

2000-3 Arapaho Road

J.B. Cline Land Acquisitions - 1999



James R. Cline  
&  
Robert I. Moses

4800 Broadway, Suite B

MCM Company

~~MOSES & CLINE~~

P.O. Box 8  
Addison, Texas 75001  
972-239-3771  
FAX 239-3773

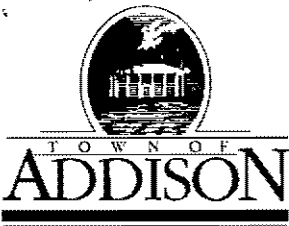


J.B. Cline

MOSES & CLINE

P.O. Box 8  
Addison, Texas 75001  
972-239-3771  
FAX 239-3773

CASCADE  
CASCADE  
CASCADE



# LETTER OF TRANSMITTAL

**Public Works / Engineering**

16801 Westgrove • P.O. Box 144  
 Addison, Texas 75001  
 Telephone: (214) 450-2871 • Fax: (214) 931-6643

TO Carmen Moran

DATE	3-23-99	JOB NO.
ATTENTION		
RE:	Arapaho Road	
	Title Insurance Policy	

**GENTLEMAN:**

**WE ARE SENDING YOU**

- Shop Drawings
- Prints
- Copy of letter
- Attached
- Change order
- Under separate cover via \_\_\_\_\_ the following items:
- Plans
- Samples
- Specifications
- \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			Lowers Title Insurance Corp Owner
			Policy # 90-00-483975
1			Parcel Map Identifying Tracts 1 & 4
1			" " " " " 2 & 3

**THESE ARE TRANSMITTED as checked below:**

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

**REMARKS**

for your files

**COPY TO** \_\_\_\_\_

**SIGNED:** Jim Pelier

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

# COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



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

March 11, 1999

Mr. Jim Pierce  
Town of Addison  
P. O. Box 9010  
Addison, Texas 75001-9010

Re: Town of Addison/MCM Company

Dear Jim:

Enclosed please find the original Owner Policy for Title Insurance issued regarding the above-referenced transaction which we recently received from Hexter-Fair Title Company. Apparently the policy was accidentally overlooked in their files and was not forwarded to us at the time it was issued.

Please call should you have any questions.

Sincerely,

Robert G. Buchanan, Jr.

RGB:wn  
Enclosure

# Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS  
RICHMOND, VIRGINIA

OWNER POLICY NUMBER  
**90 - 00 - 483975**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Any statutory or constitutional mechanic's, contractor's, or materialmen's lien for labor or material having its inception on or before Date of Policy;
4. Lack of a right of access to and from the land;
5. Lack of good and indefeasible title.

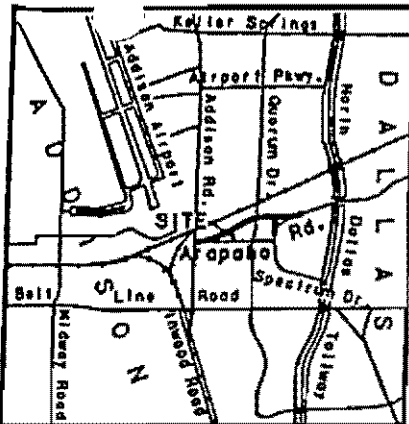
The Company also will pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF the Company has caused this policy to be signed and sealed, to be valid when Schedule A is countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

## EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking that has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy;
  - (e) resulting in loss or damage that would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. The refusal of any person to purchase, lease or lend money on the estate or interest covered hereby in the land described in Schedule A because of unmarketability of the title.
5. Any claim which arises out of the transaction vesting in the person named in paragraph 3 of Schedule A the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or other state or federal creditors' rights laws that is based on either
  - (i) the transaction creating the estate or interest insured by this Policy being deemed a fraudulent conveyance or fraudulent transfer or a voidable distribution or voidable dividend,
  - (ii) the subordination or recharacterization of the estate or interest insured by this Policy as a result of the application of the doctrine of equitable subordination or
  - (iii) the transaction creating the estate or interest insured by this Policy being deemed a preferential transfer except where the preferential transfer results from the failure of the Company or its issuing agent to timely file for record the instrument of transfer to the insured after delivery or the failure of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.



BASIS OF BEARINGS: ... BEARING OF  $S 00^{\circ}11'10'' E$  ALONG THE WEST RIGHT-OF-WAY LINE OF QUORUM DRIVE AS PER DEED TO THE TOWN OF ADDISON, RECORDED IN VOLUME 80099, PAGE 00021, DEED RECORDS, DALLAS COUNTY, TEXAS.

### G.W. FISHER SURVEY ABSTRACT NO. 482

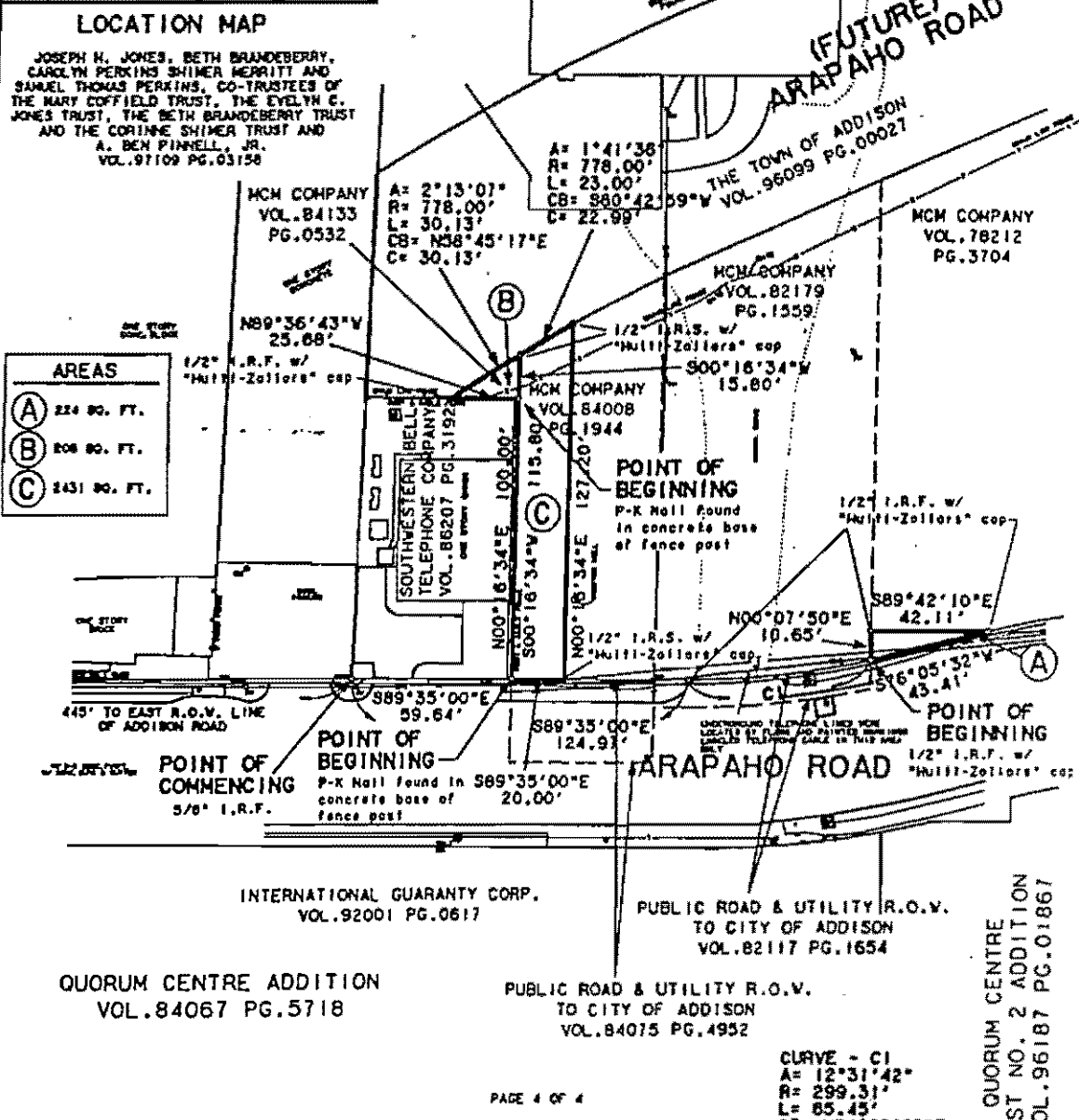
DALLAS AREA RAPID TRANSIT  
VOL.96099 PG.05197

#### LOCATION MAP

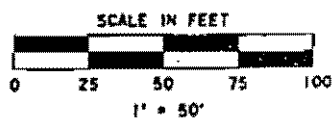
JOSEPH H. JONES, BETH BRANDBERRY, CAROLYN PERKINS SHIMER MERRITT AND SAMUEL THOMAS PERKINS, CO-TRUSTEES OF THE MARY COFFIELD TRUST, THE EVELYN C. JONES TRUST, THE BETH BRANDBERRY TRUST AND THE CORINNE SHIMER TRUST AND A. BEN PINNELL, JR.  
VOL.97109 PG.03158

AREAS	
(A)	224 SQ. FT.
(B)	208 SQ. FT.
(C)	2431 SQ. FT.

Tract 4  
Tract 1



CURVE - C1  
A =  $12^{\circ}31'42''$   
R = 299.31'  
L = 85.45'  
CB =  $N84^{\circ}09'09'' E$   
C = 85.32'



This is to certify that the above survey was made under my supervision on September 12, 1997, and that the lines and bounds shown herein are true and correct to the best of my knowledge.  
For Huitt-Zollars, Inc.  
*Eric J. Yanoudy* 9-16-97  
ERIC J. YANOUDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

**HUITT-ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS/214-871-3311

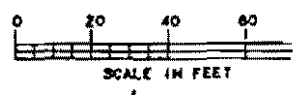
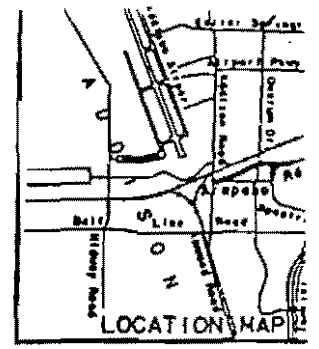
LAND TITLE SURVEY

FOR: Town of Addison Public Works  
18500 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. A, B, C  
OWNER: MCM COMPANY  
AREA: 224/206/2431 SF DATE: 9/12/1997

3-1 3-2

# SOUTHWESTERN BELL TELEPHONE CO.

DALLAS AREA RAPID TRANSIT  
VOL. 96169 PG. 04485



G.V. FISHER SURVEY ABSTRACT NO. 482

CL. STA. 453.10 ARAPAHO RD.  
CL. STA. 347.69 EXISTING ARAPAHO RD.

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

DALLAS AREA RAPID TRANSIT  
VOL. 96099 PG. 05197

THE TOWN OF ADDISON  
VOL. 96099 PG. 00027

TRACT 2  
3-1 0.0076 AC.

TRACT 3  
3-2 0.0113 AC.

CURVE 1  
A = 2°12'20"  
R = 778.00'  
L = 29.95'  
CB = 856°32'34"  
C = 29.95'

CURVE 2  
A = 0°33'49"  
R = 882.00'  
L = 8.48'  
CB = 835°43'19"  
C = 8.48'

CURVE 3  
A = 38°14'51"  
R = 95.00'  
L = 63.42'  
CB = 866°12'59"  
C = 62.25'

I.R.F. = IRON ROD FOUND  
I.R.S. = IRON ROD SET  
WITH HUITT-ZOLLARS CAP

POINT OF BEGINNING  
PARCEL 3-1  
1/2" I.R.S.

SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 86207 PG. 3192

MCM COMPANY  
VOL. 78212 PG. 3704  
VOL. 82179 PG. 1558  
VOL. 82179 PG. 1559  
VOL. 84008 PG. 1944  
VOL. 84133 PG. 0532

V CUT SET  
IN CONC.

POINT OF COMMENCING  
PARCEL 3-1  
POINT OF BEGINNING  
PARCEL 3-2  
5/8" I.R.F.

ARAPAHO ROAD (EXISTING)

QUORUM CENTRE ADDITION  
VOL. 84067 PG. 5718

PAGE 3 OF 3

This is to certify that the above survey was made under my supervision on June 12, 1997 and that the notes and bounds shown thereon are true and correct to the best of my knowledge.

This drawing may not be reproduced without the written permission of Eric J. Yarnold, Registered Professional Land Surveyor.

For HUITT-ZOLLARS

*Eric J. Yarnold*  
9-16-97  
ERIC J. YARNOLD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

INTERNATIONAL GUARANTY CORP.  
VOL. 92001 PG. 0617

BASED ON RECORDS: The bearing of S 00°00'00" E along the west right-of-way line of Quorum Drive as set forth in the Town of Addison, recorded in Volume 90008, Page 02007, Deed Records, Dallas County, Texas.

HUITT-ZOLLARS  
3121 HICKORY AVENUE, SUITE 800  
DALLAS, TEXAS 75211-3311

ARAPAHO ROAD  
RIGHT-OF-WAY EXHIBIT  
TOWN OF ADDISON, TEXAS

For Town of Addison Public Works  
16801 Vestigrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 3-1, 3-2  
OWNER: SOUTHWESTERN BELL TELEPHONE  
AREA: 0.0189 ACRE DATE: SEPT. 12, 1997

*Bell  
conveys  
to  
Addison*

DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION  
VOL. 3088 PC-178

QUORUM DRIVE 80' R.O.W.

ARAPAHO ROAD

2 poss to R but Five lane  
consider Buffer

25'

25'

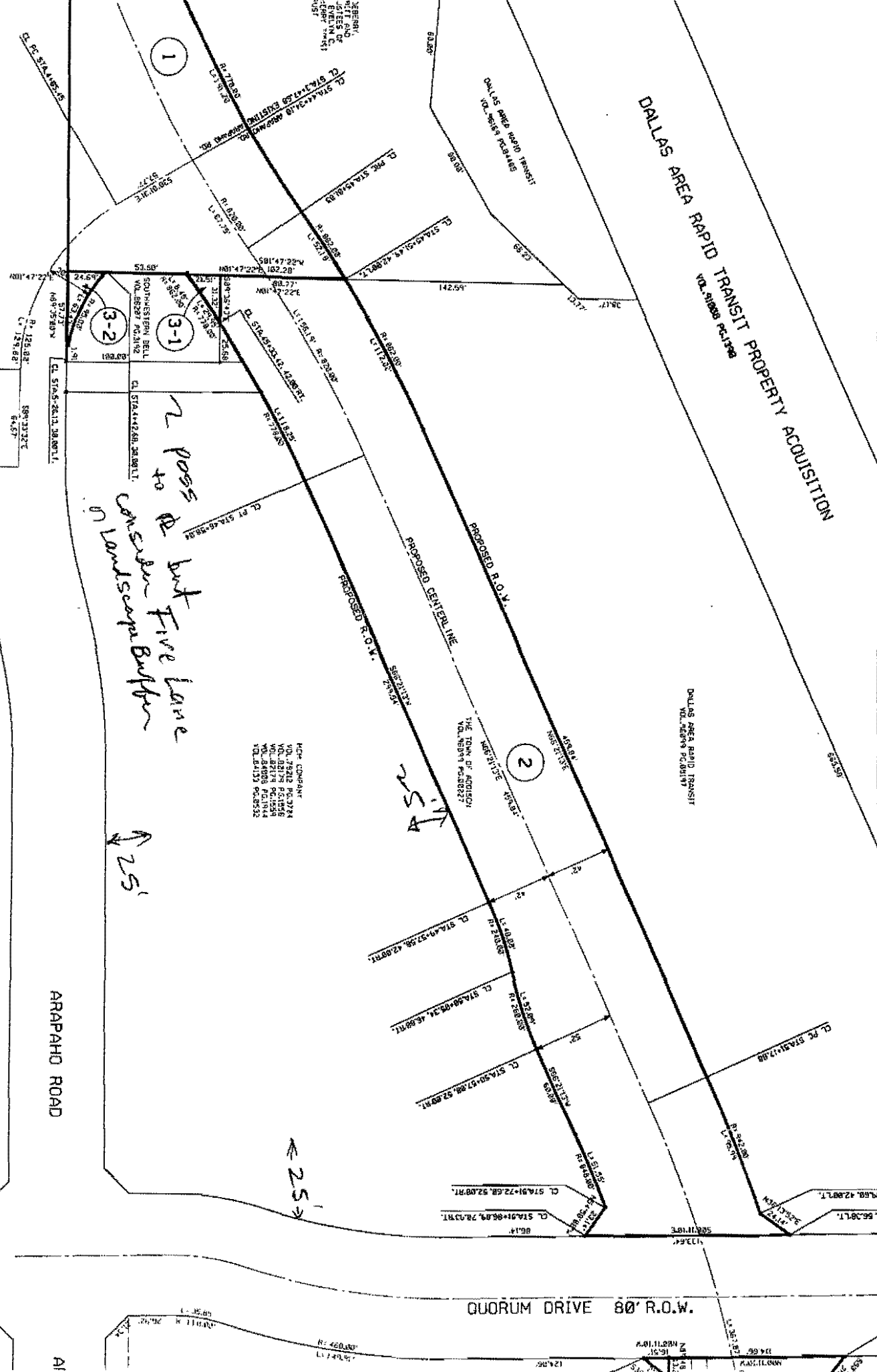
NSA

1

3-2

3-1

2



MCM COMPANY  
VOL. 79212 PC-378  
VOL. 82179 PC-128  
VOL. 84008 PC-1344  
VOL. 84133 PC-8532

THE TOWN OF APODACA  
VOL. 8099 PC-80227

DALLAS AREA RAPID TRANSIT  
VOL. 3088 PC-178

REPRESENTED BY  
JAMES W. BRYAN  
REGISTERED PROFESSIONAL ENGINEER  
NO. 10143



15 PC 9710686 (Ace)

1284

State of Texas § 01/02/98 799465 \$15.00  
County of Dallas § Deed

**SPECIAL WARRANTY DEED**

**DATE:** October 24, 1997

**GRANTOR'S NAME:** MCM Company, a Texas Partnership of Hobart I. Moses and James R. Cline

**GRANTEE'S NAME:** Town of Addison, Texas

**GRANTEE'S ADDRESS:** Addison Town Hall  
5300 Belt Line Road  
Addison, Texas 75240

**CONSIDERATION:**

Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor.

**PROPERTY DESCRIPTION:**

- (a) 2,431 square feet tract of land situated in Dallas County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto;
- (b) the buildings, structures, fixtures, and improvements, if any, located on the land;
- (c) all interest of Grantor, if any, in (i) strips and gores between the land and abutting properties, and (ii) land lying in or under the bed of any street, alley, road or right-of-way, abutting or adjacent to the land; and
- (d) all rights and appurtenances associated with the foregoing.

The land, improvements, and appurtenances described above are referred to collectively as the "Property."

**CONVEYANCE:**

Grantor, for the stated consideration, hereby grants, bargains, sells, transfers, assigns, and conveys to Grantee the Property, to have and hold the Property, subject to the Permitted Exceptions (defined below) to Grantee, Grantee's heirs, executors, administrators, successors,

COPY

or assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

**PERMITTED EXCEPTIONS**

This conveyance is made and accepted subject to the Permitted Exceptions described in Exhibit "B" attached hereto

**MISCELLANEOUS:**

When the context requires, singular nouns and pronouns include the plural.

EXECUTED effective as of (but not necessarily on) the date first above written.

MCM Company, a Texas Partnership of  
Hobart I. Moses and James R. Cline

By: *James R. Cline*  
Print Name: James R. Cline

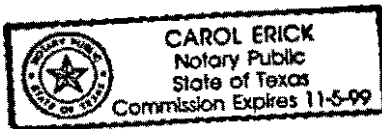
Title:

State of Texas           §  
                                  §  
County of Dallas       §

This instrument was acknowledged before me on this 10<sup>th</sup> day of November 1997, by JAMES R. CLINE an authorized representative of MCM Company, a Texas Partnership of Hobart I. Moses and James R. Cline, on behalf of said company.

*Carol Erick*  
Notary Public, State of Texas  
Printed name: CAROL ERICK

Commission Expires:



## LAND DESCRIPTION

BEING 2,431 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being part of a tract of land as described in instruments to MCM Company as recorded in Volume 84008, Page 1944 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a P-K nail found in concrete base of fence post for the southeast corner of the SWBT tract for the POINT OF BEGINNING;

THENCE South 89 degrees 35 minutes 00 seconds East continuing along the north right-of-way line of Arapaho Road and south line of the MCM Company tract a distance of 20.00 feet to a 1/2 inch iron rod set with "Huit-Zollars" cap for a corner;

THENCE North 00 degrees 16 minutes 34 seconds East parallel with and 20 feet from the east line of said SWBT tract a distance of 127.20 feet to a 1/2 inch iron set with "Huit-Zollars" cap on the southerly line of a 168,918 square foot tract of land as described in instrument to the Town of Addison, as recorded in Volume 96099, Page 00027, Deed Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the left, having a central angle of 1 degree 41 minutes 36 seconds, a radius of 778.00 feet, and being subtended by a 22.99 foot chord bearing South 60 degrees 42 minutes 39 seconds West;

THENCE Southwesterly along said curve to the left, along the southerly line of said Town of Addison tract an arc distance of 23.00 feet to a 1/2 inch iron rod set with "Huit-Zollars" cap for a corner;

THENCE South 00 degrees 16 minutes 34 seconds West along a projection of and along east line of said SWBT tract a distance of 115.80 feet to the POINT OF BEGINNING and CONTAINING 2,431 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

Exhibit. " A"

Permitted Reservations From and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, conditions, covenants, and other instruments of record.

Exhibit "B"

98001 04669

PC 97106865 (A.C.C.)

15

1285

Deed 01/02/98 799467 \$15.00

State of Texas

§  
§  
§

County of Dallas

**SPECIAL WARRANTY DEED**

**DATE:** October 24, 1997

**GRANTOR'S NAME:** MCM Company, a Texas Partnership of Hobart I. Moses and James R. Cline

**GRANTEE'S NAME:** Town of Addison, Texas

**GRANTEE'S ADDRESS:** Addison Town Hall  
5300 Belt Line Road  
Addison, Texas 75240

**CONSIDERATION:**

Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor.

**PROPERTY DESCRIPTION:**

- (a) 206 square feet tract of land situated in Dallas County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto;
- (b) the buildings, structures, fixtures, and improvements, if any, located on the land;
- (c) all interest of Grantor, if any, in (i) strips and gores between the land and abutting properties, and (ii) land lying in or under the bed of any street, alley, road or right-of-way, abutting or adjacent to the land; and
- (d) all rights and appurtenances associated with the foregoing.

The land, improvements, and appurtenances described above are referred to collectively as the "Property."

COPY

**CONVEYANCE:**

Grantor, for the stated consideration, hereby grants, bargains, sells, transfers, assigns, and conveys to Grantee the Property, to have and hold the Property, subject to the Permitted Exceptions (defined below) to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

**PERMITTED EXCEPTIONS**

This conveyance is made and accepted subject to the Permitted Exceptions described in Exhibit "B" attached hereto

**MISCELLANEOUS:**

When the context requires, singular nouns and pronouns include the plural.

EXECUTED effective as of (but not necessarily on) the date first above written.

MCM Company, a Texas Partnership of  
Hobart I. Moses and James R. Cline

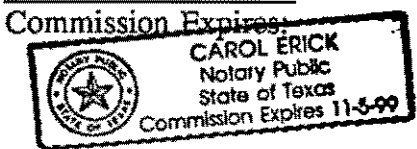
By: *James R. Cline*  
Print Name: James R. Cline

Title:

State of Texas            §  
  §  
County of Dallas        §

This instrument was acknowledged before me on this 10<sup>th</sup> day of November 1997, by JAMES R. CLINE, an authorized representative of MCM Company, a Texas Partnership of Hobart I. Moses and James R. Cline, on behalf of said company.

*Carol Erick*  
Notary Public, State of Texas  
Printed name: CAROL ERICK



## LAND DESCRIPTION

BEING 206 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 84008, Page 1944 and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a P-K nail found in concrete base of fence post for the southeast corner of the SWBT tract;

THENCE North 00 degrees 16 minutes 34 seconds East along the east line of said SWBT tract a distance of 100.00 feet to a P-K nail found in concrete base of fence post for the northeast corner of said SWBT tract, said nail being the POINT OF BEGINNING;

THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said SWBT tract a distance of 25.68 feet to a 1/2 inch iron rod found with "Huit-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the right, having a central angle of 2 degrees 13 minutes 07 seconds, a radius of 778.00 feet, and being subtended by a 30.13 foot chord bearing North 58 degrees 45 minutes 17 seconds East;

THENCE Northeasterly along said curve to the right, an arc distance of 30.13 feet to a 1/2 inch iron rod set with "Huit-Zollars" cap for a corner;

THENCE South 00 degrees 16 minutes 34 seconds West a distance of 15.80 feet to the POINT OF BEGINNING, and CONTAINING 206 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

Exhibit "A"

**Permitted Reservations From and Exceptions to Conveyance and Warranty:**

This deed is subject to all easements, conditions, covenants, and other instruments of record.

