

2000-3 Arapaho Road  
Parcel Maps and descriptions

**LAND DESCRIPTION****PARCEL NO. 9  
ARAPAHO ROAD  
APRIL 14, 1998**

BEING 0.1549 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, and the R. Wilburn Survey, Abstract No. 1580, Town of Addison, Dallas County, Texas and being a portion of the revised plat of Quorum North Offices, a 12.969 acre addition to the Town of Addison, Texas as recorded in Volume 82230, Page 0774 of the Deed Records, Dallas County, Texas, and being portions of a 12.969 acre tract of land described in instrument to MEPC QUORUM PROPERTIES, INC. as recorded in Volume 81133, Page 0162, Deed Records, Dallas County, Texas and that tract of land described as Tract 4 in instrument to MEPC QUORUM PROPERTIES II, INC. as recorded in Volume 87186, Page 3028, Deed Records, Dallas County, Texas and by correction deed recorded in Volume 88109, Page 1723, Deed Records, Dallas County, Texas, and being more particularly described as follows:

1. COMMENCING at a 1/2 inch iron rod found on the platted east right-of-way line of Spectrum Drive (80 foot wide right-of-way, originally platted as Quorum Loop North as per final plat of Quorum North, an addition to the Town of Addison, Texas, as recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas), said point being North 00 degrees 11 minutes 10 seconds West, 317.82 feet from the southeast corner of said Quorum North Offices addition and the point of curvature of a curve to the right having a central angle of 64 degrees 21 minutes 46 seconds, a radius of 190.42 feet and being subtended by a 202.84 foot chord bearing North 31 degrees 59 minutes 43 seconds East ;
2. THENCE northeasterly along said curve to the right and platted easterly right-of-way line of Spectrum Drive and platted southeasterly right-of-way line of Arapaho Road, an arc distance of 213.91 feet to a 1/2 inch iron rod found at the end of said curve;
3. THENCE North 64 degrees 10 minutes 36 seconds East along the platted southeasterly right-of-way line of Arapaho Road (80 foot wide right-of-way, originally platted as Quorum Loop North) a distance of 259.09 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the POINT OF BEGINNING of this tract;
4. THENCE continuing North 64 degrees 10 minutes 36 seconds East along the platted southeasterly right-of-way line of Arapaho Road a distance of 109.82 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right having a central angle of 21 degrees 28 minutes 35 seconds, a radius of 750.96 feet and being subtended by a 279.84 foot chord bearing North 74 degrees 54 minutes 54 seconds East;
5. THENCE easterly along the platted southerly right-of-way line of Arapaho Road an arc distance of 281.49 feet to a 1/2 inch iron rod found at the end of said curve;
6. THENCE North 85 degrees 39 minutes 11 seconds East along the platted southerly line of Arapaho Road a distance of 142.34 feet to a brass cap monument found for the most northwesterly corner of Texas Turnpike Authority Right-of-Way Parcel No. 6-26 (for Dallas North Tollway) as described in instrument to the Texas Turnpike Authority, as recorded in Volume 90137, Page 3520, Deed Records, Dallas County, Texas, said point being the beginning of a curve to the right having a central angle of 45 degrees 56 minutes 54 seconds, a radius of 90.00 feet and being subtended by a 70.26 foot chord bearing South 71 degrees 22 minutes 22 seconds East;
7. THENCE southeasterly along said curve to the right and westerly line of said TTA Parcel No. 6-26 an arc distance of 72.18 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
8. THENCE North 88 degrees 17 minutes 45 seconds West departing said westerly line of TTA Parcel No.6-26 a distance of 70.41 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
9. THENCE South 85 degrees 39 minutes 11 seconds West parallel with and 20.00 feet southerly from the southerly right-of-way line of said Arapaho Road, a distance of 136.63 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

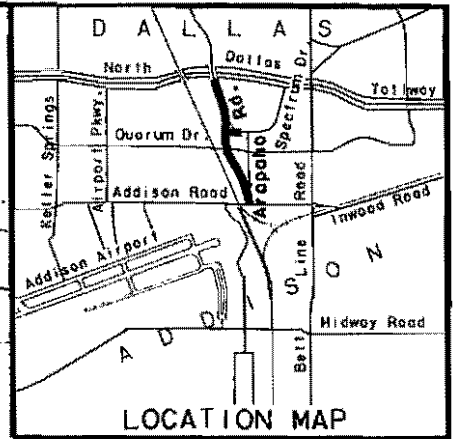
**LAND DESCRIPTION**

**PARCEL NO. 9  
ARAPAHO ROAD  
APRIL 14, 1998**

10. THENCE North 04 degrees 20 minutes 49 seconds West a distance of 9.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
11. THENCE South 85 degrees 39 minutes 11 seconds West parallel with and 11.00 feet southerly from the southerly right-of-way line of Arapaho Road a distance of 13.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the left having a central angle of 19 degrees 49 minutes 05 seconds, a radius of 739.00 feet and being subtended by a 254.34 foot chord bearing South 75 degrees 44 minutes 38 seconds West;
12. THENCE westerly along said curve to the left an arc distance of 255.61 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the end of said curve;
13. THENCE South 65 degrees 50 minutes 06 seconds West a distance of 36.90 feet to a P-K nail set with "Huitt-Zollars" cap for the point of curvature of a curve to the right having a central angle of 04 degrees 31 minutes 57 seconds, a radius of 1051.00 feet and being subtended by a 83.12 foot chord bearing South 68 degrees 06 minutes 04 seconds West;
14. THENCE westerly along said curve to the right an arc distance of 83.14 feet to the POINT OF BEGINNING, CONTAINING 0.1549 of an acre of land, more or less.

# DALLAS NORTH TOLLWAY VARIABLE WIDTH R.O.W.

TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-26  
VOL. 90137 PG. 3520



TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-28  
VOL. 85063 PG. 2070

ROBERT WILBURN SURVEY ABSTRACT NO. 1588  
G.V. FISHER SURVEY ABSTRACT NO. 462

**CURVE 1**  
A= 21°28'35"  
R= 750.96'  
L= 281.49'  
CB=N74°54'54"E  
C= 279.84'

LANCO ARAPAHO PARTNERSHIP  
VOL. 89224 PG. 5252

**CURVE 2**  
A= 45°56'54"  
R= 90.00'  
L= 72.18'  
CB=S71°22'22"E  
C= 70.26'

ADLESTEIN ADDITION  
VOL. 81075 PG. 1696

**CURVE 3**  
A= 19°49'05"  
R= 739.00'  
L= 255.61'  
CB=S75°44'38"W  
C= 245.34'

LANCO PROPERTIES INC.  
VOL. 89050 PG. 3050

**CURVE 4**  
A= 04°31'57"  
R= 1051.00'  
L= 83.14'  
CB=S68°06'04"W  
C= 83.12'

ABSTRACT  
NO. 482

LANCO ARAPAHO PARTNERSHIP  
VOL. 89050 PG. 3144

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 81075 PG. 1696

G.W. FISHER SURVEY

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 82005 PG. 2784

TOWN OF ADDISON  
VOL. 93243 PG. 6422

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

PAGE 3 OF 3

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

CL PC STA. 57+07.95

CL STA. 56+76.73  
ARAPAHO RD.

APPROXIMATE SURVEY LINE LOCATION  
N88°17'45"W 70.41'

1/2" I.R.S. W/HUITT-ZOLLARS CAP

BRASS CAP MONUMENT FOUND

N85°39'11"E 40'

N85°39'11"E 142.34'

N85°39'11"E 136.63'

1/2" I.R.S.

1/2" I.R.F.

L 273.25'  
R 790.00'

CL PT STA. 64+35.91

L 273.25'  
R 790.00'

1/2" I.R.S.

1/2" I.R.F.

L 273.25'  
R 790.00'

CL PC STA. 81+62.86

L 273.25'  
R 790.00'

CL PT STA. 81+25.76

L 273.25'  
R 790.00'

CL PC STA. 81+62.86

L 273.25'  
R 790.00'

CL PT STA. 81+25.76

L 273.25'  
R 790.00'

CL PC STA. 81+62.86

L 273.25'  
R 790.00'

CL PT STA. 81+25.76

L 273.25'  
R 790.00'

CL PC STA. 81+62.86

L 273.25'  
R 790.00'

CL PT STA. 81+25.76

L 273.25'  
R 790.00'

CL PC STA. 81+62.86

L 273.25'  
R 790.00'

CL PT STA. 81+25.76

L 273.25'  
R 790.00'

MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

9 0.1549 AC.

9

MEPC QUORUM PROPERTIES, INC.  
MEPC QUORUM PROPERTIES II, INC.

TRACT 3  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723

TRACT 4  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723

POINT OF BEGINNING  
1/2" I.R.S. W/HUITT-ZOLLARS CAP

REVISED FINAL PLAT

QUORUM NORTH OFFICES  
VOL. 82230 PG. 0774

TRACT 2  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723

MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

A= 64°21'46"  
R= 190.42'  
L= 213.91'  
CB=N31°59'43"E  
C= 202.84'

POINT OF COMMENCING  
1/2" I.R.F.

SPECTRUM DR.  
80' R.O.W.

CARRAMERICA REALTY, L.P.  
VOL. 97055 PG. 03445

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

BASIS OF BEARINGS: The bearing of S 001°00' E along the west right-of-way line of Quorum Drive as per deed to the Town of Addison, recorded in Volume 56039, Page 00027, Deed Records, Dallas County, Texas.

This is to certify that the above survey was made under my supervision on October 8, 1997 and that the metes and bounds shown thereon are true and correct to the best of my knowledge.

For Huitt-Zollars, Inc.

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

*Eric J. Yanoudy*  
ERIC J. YANOUDY REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862 4-16-98

HUITT-ZOLLARS

3131 MCKINNEY AVENUE/SUITE 800  
DALLAS, TEXAS 75214-8711-3311

ARAPAHO ROAD  
RIGHT-OF-WAY EXHIBIT

TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001

EXHIBIT PARCEL NO. 9

OWNER: MEPC QUORUM PROPERTIES, INC.  
AREA: 0.1549 ACRES DATE: APR. 14, 1998



**LAND DESCRIPTION**

**PARCEL NO. 9  
ARAPAHO ROAD  
APRIL 14, 1998**

BEING 0.1549 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, and the R. Wilburn Survey, Abstract No. 1580, Town of Addison, Dallas County, Texas and being a portion of the revised plat of Quorum North Offices, a 12.969 acre addition to the Town of Addison, Texas as recorded in Volume 82230, Page 0774 of the Deed Records, Dallas County, Texas, and being portions of a 12.969 acre tract of land described in instrument to MEPC QUORUM PROPERTIES, INC. as recorded in Volume 81133, Page 0162, Deed Records, Dallas County, Texas and that tract of land described as Tract 4 in instrument to MEPC QUORUM PROPERTIES II, INC. as recorded in Volume 87186, Page 3028, Deed Records, Dallas County, Texas and by correction deed recorded in Volume 88109, Page 1723, Deed Records, Dallas County, Texas, and being more particularly described as follows:

1. COMMENCING at a 1/2 inch iron rod found on the platted east right-of-way line of Spectrum Drive (80 foot wide right-of-way, originally platted as Quorum Loop North as per final plat of Quorum North, an addition to the Town of Addison, Texas, as recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas), said point being North 00 degrees 11 minutes 10 seconds West, 317.82 feet from the southeast corner of said Quorum North Offices addition and the point of curvature of a curve to the right having a central angle of 64 degrees 21 minutes 46 seconds, a radius of 190.42 feet and being subtended by a 202.84 foot chord bearing North 31 degrees 59 minutes 43 seconds East ;
2. THENCE northeasterly along said curve to the right and platted easterly right-of-way line of Spectrum Drive and platted southeasterly right-of-way line of Arapaho Road, an arc distance of 213.91 feet to a 1/2 inch iron rod found at the end of said curve;
3. THENCE North 64 degrees 10 minutes 36 seconds East along the platted southeasterly right-of-way line of Arapaho Road (80 foot wide right-of-way, originally platted as Quorum Loop North) a distance of 259.09 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the POINT OF BEGINNING of this tract;
4. THENCE continuing North 64 degrees 10 minutes 36 seconds East along the platted southeasterly right-of-way line of Arapaho Road a distance of 109.82 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right having a central angle of 21 degrees 28 minutes 35 seconds, a radius of 750.96 feet and being subtended by a 279.84 foot chord bearing North 74 degrees 54 minutes 54 seconds East;
5. THENCE easterly along the platted southerly right-of-way line of Arapaho Road an arc distance of 281.49 feet to a 1/2 inch iron rod found at the end of said curve;
6. THENCE North 85 degrees 39 minutes 11 seconds East along the platted southerly line of Arapaho Road a distance of 142.34 feet to a brass cap monument found for the most northwesterly corner of Texas Turnpike Authority Right-of-Way Parcel No. 6-26 (for Dallas North Tollway) as described in instrument to the Texas Turnpike Authority, as recorded in Volume 90137, Page 3520, Deed Records, Dallas County, Texas, said point being the beginning of a curve to the right having a central angle of 45 degrees 56 minutes 54 seconds, a radius of 90.00 feet and being subtended by a 70.26 foot chord bearing South 71 degrees 22 minutes 22 seconds East;
7. THENCE southeasterly along said curve to the right and westerly line of said TTA Parcel No. 6-26 an arc distance of 72.18 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
8. THENCE North 88 degrees 17 minutes 45 seconds West departing said westerly line of TTA Parcel No.6-26 a distance of 70.41 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
9. THENCE South 85 degrees 39 minutes 11 seconds West parallel with and 20.00 feet southerly from the southerly right-of-way line of said Arapaho Road, a distance of 136.63 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

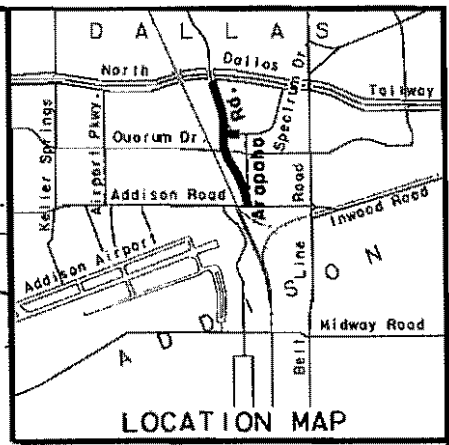
**LAND DESCRIPTION**

**PARCEL NO. 9  
ARAPAHO ROAD  
APRIL 14, 1998**

10. THENCE North 04 degrees 20 minutes 49 seconds West a distance of 9.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
11. THENCE South 85 degrees 39 minutes 11 seconds West parallel with and 11.00 feet southerly from the southerly right-of-way line of Arapaho Road a distance of 13.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the left having a central angle of 19 degrees 49 minutes 05 seconds, a radius of 739.00 feet and being subtended by a 254.34 foot chord bearing South 75 degrees 44 minutes 38 seconds West;
12. THENCE westerly along said curve to the left an arc distance of 255.61 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the end of said curve;
13. THENCE South 65 degrees 50 minutes 06 seconds West a distance of 36.90 feet to a P-K nail set with "Huitt-Zollars" cap for the point of curvature of a curve to the right having a central angle of 04 degrees 31 minutes 57 seconds, a radius of 1051.00 feet and being subtended by a 83.12 foot chord bearing South 68 degrees 06 minutes 04 seconds West;
14. THENCE westerly along said curve to the right an arc distance of 83.14 feet to the POINT OF BEGINNING, CONTAINING 0.1549 of an acre of land, more or less.

# DALLAS NORTH TOLLWAY VARIABLE WIDTH R.O.W.

TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-26  
VOL. 90137 PG. 3520



TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-28  
VOL. 85063 PG. 2070

ROBERT WILBURN SURVEY ABSTRACT NO. 1588  
G.V. FISHER SURVEY ABSTRACT NO. 482

**CURVE 1**  
A = 21°28'35"  
R = 750.96'  
L = 281.49'  
CB = N74°54'54"E  
C = 279.84'

LANCO ARAPAHO PARTNERSHIP  
VOL. 89224 PG. 5252

**CURVE 2**  
A = 45°56'54"  
R = 90.00'  
L = 72.18'  
CB = S71°22'22"E  
C = 70.26'

ADLESTEIN ADDITION  
VOL. 81075 PG. 1696

**CURVE 3**  
A = 19°49'05"  
R = 739.00'  
L = 255.61'  
CB = S75°44'38"W  
C = 245.34'

LANCO PROPERTIES INC.  
VOL. 89050 PG. 3050

**CURVE 4**  
A = 04°31'57"  
R = 1051.00'  
L = 83.14'  
CB = S68°06'04"W  
C = 83.12'

LANCO ARAPAHO PARTNERSHIP  
VOL. 89050 PG. 3144

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 81075 PG. 1696

LANCO ARAPAHO PARTNERSHIP  
VOL. 89050 PG. 3144

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 82005 PG. 2784

TOWN OF ADDISON  
VOL. 93243 PG. 6422

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

PAGE 3 OF 3

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

CL PC STA. 57+07.96  
CL STA. 56+76.73  
ARAPAHO RD.

MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

MEPC QUORUM PROPERTIES, INC.  
MEPC QUORUM PROPERTIES II, INC.

TRACT 3  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723

TRACT 4  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723

POINT OF BEGINNING  
1/2" I.R.S. W/HUITT-ZOLLARS CAP  
REVISED FINAL PLAT  
QUORUM NORTH OFFICES  
VOL. 82230 PG. 0774

TRACT 2  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723

MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

A = 64°21'46"  
R = 190.42'  
L = 213.91'  
CB = N31°59'43"E  
C = 202.84'

POINT OF COMMENCING  
1/2" I.R.F.  
N60°11'10"W

SPECTRUM DR  
80' R.O.W.

CARRAMERICA REALTY, L.P.  
VOL. 97055 PG. 03445

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

BASIS OF BEARINGS: The bearing of S 001°00' E along the west right-of-way line of Quorum Drive as per deed to the Town of Addison, recorded in Volume 95099, Page 00027, Deed Records, Dallas County, Texas.

This is to certify that the above survey was made under my supervision on October 8, 1997 and that the metas 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. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yahoudy* 4-16-98  
ERIC J. YAHOUDDY REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

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

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

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 9  
OWNER: MEPC QUORUM PROPERTIES, INC.  
AREA: 0.1549 ACRES DATE: APR. 14, 1998

LAND DESCRIPTION

PARCEL NO. 10  
ARAPAHO ROAD  
JUNE 12, 1997

BEING 0.2000 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, and the R. Wilburn Survey, Abstract No. 1580, Town of Addison, Dallas County, Texas and being a portion of the Adlestein Addition, an addition to the Town of Addison, Texas as recorded in Volume 81075, Page 1696, Deed Records, Dallas County, Texas, and being portions of a 1.9747 acre tract of land described in instrument to Lanco Arapaho Partnership as recorded in Volume 89224, Page 5252, Deed Records, Dallas County, Texas and a 5.9986 acre tract of land described in instrument to Lanco Arapaho Partnership as recorded in Volume 89050, Page 3144, Deed Records, Dallas County, Texas, and being more particularly described as follows:

1. BEGINNING at a 5/8 inch iron rod found for southeast corner of said Adlestein Addition and 5.9986 acre tract, said point being on the platted northerly right-of-way line of Arapaho Road (80 foot wide right-of-way, originally platted as Quorum Loop North as per final plat of Quorum North, an addition to the Town of Addison, Texas, as recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas);
2. THENCE North 25 degrees 49 minutes 20 seconds West along the westerly line of said Adlestein Addition and 5.9986 acre tract a distance of 20.87 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 04 degrees 13 minutes 39 seconds, a radius of 949.00 feet and being subtended by a 70.01 foot chord bearing North 67 degrees 56 minutes 55 seconds East;
3. THENCE northeasterly along said curve to the left an arc distance of 70.02 feet to a P-K nail set in pavement for the end of said curve;
4. THENCE North 65 degrees 50 minutes 06 seconds East a distance of 36.90 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the right having a central angle of 19 degrees 49 minutes 05 seconds, a radius of 841.00 feet and being subtended by a 289.45 foot chord bearing North 75 degrees 44 minutes 38 seconds East;
5. THENCE easterly along said curve to the right an arc distance of 290.90 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the end of said curve;
6. THENCE North 85 degrees 39 minutes 11 seconds East parallel with and 11.00 feet northerly of said platted northerly right-of-way line of Arapaho Road, a distance of 192.10 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the left having a central angle of 87 degrees 44 minutes 14 seconds, a radius of 100.00 feet and being subtended by a 138.60 foot chord bearing North 41 degrees 47 minutes 04 seconds East;
7. THENCE northeasterly along said curve to the left an arc distance of 153.15 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being on the westerly line of Texas Turnpike Authority Right-of-Way Parcel No. 6-28 (for Dallas North Tollway) as described in instrument to the Texas Turnpike Authority, as recorded in Volume 85063, Page 2070, Deed Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the right having a central angle of 00 degrees 46 minutes 48 seconds, a radius of 1137.47 feet and being subtended by a 15.49 foot chord bearing South 01 degrees 41 minutes 39 seconds East;
8. THENCE southerly along said curve to the right and westerly line of said TTA Parcel 6-28 an arc distance of 15.49 feet to a 1/2 inch iron rod found for the point of compound curvature of a curve to the right having a central angle of 73 degrees 37 minutes 14 seconds, a radius of 91.50 feet and being subtended by a 109.65 foot chord bearing South 35 degrees 30 minutes 22 seconds West;

COPIES

**LAND DESCRIPTION**

**PARCEL NO. 10  
ARAPAHO ROAD  
JUNE 12, 1997**

9. THENCE southwesterly along said curve to the right and westerly line of said TTA Parcel 6-28 an arc distance of 117.57 feet to a 1/2 inch iron rod found for the end of said curve and southwest corner of said TTA Parcel 6-28, said point being on the platted northerly right-of-way line of said Arapaho Road (variable width at this point);
9. THENCE South 72 degrees 18 minutes 59 seconds West along the platted northerly right-of-way line of Arapaho Road a distance of 32.11 feet to a 1/2 inch iron rod found for an angle point;
10. THENCE South 85 degrees 39 minutes 11 seconds West along the platted northerly right-of-way line of Arapaho Road a distance of 177.18 feet to a 1/2 inch iron rod set for the point of curvature of a curve to the left having a central angle of 21 degrees 28 minutes 35 seconds, a radius of 830.96 feet and being subtended by a 309.65 foot chord bearing South 74 degrees 54 minutes 54 seconds West;
11. THENCE southwesterly along said curve to the left and platted northerly right-of-way line of Arapaho Road an arc distance of 311.47 feet to a 1/2 inch iron rod found for the end of said curve;
12. THENCE South 64 degrees 10 minutes 36 seconds West along the platted northerly right-of-way line of Arapaho Road a distance of 93.80 feet to the POINT OF BEGINNING, CONTAINING 0.2000 of an acre of land, more or less.

# DALLAS NORTH TOLLWAY VARIABLE WIDTH R.O.W.

TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-26  
VOL.90137 PG.3520

DRAINAGE & UTILITY ESM'T.  
VOL.80005 PG.1768  
VOL.81075 PG.1696



**10** 0.2000 AC.

**LANCO ARAPAHO PARTNERSHIP**

LANCO ARAPAHO PARTNERSHIP  
VOL.89224 PG.5252

**CURVE 1**  
A= 04°13'39"  
R= 949.00'  
L= 70.02'  
CB=N67°56'55"E  
C= 70.01'

**CURVE 2**  
A= 19°49'05"  
R= 841.00'  
L= 290.90'  
CB=N75°44'38"E  
C= 289.45'

**CURVE 3**  
A= 87°44'14"  
R= 100.00'  
L= 153.13'  
CB=N41°47'04"E  
C= 138.60'

**CURVE 4**  
A= 00°46'48"  
R= 1137.47'  
L= 15.49'  
CB=S01°41'39"E  
C= 15.49'

**CURVE 5**  
A= 73°37'14"  
R= 91.50'  
L= 117.57'  
CB=S35°30'22"W  
C= 109.65'

**CURVE 6**  
A= 21°28'35"  
R= 830.96'  
L= 311.47'  
CB=S74°54'54"W  
C= 309.65'

ADLESTEIN ADDITION  
VOL.81075 PG.1696

LANCO PROPERTIES INC.  
VOL.89050 PG.3050

LANCO ARAPAHO PARTNERSHIP  
VOL.89050 PG.3144

G.W. FISHER SURVEY

McLEAN TRACT ADDITION  
VOL. 82005 PG.2784

DRAINAGE & UTILITY ESM'T.  
VOL.80005 PG.1768  
VOL.82005 PG.2784

TOWN OF ADDISON  
VOL.93243 PG.6422

REVISED FINAL PLAT  
QUORUM NORTH OFFICES  
VOL.82230 PG.0774

TRACT 3  
MEPC QUORUM PROPERTIES II INC.  
VOL.87186 PG.3028  
CORRECTION DEED  
VOL.88109 PG.1723

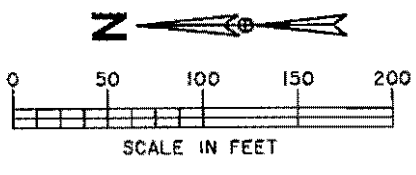
TRACT 4  
MEPC QUORUM PROPERTIES II INC.  
VOL.87186 PG.3028  
CORRECTION DEED  
VOL.88109 PG.1723

STREET DEDICATION  
QUORUM LOOP NORTH  
VOL.80005 PG.1768

SPECTRUM DR.  
80' R.O.W.

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

CL PC STA.57+07.96  
CL STA.56+76.73  
ARAPAHO RD.



This is to certify that the above survey was made under my supervision on June 12, 1997 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 Eric J. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yahoudy* 6-18-97  
ERIC J. YAHOUDDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

BASIS OF BEARINGS: The centerline bearing of existing Arapaho Road as per paving improvement plans on file.

PAGE 3 OF 3

**HUITT-ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 800  
DALLAS, TEXAS 75214-0711-3311

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

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 10  
OWNER: LANCO ARAPAHO PARTNERSHIP  
AREA: 0.2000 ACRES DATE: JUN. 12, 1995

**LAND DESCRIPTION**

**PARCEL NO. 11  
ARAPAHO ROAD  
JUNE 12, 1997**

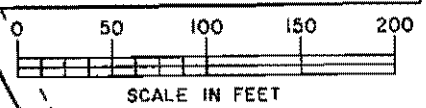
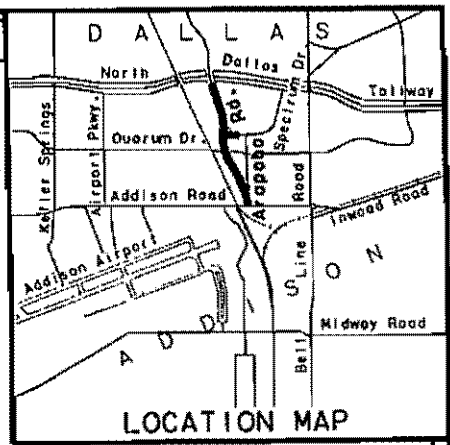
BEING 0.5450 of an acre of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of the McLean Tract, a 9.645 acre addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784, Deed Records, Dallas County, Texas, and being a portion of a 6.272 acre tract of land described in instrument to the Town of Addison, Texas as recorded in Volume 93243, Page 6422, Deed Records, Dallas County, Texas, and being more particularly described as follows:

1. BEGINNING at a 1/2 inch iron rod found at the northeast corner of the McLean Tract Addition and 6.272 acre tract, same being the northwest corner of Adlestein Addition, an addition to the Town of Addison, Texas as recorded in Volume 81075, Page 1696, Deed Records, Dallas County, Texas;
2. THENCE South 25 degrees 49 minutes 20 seconds East along the easterly line of said 6.272 acre tract and westerly line of said Adlestein Addition a distance of 393.93 feet to a 1/2 inch iron rod set 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 04 degrees 13 minutes 02 seconds, a radius of 949.00 feet and being subtended by a 69.84 foot chord bearing South 72 degrees 10 minutes 16 seconds West;
3. THENCE westerly along said curve to the right an arc distance of 69.85 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
4. THENCE North 23 degrees 34 minutes 10 seconds West a distance of 365.28 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 03 degrees 28 minutes 50 seconds, a radius of 636.00 feet and being subtended by a 38.63 foot chord bearing North 32 degrees 51 minutes 23 seconds East;
5. THENCE northeasterly along said curve to the left an arc distance of 38.63 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the southerly right-of-way line of Dallas Area Rapid Transit Property Acquisition (formerly St. Louis Southwestern Railway Company right-of-way) as described in instrument recorded in Volume 91008, Page 1390, Deed Records, Dallas County, Texas;
6. THENCE North 66 degrees 25 minutes 50 seconds East along the southerly right-of-way of Dallas Area Rapid Transit Property Acquisition and northerly line of said 6.272 acre tract a distance of 21.82 feet to the POINT OF BEGINNING, CONTAINING 0.5450 of an acre of land, more or less.

11

# TOWN OF ADDISON

## ARAPAHO ROAD 80' R.O.W.



MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

LANCO PROPERTIES INC.  
VOL. 89050 PG. 3050

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 81075 PG. 1696

LANCO ARAPAHO PARTNERSHIP  
VOL. 89050 PG. 3144

TRACT 4  
MEPC QUORUM  
PROPERTIES II INC.  
VOL. 87186 PG. 3028

11 0.5450 AC.

11

FISHER SURVEY  
ABSTRACT  
NO. 482

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

TOWN OF ADDISON  
VOL. 93243 PG. 6422

SPECTRUM DR.  
80' R.O.W.

DRAINAGE & UTILITY EASEMENT  
VOL. 80005 PG. 1768

ACCESS & UTILITY EASEMENT  
VOL. 84240 PG. 3653  
(\*) EASEMENT ESTATE  
VOL. 97055 PG. 3445

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

CARRAMERICA REALTY, L.P.  
VOL. 97055 PG. 3445

CL STA. 56+76.73  
ARAPAHO RD.  
CL STA. 19+22.03  
SPECTRUM DR.

DRAINAGE & UTILITY  
EASEMENT  
VOL. 80005 PG. 1768  
VOL. 82005 PG. 2784

QUORUM DRIVE 80' R.O.W.

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

CURVE 1  
A= 04°13'02"  
R= 949.00'  
L= 69.85'  
CB=S72°10'16"W  
C= 69.84'

CURVE 2  
A= 03°28'50"  
R= 636.00'  
L= 38.63'  
CB=N32°51'23"E  
C= 38.63'

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

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

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For Huitt-Zollars, Inc.

*Eric J. Yahoudy* 6-18-97  
ERIC J. YAHOUDDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

PAGE 2 OF 2

BASIS OF BEARINGS: The centerline bearing of existing Arapaho Road as per paving Improvement plans on file.

HUITT-ZOLLARS

3131 MCXINNEY AVENUE/SUITE 800  
DALLAS, TEXAS 75214-871-3311

ARAPAHO ROAD  
EXHIBIT MAP

TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001

EXHIBIT PARCEL NO. 11  
OWNER: TOWN OF ADDISON  
AREA: 0.5450 ACRES DATE: JUN. 12, 1995



**LAND DESCRIPTION****PARCEL NO. 9  
ARAPAHO ROAD  
APRIL 14, 1998**

BEING 0.1549 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, and the R. Wilburn Survey, Abstract No. 1580, Town of Addison, Dallas County, Texas and being a portion of the revised plat of Quorum North Offices, a 12.969 acre addition to the Town of Addison, Texas as recorded in Volume 82230, Page 0774 of the Deed Records, Dallas County, Texas, and being portions of a 12.969 acre tract of land described in instrument to MEPC QUORUM PROPERTIES, INC. as recorded in Volume 81133, Page 0162, Deed Records, Dallas County, Texas and that tract of land described as Tract 4 in instrument to MEPC QUORUM PROPERTIES II, INC. as recorded in Volume 87186, Page 3028, Deed Records, Dallas County, Texas and by correction deed recorded in Volume 88109, Page 1723, Deed Records, Dallas County, Texas, and being more particularly described as follows:

1. COMMENCING at a 1/2 inch iron rod found on the platted east right-of-way line of Spectrum Drive (80 foot wide right-of-way, originally platted as Quorum Loop North as per final plat of Quorum North, an addition to the Town of Addison, Texas, as recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas), said point being North 00 degrees 11 minutes 10 seconds West, 317.82 feet from the southeast corner of said Quorum North Offices addition and the point of curvature of a curve to the right having a central angle of 64 degrees 21 minutes 46 seconds, a radius of 190.42 feet and being subtended by a 202.84 foot chord bearing North 31 degrees 59 minutes 43 seconds East;
2. THENCE northeasterly along said curve to the right and platted easterly right-of-way line of Spectrum Drive and platted southeasterly right-of-way line of Arapaho Road, an arc distance of 213.91 feet to a 1/2 inch iron rod found at the end of said curve;
3. THENCE North 64 degrees 10 minutes 36 seconds East along the platted southeasterly right-of-way line of Arapaho Road (80 foot wide right-of-way, originally platted as Quorum Loop North) a distance of 259.09 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the POINT OF BEGINNING of this tract;
4. THENCE continuing North 64 degrees 10 minutes 36 seconds East along the platted southeasterly right-of-way line of Arapaho Road a distance of 109.82 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right having a central angle of 21 degrees 28 minutes 35 seconds, a radius of 750.96 feet and being subtended by a 279.84 foot chord bearing North 74 degrees 54 minutes 54 seconds East;
5. THENCE easterly along the platted southerly right-of-way line of Arapaho Road an arc distance of 281.49 feet to a 1/2 inch iron rod found at the end of said curve;
6. THENCE North 85 degrees 39 minutes 11 seconds East along the platted southerly line of Arapaho Road a distance of 142.34 feet to a brass cap monument found for the most northwesterly corner of Texas Turnpike Authority Right-of-Way Parcel No. 6-26 (for Dallas North Tollway) as described in instrument to the Texas Turnpike Authority, as recorded in Volume 90137, Page 3520, Deed Records, Dallas County, Texas, said point being the beginning of a curve to the right having a central angle of 45 degrees 56 minutes 54 seconds, a radius of 90.00 feet and being subtended by a 70.26 foot chord bearing South 71 degrees 22 minutes 22 seconds East;
7. THENCE southeasterly along said curve to the right and westerly line of said TTA Parcel No. 6-26 an arc distance of 72.18 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
8. THENCE North 88 degrees 17 minutes 45 seconds West departing said westerly line of TTA Parcel No.6-26 a distance of 70.41 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
9. THENCE South 85 degrees 39 minutes 11 seconds West parallel with and 20.00 feet southerly from the southerly right-of-way line of said Arapaho Road, a distance of 136.63 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

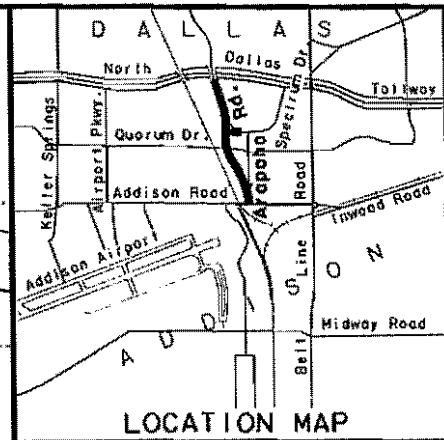
**LAND DESCRIPTION**

**PARCEL NO. 9  
ARAPAHO ROAD  
APRIL 14, 1998**

10. THENCE North 04 degrees 20 minutes 49 seconds West a distance of 9.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
11. THENCE South 85 degrees 39 minutes 11 seconds West parallel with and 11.00 feet southerly from the southerly right-of-way line of Arapaho Road a distance of 13.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the left having a central angle of 19 degrees 49 minutes 05 seconds, a radius of 739.00 feet and being subtended by a 254.34 foot chord bearing South 75 degrees 44 minutes 38 seconds West;
12. THENCE westerly along said curve to the left an arc distance of 255.61 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the end of said curve;
13. THENCE South 65 degrees 50 minutes 06 seconds West a distance of 36.90 feet to a P-K nail set with "Huitt-Zollars" cap for the point of curvature of a curve to the right having a central angle of 04 degrees 31 minutes 57 seconds, a radius of 1051.00 feet and being subtended by a 83.12 foot chord bearing South 68 degrees 06 minutes 04 seconds West;
14. THENCE westerly along said curve to the right an arc distance of 83.14 feet to the POINT OF BEGINNING, CONTAINING 0.1549 of an acre of land, more or less.

