" "	"		741.32
22 E	AVIS ^{LI}	SW&U	1572.50	
23 E	Barco Mirror	SW&U	362.50	
24 E	Cross Rds Aviation	SW&U	2634.70	
26 E	T. J. Shepherd	SW&U	1045.00	
27 E	E. W. Dedmon	SW&U	1043.00	
28 E	Hope Investments ^{LI}	SW&U	3594.50	
29 E	State Farm	SW&U	3200.38	
30 E	Hope Investments	SW&U	3924.54	
			<u>32,179+</u>	<u>9,174+</u>

^{LI} Misspelled word on map

* Out of sequence - owner should be DART

Addison Rd

- ① Get contact info
- ② Meet, explain project
- ③ Ask for dedication
- ④ Get metes & bounds
- ⑤ Get Deed (Bob Buchanan)

Make for your review & comment
J.P.
de. mhr

REQUEST FOR STATEMENTS OF QUALIFICATIONS

PROPERTY APPRAISAL PROJECTS

TOWN OF ADDISON

The Town of Addison is presently accepting Statements of Qualifications from real estate appraisal firms for the appraisal of various properties associated with road construction located in Addison, Texas.

The Town requires appraisal services for two roadway projects as follows:

Addison Road Widening

4 properties with separate sidewalk and utility easements; 21 properties with a combination sidewalk and utility easement; and 2 properties with only sidewalk easements.

Arapaho Road Phase II

4 properties through which right-of-way must be acquired.

Additional properties may be added for appraisal as needed by the Town of Addison.

The Town shall furnish metes and bounds descriptions and parcel maps. These documents are available for inspection by contacting the Assistant City Engineer at 16801 Westgrove Drive, Addison, Texas 75001, telephone 972/450-2871.

The appraiser selected shall prepare appraisal reports to estimate the market value of the Town's interest in the subject properties. Three copies of the report shall be submitted for each property.

Addison will accept written Statements of Qualifications (SOQ) from appraisers until 4 p.m., ^{April 7, 2000.} ~~(insert date)~~ Three (3) copies of the SOQ shall be submitted. The SOQ should contain a maximum number of 30 single sided pages on 8½" X 11" paper. The appraisal firm should provide enough information to demonstrate the firm's ability to appraise the properties. The appraisal firm shall indicate if they wish to provide services for one or both of the roadway projects. The SOQ shall designate the individuals who will be assigned to the project and resumes for each individual. The firm shall provide a list of similar projects in scope and size to those listed above that have been completed in the last three (3) years. For each project, a description shall be provided along with name of the client, contact person, and phone number for contact person.

A Selection Committee, appointed by the Assistant City Manager, will evaluate all written Statements of Qualifications submitted. The statement of qualifications shall include a fee for the appraisal reports, hourly rates that would apply for extra work, and the time needed from notice to proceed to submission of the reports. The Town will base its selection on qualifications, time of completion, hourly rates, and fee. The Town may select one, or two appraisers for these projects.

Interested appraisers should submit Statements of Qualifications to the Purchasing Manager's Office at 5350 Belt Line Road, Addison, Texas 75240.

34-20 to Tammy
34-21 to Parker
34-24 1st Ad
34-31 2nd Ad
48-7 Proposals due

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

8333 Douglas Avenue, #820 Dallas, Texas 75225-5816 Fax (214) 361-0204 Phone (214) 361-7900

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GARY C. HENDRICKS, P.E.
I. C. FINKLEA, P.E.
PAUL A. CARLINE, P.E.
MATT HICKEY, P.E.

March 10, 2000

Mr. Jim C. Pierce, Jr., P.E., DEE
City Engineer
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001-0144

Re: Town of Addison, Texas
Addison Road Paving & Drainage Improvements
Belt Line Road to Keller Springs Road

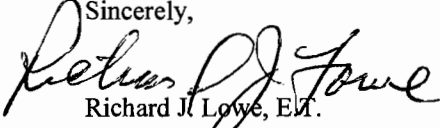
Dear Mr. Pierce:

We are enclosing copies of the remaining utility and sidewalk easement plats along Addison Road, with descriptions of the following properties:

State Farm Insurance Co.
Hope Investments, Ltd.
Gartner-Plano Co.
James E. Sauls
The Filling Station
Sambuca Partnership
Addison Car Care
George & Carol Kondos
Addison Post Office
White Rock Masonic Lodge #234
Omniflight Helicopters, Inc.
Concourse Plaza, Ltd.

Please contact us for any additional information.

Enclosure

Sincerely,

Richard J. Lowe, EIT

3-08-00
R.J. Lowe
49122-904

TOWNE OF ADDISON, Texas ADDISON RD. IMPROVEMENTS

<p>Separate Utility & Sidewalk Esmt.</p> <hr/> <p>TOTAL = 4</p>	<p>Combination Utility & Sidewalk Esmt.</p> <hr/> <p>TOTAL = 21</p>
<p>Sidewalk Esmt Only</p> <hr/> <p>TOTAL = 2</p>	

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

CONSULTING ENGINEERS
8333 DOUGLAS AVENUE, #820
DALLAS, TEXAS 75225-5816

Fax Number: (214) 361-0204

Phone Number: (214) 361-7900

Date: March 08-2000

Receiving Fax Number:

Time: _____

(972) 450 - 2834

Number of Pages Transmitted (including this one)

2

To: Mr. Jim Pierce, Jr. P.E.
CITY Engineer
TOWN OF ADDISON, TX

Message:

The numbers of proposed ESM's

From:

R. J. Lowe

If the number of pages called for are not received or are not clear please call (214) 361-7900.

TOWN OF ADDISON, TEXAS

FIELD NOTE DESCRIPTION

FOR

JAMES E. SAULS

(UTILITY AND SIDEWALK 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:

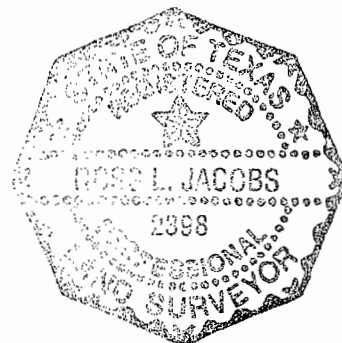
BEGINNING at a point for a corner, said point being the northeast corner of said 0.774 acre tract and the southeast corner of a 1.00 acre tract of land conveyed to The Filling Station of Addison, Inc., by a deed now of record in Volume 94100, Page 05577, of the Deed Records of Dallas County, Texas, and 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 18.00 feet** to a point for corner;

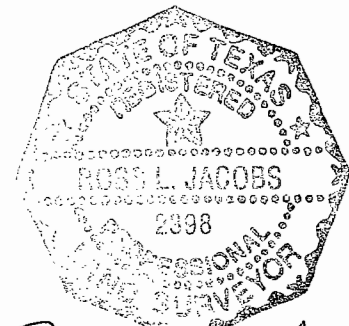
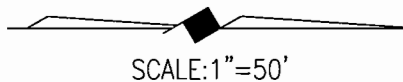
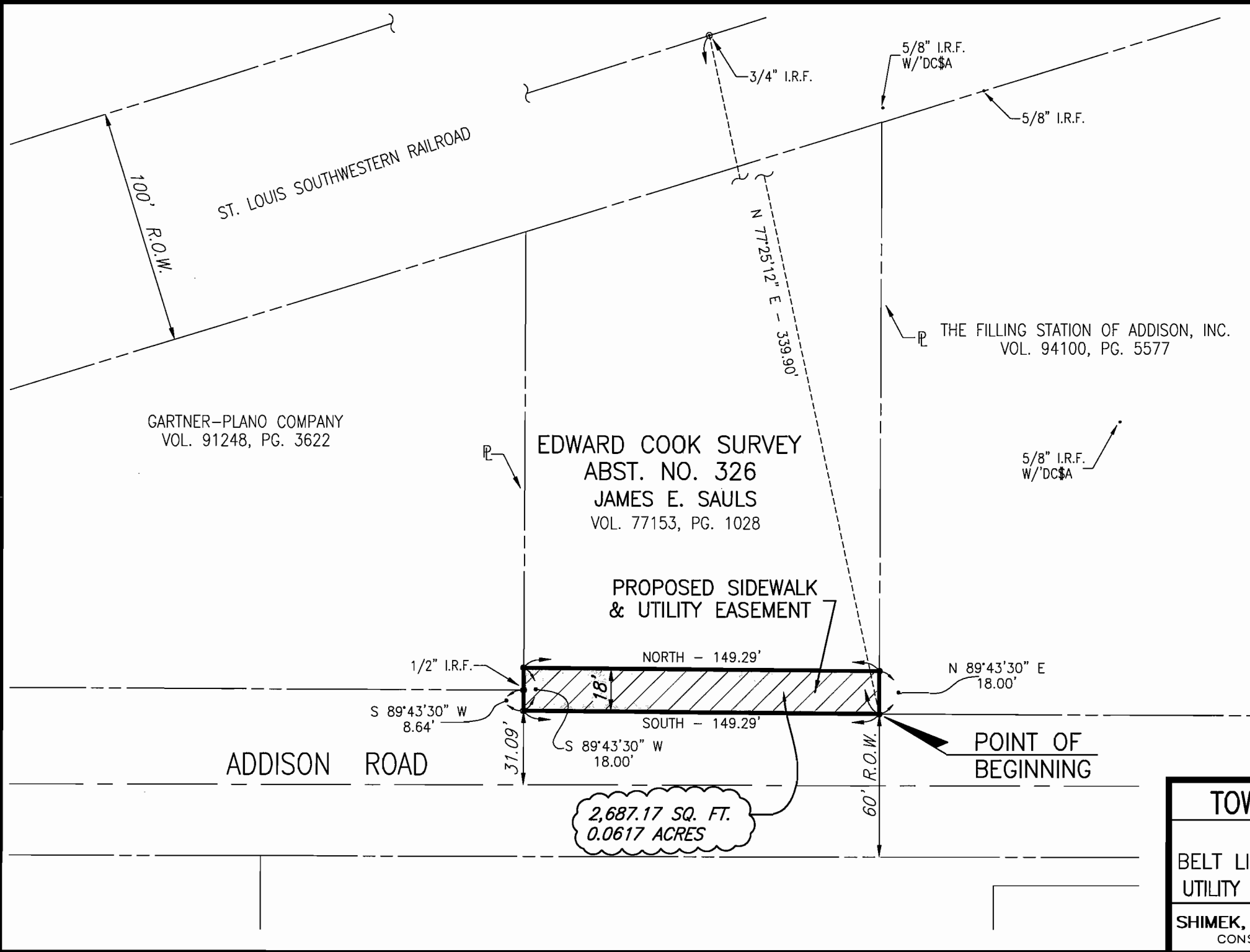
THENCE, Due North for a distance of 149.29 feet to a point for corner, said point being in the north line of said 0.774 acre tract and in the south line of said 1.00 acre tract;

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 18.00 feet to the Point of Beginning and containing 2,687.17 square feet (0.0617 acres) of land.



Ross L. Jacobs
MARCH 9, 2000

H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT2W.DWG
SCALE: 1=50
R.J.L.
03/08/00



Ross L. Jacobs
MARCH 9, 2000

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 2W

TOWN OF ADDISON, TEXAS

**FIELD NOTE DESCRIPTION
FOR
JAMES E. SAULS
(UTILITY AND SIDEWALK 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:

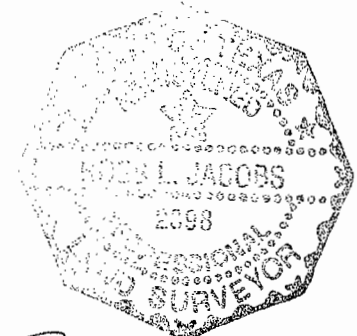
BEGINNING at a point for a corner, said point being the northeast corner of said 0.774 acre tract and the southeast corner of a 1.00 acre tract of land conveyed to The Filling Station of Addison, Inc., by a deed now of record in Volume 94100, Page 05577, of the Deed Records of Dallas County, Texas, and 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 18.00 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 18.00 feet to the Point of Beginning and containing 2,687.17 square feet (0.0617 acres) of land.