**Exhibit "B"**

98001 04674



# COWLES & THOMPSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

801 MAIN STREET, SUITE 4000  
DALLAS, TEXAS 75202-3793

TELEPHONE (214) 672-2000

METRO (972) 263-0005

FAX (214) 672-2020

CHARLES SORRELLS  
(1925-1982)

114 E. LOUISIANA ST., SUITE 200  
MCKINNEY, TEXAS 75068-4463  
TELEPHONE (972) 642-5000

100 W. ADAMS AVE., SUITE 321  
P.O. BOX 786  
TEMPLE, TEXAS 76503-0786  
TELEPHONE (254) 771-2800

ONE AMERICAN CENTER, SUITE 777  
809 E.S.E. LOOP 323  
TYLER, TEXAS 75701-8684  
TELEPHONE (903) 679-7500

HARDY E. THOMPSON, III  
(214) 672-2103  
HETHOMP@CTPC.LAW.COM

December 2, 1997

## VIA FAX

214-464-7652

Ms. Pat Ingram  
Manager, Real Estate  
Southwestern Bell Telephone Co.  
3 Bell Plaza, 18th Floor  
308 S. Akard  
Dallas, Tx 75220

Re: Real Estate Transactions Between The Town of Addison, Southwestern Bell Telephone Company and MCM Company; Title Company GF#: PC97106865

Dear Ms. Ingram:

For your convenience, I am enclosing a copy of my letter of November 11 concerning the above-referenced matter. I know with the holidays and the year-end coming up, people in your department are extremely busy. It is my understanding that only two items are needed from your office in order for us to go forward to close and fund this transaction. Would you please see if someone could obtain and forward to the title company a copy of the Resolution and Good Standing Certificate as set out in my letter of November 11.

If there are any questions, please have someone give me a call. I appreciate your help and your assistance in getting this matter wrapped up at your earliest opportunity. The Town is ready to begin construction on this project and has asked that we try to finalize all title issues.

Again, thanks for your help.

Sincerely,

  
Hardy E. Thompson, III

HET/mts  
Enclosure

Ms. Pat Ingram  
Page 2  
December 2, 1997

cc:

Ms. Carol Erick  
Escrow Officer  
Hexter-Fair Title Company  
8333 Douglas  
Suite 130  
Dallas, TX 75225  
(w/enclosure)

Mr. Jim Pierce  
Town of Addison  
5300 Belt Line Road  
P. O. Box 144  
Addison, TX 75001-0144  
(w/enclosure)

**TOWN OF ADDISON  
PAYMENT AUTHORIZATION MEMO**

DATE 11 17 97

CLAIM # \_\_\_\_\_

CHECK AMOUNT \$ 26,028.97

COPY

Vendor No. 5766  
 Vendor Name Hextar-Fair Title Co.  
 Address 8333 Douglas Ave., Suite 130  
 Address Dallas  
 Address Texas  
 Zip Code 75225

INVOICE # OR DESCRIPTION	FUND	DEPT	OBJ	PROJ	SAC	AMOUNT
	(00)	(000)	(00000)	(00000)	(000)	(0000.00)
see attached						26,028.97
<b>TOTAL</b>						<b>\$26,028.97</b>

EXPLANATION Arapaho Road Realignment  
For purchase of property from MCM Co.  
Property will be deeded to Southwestern  
Bell as a cure for damages to their  
property from Arapaho Rd. ROW acquisition

J. J. J.  
 AUTHORIZED SIGNATURE

FINANCE

TITLE CO.: Hexter Title Company

SETTLEMENT STATEMENT

Date.: November 18, 1997

File #: FC2712465

Property: Apache Road Resubdivision, Addison, Tx

Dallas County, Texas

Seller: HCN Company, a Texas General Partnership

Buyer: Town of Addison

Place of Closing: 8333 Douglas Avenue, Suite 130, Dallas, Texas 75225  
Hexter-Fair Title Company

BUYER'S STATEMENT

CHARGES TO BUYER

Purchase Price.....	\$ 24,310.00
City, Town Taxes 11/18/97 to 1/1/98.....	3.92
County Taxes 11/18/97 to 1/1/98.....	2.80
School Tax 11/18/97 to 1/1/98.....	19.99
Title Insurance to Hexter-Fair Title Company.....	398.00
Courier Fee to Hexter-Fair Title Company.....	30.00
Escrow Fee to Hexter-Fair Title Company.....	180.00
Tax Certificates to Hexter-Fair Title Company.....	27.75
Overnight Delivery to Hexter-Fair Title Company.....	
Reimbursement for Survey to HCN Company.....	1,018.44
Recording Fees to Dallas County Clerk.....	42.00

TOTAL CHARGES .....\$ 26,028.97

CREDITS TO BUYER

TOTAL CREDITS .....\$

TOTAL CASH REQUIRED BY BUYER .....\$ 26,028.97

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement.

Purchaser understands that tax and insurance provisions and reserves were based on figures for the preceding year or supplied by others or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes HEXTER-FAIR TITLE COMPANY to make disbursements and distributions as shown above and approve same for payment. The undersigned also acknowledges receipt of Loan funds, if applicable, in the amount shown above and receipt of a copy of this Statement.

Town of Addison

BUYER By: \_\_\_\_\_

Hexter-Fair Title Company

\_\_\_\_\_  
CLOSING OR ESCROW AGENT

*To: Mike @ 672 2020*

**COWLES & THOMPSON**

**A Professional Corporation**

**Attorneys at Law**

**901 Main Street, Suite 4000**

**Dallas, TX 75202-3793**

**Telephone (214) 672-2000**

**Fax (214) 672-2020**

**FACSIMILE COVER PAGE**

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Date: 11-17-97 Time: \_\_\_\_\_

Total Number of Pages (including this sheet): 2

Normal/Rush: Rush

Client/Matter #: 3195-25211

TO: (1) ALYSSA  
(2) \_\_\_\_\_  
(3) \_\_\_\_\_

FAX: 972-450-2837  
FAX: \_\_\_\_\_  
FAX: \_\_\_\_\_

FROM: "Mike" Johnson

Direct Dial #: (214) 672-2531

MESSAGE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IF YOU HAVE ANY PROBLEMS WITH THIS TRANSMISSION,  
PLEASE CALL OUR SERVICE CENTER**

**AT (214) 672-2508**

**OR \_\_\_\_\_ AT (214) 672-\_\_\_\_\_**

Thank you.

972-239-3771

TOWN OF  
**ADDISON**

**PUBLIC WORKS**

To: J.B. Cline

From: James C. Pierce, Jr., P.E., DEE

Company: MCM Co

Assistant City Engineer

Phone: 972/450-2879

FAX: 972/450-2837

FAX #: 972-239-3773

Date: 11-12-97

16801 Westgrove

P.O. Box 144

Re: Real Estate Transactions

# of pages (including cover): 2

Addison, TX 75001

Original in mail

Per your request

FYI

Call me

Comments:

Attached is a partial copy of a  
letter we received from our  
attorney regarding an item discovered  
in the title search that needs to  
be cleared up. Our attorney working  
on this is Hardy E. Thompson, III  
at Cowles & Thompson, phone 214-672-2103.  
It looks like the closing will have  
to be postponed again.

Jim

**COWLES & THOMPSON**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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

TELEPHONE (214) 872-2000

METRO (872) 283-0005

FAX (214) 872-2020

CHARLES CORRELLI  
(1823-1882)

114 E. LOUISIANA ST., SUITE 200  
MCINNEY, TEXAS 75088-4483  
TELEPHONE (872) 642-6000

100 W. ADAMS AVE., SUITE 327  
P.O. BOX 786  
TEMPLE, TEXAS 76783-0785  
TELEPHONE (254) 771-2800

ONE AMERICAN CENTER, SUITE 777  
808 E.S.E. LOOP 323  
TYLER, TEXAS 75701-8884  
TELEPHONE (800) 578-7500

HARDY E. THOMPSON, III  
(214) 872-2103  
HETHOMP@CTCLAW.COM

November 11, 1997

**VIA FAX**  
**972-450-2837**

Mr. Jim Pierce  
Town of Addison  
P.O. Box 144  
Addison, TX 75001-0144

Re: Arapaho Road Realignment - Land Acquisition

Dear Jim:

I have two problems to deal with in terms of the title to these pieces of property, according to the report from the Title Company. It is reported that an abstract of judgment dated June 5, 1997 styled "Dallas Galleria Ltd. v. MCM of Dallas, Inc. d/b/a MCM, was filed for record on June 19, 1997 and recorded in Volume 97120 at Page 4966 of the Abstract of Judgment records of Dallas County, Texas in the amount of \$189,166.42, plus costs, interest and attorney fees." I have requested a copy of that Abstract Judgment so that we can furnish it to Mr. Cline. Please notify Mr. Cline of this matter and confirm whether or not this judgment is against his partnership. If it is not, we need to work with the Title Company to establish that his partnership is not the same entity that has this judgment against it in order to delete this exception. If we are unable to do that, the proceeds of the sale will have to be held in escrow until the matter is resolved. In addition, the Title Company is requiring that it receive a copy of the MCM Company Partnership Agreement and they want it to be accompanied by a recordable affidavit stating that the Partnership Agreement is still in full force and effect, giving the names of all its current partners and the Title Company is requiring all partners to join as signatories to the Deed.

As a result of these issues, I do not see how we can possibly close this transaction tomorrow.

MODE = TRANSMISSION START=11-12 <sup>9:04AM</sup> ~~10:04AM~~ END=11-12 <sup>9:05AM</sup> ~~10:05AM~~

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
001	OK		99722393773	002

-Addison Svc Ctr -Upstairs-



## COWLES & THOMPSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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CHARLES SORRELLS  
(1925-1982)

114 E. LOUISIANA ST., SUITE 200  
McKINNEY, TEXAS 75068-4483  
TELEPHONE (872) 542-6000

100 W. ADAMS AVE., SUITE 321  
P.O. BOX 786  
TEMPLE, TEXAS 76603-0786  
TELEPHONE (254) 771-2800

ONE AMERICAN CENTER, SUITE 777  
809 E.S.E. LOOP 323  
TYLER, TEXAS 75701-8584  
TELEPHONE (803) 678-7500

HARDY E. THOMPSON, III  
(214) 672-2103  
HETHOMP@CTPLAW.COM

November 11, 1997

**VIA FAX**  
**214-464-7652**

Ms. Pat Ingram  
Manager, Real Estate  
Southwestern Bell Telephone Co.  
3 Bell Plaza, 18th Floor  
308 S. Akard  
Dallas, Tx 75220

Re: Real Estate Transactions Between The Town of Addison, Southwestern Bell Telephone Company and MCM Company; Title Company GF#: PC97106865

Dear Ms. Ingram:

Hexter-Fair Title Company has required that they receive the following items in connection with this sale of property to Addison:

1. "Properly executed corporate resolution in recordable form of the Board of Directors of Southwestern Bell Telephone Company authorizing the proposed transaction and establishing authority of the officers to act on behalf of the corporation."
2. "Satisfactory proof from the Secretary of State (Texas) that the corporation is in good standing and authorized to do business in Texas."

I assume these are both standard items which are readily available in your office. Because of these Title Company items and those relating to MCM Company, I expect our Closing to be postponed again, but only for a few days. Please let me know if there is any difficulty in obtaining these two items. I have forwarded the Deeds you sent me to the Title Company.

Sincerely,

Hardy E. Thompson, III

HET/mj

**COWLES & THOMPSON, PC**

Attorneys at Law  
Suite 4000, 901 Main Street  
Dallas, TX 75202-3793  
Telephone (214) 672-2000  
Fax (214) 672-2020

*Hi Priority*

**FACSIMILE COVER PAGE**

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**IF YOU HAVE ANY PROBLEMS WITH THIS TRANSMISSION, PLEASE  
CALL (214) 672-2000 AND ASK FOR THE SENDER OF THIS FAX.**

To: Mr. Jim Pierce @ Town of Addi

Date: 11-11-97

From: Hardy

Page 1 of 3

*John - This is the 3<sup>rd</sup> time the closing has been postponed. JB says the judgement does not apply & the Title Co. knows it. JB is very upset and says if the closing is postponed once more "we won't trade". He thinks our attorney is doing a very poor job. Lets discuss -*

*Jim*

11-12-97

**COWLES & THOMPSON**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

801 MAIN STREET, SUITE 4000  
DALLAS, TEXAS 75202-3789

TELEPHONE (214) 872-2000

METRO (872) 282-0005

FAX (214) 872-2020

CHARLES CORRELL  
(1825-1882)

114 E LOUISIANA ST., SUITE 200  
MCKINNEY, TEXAS 75068-4480  
TELEPHONE (972) 542-6000

190 W ADAMS AVE., SUITE 321  
P O BOX 785  
TEMPLE, TEXAS 76703-0785  
TELEPHONE (254) 771-2800

ONE AMERICAN CENTER, SUITE 777  
808 E B E LOOP 323  
TYLER, TEXAS 75701-8884  
TELEPHONE (800) 578-7500

HARDY E. THOMPSON, III  
(214) 872-2103  
HETHOMP@CTFCLAW.COM

November 11, 1997

**VIA FAX  
972-450-2837**

Mr. Jim Pierce  
Town of Addison  
P.O. Box 144  
Addison, TX 75001-0144

Re: Arapaho Road Realignment - Land Acquisition

Dear Jim:

I have two problems to deal with in terms of the title to these pieces of property, according to the report from the Title Company. It is reported that an abstract of judgment dated June 5, 1997 styled "Dallas Galleria Ltd. v. MCM of Dallas, Inc. d/b/a MCM, was filed for record on June 19, 1997 and recorded in Volume 97120 at Page 4966 of the Abstract of Judgment records of Dallas County, Texas in the amount of \$189,166.42, plus costs, interest and attorney fees." I have requested a copy of that Abstract Judgment so that we can furnish it to Mr. Cline. Please notify Mr. Cline of this matter and confirm whether or not this judgment is against his partnership. If it is not, we need to work with the Title Company to establish that his partnership is not the same entity that has this judgment against it in order to delete this exception. If we are unable to do that, the proceeds of the sale will have to be held in escrow until the matter is resolved. In addition, the Title Company is requiring that it receive a copy of the MCM Company Partnership Agreement and they want it to be accompanied by a recordable affidavit stating that the Partnership Agreement is still in full force and effect, giving the names of all its current partners and the Title Company is requiring all partners to join as signatories to the Deed.

Separately, I am going to be dealing with Southwestern Bell Telephone Company to help get some of the issues resolved that the Title Company has raised with them which include satisfactory proof from the Texas Secretary of State that Southwestern Bell is a Corporation in good standing and that the individuals who sign on behalf of the Corporation have been authorized to do so.

As a result of these issues, I do not see how we can possibly close this transaction tomorrow.

Mr. Jim Pierce  
November 11, 1997  
Page Two

Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Hardy E. Thompson III".

Hardy E. Thompson, III

HET/mj

**COWLES & THOMPSON, PC**

Attorneys at Law  
Suite 4000, 901 Main Street  
Dallas, TX 75202-3793  
Telephone (214) 672-2000  
Fax (214) 672-2020

**FACSIMILE COVER PAGE**

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Date: November 5, 1997 Time: \_\_\_\_\_

Total Number of Pages (including this sheet): 3

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

TO: (1) Mr. James Cline FAX: 972-239-3773  
(2) Ms. Pat Ingram 464-7652  
(3) Mr. Jim Pierce 972-450-2837  
(4) Ms. Carol Erick 987-3351

FROM: Hardy Thompson Direct Dial #: (214) 672-2103

MESSAGE:

**IF YOU HAVE ANY PROBLEMS WITH THIS TRANSMISSION,  
PLEASE CALL OUR SERVICE CENTER  
AT (214) 672-2508  
or "Mike" at (214) 672-2531**

Thank you.

**COWLES & THOMPSON**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

801 MAIN STREET, SUITE 4000  
DALLAS, TEXAS 75202-3788

TELEPHONE (214) 672-2000

METRO (972) 283-0000

FAX (214) 672-2020

CHARLES SCHWAB  
(512) 352-1000118 E. LOUISIANA ST., SUITE 300  
MCKINNEY, TEXAS 75068-4482  
TELEPHONE (972) 642-6000100 W. ADAMS AVE., SUITE 521  
P.O. BOX 788  
TEMPLE, TEXAS 76708-0788  
TELEPHONE (254) 771-2800ONE AMERICAN CENTER, SUITE 777  
800 E. L. LOOP 823  
TYLER, TEXAS 75701-8824  
TELEPHONE (903) 678-7500HARDY E. THOMPSON, III  
(214) 672-2100  
HETTHOMP@STPINK.HK.COM

November 5, 1997

VIA FAX  
972-239-3773Mr. James R. Cline  
MCM CompanyVIA FAX  
214-464-7652Ms. Pat Ingram  
Manager, Real Estate  
Southwestern Bell Telephone Co.  
3 Bell Plaza, 18th Floor  
308 S. Akard  
Dallas, Tx 75220Re: Real Estate Transactions Between The Town of Addison, Southwestern Bell  
Telephone Company and MCM Company; Title Company GF#: PC97106865

Dear Mr. Cline and Ms. Ingram:

In order to get documents finalized and have everything in order as it should be, the Closing of the above-referenced transaction has been further postponed from today at 2:00 to Wednesday, November 12, 1997 at 2:00 p.m.

To acknowledge your receipt of notification of this change, please sign in the space indicated below and return a copy of this letter to me via fax. My fax number is 214-672-2020.

Please do not hesitate to call me if you have any questions.

Sincerely,



Hardy E. Thompson, III

HET/mj

cc: Mr. Jim Pierce  
Fax: 972-450-2837

Ms. Carol Erick  
Fax: 987-3351

MCM Company consents to rescheduling the Closing of this transaction from November 5, 1997 to November 12, 1997 at 2:00 p.m.

\_\_\_\_\_  
Authorized Signature

Southwestern Bell Telephone Company consents to rescheduling the Closing of this transaction from November 5, 1997 to November 12, 1997 at 2:00 p.m.

\_\_\_\_\_  
Authorized Signature

Post-It® Fax Note 7671  
 To David Disney  
 Co./Dept.  
 Phone # 214-350-5676  
 Fax # 214-350-5651  
 Date 11-5-97 # of pages 1  
 From Jim Pierce  
 Co. Town of Addison  
 Phone # 972-450-2879  
 Fax #

L = 48.08'  
 CB = N72°05'34"E  
 C = 48.00'

Proposed 8" water

(PROPOSED)

ARAPAHO ROAD  
 N66°21'13"E 499.84'

THE TOWN OF ADDISON  
 VOL. 96099 PG. 0002

Proposed FH 8" ply  
 MCM COMPANY  
 VOL. 82179 PG. 1556

Proposed FH 8" ply

MCM COMPANY  
 VOL. 78212 PG. 3704

2.788 AC.

A = 18°40'18"  
 R = 380.00'  
 L = 123.83'  
 CB = S09°08'59"W  
 C = 123.29'

A = 18°40'18"  
 R = 190.00'  
 L = 61.92'  
 CB = S09°08'59"W  
 C = 61.65'

A = 13°35'07"  
 R = 359.31'  
 L = 85.20'  
 CB = S83°26'16"W  
 C = 85.00'

8" sewer

6" sewer

24" water

PUBLIC ROAD & UTILITY R.O.W.  
 TO CITY OF ADDISON  
 VOL. 82019 PG. 3346

PUBLIC ROAD & UTILITY R.O.W.  
 TO CITY OF ADDISON  
 VOL. 82117 PG. 1657

N89°46'10"W 267.99'

ARAPAHO ROAD (EXISTING)

STREET EASEMENT VOL. 82117 PG. 1699

Cut Cross Found in concrete

Exist 8" water & FH

4°47'46"  
 7°00'  
 65.12'  
 N63°57'20"E  
 65.11'

820.10  
 156.12'

127.20'  
 N89°35'00"W  
 45.33'

S76°05'32"W  
 43.41'

S00°11'10"E  
 26.09'

S45°42'50"W  
 24.00'

UNDERGROUND TELEPHONE LINES WERE LOCATED BY PLANS AND PAINTED MARKINGS LABELED TELEPHONE CABLE IN THIS AREA ONLY.

UNDERGROUND TELEPHONE LINES WERE LOCATED BY PLANS AND PAINTED MARKINGS LABELED TELEPHONE CABLE IN THIS AREA ONLY.

PUBLIC ROAD & UTILITY RIGHT-OF-WAY TO TOWN OF ADDISON VOL. 82149 PG. 0240

STREET DEDICATION VOL. 92005 PG. 0184



MODE = TRANSMISSION

START=11-05 11:59AM

END=11-05 12:00PM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
001	OK	2	92143505651	001

-Addison Svc Ctr -Upstairs-

TOWN OF  
**ADDISON**

**PUBLIC WORKS**

To: J. B. Cline

From: James C. Pierce, Jr., P.E., DEE

Company: Moses & Cline

Assistant City Engineer

Phone: 972/450-2879

FAX: 972/450-2837

FAX #: 972-239-3773

Date: 10-8-97

16801 Westgrove

P.O. Box 144

Re: Draft Deeds

# of pages (including cover): 13

Addison, TX 75001

Original in mail

Per your request

FYI

Call me

Comments:

Draft Special Warranty Deeds for:

206 ft<sup>2</sup> MCM to Addison

2431 ft<sup>2</sup> MCM to Addison

224 ft<sup>2</sup> Addison to MCM

Please review for suitability.

If OK, we will finalize

JCM

TRANSACTION REPORT

OCT- 8-97 WED 17:24

SEND

#	DATE	S. T.	NAME	TIME	PGS	NOTE	DP
01	OCT- 8	17:14	99722393773	10'12"	13	OK	

State of Texas

§  
§  
§

County of Dallas

**SPECIAL WARRANTY DEED**

**DATE:** October 24, 1997

**GRANTOR'S NAME:** MCM Company, a Texas Partnership of Hobart I. Moses and James R. Cline

**GRANTEE'S NAME:** Town of Addison, Texas

**GRANTEE'S ADDRESS:** Addison Town Hall  
5300 Belt Line Road  
Addison, Texas 75240

**CONSIDERATION:**

Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor.

**PROPERTY DESCRIPTION:**

- (a) 206 square feet tract of land situated in Dallas County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto;
- (b) the buildings, structures, fixtures, and improvements, if any, located on the land;
- (c) all interest of Grantor, if any, in (i) strips and gores between the land and abutting properties, and (ii) land lying in or under the bed of any street, alley, road or right-of-way, abutting or adjacent to the land; and
- (d) all rights and appurtenances associated with the foregoing.

The land, improvements, and appurtenances described above are referred to collectively as the "Property."

**CONVEYANCE:**

Grantor, for the stated consideration, hereby grants, bargains, sells, transfers, assigns, and conveys to Grantee the Property, to have and hold the Property, subject to the Permitted Exceptions (defined below) to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

**PERMITTED EXCEPTIONS**

This conveyance is made and accepted subject to the Permitted Exceptions described in Exhibit "B" attached hereto

**MISCELLANEOUS:**

When the context requires, singular nouns and pronouns include the plural.

EXECUTED effective as of (but not necessarily on) the date first above written.

MCM Company, a Texas Partnership of  
Hobart I. Moses and James R. Cline

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

Title:

State of Texas           §  
                                  §  
County of Dallas       §

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_, an authorized representative of MCM Company, a Texas Partnership of Hobart I. Moses and James R. Cline, on behalf of said company.

\_\_\_\_\_  
Commission Expires:

\_\_\_\_\_  
Notary Public, State of Texas  
Printed name:

BEING 206 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 84008, Page 1944 and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a P-K nail found in concrete base of fence post for the southeast corner of the SWBT tract;

THENCE North 00 degrees 16 minutes 34 seconds East along the east line of said SWBT tract a distance of 100.00 feet to a P-K nail found in concrete base of fence post for the northeast corner of said SWBT tract, said nail being the POINT OF BEGINNING;

THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said SWBT tract a distance of 25.68 feet to a 1/2 inch iron rod found with "Huitz-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the right, having a central angle of 2 degrees 13 minutes 07 seconds, a radius of 778.00 feet, and being subtended by a 30.13 foot chord-bearing North 58 degrees 45 minutes 17 seconds East;

THENCE Northeasterly along said curve to the right, an arc distance of 30.13 feet to a 1/2 inch iron rod set with "Huitz-Zollars" cap for a corner;

THENCE South 00 degrees 16 minutes 34 seconds West a distance of 15.80 feet to the POINT OF BEGINNING, and CONTAINING 206 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

Exhibit "A"

**Permitted Reservations From and Exceptions to Conveyance and Warranty:**

This deed is subject to all easements, conditions, covenants, and other instruments of record.

**Exhibit "B"**

State of Texas §  
County of Dallas §

**SPECIAL WARRANTY DEED**

**DATE:** October 24, 1997

**GRANTOR'S NAME:** MCM Company, a Texas Partnership of Hobart I. Moses and James R. Cline

**GRANTEE'S NAME:** Town of Addison, Texas

**GRANTEE'S ADDRESS:** Addison Town Hall  
5300 Belt Line Road  
Addison, Texas 75240

**CONSIDERATION:**

Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor.

**PROPERTY DESCRIPTION:**

- (a) 2,431 square feet tract of land situated in Dallas County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto;
- (b) the buildings, structures, fixtures, and improvements, if any, located on the land;
- (c) all interest of Grantor, if any, in (i) strips and gores between the land and abutting properties, and (ii) land lying in or under the bed of any street, alley, road or right-of-way, abutting or adjacent to the land; and
- (d) all rights and appurtenances associated with the foregoing.

The land, improvements, and appurtenances described above are referred to collectively as the "Property."

**CONVEYANCE:**

Grantor, for the stated consideration, hereby grants, bargains, sells, transfers, assigns, and conveys to Grantee the Property, to have and hold the Property, subject to the Permitted Exceptions (defined below) to Grantee, Grantee's heirs, executors, administrators, successors,



or assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

**PERMITTED EXCEPTIONS**

This conveyance is made and accepted subject to the Permitted Exceptions described in Exhibit "B" attached hereto

**MISCELLANEOUS:**

When the context requires, singular nouns and pronouns include the plural.

EXECUTED effective as of (but not necessarily on) the date first above written.

MCM Company, a Texas Partnership of  
Hobart I. Moses and James R. Cline

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

Title:

State of Texas §  
  §  
County of Dallas §

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_, an authorized representative of MCM Company, a Texas Partnership of Hobart I. Moses and James R. Cline, on behalf of said company.