# DALLAS NORTH TOLLWAY VARIABLE WIDTH R.O.W.

TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-26  
VOL.90137 PG.3520



TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-28  
VOL.85063 PG.2070

ROBERT WILBURN SURVEY ABSTRACT NO. 1588  
G.W. FISHER SURVEY ABSTRACT NO. 482

**CURVE 1**  
A= 21°28'35"  
R= 750.96'  
L= 281.49'  
CB=N74°54'54"E  
C= 279.84'

LANCO ARAPAHO PARTNERSHIP  
VOL.89224 PG.5252

**CURVE 2**  
A= 45°56'54"  
R= 90.00'  
L= 72.18'  
CB=S71°22'22"E  
C= 70.26'

ADLESTEIN ADDITION  
VOL.81075 PG.1696

**CURVE 3**  
A= 19°49'05"  
R= 739.00'  
L= 255.61'  
CB=S75°44'38"W  
C= 245.34'

LANCO PROPERTIES INC.  
VOL.89050 PG.3050

**CURVE 4**  
A= 04°31'57"  
R= 1051.00'  
L= 83.14'  
CB=S68°06'04"W  
C= 83.12'

ABSTRACT  
NO. 482

LANCO ARAPAHO PARTNERSHIP  
VOL.89050 PG.3144

DRAINAGE & UTILITY ESM'T.  
VOL.80005 PG.1768  
VOL.81075 PG.1696

G.W. FISHER SURVEY

DRAINAGE & UTILITY ESM'T.  
VOL.80005 PG.1768  
VOL.82005 PG.2784

TOWN OF ADDISON  
VOL.93243 PG.6422

McLEAN TRACT ADDITION  
VOL. 82005 PG.2784

PAGE 3 OF 3

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

CL PC STA. 57+07.96  
CL STA. 56+76.73  
ARAPAHO RD.

APPROXIMATE SURVEY LINE LOCATION  
N88°17'45"W 70.41'

MEPC QUORUM PROPERTIES INC.  
VOL.81133 PG.0162

9 0.1549 AC.

N04°20'49"W 9.00'  
S85°39'11"W 13.00'

MEPC QUORUM PROPERTIES, INC.  
MEPC QUORUM PROPERTIES II, INC.

TRACT 3  
MEPC QUORUM PROPERTIES II INC.  
VOL.87186 PG.3028  
CORRECTION DEED  
VOL.88109 PG.1723

TRACT 4  
MEPC QUORUM PROPERTIES II INC.  
VOL.87186 PG.3028  
CORRECTION DEED  
VOL.88109 PG.1723

POINT OF BEGINNING  
1/2" I.R.S. W/HUITT-ZOLLARS CAP  
REVISED FINAL PLAT  
QUORUM NORTH OFFICES  
VOL.82230 PG.0774

TRACT 2  
MEPC QUORUM PROPERTIES II INC.  
VOL.87186 PG.3028  
CORRECTION DEED  
VOL.88109 PG.1723

MEPC QUORUM PROPERTIES INC.  
VOL.81133 PG.0162

A= 64°21'46"  
R= 190.42'  
L= 213.91'  
CB=N31°59'43"E  
C= 202.84'

POINT OF COMMENCING  
1/2" I.R.F.  
N00°11'10"W

SPECTRUM DR.  
80' R.O.W.

This is to certify that the above survey was made under my supervision on October 8, 1997 and that the metes 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. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yahoudy* 4.16.98  
ERIC J. YAHOUDDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

BASIS OF BEARINGS: The bearing of S 00°1'00" E along the 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.

CARRAMERICA REALTY, L.P.  
VOL.97055 PG.03445  
McLEAN TRACT ADDITION  
VOL. 82005 PG.2784

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 9  
OWNER: MEPC QUORUM PROPERTIES, INC.  
AREA: 0.1549 ACRES DATE: APR. 14, 1998

HUITT-ZOLLARS

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

ARAPAHO ROAD

RIGHT-OF-WAY EXHIBIT

TOWN OF ADDISON, TEXAS

**LAND DESCRIPTION**

**PARCEL NO. 5  
ARAPAHO ROAD  
JUNE 12, 1997**

BEING 1.509 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 that tract of land described in instrument to Town of Addison as recorded in Volume 93243, Page 6422 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

- (1) BEGINNING at a 1/2 inch iron rod set with "Huitt-Zollars" cap for the southwest corner of the Town of Addison tract, said point being on the east right-of-way line of Quorum Drive (80 foot wide right-of-way);
- (2) THENCE North 00 degrees 11 minutes 10 seconds West along the west line of the Town of Addison tract and east right-of-way line of Quorum Drive a distance of 114.66 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
- (3) THENCE South 50 degrees 39 minutes 59 seconds East a distance of 26.76 feet to a 1/2 inch iron set 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 10 degrees 16 minutes 06 seconds, a radius of 951.00 feet, and being subtended by a 170.21 foot chord bearing North 84 degrees 38 minutes 20 seconds East;
- (4) THENCE Easterly along said curve to the right an arc distance of 170.43 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of tangency of said curve;
- (5) THENCE North 89 degrees 46 minutes 23 seconds East a distance of 222.21 feet to a 1/2 inch iron rod set for the point of curvature of a curve to the left, having a central angle of 19 degrees 42 minutes 38 seconds, a radius of 949.00 feet, and being subtended by a 324.86 foot chord bearing North 79 degrees 55 minutes 04 seconds East;
- (6) THENCE Northeasterly along said curve to the left an arc distance of 326.47 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the northeasterly line of said Town of Addison tract;
- (7) THENCE South 25 degrees 49 minutes 20 seconds East along the northeasterly line of said Town of Addison tract a distance of 20.87 feet to a 5/8 inch iron rod found at the most easterly corner of said Town of Addison tract, said point being on the northwesterly right-of-way line of Arapaho Road (80 foot wide right-of-way, originally platted as Quorum Loop North as per final plat of Quorum North, an addition to the Town of Addison, Texas recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas);
- (8) THENCE South 64 degrees 10 minutes 36 seconds West along the northwesterly right-of-way line of Arapaho Road a distance of 275.11 feet to a 5/8 inch iron rod found for the point of curvature of a curve to the left, having a central angle of 37 degrees 20 minutes 30 seconds, a radius of 270.42 feet, and being subtended by a 173.14 foot chord bearing South 45 degrees 30 minutes 21 seconds West;
- (9) THENCE Southwesterly along said curve to the left and northwesterly right-of-way line of Arapaho Road an arc distance of 176.24 feet to a cut "X" found for the most southerly corner of said Town of Addison tract;
- (10) THENCE North 60 degrees 11 minutes 10 seconds West along the southwesterly line of said Town of Addison tract a distance of 34.09 feet to a cut "X" set in concrete for a corner;
- (11) THENCE North 00 degrees 11 minutes 10 seconds West a distance of 77.87 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
- (12) THENCE North 45 degrees 12 minutes 24 seconds West a distance of 21.21 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

**LAND DESCRIPTION**

**PARCEL NO. 5  
ARAPAHO ROAD  
JUNE 12, 1997**

- (13) THENCE South 89 degrees 46 minutes 23 seconds West a distance of 134.76 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the left, having a central angle of 11 degrees 48 minutes 31 seconds, a radius of 858.00 feet, and being subtended by a 176.52 foot chord bearing South 83 degrees 52 minutes 07 seconds West;
- (14) THENCE Westerly along said curve to the left an arc distance of 176.83 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
- (15) THENCE South 38 degrees 38 minutes 18 seconds West a distance of 2.18 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the southerly line of said Town of Addison tract;
- (16) THENCE South 89 degrees 48 minutes 50 seconds West along the southerly line of said Town of Addison tract a distance of 13.28 feet to the POINT OF BEGINNING, CONTAINING 1.509 acres of land, more or less.

5

# TOWN OF ADDISON

LANCO PROPERTIES INC.  
VOL. 89050 PG. 3050

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 81075 PG. 1696

LANCO ARAPAHO PARTNERSHIP  
VOL. 89050 PG. 3144  
VOL. 89224 PG. 5252

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 82005 PG. 2784

A = 19°42'38"  
R = 949.00'  
L = 326.47'  
CB = N79°55'04"E  
C = 324.86'

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

TOWN OF ADDISON  
VOL. 93243 PG. 6422

DRAINAGE & UTILITY EASEMENT  
VOL. 80005 PG. 1768  
VOL. 82005 PG. 2784

CL STA. 56+76.73  
ARAPAHO RD.  
CL STA. 19+22.03  
SPECTRUM DR.

A = 10°16'06"  
R = 951.00'  
L = 170.43'  
CB = N84°38'20"E  
C = 170.21'

1/2" I.R.S. W/HUITT-ZOLLARS CAP  
S50°39'59"E  
26.76'

1/2" I.R.S. W/HUITT-ZOLLARS CAP  
114.66'

## QUORUM DRIVE 80' R.O.W.

POINT OF BEGINNING  
1/2" I.R.S. W/HUITT-ZOLLARS CAP

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

CL PC STA. 51+17.88

CURVE 1  
A = 37°20'30"  
R = 270.42'  
L = 176.24'  
CB = S45°30'21"W  
C = 173.14'

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. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yahoudy* 6-18-97  
ERIC J. YAHOUDEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

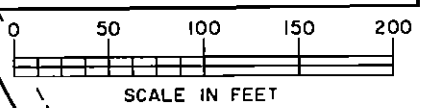
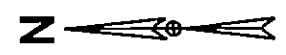
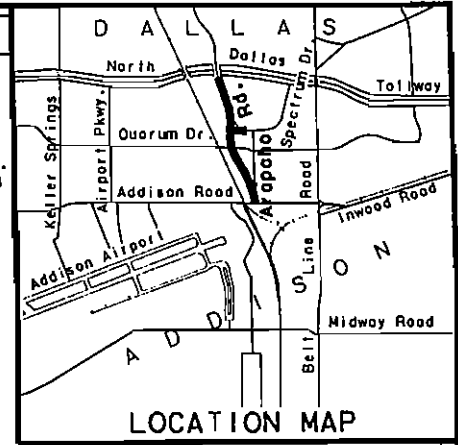
## HUITT-ZOLLARS

3131 MCKINNEY AVENUE/SUITE 000  
DALLAS, TEXAS 75214-871-3311

## ARAPAHO ROAD RIGHT-OF-WAY EXHIBIT

TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 5  
OWNER: TOWN OF ADDISON  
AREA: 1.509 ACRES DATE: JUN. 12, 1995



MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

## SPECTRUM DR. 80' R.O.W.

DRAINAGE & UTILITY EASEMENT  
VOL. 80005 PG. 1768

ACCESS & UTILITY EASEMENT  
VOL. 84240 PG. 3653  
(-) EASEMENT ESTATE  
VOL. 97055 PG. 3445

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

CARRAMERICA REALTY, L.P.  
VOL. 97055 PG. 3445

A = 11°48'31"  
R = 858.00'  
L = 176.83'  
CB = S83°52'07"W  
C = 176.52'

S38°38'18"W  
2.18'

1/2" I.R.S. W/HUITT-ZOLLARS CAP

S89°48'50"W  
13.28'

140.57'

POINT OF BEGINNING  
1/2" I.R.S. W/HUITT-ZOLLARS CAP

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

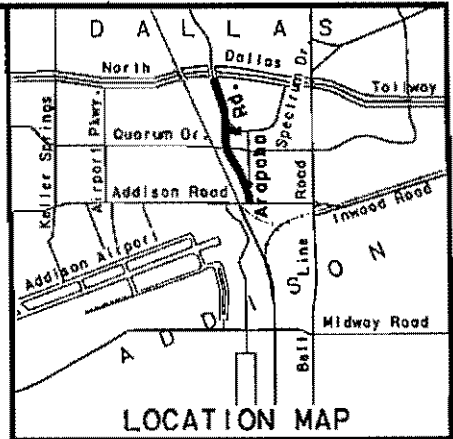
**LAND DESCRIPTION**

**PARCEL NO. 8  
ARAPAHO ROAD  
JUNE 12, 1997**

BEING 0.3318 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 Arapaho Road / Spectrum Drive (80 foot wide right-of-way) originally a dedicated street right-of-way named Quorum Loop North as per final plat of Quorum North, an addition to the Town of Addison, Texas as recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas, and being more particularly described as follows:

1. COMMENCING at a 1/2 inch iron rod found on the platted east right-of-way line of Spectrum Drive (formerly Quorum Loop North, 80 foot wide right-of-way as described above), said point being North 00 degrees 11 minutes 10 seconds West, 317.82 feet from the southeast corner of a 12.969 acre addition as per the revised plat of Quorum North Offices, an addition to the Town of Addison, Texas as recorded in Volume 82230, Page 0774, Deed Records, Dallas County, Texas and being the point of curvature of a curve to the right having a central angle of 20 degrees 26 minutes 58 seconds, a radius of 190.42 feet and being subtended by a 67.60 foot chord bearing North 10 degrees 02 minutes 19 seconds East;
2. THENCE northerly along said curve to the right and platted easterly right-of-way of Spectrum Drive an arc distance of 67.96 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the POINT OF BEGINNING of this tract;
3. THENCE North 00 degrees 11 minutes 10 seconds West departing said easterly right-of-way line of Spectrum Drive, a distance of 136.68 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the platted northwesterly right-of-way of Arapaho Road / Spectrum Drive, said point being the beginning of a non-tangent curve to the right having a central angle of 07 degrees 34 minutes 16 seconds, a radius of 270.42 feet and being subtended by a 35.71 foot chord bearing North 52 degrees 18 minutes 57 seconds East;
4. THENCE northeasterly along said curve to the right and platted northwesterly right-of-way line of Arapaho Road / Spectrum Drive an arc distance of 35.73 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 16 degrees 47 minutes 42 seconds, a radius of 1051.00 feet and being subtended by a 306.98 foot chord bearing North 78 degrees 45 minutes 54 seconds East;
5. THENCE easterly along said curve to the left and departing said northwesterly right-of-way line of Arapaho Road / Spectrum Drive an arc distance of 308.08 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the platted southerly right-of-way line of Arapaho Road;
6. THENCE South 64 degrees 10 minutes 36 seconds West along said platted southerly right-of-way line of Arapaho Road a distance of 259.09 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left having a central angle of 43 degrees 54 minutes 48 seconds, a radius of 190.42 feet and being subtended by a 142.40 foot chord bearing South 42 degrees 13 minutes 12 seconds West;
7. THENCE southeasterly along said curve to the left and southeasterly right-of-way line of Arapaho Road / Spectrum Drive an arc distance of 145.94 feet to the POINT OF BEGINNING, CONTAINING 0.3318 of an acre of land, more or less.

**8 TOWN OF ADDISON**



ADLESTEIN ADDITION  
VOL. 81075 PG. 1696

REVISED FINAL PLAT  
QUORUM NORTH OFFICES  
VOL. 82230 PG. 0774

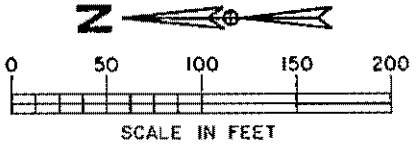
LANCO PROPERTIES INC.  
VOL. 89050 PG. 3050

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 81075 PG. 1696

LANCO ARAPAHO PARTNERSHIP  
VOL. 89050 PG. 3144  
VOL. 89224 PG. 5252

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 82005 PG. 2784

TRACT 4  
MEPC QUORUM  
PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723



TRACT 2  
MEPC QUORUM  
PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723  
**0.3318 AC.**

MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

A = 16°47'42"  
R = 1051.00'  
L = 308.08'  
CB = N78°45'54"E  
C = 306.98'

A = 07°34'16"  
R = 270.42'  
L = 35.73'  
CB = N52°18'57"E  
C = 35.71'

CL PC STA. 57+07.96  
CL STA. 56+76.73  
ARAPAHO RD.  
CL STA. 19+22.03  
SPECTRUM DR.

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784  
TOWN OF ADDISON  
VOL. 93243 PG. 6422

DRAINAGE & UTILITY  
EASEMENT  
VOL. 80005 PG. 1768

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784  
CARRAMERICA REALTY, L.P.  
VOL. 97055 PG. 3445

CURVE 1  
A = 20°26'58"  
R = 190.42'  
L = 67.96'  
CB = N10°02'19"E  
C = 67.60'

CURVE 2  
A = 43°54'48"  
R = 190.42'  
L = 145.94'  
CB = S42°13'12"W  
C = 142.40'

QUORUM DRIVE 80' R.O.W.

ABSTRACT NO. 482  
FISHER SURVEY  
DALLAS AREA RAPID TRANSIT PROPERTY  
VOL. 91008 PG. 1390

DRAINAGE & UTILITY  
EASEMENT  
VOL. 80005 PG. 1768  
VOL. 82005 PG. 2784

UNDERGROUND UTILITY  
ESM'T., VOL. 84240 PG. 3658

This is to certify that the above survey was made under my supervision on June 12, 1997 and that the maps 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. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yahoudy* 6-18-97  
ERIC J. YAHOUDDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

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

PAGE 2 OF 2

BASIS OF BEARINGS: The centerline bearing of existing Arapaho Road as per paving improvement plans on file.

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

ARAPAHO ROAD  
EXHIBIT MAP  
TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 8  
OWNER: TOWN OF ADDISON  
AREA: 0.3318 ACRES DATE: JUN. 12, 1995



**LAND DESCRIPTION**

**PARCEL NO. 10  
ARAPAHO ROAD  
JUNE 12, 1997**

BEING 0.2000 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, and the R. Wilburn Survey, Abstract No. 1580, Town of Addison, Dallas County, Texas and being a portion of the Adlestein Addition, an addition to the Town of Addison, Texas as recorded in Volume 81075, Page 1696, Deed Records, Dallas County, Texas, and being portions of a 1.9747 acre tract of land described in instrument to Lanco Arapaho Partnership as recorded in Volume 89224, Page 5252, Deed Records, Dallas County, Texas and a 5.9986 acre tract of land described in instrument to Lanco Arapaho Partnership as recorded in Volume 89050, Page 3144, Deed Records, Dallas County, Texas, and being more particularly described as follows:

1. BEGINNING at a 5/8 inch iron rod found for southeast corner of said Adlestein Addition and 5.9986 acre tract, said point being on the platted northerly right-of-way line of Arapaho Road (80 foot wide right-of-way, originally platted as Quorum Loop North as per final plat of Quorum North, an addition to the Town of Addison, Texas, as recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas);
2. THENCE North 25 degrees 49 minutes 20 seconds West along the westerly line of said Adlestein Addition and 5.9986 acre tract a distance of 20.87 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 04 degrees 13 minutes 39 seconds, a radius of 949.00 feet and being subtended by a 70.01 foot chord bearing North 67 degrees 56 minutes 55 seconds East;
3. THENCE northeasterly along said curve to the left an arc distance of 70.02 feet to a P-K nail set in pavement for the end of said curve;
4. THENCE North 65 degrees 50 minutes 06 seconds East a distance of 36.90 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the right having a central angle of 19 degrees 49 minutes 05 seconds, a radius of 841.00 feet and being subtended by a 289.45 foot chord bearing North 75 degrees 44 minutes 38 seconds East;
5. THENCE easterly along said curve to the right an arc distance of 290.90 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the end of said curve;
6. THENCE North 85 degrees 39 minutes 11 seconds East parallel with and 11.00 feet northerly of said platted northerly right-of-way line of Arapaho Road, a distance of 192.10 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the left having a central angle of 87 degrees 44 minutes 14 seconds, a radius of 100.00 feet and being subtended by a 138.60 foot chord bearing North 41 degrees 47 minutes 04 seconds East;
7. THENCE northeasterly along said curve to the left an arc distance of 153.13 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being on the westerly line of Texas Turnpike Authority Right-of-Way Parcel No. 6-28 (for Dallas North Tollway) as described in instrument to the Texas Turnpike Authority, as recorded in Volume 85063, Page 2070, Deed Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the right having a central angle of 00 degrees 46 minutes 48 seconds, a radius of 1137.47 feet and being subtended by a 15.49 foot chord bearing South 01 degrees 41 minutes 39 seconds East;
8. THENCE southerly along said curve to the right and westerly line of said TTA Parcel 6-28 an arc distance of 15.49 feet to a 1/2 inch iron rod found for the point of compound curvature of a curve to the right having a central angle of 73 degrees 37 minutes 14 seconds, a radius of 91.50 feet and being subtended by a 109.65 foot chord bearing South 35 degrees 30 minutes 22 seconds West;

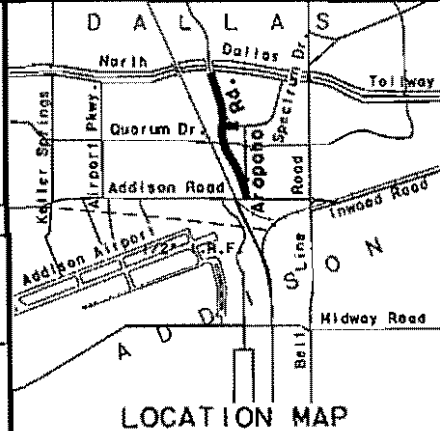
**LAND DESCRIPTION**

**PARCEL NO. 10  
ARAPAHO ROAD  
JUNE 12, 1997**

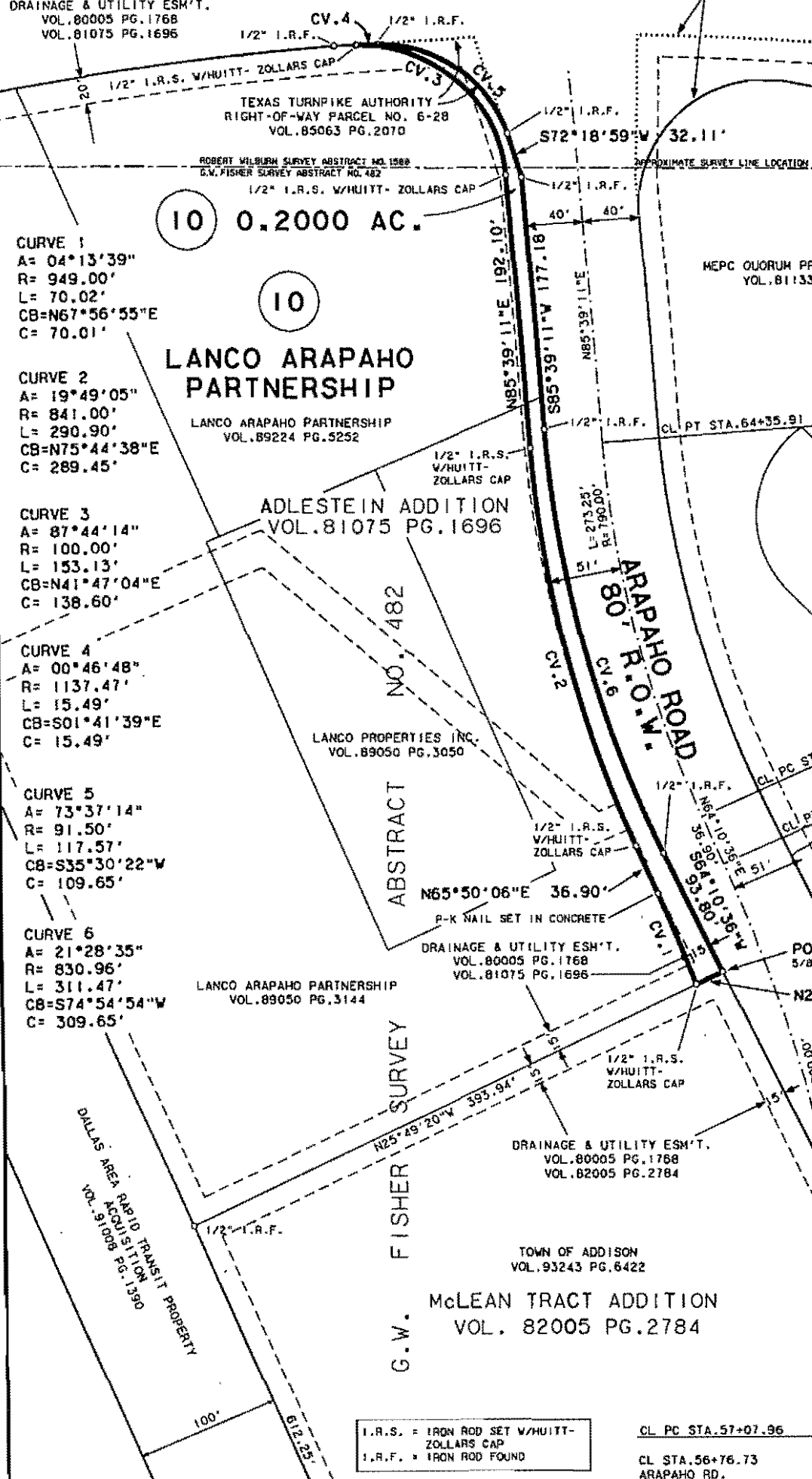
9. THENCE southwesterly along said curve to the right and westerly line of said TTA Parcel 6-28 an arc distance of 117.57 feet to a 1/2 inch iron rod found for the end of said curve and southwest corner of said TTA Parcel 6-28, said point being on the platted northerly right-of-way line of said Arapaho Road (variable width at this point);
9. THENCE South 72 degrees 18 minutes 59 seconds West along the platted northerly right-of-way line of Arapaho Road a distance of 32.11 feet to a 1/2 inch iron rod found for an angle point;
10. THENCE South 85 degrees 39 minutes 11 seconds West along the platted northerly right-of-way line of Arapaho Road a distance of 177.18 feet to a 1/2 inch iron rod set for the point of curvature of a curve to the left having a central angle of 21 degrees 28 minutes 35 seconds, a radius of 830.96 feet and being subtended by a 309.65 foot chord bearing South 74 degrees 54 minutes 54 seconds West;
11. THENCE southwesterly along said curve to the left and platted northerly right-of-way line of Arapaho Road an arc distance of 311.47 feet to a 1/2 inch iron rod found for the end of said curve;
12. THENCE South 64 degrees 10 minutes 36 seconds West along the platted northerly right-of-way line of Arapaho Road a distance of 93.80 feet to the POINT OF BEGINNING, CONTAINING 0.2000 of an acre of land, more or less.

# DALLAS NORTH TOLLWAY VARIABLE WIDTH R.O.W.

TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-26  
VOL. 90137 PG. 3520



DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 81075 PG. 1696



10 0.2000 AC.

10

**LANCO ARAPAHO PARTNERSHIP**

LANCO ARAPAHO PARTNERSHIP  
VOL. 89224 PG. 5252

ADLESTEIN ADDITION  
VOL. 81075 PG. 1696

LANCO PROPERTIES INC.  
VOL. 89050 PG. 3050

LANCO ARAPAHO PARTNERSHIP  
VOL. 89050 PG. 3144

TOWN OF ADDISON  
VOL. 93243 PG. 6422

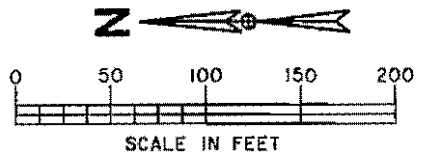
McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

REVISED FINAL PLAT  
QUORUM NORTH OFFICES  
VOL. 82230 PG. 0774

TRACT 3  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723

TRACT 4  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723



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

CL PC STA. 57+07.96  
CL STA. 56+76.73  
ARAPAHO RD.

This is to certify that the above survey was made under my supervision on June 12, 1997 and that the metes 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. Yandody, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yandody* 6-18-97  
ERIC J. YANDODY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

BASIS OF BEARINGS: The centerline bearing of existing Arapaho Road as per paving improvement plans on file.

PAGE 3 OF 3

**HUITT-ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS 75214-8711-3311

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

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 10  
OWNER: LANCO ARAPAHO PARTNERSHIP  
AREA: 0.2000 ACRES DATE: JUN. 12, 1995

**LAND DESCRIPTION**

**PARCEL NO. 9  
ARAPAHO ROAD  
JUNE 12, 1997**

BEING 0.1845 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, and the R. Wilburn Survey, Abstract No. 1580, Town of Addison, Dallas County, Texas and being a portion of the revised plat of Quorum North Offices, a 12.969 acre addition to the Town of Addison, Texas as recorded in Volume 82230, Page 0774 of the Deed Records, Dallas County, Texas, and being portions of a 12.969 acre tract of land described in instrument to MEPC QUORUM PROPERTIES, INC. as recorded in Volume 81133, Page 0162, Deed Records, Dallas County, Texas and that tract of land described as Tract 4 in instrument to MEPC QUORUM PROPERTIES II, INC. as recorded in Volume 87186, Page 3028, Deed Records, Dallas County, Texas and by correction deed recorded in Volume 88109, Page 1723, Deed Records, Dallas County, Texas, and being more particularly described as follows:

1. COMMENCING at a 1/2 inch iron rod found on the platted east right-of-way line of Spectrum Drive (80 foot wide right-of-way, originally platted as Quorum Loop North as per final plat of Quorum North, an addition to the Town of Addison, Texas, as recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas), said point being North 00 degrees 11 minutes 10 seconds West, 317.82 feet from the southeast corner of said Quorum North Offices addition and the point of curvature of a curve to the right having a central angle of 64 degrees 21 minutes 46 seconds, a radius of 190.42 feet and being subtended by a 202.84 foot chord bearing North 31 degrees 59 minutes 43 seconds East ;
2. THENCE northeasterly along said curve to the right and platted easterly right-of-way line of Spectrum Drive and platted southeasterly right-of-way line of Arapaho Road, an arc distance of 213.91 feet to a 1/2 inch iron rod found at the end of said curve;
3. THENCE North 64 degrees 10 minutes 36 seconds East along the platted southeasterly right-of-way line of Arapaho Road (80 foot wide right-of-way, originally platted as Quorum Loop North) a distance of 259.09 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the POINT OF BEGINNING of this tract;
4. THENCE continuing North 64 degrees 10 minutes 36 seconds East along the platted southeasterly right-of-way line of Arapaho Road a distance of 109.82 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right having a central angle of 21 degrees 28 minutes 35 seconds, a radius of 750.96 feet and being subtended by a 279.84 foot chord bearing North 74 degrees 54 minutes 54 seconds East;
5. THENCE easterly along the platted southerly right-of-way line of Arapaho Road an arc distance of 281.49 feet to a 1/2 inch iron rod found at the end of said curve;
6. THENCE North 85 degrees 39 minutes 11 seconds East along the platted southerly line of Arapaho Road a distance of 142.34 feet to a brass cap monument found for the most northwesterly corner of Texas Turnpike Authority Right-of-Way Parcel No. 6-26 (for Dallas North Tollway) as described in instrument to the Texas Turnpike Authority, as recorded in Volume 90137, Page 3520, Deed Records, Dallas County, Texas, said point being the beginning of a curve to the right having a central angle of 104 degrees 35 minutes 28 seconds, a radius of 90.00 feet and being subtended by a 142.41 foot chord bearing South 42 degrees 03 minutes 05 seconds East;
7. THENCE southeasterly along said curve to the right and westerly line of said TTA Parcel No. 6-26 an arc distance of 164.29 feet to a 1/2 inch iron rod found for the point of compound curvature of a curve to the right having a central angle of 00 degrees 40 minutes 16 seconds, a radius of 1856.86 feet and being subtended by a 21.75 foot chord bearing South 10 degrees 34 minutes 47 seconds West;
8. THENCE southerly along said curve to the right and westerly line of said TTA Parcel No. 6-26 an arc distance of 21.75 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a curve to the left having a central angle of 105 degrees 15 minutes 44 seconds, a radius of 90.00 feet and being subtended by a 143.05 foot chord bearing North 41 degrees 42 minutes 57 seconds West;

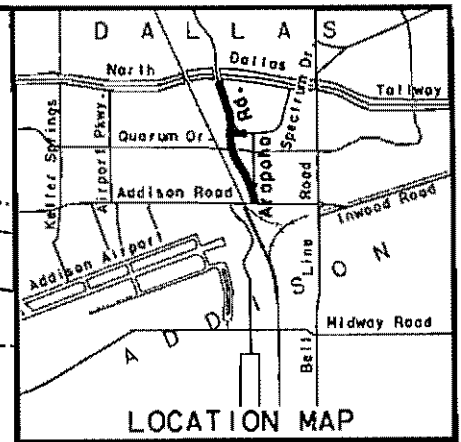
LAND DESCRIPTION

PARCEL NO. 9  
ARAPAHO ROAD  
JUNE 12, 1997

9. THENCE northwesterly along said curve to the left and departing said westerly line of TTA Parcel No.6-26 an arc distance of 165.35 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the end of said curve;
10. THENCE South 85 degrees 39 minutes 11 seconds West parallel with and 20.00 feet southerly from the southerly right-of-way line of said Arapaho Road, a distance of 136.63 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
11. THENCE North 04 degrees 20 minutes 49 seconds West a distance of 9.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
12. THENCE South 85 degrees 39 minutes 11 seconds West parallel with and 11.00 feet southerly from the southerly right-of-way line of Arapaho Road a distance of 13.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the left having a central angle of 19 degrees 49 minutes 05 seconds, a radius of 739.00 feet and being subtended by a 254.34 foot chord bearing South 75 degrees 44 minutes 38 seconds West;
13. THENCE westerly along said curve to the left an arc distance of 255.61 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the end of said curve;
14. THENCE South 65 degrees 50 minutes 06 seconds West a distance of 36.90 feet to a P-K nail set with "Huitt-Zollars" cap for the point of curvature of a curve to the right having a central angle of 04 degrees 31 minutes 57 seconds, a radius of 1051.00 feet and being subtended by a 83.12 foot chord bearing South 68 degrees 06 minutes 04 seconds West;
15. THENCE westerly along said curve to the right an arc distance of 83.14 feet to the POINT OF BEGINNING, CONTAINING 0.1845 of an acre of land, more or less.