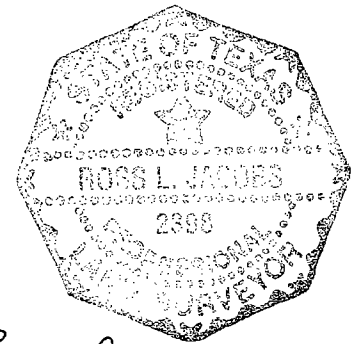
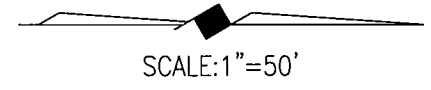
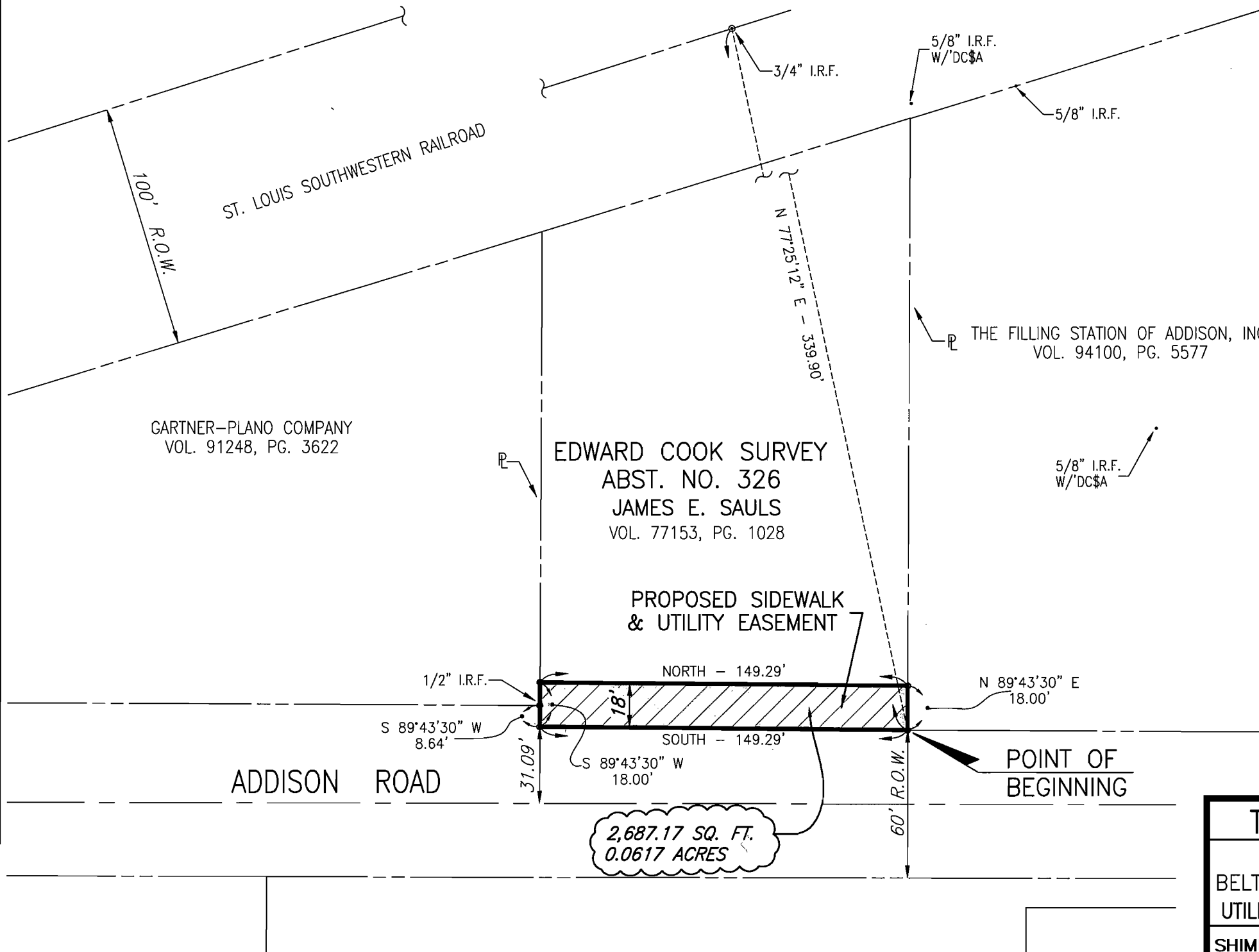


Ross L. Jacobs
MARCH 9, 2000

H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT2W.DWG

SCALE: 1"=50'

03/08/00 RUL



Ross L. Jacobs
 MARCH 9, 2000

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 2W

TOWN OF ADDISON, TEXAS

**FIELD NOTE DESCRIPTION
FOR**

**SAMBUCA PARTNERS LIMITED PARTNERSHIP II, L. P.
(UTILITY AND SIDEWALK 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 1° 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 21.00 feet to a point for corner;

THENCE, N 0° 13' 00" E for a distance of 178.97 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, 309.66 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;

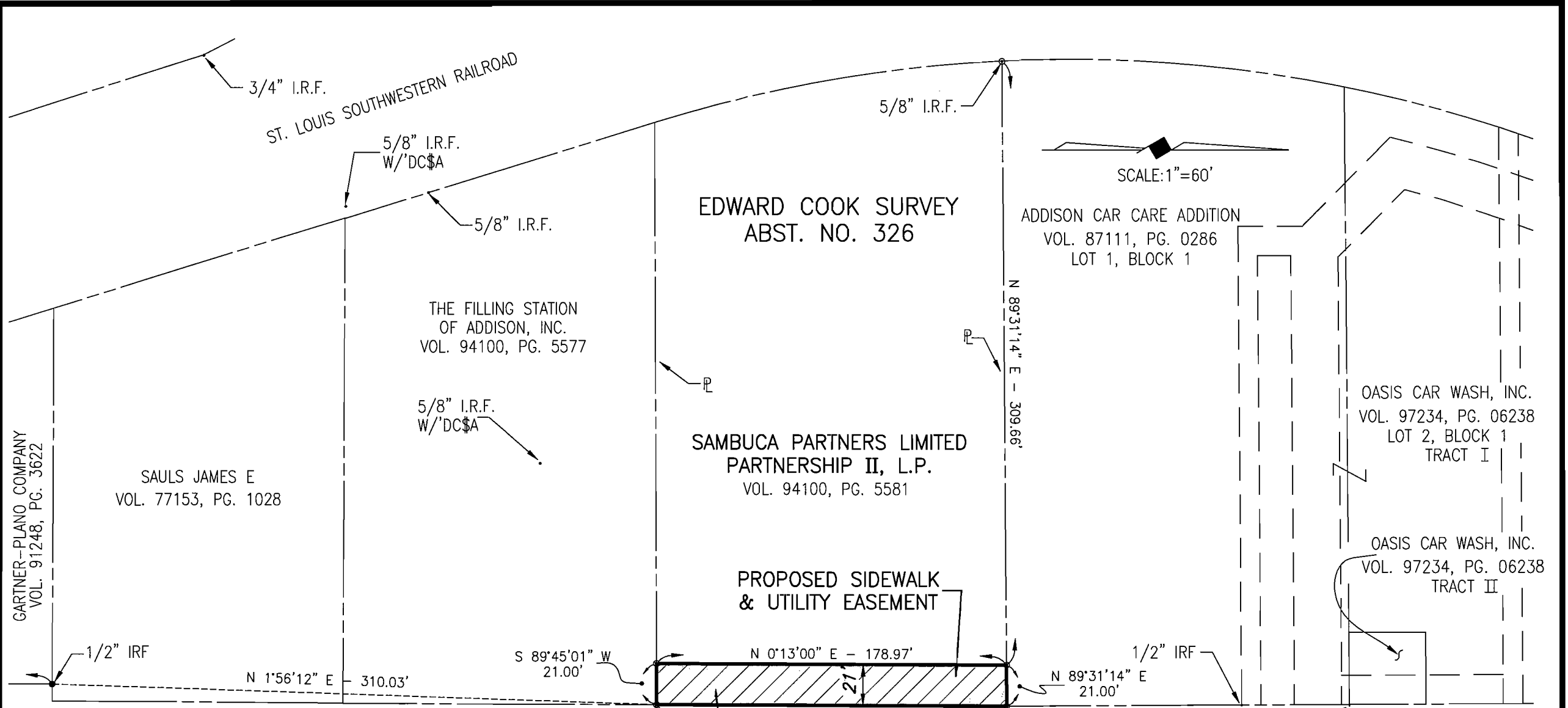
THENCE, N 89° 31' 14" E along the north line of said 1.295 acre tract and the south line of said 3.1955 acre tract, a distance of 21.00 feet to a point for corner, said point being the northeast corner of said 1.295 acre tract, the southeast corner of said 3.1955 acre tract and being in the west right-of-way line of said Addison Road;

THENCE, S 0° 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 3,759.21 square feet (0.0863 acres) of land.



Ross L. Jacobs
MARCH 9, 2000

03/09/00 R.J.L. 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

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

EDWARD COOK SURVEY
ABST. NO. 326

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

SCALE: 1"=60'
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

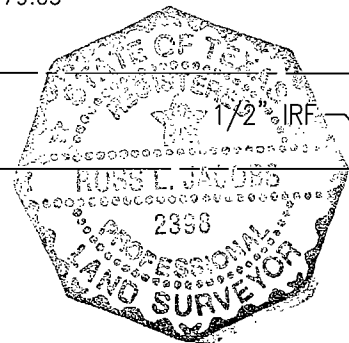
PROPOSED SIDEWALK
& UTILITY EASEMENT

ADDISON ROAD

POINT OF
BEGINNING

3,759.21 SQ. FT.
0.0863 ACRES

Bois L. Jacobs
MARCH 9, 2000



TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 4W

TOWN OF ADDISON, TEXAS

**FIELD NOTE DESCRIPTION
FOR
SAMBUCA PARTNERS LIMITED PARTNERSHIP II, L. P.
(UTILITY AND SIDEWALK 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:

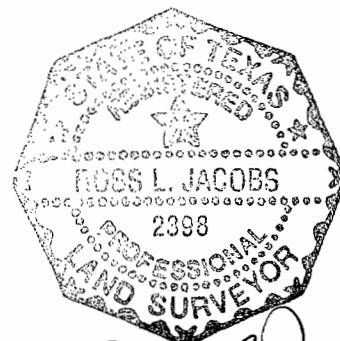
BEGINNING at a point for a corner, said point being the southeast corner of said 1.295 acre tract and the northeast corner of a 1.00 acre tract of land conveyed to The Filling Station of Addison, Inc., by a deed now of record in Volume 94100, Page 05577, of the Deed Records of Dallas County, Texas, and 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 1° 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 21.00 feet to a point for corner;

THENCE, N 0° 13'00" E for a distance of 178.97 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, 309.66 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;