\_\_\_\_\_  
Commission Expires:

\_\_\_\_\_  
Notary Public, State of Texas  
Printed name:

BEING 2,431 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being part of a tract of land as described in instruments to MCM Company as recorded in Volume 84008, Page 1944 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a P-K nail found in concrete base of fence post for the southeast corner of the SWBT tract for the POINT OF BEGINNING;

THENCE South 89 degrees 35 minutes 00 seconds East continuing along the north right-of-way line of Arapaho Road and south line of the MCM Company tract a distance of 20.00 feet to a 1/2 inch iron rod set with "Huit-Zollars" cap for a corner;

THENCE North 00 degrees 16 minutes 34 seconds East parallel with and 20 feet from the east line of said SWBT tract a distance of 127.20 feet to a 1/2 inch iron set with "Huit-Zollars" cap on the southerly line of a 168,918 square foot tract of land as described in instrument to the Town of Addison, as recorded in Volume 96099, Page 00027, Deed Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the left, having a central angle of 1 degree 41 minutes 36 seconds, a radius of 778.00 feet, and being subtended by a 22.99 foot chord bearing South 60 degrees 42 minutes 39 seconds West;

THENCE Southwesterly along said curve to the left, along the southerly line of said Town of Addison tract an arc distance of 23.00 feet to a 1/2 inch iron rod set with "Huit-Zollars" cap for a corner;

THENCE South 00 degrees 16 minutes 34 seconds West along a projection of and along east line of said SWBT tract a distance of 115.80 feet to the POINT OF BEGINNING and CONTAINING 2,431 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

Exhibit. " A "

**Permitted Reservations From and Exceptions to Conveyance and Warranty:**

This deed is subject to all easements, conditions, covenants, and other instruments of record.

**Exhibit "B"**

State of Texas §  
County of Dallas §

**SPECIAL WARRANTY DEED**

**DATE:** October 24, 1997

**GRANTOR'S NAME:** Town of Addison, Texas

**GRANTEE'S NAME:** MCM Company, a Texas Partnership of  
Hobart I. Moses and James R. Cline

**GRANTEE'S ADDRESS:**

**CONSIDERATION:**

Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor.

**PROPERTY DESCRIPTION:**

- (a) 224 square feet of land situated in Dallas County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto;
- (b) the buildings, structures, fixtures, and improvements, if any, located on the land;
- (c) all interest of Grantor, if any, in (i) strips and gores between the land and abutting properties, and (ii) land lying in or under the bed of any street, alley, road or right-of-way, abutting or adjacent to the land; and
- (d) all rights and appurtenances associated with the foregoing.

The land, improvements, and appurtenances described above are referred to collectively as the "Property."

**CONVEYANCE:**

Grantor, for the stated consideration, hereby grants, bargains, sells, transfers, assigns, and conveys to Grantee the Property, to have and hold the Property, subject to the Permitted Exceptions (defined below) to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to WARRANT and FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

**PERMITTED EXCEPTIONS**

This conveyance is made and accepted subject to the Permitted Exceptions described in Exhibit "B" attached hereto

**MISCELLANEOUS:**

When the context requires, singular nouns and pronouns include the plural.

EXECUTED effective as of (but not necessarily on) the date first above written.

Town of Addison

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

Title:

State of Texas            §  
                                  §  
County of Dallas         §

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_, 1997, by \_\_\_\_\_, an authorized representative of The Town of Addison, a municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Commission Expires:

\_\_\_\_\_  
Notary Public, State of Texas  
Printed name:

BEING 224 square feet land situated in the G. W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portion of a tract of land described in instrument to MCM Company as recorded in Volume 78212, Page 3704 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument to MCM Company as recorded in Volume 84133, Page 0332 of the Deed Records of Dallas County, Texas, said point also being the southeast corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86287, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract, the south line of a tract of land described in instrument to MCM Company as recorded in Volume 84008, Page 1944 of the Deed Records, Dallas County, Texas, and the south line of a tract of land described in instrument to MCM Company as recorded in Volume 82179, Page 1539 of the Deed Records, Dallas County, Texas, a distance of 124.97 feet to a 1/2 inch iron rod found with "Hult-Zollars" cap, said point being the beginning of a curve to the left, having a central angle of 12 degrees 31 minutes 42 seconds, a radius of 299.31 feet, and being subtended by a 65.32 foot chord bearing North 84 degrees 09 minutes 09 seconds East;

THENCE northeasterly along said curve to the left, an arc distance of 65.45 feet to a 1/2 inch iron rod found with "Hult-Zollars" cap on the west line of said MCM Company tract as recorded in Volume 78212, Page 3704 for the POINT OF BEGINNING;

THENCE North 00 degrees 07 minutes 50 seconds East along the west line of last mentioned MCM Company tract a distance of 10.65 feet to a 1/2 inch iron rod found with "Hult-Zollars" cap at the northwest corner of an easement for street purposes granted by the City of Addison, Texas as described in instrument recorded in Volume 78212, Page 3699 of the Deed Records, Dallas County, Texas;

THENCE South 89 degrees 42 minutes 10 seconds East along the north line of said easement a distance of 42.11 feet to a 1/2 inch iron rod found with "Hult-Zollars" cap for a corner;

THENCE South 76 degrees 05 minutes 32 seconds West a distance of 43.41 feet to the POINT OF BEGINNING, and CONTAINING 224 square feet of land, more or less.

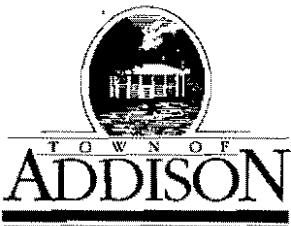
Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 0027 of the Deed Records of Dallas County, Texas.

Exhibit "A"

**Permitted Reservations From and Exceptions to Conveyance and Warranty:**

This deed is subject to all easements, conditions, covenants, and other instruments of record.

**Exhibit "B"**



**Public Works / Engineering**  
 16801 Westgrove • P.O. Box 144  
 Addison, Texas 75001  
 Telephone: (214) 450-2871 • Fax: (214) 931-6643

**LETTER OF TRANSMITTAL**

DATE	10-7-97	JOB NO.	
ATTENTION	J. B. Cline		
RE:	Purchase & Exchange of Property		

TO Moses & Cline  
4800 Broadway Suite B  
Addison, TX 75001

**GENTLEMAN:**

- WE ARE SENDING YOU**
- Attached
  - Under separate cover via \_\_\_\_\_ the following items:
  - Shop Drawings
  - Prints
  - Plans
  - Samples
  - Specifications
  - Copy of letter
  - Change order
  - \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
3			Purchase Agreement " 20 Foot Strip "
3			Exchange Agreement - MCM Property for Addison Property

**THESE ARE TRANSMITTED as checked below:**

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

**REMARKS** For Signatures - Please Return all  
3 copies to me. Closing has been scheduled  
for Oct 24th.

Thanks

Returned signed  
10-8-97 and given  
to Hardy Thompson

**COPY TO** \_\_\_\_\_

**SIGNED:** Jim Peice

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



## PURCHASE AGREEMENT

This Purchase Agreement is entered into by MCM Company, a Texas Partnership of Hobart I. Moses and James R. Cline ("MCM") and the Town of Addison ("Addison").

**WHEREAS**, Addison is undertaking the realignment of Arapaho Road in order to provide for the improved safety and welfare of its citizens; and

**WHEREAS**, a portion of the right of way for the realigned Arapaho Road includes certain land owned by Southwestern Bell Telephone Company, which is being conveyed to Addison pursuant to a Settlement Agreement between Southwestern Bell Telephone Company and Addison; and

**WHEREAS**, Addison desires to purchase and MCM desires to sell to Addison a tract of real property, described below, in order that Addison may carry out its obligations to Southwestern Bell Telephone Company pursuant to the Settlement Agreement;

**NOW, THEREFORE**, in consideration of the parties' covenants and promises to each other, the parties agree as follows:

1. MCM agrees to sell and convey by warranty deed to Addison and Addison agrees to purchase all right, title, and interest in that certain tract or parcel of real property containing 2,431 square feet of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and shown as Parcel C on the map attached hereto as Exhibit I, and more particularly described in Exhibit II which is attached hereto and incorporated herein (the "Property").

2. The purchase price for the Property is Twenty-four Thousand Three Hundred Ten and No/100 (\$24,310.00) Dollars which is payable in full, in cash, at Closing. In addition, Addison agrees to pay all costs to have the Property surveyed and described by metes and bounds, and to pay all costs to have the remaining tract of property owned by MCM which is abutting the east side to the Property surveyed and described by metes and bounds, and Addison agrees to reimburse MCM the sum of One Thousand Fifty-five and 44/100 (\$1,055.44) Dollars which is the cost of a survey previously paid for by MCM which is now obsolete (collectively the costs of such additional surveys and reimbursement for survey now obsolete to be the "Additional Consideration"). The parties understand and agree that the Purchase Price and the Additional Consideration, combined, are equal to the fair market value of the Property.

3. The Closing of this purchase and sale shall take place at Hexter-Fair Title Company, 8333 Douglas, Suite 130, Dallas, Texas 75225, attention Ms. Carol Erick, 214-373-9999, and shall occur on or before noon on October 24, 1997. Addison agrees to pay all closing costs. Each party shall pay for its own attorney fees. The conveyance to be made pursuant to this Agreement shall be made and accepted subject to easements and restrictions of record.

4. The parties hereto warrant and represent, each to the other, the authority of the person signing below to act on behalf of such party, and that this transaction has been duly authorized.

WITNESS our hands this \_\_\_\_\_ day of October, 1997.

MCM COMPANY, A Texas Partnership of  
Hobart I. Moses and James R. Cline

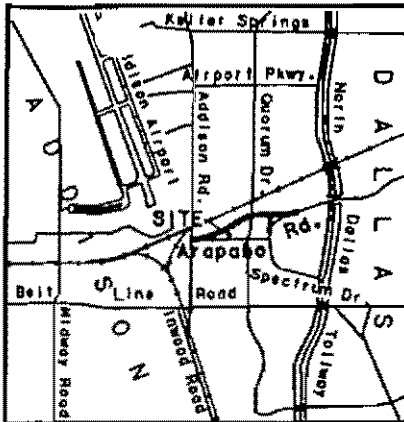
By: \_\_\_\_\_  
James R. Cline, Partner and  
Authorized Representative

TOWN OF ADDISON

By: \_\_\_\_\_  
Ron Whitehead, City Manager

ATTEST:

\_\_\_\_\_  
Carmen Moran, City Secretary



BASIS OF BEARINGS: BEARING OF 3°00'11"10" E ALONG WEST RIGHT-OF-WAY LINE OF QUORUM DRIVE AS PER DEED TO THE TOWN OF ADDISON, RECORDED IN VOLUME 98099, PAGE 00021, DEED RECORDS, DALLAS COUNTY, TEXAS.

### G.W. FISHER SURVEY ABSTRACT NO. 482

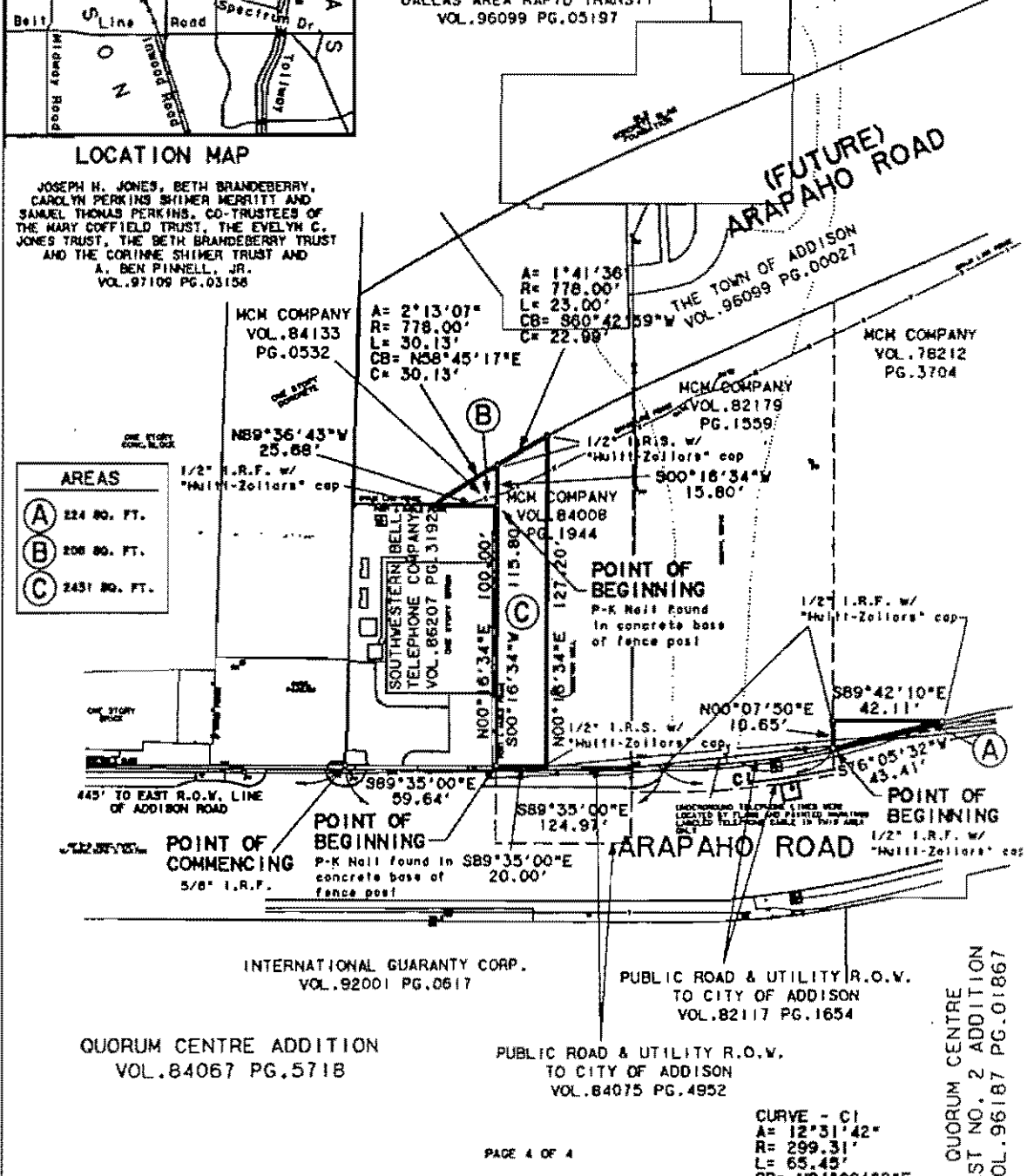
DALLAS AREA RAPID TRANSIT  
VOL.96099 PG.05197



#### LOCATION MAP

JOSEPH H. JONES, BETH BRANDEBERRY, CAROLYN PERKINS SHIMER MERRITT AND SAMUEL THOMAS PERKINS, CO-TRUSTEES OF THE MARY 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

AREAS	
(A)	224 SQ. FT.
(B)	206 SQ. FT.
(C)	2431 SQ. FT.



QUORUM CENTRE ADDITION  
VOL.84067 PG.571B

INTERNATIONAL GUARANTY CORP.  
VOL.92001 PG.0617

PUBLIC ROAD & UTILITY R.O.W.  
TO CITY OF ADDISON  
VOL.82117 PG.1654

PUBLIC ROAD & UTILITY R.O.W.  
TO CITY OF ADDISON  
VOL.84075 PG.4952

QUORUM CENTRE  
EAST NO. 2 ADDITION  
VOL.96187 PG.01867

CURVE - C1  
A = 12°31'42"  
R = 299.31'  
L = 65.43'  
CB = N84°09'09"E  
C = 65.32'

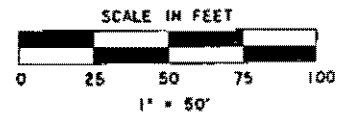
PAGE 4 OF 4

This is to certify that the above survey was made under my supervision on September 12, 1997 and that the lines and bounds shown herein are true and correct to the best of my knowledge.

This drawing may not be reproduced without the written permission of Eric J. Yarnold, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yarnold* 9.16.97  
ERIC J. YARNOLD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862



This is to certify that the above survey was made under my supervision on September 12, 1997 and that the lines and bounds shown herein are true and correct to the best of my knowledge.

This drawing may not be reproduced without the written permission of Eric J. Yarnold, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yarnold* 9.16.97

ERIC J. YARNOLD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

**HUITT - ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 800  
DALLAS, TEXAS 75214-871-3311

LAND TITLE SURVEY

FOR: Town of Addison Public Works  
18800 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. A, B, C  
OWNER: MCM COMPANY  
AREA: 224/206/2431 SF DATE: 9/12/1997

HZ #01-1859-02 REF. #17720Z

**LAND DESCRIPTION  
TRACT C**

BEING 2,431 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being part of a tract of land as described in instruments to MCM Company as recorded in Volume 84008, Page 1944 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a P-K nail found in concrete base of fence post for the southeast corner of the SWBT tract for the POINT OF BEGINNING;

THENCE South 89 degrees 35 minutes 00 seconds East continuing along the north right-of-way line of Arapaho Road and south line of the MCM Company tract a distance of 20.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE North 00 degrees 16 minutes 34 seconds East parallel with and 20 feet from the east line of said SWBT tract a distance of 127.20 feet to a 1/2 inch iron set with "Huitt-Zollars" cap on the southerly line of a 168,918 square foot tract of land as described in instrument to the Town of Addison, as recorded in Volume 96099, Page 00027, Deed Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the left, having a central angle of 1 degree 41 minutes 36 seconds, a radius of 778.00 feet, and being subtended by a 22.99 foot chord bearing South 60 degrees 42 minutes 39 seconds West;

THENCE Southwesterly along said curve to the left, along the southerly line of said Town of Addison tract an arc distance of 23.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE South 00 degrees 16 minutes 34 seconds West along a projection of and along east line of said SWBT tract a distance of 115.80 feet to the POINT OF BEGINNING and CONTAINING 2,431 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

Exhibit II

## EXCHANGE AGREEMENT

This Exchange Agreement is entered into by MCM Company, a Texas Partnership of Hobart I. Moses and James R. Cline ("MCM") and the Town of Addison ("Addison").

**WHEREAS**, MCM is the owner of a tract of real property containing 206 square feet of land located in Dallas County, Texas, and more particularly described below; and

**WHEREAS**, Addison is the owner of a tract of real property containing 224 square feet of land located in Dallas County, Texas, and more particularly described below; and

**WHEREAS**, the parties agree that it is in the best interest of each of them to exchange such tracts, each conveying to the other, as described below;

**NOW, THEREFORE**, in consideration of the conveyances, each to the other, and the mutual promises and considerations described herein, the parties agree as follows:

1. MCM agrees to sell and convey by warranty deed to Addison all right, title and interest in and to that certain tract of real property situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and consisting of 206 square feet of land, more particularly described as Parcel B on the map attached hereto as Exhibit I, and more particularly described in Exhibit II, which is attached hereto and incorporated herein.

2. Addison agrees to sell and convey by special warranty deed to MCM all right title and interest in and to that certain tract of real property situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and consisting of 224 square feet of land, more particularly identified as Parcel A, on the Map attached hereto as Exhibit I, and more particularly described in Exhibit III which is attached hereto and incorporated herein.

3. Closing shall occur at Hexter-Fair Title Company, 8333 Douglas Avenue, Suite 130, Dallas, Texas 75225, attention Ms. Carol Erick, 214-373-9999, on or before 12:00 o'clock noon on October 24, 1997. Addison agrees to pay all closing costs incurred in connection with the exchange and conveyance of these tracts of real property. Each party shall pay its own attorney fees. If either party hereto desires to obtain an Owners Policy of Title Insurance in connection with its acquisition of a tract of real property pursuant hereto it shall do so at its own cost and expense.

4. The parties mutually agree that the Fair Market Value of Parcel A is equal to the Fair Market Value of Parcel B.

5. The parties hereto warrant and represent, each to the other, the authority of the person signing below to act on behalf of such party, and that this transaction has been duly authorized.

WITNESS our hands this \_\_\_\_\_ day of October, 1997.

MCM COMPANY, A Texas Partnership

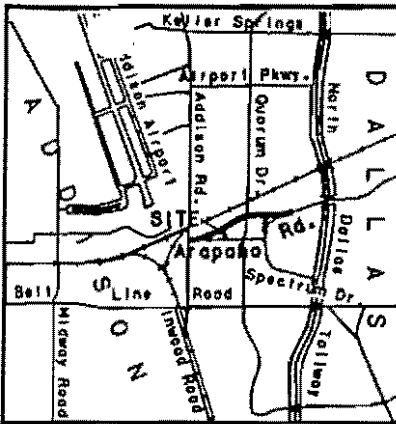
By: \_\_\_\_\_  
James R. Cline, Partner and  
Authorized Representative

TOWN OF ADDISON

By: \_\_\_\_\_  
Ron Whitehead, City Manager

ATTEST:

\_\_\_\_\_  
Carmen Moran, City Secretary



BASIS OF BEARINGS: BEARING OF  
 S 00°11'10" E ALONG WEST RIGHT-  
 OF-WAY LINE OF QUORUM DRIVE AS  
 PER DEED TO THE TOWN OF ADDISON,  
 RECORDED IN VOLUME 96099, PAGE  
 00027, DEED RECORDS, DALLAS COUNTY,  
 TEXAS.

## G.W. FISHER SURVEY ABSTRACT NO. 482

DALLAS AREA RAPID TRANSIT  
 VOL.96099 PG.03197



### LOCATION MAP

JOSEPH H. JONES, BETH BRANDEBERRY,  
 CAROLYN PERKINS SHIMER HERRITT AND  
 SAMUEL THOMAS PERKINS, CO-TRUSTEES OF  
 THE MARY 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

MCM COMPANY  
 VOL.84133  
 PG.0532

A= 2°13'07"  
 R= 778.00'  
 L= 30.13'  
 CB= N58°45'17"E  
 C= 30.13'

(FUTURE)  
 ARAPAHO ROAD

THE TOWN OF ADDISON  
 VOL.96099 PG.00027

MCM COMPANY  
 VOL.78212  
 PG.3704

MCM COMPANY  
 VOL.82179  
 PG.1559

AREAS	
(A)	224 SQ. FT.
(B)	206 SQ. FT.
(C)	2431 SQ. FT.

MCM COMPANY  
 VOL.84008  
 PG.1944

A= 1°41'36"  
 R= 778.00'  
 L= 23.00'  
 CB= S60°42'39"W  
 C= 22.99'

POINT OF BEGINNING  
 P-K Nail found  
 in concrete base  
 of fence post

1/2" I.R.F. w/  
 "Multi-Zollars" cap

1/2" I.R.S. w/  
 "Multi-Zollars" cap

S89°42'10"E  
 42.11'

N00°07'50"E  
 10.65'

S76°05'32"W  
 45.41'

POINT OF BEGINNING  
 1/2" I.R.F. w/  
 "Multi-Zollars" cap

445' TO EAST R.O.V. LINE  
 OF ADDISON ROAD

POINT OF COMMENCING  
 5/8" I.R.F.

POINT OF BEGINNING  
 P-K Nail found in  
 concrete base of  
 fence post

S89°35'00"E  
 124.97'

ARAPAHO ROAD

INTERNATIONAL GUARANTY CORP.  
 VOL.92001 PG.0617

PUBLIC ROAD & UTILITY R.O.V.  
 TO CITY OF ADDISON  
 VOL.82117 PG.1654

QUORUM CENTRE ADDITION  
 VOL.84067 PG.5718

PUBLIC ROAD & UTILITY R.O.V.  
 TO CITY OF ADDISON  
 VOL.84075 PG.4952

QUORUM CENTRE  
 EAST NO. 2 ADDITION  
 VOL.96187 PG.01867

CURVE - C1  
 A= 12°31'42"  
 R= 299.31'  
 L= 85.45'  
 CB= N84°09'09"E  
 C= 85.32'

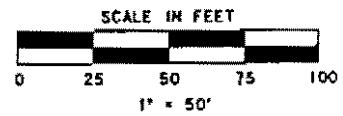
PAGE 4 OF 4

This is to certify that the above survey was  
 made under my supervision on September 12, 1997  
 and that the notes and bounds shown herein  
 are a true and correct record to the best of my  
 knowledge.

This drawing may not be reproduced without  
 the written permission of Eric J. Yarboudy,  
 Registered Professional Land Surveyor.

For Multi-Zollars, Inc.