**DALLAS NORTH TOLLWAY  
VARIABLE WIDTH R.O.W.**

TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-26  
VOL. 90137 PG. 3520



TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-28  
VOL. B5063 PG. 2070

ROBERT WILBURN SURVEY ABSTRACT NO. 1588  
G.W. FISHER SURVEY ABSTRACT NO. 482

**CURVE 1**  
A = 21°28'35"  
R = 750.96'  
L = 281.49'  
CB = N74°54'54"E  
C = 279.84'

LANCO ARAPAH0 PARTNERSHIP  
VOL. 89224 PG. 3252

**CURVE 2**  
A = 104°35'28"  
R = 90.00'  
L = 164.29'  
CB = S42°03'05"E  
C = 142.41'

ADLESTEIN ADDITION  
VOL. 81075 PG. 1696

**CURVE 3**  
A = 00°40'16"  
R = 1856.86'  
L = 21.75'  
CB = S10°34'47"W  
C = 21.75'

LANCO PROPERTIES INC.  
VOL. 89030 PG. 3050

**CURVE 4**  
A = 105°15'44"  
R = 90.00'  
L = 165.35'  
CB = N41°42'57"W  
C = 143.05'

LANCO ARAPAH0 PARTNERSHIP  
VOL. 89050 PG. 3144

DRAINAGE & UTILITY ESH'T.  
VOL. 80005 PG. 1768  
VOL. 81075 PG. 1696

DRAINAGE & UTILITY ESH'T.  
VOL. 80005 PG. 1768  
VOL. 82005 PG. 2784

TOWN OF ADDISON  
VOL. 93243 PG. 8422

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

PAGE 3 OF 3

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

CL PC STA. 57+07.96  
CL STA. 56+76.73  
ARAPAH0 RD.

MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

**9 0.1845 AC.**

**MEPC QUORUM PROPERTIES, INC.  
MEPC QUORUM PROPERTIES II, INC.**

**VOLD**

TRACT 3  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723

**CURVE 5**  
A = 19°49'05"  
R = 739.00'  
L = 255.61'  
CB = S75°44'38"W  
C = 245.34'

**CURVE 6**  
A = 04°31'57"  
R = 1051.00'  
L = 83.14'  
CB = S68°06'04"W  
C = 83.12'

P-K NAIL SET IN CONCRETE  
TRACT 4  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723

POINT OF BEGINNING  
1/2" I.R.S. W/HUITT-ZOLLARS CAP

REVISED FINAL PLAT  
QUORUM NORTH OFFICES  
VOL. 82230 PG. 0774

TRACT 2  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723

MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

A = 64°21'46"  
R = 190.42'  
L = 213.91'  
CB = N31°59'43"E  
C = 202.84'

POINT OF COMMENCING  
1/2" I.R.F.

**SPECTRUM DR.  
80' R.O.W.**

CARRAMERICA REALTY, L.P.  
VOL. 97055 PG. 03445

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

BASIS OF BEARINGS: The centerline bearing of existing Arapaho Road as per paving improvement plans on file.

This is to certify that the above survey was made under my supervision on June 12, 1997 and that the miles 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. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yahoudy* 6-18-97  
ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

**HUITT-ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 800  
DALLAS, TEXAS 75244-8711-3311

**ARAPAH0 ROAD  
RIGHT-OF-WAY EXHIBIT**  
TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 9  
OWNER: MEPC QUORUM PROPERTIES, INC.  
AREA: 0.1845 ACRES DATE: JUN. 12, 1995

LAND DESCRIPTION

PARCEL NO. 11  
ARAPAHO ROAD  
JUNE 12, 1997

BEING 0.5450 of an acre of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of the McLean Tract, a 9.645 acre addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784, Deed Records, Dallas County, Texas, and being a portion of a 6.272 acre tract of land described in instrument to the Town of Addison, Texas as recorded in Volume 93243, Page 6422, Deed Records, Dallas County, Texas, and being more particularly described as follows:

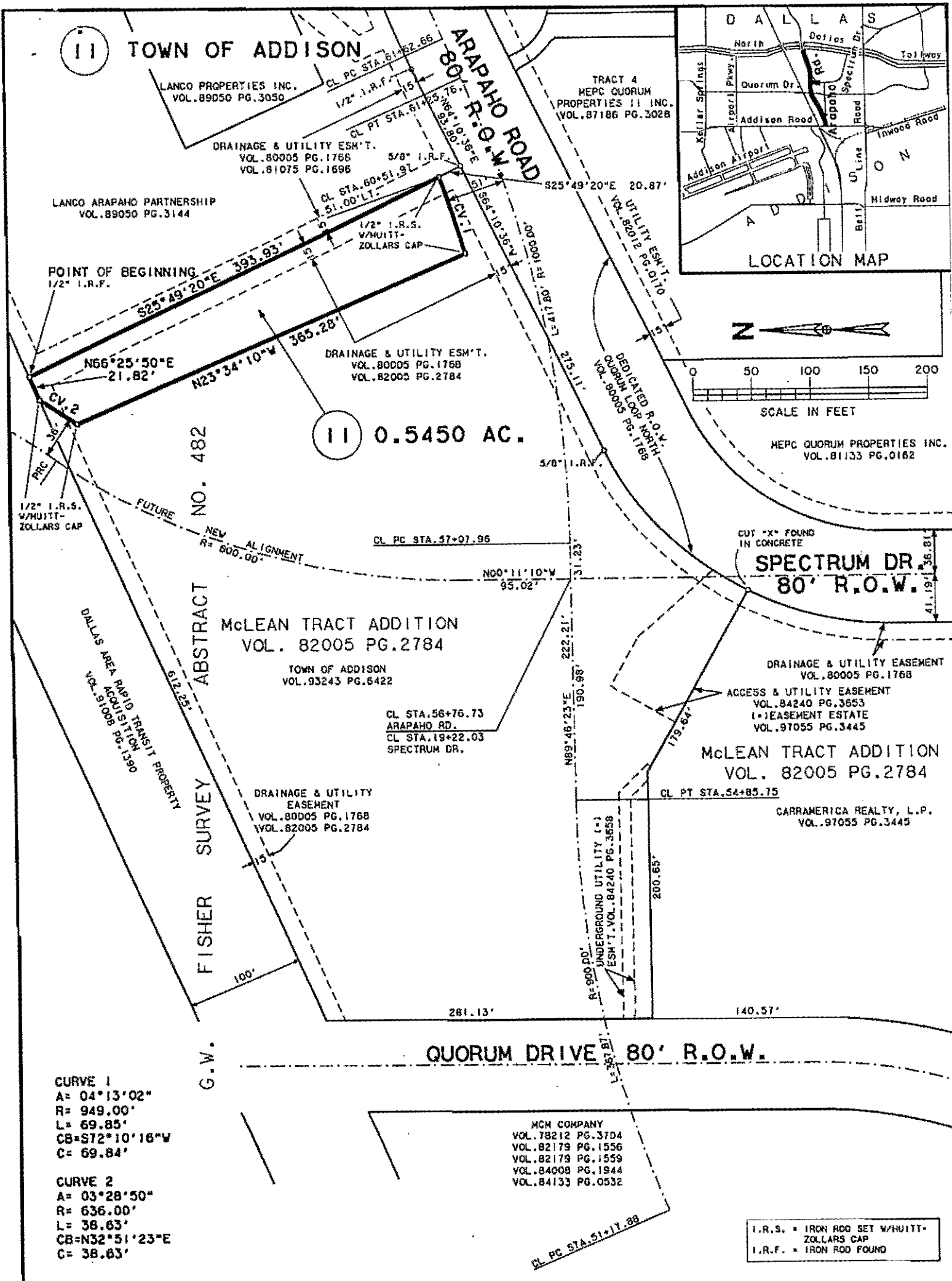
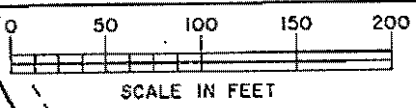
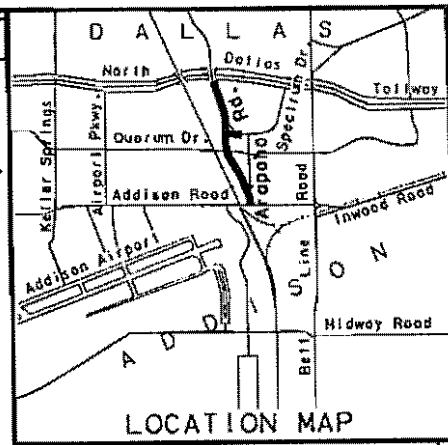
1. BEGINNING at a 1/2 inch iron rod found at the northeast corner of the McLean Tract Addition and 6.272 acre tract, same being the northwest corner of Adlestein Addition, an addition to the Town of Addison, Texas as recorded in Volume 81075, Page 1696, Deed Records, Dallas County, Texas;
2. THENCE South 25 degrees 49 minutes 20 seconds East along the easterly line of said 6.272 acre tract and westerly line of said Adlestein Addition a distance of 393.93 feet to a 1/2 inch iron rod set 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 04 degrees 13 minutes 02 seconds, a radius of 949.00 feet and being subtended by a 69.84 foot chord bearing South 72 degrees 10 minutes 16 seconds West;
3. THENCE westerly along said curve to the right an arc distance of 69.85 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
4. THENCE North 23 degrees 34 minutes 10 seconds West a distance of 365.28 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 03 degrees 28 minutes 50 seconds, a radius of 636.00 feet and being subtended by a 38.63 foot chord bearing North 32 degrees 51 minutes 23 seconds East;
5. THENCE northeasterly along said curve to the left an arc distance of 38.63 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the southerly right-of-way line of Dallas Area Rapid Transit Property Acquisition (formerly St. Louis Southwestern Railway Company right-of-way) as described in instrument recorded in Volume 91008, Page 1390, Deed Records, Dallas County, Texas;
6. THENCE North 66 degrees 25 minutes 50 seconds East along the southerly right-of-way of Dallas Area Rapid Transit Property Acquisition and northerly line of said 6.272 acre tract a distance of 21.82 feet to the POINT OF BEGINNING, CONTAINING 0.5450 of an acre of land, more or less.

*These are the  
spirits we have  
been using.*

*Reed  
2-9-98*

*C*

**II TOWN OF ADDISON**



**II 0.5450 AC.**

**CURVE 1**  
 A= 04°13'02"  
 R= 949.00'  
 L= 69.85'  
 CB=S72°10'16"W  
 C= 69.84'

**CURVE 2**  
 A= 03°28'50"  
 R= 636.00'  
 L= 38.63'  
 CB=N32°51'23"E  
 C= 38.63'

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

This is to certify that the above survey was made under my supervision on June 12, 1997 and that the metes 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. Yahoudy, Registered Professional Land Surveyor.

For HUITT-ZOLLARS, Inc.

*Eric J. Yahoudy* 6-18-97  
**ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862**

BASIS OF BEARINGS: The centerline bearing of existing Arapaho Road as per paving improvement plans on file.

**HUITT-ZOLLARS**  
 5151 MCKINNEY AVENUE/SUITE 600  
 DALLAS, TEXAS 75244-8711-3311

**ARAPAHO ROAD**  
**EXHIBIT MAP**  
 TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
 1680 Westgrove, Addison, TX 75001  
**EXHIBIT PARCEL NO. II**  
**OWNER: TOWN OF ADDISON**  
**AREA: 0.5450 ACRES DATE: JUN. 12, 1995**



LAND DESCRIPTION

PARCEL NO. 5  
ARAPAHO ROAD  
JUNE 12, 1997

BEING 1.509 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 that tract of land described in instrument to Town of Addison as recorded in Volume 93243, Page 6422 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

- (1) BEGINNING at a 1/2 inch iron rod set with "Huitt-Zollars" cap for the southwest corner of the Town of Addison tract, said point being on the east right-of-way line of Quorum Drive (80 foot wide right-of-way);
- (2) THENCE North 00 degrees 11 minutes 10 seconds West along the west line of the Town of Addison tract and east right-of-way line of Quorum Drive a distance of 114.66 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
- (3) THENCE South 50 degrees 39 minutes 59 seconds East a distance of 26.76 feet to a 1/2 inch iron set 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 10 degrees 16 minutes 06 seconds, a radius of 951.00 feet, and being subtended by a 170.21 foot chord bearing North 84 degrees 38 minutes 20 seconds East;
- (4) THENCE Easterly along said curve to the right an arc distance of 170.43 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of tangency of said curve;
- (5) THENCE North 89 degrees 46 minutes 23 seconds East a distance of 222.21 feet to a 1/2 inch iron rod set for the point of curvature of a curve to the left, having a central angle of 19 degrees 42 minutes 38 seconds, a radius of 949.00 feet, and being subtended by a 324.86 foot chord bearing North 79 degrees 55 minutes 04 seconds East;
- (6) THENCE Northeasterly along said curve to the left an arc distance of 326.47 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the northeasterly line of said Town of Addison tract;
- (7) THENCE South 25 degrees 49 minutes 20 seconds East along the northeasterly line of said Town of Addison tract a distance of 20.87 feet to a 5/8 inch iron rod found at the most easterly corner of said Town of Addison tract, said point being on the northwesterly right-of-way line of Arapaho Road (80 foot wide right-of-way, originally platted as Quorum Loop North as per final plat of Quorum North, an addition to the Town of Addison, Texas recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas);
- (8) THENCE South 64 degrees 10 minutes 36 seconds West along the northwesterly right-of-way line of Arapaho Road a distance of 275.11 feet to a 5/8 inch iron rod found for the point of curvature of a curve to the left, having a central angle of 37 degrees 20 minutes 30 seconds, a radius of 270.42 feet, and being subtended by a 173.14 foot chord bearing South 45 degrees 30 minutes 21 seconds West;
- (9) THENCE Southwesterly along said curve to the left and northwesterly right-of-way line of Arapaho Road an arc distance of 176.24 feet to a cut "X" found for the most southerly corner of said Town of Addison tract;
- (10) THENCE North 60 degrees 11 minutes 10 seconds West along the southwesterly line of said Town of Addison tract a distance of 34.09 feet to a cut "X" set in concrete for a corner;
- (11) THENCE North 00 degrees 11 minutes 10 seconds West a distance of 77.87 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
- (12) THENCE North 45 degrees 12 minutes 24 seconds West a distance of 21.21 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

COPY

**LAND DESCRIPTION**

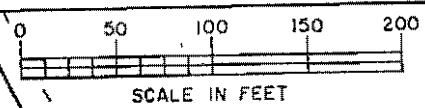
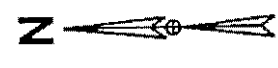
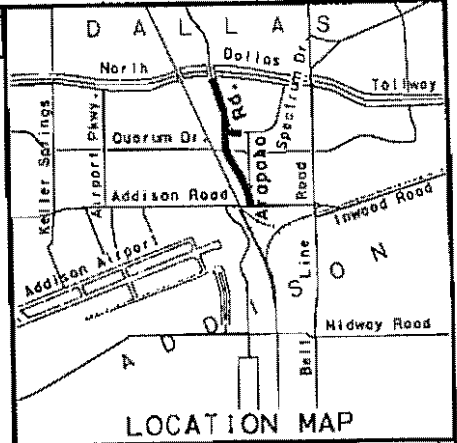
**PARCEL NO. 5  
ARAPAHO ROAD  
JUNE 12, 1997**

- (13) THENCE South 89 degrees 46 minutes 23 seconds West a distance of 134.76 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the left, having a central angle of 11 degrees 48 minutes 31 seconds, a radius of 858.00 feet, and being subtended by a 176.52 foot chord bearing South 83 degrees 52 minutes 07 seconds West;
- (14) THENCE Westerly along said curve to the left an arc distance of 176.83 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
- (15) THENCE South 38 degrees 38 minutes 18 seconds West a distance of 2.18 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the southerly line of said Town of Addison tract;
- (16) THENCE South 89 degrees 48 minutes 50 seconds West along the southerly line of said Town of Addison tract a distance of 13.28 feet to the POINT OF BEGINNING, CONTAINING 1.509 acres of land, more or less.

5

# TOWN OF ADDISON

## ARAPAHO ROAD 80' R.O.W.



LANCO PROPERTIES INC.  
VOL. 89050 PG. 3059

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 81075 PG. 1696

LANCO ARAPAHO PARTNERSHIP  
VOL. 89050 PG. 3144  
VOL. 89224 PG. 5252

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 82005 PG. 2784

TRACT 4  
MEPC QUORUM  
PROPERTIES II INC.  
VOL. 87186 PG. 3028

UTILITY ESM'T.  
VOL. 82012 PG. 0170

DEDICATED R.O.W.  
VOL. 80005 PG. 1768

MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

A = 19°42'38"  
R = 949.00'  
L = 326.47'  
CB = N79°55'04"E  
C = 324.86'

1/2" I.R.S.  
W/HUITT-ZOLLARS CAP  
CL PC STA. 57+07.95

SPECTRUM DR.  
80' R.O.W.

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

TOWN OF ADDISON  
VOL. 93243 PG. 8422

CL STA. 56+76.73  
ARAPAHO RD.  
CL STA. 19+22.03  
SPECTRUM DR.

DRAINAGE & UTILITY EASEMENT  
VOL. 80005 PG. 1768

ACCESS & UTILITY EASEMENT  
VOL. 84240 PG. 3653  
(+ EASEMENT ESTATE  
VOL. 97055 PG. 3445

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

CL PT STA. 54+85.75

CARRAMERICA REALTY, L.P.  
VOL. 97055 PG. 3445

DRAINAGE & UTILITY  
EASEMENT  
VOL. 80005 PG. 1768  
VOL. 82005 PG. 2784

1/2" I.R.S.  
W/HUITT-ZOLLARS CAP

A = 10°16'06"  
R = 951.00'  
L = 170.43'  
CB = N84°38'20"E  
C = 170.21'

1/2" I.R.S. W/HUITT-ZOLLARS CAP  
S50°39'59"E  
26.76'

1/2" I.R.S.  
W/HUITT-ZOLLARS CAP

A = 11°48'31"  
R = 858.00'  
L = 176.83'  
CB = S83°52'07"W  
C = 176.52'

S38°38'18"W  
2.18'

1/2" I.R.S. W/HUITT-ZOLLARS CAP  
S89°48'50"W  
13.28'

QUORUM DRIVE 80' R.O.W.

POINT OF BEGINNING  
1/2" I.R.S. W/HUITT-ZOLLARS CAP

MCN COMPANY  
VOL. 78212 PG. 3704  
VOL. 82179 PG. 1556  
VOL. 82179 PG. 1559  
VOL. 84008 PG. 1944  
VOL. 84153 PG. 0532

CL PC STA. 51+17.88

CURVE 1  
A = 37°20'30"  
R = 270.42'  
L = 176.24'  
CB = S45°30'21"W  
C = 173.14'

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

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

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For Huitt-Zollars, Inc.

*Eric J. Yahoudy* 6-18-97

ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

PAGE 3 OF 3

BASIS OF BEARINGS: The centerline bearing of existing Arapaho Road as per paving Improvement plans on file.

HUITT-ZOLLARS  
3131 MCKINNEY AVENUE/SUITE 800  
DALLAS, TEXAS 75214-8711-3311

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

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 5  
OWNER: TOWN OF ADDISON  
AREA: 1.509 ACRES DATE: JUN. 12, 1995

LAND DESCRIPTION

PARCEL NO. 8  
ARAPAHO ROAD  
JUNE 12, 1997

BEING 0.3318 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 Arapaho Road / Spectrum Drive (80 foot wide right-of-way) originally a dedicated street right-of-way named Quorum Loop North as per final plat of Quorum North, an addition to the Town of Addison, Texas as recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas, and being more particularly described as follows:

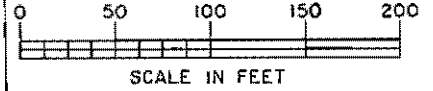
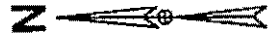
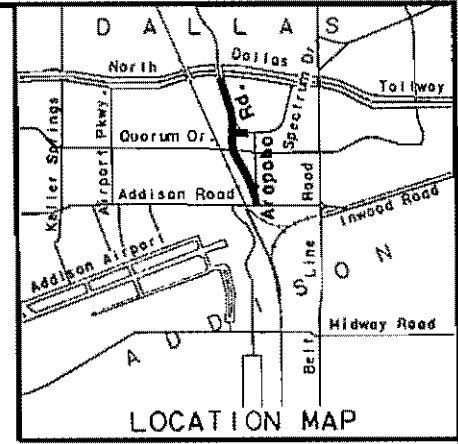
1. COMMENCING at a 1/2 inch iron rod found on the platted east right-of-way line of Spectrum Drive (formerly Quorum Loop North, 80 foot wide right-of-way as described above), said point being North 00 degrees 11 minutes 10 seconds West, 317.82 feet from the southeast corner of a 12.969 acre addition as per the revised plat of Quorum North Offices, an addition to the Town of Addison, Texas as recorded in Volume 82230, Page 0774, Deed Records, Dallas County, Texas and being the point of curvature of a curve to the right having a central angle of 20 degrees 26 minutes 58 seconds, a radius of 190.42 feet and being subtended by a 67.60 foot chord bearing North 10 degrees 02 minutes 19 seconds East;
2. THENCE northerly along said curve to the right and platted easterly right-of-way of Spectrum Drive an arc distance of 67.96 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the POINT OF BEGINNING of this tract;
3. THENCE North 00 degrees 11 minutes 10 seconds West departing said easterly right-of-way line of Spectrum Drive, a distance of 136.68 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the platted northwesterly right-of-way of Arapaho Road / Spectrum Drive, said point being the beginning of a non-tangent curve to the right having a central angle of 07 degrees 34 minutes 16 seconds, a radius of 270.42 feet and being subtended by a 35.71 foot chord bearing North 52 degrees 18 minutes 57 seconds East;
4. THENCE northeasterly along said curve to the right and platted northwesterly right-of-way line of Arapaho Road / Spectrum Drive an arc distance of 35.73 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 16 degrees 47 minutes 42 seconds, a radius of 1051.00 feet and being subtended by a 306.98 foot chord bearing North 78 degrees 45 minutes 54 seconds East;
5. THENCE easterly along said curve to the left and departing said northwesterly right-of-way line of Arapaho Road / Spectrum Drive an arc distance of 308.08 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the platted southerly right-of-way line of Arapaho Road;
6. THENCE South 64 degrees 10 minutes 36 seconds West along said platted southerly right-of-way line of Arapaho Road a distance of 259.09 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left having a central angle of 43 degrees 54 minutes 48 seconds, a radius of 190.42 feet and being subtended by a 142.40 foot chord bearing South 42 degrees 13 minutes 12 seconds West;
7. THENCE southeasterly along said curve to the left and southeasterly right-of-way line of Arapaho Road / Spectrum Drive an arc distance of 145.94 feet to the POINT OF BEGINNING, CONTAINING 0.3318 of an acre of land, more or less.

COPY

8 TOWN OF ADDISON

ADLESTEIN ADDITION  
VOL. 81075 PG. 1696

REVISED FINAL PLAT  
QUORUM NORTH OFFICES  
VOL. 82230 PG. 0774



TRACT 2  
MEPC QUORUM  
PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723  
**0.3318 AC.**

MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

A = 16°47'42"  
R = 1051.00'  
L = 308.08'  
CB = N78°45'54"E  
C = 306.98'

A = 07°34'16"  
R = 270.42'  
L = 35.73'  
CB = N52°18'57"E  
C = 35.71'

POINT OF BEGINNING  
1/2" I.R.S. W/HUITT-  
ZOLLARS CAP  
POINT OF COMMENCING  
1/2" I.R.F.

SPECTRUM DR.  
80' R.O.W.

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784  
TOWN OF ADDISON  
VOL. 93243 PG. 6422

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784  
CARRAMERICA REALTY, L.P.  
VOL. 97055 PG. 3445

CURVE 1  
A = 20°26'58"  
R = 190.42'  
L = 67.96'  
CB = N10°02'19"E  
C = 67.60'

CURVE 2  
A = 43°54'48"  
R = 190.42'  
L = 145.94'  
CB = S42°13'12"W  
C = 142.40'

QUORUM DRIVE 80' R.O.W.

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.

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For Huitt-Zollars, Inc.

*Eric J. Yahoudy* 6-18-97  
ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

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

PAGE 2 OF 2

BASIS OF BEARINGS: The centerline bearing of existing Arapaho Road as per paving improvement plans on file.

HUITT-ZOLLARS

3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS 75214-8711-3311

ARAPAHO ROAD  
EXHIBIT MAP

TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 8  
OWNER: TOWN OF ADDISON  
AREA: 0.3318 ACRES DATE: JUN. 12, 1995

LAND DESCRIPTION

PARCEL NO. 10  
ARAPAHO ROAD  
JUNE 12, 1997

BEING 0.2000 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, and the R. Wilburn Survey, Abstract No. 1580, Town of Addison, Dallas County, Texas and being a portion of the Adlestein Addition, an addition to the Town of Addison, Texas as recorded in Volume 81075, Page 1696, Deed Records, Dallas County, Texas, and being portions of a 1.9747 acre tract of land described in instrument to Lanco Arapaho Partnership as recorded in Volume 89224, Page 5252, Deed Records, Dallas County, Texas and a 5.9986 acre tract of land described in instrument to Lanco Arapaho Partnership as recorded in Volume 89050, Page 3144, Deed Records, Dallas County, Texas, and being more particularly described as follows:

1. BEGINNING at a 5/8 inch iron rod found for southeast corner of said Adlestein Addition and 5.9986 acre tract, said point being on the platted northerly right-of-way line of Arapaho Road (80 foot wide right-of-way, originally platted as Quorum Loop North as per final plat of Quorum North, an addition to the Town of Addison, Texas, as recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas);
2. THENCE North 25 degrees 49 minutes 20 seconds West along the westerly line of said Adlestein Addition and 5.9986 acre tract a distance of 20.87 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 04 degrees 13 minutes 39 seconds, a radius of 949.00 feet and being subtended by a 70.01 foot chord bearing North 67 degrees 56 minutes 55 seconds East;
3. THENCE northeasterly along said curve to the left an arc distance of 70.02 feet to a P-K nail set in pavement for the end of said curve;
4. THENCE North 65 degrees 50 minutes 06 seconds East a distance of 36.90 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the right having a central angle of 19 degrees 49 minutes 05 seconds, a radius of 841.00 feet and being subtended by a 289.45 foot chord bearing North 75 degrees 44 minutes 38 seconds East;
5. THENCE easterly along said curve to the right an arc distance of 290.90 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the end of said curve;
6. THENCE North 85 degrees 39 minutes 11 seconds East parallel with and 11.00 feet northerly of said platted northerly right-of-way line of Arapaho Road, a distance of 192.10 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the left having a central angle of 87 degrees 44 minutes 14 seconds, a radius of 100.00 feet and being subtended by a 138.60 foot chord bearing North 41 degrees 47 minutes 04 seconds East;
7. THENCE northeasterly along said curve to the left an arc distance of 153.13 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being on the westerly line of Texas Turnpike Authority Right-of-Way Parcel No. 6-28 (for Dallas North Tollway) as described in instrument to the Texas Turnpike Authority, as recorded in Volume 85063, Page 2070, Deed Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the right having a central angle of 00 degrees 46 minutes 48 seconds, a radius of 1137.47 feet and being subtended by a 15.49 foot chord bearing South 01 degrees 41 minutes 39 seconds East;
8. THENCE southerly along said curve to the right and westerly line of said TTA Parcel 6-28 an arc distance of 15.49 feet to a 1/2 inch iron rod found for the point of compound curvature of a curve to the right having a central angle of 73 degrees 37 minutes 14 seconds, a radius of 91.50 feet and being subtended by a 109.65 foot chord bearing South 35 degrees 30 minutes 22 seconds West;

COPY

LAND DESCRIPTION

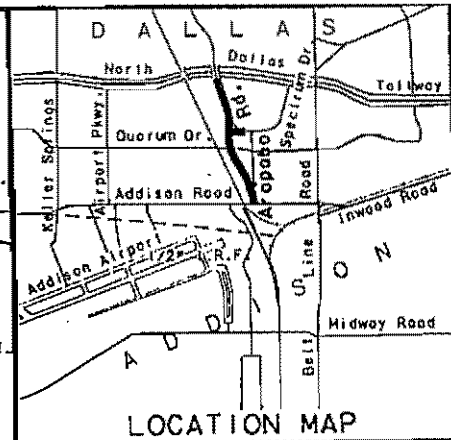
PARCEL NO. 10  
ARAPAHO ROAD  
JUNE 12, 1997

9. THENCE southwesterly along said curve to the right and westerly line of said TTA Parcel 6-28 an arc distance of 117.57 feet to a 1/2 inch iron rod found for the end of said curve and southwest corner of said TTA Parcel 6-28, said point being on the platted northerly right-of-way line of said Arapaho Road (variable width at this point);
9. THENCE South 72 degrees 18 minutes 59 seconds West along the platted northerly right-of-way line of Arapaho Road a distance of 32.11 feet to a 1/2 inch iron rod found for an angle point;
10. THENCE South 85 degrees 39 minutes 11 seconds West along the platted northerly right-of-way line of Arapaho Road a distance of 177.18 feet to a 1/2 inch iron rod set for the point of curvature of a curve to the left having a central angle of 21 degrees 28 minutes 35 seconds, a radius of 830.96 feet and being subtended by a 309.65 foot chord bearing South 74 degrees 54 minutes 54 seconds West;
11. THENCE southwesterly along said curve to the left and platted northerly right-of-way line of Arapaho Road an arc distance of 311.47 feet to a 1/2 inch iron rod found for the end of said curve;
12. THENCE South 64 degrees 10 minutes 36 seconds West along the platted northerly right-of-way line of Arapaho Road a distance of 93.80 feet to the POINT OF BEGINNING, CONTAINING 0.2000 of an acre of land, more or less.

# DALLAS NORTH TOLLWAY VARIABLE WIDTH R.O.W.

TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-26  
VOL. 90137 PG. 3520

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 81075 PG. 1696



10 0.2000 AC.

10

**LANCO ARAPAHO PARTNERSHIP**

LANCO ARAPAHO PARTNERSHIP  
VOL. 89224 PG. 5252

**CURVE 1**  
A= 04°13'39"  
R= 949.00'  
L= 70.02'  
CB=N67°56'55"E  
C= 70.01'

**CURVE 2**  
A= 19°49'05"  
R= 841.00'  
L= 290.90'  
CB=N75°44'38"E  
C= 289.45'

**CURVE 3**  
A= 87°44'14"  
R= 100.00'  
L= 153.13'  
CB=N41°47'04"E  
C= 138.60'

**CURVE 4**  
A= 00°46'48"  
R= 1137.47'  
L= 15.49'  
CB=S01°41'39"E  
C= 15.49'

**CURVE 5**  
A= 73°37'14"  
R= 91.50'  
L= 117.57'  
CB=S35°30'22"W  
C= 109.65'

**CURVE 6**  
A= 21°28'35"  
R= 830.96'  
L= 311.47'  
CB=S74°54'54"W  
C= 309.65'

ADLESTEIN ADDITION  
VOL. 81075 PG. 1696

LANCO PROPERTIES INC.  
VOL. 89050 PG. 3050

LANCO ARAPAHO PARTNERSHIP  
VOL. 89050 PG. 3144

DRAINAGE & UTILITY ESM'T.  
VOL. 80005 PG. 1768  
VOL. 82005 PG. 2784

TOWN OF ADDISON  
VOL. 93243 PG. 6422

McLEAN TRACT ADDITION  
VOL. 82005 PG. 2784

MEPC QUORUM PROPERTIES INC.  
VOL. 81133 PG. 0162

REVISED FINAL PLAT  
QUORUM NORTH OFFICES  
VOL. 82230 PG. 0774

TRACT 3  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723

TRACT 4  
MEPC QUORUM PROPERTIES II INC.  
VOL. 87186 PG. 3028  
CORRECTION DEED  
VOL. 88109 PG. 1723

POINT OF BEGINNING  
3/8" I.R.F.