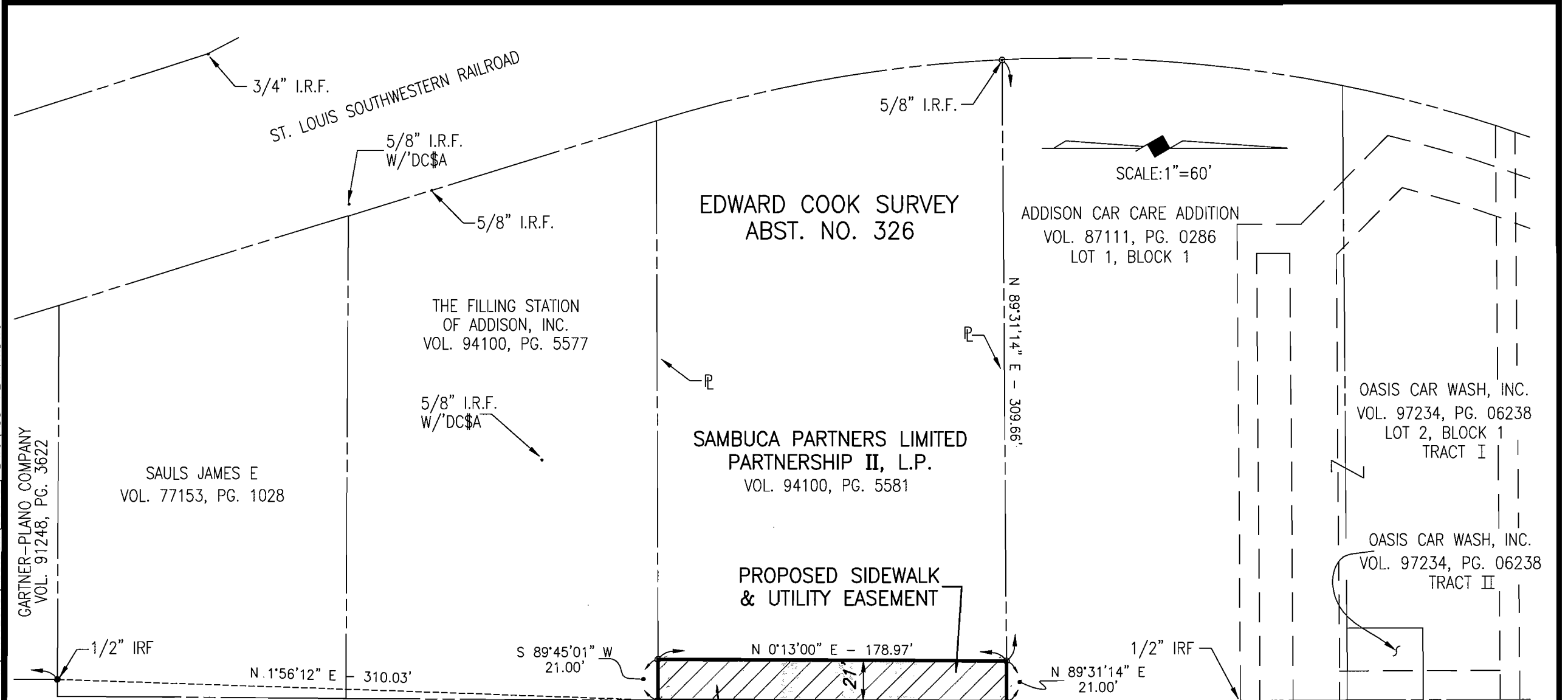
THENCE, N 89° 31'14" E along the north line of said 1.295 acre tract and the south line of said 3.1955 acre tract, a distance of 21.00 feet to a point for corner, said point being the northeast corner of said 1.295 acre tract, the southeast corner of said 3.1955 acre tract and being in the west right-of-way line of said Addison Road;

THENCE, S 0° 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 3,759.21 square feet (0.0863 acres) of land.



Ross L. Jacobs
MARCH 9, 2000

03/09/00 RUL SCALE: 1=60 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT4W.DWG



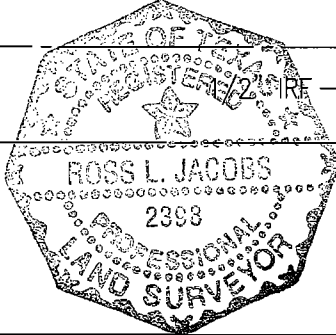
SCALE: 1"=60'

ADDISON ROAD

POINT OF BEGINNING

3,759.21 SQ. FT.
0.0863 ACRES

Ross L. Jacobs
MARCH 9, 2000



TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 4W

TOWN OF ADDISON, TEXAS**FIELD NOTE DESCRIPTION
OASIS CAR WASH, INC.
(UTILITY AND SIDEWALK 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 18.00 feet to a point for corner, said point being Due East, 312.66 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 0° 13'00" E for a distance of 438.64 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;

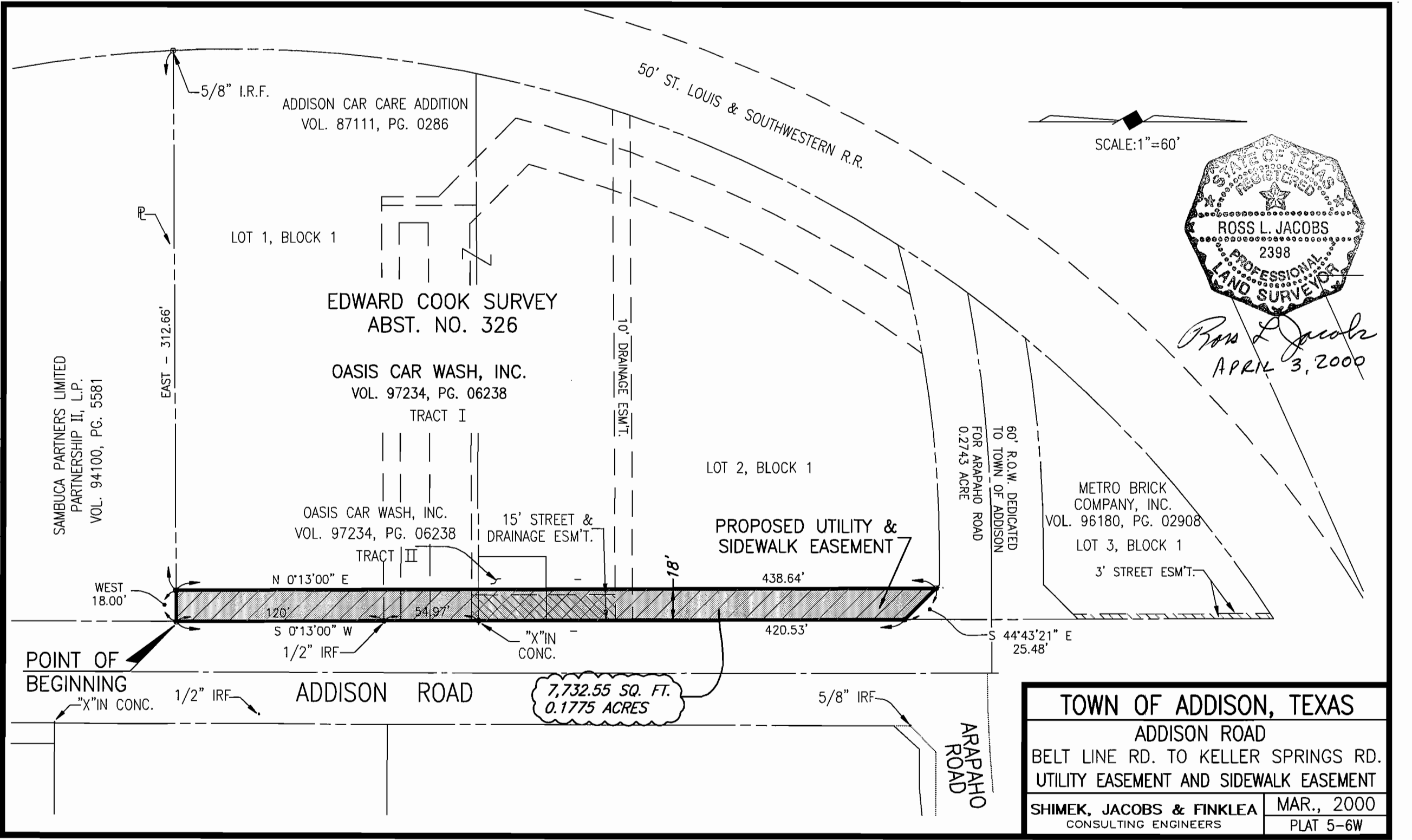
THENCE, S 44° 43'21" E, along the north line of said 2.935 acre tract and along the south line of said dedicated right-of-way for Arapaho Road, a distance of 25.48 feet to a point for corner, said point being in said west right-of-way line of Addison Road;

THENCE, S 0° 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 7,732.55 square feet (0.1775 acres) of land.

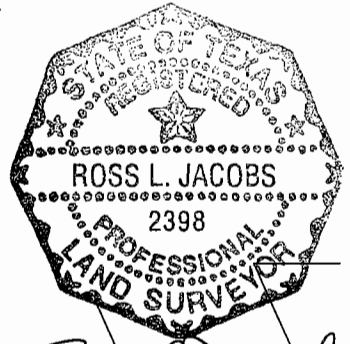


Ross L Jacobs
APRIL 3, 2000

03/31/00 R/JL SCALE: 1"=60' H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT5-6W.DWG



SCALE: 1"=60'



Ross L. Jacobs
APRIL 3, 2000

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	MAR., 2000 PLAT 5-6W

TOWN OF ADDISON, TEXAS**FIELD NOTE DESCRIPTION
OASIS CAR WASH, INC.
(UTILITY AND SIDEWALK 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 18.00 feet to a point for corner, said point being Due East, 312.66 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 0° 13'00" E for a distance of 438.64 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;

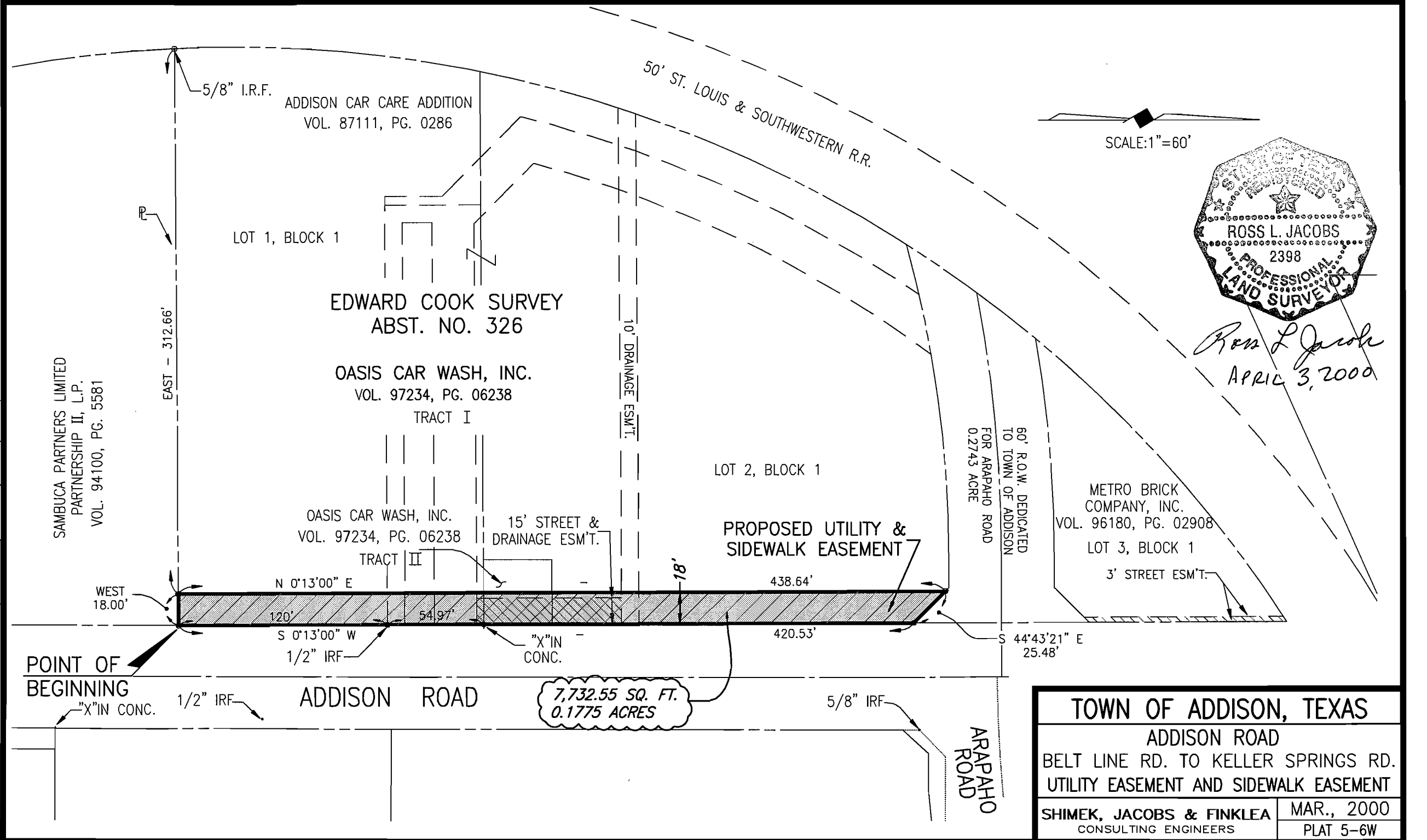
THENCE, S 44° 43'21" E, along the north line of said 2.935 acre tract and along the south line of said dedicated right-of-way for Arapaho Road, a distance of 25.48 feet to a point for corner, said point being in said west right-of-way line of Addison Road;

THENCE, S 0° 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 7,732.55 square feet (0.1775 acres) of land.