*Eric J. Yarboudy* 9.16.97  
 ERIC J. YARBOUDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862



<p><b>HUITT-ZOLLARS</b>          3131 MCKINNEY AVENUE/SUITE 800          DALLAS, TEXAS 75214-8711-3311</p>	<p>LAND TITLE SURVEY</p>	<p>FOR: Town of Addison Public Works          18800 Vestgrove, Addison, TX 75001          EXHIBIT PARCEL NO. A, B, C          OWNER: MCM COMPANY          AREA: 224/206/2431 SF DATE: 9/12/1997</p>
--	--------------------------	---

**LAND DESCRIPTION  
TRACT B**

BEING 206 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 84008, Page 1944 and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a P-K nail found in concrete base of fence post for the southeast corner of the SWBT tract;

THENCE North 00 degrees 16 minutes 34 seconds East along the east line of said SWBT tract a distance of 100.00 feet to a P-K nail found in concrete base of fence post for the northeast corner of said SWBT tract, said nail being the POINT OF BEGINNING;

THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said SWBT tract a distance of 25.68 feet to a 1/2 inch iron rod found with "Huit-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the right, having a central angle of 2 degrees 13 minutes 07 seconds, a radius of 778.00 feet, and being subtended by a 30.13 foot chord-bearing North 58 degrees 45 minutes 17 seconds East;

THENCE Northeasterly along said curve to the right, an arc distance of 30.13 feet to a 1/2 inch iron rod set with "Huit-Zollars" cap for a corner;

THENCE South 00 degrees 16 minutes 34 seconds West a distance of 15.80 feet to the POINT OF BEGINNING, and CONTAINING 206 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

Exhibit II



**LAND DESCRIPTION  
TRACT A**

BEING 224 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portion of a tract of land described in instrument to MCM Company as recorded in Volume 78212, Page 3704 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract, the south line of a tract of land described in instrument to MCM Company as recorded in Volume 84008, Page 1944 of the Deed Records, Dallas County, Texas, and the south line of a tract of land described in instrument to MCM Company as recorded in Volume 82179, Page 1559 of the Deed Records, Dallas County, Texas, a distance of 124.97 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap, said point being the beginning of a curve to the left, having a central angle of 12 degrees 31 minutes 42 seconds, a radius of 299.31 feet, and being subtended by a 65.32 foot chord bearing North 84 degrees 09 minutes 09 seconds East;

THENCE northeasterly along said curve to the left, an arc distance of 65.45 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap on the west line of said MCM Company tract as recorded in Volume 78212, Page 3704 for the POINT OF BEGINNING;

THENCE North 00 degrees 07 minutes 50 seconds East along the west line of last mentioned MCM Company tract a distance of 10.65 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap at the northwest corner of an easement for street purposes granted to the City of Addison, Texas as described in instrument recorded in Volume 78212, Page 3699 of the Deed Records, Dallas County, Texas;

THENCE South 89 degrees 42 minutes 10 seconds East along the north line of said easement a distance of 42.11 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;

THENCE South 76 degrees 05 minutes 32 seconds West a distance of 43.41 feet to the POINT OF BEGINNING, and CONTAINING 224 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

Exhibit III

10-2-97

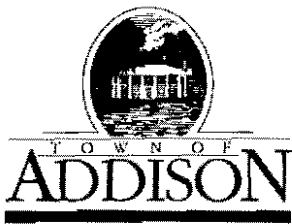
K.C. Moore/DART called

have given Task Order - Applied Earth Sciences

Drums to be removed

within 2 weeks -

10-9 - Drums still there



# LETTER OF TRANSMITTAL

**Public Works / Engineering**  
16801 Westgrove • P.O. Box 144  
Addison, Texas 75001  
Telephone: (214) 450-2871 • Fax: (214) 931-6643

DATE <u>9-23-97</u>	JOB NO.
ATTENTION	
RE: <u>Arapaho Rd</u>	

TO J. B. Cline  
MCM Co.

**GENTLEMAN:**

**WE ARE SENDING YOU**

- Shop Drawings
- Copy of letter

- Attached
- Prints
- Change order

- Under separate cover via \_\_\_\_\_ the following items:
- Plans       Samples       Specifications
- \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			Roadway Plans showing median cut for property access
1			Land Description Tracts A, B & C plus Parcel Maps
1			Land Title Survey 2.788 Acre Tract

**THESE ARE TRANSMITTED as checked below:**

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

REMARKS Please call if you have any questions

COPY TO \_\_\_\_\_

SIGNED: Jan Rhee

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

TOWN OF  
**ADDISON**

**PUBLIC WORKS**

To: Hardy Thompson III

From: James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer  
Phone: 972/450-2879  
FAX: 972/450-2837

Company: Cowles, Thompson

FAX #: 214-672-2020

Date: 9-10-97

16801 Westgrove  
P.O. Box 144

Re: Arapaho/SwBell/MCM Co.

# of pages (including cover): 8

Addison, TX 75001

Original in mail

Per your request

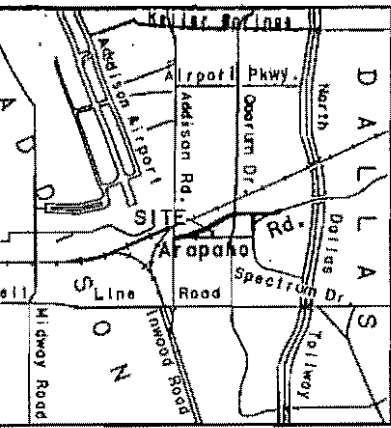
FYI

Call me

Comments:

I am attaching all the info I have regarding  
the above. Huitt Zollars has been asked to survey  
the 20' strip and MCM Co.'s remaining property  
and produce the maps & descriptions needed. You  
should also have the handout from the meeting  
last night. I have also attached a sketch  
of the parking area we need to replace.

Jim

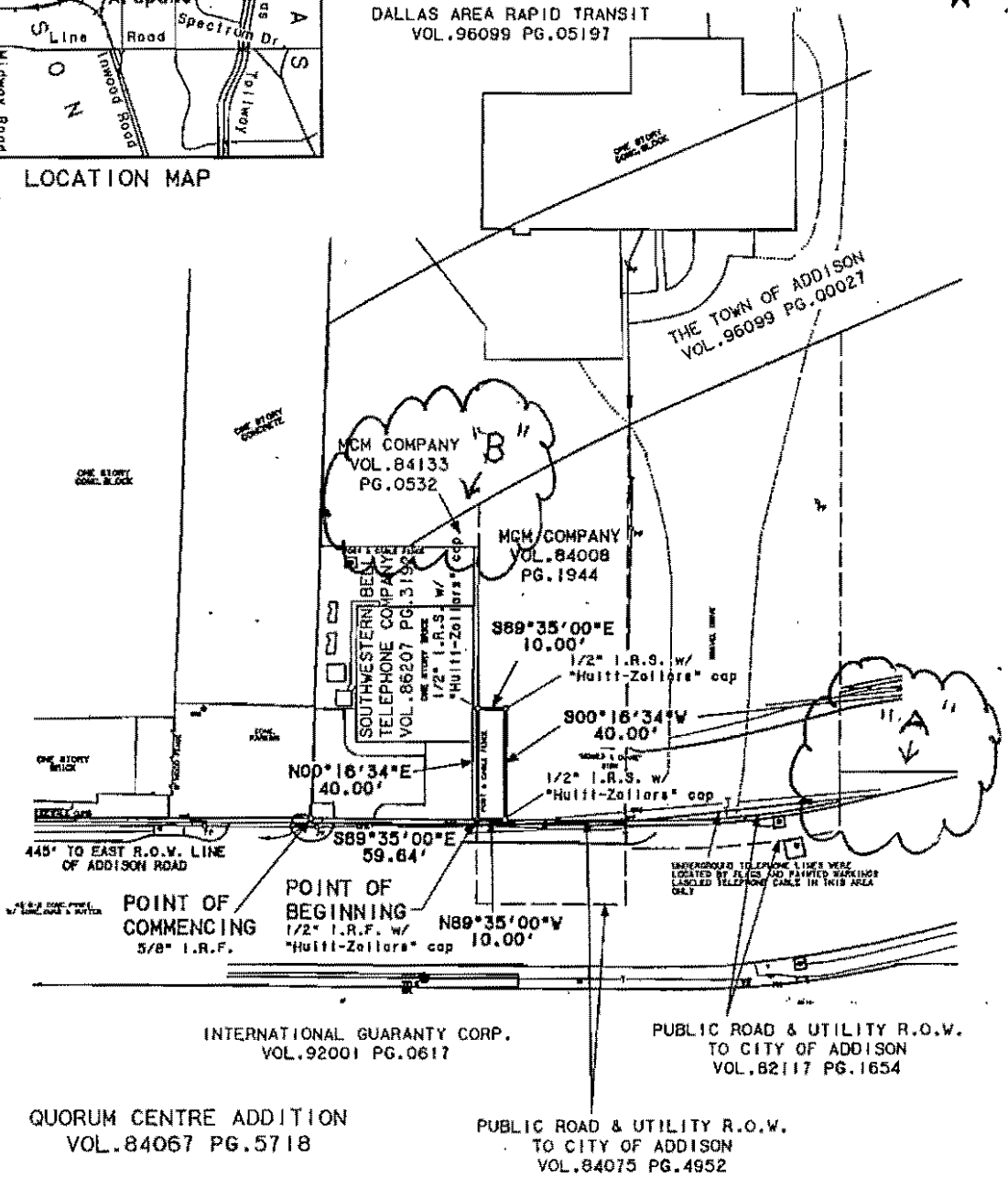


LOCATION MAP

BASED ON THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

G.W. FISHER SURVEY  
ABSTRACT NO. 482

DALLAS AREA RAPID TRANSIT  
VOL.96099 PG.05197



PAGE 1 OF 3

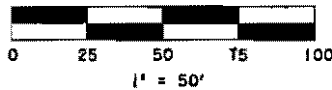
This is to certify that the above survey was made under my supervision on August 28, 1996 and that the maps and bounds shown herein are true and correct to the best of my knowledge.

This drawing may not be reproduced without the written permission of Eric J. Tahoud, Registered Professional Land Surveyor.

For Hultt-Zollars, Inc.

*Eric J. Tahoud* 8-28-96  
ERIC J. TAHOUD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

SCALE IN FEET



**HULTT-ZOLLARS**  
5131 MCKINNEY AVENUE/SUITE 800  
DALLAS, TEXAS/214-871-3311

LAND TITLE SURVEY

FOR: MOSES & CLINE  
P.O. BOX 8 RICHARDSON, TX. 75001  
EXHIBIT PARCEL NO. \_\_\_\_\_  
OWNER: MCM COMPANY  
AREA: 400 S.F. DATE: AUG., 1996

" B "

LAND DESCRIPTION

BEING 206 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1556; Volume 82179, Page 1559; Volume 84008, Page 1944 and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a P-K nail found in concrete base of fence post for the southeast corner of the SWBT tract;

THENCE North 00 degrees 16 minutes 34 seconds East along the east line of said SWBT tract a distance of 100.00 feet to a P-K nail found in concrete base of fence post for the northeast corner of said SWBT tract, said nail being the POINT OF BEGINNING;

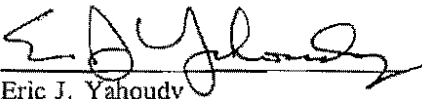
THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said SWBT tract a distance of 25.68 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the right, having a central angle of 2 degrees 13 minutes 07 seconds, a radius of 778.00 feet, and being subtended by a 30.13 foot chord bearing North 58 degrees 45 minutes 17 seconds East;

THENCE Northeasterly along said curve to the right, an arc distance of 30.13 feet to a point for corner;

THENCE South 00 degrees 16 minutes 34 seconds West a distance of 15.80 feet to the POINT OF BEGINNING, and CONTAINING 206 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

For: Huitt-Zollars, Inc.



10-21-96

Eric J. Yahoudy

Registered Professional Land Surveyor

Texas Registration No. 4862

Huitt-Zollars, Inc.

3131 McKinney Ave.

Suite 600

Dallas, Texas 75204

(214) 871-3311

Date: October 21, 1996

" A "

LAND DESCRIPTION

BEING 224 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portion of a tract of land described in instrument to MCM Company as recorded in Volume 78212, Page 3704 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract, the south line of a tract of land described in instrument to MCM Company as recorded in Volume 84008, Page 1944 of the Deed Records, Dallas County, Texas, and the south line of a tract of land described in instrument to MCM Company as recorded in Volume 82179, Page 1559 of the Deed Records, Dallas County, Texas, a distance of 124.97 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap on the west line of said MCM Company tract as recorded in Volume 78212, Page 3704, said point being the beginning of a curve to the left, having a central angle of 12 degrees 31 minutes 42 seconds, a radius of 299.31 feet, and being subtended by a 65.32 foot chord bearing North 84 degrees 09 minutes 09 seconds East;

THENCE northeasterly along said curve to the left, an arc distance of 65.45 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for the POINT OF BEGINNING;

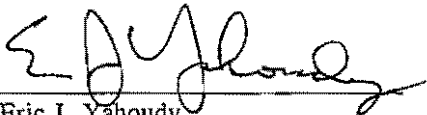
THENCE North 00 degrees 07 minutes 50 seconds East along the west line of last mentioned MCM Company tract a distance of 10.65 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap at the northwest corner of an easement for street purposes granted to the City of Addison, Texas as described in instrument recorded in Volume 78212, Page 3699 of the Deed Records, Dallas County, Texas;

THENCE South 89 degrees 42 minutes 10 seconds East along the north line of said easement a distance of 42.11 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;

THENCE South 76 degrees 05 minutes 39 seconds West a distance of 43.41 feet to the POINT OF BEGINNING, and CONTAINING 224 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

For: Huitt-Zollars, Inc.



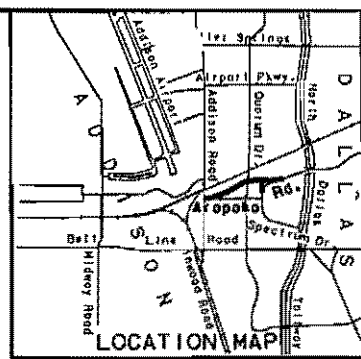
10-21-96

Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Ave.  
Suite 600  
Dallas, Texas 75204  
(214) 871-3311

Date: October 21, 1996

3-1 3-2

**SOUTHWESTERN BELL TELEPHONE CO.**



GEORGE P. KONDOS & DANIEL P. KONDOS  
VOL. 91223 PG. 1730

G.V. FISHER SURVEY ABSTRACT NO. 482

ABP INVESTMENT \*111, LTD.  
VOL. 82108 PG. 2694

MCM COMPANY  
VOL. 78212 PG. 3704  
VOL. 82179 PG. 1556  
VOL. 82179 PG. 1559  
VOL. 84008 PG. 1944  
VOL. 84133 PG. 0532

3-1 0.008 AC.

**CURVE 1**  
A = 2°12'20"  
R = 778.00'  
L = 29.95'  
CB = S56°32'34"W  
C = 29.95'

**CURVE 2**  
A = 0°33'49"  
R = 862.00'  
L = 8.48'  
CB = S55°43'19"W  
C = 8.48'

**CURVE 3**  
A = 38°14'51"  
R = 95.00'  
L = 63.42'  
CB = S66°12'59"E  
C = 62.25'

3-2 0.011 AC.

SOUTHWESTERN BELL TELEPHONE COMPANY  
VOL. 86207 PG. 3192

POINT OF BEGINNING PARCEL 3-1  
POINT OF BEGINNING PARCEL 3-2

ARAPAHO ROAD (EXISTING)

QUORUM CENTRE ADDITION  
VOL. 84067 PG. 5718

*This is to certify that the above survey was made under my supervision and that the lines and bounds shown thereon are true and correct to the best of my knowledge.*

*This drawing may not be reproduced without the written permission of Dale A. Smith, Registered Professional Land Surveyor.*

For Huitt-Zollars, Inc.

PRELIMINARY REVIEW COPY

DALE A. SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4412

INTERNATIONAL GUARANTY CORP.  
VOL. 92001 PG. 0617

*BASIS OF DEARINGS: The centerline bearing of existing Arapaho Road as per party improvement plans on file.*

**HUITT-ZOLLARS**

3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS 75244-8133

**ARAPAHO ROAD  
RIGHT-OF-WAY EXHIBIT**

TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
18801 Westgrove, Addison, TX 75001  
**EXHIBIT PARCEL NO. 3-1, 3-2**  
**OWNER, SOUTHWESTERN BELL TELEPHONE**  
**AREA: 0.019 ACRE DATE: JAN. 27, 1995**



LAND DESCRIPTION

PRELIMINARY

PARCEL NO. 3-1  
ARAPAHO ROAD  
PAGE 1  
JANUARY 27, 1995

BEING 0.008 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the southwest corner of said Southwestern Bell Telephone Company tract, said point being on the north right-of-way line of Arapaho Road;

THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract and along the easterly face of a building wall a distance of 78.49 feet to a point for the POINT OF BEGINNING of this tract;

- (1) THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract and said easterly face of the building wall a distance of 21.51 feet to a point for the northwest corner of said Southwestern Bell Telephone Company tract;
- (2) THENCE South 89 degrees 36 minutes 43 seconds East along the northerly line of said Southwestern Bell Telephone Company tract a distance of 31.32 feet to a point being the beginning of a non-tangent curve to the left, having a central angle of 2 degrees 12 minutes 20 seconds, a radius of 778.00 feet, and being subtended by a 29.95 foot chord bearing South 56 degrees 32 minutes 34 seconds West;
- (3) THENCE Southwesterly along said curve to the left an arc distance of 29.95 feet to the point of reverse curvature of a curve to the right, having a central angle of 0 degrees 33 minutes 49 seconds, a radius of 862.00 feet, and being subtended by a 8.48 foot chord bearing South 55 degrees 43 minutes 19 seconds West;
- (4) THENCE Southwesterly along said curve to the right an arc distance of 8.48 feet to the POINT OF BEGINNING, CONTAINING 0.008 of an acre of land, more or less.

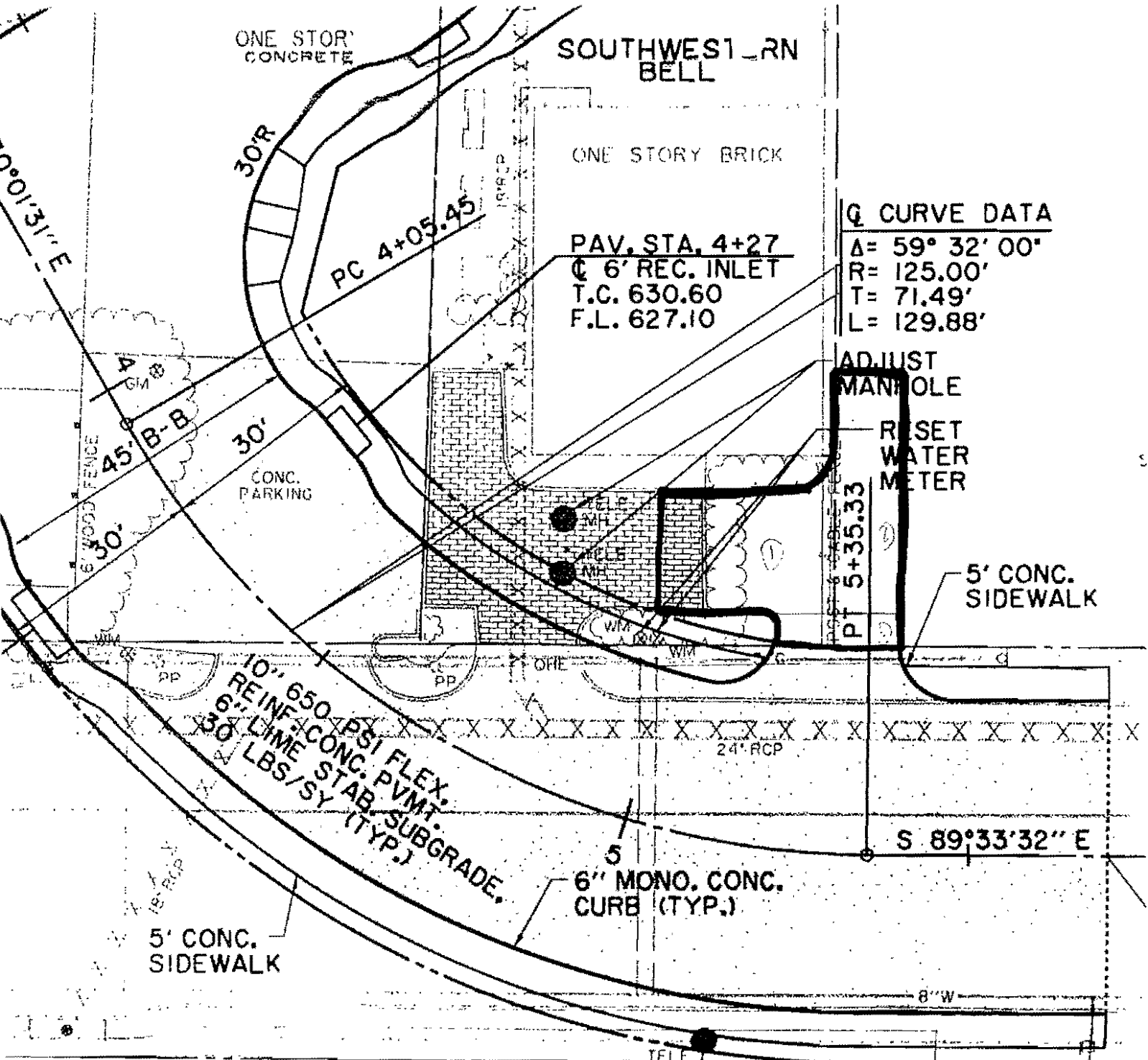
LAND DESCRIPTION

PRELIMINARY

PARCEL NO. 3-2  
ARAPAHO ROAD  
PAGE 1  
JANUARY 27, 1995

BEING 0.011 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

- (1) BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Southwestern Bell Telephone Company tract, said point being on the north right-of-way line of Arapaho Road;
- (2) THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract a distance of 24.69 feet to a point being the beginning of a non-tangent curve to the left, having a central angle of 38 degrees 14 minutes 51 seconds, a radius of 95.00 feet, and being subtended by a 62.25 foot chord bearing South 66 degrees 12 minutes 59 seconds East;
- (3) THENCE Southwesterly along said curve to the left, an arc distance of 63.42 feet to a point for a corner on the southerly line of Southwestern Bell Telephone Company tract and north right-of-way line of Arapaho Road;
- (4) THENCE North 89 degrees 35 minutes 00 seconds West along the southerly line of the Southwestern Bell Telephone Company tract and north right-of-way line of Arapaho Road a distance of 57.73 feet to the POINT OF BEGINNING, CONTAINING 0.011 of an acre of land, more or less.



**Q CURVE DATA**

Δ =	59° 32' 00"
R =	125.00'
T =	71.49'
L =	129.88'

$D = 24' \times 18' = 432 \text{ ft}^2$   
 $\textcircled{2} = 36' \times 11' = 396$   
 $\textcircled{3} = 6' \times 19' = 95$   


---

 $923 \text{ ft}^2 \approx 102.6 \text{ yd}^2$  say  $105 \text{ yd}^2 @ 50/\text{yd}^2 = 5,250$

CONCRETE SLAB  
 4" thick slab  
 $932 \times \frac{5}{12} = 388 \text{ ft}^3 \approx 14.4 \text{ yd}^3$

ADJUST MANHOLE  
 20 Scale  
 5.3 ft dia  
 Removed top of  
 6" concrete

Probable cost of Driveway & parking area	105 x \$10	\$ 1,050
	Eng'r	4,200
		<u>5,250</u>

\*\*\*\*\* -COMM. JOURNAL- \*\*\*\*\* DATE 09-10-1997 \*\*\*\*\* TIME 04:30PM \*\* P.1

MODE = TRANSMISSION

START=09-10 04:21PM

END=09-10 04:30PM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
001	OK	2	92146722020	008

-Addison Svc Ctr -Upstairs-

\*\*\*\*\* ( FAX-200 U2.17)\* - 972 450 2834- \*\*\*\*\*

TOWN OF  
**ADDISON**

**PUBLIC WORKS**

To: Ken Dippel

From: James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer  
Phone: 972/450-2879  
FAX: 972/450-2837

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

FAX #: 214-672-2020

Date: 9-4-97 & 9-17-97

16801 Westgrove  
P.O. Box 144

Re: Arapahoe / Sw Bell / Moses & Cline

# of pages (including cover): 2

Addison, TX 75001

Original in mail

Per your request

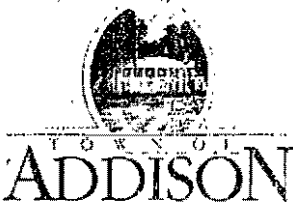
FYI

Call me

Comments:

Copy of letter agreement  
Mr. Cline signed. I have  
not included the attachments.  
If you need them, please call me.

Jim



**PUBLIC WORKS DEPARTMENT**

Post Office Box 144 Addison, Texas 75001

(972) 450-2871

16801 Westgrove

September 4, 1997

Mr. J.B. Cline  
4800 Broadway, Suite B  
P.O. Box 8  
Addison, TX 75001

Re: Arapaho Road Realignment, Southwestern Bell/J.B. Cline Properties

Dear Mr. Cline:

This letter is to confirm our telephone conversations of August 18, and September 3, 1997 and to list the actions to be taken by both parties regarding the transfer of properties associated with the realignment of Arapaho Road.

MCM company agrees to sell to the Town of Addison a 20' strip of land on the east side of the SWBell property for \$10.00 per square foot (see attached sketch). Addison will pay to have the property surveyed and described. Addison will also pay to have the remainder of the property surveyed and described.

Addison will trade parcel "A"(which it owns) for parcel "B" owned by MCM (see attached sketch). Addison will pay the closing costs for all of these transactions. Addison will reimburse MCM \$1,055.44 for a survey that was done on a piece of property 10'X40' on the east side of SWBell property which is now obsolete.

We trust this sets forth the understanding we have between each other. If so, please indicate so by signing in the space provided below, and returning a copy to me. We will schedule Town Council consideration of this transaction for September 9. Pending their approval, we should close this transaction by the end of September.

Your prompt attention to this matter will be most appreciated. Please call me at 972-450-2879 if you have any questions or require more information.