UTILITY ESM'T.  
VOL. 82012 PG. 0110

STREET DEDICATION  
QUORUM LOOP NORTH  
VOL. 80005 PG. 1768

SPECTRUM DR.  
80' R.O.W.

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

CL. PC STA. 57+07.98

CL STA. 56+76.73  
ARAPAHO RD.

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.

For Huitt-Zollars, Inc.

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

*Eric J. Yahoudy* 6-18-97

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

PAGE 3 OF 3

BASIS OF BEARINGS: The centerline bearing of existing Arapaho Road as per paving improvement plans on file.

**HUITT-ZOLLARS**

3121 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS/214-871-3311

**ARAPAHO ROAD**

RIGHT-OF-WAY EXHIBIT

TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001

EXHIBIT PARCEL NO. 10

OWNER: LANCO ARAPAHO PARTNERSHIP

AREA: 0.2000 ACRES DATE: JUN. 12, 1995



LAND DESCRIPTION

PARCEL NO. 9  
ARAPAHO ROAD  
JUNE 12, 1997

BEING 0.1845 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, and the R. Wilburn Survey, Abstract No. 1580, Town of Addison, Dallas County, Texas and being a portion of the revised plat of Quorum North Offices, a 12.969 acre addition to the Town of Addison, Texas as recorded in Volume 82230, Page 0774 of the Deed Records, Dallas County, Texas, and being portions of a 12.969 acre tract of land described in instrument to MEPC QUORUM PROPERTIES, INC. as recorded in Volume 81133, Page 0162, Deed Records, Dallas County, Texas and that tract of land described as Tract 4 in instrument to MEPC QUORUM PROPERTIES II, INC. as recorded in Volume 87186, Page 3028, Deed Records, Dallas County, Texas and by correction deed recorded in Volume 88109, Page 1723, Deed Records, Dallas County, Texas, and being more particularly described as follows:

1. COMMENCING at a 1/2 inch iron rod found on the platted east right-of-way line of Spectrum Drive (80 foot wide right-of-way, originally platted as Quorum Loop North as per final plat of Quorum North, an addition to the Town of Addison, Texas, as recorded in Volume 80005, Page 1768, Deed Records, Dallas County, Texas), said point being North 00 degrees 11 minutes 10 seconds West, 317.82 feet from the southeast corner of said Quorum North Offices addition and the point of curvature of a curve to the right having a central angle of 64 degrees 21 minutes 46 seconds, a radius of 190.42 feet and being subtended by a 202.84 foot chord bearing North 31 degrees 59 minutes 43 seconds East ;
2. THENCE northeasterly along said curve to the right and platted easterly right-of-way line of Spectrum Drive and platted southeasterly right-of-way line of Arapaho Road, an arc distance of 213.91 feet to a 1/2 inch iron rod found at the end of said curve;
3. THENCE North 64 degrees 10 minutes 36 seconds East along the platted southeasterly right-of-way line of Arapaho Road (80 foot wide right-of-way, originally platted as Quorum Loop North) a distance of 259.09 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the POINT OF BEGINNING of this tract;
4. THENCE continuing North 64 degrees 10 minutes 36 seconds East along the platted southeasterly right-of-way line of Arapaho Road a distance of 109.82 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right having a central angle of 21 degrees 28 minutes 35 seconds, a radius of 750.96 feet and being subtended by a 279.84 foot chord bearing North 74 degrees 54 minutes 54 seconds East;
5. THENCE easterly along the platted southerly right-of-way line of Arapaho Road an arc distance of 281.49 feet to a 1/2 inch iron rod found at the end of said curve;
6. THENCE North 85 degrees 39 minutes 11 seconds East along the platted southerly line of Arapaho Road a distance of 142.34 feet to a brass cap monument found for the most northwesterly corner of Texas Turnpike Authority Right-of-Way Parcel No. 6-26 (for Dallas North Tollway) as described in instrument to the Texas Turnpike Authority, as recorded in Volume 90137, Page 3520, Deed Records, Dallas County, Texas, said point being the beginning of a curve to the right having a central angle of 104 degrees 35 minutes 28 seconds, a radius of 90.00 feet and being subtended by a 142.41 foot chord bearing South 42 degrees 03 minutes 05 seconds East;
7. THENCE southeasterly along said curve to the right and westerly line of said TTA Parcel No. 6-26 an arc distance of 164.29 feet to a 1/2 inch iron rod found for the point of compound curvature of a curve to the right having a central angle of 00 degrees 40 minutes 16 seconds, a radius of 1856.86 feet and being subtended by a 21.75 foot chord bearing South 10 degrees 34 minutes 47 seconds West;
8. THENCE southerly along said curve to the right and westerly line of said TTA Parcel No. 6-26 an arc distance of 21.75 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a curve to the left having a central angle of 105 degrees 15 minutes 44 seconds, a radius of 90.00 feet and being subtended by a 143.05 foot chord bearing North 41 degrees 42 minutes 57 seconds West;

COPY

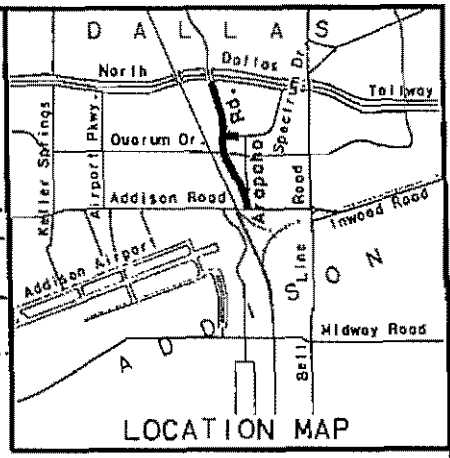
LAND DESCRIPTION

PARCEL NO. 9  
ARAPAHO ROAD  
JUNE 12, 1997

9. THENCE northwesterly along said curve to the left and departing said westerly line of TTA Parcel No.6-26 an arc distance of 165.35 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the end of said curve;
10. THENCE South 85 degrees 39 minutes 11 seconds West parallel with and 20.00 feet southerly from the southerly right-of-way line of said Arapaho Road, a distance of 136.63 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
11. THENCE North 04 degrees 20 minutes 49 seconds West a distance of 9.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;
12. THENCE South 85 degrees 39 minutes 11 seconds West parallel with and 11.00 feet southerly from the southerly right-of-way line of Arapaho Road a distance of 13.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of curvature of a curve to the left having a central angle of 19 degrees 49 minutes 05 seconds, a radius of 739.00 feet and being subtended by a 254.34 foot chord bearing South 75 degrees 44 minutes 38 seconds West;
13. THENCE westerly along said curve to the left an arc distance of 255.61 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the end of said curve;
14. THENCE South 65 degrees 50 minutes 06 seconds West a distance of 36.90 feet to a P-K nail set with "Huitt-Zollars" cap for the point of curvature of a curve to the right having a central angle of 04 degrees 31 minutes 57 seconds, a radius of 1051.00 feet and being subtended by a 83.12 foot chord bearing South 68 degrees 06 minutes 04 seconds West;
15. THENCE westerly along said curve to the right an arc distance of 83.14 feet to the POINT OF BEGINNING, CONTAINING 0.1845 of an acre of land, more or less.

**DALLAS NORTH TOLLWAY  
VARIABLE WIDTH R.O.W.**

TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-26  
VOL.90137 PG.3520



LOCATION MAP

TEXAS TURNPIKE AUTHORITY  
RIGHT-OF-WAY PARCEL NO. 6-28  
VOL.85063 PG.2070

ROBERT WILBURN SURVEY ABSTRACT NO.1582  
G.W. FISHER SURVEY ABSTRACT NO.482

**CURVE 1**  
A= 21°28'35"  
R= 750.96'  
L= 281.49'  
CB=N74°54'54"E  
C= 279.84'

LANCO ARAPAHO PARTNERSHIP  
VOL.89224 PG.3252

**CURVE 2**  
A= 104°35'28"  
R= 90.00'  
L= 164.29'  
CB=S42°03'05"E  
C= 142.41'

ADLESTEIN ADDITION  
VOL.81075 PG.1696

**CURVE 3**  
A= 00°40'16"  
R= 1856.86'  
L= 21.75'  
CB=S10°34'47"W  
C= 21.75'

LANCO PROPERTIES INC.  
VOL.89050 PG.3050

**CURVE 4**  
A= 105°15'44"  
R= 90.00'  
L= 165.35'  
CB=N41°42'57"W  
C= 143.05'

ABSTRACT NO. 482  
G.W. FISHER SURVEY

LANCO ARAPAHO PARTNERSHIP  
VOL.89050 PG.3144

DRAINAGE & UTILITY ESM'T.  
VOL.80005 PG.1768  
VOL.81075 PG.1696

DRAINAGE & UTILITY ESM'T.  
VOL.80005 PG.1768  
VOL.82005 PG.2784

TOWN OF ADDISON  
VOL.93243 PG.6422

McLEAN TRACT ADDITION  
VOL. B2005 PG.2784

PAGE 3 OF 3

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

CL PC STA. 57+07.96  
CL STA. 56+78.73  
ARAPAHO RD.

MEPC QUORUM PROPERTIES INC.  
VOL.81133 PG.0162

9 0.1845 AC.

N04°20'49"W 9.00'  
S85°39'11"W 13.00'  
1/2" I.R.S. W/HUITT-ZOLLARS CAP

MEPC QUORUM PROPERTIES, INC.  
MEPC QUORUM PROPERTIES II, INC.

**CURVE 5**  
A= 19°49'05"  
R= 739.00'  
L= 255.61'  
CB=S75°44'38"W  
C= 245.34'

**CURVE 6**  
A= 04°31'57"  
R= 1051.00'  
L= 83.14'  
CB=S68°06'04"W  
C= 83.12'

TRACT 3  
MEPC QUORUM PROPERTIES II INC.  
VOL.87186 PG.3028  
CORRECTION DEED  
VOL.88109 PG.1723

TRACT 4  
MEPC QUORUM PROPERTIES II INC.  
VOL.87186 PG.3028  
CORRECTION DEED  
VOL.88109 PG.1723

POINT OF BEGINNING  
1/2" I.R.S. W/HUITT-ZOLLARS CAP  
REVISED  
QUORUM NO. 1  
VOL.82012 PG.0170  
VOL.82231

*JOHN WILL  
MODIFY  
CURVE  
CV4.*

TRACT 2  
MEPC QUORUM PROPERTIES II INC.  
VOL.87186 PG.3028  
CORRECTION DEED  
VOL.88109 PG.1723

MEPC QUORUM PROPERTIES INC.  
VOL.81133 PG.0162

A= 64°21'46"  
R= 190.42'  
L= 213.91'  
CB=N31°59'43"E  
C= 202.84'

POINT OF COMMENCING  
1/2" I.R.F.

SPECTRUM DR.  
80' R.O.W.

CARRAMERICA REALTY, L.P.  
VOL.97055 PG.03445

McLEAN TRACT ADDITION  
VOL. 82005 PG.2784

BASIS OF BEARINGS: The centerline bearing of existing Arapaho Road as per pending Improvement plans on file.

This is to certify that the above survey was made under my supervision on June 12, 1997 and that the maps 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. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yahoudy* 6-18-97  
ERIC J. YAHOUDDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

HUITT-ZOLLARS

3151 MCKINNEY AVENUE/SUITE 800  
DALLAS, TEXAS 75214-8111

ARAPAHO ROAD

RIGHT-OF-WAY EXHIBIT

TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001

EXHIBIT PARCEL NO. 9

OWNER: MEPC QUORUM PROPERTIES, INC.

AREA: 0.1845 ACRES DATE: JUN. 12, 1995

1/25/98

DRAFT - FOR DISCUSSION PURPOSES ONLY

TOWN OF ADDISON     §  
   §  
COUNTY OF DALLAS   §

**PARKING AGREEMENT**

THIS AGREEMENT is entered into this \_\_\_ day of \_\_\_\_\_, 1998 by and between the Town of Addison, Texas (the "City") and MEPC Quorum Properties I Inc., a Delaware corporation ("Quorum I") and MEPC Quorum Properties II Inc., a Delaware corporation (and together with Quorum I, "MEPC").

**RECITALS:**

**WHEREAS,** MEPC is the owner of a \_\_\_\_\_ acre tract of land located in the City of Addison, Texas at the southeast corner of the intersection of Arapaho Road and Spectrum Drive, which land is legally described on Exhibit A attached hereto and incorporated herein by reference and is depicted on Exhibit B attached hereto and incorporated herein (the "MEPC Land"). Located on the MEPC Land is a parking garage (the "Parking Garage"), the location of which is depicted on Exhibit B;

**WHEREAS,** the City each year sponsors certain area-wide special events at and around the City's Conference and Theatre Centre (the "Centre"). Because of its relatively close proximity to the Centre, the City desires to use the Parking Garage for parking by special events patrons, and MEPC desires to allow the City to use the Parking Garage during such special events. The terms and conditions of the use of the Parking Garage are addressed herein.

**WITNESSETH:**

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the mutual covenants and obligations set forth herein, the benefits flowing to each of the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and MEPC do hereby contract and agree as follows:

Section 1. **Incorporation of Premises.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. **Parking Garage.** The City shall be entitled, at its discretion, to use the Parking Garage for parking purposes for patrons of certain special events sponsored by the City. Special events sponsored by the City include events known as Taste Addison, Oktoberfest, and Kaboom Town (without limitation, the "Events"). The use of the Parking Garage for such Events shall be in accordance with the following:

A. The City may use the Parking Garage for a period of time not to exceed \_\_\_\_\_ days per year. At least thirty (30) days prior to any Event, the City shall notify MEPC of its need

to use the Parking Garage for such Event, the number of days the City will need to use the Parking Garage in connection with the Event, and the anticipated hours of such use. City's and all Event patron's right of parking hereunder extend only to the Parking Garage and not to any surface parking.

B. On any Monday through Friday which is not a holiday, the Parking Garage shall not be available for use by the City or any patrons of City or an Event until 6:00 P.M. On any Saturday or Sunday, the Parking Garage shall be available to the City and Event patrons. For purposes hereof, "holiday" means New Year's Eve, New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Eve, and Christmas Day.

C. At all times during the use of the Parking Garage by the City, the City shall post a security officer for traffic control and safety purposes at or within the Parking Garage.

D. City, at its own expense, shall maintain during the term of this Agreement a policy or policy of commercial general liability insurance, including personal injury and property damage, with contractual liability endorsement, in the amount of \$\_\_\_\_\_ for property damages and \$\_\_\_\_\_ per occurrence for personal injuries or deaths of persons occurring in or about the Parking Garage or the MEPC Land; provided, such limits may be adjusted upward in MEPC's reasonable discretion. Said policy shall (i) name MEPC as an additional insured and, (ii) be issued on an occurrence (not claims made) basis, (iii) be issued by an insurance company which is reasonably acceptable to MEPC, and (iv) provide that said insurance shall not be canceled unless thirty (30) days prior written notice shall have been given to MEPC. Said policy a certificate thereof shall be delivered to MEPC by City upon commencement of the term of this Agreement and at least thirty (30) days prior to the effective date of each renewal of said insurance.

E. City shall indemnify and hold MEPC harmless from and against any and all fines, suits, losses, costs, liabilities, claims, losses, demands, actions and judgments of every kind and character suffered by, recovered from, or asserted against MEPC arising out of the use of the Parking Garage by the City or any patron of an Event, including, without limitation, any action brought by any such patron against MEPC, together with reasonable court costs and attorneys fees incurred by MEPC in defending same. Upon the occurrence of an event which City is required to indemnify MEPC against, and upon demand by MEPC, City shall employ counsel reasonably acceptable to MEPC and defend MEPC against any liability for such event, all at City's. The provisions of this Section 2.E shall survive the expiration or termination of this Agreement with respect to any claims or liability occurring prior to such expiration or termination.

F. The City's right to use the Parking Garage provided for herein shall be non-exclusive but concurrent with the rights of MEPC, its tenants, customers, and guests.

Section 3. Lighting. MEPC shall at all times during the City's use of the Parking Garage, at its own cost and expense, keep the Parking Garage illuminated in accordance with its normal business procedures. MEPC shall have no obligation to provide additional lighting during an Event.

Section 4. Successors; Covenant Running with the Land. MEPC understands and agrees that this Agreement shall be a covenant running with the land with respect to the Parking

Garage, and that this Agreement shall fully bind any and all successors and assigns of MEPC who acquire any right, title, or interest in or to the Parking Garage or any part thereof. Any person who acquires any right, title, or interest in or to the Parking Garage, or any part thereof, thereby agrees and covenants to abide by and fully perform this Agreement

**Section 5. Term of this Agreement.** The term of this Agreement shall commence on the date hereof and terminate on the earlier to occur of the following:

- (i) The fifth (5<sup>th</sup>) anniversary hereof,
- (ii) Sixty (60) days after MEPC has given written notice to City that the Parking Garage has insufficient parking for use by the City and Event patrons due to tenant parking demands of MEPC;
- (iii) For any reason or no reason, sixty (60) days after MEPC has give written notice to City and provided that, on or before such sixtieth day, MEPC pays to City the sum of \$\_\_\_\_\_;

Upon the termination of this Agreement, neither party shall have any further obligations one to the other except for those by which their express terms survive such termination.

**Section 6. Entire Agreement.** This Agreement contains the entire agreement between the parties covering the subject matter. No modifications or amendments shall be valid unless in writing and signed by the parties.

**Section 7. Notice.** Where the terms of this Agreement require that notice in writing be provided, such notice shall be deemed delivered upon the hand delivery thereof to the following address, or upon deposit of the notice in the United States mail, postage prepaid, and sent by certified mail, return receipt requested and properly addressed as follows:

<p>To the City:</p> <p>5300 Belt Line Road Addison, Texas 75001 Attn: City Manager</p>	<p>To MEPC:</p> <p>15303 Dallas Parkway Suite 400 Dallas, Texas 75248 Attn: General Counsel</p>
--	---

Each party may, from time to time, give notice to the other of a change of address to which notice shall be provided.

**Section 8. Application of Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Dallas County, Texas.

**Section 9. Assignment.** The City may not assign, transfer or otherwise convey this

Agreement to any other person or entity without the prior written consent of MEPC, which may be withheld in MEPC's sole discretion. This Agreement shall be binding upon and inure to the benefit of any successor in interest of MEPC in and to the Parking Garage and the MEPC Land.

Section 10. Casualty/Condemnation/Use. If the Parking Garage is destroyed by casualty or taken by condemnation, this Agreement shall automatically terminate, such termination to be subject to the same survival provisions set forth in Section 5. MEPC shall have no obligation to rebuild or reconfigure the Parking Garage in such events. Additionally, if MEPC determines to reconfigure the Parking Garage for use other than a parking garage, this Agreement shall terminate upon sixty (60) days notice to City, such termination to be subject to the same survival provisions set forth in Section 5.

Section 11. Authority of Parties. This Agreement shall become a binding obligation on the parties upon execution by both parties. The parties warrant and represent one to the other that the individual executing this Agreement on behalf of each party has full authority to execute this Agreement and bind the party to the same.

Section 12. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

EXECUTED by the parties hereto on the date set forth above.

**CITY:**

**MEPC:**

TOWN OF ADDISON, TEXAS

MEPC QUORUM PROPERTIES I INC.

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

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

ATTEST:

MEPC QUORUM PROPERTIES II INC.

By: \_\_\_\_\_  
Carman Moran, City Secretary

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

Exhibits:

- A: MEPC Land
- B: Illustration of MEPC Land and Parking Garage

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, 1998, by \_\_\_\_\_ of MEPC QUORUM PROPERTIES I INC., a Delaware corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Printed/Typed Name of Notary

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, 1998, by \_\_\_\_\_ of MEPC QUORUM PROPERTIES II INC., a Delaware corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Printed/Typed Name of Notary



STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 1998, by \_\_\_\_\_ of the Town of Addison, Texas, on behalf of said town.

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Printed/Typed Name of Notary

STATE OF TEXAS       §  
                              §       AGREEMENT  
COUNTY OF DALLAS   §

THIS AGREEMENT is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1998 (the "Effective Date") by and between the Town of Addison, Texas (the "City") and MEPC Quorum Properties I Inc., a Delaware corporation ("Quorum I") and MEPC Quorum Properties II Inc., a Delaware corporation ("Quorum II," and together with Quorum I, "MEPC").

RECITALS:

WHEREAS, MEPC is the owner of a \_\_\_\_\_ acre tract of land located in the City at the southeast corner of the intersection of Arapaho Road and Spectrum Drive, which land is legally described on Exhibit A attached hereto and incorporated herein (the "MEPC Land"). Currently, the MEPC Land is improved with two commercial office buildings and a parking garage (the "Parking Garage"), the locations of which are depicted on Exhibit B. MEPC intends to develop and construct a third office building ("Office Building 3") on the MEPC Land in the location shown on Exhibit B and to expand the Parking Garage vertically.

WHEREAS, as set forth in the City's Thoroughfare Plan, the City anticipates and is in the process of making certain improvements to Arapaho Road (the "Arapaho Improvements") from its intersection with Dallas Parkway on the east and extending westward through the City's corporate limits. Arapaho Road borders the north side of the MEPC Land as shown on Exhibit B, and consists of four lanes for traffic (two west bound, two east bound) divided by a median. The median is breached or "cut" from time to time to allow vehicles access to the adjacent properties. The Arapaho Improvements:

- (i) include improvements to the intersection of Arapaho Road and Spectrum Drive (the "Arapaho/Spectrum Intersection Improvements") located adjacent to the northwest corner of the MEPC Land; and
- (ii) will require the City to obtain from MEPC a portion of the MEPC Land (identified on Exhibit C attached hereto and incorporated herein as Area A (4,996 square feet) and Area B (2,634 square feet) and referred to herein as the "MEPC Arapaho Land") for street right-of-way purposes. The MEPC Arapaho Land is legally described on Exhibit D attached hereto and incorporated herein; and
- (iii) will result in the removal of certain trees from the MEPC Land and will cause MEPC to incur certain costs and expenses to (i) relocate a sign currently located on the MEPC Arapaho Land, and to (ii) perform certain turf and irrigation repair to the remaining MEPC land.

WHEREAS, in order to accommodate the development of Office Building 3, the expansion of the Parking Garage, and the Arapaho Improvements, the City and MEPC have taken the following

acts and/or have generally agreed as follows:

A. The MEPC Land was previously served with a median cut along Arapaho Road at that location identified as point Z on Exhibit B. In order to facilitate the development of Office Building 3, the City has agreed to move that median out to point Y as shown on Exhibit B.

B. The City is the owner of a 14,453 square foot tract of land (the "City Land", identified as Area \_\_\_\_\_ on Exhibit E attached hereto and made a part hereof) located at the southeast corner of Arapaho Road and Spectrum Drive and adjacent and contiguous to the MEPC Land and legally described on Exhibit F attached hereto and incorporated herein. The City Land is a part of the Arapaho Road/Spectrum Drive right-of-way. As a result of the construction of the Arapaho/Spectrum Intersection Improvements, the City anticipates that it will no longer need the City Land for street right-of-way purposes. However, the City will require the MEPC Arapaho Land to construct the Arapaho Improvements. Pursuant to law and in order to facilitate the Arapaho Improvements and the development of Office Building 3, the City anticipates exchanging the City Land for the MEPC Arapaho Land, and MEPC anticipates exchanging the MEPC Arapaho land for the City Land. Pending development of the Arapaho Improvements, it will be necessary for the City to retain a temporary easement (the "Easement") for right-of way and utility purposes in, over and across the City Land.

WHEREAS, the City each year sponsors certain area-wide special events at and around the City's Conference and Theatre Centre (the "Centre"). Because of its relatively close proximity to the Centre, the City desires to use the Parking Garage for parking by special events patrons, and MEPC desires to allow the City to use the Parking Garage during such special events. The terms and conditions of the use of the Parking Garage are addressed herein.

WITNESSETH:

NOW, THEREFORE, for and in consideration of the mutual covenants and obligations set forth herein, the benefits flowing to each of the parties hereto, and other good and valuable consideration, the City and MEPC do hereby contract and agree as follows:

Section 1. Incorporation of Premises. The above and foregoing recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Conveyance of City Land. In exchange and as consideration for the conveyance of the MEPC Arapaho Land to the City, the City agrees to convey to Quorum I the City Land, subject to the reservation of the Easement. The conveyance of the City Land and the reservation of the Easement shall be by special warranty deed, in the form attached hereto as Exhibit G (the "City Deed").

A. Title Commitment: Exception Documents. Within 20 days after the Effective Date, the City, at its expense, shall cause to be delivered to MEPC a commitment for title insurance

(the "City Land Title Commitment") for the City Land issued by Chicago Title Insurance Company (the "Title Company"), 7616 LBJ Freeway, Suite 300, Dallas, Texas 75251

Attn: Ms. Gloria Ripoll, along with copies of the instruments that create or evidence all title exceptions affecting the City Land.

B. Survey. Should MEPC desire to obtain a survey of the City Land, such survey shall be at the sole expense of MEPC.

C. Review of Title Commitment, Survey and Exception Documents. MEPC shall have 10 days after receipt of the City Land Title Commitment (the "MEPC Title Review Period") in which to give notice to the City specifying MEPC's objections (the "MEPC Objections") to matters disclosed in the City Land Title Commitment or survey, if any. All items set forth in the City Land Title Commitment which are not objected to by MEPC shall be deemed Permitted Exceptions for purposes of the City Deed. The Easement, as set forth in the City Deed, shall also be a Permitted Exception to the City Deed.

D. The City's Obligation to Cure; MEPC's Right to Terminate. If MEPC delivers the MEPC Objections, then the City shall, within 5 days thereafter (the "City's Title Cure Period"), either satisfy the Objections at the City's sole cost and expense and to MEPC's reasonable satisfaction, or notify MEPC in writing of the MEPC Objections that the City cannot or will not satisfy, such to include a reference to the MEPC Objections the City will not satisfy (which can be general). The City shall have no obligation to satisfy any of the MEPC Objections except that, notwithstanding any provision herein to the contrary, the City covenants to satisfy or cause to be deleted by Closing (hereinafter defined) all matters listed in Schedule C of the City Land Title Commitment and no matters appearing on Schedule C to the City Land Title Commitment will be a Permitted Exception to the City Deed; provided, however, that the City shall not have any obligation to satisfy any Schedule C items that can only be satisfied by MEPC. MEPC's failure to object to any Schedule C items will not constitute a waiver of the City's obligations with respect thereto. If the City fails or refuses to satisfy any MEPC Objections within the City's Title Cure Period or will not agree in writing to satisfy same prior to the date of Closing (hereinafter defined), then MEPC, as its sole remedy, shall have the option to either (i) waive the MEPC Objections that the City has not satisfied, or has not agreed in writing to satisfy by Closing within the City's Title Cure Period, whereupon such unsatisfied MEPC Objections shall be deemed Permitted Exceptions to the City Deed, or (ii) terminate this Agreement by written notice to City within five (5) days after the expiration of the City's Title Cure Period, in which event MEPC and the City shall have no further obligations, one to the other, with respect to the subject matter of this Agreement. MEPC's failure to timely send notice of its termination of this Agreement under subsection (ii) above will be deemed an election of subsection (i) above.

E. Title Policy. MEPC, at its sole cost and expense, shall have the right to obtain a standard Texas owner's policy of title insurance (the "MEPC Title Policy") insuring title to the City Land. The City shall not be required to pay for any expenses in connection with the MEPC Title Policy except for charges or expenses of the Title Company in issuing the City Land Title

Commitment.

Section 3. Conveyance of MEPC Arapaho Land: Parking Rights, Tree Removal. In exchange for the conveyance of the City Land to MEPC, and other consideration given by the City to MEPC, MEPC agrees to convey to the City the MEPC Arapaho Land. Such conveyance shall be by special warranty deed, in the form attached hereto as Exhibit H (the "MEPC Deed").

A. Title Commitment: Exception Documents. Within 20 days after the Effective Date, MEPC, at its expense, shall cause to be delivered to City a commitment for title insurance (the "MEPC Land Title Commitment") for the MEPC Arapaho Land issued by Title Company, along with copies of the instruments that create or evidence all title exceptions affecting the City Land.

B. Survey. Should City desire to obtain a survey of the MEPC Arapaho Land, such survey shall be at the sole expense of City.

C. Review of Title Commitment, Survey and Exception Documents. City shall have 10 days after receipt of the MEPC Land Title Commitment (the "City Title Review Period") in which to give notice to MEPC specifying City's objections (the "City Objections") to matters disclosed in the MEPC Land Title Commitment or survey, if any. All items set forth in the MEPC Land Title Commitment which are not objected to by City shall be deemed Permitted Exceptions, for purposes of the MEPC Deed.

D. MEPC's Obligation to Cure; City's Right to Terminate. If City delivers the City Objections, then MEPC shall, within 5 days thereafter ("MEPC's Title Cure Period"), either satisfy the City Objections at MEPC's sole cost and expense and to City's reasonable satisfaction, or notify City in writing of the City Objections that MEPC cannot or will not satisfy, such to include a reference to the City Objections MEPC will not satisfy (which can be general). MEPC shall have no obligation to satisfy any of the City Objections except that, notwithstanding any provision herein to the contrary, MEPC covenants to satisfy or cause to be deleted by Closing all matters listed in Schedule C of the MEPC Land Title Commitment and no matters appearing on Schedule C to the MEPC Land Title Commitment will be a Permitted Exception with respect to the MEPC Deed; provided, however, that MEPC shall not have any obligation to satisfy any Schedule C items that can only be satisfied by City. City's failure to object to any Schedule C items will not constitute a waiver of MEPC's obligations with respect thereto. If MEPC fails or refuses to satisfy any City Objections within the MEPC Title Cure Period or will not agree in writing to satisfy same prior to the date of Closing, then City, as its sole remedy, shall have the option to either (i) waive the City Objections that MEPC has not satisfied, or has not agreed in writing to satisfy by Closing within the MEPC Title Cure Period, whereupon such unsatisfied City Objections shall be deemed Permitted Exceptions to the MEPC Deed, or (ii) terminate this Agreement by written notice to MEPC within five (5) days after the expiration of the City's Title Cure Period, in which event MEPC and the City shall have no further obligations, one to the other, with respect to the subject matter of this Agreement. City's failure to timely send notice of its termination of this Agreement under subsection (ii) above will be deemed an election of subsection (i) above.

E. Title Policy. City, at its sole cost and expense, shall have the right to obtain a standard Texas owner's policy of title insurance (the "City Title Policy") insuring title to the MEPC Arapaho Land. MEPC shall not be required to pay for any expenses in connection with the City Title Policy except for charges or expenses of the Title Company in issuing the MEPC Land Title Commitment.

F. Use of Parking Garage. As further consideration to the City for its performance hereunder, MEPC agrees to execute the Parking Agreement in the form attached hereto as Exhibit 1.

G. Tree Removal/Misc. Costs Reimbursement. The construction of the Arapaho Improvements will result in the removal or relocation of certain trees from the MEPC Land and will cause MEPC to incur certain costs and expenses for loss of and repair to turf and irrigation facilities located within and adjacent to the MEPC Arapaho Land. Additionally, upon the conveyance to the City of the MEPC Arapaho Land, MEPC will be required to relocate a sign currently located on the MEPC Arapaho Land. As further consideration to MEPC for its agreements hereunder and the performance thereof, and as a condition to MEPC's obligations hereunder, at Closing the City shall pay MEPC the sum of \$81,460.00 in immediately available funds.

Section 4. Representations and Warranties of the City. The City represents and warrants to terminate MEPC as follows:

A. Organization. The City is a municipal corporation duly organized and validly existing under the laws of the state of Texas and is duly qualified to carry on its business in the State of Texas.

B. Power and Authority. The City has all requisite power and authority to carry on its business as presently conducted, to enter into this Agreement, and to perform its obligations under this Agreement, including the conveyance described in Section 2. The execution, delivery, and performance of this Agreement and the transactions described in this Agreement have been duly and validly authorized by all requisite action on the part of the City. The execution, delivery, and performance of this Agreement will not violate or be in conflict with any provision of the charter of the City, or any provision of any agreement or instrument to which the City is a party or by which the City is bound, or any statute, law, rule, regulation, judgment, decree, order, writ, or injunction applicable to the City.

C. Binding Obligation. This Agreement has been duly executed and delivered on behalf of the City. This Agreement constitutes a legal, valid, and binding obligation of the City.

D. Legal Actions. No suit, action or other proceeding is pending or threatened in any court or governmental agency against all or any part of the City Land.

E. Compliance with Law. The City has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to all or any part of the City Land.

F. Validity at Closing. The representations and warranties of the City shall be true and correct on the date of Closing.

Section 5. Representations and Warranties of MEPC. MEPC represents and warrants to the City the following:

A. Organization. MEPC is a Delaware corporation duly organized and validly existing under the laws of the state of Delaware, and either (i) duly qualified to carry on its business in the State of Texas, or (ii) not required to obtain a permit to conduct business in the State of Texas.