Ross L. Jacobs
APRIL 3, 2000

03/31/00 R/L SCALE: 1"=60' H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT5-6W.DWG



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

10' DRAINAGE ESM'T.

LOT 2, BLOCK 1

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

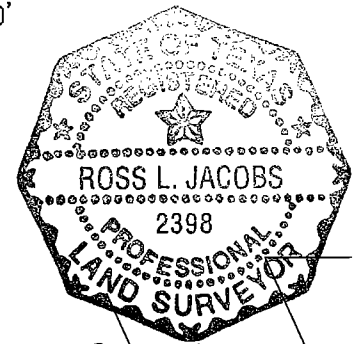
15' STREET &
DRAINAGE ESM'T.

PROPOSED UTILITY &
SIDEWALK EASEMENT

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

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

SCALE: 1"=60'



Ross L. Jacobs
APRIL 3, 2000

7,732.55 SQ. FT.
0.1775 ACRES

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD. UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	MAR., 2000 PLAT 5-6W

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

WEST
18.00'

EAST - 312.66'

N 0°13'00" E

S 0°13'00" W

1/2" IRF

ADDISON ROAD

5/8" IRF

ARAPAHO
ROAD

S 44°43'21" E
25.48'

420.53'

438.64'

18'

120'

54.97'

TOWN OF ADDISON, TEXAS

**FIELD NOTE DESCRIPTION
METRO BRICK COMPANY, INC.
(UTILITY AND SIDEWALK 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:

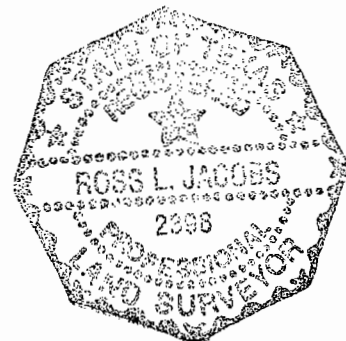
BEGINNING at a point for a corner, said point being the northeast corner of said 0.261 acre tract, and in the south line of a 50 foot right-of-way to the St. Louis and Southwestern Railroad and being in the west right-of-way line of Addison Road, (generally a 60 foot right-of-way and generally 30 feet 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 0° 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 of a dedicated right-of-way for Arapaho Road (generally 60 feet wide) to the Town of Addison, Dallas County, Texas;

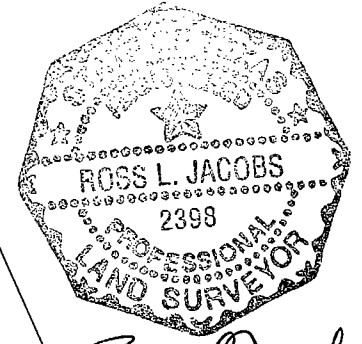
THENCE, S 45° 17'00" W, along the south line of said 0.261 acre tract and along the north line of said dedicated right-of-way for Arapaho Road, a distance of 25.43 feet to a point for corner ,

THENCE, N 0° 13'00" E for a distance of 118.46 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° 43'38", a radius of 713.94 feet, a tangent distance of 10.76 feet, a chord bearing of N 56° 58'12" E and a chord distance of 21.52 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 21.52 feet to the Point of Beginning and containing 2,077.99 square feet (0.0477 acres) of land.



Ross L. Jacobs
APRIL 3, 2000



Ross L. Jacobs
APRIL 3, 2000

SCALE: 1" = 60'

50' ST. LOUIS & SOUTHWESTERN R.R.

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

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

10' DRAINAGE ESM'T.

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

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

LOT 2, BLOCK 1

PROPOSED UTILITY &
SIDEWALK EASEMENT

2,077.99 SQ. FT.
0.0477 ACRES

$\Delta = 01^{\circ}43'38''$
 $R = 713.94'$
 $T = 10.76'$
 $L = 21.52'$
 $C.B. = N 56^{\circ}58'12'' E$
 $C.D. = 21.52'$

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

15' STREET &
DRAINAGE ESM'T.

LOT 3, BLOCK 1

3' STREET ESM'T.

POINT OF
BEGINNING

N 0°13'00" E - 345.59'

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

S 45°17'00" W - 25.43'
N 0°13'00" E - 118.46'
S 0°13'00" W - 112.30'

N 82°50'59" W - 60.52'

1/2" IRF

"X" IN
CONC.

1/2" IRF

ADDISON ROAD

5/8" IRF

ARAPAHO
ROAD

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	MAR., 2000 PLAT 11W

H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT11W.DWG
SCALE: 1=60
R/L
03/31/00

TOWN OF ADDISON, TEXAS

**FIELD NOTE DESCRIPTION
METRO BRICK COMPANY, INC.
(UTILITY AND SIDEWALK 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:

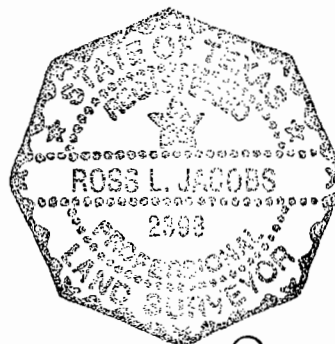
BEGINNING at a point for a corner, said point being the northeast corner of said 0.261 acre tract, and in the south line of a 50 foot right-of-way to the St. Louis and Southwestern Railroad and being in the west right-of-way line of Addison Road, (generally a 60 foot right-of-way and generally 30 feet 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, $S 0^{\circ} 13' 00'' W$ 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 of a dedicated right-of-way for Arapaho Road (generally 60 feet wide) to the Town of Addison, Dallas County, Texas;

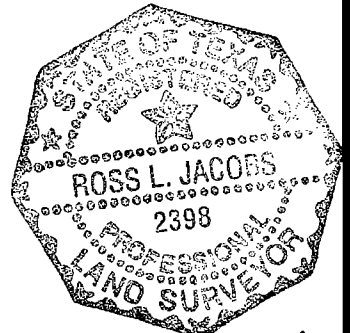
THENCE, $S 45^{\circ} 17' 00'' W$, along the south line of said 0.261 acre tract and along the north line of said dedicated right-of-way for Arapaho Road, a distance of 25.43 feet to a point for corner ,

THENCE, $N 0^{\circ} 13' 00'' E$ for a distance of 118.46 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 $01^{\circ} 43' 38''$, a radius of 713.94 feet, a tangent distance of 10.76 feet, a chord bearing of $N 56^{\circ} 58' 12'' E$ and a chord distance of 21.52 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 21.52 feet to the Point of Beginning and containing 2,077.99 square feet (0.0477 acres) of land.



Ross L. Jacobs
APRIL 3, 2000



Ross L. Jacobs
APRIL 3, 2000

SCALE: 1" = 60'

50' ST. LOUIS & SOUTHWESTERN R.R.

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

10' DRAINAGE ESM'T.

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

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

LOT 2, BLOCK 1

PROPOSED UTILITY &
SIDEWALK EASEMENT

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

2,077.99 SQ. FT.
0.0477 ACRES

$\Delta = 01^{\circ}43'38''$
 $R = 713.94'$
 $T = 10.76'$
 $L = 21.52'$
 $C.B. = N 56^{\circ}58'12'' E$
 $C.D. = 21.52'$

LOT 3, BLOCK 1

3' STREET ESM'T.

POINT OF
BEGINNING

N 0°13'00" E - 345.59'

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

S 45°17'00" W
25.43'

N 0°13'00" E - 118.46'

S 0°13'00" W - 112.30'

N 82°50'59" W
60.52'

1/2" IRF

"X" IN
CONC.

5/8" I.R.F.

1/2" IRF

ADDISON ROAD

5/8" IRF

ARAPAHO
ROAD

TOWN OF ADDISON, TEXAS

ADDISON ROAD

BELT LINE RD. TO KELLER SPRINGS RD.
UTILITY EASEMENT AND SIDEWALK EASEMENT

SHIMEK, JACOBS & FINKLEA
CONSULTING ENGINEERS

MAR., 2000
PLAT 11W

TOWN OF ADDISON, TEXAS
FIELD NOTE DESCRIPTION
FOR
GEORGE P. KONDOS AND CAROL C. KONDOS
(UTILITY AND SIDEWALK 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:

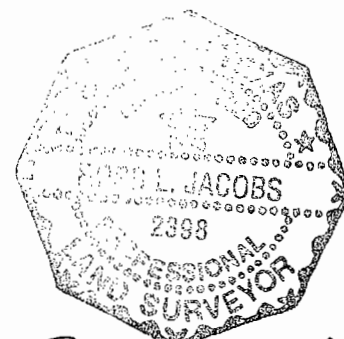
BEGINNING at a point for a corner, said point being the southeast corner of said 0.6126 acre tract and at the northwest corner of Addison Road (generally a 60 foot right-of-way) and the Dart Area Rapid Transit, (50 feet to the centerline) said point being N 27° 24'02" W, 134.63 feet from a found 5/8 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 16.06 feet to a point for corner;

THENCE, N 3° 15'57" W for a distance of 138.30 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 18.54 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 3° 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 1,950.72 square feet (0.0448 acres) of land.



Bob L. Jacobs
MARCH 9, 2000

03/09/00 RJL SCALE: 1=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT12W.DWG

DALLAS AREA RAPID TRANSIT
VOL. 91008, PG. 1390

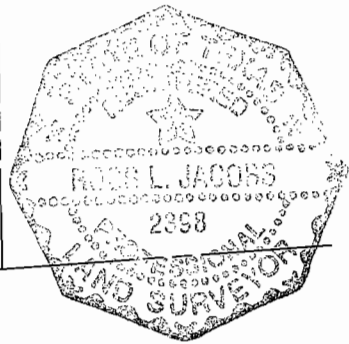
EDWARD COOK SURVEY
ABST. NO. 326
KONDOS GEORGE P ETAL
VOL. 91084, PG. 2102

SCALE: 1"=40'

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

LINDBERGH DRIVE

PROPOSED UTILITY &
SIDEWALK EASEMENT



N 3°15'57" W - 138.30'
S 57°16'20" E - 18.54'
S 10°13'45" E - 78.42'
S 3°15'57" E - 121.74'

S 66°13'13" W - 16.06'

POINT OF
BEGINNING

ADDISON ROAD

Ron L. Jacobs
MARCH 9, 2000

1,950.72 SQ. FT.
0.0448 ACRES

BROADWAY
STREET

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

5/8" I.R.F.
"X" IN
CONC.