Very truly yours,

Town of Addison

James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer

cc: John Baumgartner  
Director of Public Works

Agreed:

MCM Company a Texas Partnership  
of Hobart I. Moses and  
James R. Cline

James R. Cline

9/4/97

\*\*\*\*\* -COMM. JOURNAL- \*\*\*\*\* DATE 09-04-1997 \*\*\*\*\* TIME 11:39AM \*\* P.1

MODE = TRANSMISSION

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END=09-04 11:39AM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
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-Addison Svc Ctr -Upstairs-

\*\*\*\*\* ( FAX-200 02.17)\* - 972 450 2834- \*\*\*\*\*

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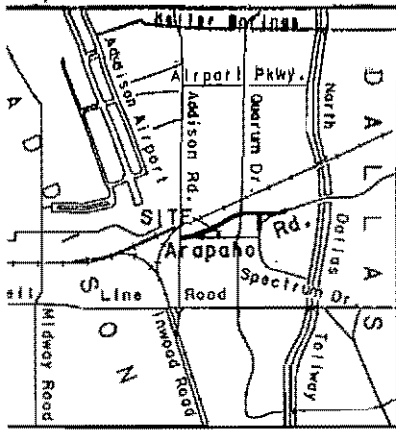
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-Addison Svc Ctr -Upstairs-



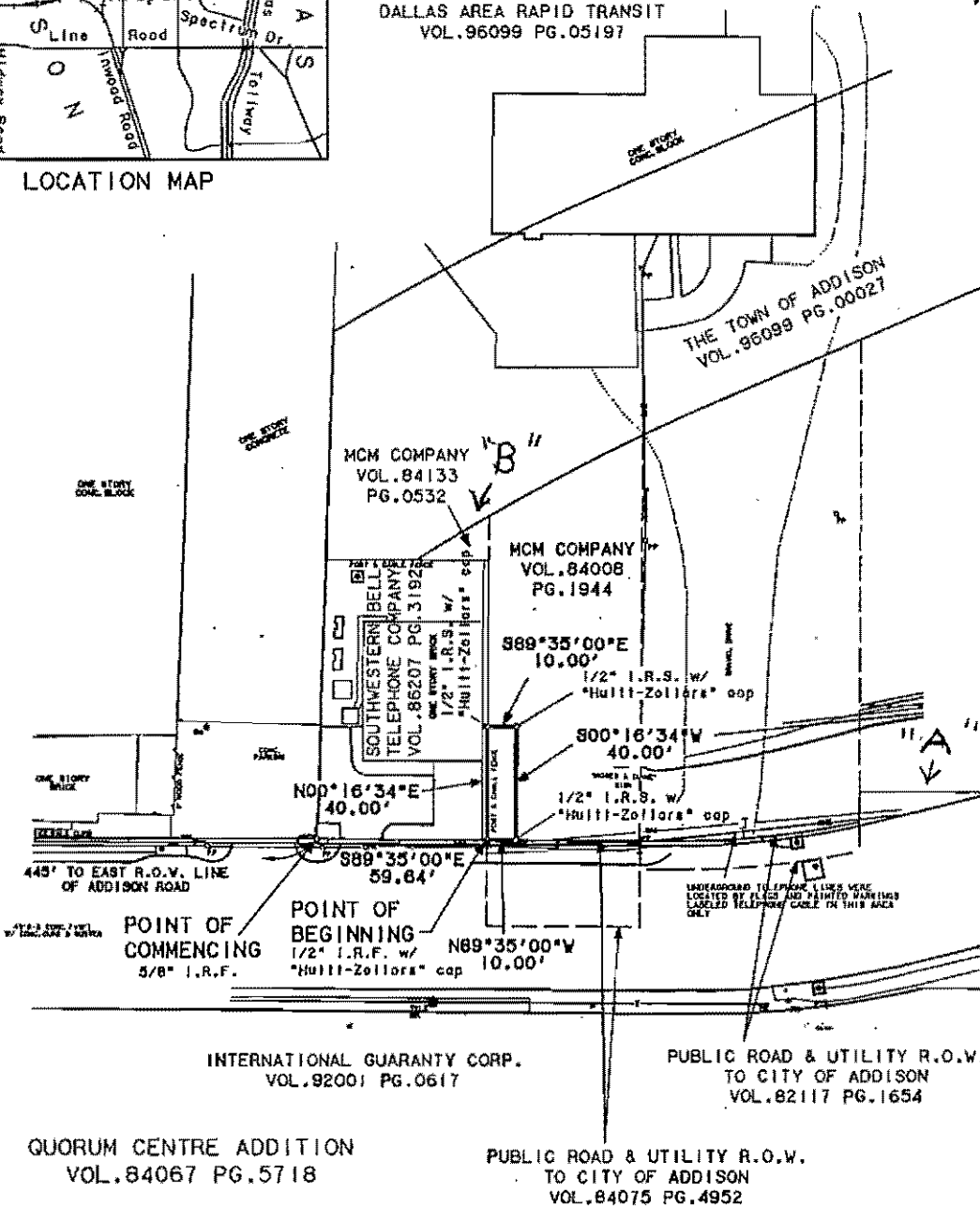


LOCATION MAP

BEARING: THE CENTERLINE  
ARAPAHO ROAD AS PER  
PAVING IMPROVEMENT PLANS ON FILE  
AT THE TOWN OF ADDISON.

G.W. FISHER SURVEY  
ABSTRACT NO. 482

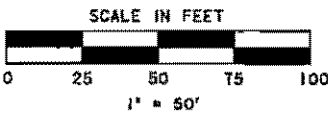
DALLAS AREA RAPID TRANSIT  
VOL.96099 PG.05197



This is to certify that the above survey was made under my supervision on August 28, 1996 and that the metes and bounds shown hereon are true and correct to the best of my knowledge.

This drawing may not be reproduced without the written permission of Eric J. Fohouly, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.  
*Eric J. Fohouly* 8-28-96  
ERIC J. FOUHLY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862



**HUITT-ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS 75214-871-3311

LAND TITLE SURVEY

FOR: HOSES & CLINE  
P.O. BOX B RICHARDSON, TX, 75001  
EXHIBIT PARCEL NO. \_\_\_\_\_  
OWNER: MCM COMPANY  
AREA: 400 S.F. DATE: AUG., 1996

A

LAND DESCRIPTION

BEING 224 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portion of a tract of land described in instrument to MCM Company as recorded in Volume 78212, Page 3704 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract, the south line of a tract of land described in instrument to MCM Company as recorded in Volume 84008, Page 1944 of the Deed Records, Dallas County, Texas, and the south line of a tract of land described in instrument to MCM Company as recorded in Volume 82179, Page 1559 of the Deed Records, Dallas County, Texas, a distance of 124.97 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap on the west line of said MCM Company tract as recorded in Volume 78212, Page 3704, said point being the beginning of a curve to the left, having a central angle of 12 degrees 31 minutes 42 seconds, a radius of 299.31 feet, and being subtended by a 65.32 foot chord bearing North 84 degrees 09 minutes 09 seconds East;

THENCE northeasterly along said curve to the left, an arc distance of 65.45 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for the POINT OF BEGINNING;

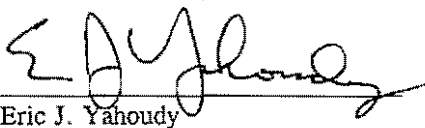
THENCE North 00 degrees 07 minutes 50 seconds East along the west line of last mentioned MCM Company tract a distance of 10.65 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap at the northwest corner of an easement for street purposes granted to the City of Addison, Texas as described in instrument recorded in Volume 78212, Page 3699 of the Deed Records, Dallas County, Texas;

THENCE South 89 degrees 42 minutes 10 seconds East along the north line of said easement a distance of 42.11 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;

THENCE South 76 degrees 05 minutes 39 seconds West a distance of 43.41 feet to the POINT OF BEGINNING, and CONTAINING 224 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

For: Huitt-Zollars, Inc.

 10-21-96

Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Ave.  
Suite 600  
Dallas, Texas 75204  
(214) 871-3311

Date: October 21, 1996

LAND DESCRIPTION

BEING 206 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1556; Volume 82179, Page 1559; Volume 84008, Page 1944 and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

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THENCE North 00 degrees 16 minutes 34 seconds East along the east line of said SWBT tract a distance of 100.00 feet to a P-K nail found in concrete base of fence post for the northeast corner of said SWBT tract, said nail being the POINT OF BEGINNING;

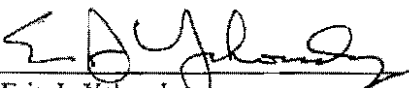
THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said SWBT tract a distance of 25.68 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the right, having a central angle of 2 degrees 13 minutes 07 seconds, a radius of 778.00 feet, and being subtended by a 30.13 foot chord bearing North 58 degrees 45 minutes 17 seconds East;

THENCE Northeasterly along said curve to the right, an arc distance of 30.13 feet to a point for corner;

THENCE South 00 degrees 16 minutes 34 seconds West a distance of 15.80 feet to the POINT OF BEGINNING, and CONTAINING 206 square feet of land, more or less.

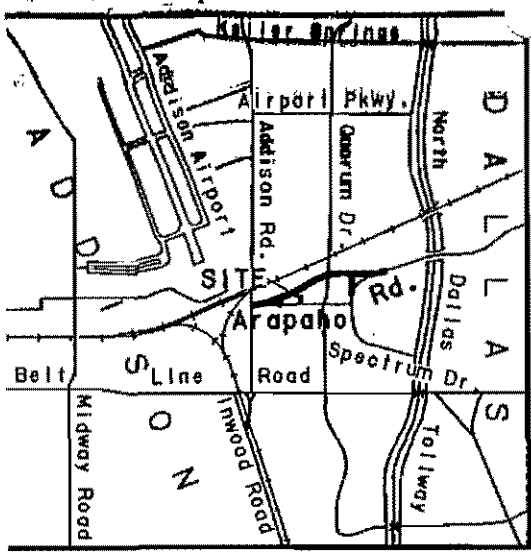
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 10-21-96  
Eric J. Yahoudy

Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Ave.  
Suite 600  
Dallas, Texas 75204  
(214) 871-3311

Date: October 21, 1996

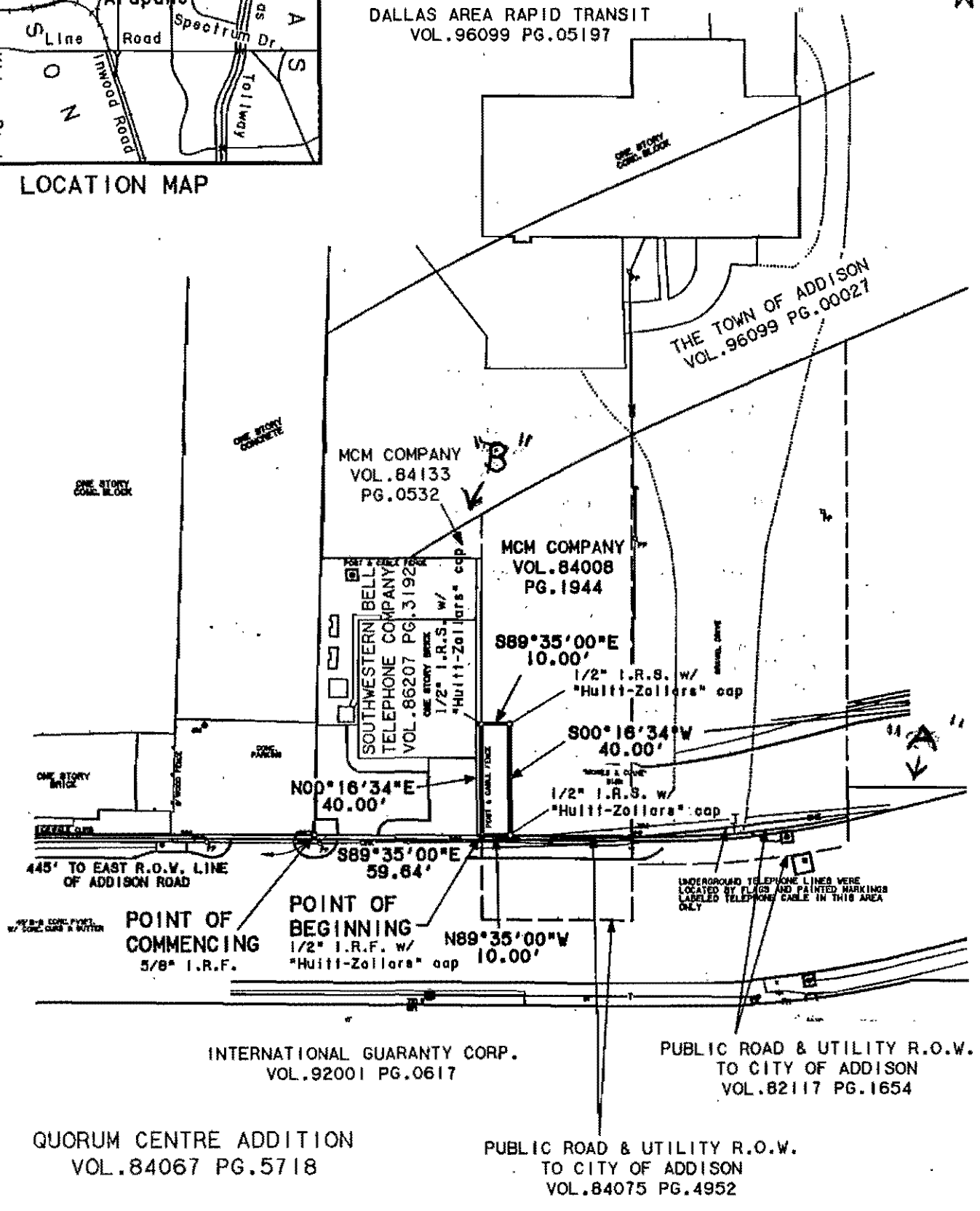


LOCATION MAP

BASIS OF BEARINGS: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

# G.W. FISHER SURVEY ABSTRACT NO. 482

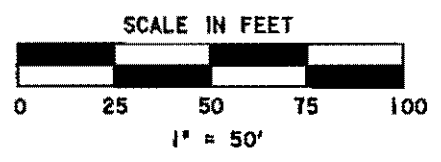
DALLAS AREA RAPID TRANSIT  
VOL.96099 PG.05197



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This drawing may not be reproduced without the written permission of Eric J. Yahoudy, Registered Professional Land Surveyor.

For Hullt-Zollars, Inc.  
  
 ERIC J. YAHOUDEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862



**HUITT - ZOLLARS**  
 3131 MCKINNEY AVENUE/SUITE 600  
 DALLAS, TEXAS/214-871-3311

## LAND TITLE SURVEY

FOR: MOSES & CLINE  
 P.O. BOX 8 RICHARDSON, TX. 75001  
 EXHIBIT PARCEL NO. \_\_\_\_\_  
 OWNER: MCM COMPANY  
 AREA: 400 S.F. DATE: AUG., 1996

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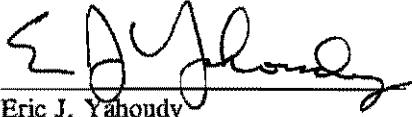
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For: Huitt-Zollars, Inc.

 10-21-96

Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Ave.  
Suite 600  
Dallas, Texas 75204  
(214) 871-3311

Date: October 21, 1996

" B "

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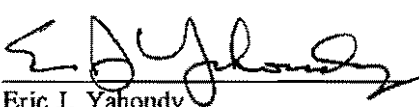
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 10-21-96

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Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Ave.  
Suite 600  
Dallas, Texas 75204  
(214) 871-3311

Date: October 21, 1996

ONE STORY  
CONC. BLOCK

ABP INVESTMENT #III, LTD.



ARAPAHO RD.

STA. 3+47.68  
EX. ARAPAHO RD. =  
STA. 44+34.12  
ARAPAHO RD.

ONE STORY  
CONCRETE

SOUTHWESTERN  
BELL

ONE STORY BRICK

F.V. STA. 4+27  
REC. INLET  
I.C. 630.60  
F.L. 627.10

Q CURVE DATA

$\Delta = 59^{\circ} 32' 00''$   
 $R = 125.00'$   
 $T = 71.49'$   
 $E = 129.83'$

ADJUST  
MANHOLE

R SET  
WATER  
METER

5' CONC.  
SIDEWALK

PROPOSED  
PARKING LOT  
SIGN

BARRIER FREE  
RAMP (TYP.)

ONE STORY  
BRICK

PAV. STA. 4+21  
Q 10' REC. INLET  
T.C. 630.38  
F.L. 626.88  
8" WW

*Handwritten:*  
TOTAL R.O.W.  
Acquisition  
E 27.75F  
Parcels  
to be  
Deeded to  
Town

ONE STORY  
CONCRETE

CONC.  
PARKING

10' 650 TYP. FLEX.  
REINFC. CONC. PVMT.  
6" LIME CONC. STAB.  
SUBGRADE  
50 LBS/SY (TYP.)

6" MONO. CONC.  
CURB (TYP.)

5' CONC.  
SIDEWALK

Driveway

S 89°33'32" E

EX. ARAPAHO

45' B-B CONC. PV  
W/ CONC. CURB & C

*Handwritten:*  
SKETCH  
20' strip to be  
Acquired and  
Transferred to  
SW Bell

GRAVEL DRIVE

PT 146+53.8

PT F 3+33

ETAL  
S-100

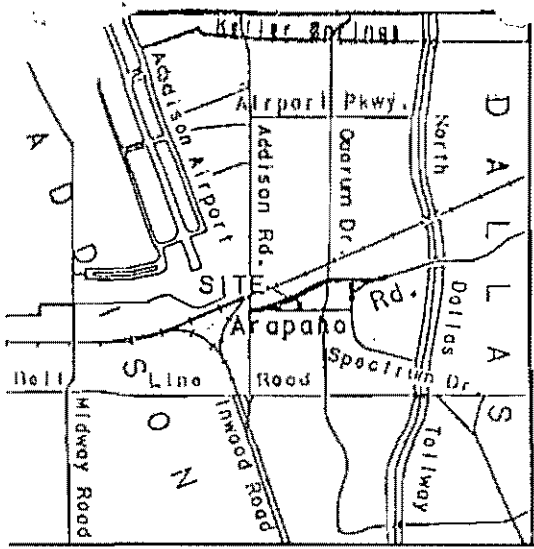
SPECIAL  
ARRANG

5' CHAIN LINK FENCE

WW  
MH

GM  
WH  
PP

6

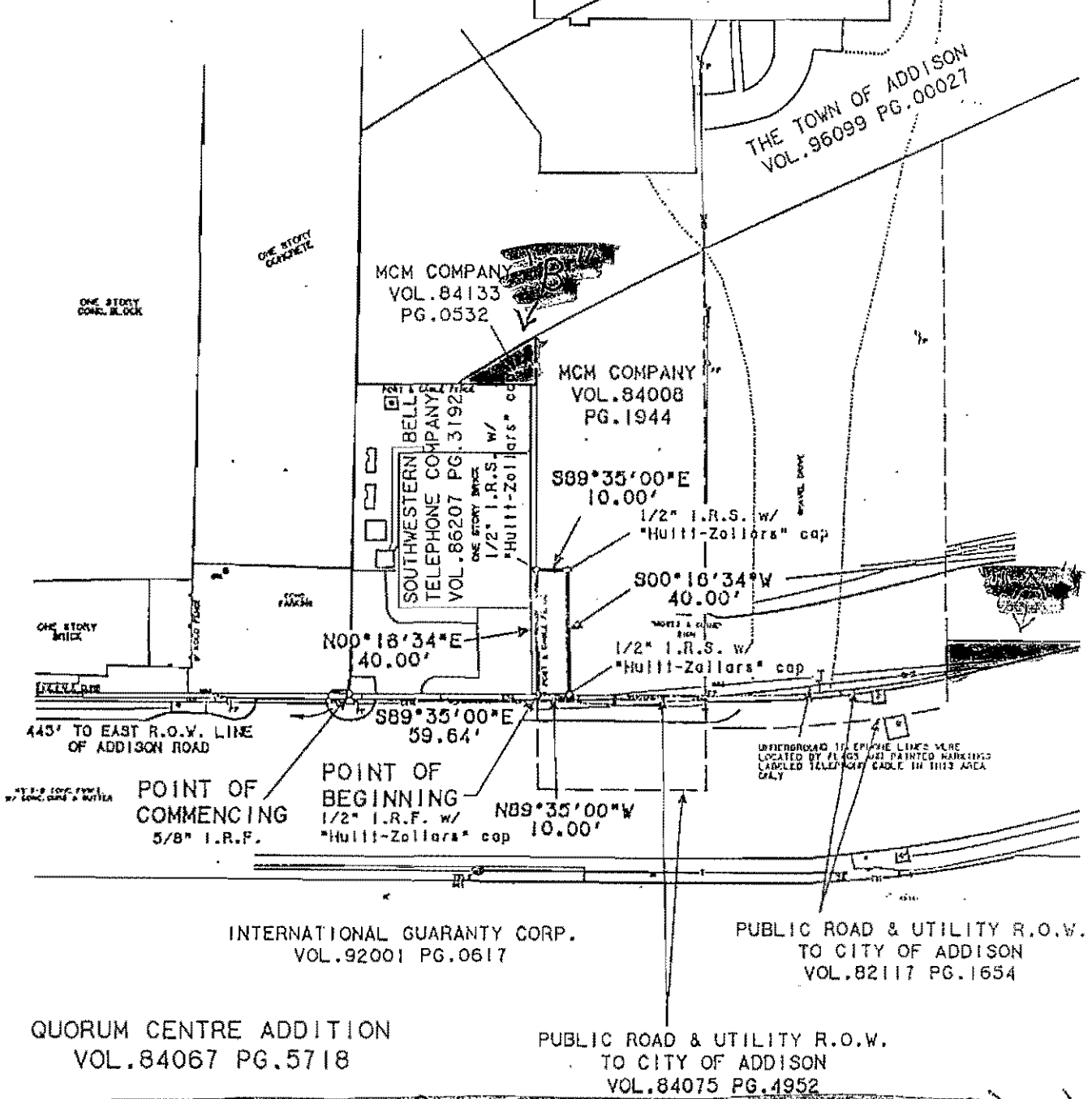
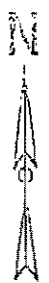


LOCATION MAP

BASES OF BEARINGS: THE CENTERLINE BEARING OF ARAPAH0 ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

G.W. FISHER SURVEY  
ABSTRACT NO. 482

DALLAS AREA RAPID TRANSIT  
VOL.96099 PG.05197



~~SKETCH OF PARCELS TO BE TRADED~~

This is to certify that the above survey was made under my supervision on August 20, 1996 and that the notes and bounds shown hereon are true and correct to the best of my knowledge.

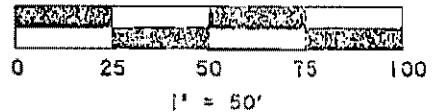
This drawing may not be reproduced without the written permission of Eric J. Yehouly, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yehouly* 8.28.96

ERIC J. YEHOULY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4062

SCALE IN FEET



**HUITT - ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS/214-871-3311

LAND TITLE SURVEY

FOR: MOSES & CLINE  
P.O. BOX 8 RICHARDSON, TX. 75001  
EXHIBIT PARCEL NO. \_\_\_\_\_  
OWNER: MCM COMPANY  
AREA: 400 S.F. DATE: AUG., 1996





**PUBLIC WORKS DEPARTMENT**

Post Office Box 144 Addison, Texas 75001

(972) 450-2871

16801 Westgrove

September 4, 1997

Mr. J.B. Cline  
4800 Broadway, Suite B  
P.O. Box 8  
Addison, TX 75001

Re: Arapaho Road Realignment, Southwestern Bell/J.B. Cline Properties

Dear Mr. Cline:

This letter is to confirm our telephone conversations of August 18, and September 3, 1997 and to list the actions to be taken by both parties regarding the transfer of properties associated with the realignment of Arapaho Road.

MCM company agrees to sell to the Town of Addison a 20' strip of land on the east side of the SWBell property for \$10.00 per square foot (see attached sketch). Addison will pay to have the property surveyed and described. Addison will also pay to have the remainder of the property surveyed and described.

Addison will trade parcel "A" (which it owns) for parcel "B" owned by MCM (see attached sketch). Addison will pay the closing costs for all of these transactions. Addison will reimburse MCM \$1,055.44 for a survey that was done on a piece of property 10'X40' on the east side of SWBell property which is now obsolete.

We trust this sets forth the understanding we have between each other. If so, please indicate so by signing in the space provided below, and returning a copy to me. We will schedule Town Council consideration of this transaction for September 9. Pending their approval, we should close this transaction by the end of September.

Your prompt attention to this matter will be most appreciated. Please call me at 972-450-2879 if you have any questions or require more information.

Very truly yours,

Town of Addison

James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer

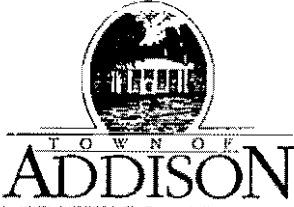
cc: John Baumgartner  
Director of Public Works

Agreed:

~~\_\_\_\_\_~~  
MCM Company a Texas Partnership  
of Hobart I. Moses and  
James R. Cline

James R. Cline

9/4/97



**PUBLIC WORKS DEPARTMENT**

(972) 450-2871

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

September 4, 1997

Mr. J.B. Cline  
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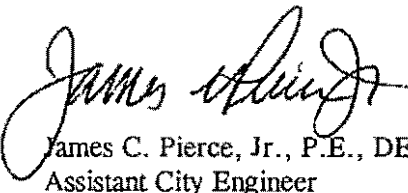
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Very truly yours,

Town of Addison

Agreed:

  
James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer

\_\_\_\_\_  
J. B. Cline

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

cc: John Baumgartner  
Director of Public Works

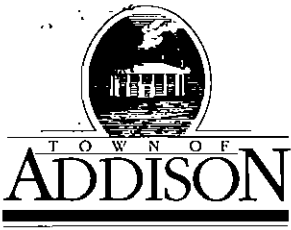
MODE = TRANSMISSION

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END=09-04 09:06AM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
001	OK	2	99722393773	001

-Addison Svc Ctr -Upstairs-



**Public Works / Engineering**

16801 Westgrove • P.O. Box 144  
 Addison, Texas 75001  
 Telephone: (214) 450-2871 • Fax: (214) 931-6643

LETTER OF TRANSMITTAL

DATE	9-4-97	JOB NO.
ATTENTION	Ken Roberts	
RE:	Arapahoe Road Realignment SW Bell / J. B. Cline Properties	

TO Huitt Zollers  
3131 McKinney Ave, #600  
Dallas, TX 75204-2489

**GENTLEMAN:**

**WE ARE SENDING YOU**

- Attached
- Under separate cover via \_\_\_\_\_ the following items:
- Shop Drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of letter
- Change order
- \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION

*Orig Faxed,  
Then mailed*

**THESE ARE TRANSMITTED as checked below:**

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

**REMARKS**

*Referring to my Letter of Transmittal of 8-25-97,  
 we also want a survey and description of  
 Mr. Cline's remaining property after the property  
 "swap" and after the 20' strip is taken out.  
 Please proceed ASAP.*

**COPY TO** \_\_\_\_\_

**SIGNED:** *J. Hill*

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

MODE = TRANSMISSION

START=09-04 10:02AM

END=09-04 10:04AM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
001	OK	2	92148710757	001

-Addison Svc Ctr -Upstairs-

\*\*\*\*\* ( FAX-200 U2.17)\* - 972 450 2834- \*\*\*\*\*

9/3/97

John

J.B. Cline called  
and he has a buyer for  
his property we are taking  
the 20' strip from. Will  
close in 10 days. he wants  
the "remainder" surveyed ASAP.