B. Power and Authority. MEPC has all requisite power and authority to carry on its business as presently conducted, to enter into this Agreement, and to perform its obligations under this Agreement, including the conveyance described in Section 3. The execution, delivery, and performance of this Agreement and the transactions described in this Agreement have been duly and validly authorized by all requisite action on the part of MEPC. The execution, delivery, and performance of this Agreement will not violate or be in conflict with any provision of the organizational documents of MEPC, or any provision of any agreement or instrument to which MEPC is a party or by which MEPC is bound, or any statute, law, rule, regulation, judgment, decree, order, writ, or injunction applicable to MEPC.

C. Binding Obligation. This Agreement has been duly executed and delivered on behalf of MEPC. This Agreement constitutes a legal, valid, and binding obligation of MEPC.

D. Legal Actions. No suit, action or other proceeding, including, without limitation, a condemnation or similar proceeding or assessment, is pending or threatened in any court or governmental agency against all or any part of the MEPC Arapaho Land.

E. Compliance with Law. MEPC has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to all or any part of the MEPC Arapaho Land.

F. Validity at Closing. The representations and warranties of MEPC shall be true on the date of the Closing.

Section 6. Conditions to the City's Obligations at Closing. The obligations of the City at the Closing are subject to the satisfaction of the following conditions:

A. All representations and warranties of MEPC in this Agreement shall be true in all material respects; and

B. MEPC shall have performed and satisfied all covenants and agreements required by this Agreement in all material respects.

Section 7. Conditions to MEPC's Obligations at Closing. The obligations of MEPC

at Closing are subject to the satisfaction of the following conditions:

A. All representations and warranties of the City in this Agreement shall be true in all material respects; and

B. The City shall have performed and satisfied all covenants and agreements required by this Agreement in all material respects.

Section 8. Date of Closing. Subject to the satisfaction of the conditions of Sections 6 and 7, the consummation of the conveyances and other transactions contemplated hereby (the "Closing") shall occur no later than 10 days after expiration of the last to expire of the MEPC Title Cure Period and the City Title Cure Period, but in no event later than \_\_\_\_\_, 1998.

Section 9. Place of Closing. The Closing shall be held at the offices of the Title Company.

Section 10. Obligations at Closing. At the Closing the following shall occur:

A. The City. The City shall deliver to and in the name of Quorum I: (1) the City Deed duly executed and acknowledged, conveying good and indefeasible title in fee simple to all of City Land, free and clear of any and all liens, encumbrances, conditions, easements, assessments and restrictions except the Permitted Exceptions applicable to the City Land and the reservation of the Easement; (2) a counterpart of the Parking Agreement duly executed and acknowledged; (3) a "Bills Paid Affidavit" on the Title Company's standard form (but in any event satisfactory to City) verifying that there are no unpaid bills or claims for labor performed or materials furnished to the City Land prior to the Closing; (4) a designation agreement (the "Designation Agreement") designating the Title Company as, and the Title Company agrees to act and perform the duties and obligations of, the "reporting person" with respect to the transactions contemplated by this Agreement for purposes of 26 CFR § 1.6045-(e)(5) relating to the requirements for information reporting on real estate transactions closed on or after January 1, 1991; and (5) reasonable evidence of the authority of the City authorizing this transaction

B. MEPC. MEPC shall deliver to the City: (1) the MEPC Deed duly executed and acknowledged conveying good and indefeasible title in fee simple to the MEPC Arapaho Land, free and clear of any and all liens, encumbrances, conditions, easements, assessments and restrictions except the Permitted Exceptions applicable to the MEPC Arapaho Land; (3) a counterpart of the Parking Agreement duly executed and acknowledged; (3) a duly executed and acknowledged "Bills Paid Affidavit" on the Title Company's standard form (but in any event satisfactory to MEPC) verifying that there are no unpaid bills or claims for labor performed or materials furnished to the MEPC Arapaho Land prior to the Closing; (4) a duly executed counterpart of the Designation Agreement; and (5) reasonable evidence of the authority of MEPC. To the extent that the MEPC Arapaho Land is owned in part by both Quorum I and Quorum II, then either both such parties shall execute the MEPC Deed as to their applicable portion or Quorum II shall first convey its portion of



the MEPC Arapaho Land to Quorum I and Quorum I shall execute the MEPC Deed conveying the entirety of the MEPC Arapaho Land to City, all at MEPC's option.

Section 12. Variances from Set Back Lines. MEPC has certain monument signage in place with respect to the MEPC Land, as described on Exhibit B (though the monument sign that was on the norther boundary of the MEPC Land has been temporarily removed and stored due to the construction of Office Building 3). Since these monument signs were installed, City has passed certain ordinances establishing minimum 20 foot setbacks for such signage. As in place such signage is "grandfathered" and not in violation of any such ordinance. However, it shall be a condition precedent to all of MEPC's obligations hereunder that the City grant MEPC a permanent variance (i) allowing any existing monument signs that are not relocated to remain in place notwithstanding that they may violate current set back requirements, and (ii) after all construction and the conveyances described herein have been completed, or prior thereto at MEPC's option, such monument signage can be placed or relocated as close to the street as originally located notwithstanding that such placement or relocation would otherwise violate any such set back requirements, all to MEPC's reasonable satisfaction.

Section 11. Entire Agreement and Waiver. This Agreement contains the entire agreement between the parties covering the subject matter. No modifications or amendments shall be valid unless in writing and signed by the parties. A right created under this Agreement may not be waived except in a writing specifically referring to this Agreement and signed by the party waiving the right.

Section 12. Notice. Where the terms of this Agreement require that notice in writing be provided, such notice shall be deemed delivered upon the hand delivery thereof to the following address, or upon deposit of the notice in the United States mail, postage prepaid, and sent by certified mail, return receipt requested and properly addressed as follows:

To the City:

5300 Belt Line Road  
Addison, Texas 75001  
Attn: City Manager

To MEPC:

15303 Dallas Parkway  
Suite 400  
Dallas, Texas 75248  
Attn: General Counsel

Each party may, from time to time, give notice to the other of a change of address to which notice shall be provided.

Section 13. Application of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Dallas County, Texas.

Section 14. **Successors and Assigns.** This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and assigns. The City and MEPC shall not assign, transfer or otherwise convey this Agreement to any other person or entity without the prior written consent of the non-transferring party, which consent may be withheld in the sole discretion of the non-transferring party. Any assignment of this Agreement otherwise shall be null and void.

Section 15. **Authority of Parties.** This Agreement shall become a binding obligation on the parties upon execution by both parties. The parties warrant and represent one to the other that the individual executing this Agreement on behalf of each party has full authority to execute this Agreement and bind the party to the same.

Section 16. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

Section 17. **No Limitation of Remedies.** Nothing in this Agreement shall be construed to limit any legal or equitable remedies of the parties.

Section 18. **Time of Essence.** Time is of the essence in this Agreement.

Section 19. **Expenses.** Except as otherwise provided in this Agreement, all fees, costs and expenses incurred in negotiating this Agreement or completing the transactions described in this Agreement shall be paid by the party incurring the fee, cost or expense.

Section 20. **Counterparts.** This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

**EXECUTED** by the parties hereto on the date set forth above.

TOWN OF ADDISON, TEXAS

MEPC QUORUM PROPERTIES I INC.

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

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

ATTEST:

MEPC QUORUM PROPERTIES II INC.

By: \_\_\_\_\_  
Carman Moran, City Secretary

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

**Exhibits:**

- A: Legal Description of MEPC Land**
- B: Illustration of MEPC Land**
- C: Illustration of MEPC Arapaho Land**
- D: Legal Description of MEPC Arapaho Land**
- E: Illustration of City Land**
- F: Legal Description of City Land**
- G: City Deed**
- H: MEPC Deed**
- I: Parking Agreement**

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

LETTER OF TRANSMITTAL

(214) 871-3311

DATE	10-14-97	JOB NO.	1-1772-02
ATTENTION	JAMES C. PIERCE, JR., P.E., DEE		
RE:	ARAPAHO ROAD - SIDEWALK EASEMENT (PARCEL NO. 4) QUORUM CENTRE ADDITION		

TO TOWN OF ADDISON - PUBLIC WORKS  
16801 WESTGROVE, P.O. BOX 144  
ADDISON, TX 75001

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

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     DESCRIPTION & ESM'T. EXHIBIT DRAWING

COPIES	DATE	ND.	DESCRIPTION
4	10/14	2EA.	SIGNED & SEALED COPIES

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

SIGNED: ERIC YAHODY / de

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



**LAND DESCRIPTION  
SIDEWALK EASEMENT**

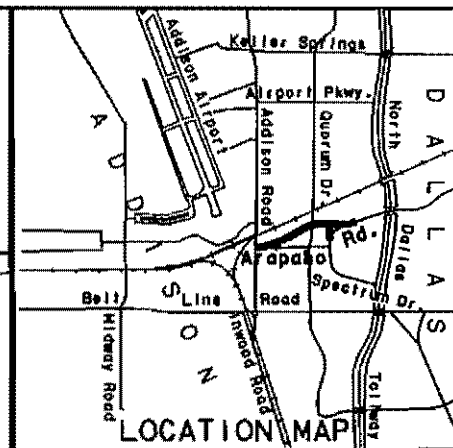
**PARCEL NO. 4  
ARAPAHO ROAD  
OCTOBER 8, 1997**

BEING 0.0158 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 that tract of land described in instrument to Quorum Center Limited Partnership as recorded in Volume 92038, Page 0247 of the Deed Records, Dallas County, Texas and also being a part of Quorum Centre Addition, an addition to the Town of Addison, Texas as recorded in Volume 84067, Page 5718 of the Deed and Map Records of Dallas County, Texas and being more particularly described as follows:

- (1) BEGINNING at a 5/8 inch iron rod set with "Huitt-Zollars" cap at the most westerly northwest corner of said Quorum Center Limited Partnership tract, said point being at the intersection of the platted east right-of-way line of Addison Road (60 foot wide right-of-way) with the southerly platted right-of-way line of Arapaho Road as per said plat of Quorum Centre Addition;
- (2) THENCE North 45 degrees 24 minutes 33 seconds East along the platted southerly right-of-way line of Arapaho Road a distance of 21.17 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap for a corner;
- (3) THENCE South 89 degrees 28 minutes 46 seconds East along the platted southerly right-of-way line of Arapaho Road a distance of 90.40 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap being the beginning of a non-tangent curve to the right, having a central angle of 4 degrees 48 minutes 30 seconds, a radius of 862.00 feet, and being subtended by a 72.32 foot chord bearing South 82 degrees 58 minutes 04 seconds West;
- (4) THENCE Westerly along said curve to the right an arc distance of 72.34 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap at the end of said curve;
- (5) THENCE North 89 degrees 29 minutes 08 seconds West a distance of 20.07 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap for a corner;
- (6) THENCE South 42 degrees 26 minutes 56 seconds West a distance of 20.28 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap for a corner on the platted easterly right-of-way line of Addison Road;
- (7) THENCE North 00 degrees 23 minutes 14 seconds East along the platted easterly right-of-way line of Addison Road a distance of 9.60 feet to the POINT OF BEGINNING, CONTAINING 0.0158 of an acre of land, more or less.

# QUORUM CENTRE LTD. PARTNERSHIP

JOSEPH H. JONES, ET AL  
VOL.97109 PG.03158



PROPOSED CENTERLINE

R= 820.00' L= 432.63'

## ARAPAHO ROAD

CONCRETE PAVEMENT

POINT OF BEGINNING  
I.R.S.

ADDISON ROAD 60' R.O.W.

ASPHALT PAVEMENT

N00°23'14"E  
9.60'

M45°24'33"E  
21.47'

I.R.S.

S89°28'46"E

42'

I.R.S.

20.07'

I.R.S.

N89°29'08"W

20.28'

I.R.S.

S42°26'56"W

20.28'

TEXAS POWER & LIGHT  
CO. EASEMENT  
VOL.82054 PG.0630

CL STA.40+73.47, 42.00'RT.

4

0.0158 AC.

QUORUM CENTER LTD.  
PARTNERSHIP  
VOL.92038 PG.0247

QUORUM CENTRE ADDITION  
VOL.84067 PG.5718

I.R.S. 125.64'

A= 4°48'30"

R= 862.00'

L= 72.34'

CB= S82°58'04"W

C= 72.32'



SCALE IN FEET

291.90'

177.97'

25.44'

120.00'

249.00'

This is to certify that the above survey was made under my supervision on October 8, 1997 and that the notes and bounds shown thereon are true and correct to the best of my knowledge.

For Huitt-Zollars, Inc.

*Eric J. Yahoudy* 10-14-97

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

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

### LEGEND

- I.R.F. = IRON ROD FOUND
- I.R.S. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

BASIS OF BEARINGS: The bearing of S 001°00' E along the 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.

## HUITT-ZOLLARS

3151 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS/214-871-3311

## ARAPAHO ROAD SIDEWALK EASEMENT EXHIBIT

TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001

EXHIBIT PARCEL NO. 4

OWNER: QUORUM CENTRE LTD. PARTNERSHIP  
AREA: 0.0158 ACRE DATE: OCT. 8, 1997

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

LETTER OF TRANSMITTAL

(214) 871-3311

DATE	9-16-97	JOB NO.	1-1772-02
ATTENTION	JAMES C. PIERCE, JR.		
RE:	TRACTS A, B, C EXHIBITS MCM COMPANY TRACTS LAND TITLE SURVEY 2.788 AC. @ QUORUM/ARAPAHO ADDISON, TX		

TO TOWN OF ADDISON - PUBLIC WORKS  
P.O. BOX 144 - 16800 WESTGROVE  
ADDISON, TX 75001

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

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

COPIES	DATE	NO.	DESCRIPTION
4	9/16	EA.	LAND TITLE SURVEY (UPDATED) SIGNED & SEALED
4	9/16	4pg.	EXHIBITS OF TRACTS A, B, C
4	9/16	3pg.	EXHIBITS OF R.O.W. PARCELS 3-1, 3-2 (SOUTHWESTERN BELL TRACT)

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

SIGNED: ERIC YAHOUY /s/



**LAND DESCRIPTION**

**PARCEL NO. 3-1  
ARAPAHO ROAD  
PAGE 1 OF 3  
SEPTEMBER 12, 1997**

BEING 0.0076 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 1/2 inch iron rod set with "Huitt-Zollars" cap 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 1/2 inch iron rod found 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 1/2 inch iron rod found with "Huitt-Zollars" cap, said 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 a 1/2 inch iron rod set with "Huitt-Zollars" cap for 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 0.0076 of an acre of land, more or less.

**LAND DESCRIPTION**

**PARCEL NO. 3-2  
ARAPAHO ROAD  
PAGE 1 OF 3  
SEPTEMBER 12, 1997**

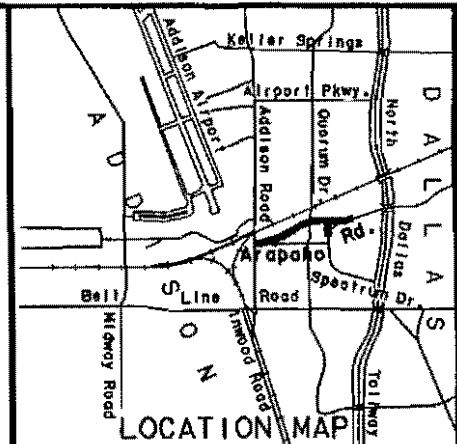
BEING 0.0113 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records of Dallas 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 "V" cut set in concrete, said 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 Southeasterly along said curve to the left, an arc distance of 63.42 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap 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 0.0113 of an acre of land, more or less.

3-1

3-2

# SOUTHWESTERN BELL TELEPHONE CO.



DALLAS AREA RAPID TRANSIT  
VOL. 96189 PG. 04485

DALLAS AREA RAPID TRANSIT  
VOL. 96099 PG. 05197



G.W. FISHER SURVEY ABSTRACT NO. 482

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

THE TOWN OF ADDISON  
VOL. 96099 PG. 00027

3-1 0.0076 AC.

3-2

0.0113 AC.

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

CURVE 2  
A = 0° 33' 49"  
R = 862.00'  
L = 8.48'  
CB = 355° 43' 19" W  
C = 8.48'

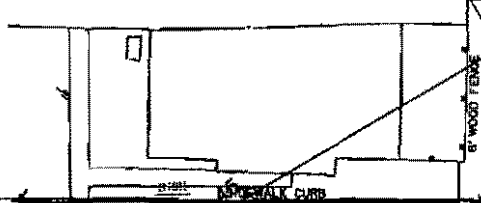
CURVE 3  
A = 38° 14' 51"  
R = 95.00'  
L = 63.42'  
CB = 366° 12' 59" E  
C = 62.25'

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. 1556  
VOL. 82179 PG. 1559  
VOL. 84008 PG. 1944  
VOL. 84133 PG. 0532



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. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yahoudy*  
ERIC J. YAHOUDEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

INTERNATIONAL GUARANTY CORP.  
VOL. 92001 PG. 0617

BASIS OF BEARINGS: The bearing of S 001° 00' E along the 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.

**HUITT-ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 800  
DALLAS, TEXAS 75244-3511

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

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

**LAND DESCRIPTION**

**PARCEL NO. 3-1  
ARAPAHO ROAD  
PAGE 1 OF 3  
SEPTEMBER 12, 1997**

BEING 0.0076 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 1/2 inch iron rod set with "Huitt-Zollars" cap 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 1/2 inch iron rod found 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 1/2 inch iron rod found with "Huitt-Zollars" cap, said 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 a 1/2 inch iron rod set with "Huitt-Zollars" cap for 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 0.0076 of an acre of land, more or less.

**LAND DESCRIPTION**

**PARCEL NO. 3-2  
ARAPAHO ROAD  
PAGE 1 OF 3  
SEPTEMBER 12, 1997**

BEING 0.0113 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:

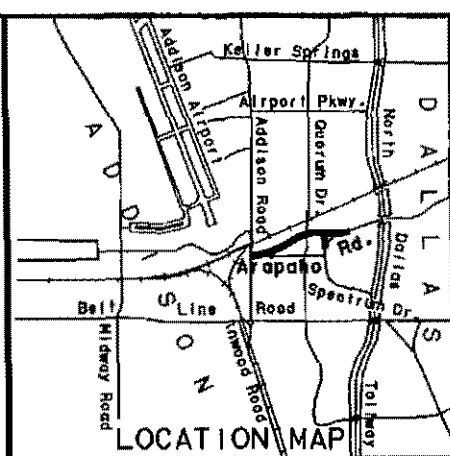
- (1) BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Southwestern Bell Telephone Company tract, said point being on the north right-of-way line of Arapaho Road;
- (2) THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract a distance of 24.69 feet to a "V" cut set in concrete, said 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 Southeasterly along said curve to the left, an arc distance of 63.42 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap 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 0.0113 of an acre of land, more or less.

3-1

3-2

# SOUTHWESTERN BELL TELEPHONE CO.

DALLAS AREA RAPID TRANSIT  
VOL. 96169 PG. 04485



G.W. FISHER SURVEY ABSTRACT NO. 482

JOSEPH H. JONES, BETH BRANDEBERRY,  
CAROLYN PERKINS SHIMER MERRIT AND  
SAMUEL THOMAS PERKINS, CO-TRUSTEES OF  
THE MARY COFFIELD TRUST, THE EVELYN C.  
JONES TRUST, THE BETH BRANDEBERRY  
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

3-1 0.0076 AC.

3-2 0.0113 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'

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

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

"V" CUT SET  
IN CONC.  
CONC. PARKING

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 metes 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. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yahoudy* 9-16-97  
ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

INTERNATIONAL GUARANTY CORP.  
VOL. 92001 PG. 0617

BASIS OF BEARINGS: The bearing of S 00°10'00" E along the 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.

### HUITT-ZOLLARS

3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS/214-871-3511

### ARAPAHO ROAD RIGHT-OF-WAY EXHIBIT

TOWN OF ADDISON, TEXAS

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

**LAND DESCRIPTION**

**PARCEL NO. 3-1  
ARAPAHO ROAD  
PAGE 1 OF 3  
SEPTEMBER 12, 1997**

BEING 0.0076 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 1/2 inch iron rod set with "Huitt-Zollars" cap 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 1/2 inch iron rod found 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 1/2 inch iron rod found with "Huitt-Zollars" cap, said 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 a 1/2 inch iron rod set with "Huitt-Zollars" cap for 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 0.0076 of an acre of land, more or less.

**LAND DESCRIPTION**

**PARCEL NO. 3-2  
ARAPAHO ROAD  
PAGE 1 OF 3  
SEPTEMBER 12, 1997**

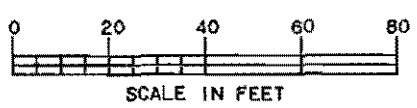
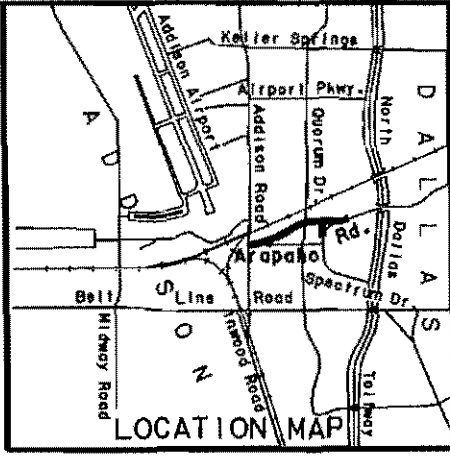
BEING 0.0113 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records of Dallas 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 "V" cut set in concrete, said 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 Southeasterly along said curve to the left, an arc distance of 63.42 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap 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 0.0113 of an acre of land, more or less.



3-1 3-2

**SOUTHWESTERN BELL TELEPHONE CO.**



DALLAS AREA RAPID TRANSIT  
VOL. 96169 PG. 04485

DALLAS AREA RAPID TRANSIT  
VOL. 96099 PG. 05197

THE TOWN OF ADDISON  
VOL. 96099 PG. 00027

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

G.W. FISHER SURVEY ABSTRACT NO. 482

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

3-1 0.0076 AC.

3-2  
0.0113 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'

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

SOUTHWESTERN BELL TELEPHONE COMPANY  
VOL. 86207 PG. 3192

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

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. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

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

INTERNATIONAL GUARANTY CORP.  
VOL. 92001 PG. 0617

BASIS OF BEARINGS: The bearing of S 00°10'00" E along the 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.

**HUITT-ZOLLARS**

3131 MCKINNEY AVENUE/SUITE 808  
DALLAS, TEXAS 75244-3311

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

TOWN OF ADDISON, TEXAS

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

**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.

**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.

**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;

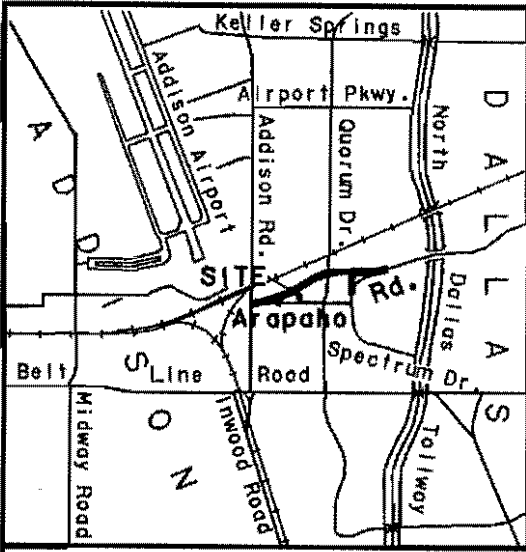
THENCE South 00 degrees 16 minutes 34 seconds West along a projection of and along east line of said SWBT tract a distance of 115.80 feet to the POINT OF BEGINNING and CONTAINING 2,431 square feet of land, more or less.

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.

BASIS OF BEARINGS: THE BEARING OF S 00°11'10" E ALONG THE 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.

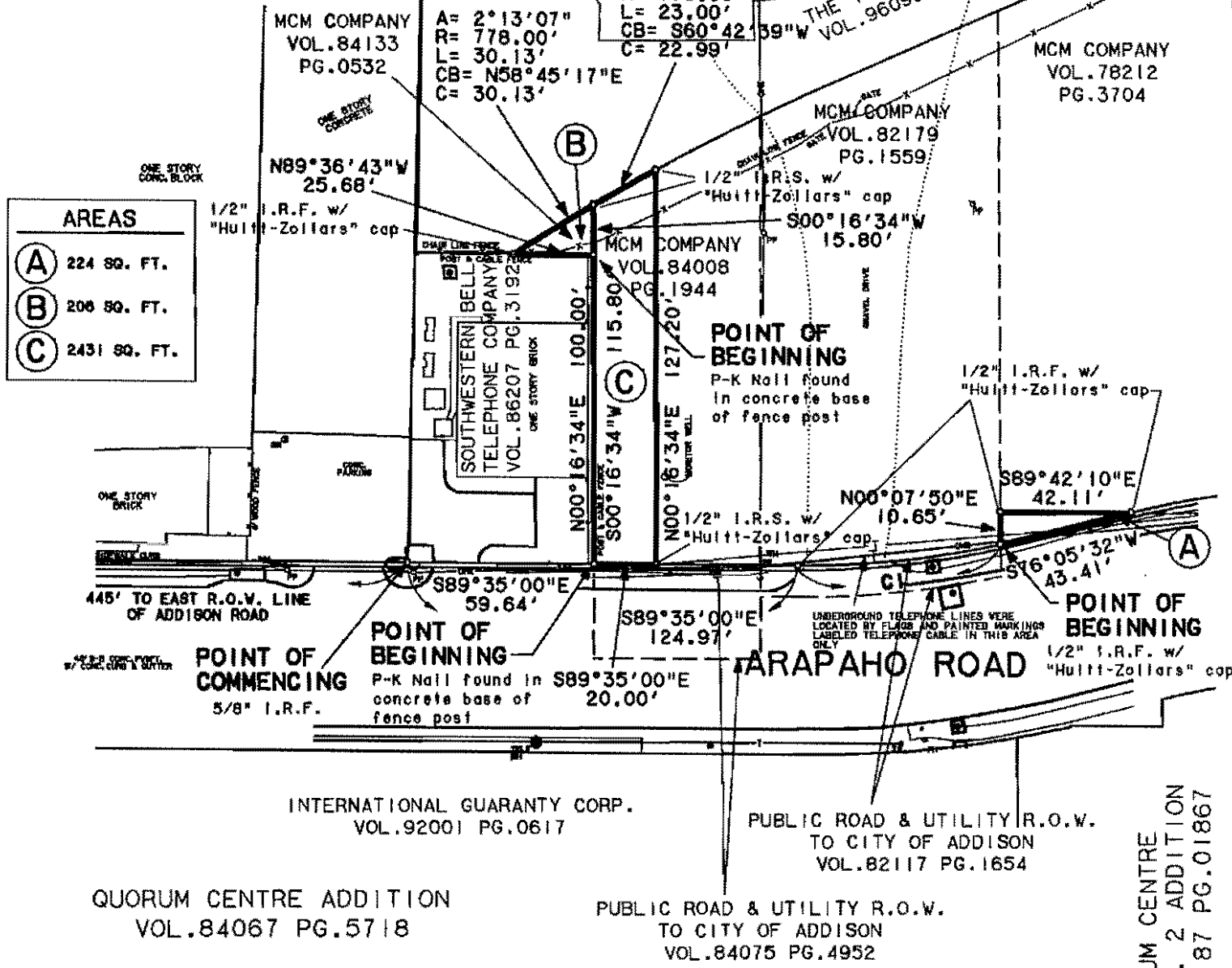
# G.W. FISHER SURVEY ABSTRACT NO. 482

DALLAS AREA RAPID TRANSIT  
VOL.96099 PG.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



PAGE 4 OF 4

Title 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 true and correct to the best of my knowledge.

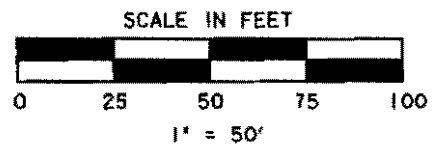
This drawing may not be reproduced without the written permission of Eric J. Yahoudy, Registered Professional Land Surveyor.

For Hullt-Zollars, Inc.

*Eric J. Yahoudy* 9-16-97

ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO.4862

CURVE - C1  
A = 12°31'42"  
R = 299.31'  
L = 65.45'  
CB = N84°09'09"E  
C = 65.32'



## HUITT-ZOLLARS

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

## LAND TITLE SURVEY

FOR: Town of Addison Public Works  
16800 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.#177202

**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.

**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 "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 1/2 inch iron rod set with "Huitt-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.

**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.

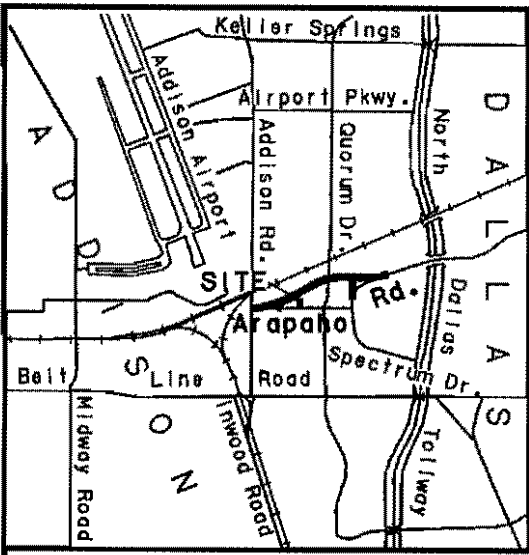
Basis of Bearing: The bearing of South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive as per deed from MCM Company to The Town of Addison as evidenced by the Special Warranty Deed recorded in Volume 96099, Page 00027 of the Deed Records of Dallas County, Texas.



BASIS OF BEARINGS: THE BEARING OF S 00°11'10" E ALONG THE 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

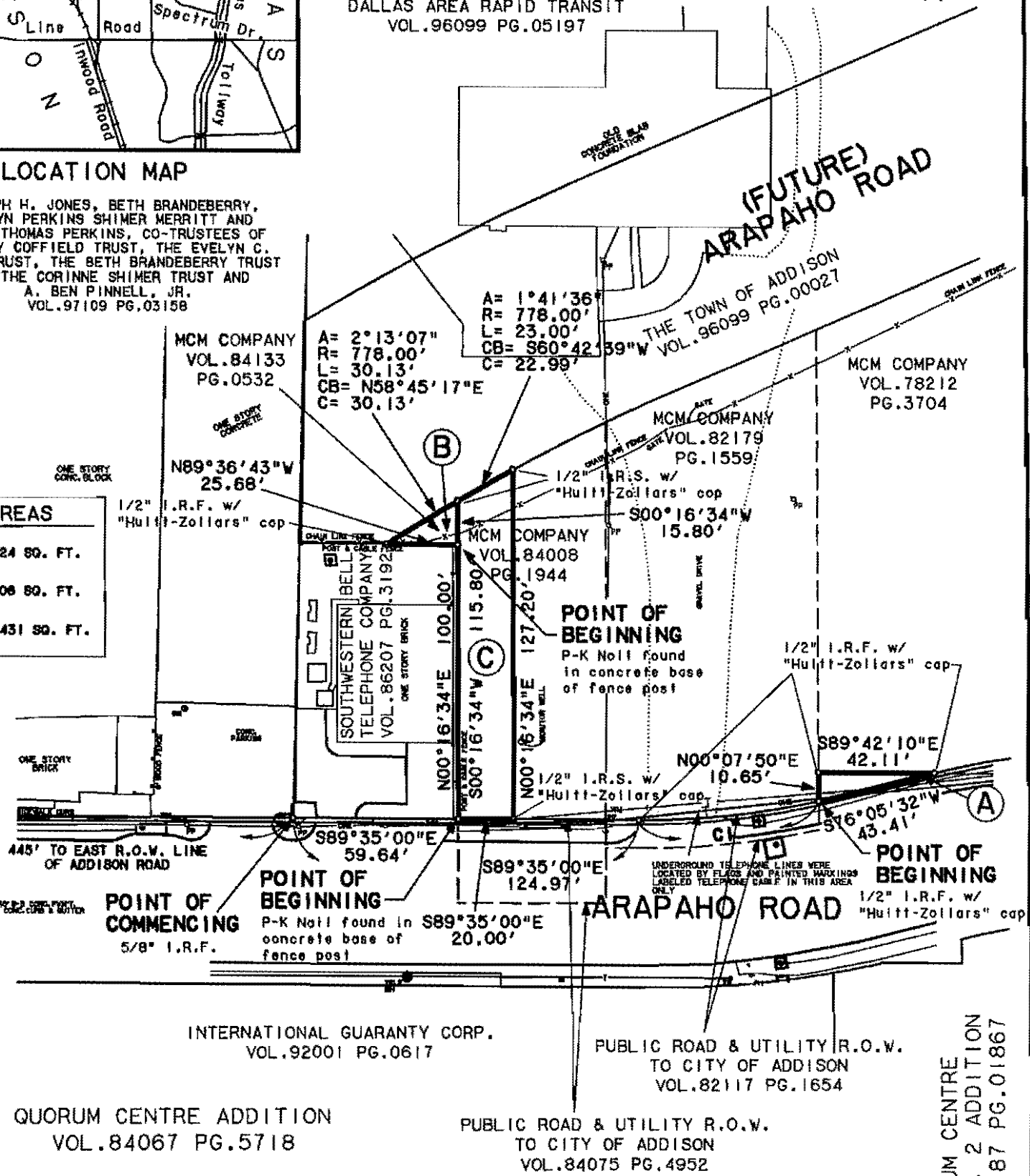
DALLAS AREA RAPID TRANSIT  
VOL.96099 PG.05197



## 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.



INTERNATIONAL GUARANTY CORP.  
VOL.92001 PG.0617

QUORUM CENTRE ADDITION  
VOL.84067 PG.5718

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

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

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

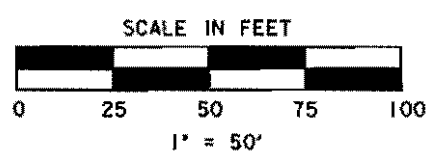
CURVE - C1  
A= 12°31'42"  
R= 299.31'  
L= 65.45'  
CB= N84°09'09"E  
C= 65.32'

PAGE 4 OF 4

This is to certify that the above survey was made under my supervision on September 12, 1997 and that the 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 Huitt-Zollars, Inc.  
*Eric J. Yahoudy* 9-16-97  
ERIC J. YAHOU DY, 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  
16800 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. A, B, C  
OWNER: MCM COMPANY  
AREA: 224/206/2431 SF DATE: 9/12/1997



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

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

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

December 29, 1997

Mr. James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer  
Town of Addison  
Post Office Box 144  
Addison, Texas 75001-0144

Re: Arapaho Road Right Of Way  
Carramerica Realty, L.P.