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 12W

TOWN OF ADDISON, TEXAS

FIELD NOTE DESCRIPTION
FORGEORGE P. KONDOS AND CAROL C. KONDOS
(UTILITY AND SIDEWALK 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:

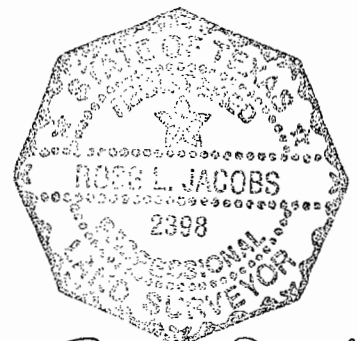
BEGINNING at a point for a corner, said point being the southeast corner of said 0.6126 acre tract and at the northwest corner of Addison Road (generally a 60 foot right-of-way) and the Dart Area Rapid Transit, (50 feet to the centerline) said point being N 27° 24'02" W, 134.63 feet from a found 5/8 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 16.06 feet to a point for corner;

THENCE, N 3° 15'57" W for a distance of 138.30 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);

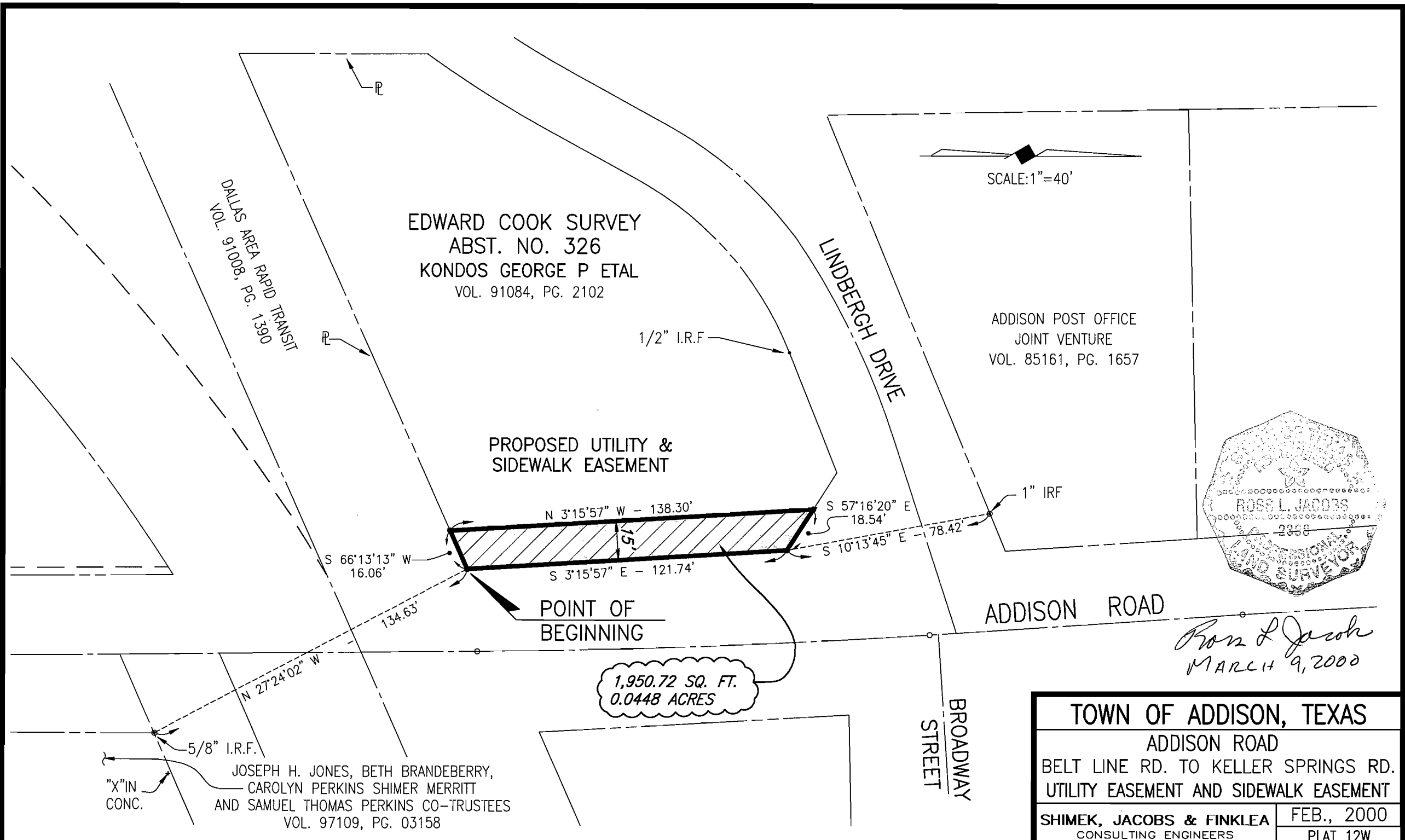
THENCE, S 57° 16'20" E along the north line of said 0.6126 acre tract and along the south right-of-way line of said Lindbergh Drive for a distance of 18.54 feet to a point for corner, said point being the northeast corner of said 0.6126 acre tract and being the southwest corner of said Addison Road and said Lindbergh Drive;

THENCE, S 3° 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 1,950.72 square feet (0.0448 acres) of land.



Ross L. Jacobs
MARCH 9, 2000

03/09/00 RJL SCALE: 1"=40' H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT12W.DWG



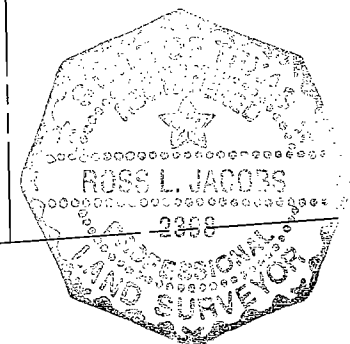
DALLAS AREA RAPID TRANSIT
VOL. 91008, PG. 1390

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

PROPOSED UTILITY &
SIDEWALK EASEMENT



Ross L. Jacobs
MARCH 9, 2000

1,950.72 SQ. FT.
0.0448 ACRES

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 12W

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

BROADWAY
STREET

ADDISON ROAD

LINDBERGH DRIVE

1/2" I.R.F.

1" IRF

POINT OF
BEGINNING

S 66°13'13" W
16.06'

S 3°15'57" E - 121.74'

N 3°15'57" W - 138.30'

S 57°16'20" E
18.54'

S 10°13'45" E - 78.42'

134.63'

N 27°24'02" W

TOWN OF ADDISON, TEXAS

FIELD NOTE DESCRIPTION

FOR

ADDISON POST OFFICE JOINT VENTURE

(UTILITY AND SIDEWALK 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 for a **Total distance of 15.82 feet** to a point for corner;

THENCE, N 2° 58'00" W for a distance of 78.51 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;

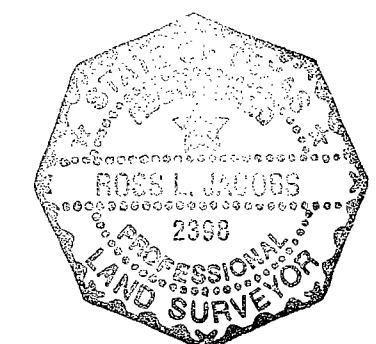
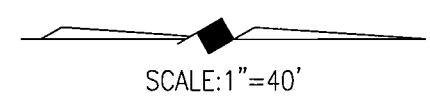
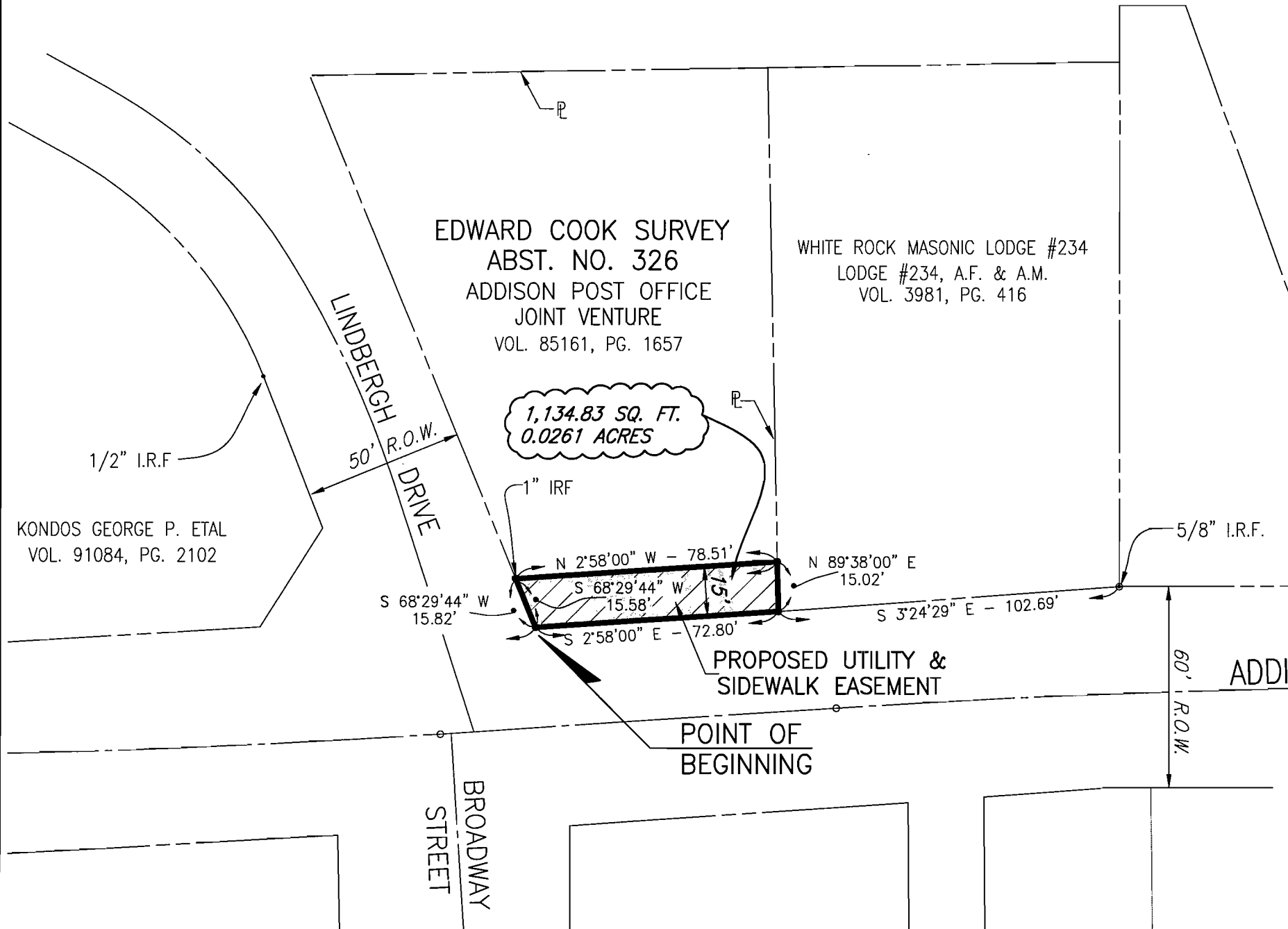
THENCE, N 89° 38'00" E along the north line of said 0.397 acre tract and along the south line of said 0.385 acre tract for a distance of 15.02 feet to a point for corner, said point being the northeast corner of said 0.397 acre tract and in the southeast corner of said 0.385 acre tract and in the west right-of-way line of said Addison Road, said point being S 3° 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 2° 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 1,134.83 square feet (0.0261 acres) of land.



Ross L. Jacobs
MARCH 10, 2000

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



Ross L. Jacobs
MARCH 10, 2000

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 13W

TOWN OF ADDISON, TEXAS

**FIELD NOTE DESCRIPTION
FOR
ADDISON POST OFFICE JOINT VENTURE
(UTILITY AND SIDEWALK 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 for a **Total distance of 15.82 feet** to a point for corner;

THENCE, N 2° 58'00" W for a distance of 78.51 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;