OK to Order that from HZ?

OK

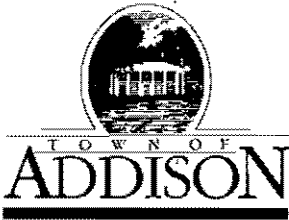
Jim

8-29-97

Arapaho Rd / SW Bell / J. B. Cline

Ken Dippel - will check statute  
on purchase of deed land to SW Bell

Swap with J. B. Cline - 2 small  
pieces - O.K.



# LETTER OF TRANSMITTAL

**Public Works / Engineering**

16801 Westgrove • P.O. Box 144  
 Addison, Texas 75001  
 Telephone: (214) 450-2871 • Fax: (214) 931-6643

DATE	8-25-97	JOB NO.
ATTENTION	Ken Roberts	
RE:	Arapaho Rd. Realignment Subbell / J.B. Cline Properties	

TO Huitt Zollars

**GENTLEMAN:**

**WE ARE SENDING YOU**

- Shop Drawings
- Copy of letter

- Attached
- Prints
- Change order

- Under separate cover via \_\_\_\_\_ the following items:
- Plans       Samples       Specifications
- \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
		1	Letter to J.B. Cline
		1	Sketch of parcels to be traded
		1	"A" & "B" Parcel Descriptions
		1	Sketch of 20' strip to be acquired

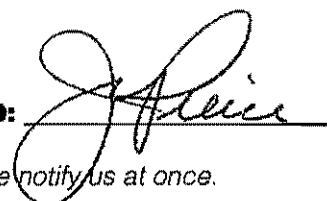
**THESE ARE TRANSMITTED as checked below:**

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

**REMARKS**

Letter to Mr Cline describes what we want to do. Other info from my files. Please put together surveys and descriptions so we can proceed with the property swap and acquisition

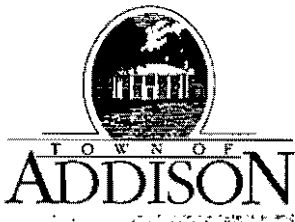
**COPY TO** \_\_\_\_\_

**SIGNED:** 

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



Called 8/25 - to see if all OK.  
Talled for Mrs Lane. Not back till 5PM



**PUBLIC WORKS DEPARTMENT**

(972) 450-2871

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

August 20, 1997

Mr. J.B. Cline  
343 Hogan Circle  
Durango, CO 81301

4800 Broadway  
Suite B East Entrance

Re: Arapaho Road Realignment, Southwestern Bell/J.B. Cline Properties

Dear Mr. Cline:

This letter is to confirm our telephone conversation of August 18, 1997 and to list the actions to be taken by both parties regarding the transfer of properties associated with the realignment of Arapaho Road.

MCM company agrees to sell to the Town of Addison a 20' strip of land on the east side of the SWBell property for \$10.00 per square foot (see attached sketch). Addison will pay to have the property surveyed and described.

Addison will trade parcel "A"(which it owns) for parcel "B" owned by MCM (see attached sketch). Addison will pay the closing costs for all of these transactions. Addison will reimburse MCM \$1,055.44 for a survey that was done on a piece of property 10'X40' on the east side of SWBell property which is now obsolete.

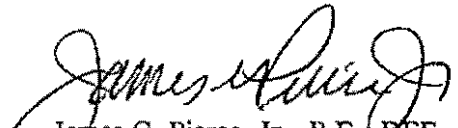
We trust this sets forth the understanding we have between each other. If so, please indicate so by signing in the space provided below, and returning a copy to me. We will schedule Town Council consideration of this transaction for September 9. Pending their approval, we should close this transaction by the end of September.

Your prompt attention to this matter will be most appreciated. Please call me at 972-450-2879 if you have any questions or require more information.

Very truly yours,

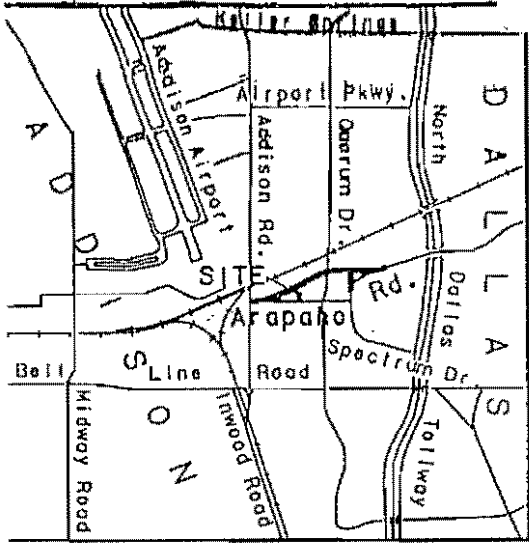
Town of Addison

Agreed:

  
James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer

\_\_\_\_\_  
J. B. Cline  
Date: \_\_\_\_\_

cc: John Baumgartner  
Director of Public Works

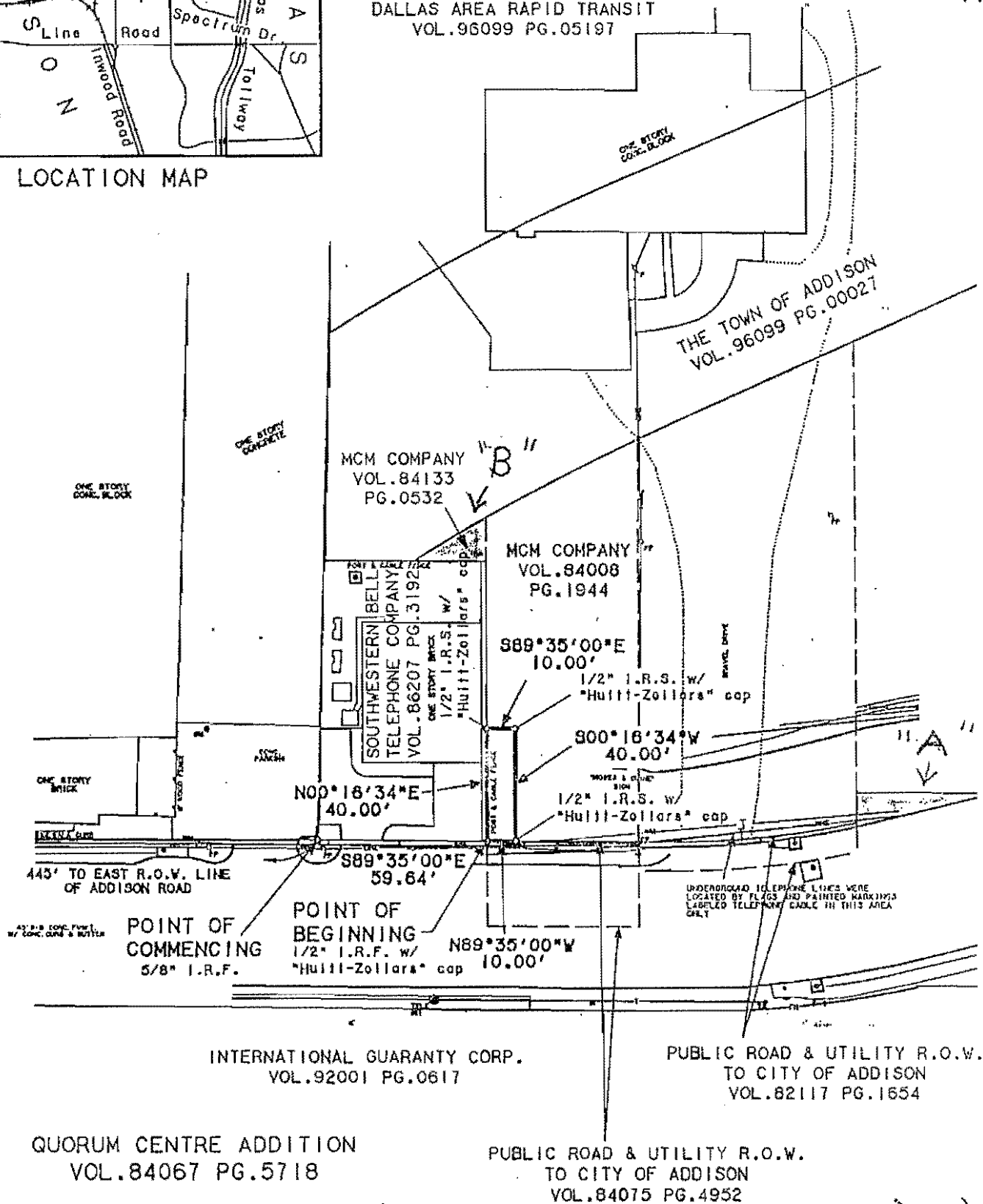


LOCATION MAP

BASE OF BEARING: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

G.W. FISHER SURVEY  
ABSTRACT NO. 482

DALLAS AREA RAPID TRANSIT  
VOL. 96099 PG. 05197

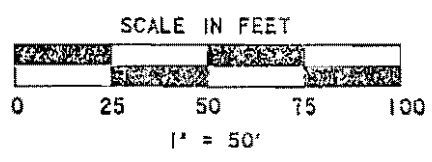


SKETCH OF PARCELS TO BE TRADED

This is to certify that the above survey was made under my supervision on August 28, 1996 and that the notes and bounds shown herein are true and correct to the best of my knowledge.

This drawing may not be reproduced without the written permission of Eric J. Yahoudi, Registered Professional Land Surveyor.

For Hull-Zollars, Inc.  
*Eric J. Yahoudi* 8.28.96  
 ERIC J. YAHOUDI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4062



**HUITT-ZOLLARS**  
 3131 MCKINNEY AVENUE/SUITE 600  
 DALLAS, TEXAS/214-871-3311

LAND TITLE SURVEY

FOR: MOSES & CLINE  
 P.O. BOX 8 RICHARDSON, TX. 75001  
 EXHIBIT PARCEL NO. 1  
 OWNER: MCM COMPANY  
 AREA: 400 S.F. DATE: AUG., 1996

ONE STORY  
CONC. BLOCK

ABP INVESTMENT #III, LTD.



ARAPAHO RD.

STA. 3+47.68  
EX. ARAPAHO RD. =  
STA. 44+34.12  
ARAPAHO RD.

ONE STORY  
CONCRETE

SOUTHWESTERN  
BELL

ONE STORY BRICK

PAV. STA. 4+27  
@ 6' REC. INLET  
T.C. 630.60  
F.L. 627.10

Q CURVE DATA	
Δ:	59° 32' 00"
R:	125.00'
T:	71.49'
L:	129.83'

ADJUST.  
MANHOLE  
RESET  
WATER  
METER

SKETCH:  
20' strip to be  
Acquired and  
Transferred to  
SW Bell

parcels  
to be  
Deeded to  
Town

BARRIER FREE  
RAMP (TYP.)

ONE STORY  
BRICK

PAV. STA. 4+21  
@ 10' REC. INLET  
T.C. 630.38  
F.L. 626.88

CONC.  
PARKING

5' CONC.  
SIDEWALK

PROPOSED  
PARKING LOT  
SIGN

10' REINFORCED FLEX.  
6" CONC. PVM  
3" LIME STAB. SUBGRADE  
50 LBS/SY (TYP.)

Driveway

EX. ARAPAHO R

6' MONO. CONC.  
CURB (TYP.)

5' CONC.  
SIDEWALK

S 89° 33' 32" E

45' B-B CONC. PVM  
W/ CONC. CURB & GUT

GRAVEL DRIVE

6

PT 46+58.04

20' strip

Driveway

20'

PT 47+35.33

CHE

PP

CHE

GM

WM

PP

24" RCP

6" W

14

ONE STORY  
CONC. BLOCK

ABP INVESTMENT #III, LTD.



ARAPAHO RD.

STA. 3+47.68  
EX. ARAPAHO RD.  
STA. 44+34.12  
ARAPAHO RD.

ONE STORY  
CONCRETE

SOUTHWESTERN  
BELL

ONE STORY BRICK

*Parcel  
to be  
Deeded to  
Town*

0.008  
AC<sub>2</sub>

PAV. STA. 4+27  
@ 6' REC. INLET  
T.C. 630.60  
F.L. 627.10

G. CURVE DATA

Δ: 59° 32' 00"  
R: 125.00'  
T: 71.49'  
L: 129.88'

SKETCH  
20' strip to be  
Acquired and  
Transferred to  
SW Bell

BARRIER FREE  
RAMP (TYP.)

30'R

ONE STORY  
BRICK

SIGN  
SIDEWALK CURB

PAV. STA. 4+21  
@ 10' REC. INLET  
T.C. 630.38  
F.L. 626.88

ADJUST.  
MANHOLE

RISER  
WATER  
METER

PROPOSED  
PARKING LOT  
SIGN

5' CONC.  
SIDEWALK

CONC.  
PARKING

0.011 AC<sub>2</sub>

10" 650 TRST FLEX  
REINF. CONC. P.V.M.  
6" LIME STAB. SUBGRADE  
50' LBS/SY (TYP.)

PT. E 735.33

Driveway

EX. ARAPAHO R

S 89° 33' 32" E

45' B-B CONC. P.V.M.  
W/ CONC. CURB & GUT

5' CONC.  
SIDEWALK

6" MONO. CONC.  
CURB (TYP.)

6

GRAVEL DRIVE

PT. A 6+58.04

ONE  
ONE

Driveway

OSPEX CABLE FENCE

6" WOOD FENCE

S 30° 01' 31" E

PC 4+05.45

S 75° 15' 00" W

WW  
MH

6" WW

24" RCP

6" WW

14

J. B. Cline (Jennelle 972-490-7288)

972-239-3771 local

970-259-~~4407~~<sup>4562</sup> Colorado

343 Hogan Circle

Durango CO. 81301

Agreed on price/terms & conditions

Need survey  
sketch

\$ 8.50/8.75/ft<sup>2</sup>

8-15-97

Called JB Cline @ 972# & left message

Called Colorado.# — no answer

8-18-97 Called both #'s — same result.

\$ 10<sup>00</sup> ft<sup>2</sup> has been a year

we pay for the survey

all Eric Valouty —

get a new survey

Contract to sell

then do the survey —

Go by Sept 19<sup>th</sup> letter provisions also

Bob Buchanan  
Coulter & Thompson  
214-672-2139  
will do deeds.  
make appt.  
Sept 9 coal

write thru  
Kam Roberts

to  
Council: 2<sup>nd</sup> Tues in Sept

① Auth to buy piece & swap 2 pieces

② Auth to exchange piece w Sw Bell

③



**IMPORTANT MESSAGE**

FOR David  
DATE 4/16 TIME 10:20 AM

M JB Cline  
OF \_\_\_\_\_

PHONE (972) 239 3771  
AREA CODE NUMBER EXTENSION

FAX  
 MOBILE (972) 502 9041  
AREA CODE NUMBER TIME TO CALL

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input checked="" type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	WILL FAX TO YOU	<input type="checkbox"/>

MESSAGE  
SWB Tract  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNED A

*Collard*



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

LETTER OF TRANSMITTAL

(214) 871-3311

TO Town of Addison

DATE	2-20-97	JOB NO.	01-1859-03
ATTENTION	David Nighswanger		
RE:	Moses + Clive Property		

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

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

COPIES	DATE	NO.	DESCRIPTION
3	2-20-97	EA	206 Sq. Ft Land description
3	"	"	224 " " " "
3	"	"	400 " " Land Title survey
3	"	"	2.835 Acre " " "

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted  
 For your use     Approved as noted  
 As requested     Returned for corrections  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_

REMARKS Hand delivery

Do we need a wider piece off of ~~Moses~~ JB Clive tract. JB said 2 or 3 feet was ok. We would have to provide JB of a new survey of his tract. Need to take this to Council for land swap

COPY TO File

SIGNED: [Signature]

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



## LAND DESCRIPTION

BEING 206 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1556; Volume 82179, Page 1559; Volume 84008, Page 1944 and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a P-K nail found in concrete base of fence post for the southeast corner of the SWBT tract;

THENCE North 00 degrees 16 minutes 34 seconds East along the east line of said SWBT tract a distance of 100.00 feet to a P-K nail found in concrete base of fence post for the northeast corner of said SWBT tract, said nail being the POINT OF BEGINNING;

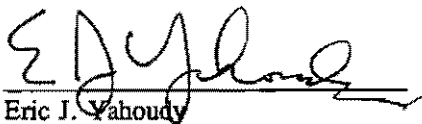
THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said SWBT tract a distance of 25.68 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the right, having a central angle of 2 degrees 13 minutes 07 seconds, a radius of 778.00 feet, and being subtended by a 30.13 foot chord bearing North 58 degrees 45 minutes 17 seconds East;

THENCE Northeasterly along said curve to the right, an arc distance of 30.13 feet to a point for corner;

THENCE South 00 degrees 16 minutes 34 seconds West a distance of 15.80 feet to the POINT OF BEGINNING, and CONTAINING 206 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

For: Huitt-Zollars, Inc.



Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Ave.  
Suite 600  
Dallas, Texas 75204  
(214) 871-3311

Date: October 21, 1996

## LAND DESCRIPTION

BEING 206 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1556; Volume 82179, Page 1559; Volume 84008, Page 1944 and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

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THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a P-K nail found in concrete base of fence post for the southeast corner of the SWBT tract;

THENCE North 00 degrees 16 minutes 34 seconds East along the east line of said SWBT tract a distance of 100.00 feet to a P-K nail found in concrete base of fence post for the northeast corner of said SWBT tract, said nail being the POINT OF BEGINNING;

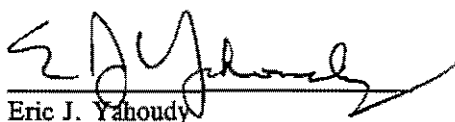
THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said SWBT tract a distance of 25.68 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the right, having a central angle of 2 degrees 13 minutes 07 seconds, a radius of 778.00 feet, and being subtended by a 30.13 foot chord bearing North 58 degrees 45 minutes 17 seconds East;

THENCE Northeasterly along said curve to the right, an arc distance of 30.13 feet to a point for corner;

THENCE South 00 degrees 16 minutes 34 seconds West a distance of 15.80 feet to the POINT OF BEGINNING, and CONTAINING 206 square feet of land, more or less.

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For: Huitt-Zollars, Inc.



Eric J. Yahoudy  
Registered Professional Land Surveyor  
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(214) 871-3311

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THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a P-K nail found in concrete base of fence post for the southeast corner of the SWBT tract;

THENCE North 00 degrees 16 minutes 34 seconds East along the east line of said SWBT tract a distance of 100.00 feet to a P-K nail found in concrete base of fence post for the northeast corner of said SWBT tract, said nail being the POINT OF BEGINNING;

THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said SWBT tract a distance of 25.68 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the right, having a central angle of 2 degrees 13 minutes 07 seconds, a radius of 778.00 feet, and being subtended by a 30.13 foot chord bearing North 58 degrees 45 minutes 17 seconds East;

THENCE Northeasterly along said curve to the right, an arc distance of 30.13 feet to a point for corner;

THENCE South 00 degrees 16 minutes 34 seconds West a distance of 15.80 feet to the POINT OF BEGINNING, and CONTAINING 206 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

For: Huitt-Zollars, Inc.



Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Ave.  
Suite 600  
Dallas, Texas 75204  
(214) 871-3311

Date: October 21, 1996

LAND DESCRIPTION

BEING 224 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portion of a tract of land described in instrument to MCM Company as recorded in Volume 78212, Page 3704 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract, the south line of a tract of land described in instrument to MCM Company as recorded in Volume 84008, Page 1944 of the Deed Records, Dallas County, Texas, and the south line of a tract of land described in instrument to MCM Company as recorded in Volume 82179, Page 1559 of the Deed Records, Dallas County, Texas, a distance of 124.97 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap on the west line of said MCM Company tract as recorded in Volume 78212, Page 3704, said point being the beginning of a curve to the left, having a central angle of 12 degrees 31 minutes 42 seconds, a radius of 299.31 feet, and being subtended by a 65.32 foot chord bearing North 84 degrees 09 minutes 09 seconds East;

THENCE northeasterly along said curve to the left, an arc distance of 65.45 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for the POINT OF BEGINNING;

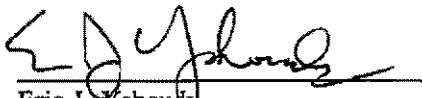
THENCE North 00 degrees 07 minutes 50 seconds East along the west line of last mentioned MCM Company tract a distance of 10.65 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap at the northwest corner of an easement for street purposes granted to the City of Addison, Texas as described in instrument recorded in Volume 78212, Page 3699 of the Deed Records, Dallas County, Texas;

THENCE South 89 degrees 42 minutes 10 seconds East along the north line of said easement a distance of 42.11 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;

THENCE South 76 degrees 05 minutes 39 seconds West a distance of 43.41 feet to the POINT OF BEGINNING, and CONTAINING 224 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

For: Huitt-Zollars, Inc.



Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Ave.  
Suite 600  
Dallas, Texas 75204  
(214) 871-3311

Date: October 21, 1996

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COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract, the south line of a tract of land described in instrument to MCM Company as recorded in Volume 84008, Page 1944 of the Deed Records, Dallas County, Texas, and the south line of a tract of land described in instrument to MCM Company as recorded in Volume 82179, Page 1559 of the Deed Records, Dallas County, Texas, a distance of 124.97 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap on the west line of said MCM Company tract as recorded in Volume 78212, Page 3704, said point being the beginning of a curve to the left, having a central angle of 12 degrees 31 minutes 42 seconds, a radius of 299.31 feet, and being subtended by a 65.32 foot chord bearing North 84 degrees 09 minutes 09 seconds East;

THENCE northeasterly along said curve to the left, an arc distance of 65.45 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for the POINT OF BEGINNING;

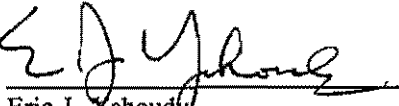
THENCE North 00 degrees 07 minutes 50 seconds East along the west line of last mentioned MCM Company tract a distance of 10.65 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap at the northwest corner of an easement for street purposes granted to the City of Addison, Texas as described in instrument recorded in Volume 78212, Page 3699 of the Deed Records, Dallas County, Texas;

THENCE South 89 degrees 42 minutes 10 seconds East along the north line of said easement a distance of 42.11 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;

THENCE South 76 degrees 05 minutes 39 seconds West a distance of 43.41 feet to the POINT OF BEGINNING, and CONTAINING 224 square feet of land, more or less.

Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

For: Huitt-Zollars, Inc.

  
Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Ave.  
Suite 600  
Dallas, Texas 75204  
(214) 871-3311

Date: October 21, 1996

## LAND DESCRIPTION

BEING 224 square feet land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portion of a tract of land described in instrument to MCM Company as recorded in Volume 78212, Page 3704 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract, the south line of a tract of land described in instrument to MCM Company as recorded in Volume 84008, Page 1944 of the Deed Records, Dallas County, Texas, and the south line of a tract of land described in instrument to MCM Company as recorded in Volume 82179, Page 1559 of the Deed Records, Dallas County, Texas, a distance of 124.97 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap on the west line of said MCM Company tract as recorded in Volume 78212, Page 3704, said point being the beginning of a curve to the left, having a central angle of 12 degrees 31 minutes 42 seconds, a radius of 299.31 feet, and being subtended by a 65.32 foot chord bearing North 84 degrees 09 minutes 09 seconds East;

THENCE northeasterly along said curve to the left, an arc distance of 65.45 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for the POINT OF BEGINNING;

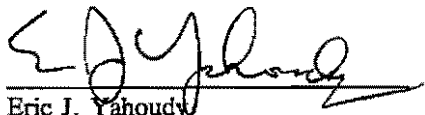
THENCE North 00 degrees 07 minutes 50 seconds East along the west line of last mentioned MCM Company tract a distance of 10.65 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap at the northwest corner of an easement for street purposes granted to the City of Addison, Texas as described in instrument recorded in Volume 78212, Page 3699 of the Deed Records, Dallas County, Texas;

THENCE South 89 degrees 42 minutes 10 seconds East along the north line of said easement a distance of 42.11 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;

THENCE South 76 degrees 05 minutes 39 seconds West a distance of 43.41 feet to the POINT OF BEGINNING, and CONTAINING 224 square feet of land, more or less.

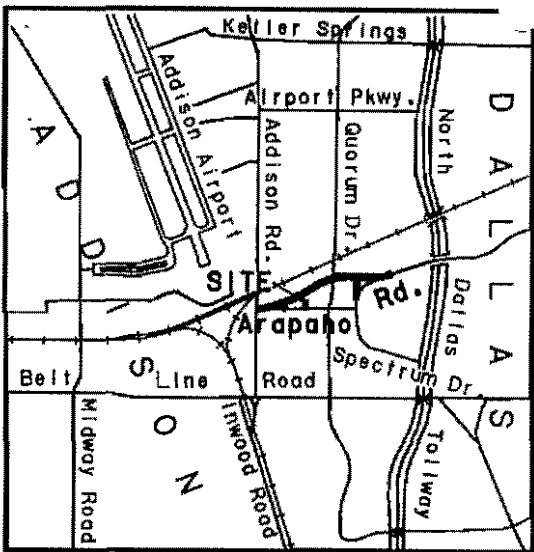
Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.