Dear Mr. Pierce:

We are enclosing two revised copies of the field note description and plat for the Carramerica Realty tract. The revision includes the adjustment in the northern corner clip as you requested. Also the overall area calculation has been revised due to a calculation error that was discovered during the revision work. We are available at your convenience to discuss any questions you may have with the revised documents.

Sincerely,



John W. Birkhoff, P.E.

Enclosure

**FIELD NOTE DESCRIPTION  
FOR  
RIGHT-OF-WAY ACQUISITION  
ACROSS  
CARRAMERICA REALTY, L.P.**

PARCEL 6-1-R

Being a parcel of land for right-of-way located in the Town of Addison, Texas and in the G.W. Fisher. Survey, Abstract No. 482, Dallas County, Texas and being a part of the McLean Tract Addition to the Town of Addison, and being a part of a 363 acre tract of land conveyed to CarrAmerica Realty, L.P. in fee simple ownership, in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas, the right-of-way being more particularly described as follows:

*Original*

**BEGINNING** at an iron pin found at the northwest corner of said CarrAmerica tract, said iron pin also being in the east right-of-way line of said CarrAmerica tract (said right-of-way);

**THENCE** N 89°48'50" E along the north line of said CarrAmerica tract, 13.28 feet to an iron pin found and continuing for a total distance of 28.94 feet to an iron pin found for a corner;

**THENCE** S 57°47'27" W, a distance of 22.34 feet to an iron pin for a corner;

**THENCE** S 0°11'10" E, a distance of 128.72 feet to an iron pin, said iron pin being to a point of curvature of a curve to right, said curve having a radius of 470.00 feet, a central angle of 18°40'21", a tangent distance of 77.27 feet and a chord bearing of S 9°08'59" W, a distance of 152.49 feet;

**THENCE** along said curve to the right, a distance of 153.17 feet to an iron pin, said iron pin being the point for a reverse curve to the left, said curve to the left having a radius 100.00 feet, a central angle of 18°40'21", a tangent distance of 16.44 feet and a chord bearing of S 9°08'59" W, a distance of 32.45 feet;

**THENCE** along said curve to the left, distance of 32.59 feet to an iron pin, said iron pin being a point of tangency;

**THENCE** S 0°11'10" E, a distance of 37.04 feet to an iron pin for a corner, said corner being N 89°50'06" W, 355.00 feet and N 44°50'06" W, 7.11 feet from the most easterly southeast corner of said CarrAmerica tract as evidenced by an X found cut in a concrete sidewalk;

**THENCE** N 44°50'06" W, along the south line of said CarrAmerica tract and along a corner clip at the northeast corner of Arapaho Road, (a 60 foot right-of-way) and Quorum Drive, (an 80 foot right-of-way), for a distance of 14.23 feet to an X found cut in a concrete sidewalk for a corner;

THENCE N 0°11'10" W, along the west line of said CarrAmerica tract and along the east right-of-way line of said Quorum Drive, for a distance of 26.92 feet to an iron pin found, said iron pin being a point of curvature of a curve to the right, said curve to the right having a radius of 110.00 feet, a central angle of 18°40'21", a tangent distance of 18.08 feet and a chord bearing of N 9°08'59" E a distance of 35.69 feet;

THENCE along said curve the right, for a distance of 35.85 feet to an iron pin found, said iron pin being a point for a reverse curve to the left, said curve to the left having a radius 460.00 feet, a central angle of 18°40'21", a tangent of 75.63 feet and a chord bearing of N 9°08'59" E, a distance of 149.25 feet;

THENCE along said curve the left, for a distance of 149.91 feet to the point of tangency;

THENCE N 0°11'10" W, along the west line of said CarrAmerica tract and along the east right-of-way line of said Quorum Drive, a distance of 140.57 feet to the POINT OF BEGINNING and containing 3695.33 square feet of land.



*Ronald V. Conway*  
12/29/97

Original

Date: 12/29/97

**FIELD NOTE DESCRIPTION  
FOR  
RIGHT-OF-WAY ACQUISITION  
ACROSS  
CARRAMERICA REALTY, L.P.**

PARCEL 6-1-R

Being a parcel of land for right-of-way located in the Town of Addison, Texas and in the G.W. Fisher. Survey, Abstract No. 482, Dallas County, Texas and being out the McLean Tract Addition to the Town of Addison, and being over, under and across a 2.863 acre tract of land conveyed to CarrAmerica Realty, L.P., a Delaware limited partnership, in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas, said right-of-way being more particularly described as follows:

**BEGINNING** at an iron pin found at the northwest corner of said CarrAmerica tract, said iron pin also being in the east right-of-way line of Quorum Drive, (an 80 foot right-of-way);

**THENCE** N 89°48'50" E along the north line of said CarrAmerica tract, 13.28 feet to an iron pin found and continuing for a total distance of 28.94 feet to an iron pin found for a corner;

**THENCE** S 57°47'27" W, a distance of 22.34 feet to an iron pin for a corner;

**THENCE** S 0°11'10" E, a distance of 128.72 feet to an iron pin, said iron pin being to a point of curvature of a curve to right, said curve having a radius of 470.00 feet, a central angle of 18°40'21", a tangent distance of 77.27 feet and a chord bearing of S 9°08'59" W, a distance of 152.49 feet;

**THENCE** along said curve to the right, a distance of 153.17 feet to an iron pin, said iron pin being the point for a reverse curve to the left, said curve to the left having a radius 100.00 feet, a central angle of 18°40'21", a tangent distance of 16.44 feet and a chord bearing of S 9°08'59" W, a distance of 32.45 feet;

**THENCE** along said curve to the left, distance of 32.59 feet to an iron pin, said iron pin being a point of tangency;

**THENCE** S 0°11'10" E, a distance of 37.04 feet to an iron pin for a corner, said corner being N 89°50'06" W, 355.00 feet and N 44°50'06" W, 7.11 feet from the most easterly southeast corner of said CarrAmerica tract as evidenced by an X found cut in a concrete sidewalk;

**THENCE** N 44°50'06" W, along the south line of said CarrAmerica tract and along a corner clip at the northeast corner of Arapaho Road, (a 60 foot right-of-way) and Quorum Drive, (an 80 foot right-of-way), for a distance of 14.23 feet to an X found cut in a concrete sidewalk for a corner;

POINT OF BEGINNING  
(PARCEL 6-1-R)

QUORUM DRIVE

CURVE DATA

$\Delta = 18^{\circ}40'21''$   
 $R = 460.00'$   
 $T = 75.63'$   
 $L = 149.91'$   
 $CB=N 9^{\circ}08'59'' E$   
 $CD=149.25'$

CURVE DATA

$\Delta = 18^{\circ}40'21''$  I.P. FND.  
 $R = 110.00'$   
 $T = 18.08'$   
 $L = 35.85'$   
 $CB=N 9^{\circ}08'59'' E$   
 $CD=35.69'$  I.P. FND.

CURVE DATA

$\Delta = 18^{\circ}40'21''$   
 $R = 470.00'$   
 $T = 77.27'$   
 $L = 153.17'$   
 $CB=S 9^{\circ}08'59'' W$   
 $CD=152.49'$

CURVE DATA

$\Delta = 18^{\circ}40'21''$   
 $R = 100.00'$   
 $T = 16.44'$   
 $L = 32.59'$   
 $CB=S 9^{\circ}08'59'' W$   
 $CD=32.45'$

N  $89^{\circ}48'50'' E$   
13.28'  
5/8" I.P. FND.  
W/H-2 ON CAP  
N  $89^{\circ}48'50'' E$   
28.94'

S  $57^{\circ}47'27'' W$   
22.34'

N  $0^{\circ}11'10'' W$  - 140.57'  
S  $0^{\circ}11'10'' E$  - 128.72'

Area = 3695.33 SQ. FT.

OUTSIDE FACE OF STRUCTURE

CARRAMERICA REALTY, L.P.  
VOL. 97055, PG. 3445

G.W. FISHER SURVEY, ABST. NO. 482  
DALLAS COUNTY, TEXAS

SPECTRUM DRIVE  
(QUORUM LOOP NORTH)

SCALE: 1=50'



*Ronald V. Conway 12/29/97*

ALL IRON PINS SET ARE 1/2-INCH /& IDENTIFIED BY A YELLOW PLASTIC CAP STAMPED WITH "SJ&F".

TOWN OF ADDISON, TEXAS

CARRAMERICA REALTY, L.P.  
RIGHT-OF-WAY ACQUISITION PLAT

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

DEC., 1997

PAR61R.DWG

SCALE: 1=50

12/29/97 RJL

N  $0^{\circ}11'10'' W$   
26.92'  
X FND.  
N  $44^{\circ}50'06'' W$   
14.23'  
I.P. FND.

S  $0^{\circ}11'10'' E$   
37.04'

N  $44^{\circ}50'06'' W$   
7.11'

N  $89^{\circ}50'06'' W$  - 355.00'

60' R.O.W.

80' R.O.W.

ARAPAHO ROAD

Original

Date: 12/29/97

**FIELD NOTE DESCRIPTION  
FOR  
RIGHT-OF-WAY ACQUISITION  
ACROSS  
CARRAMERICA REALTY, L.P.**

**PARCEL 6-1-R**

Being a parcel of land for right-of-way located in the Town of Addison, Texas and in the G.W. Fisher. Survey, Abstract No. 482, Dallas County, Texas and being out the McLean Tract Addition to the Town of Addison, and being over, under and across a 2.863 acre tract of land conveyed to CarrAmerica Realty, L.P., a Delaware limited partnership, in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas, said right-of-way being more particularly described as follows:

**BEGINNING** at an iron pin found at the northwest corner of said CarrAmerica tract, said iron pin also being in the east right-of-way line of Quorum Drive, (an 80 foot right-of-way);

**THENCE** N 89°48'50" E along the north line of said CarrAmerica tract, 13.28 feet to an iron pin found and continuing for a total distance of 28.94 feet to an iron pin found for a corner;

**THENCE** S 57°47'27" W, a distance of 22.34 feet to an iron pin for a corner;

**THENCE** S 0°11'10" E, a distance of 128.72 feet to an iron pin, said iron pin being to a point of curvature of a curve to right, said curve having a radius of 470.00 feet, a central angle of 18°40'21", a tangent distance of 77.27 feet and a chord bearing of S 9°08'59" W, a distance of 152.49 feet;

**THENCE** along said curve to the right, a distance of 153.17 feet to an iron pin, said iron pin being the point for a reverse curve to the left, said curve to the left having a radius 100.00 feet, a central angle of 18°40'21", a tangent distance of 16.44 feet and a chord bearing of S 9°08'59" W, a distance of 32.45 feet;

**THENCE** along said curve to the left, distance of 32.59 feet to an iron pin, said iron pin being a point of tangency;

**THENCE** S 0°11'10" E, a distance of 37.04 feet to an iron pin for a corner, said corner being N 89°50'06" W, 355.00 feet and N 44°50'06" W, 7.11 feet from the most easterly southeast corner of said CarrAmerica tract as evidenced by an X found cut in a concrete sidewalk;

**THENCE** N 44°50'06" W, along the south line of said CarrAmerica tract and along a corner clip at the northeast corner of Arapaho Road, (a 60 foot right-of-way) and Quorum Drive, (an 80 foot right-of-way), for a distance of 14.23 feet to an X found cut in a concrete sidewalk for a corner;

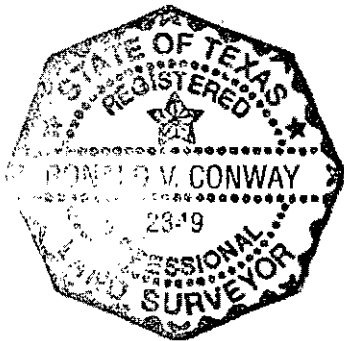


THENCE N 0°11'10" W, along the west line of said CarrAmerica tract and along the east right-of-way line of said Quorum Drive, for a distance of 26.92 feet to an iron pin found, said iron pin being a point of curvature of a curve to the right, said curve to the right having a radius of 110.00 feet, a central angle of 18°40'21", a tangent distance of 18.08 feet and a chord bearing of N 9°08'59" E a distance of 35.69 feet;

THENCE along said curve the right, for a distance of 35.85 feet to an iron pin found, said iron pin being a point for a reverse curve to the left, said curve to the left having a radius 460.00 feet, a central angle of 18°40'21", a tangent of 75.63 feet and a chord bearing of N 9°08'59" E, a distance of 149.25 feet;

THENCE along said curve the left, for a distance of 149.91 feet to the point of tangency;

THENCE N 0°11'10" W, along the west line of said CarrAmerica tract and along the east right-of-way line of said Quorum Drive, a distance of 140.57 feet to the POINT OF BEGINNING and containing 3695.33 square feet of land.



*Ronald V. Conway*  
12/29/97

POINT OF BEGINNING  
(PARCEL 6-1-R)

QUORUM DRIVE

N 89°48'50" E  
13.28' 5/8" I.P. FND.  
W/H-2 ON CAP  
N 89°48'50" E  
28.94'

I.P.S.  
S 57°47'27" W  
22.34'

N 0°11'10" W - 140.57'

S 0°11'10" E - 128.72'

Area = 3695.33 SQ. FT.

OUTSIDE FACE OF STRUCTURE

CARRAMERICA REALTY, L.P.  
VOL. 97055, PG. 3445

G.W. FISHER SURVEY, ABST. NO. 482  
DALLAS COUNTY, TEXAS

CURVE DATA

Δ = 18°40'21"  
R = 460.00'  
T = 75.63'  
L = 149.91'  
CB=N 9°08'59" E  
CD=149.25'

CURVE DATA

Δ = 18°40'21"  
R = 470.00'  
T = 77.27'  
L = 153.17'  
CB=S 9°08'59" W  
CD=152.49'

CURVE DATA

Δ = 18°40'21" I.P. FND.  
R = 110.00'  
T = 18.08'  
L = 35.85'  
CB=N 9°08'59" E  
CD=35.69' I.P. FND.

CURVE DATA

Δ = 18°40'21"  
R = 100.00'  
T = 16.44'  
L = 32.59'  
CB=S 9°08'59" W  
CD=32.45'

N 0°11'10" W  
26.92'  
X FND.  
N 44°50'06" W  
14.23'  
I.P.S.

S 0°11'10" E  
37.04'

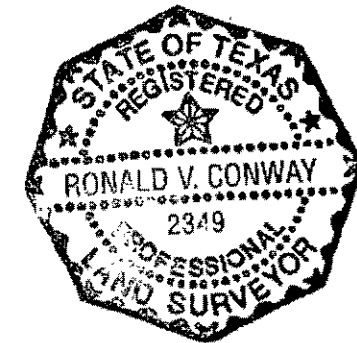
N 44°50'06" W  
7.11'

N 89°50'06" W - 355'00

ARAPAHO ROAD

SPECTRUM DRIVE  
(QUORUM LOOP NORTH)

SCALE: 1=50'



*Ronald V. Conway 12/29/97*

ALL IRON PINS SET ARE 1/2-INCH & IDENTIFIED BY A YELLOW PLASTIC CAP STAMPED WITH "SJ&F".

TOWN OF ADDISON, TEXAS

CARRAMERICA REALTY, L.P.  
RIGHT-OF-WAY ACQUISITION PLAT

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

DEC., 1997

**FIELD NOTE DESCRIPTION  
FOR  
RIGHT-OF-WAY ACQUISITION  
ACROSS  
CARRAMERICA REALTY, L.P.**

PARCEL 6-1-R

Being a parcel of land for right-of-way located in the Town of Addison, Texas and in the G.W. Fisher. Survey, Abstract No. 482, Dallas County, Texas and being out the McLean Tract Addition to the Town of Addison, and being over, under and across a 2.863 acre tract of land conveyed to CarrAmerica Realty, L.P., a Delaware limited partnership, in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas, said right-of-way being more particularly described as follows:

BEGINNING at an iron pin found at the northwest corner of said CarrAmerica tract, said iron pin also being in the east right-of-way line of Quorum Drive, (an 80 foot right-of-way);

THENCE N 89°48'50" E along the north line of said CarrAmerica tract, 13.28 feet to an iron pin found and continuing for a total distance of 28.94 feet to an iron pin found for a corner;

THENCE S 57°47'27" W, a distance of 22.34 feet to an iron pin for a corner;

THENCE S 0°11'10" E, a distance of 128.72 feet to an iron pin, said iron pin being to a point of curvature of a curve to right, said curve having a radius of 470.00 feet, a central angle of 18°40'21", a tangent distance of 77.27 feet and a chord bearing of S 9°08'59" W, a distance of 152.49 feet;

THENCE along said curve to the right, a distance of 153.17 feet to an iron pin, said iron pin being the point for a reverse curve to the left, said curve to the left having a radius 100.00 feet, a central angle of 18°40'21", a tangent distance of 16.44 feet and a chord bearing of S 9°08'59" W, a distance of 32.45 feet;

THENCE along said curve to the left, distance of 32.59 feet to an iron pin, said iron pin being a point of tangency;

THENCE S 0°11'10" E, a distance of 37.04 feet to an iron pin for a corner, said corner being N 89°50'06" W, 355.00 feet and N 44°50'06" W, 7.11 feet from the most easterly southeast corner of said CarrAmerica tract as evidenced by an X found cut in a concrete sidewalk;

THENCE N 44°50'06" W, along the south line of said CarrAmerica tract and along a corner clip at the northeast corner of Arapaho Road, (a 60 foot right-of-way) and Quorum Drive, (an 80 foot right-of-way), for a distance of 14.23 feet to an X found cut in a concrete sidewalk for a corner;

THENCE N 0°11'10" W, along the west line of said CarrAmerica tract and along the east right-of-way line of said Quorum Drive, for a distance of 26.92 feet to an iron pin found, said iron pin being a point of curvature of a curve to the right, said curve to the right having a radius of 110.00 feet, a central angle of 18°40'21", a tangent distance of 18.08 feet and a chord bearing of N 9°08'59" E a distance of 35.69 feet;

THENCE along said curve the right, for a distance of 35.85 feet to an iron pin found, said iron pin being a point for a reverse curve to the left, said curve to the left having a radius 460.00 feet, a central angle of 18°40'21", a tangent of 75.63 feet and a chord bearing of N 9°08'59" E, a distance of 149.25 feet;

THENCE along said curve the left, for a distance of 149.91 feet to the point of tangency;

THENCE N 0°11'10" W, along the west line of said CarrAmerica tract and along the east right-of-way line of said Quorum Drive, a distance of 140.57 feet to the POINT OF BEGINNING and containing 3695.33 square feet of land.

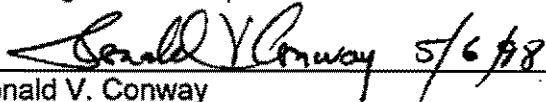
### SURVEYOR'S CERTIFICATE

TO THE TOWN OF ADDISON, CARRAMERICA REALTY, L.P., AND CHICAGO TITLE INSURANCE COMPANY.

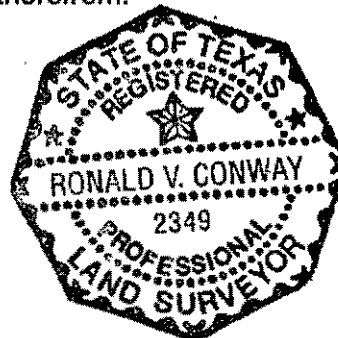
This is to certify that on the 30th day of April, 1998, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no visible encroachments apparent on the subject property by improvements on adjacent property, there are no visible encroachments apparent on adjacent property, streets, or alleys by any improvements on the subject property.

Use of this survey for any other purpose or by other parties shall be at their own risk and undersigned not responsible to others for loss resulting therefrom.

 5/6/98

Ronald V. Conway  
Registered Professional Land Surveyor  
Texas Reg. No. 2349



THE McLEAN TRACT ADDITION  
VOL. 82005, PG. 2784

☉ FUTURE ROAD

POINT OF BEGINNING  
(PARCEL 6-1-R)

QUORUM DRIVE

I.P. FND.  
P.P. W/ U.G.C.

UNDERGROUND UTILITY ESM'T  
VOL. 84240, PG. 3658

ACCESS & UTILITY ESM'T  
VOL. 84240, PG. 3653

N 89°48'50" E  
13.28'  
5/8" I.P. FND.  
W/H-2 ON CAP  
N 89°48'50" E  
28.94'

I.P.S.  
S 57°47'27" W  
22.34'

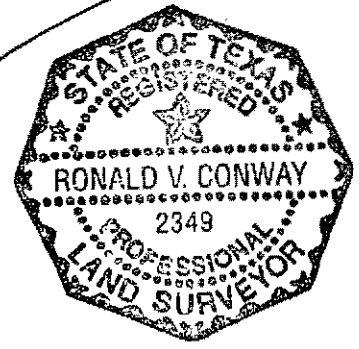
N 0°11'10" W - 140.57'  
SIGN  
S 0°11'10" E - 128.72'

Area = 3695.33 SQ. FT.

SCALE:1=50'

CONC. SIDEWALK

25' BUILDING LINE



TO THE TOWN OF ADDISON, CARRAMERICA REALTY, L.P.,  
AND CHICAGO TITLE INSURANCE COMPANY

CARRAMERICA REALTY, L.P.  
VOL. 97055, PG. 3445

G.W. FISHER SURVEY, ABST. NO. 482  
DALLAS COUNTY, TEXAS

CURVE DATA

Δ = 18°40'21"  
R = 460.00'  
T = 75.63'  
L = 149.91'  
CB=N 9°08'59" E  
CD=149.25'

CURVE DATA

Δ = 18°40'21"  
R = 470.00'  
T = 77.27'  
L = 153.17'  
CB=S 9°08'59" W  
CD=152.49'

EASEMENT REFERENCES

VOL. 80005, PG. 1768  
VOL. 80005, PG. 3073  
VOL. 82005, PG. 2784

15' DRAINAGE & UTILITY ESM'T

CURVE DATA

Δ = 18°40'21" I.P. FND.  
R = 110.00'  
T = 18.08'  
L = 35.85'  
CB=N 9°08'59" E  
CD=35.69'

CURVE DATA

Δ = 18°40'21"  
R = 100.00'  
T = 16.44'  
L = 32.59'  
CB=S 9°08'59" W  
CD=32.45'

N 0°11'10" W  
26.92'

TRAF. PANEL  
N 44°50'06" W  
14.23'

S 0°11'10" E  
37.04'

N 44°50'06" W  
7.11'

N 89°50'06" W - 355'00

60' R.O.W.

ARAPAHO ROAD

SPECTRUM DRIVE  
(QUORUM LOOP NORTH)

This is to certify that on the 30th day of April, 1998, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no visible encroachments apparent on the subject property by improvements on adjacent property, there are no visible encroachments apparent on adjacent property, streets, or alleys by any improvements on the subject property.

Use of this survey for any other purpose or by other parties shall be at their own risk and undersigned not responsible to others for loss resulting therefrom.

*Ronald V. Conway* 5/6/98

Ronald V. Conway  
Registered Professional Land Surveyor  
Texas Reg. No. 2349

ALL IRON PINS SET ARE 1/2-INCH & IDENTIFIED  
BY A YELLOW PLASTIC CAP STAMPED WITH "SJ&F".

TOWN OF ADDISON, TEXAS

CARRAMERICA REALTY, L.P.  
RIGHT-OF-WAY ACQUISITION PLAT

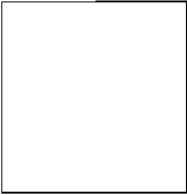
SHIMEK, JACOBS & FINKLEA, L.L.P.  
CONSULTING ENGINEERS

MAY, 1998

PART 1R.DWG

SCALE: 1=50

05/06/98 RVL



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

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

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

December 17, 1997

*Parcels 6-1-R-(void)  
7-R*

Mr. James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer  
Town of Addison  
Post Office Box 144  
Addison, Texas 75001-0144

Re: Addison Road ROW  
Tollway to Addison Road

Dear Mr. Pierce:

We are enclosing two copies of the field note descriptions and plats for the right of way acquisition and abandonment adjacent to the Carramerica Realty, L.P. These documents have been sealed, signed and dated by a Professional Land Surveyor registered in the State of Texas. We are available at your convenience to discuss any questions you may have with these documents.

Sincerely,

John W. Birkhoff, P.E.

Enclosures

Wrong Corner clip

Date: 12/17/97

**FIELD NOTE DESCRIPTION  
FOR  
RIGHT-OF-WAY ACQUISITION  
ACROSS  
CARRAMERICA REALTY, L.P.**

PARCEL 6-1-R

Being a parcel of land for right-of-way located in the Town of Addison, Texas and in the G.W. Fisher. Survey, Abstract No. 482, Dallas County, Texas and being out the McLean Tract Addition to the Town of Addison, and being over, under and across a 2.863 acre tract of land conveyed to CarrAmerica Realty, L.P., a Delaware limited partnership, in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas, said right-of-way being more particularly described as follows:

BEGINNING at an iron pin found at the northwest corner of said CarrAmerica tract, said iron pin also being in the east right-of-way line of Quorum Drive, (an 80 foot right-of-way);

THENCE N 89°48'50" E along the north line of said CarrAmerica tract, a distance of 13.28 feet to an iron pin found for a corner;

THENCE S 38°37'33" W, a distance of 5.23 feet to an iron pin for a corner;

THENCE S 0°11'10" E, a distance of 136.49 feet to an iron pin, said iron pin being to a point of curvature of a curve to right, said curve having a radius of 470.00 feet, a central angle of 18°40'21", a tangent distance of 77.27 feet and a chord bearing of S 9°08'59" W, a distance of 152.49 feet;

THENCE along said curve to the right, a distance of 153.17 feet to an iron pin, said iron pin being the point for a reverse curve to the left, said curve to the left having a radius 100.00 feet, a central angle of 18°40'21", a tangent distance of 16.44 feet and a chord bearing of S 9°08'59" W, a distance of 32.45 feet;

THENCE along said curve to the left, distance of 32.59 feet to an iron pin, said iron pin being a point of tangency;

THENCE S 0°11'10" E, a distance of 37.04 feet to an iron pin for a corner, said corner being N 89°50'06" W, 355.00 feet and N 44°50'06" W, 7.11 feet from the most easterly southeast corner of said CarrAmerica tract as evidenced by an X found cut in a concrete sidewalk;

THENCE N 44°50'06" W, along the south line of said CarrAmerica tract and along a corner clip at the northeast corner of Arapaho Road, (a 60 foot right-of-way) and Quorum Drive, (an 80 foot right-of-way), for a distance of 14.23 feet to an X found cut in a concrete sidewalk for a corner;

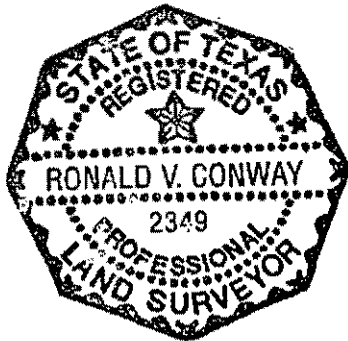
THENCE N 0°11'10" W, along the west line of said CarrAmerica tract and along the east right-of-way line of said Quorum Drive, for a distance of 26.92 feet to an iron pin found,

said iron pin being a point of curvature of a curve to the right, said curve to the right having a radius of 110.00 feet, a central angle of  $18^{\circ}40'21''$ , a tangent distance of 18.08 feet and a chord bearing of  $N 9^{\circ}08'59'' E$  a distance of 35.69 feet;

THENCE along said curve the right, for a distance of 35.85 feet to an iron pin found, said iron pin being a point for a reverse curve to the left, said curve to the left having a radius 460.00 feet, a central angle of  $18^{\circ}40'21''$ , a tangent of 75.63 feet and a chord bearing of  $N 9^{\circ}08'59'' E$ , a distance of 149.25 feet;

THENCE along said curve the left, for a distance of 149.91 feet to the point of tangency;

THENCE  $N 0^{\circ}11'10'' W$ , along the west line of said CarrAmerica tract and along the east right-of-way line of said Quorum Drive, a distance of 140.57 feet to the POINT OF BEGINNING and containing 3813.66 square feet of land.



*Ronald V. Conway*  
12/17/97



POINT OF BEGINNING  
(PARCEL 6-1-R)

QUORUM DRIVE

*VOID*

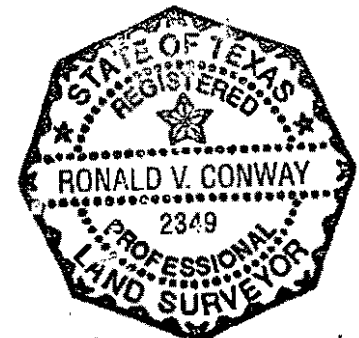
Area = 3813.66 SQ. FT.

CARRAMERICA REALTY, L.P.  
VOL. 97055, PG. 3445

G.W. FISHER SURVEY, ABST. NO. 482  
DALLAS COUNTY, TEXAS

SPECTRUM DRIVE  
(QUORUM LOOP NORTH)

SCALE: 1=50'



*Ronald V. Conway 12/17/97*

ALL IRON PINS SET ARE 1/2-INCH & IDENTIFIED BY A YELLOW PLASTIC CAP STAMPED WITH "SJ&F".

TOWN OF ADDISON, TEXAS

CARRAMERICA REALTY, L.P.  
RIGHT-OF-WAY ACQUISITION PLAT

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

DEC., 1997

CURVE DATA

$\Delta = 18^{\circ}40'21''$   
R = 460.00'  
T = 75.63'  
L = 149.91'  
CB=N 9°08'59" E  
CD=149.25'

CURVE DATA

$\Delta = 18^{\circ}40'21''$   
R = 470.00'  
T = 77.27'  
L = 153.17'  
CB=S 9°08'59" W  
CD=152.49'

CURVE DATA

$\Delta = 18^{\circ}40'21''$  I.P. FND.  
R = 110.00'  
T = 18.08'  
L = 35.85'  
CB=N 9°08'59" E  
CD=35.69' I.P. FND.

CURVE DATA

$\Delta = 18^{\circ}40'21''$   
R = 100.00'  
T = 16.44'  
L = 32.59'  
CB=S 9°08'59" W  
CD=32.45'

N 0°11'10" W  
26.92'

N 44°50'06" W  
14.23'

N 0°11'10" W - 140.57'

S 0°11'10" E 136.49'

N 89°48'50" E  
13.28'

5/8" I.P. FND.  
W/H-2 ON CAP

S 38°37'33" W  
5.23'

S 0°11'10" E  
37.04'

N 44°50'06" W  
7.11'

N 89°50'06" W - 355'00"

ARAPAHO ROAD

60' R.O.W.

80' R.O.W.

80' R.O.W.

X FND.

I.P.S.

I.P.S.

I.P.S.

I.P.S.

I.P.S.

I.P.S.

I.P. FND.

X FND.