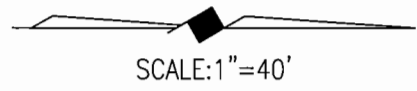
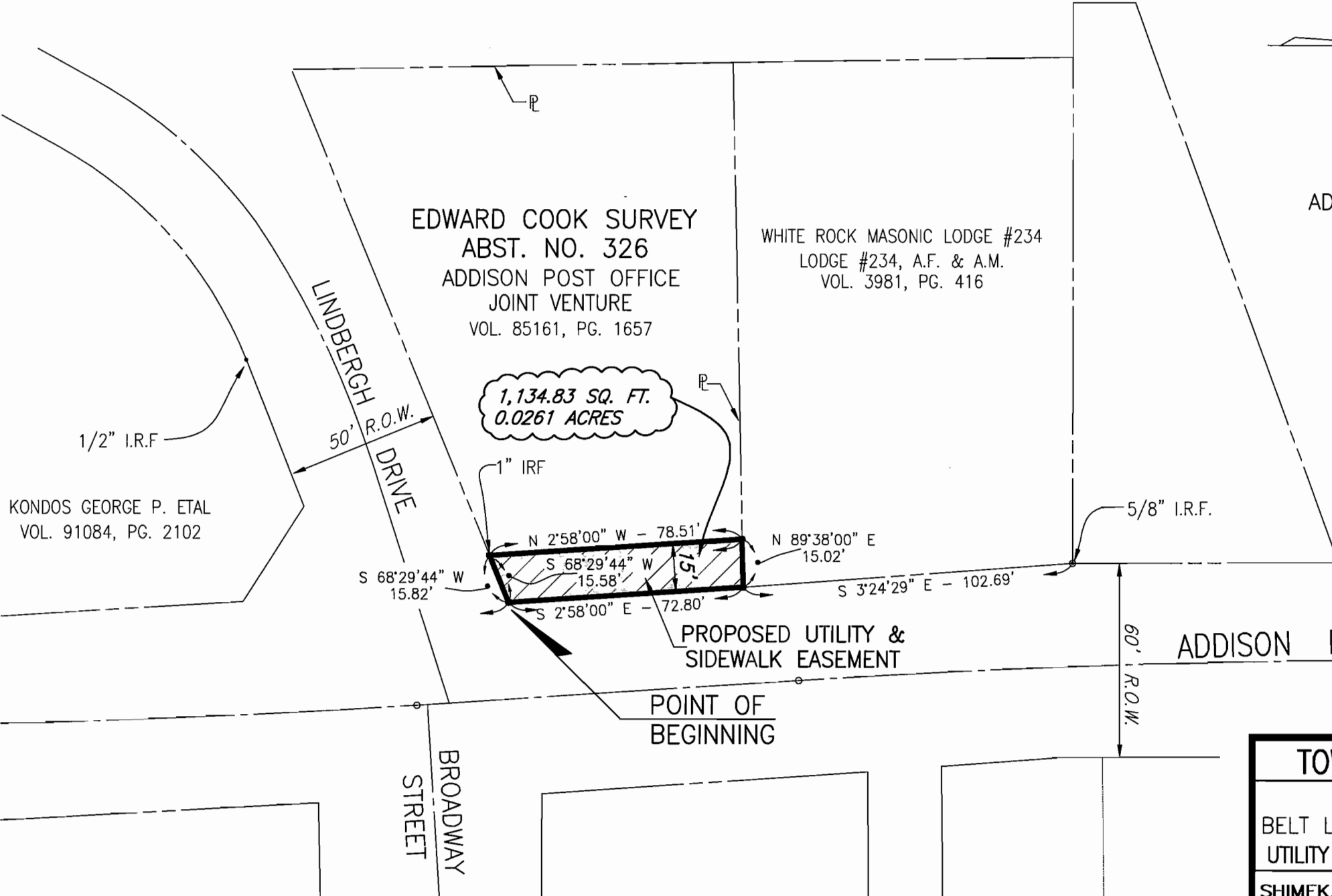
THENCE, N 89° 38'00" E along the north line of said 0.397 acre tract and along the south line of said 0.385 acre tract for a distance of 15.02 feet to a point for corner, said point being the northeast corner of said 0.397 acre tract and in the southeast corner of said 0.385 acre tract and in the west right-of-way line of said Addison Road, said point being S 3° 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 2° 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 1,134.83 square feet (0.0261 acres) of land.



Ron L. Jacobs
MARCH 10, 2000

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



ADDISON AIRPORT



Ross L. Jacobs
 MARCH 10, 2000

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 13W

TOWN OF ADDISON, TEXAS

**FIELD NOTE DESCRIPTION
FOR**

**WHITE ROCK MASONIC LODGE #234, A. F. & A. M.
(UTILITY AND SIDEWALK 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 15.02 feet to a point for corner, said point being N 3° 10'16" W, 78.57 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 3° 24'29" W, a distance of 103.00 feet to a point for corner in the north line of said 0.385 acre tract;

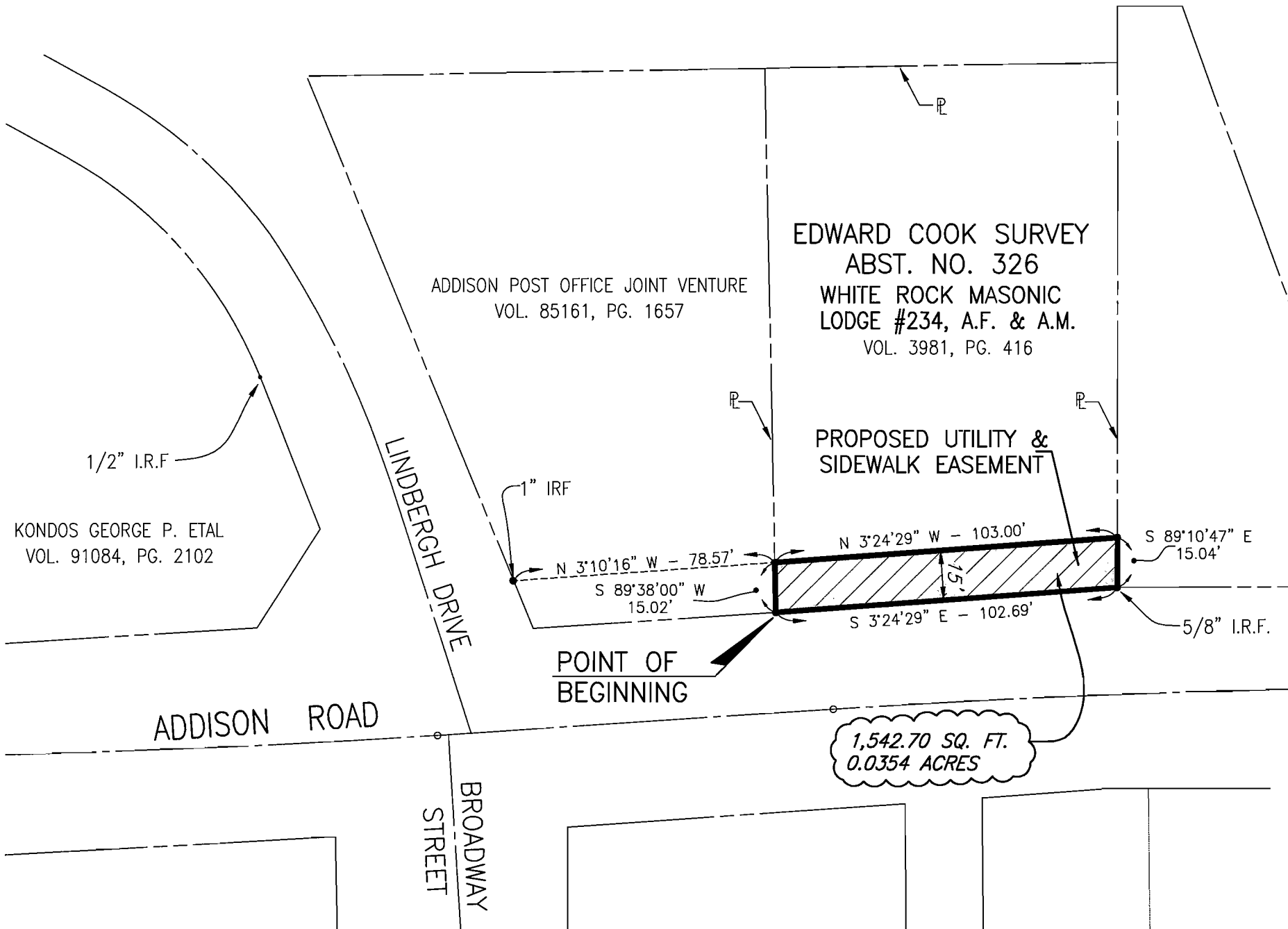
THENCE, S 89° 10'47" E along the north line of said 0.385 acre tract for a distance of 15.04 feet to a point for corner, said point being the northeast corner of said 0.385 acre tract and being in the west right-of-way line of said Addison Road as indicated by a found 5/8 inch iron rod;

THENCE, S 3° 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 1,542.70 square feet (0.0354 acres) of land.



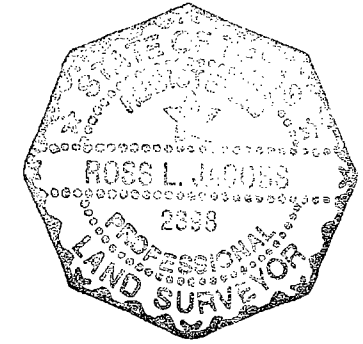
Ross L. Jacobs
MARCH 10, 2000

03/09/00 RJJ SCALE: 1"=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT14W.DWG



SCALE: 1" = 40'

ADDISON AIRPORT



Ross L. Jacobs
 MARCH 10, 2000

1,542.70 SQ. FT.
 0.0354 ACRES

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 14W

TOWN OF ADDISON, TEXAS**FIELD NOTE DESCRIPTION
FOR
WHITE ROCK MASONIC LODGE #234, A. F. & A. M.
(UTILITY AND SIDEWALK 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 15.02 feet to a point for corner, said point being N 3° 10'16" W, 78.57 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 3° 24'29" W, a distance of 103.00 feet to a point for corner in the north line of said 0.385 acre tract;

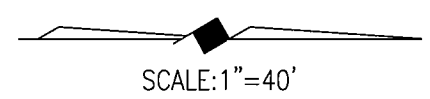
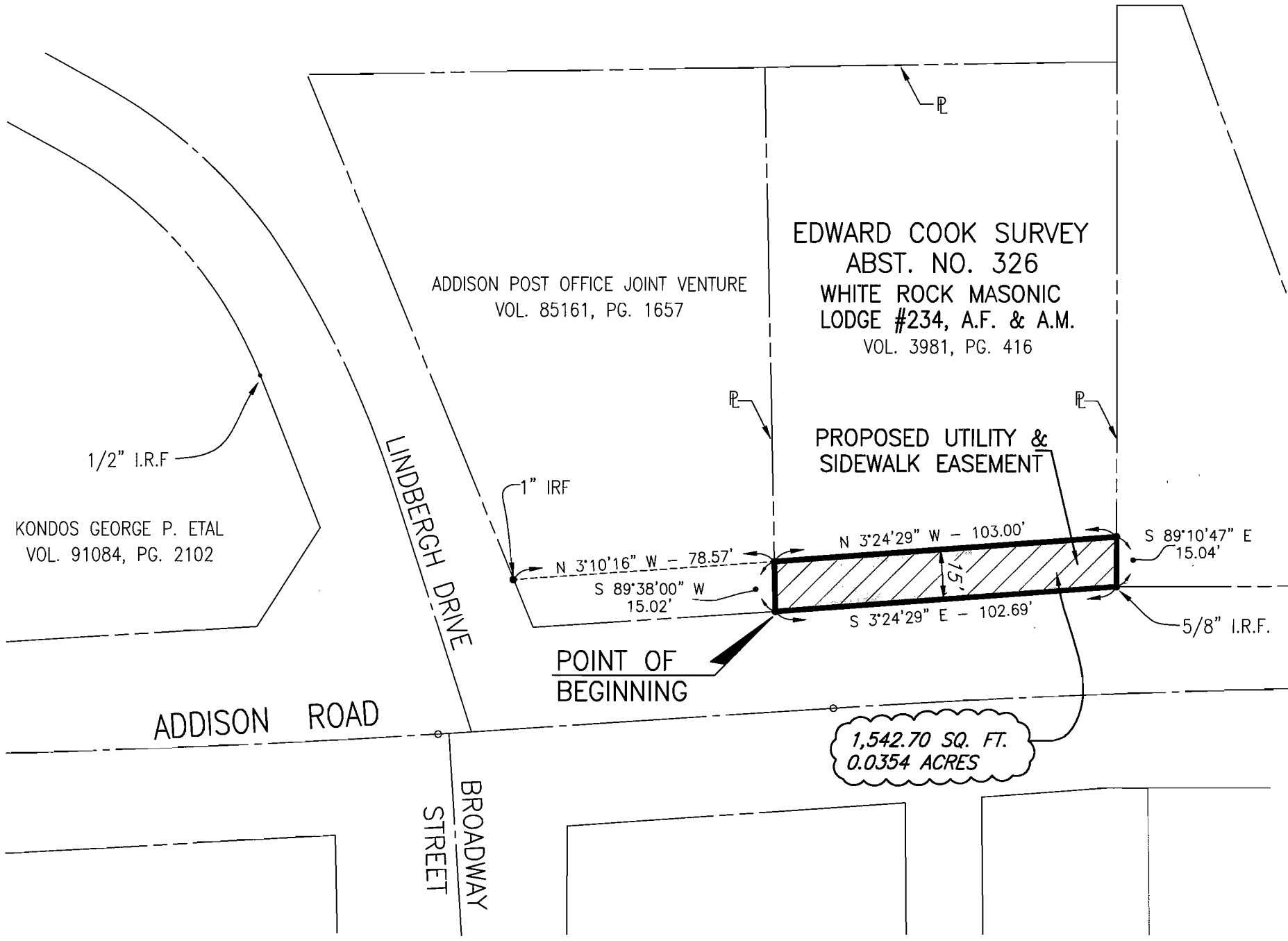
THENCE, S 89° 10'47" E along the north line of said 0.385 acre tract for a distance of 15.04 feet to a point for corner, said point being the northeast corner of said 0.385 acre tract and being in the west right-of-way line of said Addison Road as indicated by a found 5/8 inch iron rod;

THENCE, S 3° 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 1,542.70 square feet (0.0354 acres) of land.