For: Huitt-Zollars, Inc.



Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Ave.  
Suite 600  
Dallas, Texas 75204  
(214) 871-3311

Date: October 21, 1996

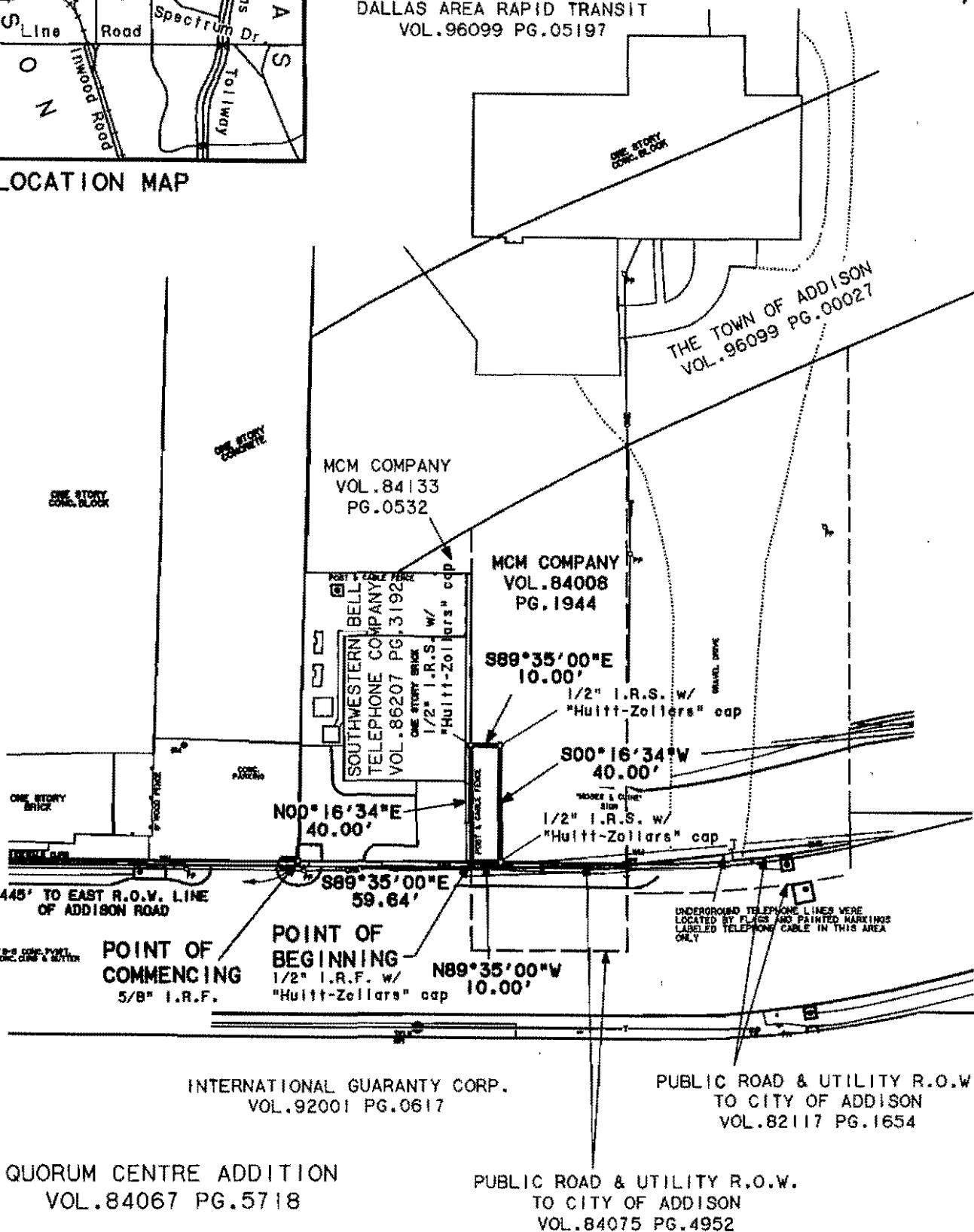


LOCATION MAP

BASIS OF BEARINGS: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

G.W. FISHER SURVEY  
ABSTRACT NO. 482

DALLAS AREA RAPID TRANSIT  
VOL.96099 PG.05197



This is to certify that the above survey was made under my supervision on August 28, 1996 and that the metes and bounds shown hereon are true and correct to the best of my knowledge.

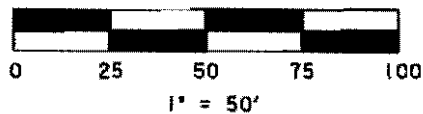
This drawing may not be reproduced without the written permission of Eric J. Yahoudy, Registered Professional Land Surveyor.

For Hullt-Zollars, Inc.

*Eric J. Yahoudy* 2-20-97

ERIC J. YAHOUDEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

SCALE IN FEET



**HUITT-ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS/214-871-3311

LAND TITLE SURVEY

FOR: MOSES & CLINE  
P.O. BOX 8 RICHARDSON, TX. 75001  
EXHIBIT PARCEL NO. \_\_\_\_\_  
OWNER: MCM COMPANY  
AREA: 400 S.F. DATE: AUG., 1996

## SURVEYOR'S STATEMENT

I hereby state to the best of my knowledge and belief that the survey hereon is an accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the survey; the location and type of buildings and improvements are as shown; all improvements, except as shown, are within the boundaries of the property, and the distance from the nearest intersecting street or road is as shown on said survey.

- 1) No part of the subject property lies within a 100-year flood plain as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended. The subject property is located in Zone C as explained on Community Panel Number 481089 0005 A of the Flood Insurance Rate Map, City of Addison, Texas, and Incorporated Areas, dated July 16, 1980. Areas of local drainage are not noted on this map;
- 2) This survey relies on the Commitment for Title Insurance, Case No. 96 CL 410563-W (00092), effective date of commitment: August 16, 1996, as issued by American Title Company for all matters of record. No additional search for encumbrances was provided by the undersigned. The following instruments affect the subject tract unless noted otherwise.
  - A.) Electric and telephone line easement as granted to Texas Power & Light Company, dated June 26, 1944, filed September 13, 1944, recorded Volume 2507, Page 114, Deed Records of Dallas County, Texas. (Unable to determine.)
  - B.) Electric and telephone line easement as granted to Texas Power & Light Company, dated July 17, 1944, filed September 13, 1944, recorded Volume 2507, Page 113, Deed Records of Dallas County, Texas. (Unable to determine.)
  - C.) Easement created in instrument executed by St. Louis Southwestern Railway Company of Texas, ET AL to American Liberty Pipe Company, a Texas corporation, for right-of-way, dated November 10, 1961, filed September 21, 1962, recorded in Volume 5862, Page 155, Deed Records, Dallas County, Texas. (Does not affect.)
  - D.) Reservation of all minerals in Deed executed by St. Louis Southwestern Railway Company of Texas a Texas corporation, to Southern Pacific Land Company, a California corporation, dated December 2, 1981, filed March 26, 1982 recorded in Volume 82061, Page 1374, Deed Records, Dallas County, Texas. (Does not affect.)
  - D.) Construction easement as set forth in Deed executed by MCM Company, a Texas general partnership, to The Town of Addison, dated May 13, 1996, filed May 16, 1996, recorded in Volume 96099, Page 0027, Deed Records, Dallas County, Texas. (Does not affect, construction easement does not exist, this document is a Special Warranty Deed.)



LAND DESCRIPTION

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instruments to MCM Company as recorded in Volume 84008, Page 1944 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

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THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a one-half inch iron rod found with "Huitt-Zollars" cap for the southeast corner of the SWBT tract, said point being the POINT OF BEGINNING;

THENCE North 00 degrees 16 minutes 34 seconds East along the east line of said SWBT tract a distance of 40.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap;

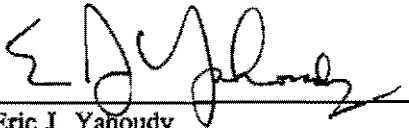
THENCE South 89 degrees 35 minutes 00 seconds East a distance of 10.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap;

THENCE South 00 degrees 16 minutes 34 seconds West a distance of 40.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap on the north right-of-way line of Arapaho Road as established by instrument to the City of Addison, Texas as recorded in Volume 84075, Page 4952 of the Deed Records of Dallas County, Texas;

THENCE North 89 degrees 35 minutes 00 seconds West along the north right-of-way line of Arapaho Road a distance of 10.00 feet to the POINT OF BEGINNING, and CONTAINING 400 square feet of land, more or less.

Basis of bearing: The centerline bearing of Arapaho Road as per paving improvement plans on file at the Town of Addison.

For: Huitt-Zollars, Inc.

 2-20-97  
Eric J. Yafoudy

Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Date: August 28, 1996



## SURVEYOR'S STATEMENT

I hereby state to the best of my knowledge and belief that the survey hereon is an accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the survey; the location and type of buildings and improvements are as shown; all improvements, except as shown, are within the boundaries of the property, and the distance from the nearest intersecting street or road is as shown on said survey.

- 1) No part of the subject property lies within a 100-year flood plain as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended. The subject property is located in Zone C as explained on Community Panel Number 481089 0005 A of the Flood Insurance Rate Map, City of Addison, Texas, and Incorporated Areas, dated July 16, 1980. Areas of local drainage are not noted on this map;
  
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THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a one-half inch iron rod found with "Huitt-Zollars" cap for the southeast corner of the SWBT tract, said point being the POINT OF BEGINNING;

THENCE North 00 degrees 16 minutes 34 seconds East along the east line of said SWBT tract a distance of 40.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap;

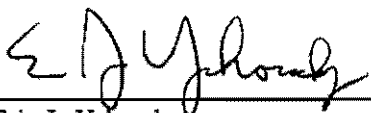
THENCE South 89 degrees 35 minutes 00 seconds East a distance of 10.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap;

THENCE South 00 degrees 16 minutes 34 seconds West a distance of 40.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap on the north right-of-way line of Arapaho Road as established by instrument to the City of Addison, Texas as recorded in Volume 84075, Page 4952 of the Deed Records of Dallas County, Texas;

THENCE North 89 degrees 35 minutes 00 seconds West along the north right-of-way line of Arapaho Road a distance of 10.00 feet to the POINT OF BEGINNING, and CONTAINING 400 square feet of land, more or less.

Basis of bearing: The centerline bearing of Arapaho Road as per paving improvement plans on file at the Town of Addison.

For: Huitt-Zollars, Inc.

 2.20-97

Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Date: August 28, 1996

September 19, 1996

To: John Baumgartner

From: J. B. Cline

Subject: Sale of Land to Town of Addison

As per your request we have caused to be surveyed a 10 ft and 40 ft strip adjoining Southwestern Bell's property on the East Side.

We will sell this to the Town for \$ 10.00 per foot plus the cost of the survey, \$ 1055.44. (copy of invoice enclosed)

Total sale price would be \$ 5055.44. We would expect the Town to pay all closing costs.

There are also two triangular pieces that should be cleaned up on a swap exchange. One piece accidentally occurred when we deeded right of way for Arapaho Road. I imagine it was a surveyor's error. The other triangle was caused by the alignment of New Arapaho as it crossed S. W. Bell land.

Since we have given over two acres of land to the Town of Addison over the last thirty two years, I respectfully suggest that the first triangle piece be deeded to us at no cost and that you pay us for the second piece.

Thank you very much.

J. B. Cline



# HUITT-ZOLIARS

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

Invoice  
Due upon receipt

September 10, 1996

INVOICE # 01185902.02

TO: J.B. CLINE  
MOSES & CLINE  
P.O. BOX 8  
ADDISON, TX 75001

PROJECT: 01185902 MOSES/CLINE PROPERTY  
LAND TITLE SURVEY UPDATE  
10' x 40' TRACT

PERIOD: July 28, 1996 THRU August 31, 1996

Contract Amount	% Work To Date	Total Amount Billed	Previously Billed	Amount Billed This Invoice
975.00	100.00%	975.00	0.00	975.00
TOTAL TAXABLE AMOUNT				975.00
SALES TAX AT 8.25%				80.44
TOTAL THIS INVOICE				<u>\$1,055.44</u>

APPROVED BY:

  
ERIC J. YAHODY  
VICE PRESIDENT

7050

A = 8°42'30"  
R = 778.00'  
L = 118.25'  
CB = N61°59'58"E  
C = 118.13'

ARAPAHO  
N66°21'13"E  
THE TOWN OF ADDISON  
VOL. 96099 PG. 299

R = 820.00'  
L = 156.19'

MCM  
VOL. 782

MCM COMPANY  
VOL. 84133 PG. 0532

N89°36'43"W 25.68'  
P-K NAIL FOUND  
IN CONCRETE

MCM COMPANY  
VOL. 84008 PG. 1944

MCM COMPANY  
VOL. 82179 PG. 1559

A = 13°35'07"  
R = 359.31'  
L = 85.20'  
CB = S83°26'16"W  
C = 85.00'

N89°35'00"W 10.00'

N00°16'34"E 40.00'

N89°42'10"W 42.11'

N89°35'00"W 55.33'

S00°07'50"W 10.65'

ARAPAHO ROAD

UNDERGROUND TELEPHONE LINES WERE  
LOCATED BY FLAGS AND PAINTED MARKINGS  
LABELED TELEPHONE TABLE IN THIS AREA  
ONLY

S89°33'32"E 64.67'

S89°35'00"E 69.64'  
L = 129.88'

POINT OF  
BEGINNING

1/2" I.R.F. w/  
"Huitt-Zollars" cap

PUBLIC ROAD & UTILITY R.O.W.  
TO CITY OF ADDISON  
VOL. 82117 PG. 1654

A = 12°31'42"  
R = 299.31'  
L = 65.45'

IC ROAD & UTILITY R.O.W.

A = 8°42'30"  
 R = 778.00'  
 L = 118.25'  
 CB = N61°59'58"E  
 C = 118.13'

ARAPAHO  
 N66°21'13"E  
 THE TOWN OF ADDISON  
 VOL. 96099 PG. 299.

R = 820.00'  
 L = 156.19'

MCM  
 VOL. 782

MCM COMPANY  
 VOL. 84133 PG. 0532

N89°36'43"W 25.68'

MCM COMPANY  
 VOL. 82179 PG. 1559

MCM COMPANY  
 VOL. 84008  
 PG. 1944

A = 13°35'07"  
 R = 359.31'  
 L = 85.20'  
 CB = S83°26'16"W  
 C = 85.00'

N89°35'00"W  
 10.00'

N00°16'34"E  
 40.00'

1/2" I.R.F. w/  
 "Huitt-Zollars" cap

N89°42'10"W  
 42.11'

N89°35'00"W  
 55.33'

S00°07'50"W  
 10.65'

ARAPAHO ROAD

UNDERGROUND TELEPHONE LINES WERE  
 LOCATED BY CLASS AND PAINTED MARKINGS  
 LABELED TELEPHONE TABLE IN THIS AREA

S89°33'32"E  
 64.67'

42" B-S CONC. PAVT.  
 W/ CONC. CURB & GUTTER

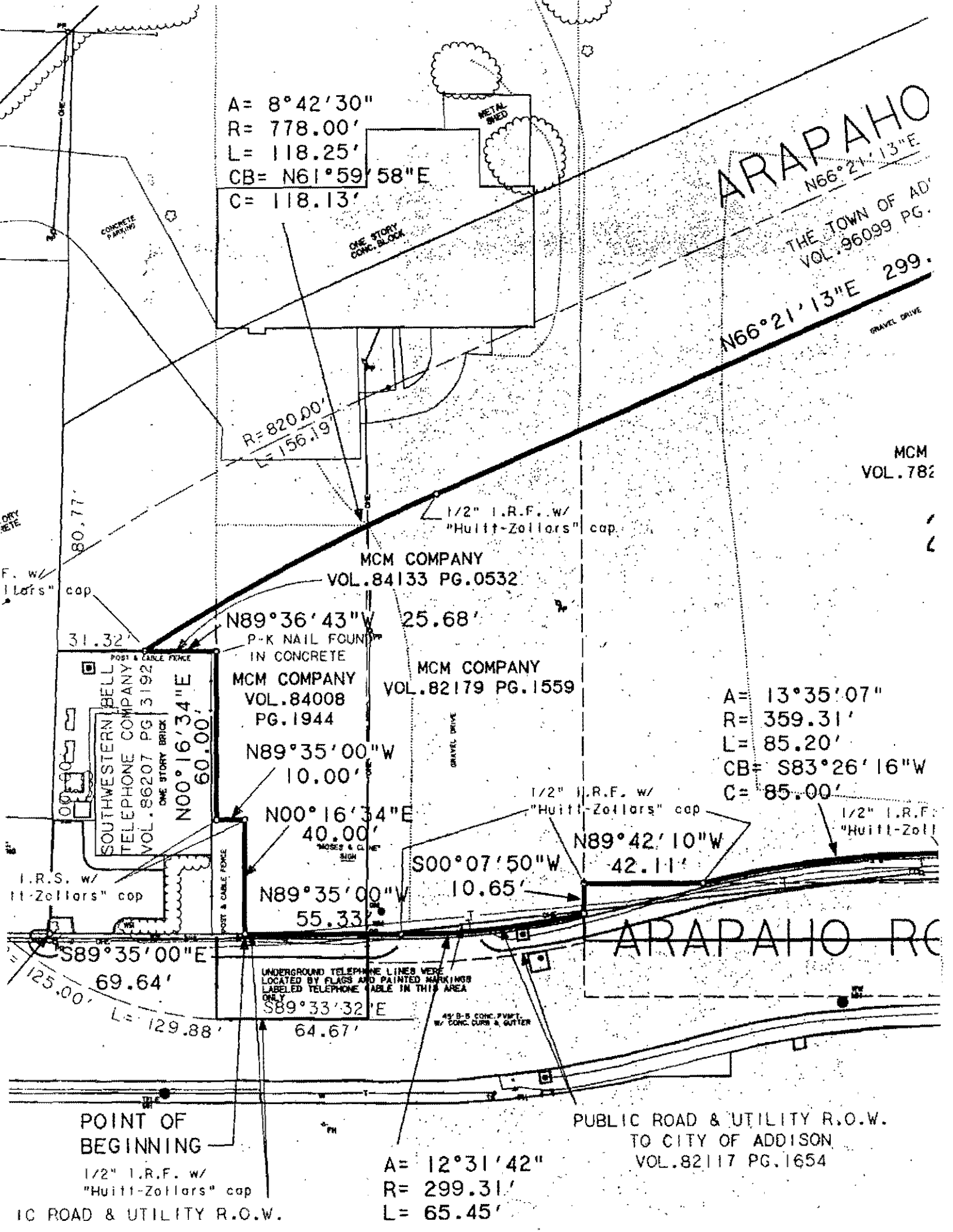
POINT OF  
 BEGINNING

PUBLIC ROAD & UTILITY R.O.W.  
 TO CITY OF ADDISON  
 VOL. 82117 PG. 1654

1/2" I.R.F. w/  
 "Huitt-Zollars" cap

A = 12°31'42"  
 R = 299.31'  
 L = 65.45'

IC ROAD & UTILITY R.O.W.





A = 8°42'30"  
 R = 778.00'  
 L = 118.25'  
 CB = N61°59'58"E  
 C = 118.13'

ARAPAHO  
 N66°21'13"E

THE TOWN OF ADDISON  
 VOL. 96099 PG. 299.

N66°21'13"E 299.  
 GRAVEL DRIVE

MCM  
 VOL. 782

MCM COMPANY  
 VOL. 84133 PG. 0532

N89°36'43"W 25.68'

P-K NAIL FOUND IN CONCRETE

MCM COMPANY  
 VOL. 84008 PG. 1944  
 MCM COMPANY  
 VOL. 82179 PG. 1559

A = 13°35'07"  
 R = 359.31'  
 L = 85.20'  
 CB = S83°26'16"W  
 C = 85.00'

N89°35'00"W 10.00'

N00°16'34"E 40.00'

1/2" I.R.F. w/ "Huitt-Zollars" cap

N89°42'10"W 42.11'

1/2" I.R.F. "Huitt-Zollars"

S00°07'50"W 10.65'

N89°35'00"W 55.33'

ARAPAHO ROAD

UNDERGROUND TELEPHONE LINES WERE LOCATED BY FLAGS AND PAINTED MARKINGS LABELED TELEPHONE TABLE IN THIS AREA ONLY

S89°33'32"E 64.67'

48" B-B CONC. PAVT. w/ CONC. CURB & GUTTER

S89°35'00"E 69.64'  
 L = 129.88'

POINT OF BEGINNING

1/2" I.R.F. w/ "Huitt-Zollars" cap

PUBLIC ROAD & UTILITY R.O.W. TO CITY OF ADDISON  
 VOL. 82117 PG. 1654

A = 12°31'42"  
 R = 299.31'  
 L = 65.45'

IC ROAD & UTILITY R.O.W.

A = 8°42'30"  
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ARAPAHO  
 N66°21'13"E  
 THE TOWN OF ADDISON  
 VOL. 96099 PG. 299.

R = 820.00'  
 L = 156.19'

MCM  
 VOL. 782

MCM COMPANY  
 VOL. 84133 PG. 0532

N89°36'43"W 25.68'

P-K NAIL FOUND  
 IN CONCRETE

MCM COMPANY  
 VOL. 84008 PG. 1944

MCM COMPANY  
 VOL. 82179 PG. 1559

N89°35'00"W  
 10.00'

A = 13°35'07"  
 R = 359.31'  
 L = 85.20'  
 CB = S83°26'16"W  
 C = 85.00'

N00°16'34"E  
 40.00'

1/2" I.R.F. w/  
 "Huitt-Zollars" cap

N89°42'10"W  
 42.11'

S00°07'50"W  
 10.65'

N89°35'00"W  
 55.33'

1/2" I.R.F.  
 "Huitt-Zollars"

ARAPAHO ROAD

UNDERGROUND TELEPHONE LINES WERE  
 LOCATED BY FLAGS AND PAINTED MARKINGS  
 LABELED TELEPHONE CABLE IN THIS AREA

S89°33'32"E  
 64.67'

48" S-S CONC. P.V.M.T.  
 W/ CONC. CURB & GUTTER

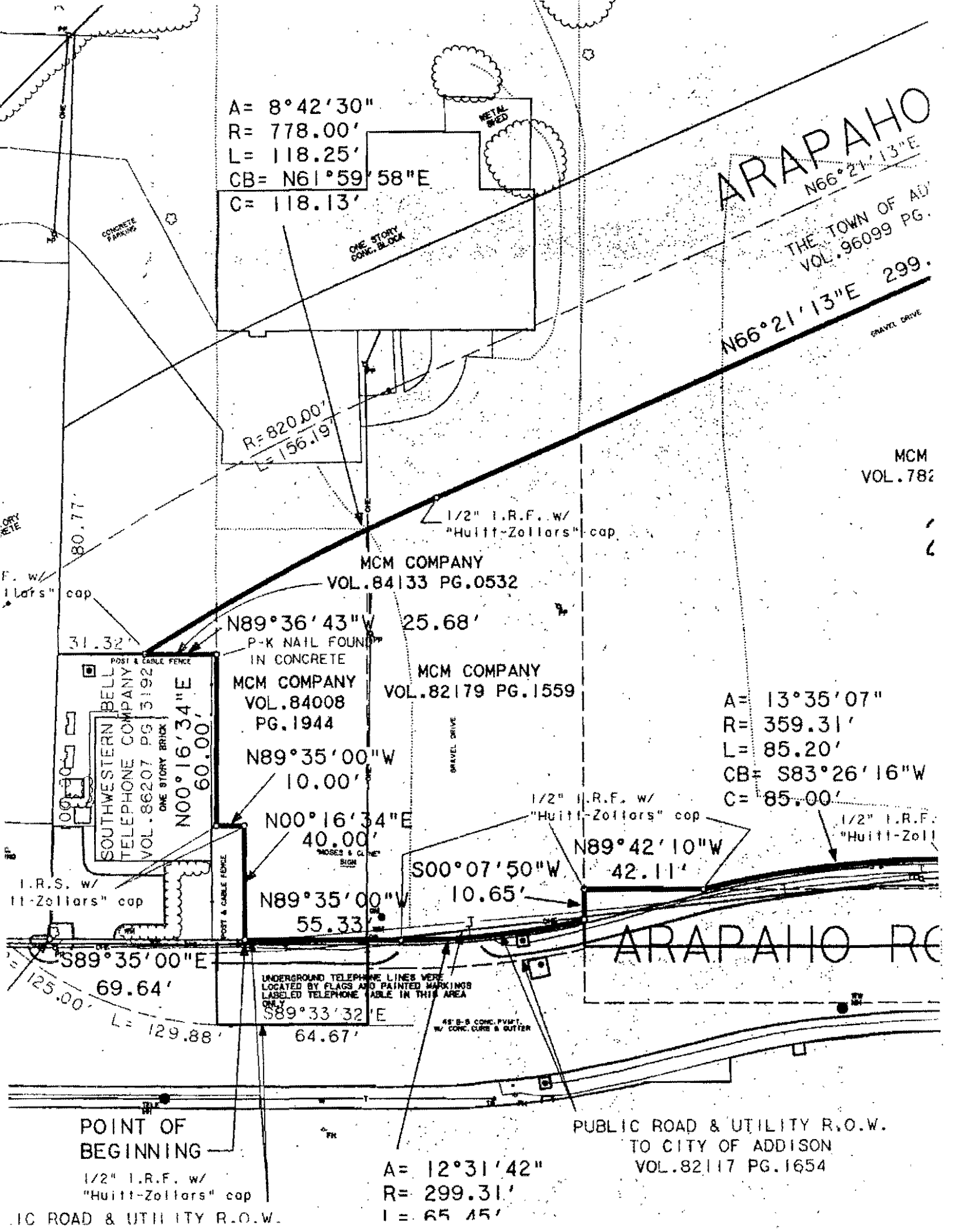
POINT OF  
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PUBLIC ROAD & UTILITY R.O.W.  
 TO CITY OF ADDISON  
 VOL. 82117 PG. 1654

A = 12°31'42"  
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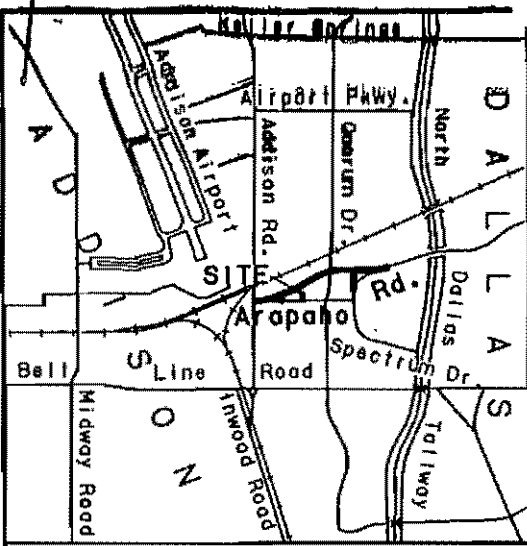
PUBLIC ROAD & UTILITY R.O.W.