PAR61R.DWG  
SCALE: 1=50  
12/17/97 RJL

Date:12/17/97

**FIELD NOTE DESCRIPTION  
FOR  
RIGHT-OF-WAY ABANDONMENT**

**TOWN OF ADDISON, TEXAS**

PARCEL 7-R

Being a parcel of land out of street right-of-way located in the Town of Addison, Texas and in the G.W. Fisher. Survey, Abstract No. 482, Dallas County, Texas and being over, under and across a remaining tract of land out of an original 9.645 acre tract of land in The McLean Tract Addition conveyed to the Town of Addison, Texas by deed now of record in Volume 82005, Page 2784 of the Deed Records of Dallas County, Texas, said right-of-way being more particularly described as follows:

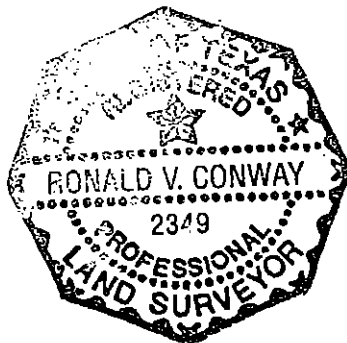
BEGINNING, at an X found cut in a concrete driveway, said X being N 0°11'10" W, a distance of 294.56 from the original southeast corner of said 9.645 acre tract and the southeast corner of a 2.863 acre tract of land conveyed to CarrAmerica Realty L.P., a Delaware limited partnership, in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas, as evidenced by an X found cut in a concrete sidewalk, said X also being where the west right-of-way of Spectrum Drive, (an 80 foot right-of-way) intersects with the north right-of-way line of Arapaho Road (an 60 foot right-of-way), and said Point of Beginning also being N 60°11'10" W, 34.08 feet from the most easterly northeast corner of said 2.863 acre tract of land as evidenced by an X found cut in concrete pavement;

THENCE N 60°11'10" W, along the most easterly north line of said 2.863 acre tract for a distance of 145.56 feet to an iron pin found for a corner;

THENCE N 89°48'50" E, a distance of 113.05 feet to an iron pin for a corner;

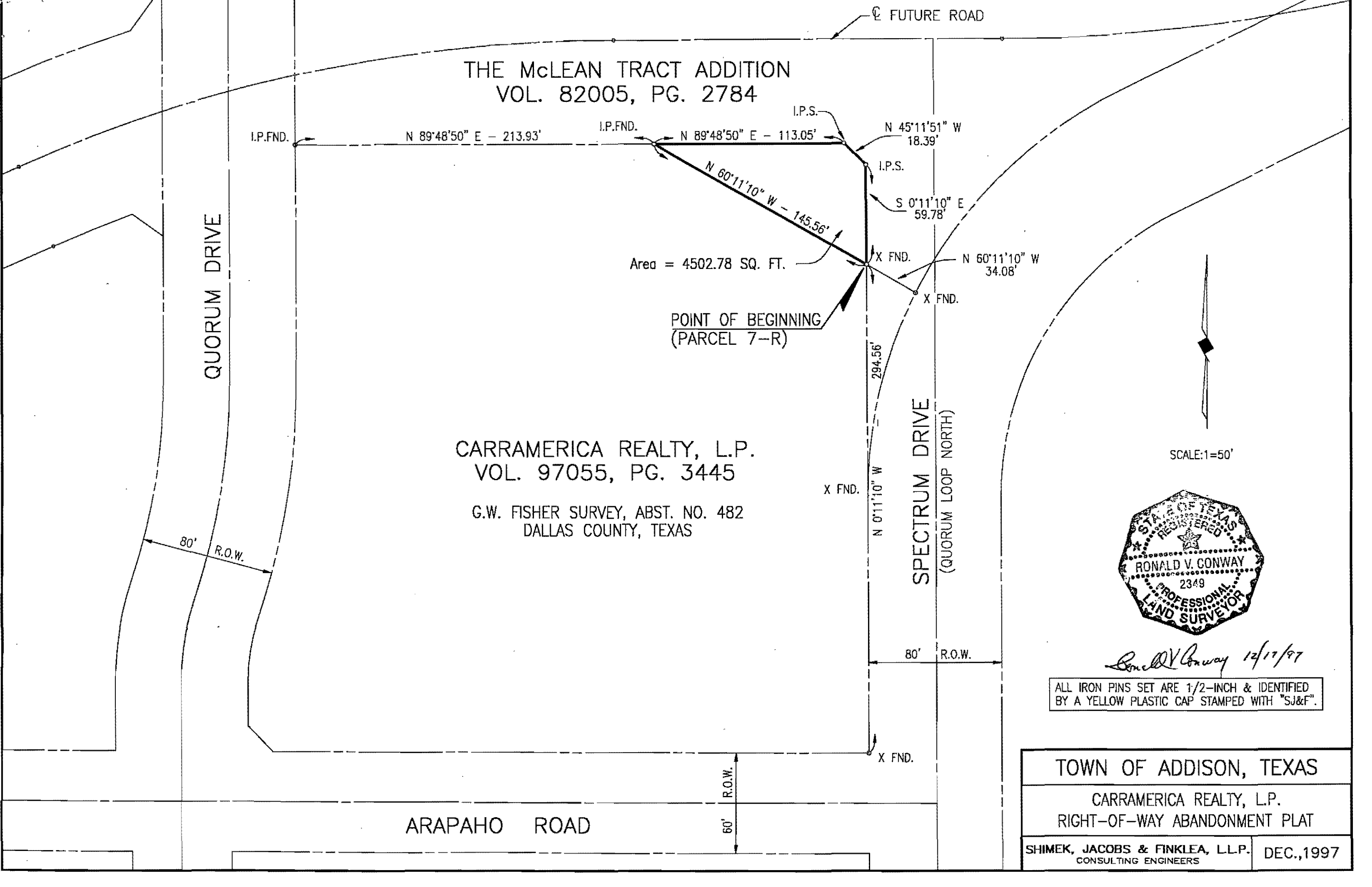
THENCE N 45°11'51" W, a distance of 18.39 feet to an iron pin for a corner;

THENCE S 0°11'10" E, a distance of 59.78 feet to the POINT OF BEGINNING and containing 4502.78 square feet of land.



*Ronald V. Conway*  
12/17/97

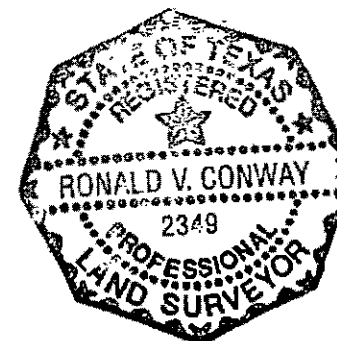
THE McLEAN TRACT ADDITION  
VOL. 82005, PG. 2784



CARRAMERICA REALTY, L.P.  
VOL. 97055, PG. 3445

G.W. FISHER SURVEY, ABST. NO. 482  
DALLAS COUNTY, TEXAS

SCALE: 1=50'



*Ronald V. Conway 12/17/97*

ALL IRON PINS SET ARE 1/2-INCH & IDENTIFIED BY A YELLOW PLASTIC CAP STAMPED WITH "SJ&F".

TOWN OF ADDISON, TEXAS

CARRAMERICA REALTY, L.P.  
RIGHT-OF-WAY ABANDONMENT PLAT

SHIMEK, JACOBS & FINKLEA, L.L.P. CONSULTING ENGINEERS  
DEC., 1997

SCALE: 1=50

CARRAMER.DWG

12/17/97 RJL

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

LETTER OF TRANSMITTAL

(214) 871-3311

DATE	10/13/97	JOB NO.	1-1772-02
ATTENTION	JIM PIERCE		
RE-	ADDISON ROAD		
	PARCELS 6-1, 6-2 (CARRAMERKA)		
	PARCEL 7 (TOWN OF ADDISON)		

TO TOWN OF ADDISON - PUBLIC WORKS  
16801 WESTGROVE  
ADDISON, TX 75001

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

- Shop drawings       Prints       Plans       Samples       Specifications  
 Copy of letter       Change order       DESCRIPTIONS & DRAWING EXHIBITS

COPIES	DATE	NO.	DESCRIPTION
10		2EA.	SIGNED & SEALED COPIES - PARCELS 6-1, 6-2
10		3EA.	" " " - PARCEL 7

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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO FILE

SIGNED: ERIC YAHOUPI / de

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

**LAND DESCRIPTION**

**PARCEL NO. 6-1  
ARAPAHO ROAD  
OCTOBER 8, 1997**

BEING 0.003 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 that tract of land described in instrument to Carramerica Realty, L.P. as recorded in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

- (1) BEGINNING at a 1/2 inch iron rod found with "Huitt-Zollars" cap at the northwest corner of the Carramerica Realty, L.P. (Carramerica) tract, said point being on the east right-of-way line of Quorum Drive (80 foot wide right-of-way);
- (2) THENCE North 89 degrees 48 minutes 50 seconds East along the northerly line of said Carramerica tract a distance of 13.28 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;
- (3) THENCE South 38 degrees 38 minutes 18 seconds West a distance of 21.19 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap for a corner on the westerly line of said Carramerica tract and east right-of-way line of Quorum Drive;
- (4) THENCE North 00 degrees 11 minutes 10 seconds West along the westerly line of said Carramerica tract and east right-of-way line of Quorum Drive a distance of 16.51 feet to the POINT OF BEGINNING, CONTAINING 0.003 of an acre of land, more or less.

**LAND DESCRIPTION**

**PARCEL NO. 6-2  
ARAPAHO ROAD  
OCTOBER 8, 1997**

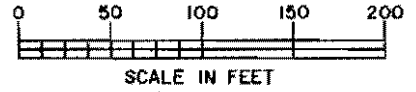
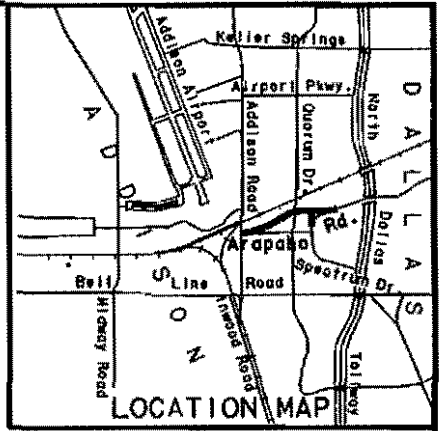
BEING 0.033 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of that tract of land described in instrument to Carramerica Realty, L.P. as recorded in Volume 97055 Page 3445 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a cut "X" found in concrete at the southeast corner of the Carramerica Realty, L.P. (Carramerica) tract, said point being at the intersection of the westerly right-of-way line of Spectrum Drive (80 foot wide right-of-way) with the northerly right-of-way line of Arapaho Road (60 foot wide right-of-way);

THENCE North 00 degrees 11 minutes 10 seconds West along the easterly line of said Carramerica tract and westerly right-of-way line of Spectrum Drive a distance of 154.66 feet to a cut "X" found in concrete for the POINT OF BEGINNING of this tract;

- (1) THENCE North 00 degrees 11 minutes 10 seconds West a distance of 139.90 feet to a cut "X" set in concrete for a corner on the northeasterly line of said Carramerica tract;
- (2) THENCE South 60 degrees 11 minutes 10 seconds East along the northeasterly line of said Carramerica tract a distance of 34.09 feet to a cut "X" found in concrete for the northeasterly corner of said Carramerica tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 27 degrees 01 minutes 16 seconds, a radius of 270.42 feet, and being subtended by a 126.35 foot chord bearing South 13 degrees 19 minutes 28 seconds West;
- (3) THENCE Southerly along said curve to the left and westerly right-of-way line of Spectrum Drive an arc distance of 127.53 feet to the POINT OF BEGINNING, CONTAINING 0.033 of an acre of land, more or less.

6-1 6-2 CARRAMERICA REALTY, L.P.



DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION VOL. 91008 PG. 1390

DALLAS AREA RAPID TRANSIT VOL. 96899 PG. 05197

THE TOWN OF ADDISON VOL. 96899 PG. 00027

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

QUORUM DRIVE 80' R.O.W.

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

FISHER SURVEY ABSTRACT TOWN OF ADDISON VOL. 93243 PG. 6422

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

UNDERGROUND UTILITY ESM'T. VOL. 84240 PG. 3658

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

6-1 0.003 AC. 0.033 AC. 6-2

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

CARRAMERICA REALTY, L.P. VOL. 97055 PG. 3445

VOID

DRAINAGE & UTILITY EASEMENT VOL. 80005 PG. 1788

ARAPAHO ROAD 80' R.O.W.

ARAPAHO ROAD 60' R.O.W.

SPECTRUM DR. 80' R.O.W.

POINT OF BEGINNING

POINT OF COMMENCING

LEGEND I.R.F. = IRON ROD FOUND I.R.B. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

This is to certify that the above survey was made under my supervision on October 8, 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. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

Signature of Eric J. Yahoudy dated 10-13-97. ERIC J. YAHOUDEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

BASIS OF BEARINGS: The bearing of S 001°00' E along the 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.

HUITT-ZOLLARS 3191 MCKINNEY AVENUE/SUITE 600 DALLAS, TEXAS/214-671-3511

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

For: Town of Addison Public Works 16801 Westgrove, Addison, TX 75001 EXHIBIT PARCEL NO. 6-1, 6-2 OWNER: CARRAMERICA REALTY, L.P. AREA: 0.036 ACRE DATE: OCT. 8, 1997

**LAND DESCRIPTION**

**PARCEL NO. 6-1  
ARAPAHO ROAD  
OCTOBER 8, 1997**

BEING 0.003 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 that tract of land described in instrument to Carramerica Realty, L.P. as recorded in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

- (1) BEGINNING at a 1/2 inch iron rod found with "Huitt-Zollars" cap at the northwest corner of the Carramerica Realty, L.P. (Carramerica) tract, said point being on the east right-of-way line of Quorum Drive (80 foot wide right-of-way);
- (2) THENCE North 89 degrees 48 minutes 50 seconds East along the northerly line of said Carramerica tract a distance of 13.28 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;
- (3) THENCE South 38 degrees 38 minutes 18 seconds West a distance of 21.19 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap for a corner on the westerly line of said Carramerica tract and east right-of-way line of Quorum Drive;
- (4) THENCE North 00 degrees 11 minutes 10 seconds West along the westerly line of said Carramerica tract and east right-of-way line of Quorum Drive a distance of 16.51 feet to the POINT OF BEGINNING, CONTAINING 0.003 of an acre of land, more or less.



**LAND DESCRIPTION**

**PARCEL NO. 6-2  
ARAPAHO ROAD  
OCTOBER 8, 1997**

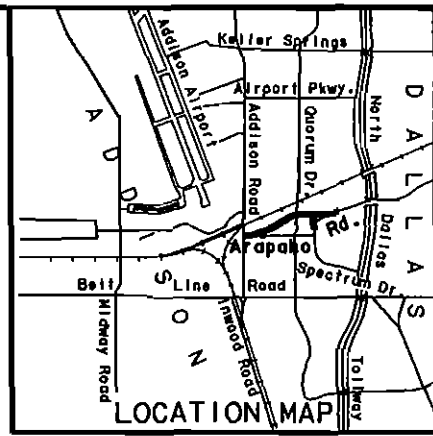
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COMMENCING at a cut "X" found in concrete at the southeast corner of the Carramerica Realty, L.P. (Carramerica) tract, said point being at the intersection of the westerly right-of-way line of Spectrum Drive (80 foot wide right-of-way) with the northerly right-of-way line of Arapaho Road (60 foot wide right-of-way);

THENCE North 00 degrees 11 minutes 10 seconds West along the easterly line of said Carramerica tract and westerly right-of-way line of Spectrum Drive a distance of 154.66 feet to a cut "X" found in concrete for the POINT OF BEGINNING of this tract;

- (1) THENCE North 00 degrees 11 minutes 10 seconds West a distance of 139.90 feet to a cut "X" set in concrete for a corner on the northeasterly line of said Carramerica tract;
- (2) THENCE South 60 degrees 11 minutes 10 seconds East along the northeasterly line of said Carramerica tract a distance of 34.09 feet to a cut "X" found in concrete for the northeasterly corner of said Carramerica tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 27 degrees 01 minutes 16 seconds, a radius of 270.42 feet, and being subtended by a 126.35 foot chord bearing South 13 degrees 19 minutes 28 seconds West;
- (3) THENCE Southerly along said curve to the left and westerly right-of-way line of Spectrum Drive an arc distance of 127.53 feet to the POINT OF BEGINNING, CONTAINING 0.033 of an acre of land, more or less.

6-1 6-2 CARRAMERICA REALTY, L.P.



DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION VOL. 91008 PG. 1390

DALLAS AREA RAPID TRANSIT VOL. 96899 PG. 85197

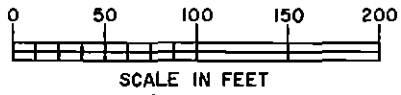
THE TOWN OF ADDISON VOL. 96899 PG. 80027

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

QUORUM DRIVE 80' R.O.W.

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

FISHER SURVEY ABSTRACT TOWN OF ADDISON VOL. 93243 PG. 6422



NO. 482

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

N89°48'23"E 232.29' L=440.12' R=1000.00'

UNDERGROUND UTILITY ESM'T. VOL. 84240 PG. 3658

N89°48'50"E 13.28' R=900.00'

ACCESS & UTILITY ESM'T. VOL. 84240 PG. 3653 (TRACT 11-ESM'T. ESTATE) (VOL. 97055 PG. 3445)

1/2" I.R.F. w/Huitt-Zollars cap 200.65'

11.R.S. S38°38'18"W 21.19'

6-1 0.003 AC. 0.033 AC. 6-2

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

CARRAMERICA REALTY, L.P. VOL. 97055 PG. 3445

Void

DRAINAGE & UTILITY EASEMENT VOL. 80005 PG. 1768

SPECTRUM DR. 80' R.O.W.

ARAPAHO ROAD 80' R.O.W.

ARAPAHO ROAD 60' R.O.W.

POINT OF BEGINNING "x" out found in concrete

POINT OF COMMENCING "x" out found in concrete

MEPC QUORUM PROPERTIES INC. VOL. 81133 PG. 0182

- LEGEND
- I.R.F. = IRON ROD FOUND
  - I.R.S. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

This is to certify that the above survey was made under my supervision on October 8, 1997 and that the lines and bounds shown thereon are true and correct to the best of my knowledge.

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For Huitt-Zollars, Inc.  10-13-97 ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

BASIS OF BEARINGS: The bearing of S 001°00' E along the 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.

HUITT-ZOLLARS 3151 MCKINNEY AVENUE/SUITE 600 DALLAS, TEXAS 75244-9711-3311

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

For: Town of Addison Public Works 16801 Westgrove, Addison, TX 75001 EXHIBIT PARCEL NO. 6-1, 6-2 OWNER: CARRAMERICA REALTY, L.P. AREA: 0.036 ACRE DATE: OCT. 8, 1997

**LAND DESCRIPTION**

**PARCEL NO. 6-1  
ARAPAHO ROAD  
OCTOBER 8, 1997**

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- (1) BEGINNING at a 1/2 inch iron rod found with "Huitt-Zollars" cap at the northwest corner of the Carramerica Realty, L.P. (Carramerica) tract, said point being on the east right-of-way line of Quorum Drive (80 foot wide right-of-way);
- (2) THENCE North 89 degrees 48 minutes 50 seconds East along the northerly line of said Carramerica tract a distance of 13.28 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;
- (3) THENCE South 38 degrees 38 minutes 18 seconds West a distance of 21.19 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap for a corner on the westerly line of said Carramerica tract and east right-of-way line of Quorum Drive;
- (4) THENCE North 00 degrees 11 minutes 10 seconds West along the westerly line of said Carramerica tract and east right-of-way line of Quorum Drive a distance of 16.51 feet to the POINT OF BEGINNING, CONTAINING 0.003 of an acre of land, more or less.

**LAND DESCRIPTION**

**PARCEL NO. 6-2  
ARAPAHO ROAD  
OCTOBER 8, 1997**

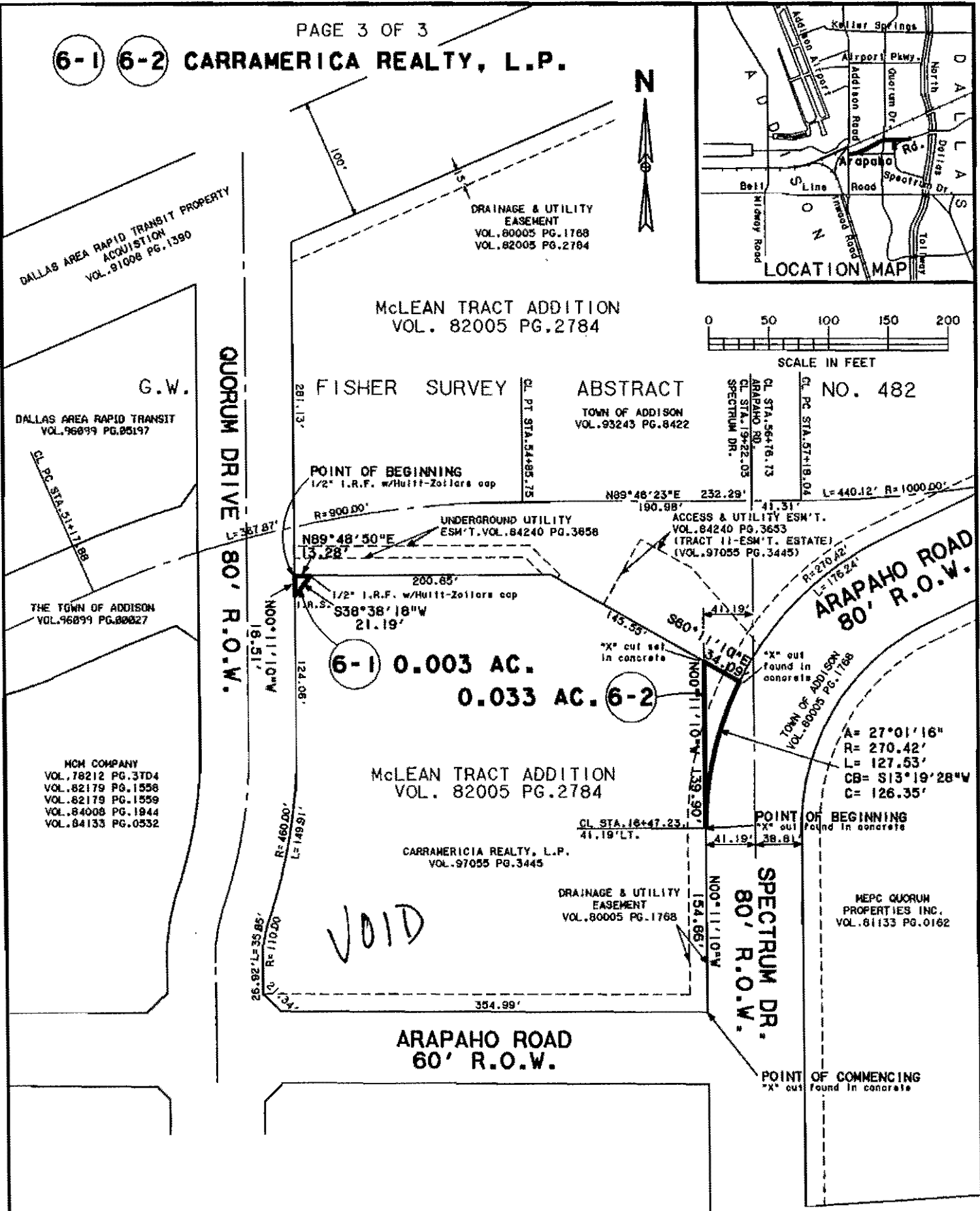
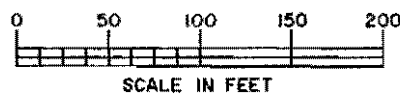
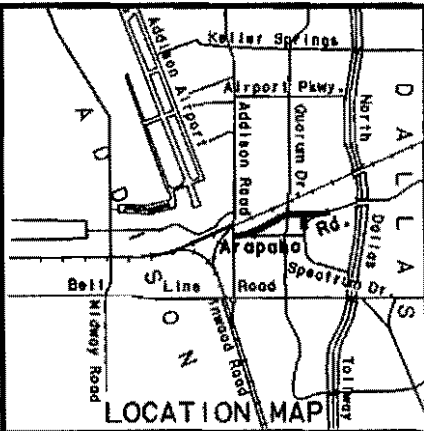
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- (2) THENCE South 60 degrees 11 minutes 10 seconds East along the northeasterly line of said Carramerica tract a distance of 34.09 feet to a cut "X" found in concrete for the northeasterly corner of said Carramerica tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 27 degrees 01 minutes 16 seconds, a radius of 270.42 feet, and being subtended by a 126.35 foot chord bearing South 13 degrees 19 minutes 28 seconds West;
- (3) THENCE Southerly along said curve to the left and westerly right-of-way line of Spectrum Drive an arc distance of 127.53 feet to the POINT OF BEGINNING, CONTAINING 0.033 of an acre of land, more or less.

6-1 6-2 CARRAMERICA REALTY, L.P.



**LEGEND**  
 I.R.F. = IRON ROD FOUND  
 I.R.S. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

This is to certify that the above survey was made under my supervision on October 8, 1997 and that the notes and bounds shown thereon are true and correct to the best of my knowledge.  
 For Huitt-Zollars, Inc.

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

*Eric J. Yandoy* 10.13.97  
 ERIC J. YANDOY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

**BASIS OF BEARINGS:** The bearing of S 00°10'00" E along the 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.

**HUITT-ZOLLARS**  
 3131 MCKINNEY AVENUE/SUITE 600  
 DALLAS, TEXAS 75214-9711-3311

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

For: Town of Addison Public Works  
 16801 Westgrove, Addison, TX 75001  
**EXHIBIT PARCEL NO. 6-1, 6-2**  
**OWNER: CARRAMERICA REALTY, L.P.**  
**AREA: 0.036 ACRE DATE: OCT. 8, 1997**

**LAND DESCRIPTION**

**PARCEL NO. 6-1  
ARAPAHO ROAD  
OCTOBER 8, 1997**

BEING 0.003 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 that tract of land described in instrument to Carramerica Realty, L.P. as recorded in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

- (1) BEGINNING at a 1/2 inch iron rod found with "Huitt-Zollars" cap at the northwest corner of the Carramerica Realty, L.P. (Carramerica) tract, said point being on the east right-of-way line of Quorum Drive (80 foot wide right-of-way);
- (2) THENCE North 89 degrees 48 minutes 50 seconds East along the northerly line of said Carramerica tract a distance of 13.28 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;
- (3) THENCE South 38 degrees 38 minutes 18 seconds West a distance of 21.19 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap for a corner on the westerly line of said Carramerica tract and east right-of-way line of Quorum Drive;
- (4) THENCE North 00 degrees 11 minutes 10 seconds West along the westerly line of said Carramerica tract and east right-of-way line of Quorum Drive a distance of 16.51 feet to the POINT OF BEGINNING, CONTAINING 0.003 of an acre of land, more or less.

**LAND DESCRIPTION**

**PARCEL NO. 6-2  
ARAPAHO ROAD  
OCTOBER 8, 1997**

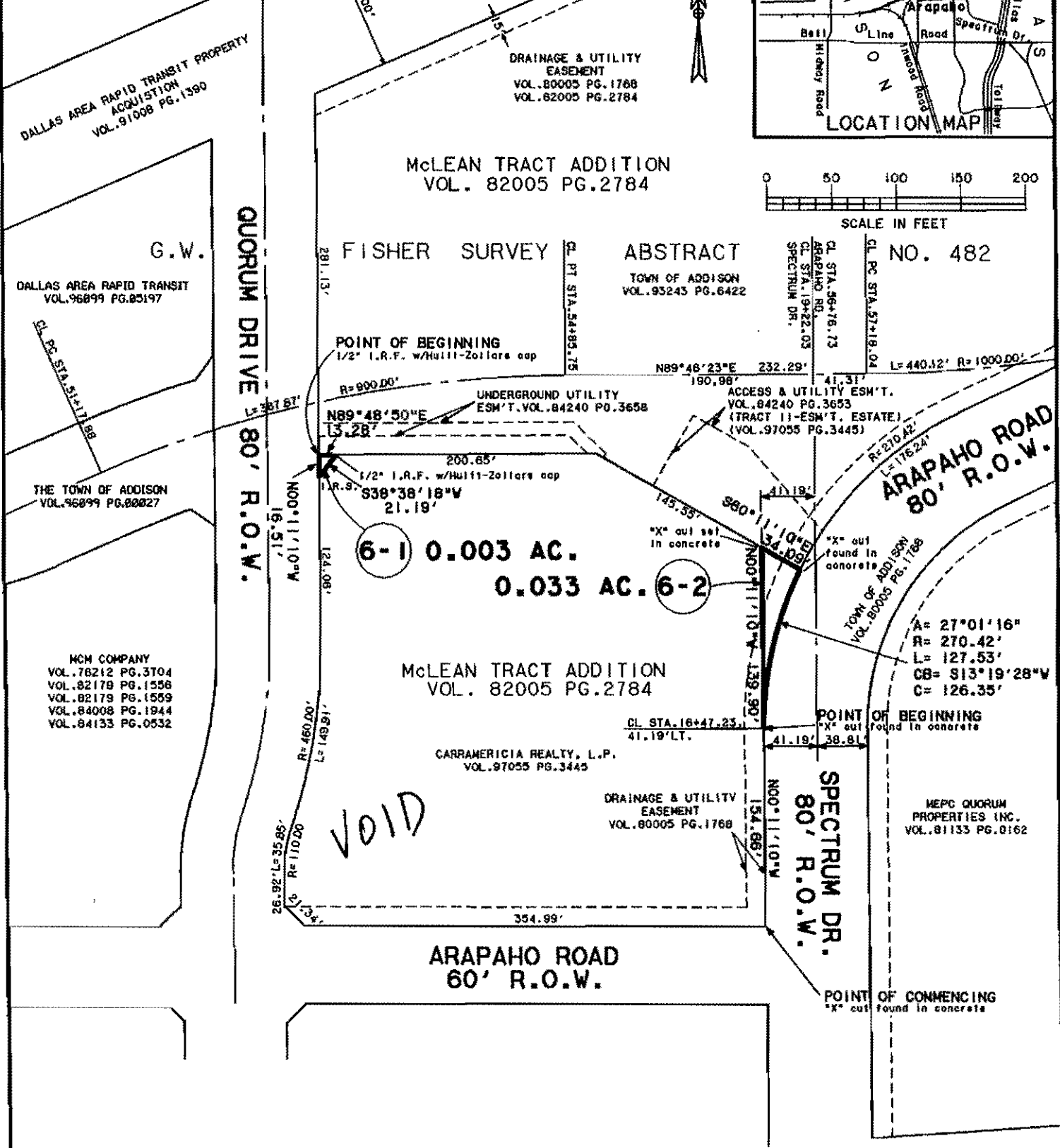
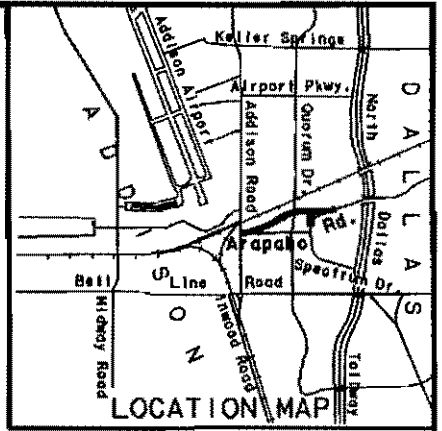
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THENCE North 00 degrees 11 minutes 10 seconds West along the easterly line of said Carramerica tract and westerly right-of-way line of Spectrum Drive a distance of 154.66 feet to a cut "X" found in concrete for the POINT OF BEGINNING of this tract;

- (1) THENCE North 00 degrees 11 minutes 10 seconds West a distance of 139.90 feet to a cut "X" set in concrete for a corner on the northeasterly line of said Carramerica tract;
- (2) THENCE South 60 degrees 11 minutes 10 seconds East along the northeasterly line of said Carramerica tract a distance of 34.09 feet to a cut "X" found in concrete for the northeasterly corner of said Carramerica tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 27 degrees 01 minutes 16 seconds, a radius of 270.42 feet, and being subtended by a 126.35 foot chord bearing South 13 degrees 19 minutes 28 seconds West;
- (3) THENCE Southerly along said curve to the left and westerly right-of-way line of Spectrum Drive an arc distance of 127.53 feet to the POINT OF BEGINNING, CONTAINING 0.033 of an acre of land, more or less.

6-1 6-2 CARRAMERICA REALTY, L.P.



**LEGEND**  
 I.R.F. = IRON ROD FOUND  
 I.R.S. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

*This is to certify that the above survey was made under my supervision on October 8, 1997 and that the notes and bounds shown thereon are true and correct to the best of my knowledge.*  
 For Huitt-Zollars, Inc.

*This drawing may not be reproduced without the written permission of Eric J. Yahoudy, Registered Professional Land Surveyor.*  
  
 10-13-97  
 ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

**BASIS OF BEARINGS:** The bearing of S 001°00' E along the 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.

**HUITT-ZOLLARS**  
 3131 MCKINNEY AVENUE/SUITE 600  
 DALLAS, TEXAS 75244-0111

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

For: Town of Addison Public Works  
 16801 Westgrove, Addison, TX 75001  
 EXHIBIT PARCEL NO. 6-1, 6-2  
 OWNER: CARRAMERICA REALTY, L.P.  
 AREA: 0.036 ACRE DATE: OCT. 8, 1997



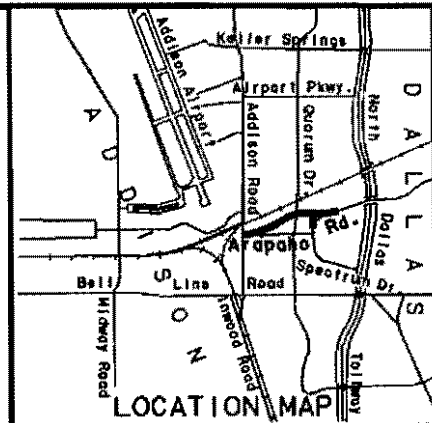
**LAND DESCRIPTION**

**PARCEL NO. 7  
ARAPAHO ROAD  
OCTOBER 8, 1997**

BEING 0.1592 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 that tract of land described in instrument to Town of Addison as recorded in Volume 93243, Page 6422 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

- (1) COMMENCING at a 1/2 inch iron rod found with "Huitt-Zollars" cap for the southwest corner of the Town of Addison tract, said point being on the east right-of-way line of Quorum Drive (80 foot wide right-of-way);
- (2) THENCE North 89 degrees 48 minutes 50 seconds East along the south line of the Town of Addison tract a distance of 61.08 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap for the POINT OF BEGINNING of this tract, said point being the beginning of a non-tangent curve to the right, having a central angle of 8 degrees 45 minutes 37 seconds, a radius of 848.00 feet, and being subtended by a chord bearing North 85 degrees 23 minutes 34 seconds East;
- (3) THENCE Easterly along said curve to the right an arc distance of 129.66 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap for the point of tangency of said curve;
- (4) THENCE North 89 degrees 46 minutes 23 seconds East a distance of 144.75 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap for a corner;
- (5) THENCE South 45 degrees 12 minutes 24 seconds East a distance of 7.07 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;
- (6) THENCE South 00 degrees 11 minutes 10 seconds East a distance of 77.87 feet to a cut "X" set in concrete for a corner on a southwesterly line of said Town of Addison tract;
- (7) THENCE North 60 degrees 11 minutes 10 seconds West along the southwesterly line of said Town of Addison tract a distance of 145.55 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap at an angle point in the southerly line of said Town of Addison tract;
- (8) THENCE South 89 degrees 48 minutes 50 seconds West along the southerly line of said Town of Addison tract a distance of 152.85 feet to the POINT OF BEGINNING, CONTAINING 0.1592 of an acre tract of land, more or less.