Ross L. Jacobs
MARCH 10, 2000

03/09/00 RJL SCALE: 1"=40 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT14W.DWG



ADDISON AIRPORT



Ross L. Jacobs
MARCH 10, 2000

1,542.70 SQ. FT.
0.0354 ACRES

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 14W

TOWN OF ADDISON, TEXAS
FIELD NOTE DESCRIPTION
FOR
OMNIFLIGHT HELICOPTERS, INC.
(UTILITY AND SIDEWALK EASEMENT)

BEING a tract out of a 0.698 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas conveyed to Omniflight Helicopters, Inc., by a deed now of record in Volume 91031, Page 04982, 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 0.698 acre tract and at the northwest corner of Addison Road (generally a 60 foot right-of-way) and George Haddaway Drive, said point being N 41° 14' 19" W, 91.72 feet from a found 1/2 inch iron rod and being the southwest corner of a 0.250 acre tract of land, Tract I, conveyed to Barco Mirror Glass, Inc. by a deed now of record in Volume 79020, Page 00885, of the Deed Records of Dallas County, Texas,

THENCE, S 69° 24' 10" W, along the south line of said 0.698 acre tract, and along the north right-of-way line of said George Haddaway Drive, for a distance of 15.98 feet to a point for corner;

THENCE, N 0° 22' 50" W for a distance of 208.98 feet to a point for corner in the north line of said 0.698 acre tract;

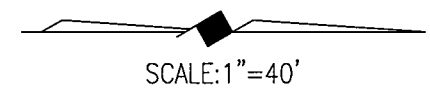
THENCE, N 89° 37' 10" E along the north line of said 0.698 acre tract for a distance of 15.00 feet to a point for corner, said point being the northeast corner of said 0.698 acre tract and being in the west right-of-way line of said Addison Road, said point also being S 19° 18' 42" W, 178.06 feet from a found 1/2 inch iron rod and being the northwest corner of a 0.501 acre tract of land conveyed to Tom J. Shepherd and Sandra D. Shepherd by a deed now of record in Volume 92083, Page 03057, of the Deed Records of Dallas County, Texas;

THENCE, S 0° 22' 50" E along the east line of said 0.698 acre tract and along the west right-of-way line of said Addison Road, for a distance of 203.46 feet to the Point of Beginning and containing 3,093.28 square feet (0.0710 acres) of land.



Ross L. Jacobs
MARCH 10, 2000

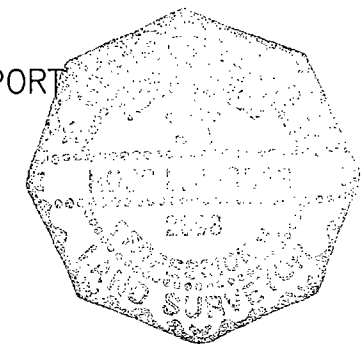
09/10/99 R.J.L. SCALE: 1"=40' H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT15W.DWG



SCALE: 1"=40'

EDWARD COOK SURVEY
ABST. NO. 326
OMNIFLIGHT HELICOPTERS, INC.
VOL. 91031, PG. 4982

ADDISON AIRPORT



ADDISON AIRPORT

GEORGE HADDAWAY DRIVE

PROPOSED UTILITY &
SIDEWALK EASEMENT

S 69°24'10" W
15.98'

N 0°22'50" W - 208.98'

N 89°37'10" E
15.00'

S 0°22'50" E - 203.46'

Tom J. Shepherd
MARCH 10, 2000

60' R.O.W.

POINT OF
BEGINNING

ADDISON ROAD

S 19°18'42" W

178.06'

1/2" I.R.F.

3,093.28 SQ. FT.
0.0710 ACRES

1/2" I.R.F.
W/B&C

BARCO MIRROR GLASS, INC.
VOL. 79020, PG. 885
TRACT I

BARCO MIRROR GLASS, INC.
VOL. 79020, PG. 885
TRACT II

TOM J. SHEPHERD &
SANDRA D. SHEPHERD
VOL. 92083 PG. 3057

TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 15W

TOWN OF ADDISON, TEXAS

FIELD NOTE DESCRIPTION

FOR

OMNIFLIGHT HELICOPTERS, INC.

(UTILITY AND SIDEWALK EASEMENT)

BEING a tract out of a 0.698 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas conveyed to Omniflight Helicopters, Inc., by a deed now of record in Volume 91031, Page 04982, of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

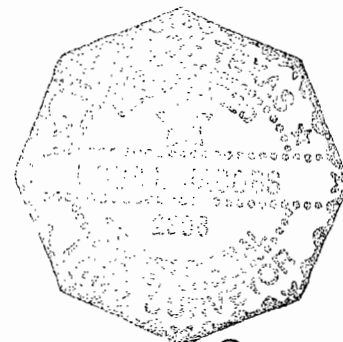
BEGINNING at a point for a corner, said point being the southeast corner of said 0.698 acre tract and at the northwest corner of Addison Road (generally a 60 foot right-of-way) and George Haddaway Drive, said point being N 41° 14' 19" W, 91.72 feet from a found 1/2 inch iron rod and being the southwest corner of a 0.250 acre tract of land, Tract I, conveyed to Barco Mirror Glass, Inc. by a deed now of record in Volume 79020, Page 00885, of the Deed Records of Dallas County, Texas,

THENCE, S 69° 24' 10" W, along the south line of said 0.698 acre tract, and along the north right-of-way line of said George Haddaway Drive, for a distance of 15.98 feet to a point for corner;

THENCE, N 0° 22' 50" W for a distance of 208.98 feet to a point for corner in the north line of said 0.698 acre tract;

THENCE, N 89° 37' 10" E along the north line of said 0.698 acre tract for a distance of 15.00 feet to a point for corner, said point being the northeast corner of said 0.698 acre tract and being in the west right-of-way line of said Addison Road, said point also being S 19° 18' 42" W, 178.06 feet from a found 1/2 inch iron rod and being the northwest corner of a 0.501 acre tract of land conveyed to Tom J. Shepherd and Sandra D. Shepherd by a deed now of record in Volume 92083, Page 03057, of the Deed Records of Dallas County, Texas;

THENCE, S 0° 22' 50" E along the east line of said 0.698 acre tract and along the west right-of-way line of said Addison Road, for a distance of 203.46 feet to the Point of Beginning and containing 3,093.28 square feet (0.0710 acres) of land.



Boris L. Jacob
MARCH 10, 2000

09/10/99 RJL SCALE: 1"=40' H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT15W.DWG

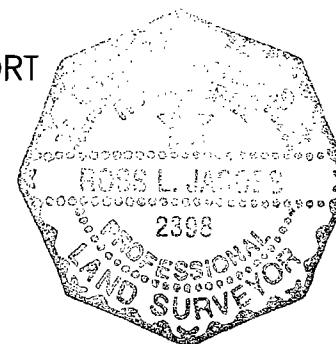
ADDISON AIRPORT

GEORGE HADDAWAY DRIVE

EDWARD COOK SURVEY
ABST. NO. 326
OMNIFLIGHT HELICOPTERS, INC.
VOL. 91031, PG. 4982

SCALE: 1"=40'

ADDISON AIRPORT



PROPOSED UTILITY &
SIDEWALK EASEMENT

S 69°24'10" W
15.98'

N 0°22'50" W - 208.98'

N 89°37'10" E
15.00'

S 0°22'50" E - 203.46'

POINT OF
BEGINNING

ADDISON ROAD

Bron L. Jacobs
MARCH 10, 2000

60' R.O.W.

91.72'

S 19°18'42" W

178.06'

1/2" I.R.F.

3,093.28 SQ. FT.
0.0710 ACRES

1/2" I.R.F.
W/B&C

BARCO MIRROR GLASS, INC.
VOL. 79020, PG. 885
TRACT I

BARCO MIRROR GLASS, INC.
VOL. 79020, PG. 885
TRACT II

TOM J. SHEPHERD &
SANDRA D. SHEPHERD
VOL. 92083 PG. 3057

TOWN OF ADDISON, TEXAS

ADDISON ROAD

BELT LINE RD. TO KELLER SPRINGS RD.
UTILITY EASEMENT AND SIDEWALK EASEMENT

SHIMEK, JACOBS & FINKLEA
CONSULTING ENGINEERS

FEB., 2000
PLAT 15W

TOWN OF ADDISON, TEXAS

FIELD NOTE DESCRIPTION

FOR

CONCOURSE PLAZA, LTD.

(UTILITY AND SIDEWALK EASEMENT)

BEING a tract out of a remaining 1.581 acre tract, of an original 1.661 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas conveyed to Concourse Plaza, Ltd., by a deed now of record in Volume 89001, Page 07662, 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 1.661 acre tract as indicated by a found 1/2 inch iron rod and being in the west right-of-way line of Addison Road, (generally a 60 foot right-of-way);

THENCE, S 89° 37' 10" W, along the south line of said 1.661 acre tract for a distance of 15.00 feet to a point for corner, said point being N 89° 37' 10" E, 130.27 feet from a found 1/2 inch iron rod and indicating the southwest corner of said 1.661 acre tract;

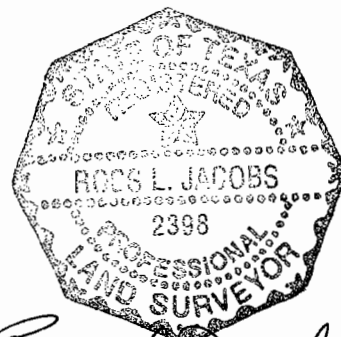
THENCE, N 0° 22' 50" W, a distance of 174.64 feet to a point of curvature of a curve to the left, said curve and having a central angle of 18° 39' 19", a radius of 1005.36 feet, a tangent distance of 165.13 feet, a chord bearing of N 9° 42' 29" W and a chord distance of 325.90 feet;

THENCE, along said curve to the left for a distance of 327.34 feet to a point for corner, said point being in the south right-of-way of Keller Springs Road, (a 100 foot right-of-way);

THENCE, N 69° 24' 29" E along the north line of said 1.661 acre tract and along the south right-of-way line of said Keller Springs Road for a distance of 15.97 feet to a point for corner, said point being the northeast corner of said 1.661 acre tract and being the southwest corner of said Addison Road and said Keller Springs Road, and being S 61° 44' 55" W, 126.64 feet from a found "X" in a concrete walk and indicating the northwest corner of a remaining 5.384 acre tract of land of an original 12.525 acre tract conveyed to Hope Investments, Ltd., by a deed now of record in Volume 94015, Page 0725, of the Deed Records of Dallas County, Texas, and said found "X" being in the south right-of-way line of Keller Spring Road, (generally a 60 foot right-of-way), said point also being in a curve to the right and having a central angle of 15° 18' 23", a radius of 788.51 feet, a tangent distance of 105.95 feet, a chord bearing of S 14° 57' 03" E and a chord distance of 210.02 feet;

THENCE, along said curve to the right and along the west right-of-way line of said Addison Road for a distance of 210.65 feet to a found 1/2 inch iron rod;

THENCE, S 0° 22' 50" E along the east line of said 1.661 acre tract and along the west right-of-way line of said Addison Road, for a distance of 298.48 feet to the Point of Beginning and containing 8,992.15 square feet (0.2064 acres) of land.