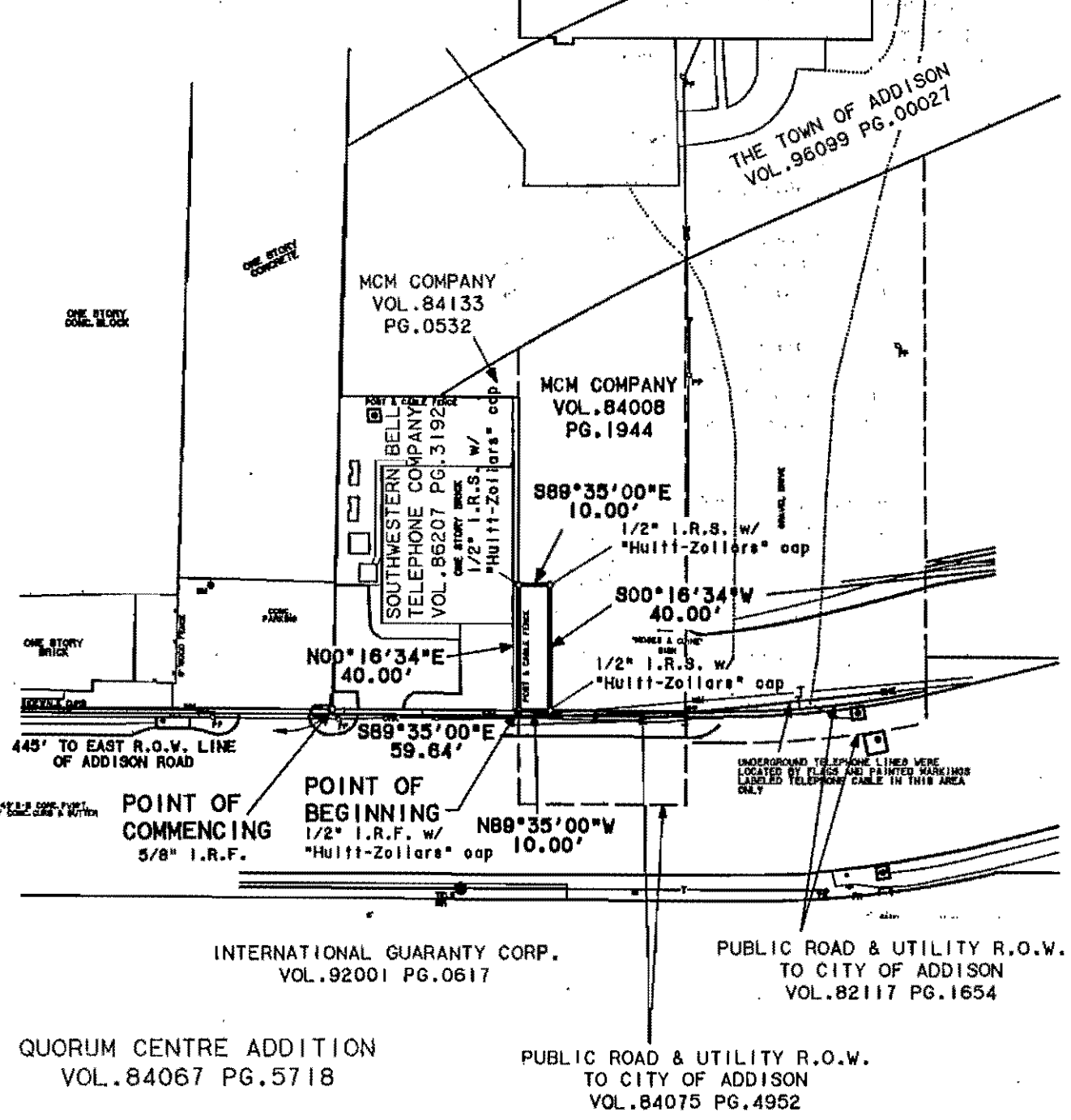
BASIS OF BEARINGS: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

# G.W. FISHER SURVEY ABSTRACT NO. 482

DALLAS AREA RAPID TRANSIT  
VOL.96099 PG.05197



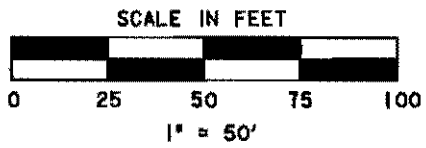
LOCATION MAP



This is to certify that the above survey was made under my supervision on August 28, 1996 and that the notes and bounds shown hereon are true and correct to the best of my knowledge.

This drawing may not be reproduced without the written permission of Eric J. Yahoudy, Registered Professional Land Surveyor.

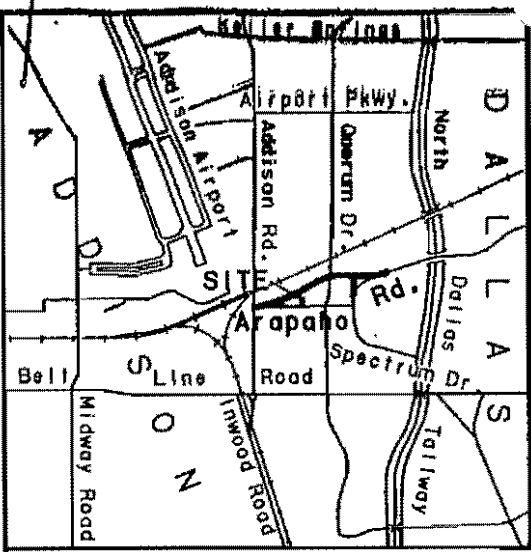
For Hullt-Zollars, Inc.  
  
 ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862  
 8-28-96



**HULLT-ZOLLARS**  
 3131 MCKINNEY AVENUE/SUITE 600  
 DALLAS, TEXAS/214-871-3311

LAND TITLE SURVEY

FOR: MOSES & CLINE  
 P.O. BOX 6 RICHARDSON, TX. 75001  
 EXHIBIT PARCEL NO. 1  
 OWNER: MCM COMPANY  
 AREA: 400 S.F. DATE: AUG., 1996

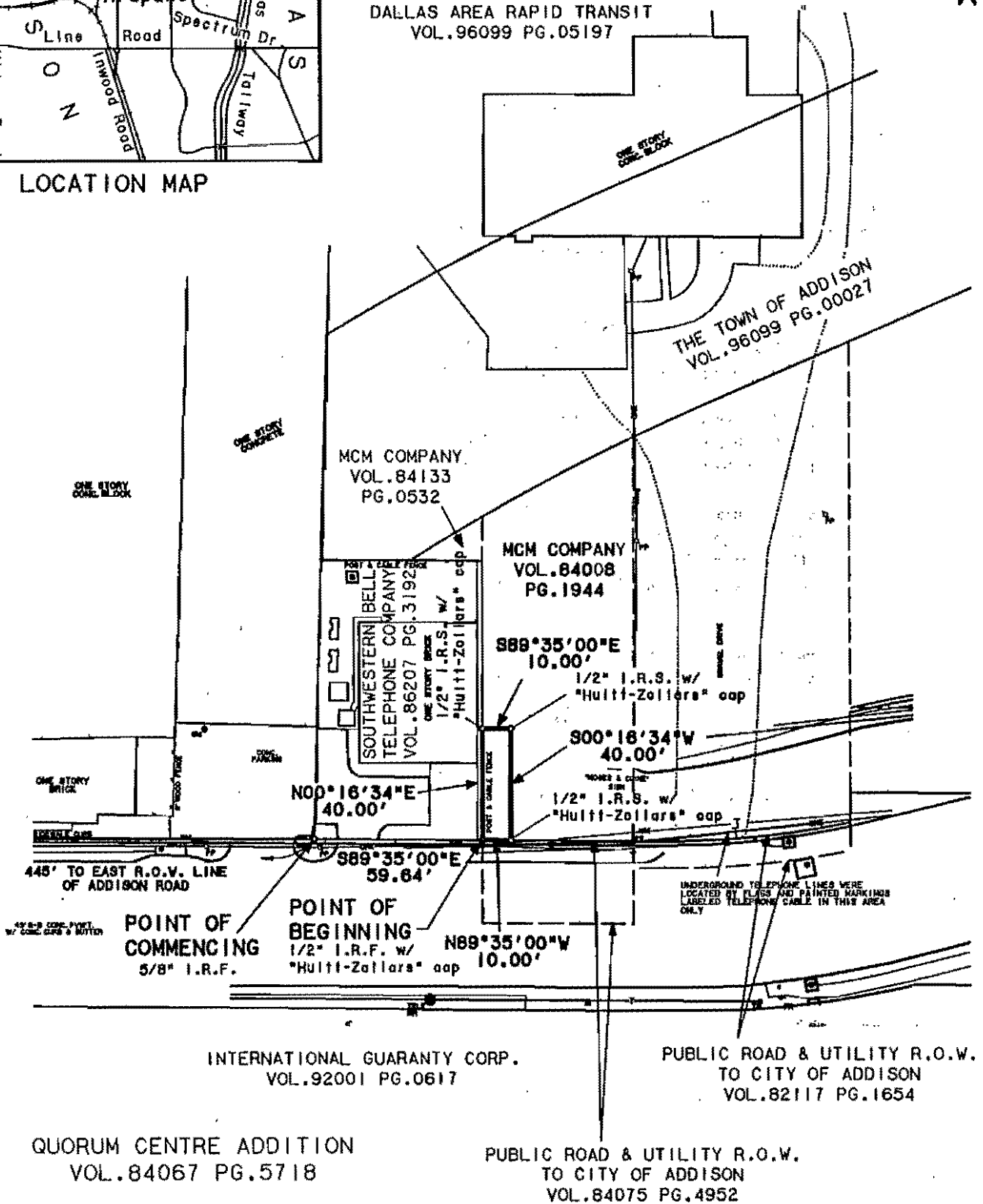


LOCATION MAP

BASIS OF BEARINGS: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

G.W. FISHER SURVEY  
ABSTRACT NO. 482

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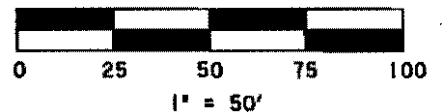
This drawing may not be reproduced without the written permission of Eric J. Yahoudy, Registered Professional Land Surveyor.

For HUITT-ZOLLARS, Inc.

*Eric J. Yahoudy* 8-28-96

ERIC J. YAHOUDEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

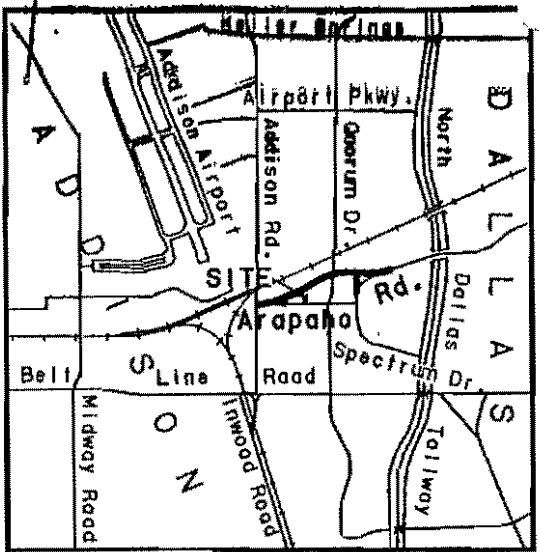
SCALE IN FEET



**HUITT-ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS/214-871-3311

LAND TITLE SURVEY

FOR: MOSES & CLINE  
P.O. BOX 8 RICHARDSON, TX. 75001  
EXHIBIT PARCEL NO. 1  
OWNER: MCM COMPANY  
AREA: 400 S.F. DATE: AUG., 1996

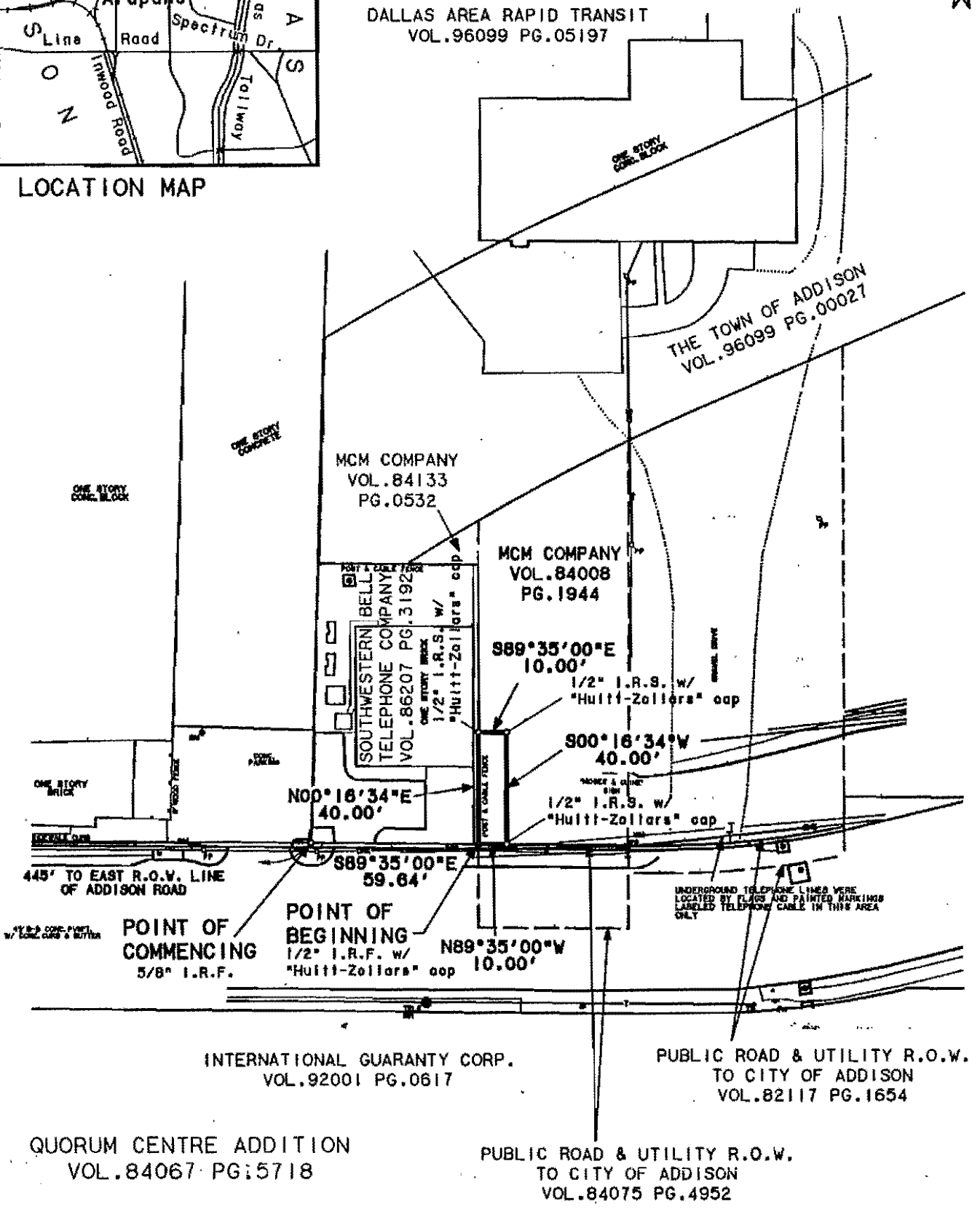


LOCATION MAP

BASIS OF BEARINGS: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

# G.W. FISHER SURVEY ABSTRACT NO. 482

DALLAS AREA RAPID TRANSIT  
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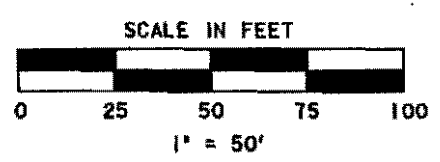


PAGE 1 OF 3

This is to certify that the above survey was made under my supervision on August 28, 1996 and that the metes and bounds shown herein are true and correct to the best of my knowledge.

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For Huilt-Zollars, Inc.  
  
 ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862



**HUILT-ZOLLARS**  
 3131 MCKINNEY AVENUE/SUITE 600  
 DALLAS, TEXAS/214-871-3311

## LAND TITLE SURVEY

FOR: MOSES & CLINE  
 P.O. BOX 8 RICHARDSON, TX. 75001  
 EXHIBIT PARCEL NO. \_\_\_\_\_  
 OWNER: MCM COMPANY  
 AREA: 400 S.F. DATE: AUG., 1996

## LAND DESCRIPTION

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instruments to MCM Company as recorded in Volume 84008, Page 1944 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in instrument to MCM Company as recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE South 89 degrees 35 minutes 00 seconds East along the north right-of-way line of Arapaho Road and south line of said Southwestern Bell Telephone Company (SWBT) tract a distance of 59.64 feet to a one-half inch iron rod found with "Huitt-Zollars" cap for the southeast corner of the SWBT tract, said point being the POINT OF BEGINNING;

THENCE North 00 degrees 16 minutes 34 seconds East along the east line of said SWBT tract a distance of 40.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap;

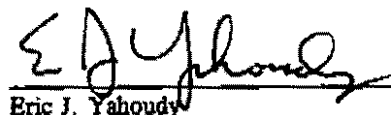
THENCE South 89 degrees 35 minutes 00 seconds East a distance of 10.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap;

THENCE South 00 degrees 16 minutes 34 seconds West a distance of 40.00 feet to a one-half inch iron rod set with "Huitt-Zollars" cap on the north right-of-way line of Arapaho Road as established by instrument to the City of Addison, Texas as recorded in Volume 84075, Page 4952 of the Deed Records of Dallas County, Texas;

THENCE North 89 degrees 35 minutes 00 seconds West along the north right-of-way line of Arapaho Road a distance of 10.00 feet to the POINT OF BEGINNING, and CONTAINING 400 square feet of land, more or less.

Basis of bearing: The centerline bearing of Arapaho Road as per paving improvement plans on file at the Town of Addison.

For: Huitt-Zollars, Inc.

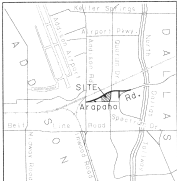
 8-28-96

Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Date: August 28, 1996

**SURVEYOR'S STATEMENT**

I hereby state to the best of my knowledge and belief that the survey hereon is an accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the survey; the location and type of buildings and improvements are as shown; all improvements, except as shown, are within the boundaries of the property, and the distance from the nearest intersecting street or road is as shown on said survey.

- 1) No part of the subject property lies within a 100-year flood plain as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended. The subject property is located in Zone C as explained on Community Panel Number 481089 0005 A of the Flood Insurance Rate Map, City of Addison, Texas, and Incorporated Areas, dated July 16, 1980. Areas of local drainage are not noted on this map;
- 2) This survey relies on the Commitment for Title Insurance, Case No. 96 CL 410563-W (00092), effective date of commitment: August 16, 1996, as issued by American Title Company for all masters of record. No additional search for encumbrances was provided by the undersigned. The following instruments affect the subject tract unless noted otherwise.
  - A.) Electric and telephone line easement as granted to Texas Power & Light Company, dated June 26, 1944, filed September 13, 1944, recorded Volume 2507, Page 114, Deed Records of Dallas County, Texas. (Unable to determine.)
  - B.) Electric and telephone line easement as granted to Texas Power & Light Company, dated July 17, 1944, filed September 13, 1944, recorded Volume 2507, Page 113, Deed Records of Dallas County, Texas. (Unable to determine.)
  - C.) Easement created in instrument executed by St. Louis Southwestern Railway Company of Texas, ET AL to American Liberty Pipe Company, a Texas corporation, for right-of-way, dated November 10, 1961, filed September 21, 1962, recorded in Volume 5862, Page 155, Deed Records, Dallas County, Texas. (Does not affect.)
  - D.) Reservation of all minerals in Deed executed by St. Louis Southwestern Railway Company of Texas a Texas corporation, to Southern Pacific Land Company, a California corporation, dated December 2, 1981, filed March 26, 1982 recorded in Volume 82061, Page 1374, Deed Records, Dallas County, Texas. (Does not affect.)
  - D.) Construction easement as set forth in Deed executed by MCM Company, a Texas general partnership, to The Town of Addison, dated May 13, 1996, filed May 16, 1996, recorded in Volume 96099, Page 0027, Deed Records, Dallas County, Texas. (Does not affect, construction easement does not exist, this document is a Special Warranty Deed.)



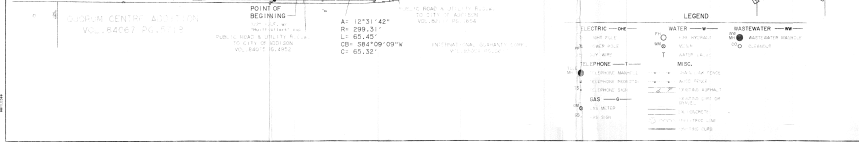
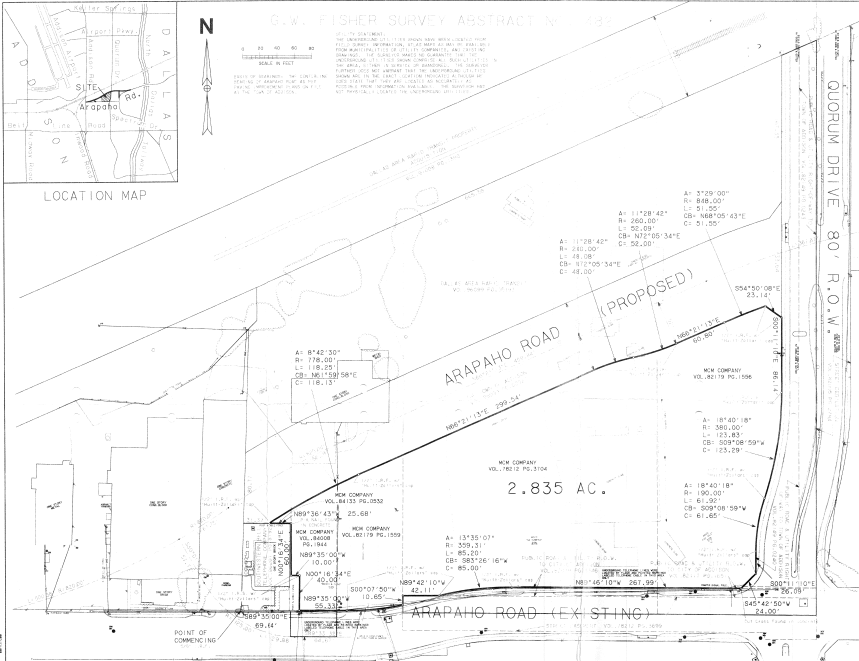
LOCATION MAP

G.W. FISHER SURVEY ABSTRACT NO. 482

SCALE IN FEET  
0 20 40 60 80



11  
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**REVISIONS**

REVISION 1: Add and delete the 10' buffer between the proposed and existing Arapaho Road. Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way).

REVISION 2: Add and delete the 10' buffer between the proposed and existing Arapaho Road. Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way).

REVISION 3: Add and delete the 10' buffer between the proposed and existing Arapaho Road. Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way).

REVISION 4: Add and delete the 10' buffer between the proposed and existing Arapaho Road. Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way).

REVISION 5: Add and delete the 10' buffer between the proposed and existing Arapaho Road. Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way).

REVISION 6: Add and delete the 10' buffer between the proposed and existing Arapaho Road. Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way).

REVISION 7: Add and delete the 10' buffer between the proposed and existing Arapaho Road. Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way).

REVISION 8: Add and delete the 10' buffer between the proposed and existing Arapaho Road. Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way).

REVISION 9: Add and delete the 10' buffer between the proposed and existing Arapaho Road. Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way).

REVISION 10: Add and delete the 10' buffer between the proposed and existing Arapaho Road. Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way). Update the proposed and existing Arapaho Road centerlines to 80' R.O.W. (Right of Way) from 100' R.O.W. (Right of Way).

APPROVED: *[Signature]* 2-20-77

**LAND TITLE SURVEY**  
**2.835 ACRE TRACT**  
 Being in the G.W. Fisher Survey,  
 Abstract No. 482,  
 Town of Arapahoe, Douglas County, Texas

**HUIIT - ZOLLARS**  
 Surveyors  
 1717 East Park Street, P.O. Box 100  
 Dallas, Texas 75201-0100

DATE: PROJECT NO.  
 2-20-77 1000  
 A.B.N. 01-1054-02