Ross L. Jacobs
MARCH 10, 2000

03/10/99 RUL SCALE: 1=50 H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT21W.DWG



SCALE: 1"=50'

ADDISON AIRPORT

1/2" I.R.F.

P

N 89°37'10" E - 130.27'

EDWARD COOK SURVEY
ABST. NO. 326
CONCOURSE PLAZA, LTD.
VOL. 89001, PG. 7662

CURVE 1
Δ = 18°39'19"
R = 1005.36'
T = 165.13'
L = 327.34'
C.B.=N 9°42'29" W
C.D.=325.90'

PROPOSED UTILITY &
SIDEWALK EASEMENT

S 89°37'10" W
15.00'

N 0°22'50" W - 174.64'

S 0°22'50" E - 298.48'

CURVE 2
Δ = 15°18'23"
R = 788.51'
T = 105.95'
L = 210.65'
C.B.=S 14°57'03" E
C.D.=210.02'

1/2" I.R.F.

1/2" I.R.F.

5/8" I.R.F.

POINT OF
BEGINNING

60'
R.O.W.

ADDISON ROAD

8,992.15 SQ. FT.
0.2064 ACRES

KELLER SPRINGS ROAD
R.O.W.

N 69°24'29" E
15.97'

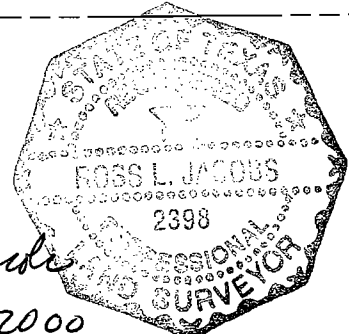
S 61°44'55" W - 126.64'

"X" IN
SIDEWALK

1/2" I.R.F.

HOPE INVESTMENT LTD.
VOL. 94015, PG. 0725

Don Jacobs
MARCH 10, 2000



TOWN OF ADDISON, TEXAS	
ADDISON ROAD	
BELT LINE RD. TO KELLER SPRINGS RD.	
UTILITY EASEMENT AND SIDEWALK EASEMENT	
SHIMEK, JACOBS & FINKLEA CONSULTING ENGINEERS	FEB., 2000 PLAT 21W

TOWN OF ADDISON, TEXAS

FIELD NOTE DESCRIPTION

FOR

CONCOURSE PLAZA, LTD.

(UTILITY AND SIDEWALK EASEMENT)

BEING a tract out of a remaining 1.581 acre tract, of an original 1.661 acre tract of land located in the Edward Cook Survey, Abstract No. 326, in the Town of Addison, Dallas County, Texas conveyed to Concourse Plaza, Ltd., by a deed now of record in Volume 89001, Page 07662, 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 1.661 acre tract as indicated by a found 1/2 inch iron rod and being in the west right-of-way line of Addison Road, (generally a 60 foot right-of-way);

THENCE, S 89° 37'10" W, along the south line of said 1.661 acre tract for a distance of 15.00 feet to a point for corner, said point being N 89° 37'10" E, 130.27 feet from a found 1/2 inch iron rod and indicating the southwest corner of said 1.661 acre tract;

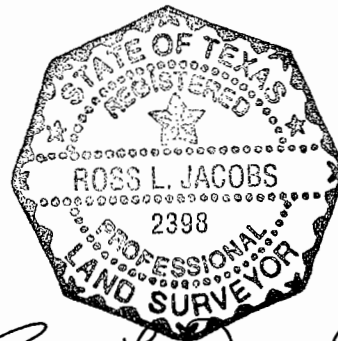
THENCE, N 0° 22'50" W, a distance of 174.64 feet to a point of curvature of a curve to the left, said curve and having a central angle of 18° 39'19", a radius of 1005.36 feet, a tangent distance of 165.13 feet, a chord bearing of N 9° 42'29" W and a chord distance of 325.90 feet;

THENCE, along said curve to the left for a distance of 327.34 feet to a point for corner, said point being in the south right-of-way of Keller Springs Road, (a 100 foot right-of-way);

THENCE, N 69° 24'29" E along the north line of said 1.661 acre tract and along the south right-of-way line of said Keller Springs Road for a distance of 15.97 feet to a point for corner, said point being the northeast corner of said 1.661 acre tract and being the southwest corner of said Addison Road and said Keller Springs Road, and being S 61° 44'55" W, 126.64 feet from a found "X" in a concrete walk and indicating the northwest corner of a remaining 5.384 acre tract of land of an original 12.525 acre tract conveyed to Hope Investments, Ltd., by a deed now of record in Volume 94015, Page 0725, of the Deed Records of Dallas County, Texas, and said found "X" being in the south right-of-way line of Keller Spring Road, (generally a 60 foot right-of-way), said point also being in a curve to the right and having a central angle of 15° 18'23", a radius of 788.51 feet, a tangent distance of 105.95 feet, a chord bearing of S 14° 57'03" E and a chord distance of 210.02 feet;

THENCE, along said curve to the right and along the west right-of-way line of said Addison Road for a distance of 210.65 feet to a found 1/2 inch iron rod;

THENCE, S 0° 22'50" E along the east line of said 1.661 acre tract and along the west right-of-way line of said Addison Road, for a distance of 298.48 feet to the Point of Beginning and containing 8,992.15 square feet (0.2064 acres) of land.



Ross L. Jacobs
MARCH 10, 2000

SCALE: 1"=50'

ADDISON AIRPORT

EDWARD COOK SURVEY
ABST. NO. 326
CONCOURSE PLAZA, LTD.
VOL. 89001, PG. 7662

CURVE 1
 $\Delta = 18^{\circ}39'19''$
 $R = 1005.36'$
 $T = 165.13'$
 $L = 327.34'$
 $C.B. = N 9^{\circ}42'29'' W$
 $C.D. = 325.90'$

PROPOSED UTILITY &
SIDEWALK EASEMENT

CURVE 2
 $\Delta = 15^{\circ}18'23''$
 $R = 788.51'$
 $T = 105.95'$
 $L = 210.65'$
 $C.B. = S 14^{\circ}57'03'' E$
 $C.D. = 210.02'$

8,992.15 SQ. FT.
0.2064 ACRES

TOWN OF ADDISON, TEXAS

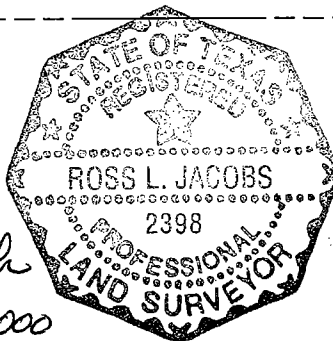
ADDISON ROAD

BELT LINE RD. TO KELLER SPRINGS RD.
UTILITY EASEMENT AND SIDEWALK EASEMENT

SHIMEK, JACOBS & FINKLEA
CONSULTING ENGINEERS

FEB., 2000
PLAT 21W

HOPE INVESTMENT LTD.
VOL. 94015, PG. 0725



Ross L. Jacobs
MARCH 10, 2000

1/2" I.R.F.

P

N 89°37'10" E - 130.27'

S 89°37'10" W
15.00'

N 0°22'50" W - 174.64'

S 0°22'50" E - 298.48'

1/2" I.R.F.

POINT OF
BEGINNING

60' R.O.W.

ADDISON ROAD

1/2" I.R.F.

5/8" I.R.F.

1/2" I.R.F.

100'

KELLER SPRINGS ROAD
R.O.W.

N 69°24'29" E
15.97'

S 61°44'55" W - 126.64'

"X" IN
SIDEWALK

03/10/99 RJJ SCALE: 1"=50' H:\PROJECTS\ADDISON\98143\PLATS\ADD-PLAT21W.DWG

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

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

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

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

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

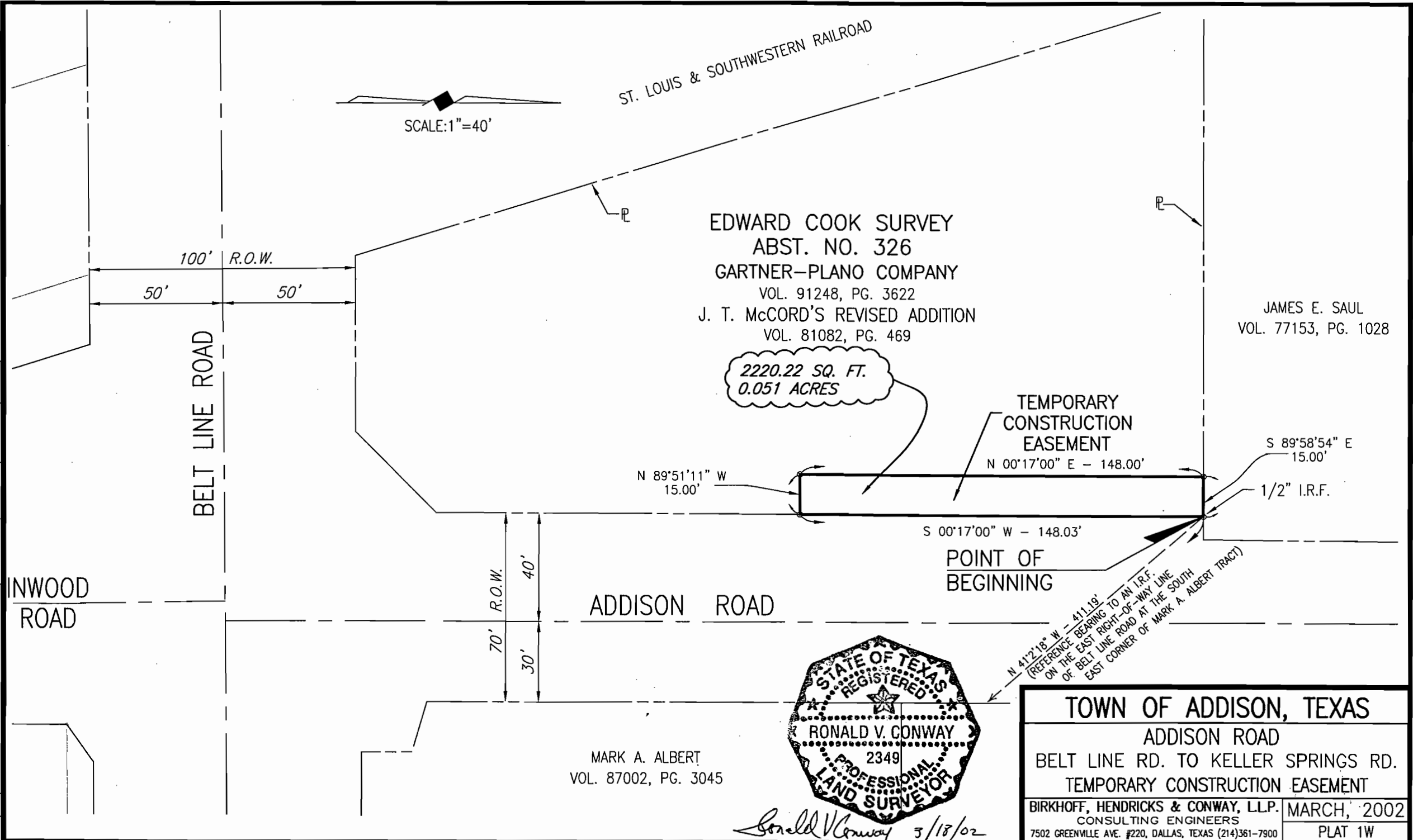
THENCE N 00° 17' 00" E along a line, being at all times 15.00 feet west of and parallel to said east line of said 1.0289 acre tract and said west right-of-way line of said Addison Road, for a distance of 148.00 feet to a point for corner on the north line of said 1.0284 acre tract;

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



Ronald V. Conway
3/18/02

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



SCALE: 1"=40'

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

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°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)

ADDISON ROAD

BELT LINE ROAD

INWOOD
 ROAD

MARK A. ALBERT
 VOL. 87002, PG. 3045



Ronald V. Conway 3/18/02

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 PLAT 1W