7 TOWN OF ADDISON



DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION VOL. 91008 PG. 1380

G.W.

DALLAS AREA RAPID TRANSIT VOL. 96899 PG. 05197

EL. PC STA. 51+17.98

THE TOWN OF ADDISON VOL. 96899 PG. 00827

MCM COMPANY VOL. 78212 PG. 3704 VOL. 82179 PG. 1556 VOL. 82179 PG. 1559 VOL. 84008 PG. 1844 VOL. 84133 PG. 0532

QUORUM DRIVE 80' R.O.W.

DRAINAGE & UTILITY EASEMENT VOL. 60005 PG. 1768 VOL. 82005 PG. 2784

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

FISHER SURVEY ABSTRACT

TOWN OF ADDISON VOL. 93243 PG. 6422

NO. 482

POINT OF COMMENCING 1/2" I.R.F. w/Huitt-Zollars oop

UNDERGROUND UTILITY ESM'T. VOL. 84240 PG. 3658

R=900.00' L=361.87' N89°48'30"E 61.08' N89°46'23"E 190.98' N89°46'23"E 232.29' S45°12'24"E 7.07' L=440.12' R=1000.00'

POINT OF BEGINNING

I.R.S. 589°48'50"W 152.85' N60°11'10"W 144.75' S00°11'10"E 77.87' 1/2" I.R.F. w/Huitt-Zollars oop R=270.42' L=116.24'

ACCESS & UTILITY ESM'T. VOL. 84240 PG. 3653 (TRACT 11-ESM'T. ESTATE) (VOL. 97055 PG. 3445)

0.1592 AC. 7

\*X\* out set in concrete

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

CARRAMERICA REALTY, L.P. VOL. 97055 PG. 3445

DRAINAGE & UTILITY EASEMENT VOL. 60005 PG. 1768

SPECTRUM DR. 80' R.O.W.

MEPC QUORUM PROPERTIES INC. VOL. 81133 PG. 0182

ARAPAHO ROAD 60' R.O.W.

VOID

CV 1

A= 8°45'37"

R= 848.00'

L= 129.66'

CB= N85°23'34"E

C= 129.53'

LEGEND

I.R.F. = IRON ROD FOUND

I.R.S. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

This is to certify that the above survey was made under my supervision on October 8, 1997 and that the miles 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. Yanouly, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

*Eric J. Yanouly* 10-13-97

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

BASIS OF BEARINGS: The bearing of S 00°10'00"E along the 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.

HUITT-ZOLLARS

5133 MCKINNEY AVENUE/SUITE 800 DALLAS, TEXAS 75244-8711-8511

ARAPAHO ROAD

PARCEL EXHIBIT

TOWN OF ADDISON, TEXAS

Fort Town of Addison Public Works 16801 Westgrove, Addison, TX 75001

EXHIBIT PARCEL NO. 7

OWNER: TOWN OF ADDISON

AREA: 0.1592 ACRE DATE: OCT. 8, 1997

**LAND DESCRIPTION**

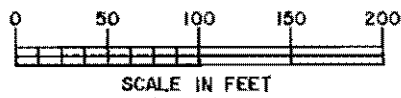
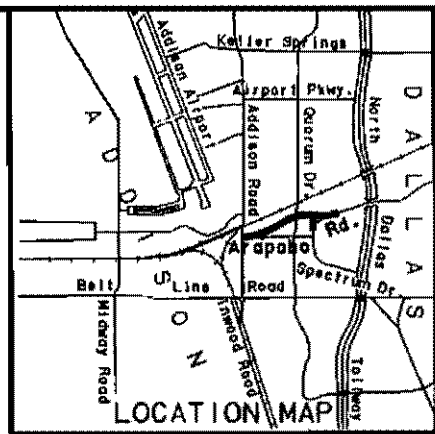
**PARCEL NO. 7  
ARAPAHO ROAD  
OCTOBER 8, 1997**

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7

TOWN OF ADDISON



DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION VOL. 91008 PG. 1390

DALLAS AREA RAPID TRANSIT VOL. 96899 PG. 85197

THE TOWN OF ADDISON VOL. 96899 PG. 88227

MCN COMPANY VOL. 78212 PG. 3704 VOL. 82179 PG. 1556 VOL. 82179 PG. 1559 VOL. 84008 PG. 1944 VOL. 64133 PG. 0532

QUORUM DRIVE 80' R.O.W.

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

FISHER SURVEY ABSTRACT

TOWN OF ADDISON VOL. 93243 PG. 6422

NO. 482

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

UNDERGROUND UTILITY ESM'T. VOL. 84240 PG. 3658

POINT OF BEGINNING

N89°46'30"E 61.08' N89°46'23"E 190.98' S45°12'24"E 7.07' 1/2" I.R.F. w/Huitt-Zollars cap

I.R.S. S89°48'50"W 152.85' N60°11'10"W 144.75'

ACCESS & UTILITY ESM'T. VOL. 84240 PG. 3653 (TRACT 11-ESM'T. ESTATE) (VOL. 97055 PG. 3445)

0.1592 AC.

7 \*X\* cut set in concrete

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

CARRAMERICA REALTY, L.P. VOL. 97055 PG. 3445

DRAINAGE & UTILITY EASEMENT VOL. 80005 PG. 1768

SPECTRUM DR. 80' R.O.W.

MEPC QUORUM PROPERTIES INC. VOL. 81133 PG. 0162

ARAPAHO ROAD 60' R.O.W.

VOID

CV 1  
A= 8°45'37"  
R= 848.00'  
L= 129.66'  
CB= N85°23'34"E  
C= 129.53'

LEGEND  
I.R.F. = IRON ROD FOUND  
I.R.S. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

This is to certify that the above survey was made under my supervision on October 8, 1997 and that the measurements 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. Yabody, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.  
  
ERIC J. YABODY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

BASIS OF BEARINGS: The bearing of S 00°10'00" E along the 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.

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

ARAPAHO ROAD  
PARCEL EXHIBIT  
TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 7  
OWNER: TOWN OF ADDISON  
AREA: 0.1592 ACRE DATE: OCT. 8, 1997

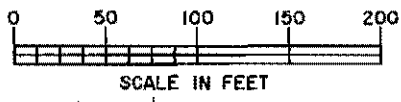
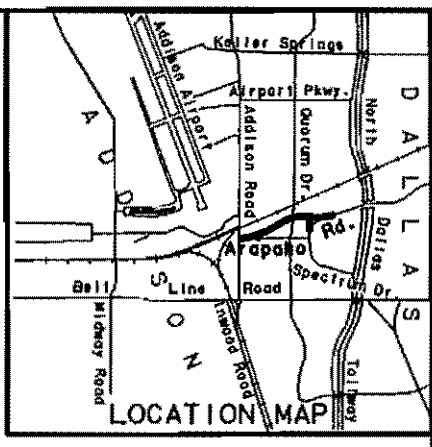
**LAND DESCRIPTION**

**PARCEL NO. 7  
ARAPAHO ROAD  
OCTOBER 8, 1997**

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7 TOWN OF ADDISON



DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION VOL. 91008 PG. 1390

DALLAS AREA RAPID TRANSIT VOL. 96099 PG. 03197

G.W.

THE TOWN OF ADDISON VOL. 96099 PG. 00027

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

QUORUM DRIVE 80' R.O.W.

DRAINAGE & UTILITY EASEMENT VOL. 80005 PG. 1768 VOL. B2005 PG. 2784

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

FISHER SURVEY ABSTRACT TOWN OF ADDISON VOL. 93243 PG. 6422 NO. 482

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

POINT OF BEGINNING

UNDERGROUND UTILITY ESM'T. VOL. 84240 PG. 3658

ACCESS & UTILITY ESM'T. VOL. 84240 PG. 3653 (TRACT 11-ESM'T. ESTATE) (VOL. 97055 PG. 3445)

0.1592 AC. 7

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

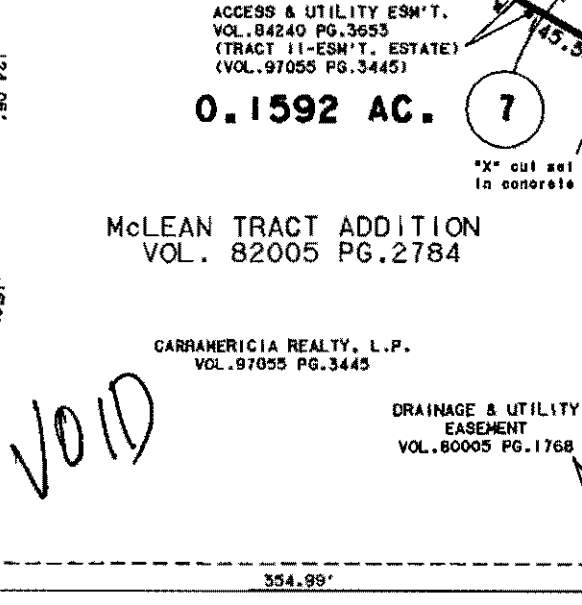
CARRAMERICA REALTY, L.P. VOL. 97055 PG. 3445

DRAINAGE & UTILITY EASEMENT VOL. 80005 PG. 1768

ARAPAHO ROAD 80' R.O.W.

SPECTRUM DR. 80' R.O.W.

MEPC QUORUM PROPERTIES INC. VOL. 81133 PG. 0162



CV 1  
 A= 8°45'37"  
 R= 848.00'  
 L= 129.66'  
 CB= N85°23'34"E  
 C= 129.53'

LEGEND  
 I.R.F. = IRON ROD FOUND  
 I.R.S. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

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For Huitt-Zollars, Inc.  
  
 ERIC J. YAHOUDEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862 10.13.97

BASIS OF BEARINGS: The bearing of S 00°11'10" E along the 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.

HUITT-ZOLLARS  
 3131 MCKINNEY AVENUE/SUITE 600  
 DALLAS, TEXAS 75244-8711-3511

ARAPAHO ROAD  
 PARCEL EXHIBIT  
 TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
 16801 Westgrove, Addison, TX 75001  
 EXHIBIT PARCEL NO. 7  
 OWNER: TOWN OF ADDISON  
 AREA: 0.1592 ACRE DATE: OCT. 8, 1997

**LAND DESCRIPTION**

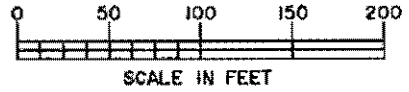
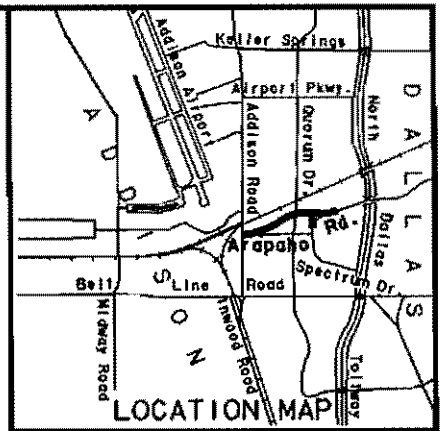
**PARCEL NO. 7  
ARAPAHO ROAD  
OCTOBER 8, 1997**

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TOWN OF ADDISON



DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION VOL. 91008 PG. 1390

DALLAS AREA RAPID TRANSIT VOL. 96899 PG. 05197

THE TOWN OF ADDISON VOL. 96899 PG. 00927

MCN COMPANY VOL. 76212 PG. 3704 VOL. 82179 PG. 1558 VOL. 82179 PG. 1559 VOL. 84008 PG. 1944 VOL. 84133 PG. 0532

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

FISHER SURVEY ABSTRACT

TOWN OF ADDISON VOL. 93243 PG. 8422

NO. 482

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

UNDERGROUND UTILITY ESM'T. VOL. 84240 PG. 3658

POINT OF BEGINNING

N89°46'50"E 61.08'

I.R.S. S89°48'50"W 152.85'

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

ACCESS & UTILITY ESM'T. VOL. 84240 PG. 3653 (TRACT 11-ESM'T. ESTATE) (VOL. 97055 PG. 3445)

0.1592 AC.

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

CARRAMERICA REALTY, L.P. VOL. 97055 PG. 3445

DRAINAGE & UTILITY EASEMENT VOL. 80005 PG. 1768

CL STA. 56+16.73 ARAPAHO RD. CL STA. 19+32.03 SPECTRUM DR.

CL STA. 57+18.04

7.07'

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

545°12'24"E

7.07'

500°11'10"E

71.87'

41.19'

38.81'

154.88'

41.19'

38.81'

80' R.O.W.

SPECTRUM DR.

80' R.O.W.

80' R.O.W.

80' R.O.W.

80' R.O.W.

80' R.O.W.

80' R.O.W.

80' R.O.W.

80' R.O.W.

80' R.O.W.

80' R.O.W.

80' R.O.W.

80' R.O.W.

80' R.O.W.

QUORUM DRIVE 80' R.O.W.

ARAPAHO ROAD 80' R.O.W.

ARAPAHO ROAD 60' R.O.W.

VOID

CV 1  
A= 8°45'37"  
R= 848.00'  
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For Huitt-Zollars, Inc.

ERIC J. YABOUDY 10-13-97  
ERIC J. YABOUDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

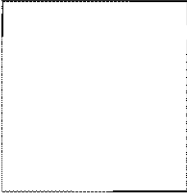
BASIS OF BEARINGS: The bearing of S 001°00' E along the west right-of-way line of Quorum Drive as per deed to the Town of Addison, recorded in Volume 96099, Page 00027, Deed Records, Dallas County, Texas.

HUITT-ZOLLARS  
3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS 75244-3311

ARAPAHO ROAD  
PARCEL EXHIBIT  
TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 7  
OWNER: TOWN OF ADDISON  
AREA: 0.1592 ACRE DATE: OCT. 8, 1997





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

8333 Douglas Avenue, #820

Dallas, Texas 75225-5816

Fax (214) 361-0204

Phone (214) 361-7900

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

June 25, 1998

~~Ms. Sue Jackson Johnson  
Assistant Vice President  
Chicago Title Insurance Company  
350 N. St. Paul, Ste. 250  
Dallas, Texas 75201~~

Re: CarrAmerica Tract

Dear Ms. Johnson:

As you requested, we are enclosing six copies of the plat for the right-of-way acquisition on the CarrAmerica Tract which has been revised to delete the easement reference to Volume 80005, Page 1768 and to show the 15-foot building line along the west side of Quorum Drive.

Sincerely yours,

Ronald V. Conway, P.E.

Enclosures

c.c. Mr. James C. Pierce, Jr., P.E. ✓

THE McLEAN TRACT ADDITION  
VOL. 82005, PG. 2784

⊕ FUTURE ROAD

ACCESS & UTILITY ESM'T  
VOL. 84240, PG. 3653

POINT OF BEGINNING  
(PARCEL P.P. W/ U.G.C.  
6-1-R)

QUORUM DRIVE

CURVE DATA

$\Delta = 18^{\circ}40'21''$   
R = 460.00'  
T = 75.63'  
L = 149.91'  
CB=N 9'08'59" E  
CD=149.25'

CURVE DATA

$\Delta = 18^{\circ}40'21''$   
R = 470.00'  
T = 77.27'  
L = 153.17'  
CB=S 9'08'59" W  
CD=152.49'

CURVE DATA

$\Delta = 18^{\circ}40'21''$  I.P. FND.  
R = 110.00'  
T = 18.08'  
L = 35.85'  
CB=N 9'08'59" E  
CD=35.69'

CURVE DATA

$\Delta = 18^{\circ}40'21''$   
R = 100.00'  
T = 16.44'  
L = 32.59'  
CB=S 9'08'59" W  
CD=32.45'

N 0'11'10" W - 26.92'  
I.P. FND.  
GUY  
X FND.  
TRAF. PANEL  
N 44'50'06" W - 14.23'  
I.P.S.

S 0'11'10" E - 37.04'  
I.P.S.  
TRAF. SIGNAL BOX  
CONC. PAD  
N 44'50'06" W - 7.11'  
3-W.M.  
CONC. SIDEWALK  
I.P. FND.

UNDERGROUND UTILITY ESM'T  
VOL. 84240, PG. 3658

N 89'48'50" E - 13.28'  
5/8" I.P. FND.  
W/H-2 ON CAP  
N 89'48'50" E - 28.94'

S 57'47'27" W - 22.34'  
I.P.S.

N 0'11'10" W - 140.57'  
I.P.S.

S 0'11'10" E - 128.72'  
I.P.S.

Area = 3695.33 SQ. FT.

SCALE:1=50'

CARRAMERICA REALTY, L.P.  
VOL. 97055, PG. 3445

G.W. FISHER SURVEY, ABST. NO. 482  
DALLAS COUNTY, TEXAS

EASEMENT REFERENCES  
VOL. 80005, PG. 3073  
VOL. 82005, PG. 2784

15' DRAINAGE & UTILITY ESM'T

20' BUILDING LINE

N 89'50'06" W - 355'00"

ARAPAHO ROAD

60' R.O.W.

CONC. SIDEWALK

25' BUILDING LINE

5' CONC. PVMT.

SPECTRUM DRIVE  
(QUORUM LOOP NORTH)

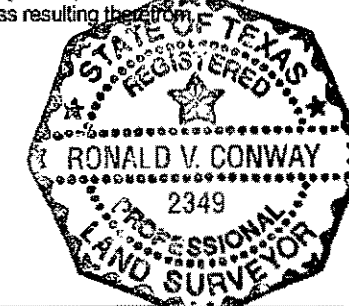
TO THE TOWN OF ADDISON, CARRAMERICA REALTY, L.P.,  
AND CHICAGO TITLE INSURANCE COMPANY

This is to certify that on the 30th day of April, 1998, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no visible encroachments apparent on the subject property by improvements on adjacent property, there are no visible encroachments apparent on adjacent property, streets, or alleys by any improvements on the subject property.

Use of this survey for any other purpose or by other parties shall be at their own risk and undersigned not responsible to others for loss resulting therefrom.

*Ronald V. Conway*  
Ronald V. Conway  
Registered Professional Land Surveyor  
Texas Reg. No. 2349



ALL IRON PINS SET ARE 1/2-INCH & IDENTIFIED BY A YELLOW PLASTIC CAP STAMPED WITH "SJ&F".

TOWN OF ADDISON, TEXAS

CARRAMERICA REALTY, L.P.  
RIGHT-OF-WAY ACQUISITION PLAT

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

MAY, 1998

H:\PROJECTS\ADDISON\97195\FAR61R.DWG

SCALE: 1=50

06/25/98 RJL

**LAND DESCRIPTION**

**PARCEL NO. 6-2  
ARAPAHO ROAD  
OCTOBER 8, 1997  
REVISED: APRIL 30, 1998**

BEING 0.033 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 that tract of land described in instrument to CarrAmerica Realty, L.P. as recorded in Volume 97055 Page 3445 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a cut "X" found in concrete at the southeast corner of the CarrAmerica Realty, L.P. (CarrAmerica) tract, said point being at the intersection of the westerly right-of-way line of Spectrum Drive (80 foot wide right-of-way) with the northerly right-of-way line of Arapaho Road (60 foot wide right-of-way);

THENCE North 00 degrees 11 minutes 10 seconds West along the easterly line of said CarrAmerica tract and westerly right-of-way line of Spectrum Drive a distance of 154.66 feet to a cut "X" found in concrete for the POINT OF BEGINNING of this tract;

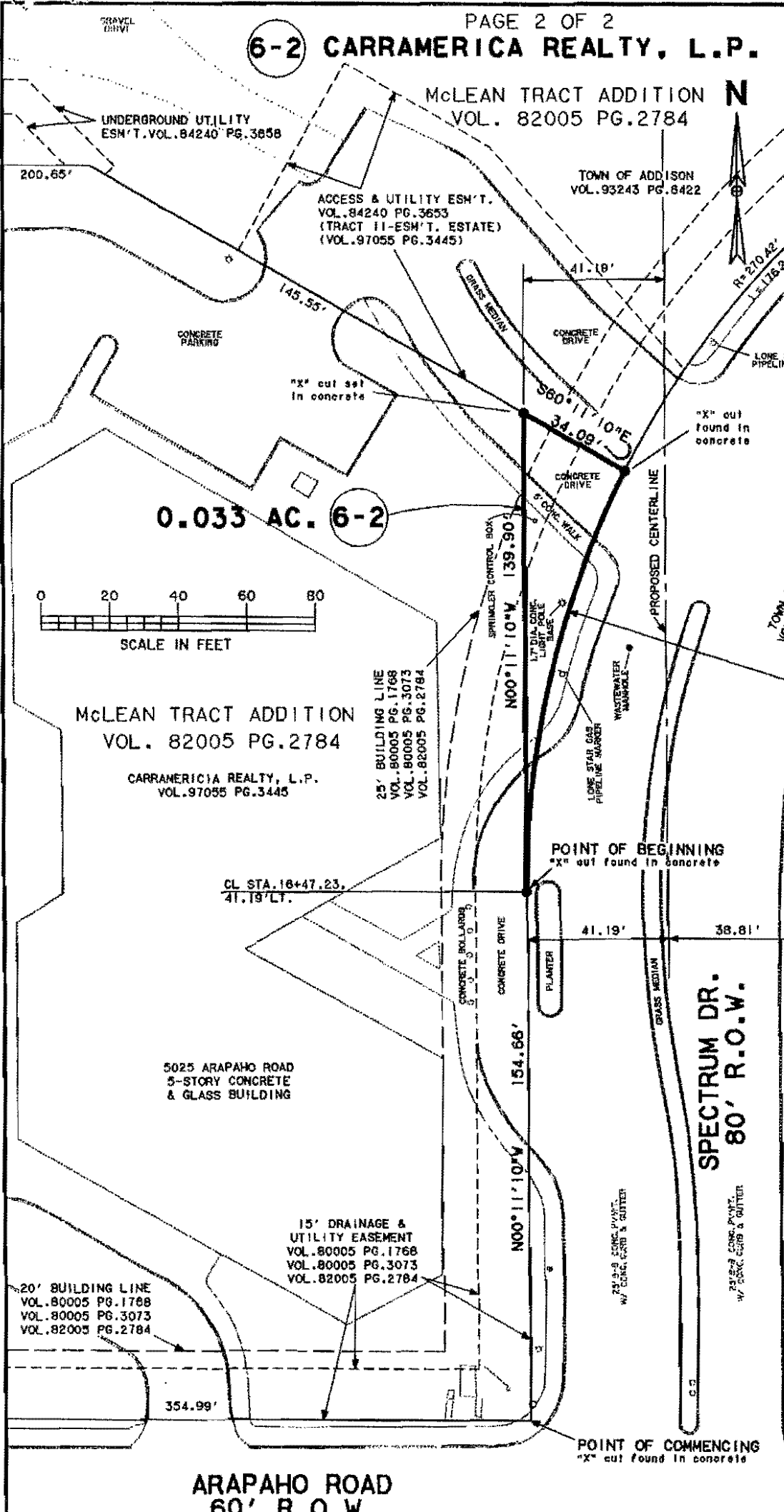
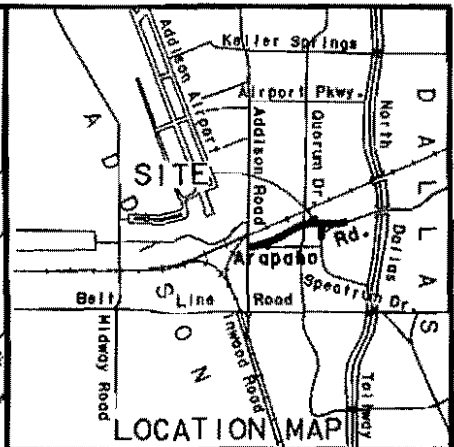
- (1) THENCE North 00 degrees 11 minutes 10 seconds West a distance of 139.90 feet to a cut "X" set in concrete for a corner on the northeasterly line of said CarrAmerica tract;
- (2) THENCE South 60 degrees 11 minutes 10 seconds East along the northeasterly line of said CarrAmerica tract a distance of 34.09 feet to a cut "X" found in concrete for the northeasterly corner of said CarrAmerica tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 27 degrees 01 minutes 16 seconds, a radius of 270.42 feet, and being subtended by a 126.35 foot chord bearing South 13 degrees 19 minutes 28 seconds West;
- (3) THENCE Southerly along said curve to the left and westerly right-of-way line of Spectrum Drive an arc distance of 127.53 feet to the POINT OF BEGINNING, CONTAINING 0.033 of an acre of land, more or less.

This exhibit relies on the Commitment for Title Insurance, GF No. 98-M-492605-SEJ, effective date February 23, 1998, issued April 29, 1998 by Chicago Title Insurance Company for all matters of record. No additional search for encumbrances was provided by the undersigned. The following instruments affect the subject tract:

1. The following restrictive covenants of record: Volume 80005, Page 3073, Volume 84201, Page 1770 and Volume 96136, Page 92, Deed Records, Dallas County, Texas.
2. Terms, conditions, easements, assessments and liens securing assessments for Quorum North, as set out in covenants and restrictions recorded in Volume 80005, Page 3073, Deed Records, Dallas County, Texas.
3. Twenty-five foot building setback line over and across subject property as shown on plat recorded in Volume 82005, Page 2784, Deed Records, Dallas County, Texas.
4. Fifteen foot drainage and utility easement over and across subject property as shown on plat recorded in Volume 82005, Page 2784, Deed Records, Dallas County, Texas.
5. Terms, provisions, conditions, easements and assessments contained in Agreement for Street and Median Landscaping and Irrigation executed by and between Town of Addison, Texas and Quorum North Protective Corporation, dated July 1, 1995, filed for record on July 11, 1996, recorded in Volume 96136, Page 92, Deed Records, Dallas County, Texas.

6-2 CARRAMERICA REALTY, L.P.

McLEAN TRACT ADDITION VOL. 82005 PG.2784



A = 27°01'16"  
R = 270.42'  
L = 127.53'  
CB = S13°19'28"W  
C = 126.35'

MEPC QUORUM PROPERTIES INC. VOL.81133 PG.0182

G.W. FISHER SURVEY ABST. NO. 482

LEGEND  
I.R.F. = IRON ROD FOUND  
I.R.S. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

To: Town of Addison, CarrAmerica Realty, L.P. and Chicago Title Insurance Company  
TINs is to certify that the above survey was made under my supervision on October 6, 1998  
and that the notes and bounds shown hereon are true and correct to the best of my knowledge.  
The survey relies on the Commitment for Title Insurance issued by Chicago Title Insurance  
Company, GF #98-M-492605-SEU, effective date February 23, 1998, issued April 29, 1998 for  
all matters of record affecting the subject tract. The easements, rights-of-way and other matters  
of record affecting the subject tract are shown based on said title commitment.

For Huitt-Zollars, Inc.  
*Eric J. Yandub* 4.30.98  
ERIC J. YANDEB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

BASIS OF BEARINGS: The bearing of S 00°10'00"E  
along the west right-of-way line of Quorum Drive  
as per deed to the Town of Addison, recorded in  
Volume 86099, Page 00027, Deed Records, Dallas  
County, Texas.

HUITT-ZOLLARS  
5151 MCKINNEY AVENUE/SUITE 800  
DALLAS, TEXAS 75244-8711-3311

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

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. 6-2  
OWNER: CARRAMERICA REALTY, L.P.  
AREA: 0.033 ACRE DATE: APR. 30, 1998

**LAND DESCRIPTION**

**PARCEL NO. 6-2  
ARAPAHO ROAD  
OCTOBER 8, 1997  
REVISED: APRIL 30, 1998**

BEING 0.033 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 that tract of land described in instrument to CarrAmerica Realty, L.P. as recorded in Volume 97055 Page 3445 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a cut "X" found in concrete at the southeast corner of the CarrAmerica Realty, L.P. (CarrAmerica) tract, said point being at the intersection of the westerly right-of-way line of Spectrum Drive (80 foot wide right-of-way) with the northerly right-of-way line of Arapaho Road (60 foot wide right-of-way);

THENCE North 00 degrees 11 minutes 10 seconds West along the easterly line of said CarrAmerica tract and westerly right-of-way line of Spectrum Drive a distance of 154.66 feet to a cut "X" found in concrete for the POINT OF BEGINNING of this tract;

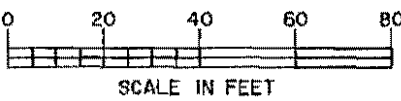
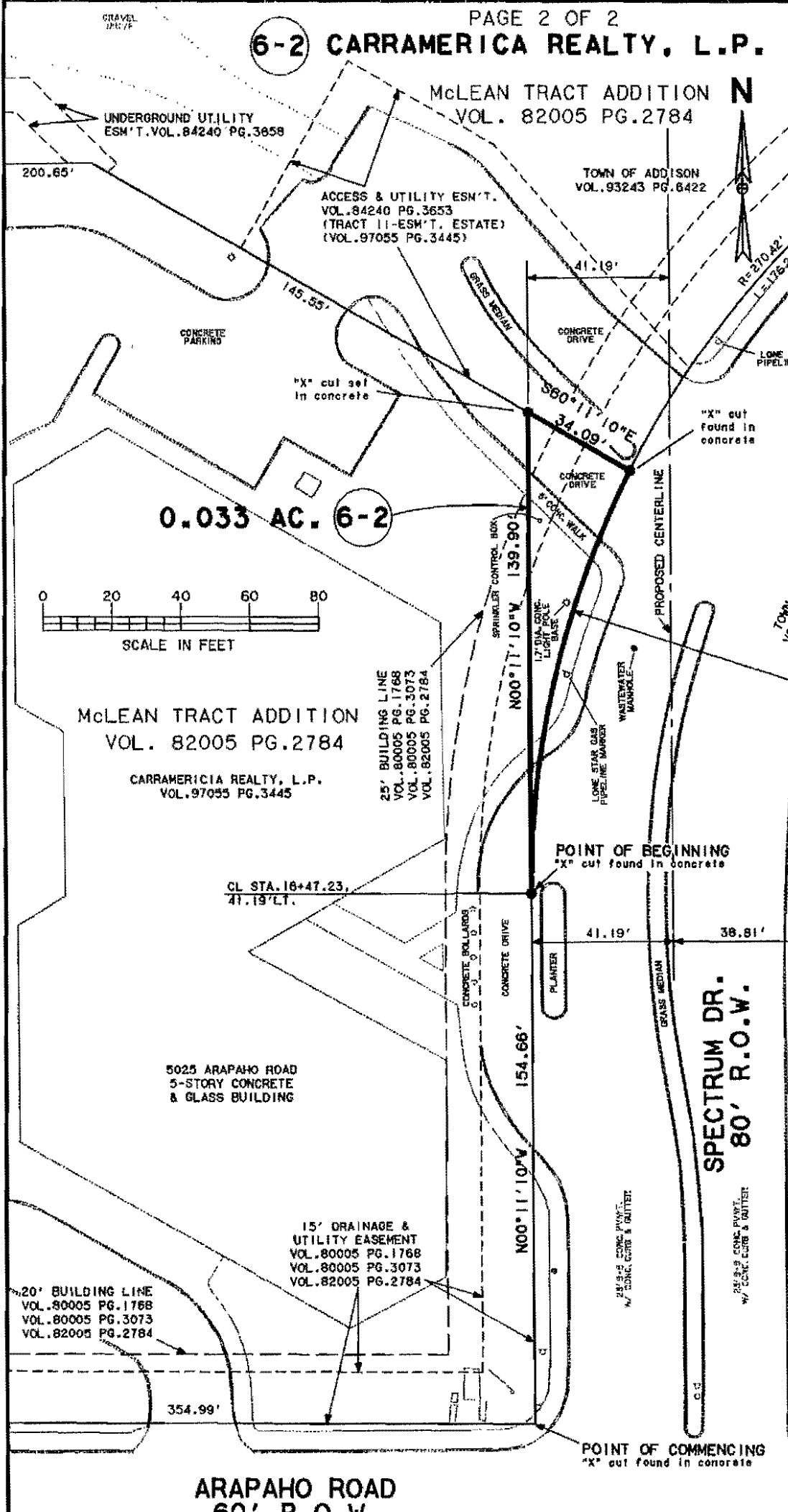
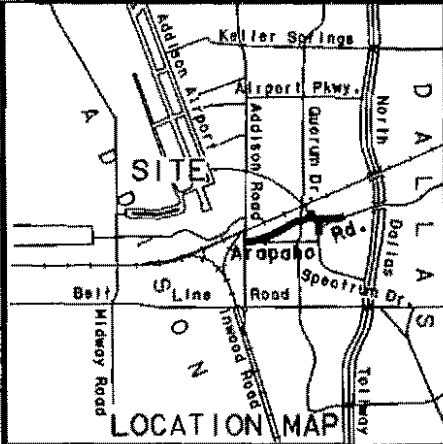
- (1) THENCE North 00 degrees 11 minutes 10 seconds West a distance of 139.90 feet to a cut "X" set in concrete for a corner on the northeasterly line of said CarrAmerica tract;
- (2) THENCE South 60 degrees 11 minutes 10 seconds East along the northeasterly line of said CarrAmerica tract a distance of 34.09 feet to a cut "X" found in concrete for the northeasterly corner of said CarrAmerica tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 27 degrees 01 minutes 16 seconds, a radius of 270.42 feet, and being subtended by a 126.35 foot chord bearing South 13 degrees 19 minutes 28 seconds West;
- (3) THENCE Southerly along said curve to the left and westerly right-of-way line of Spectrum Drive an arc distance of 127.53 feet to the POINT OF BEGINNING, CONTAINING 0.033 of an acre of land, more or less.

This exhibit relies on the Commitment for Title Insurance, GF No. 98-M-492605-SEJ, effective date February 23, 1998, issued April 29, 1998 by Chicago Title Insurance Company for all matters of record. No additional search for encumbrances was provided by the undersigned. The following instruments affect the subject tract:

1. The following restrictive covenants of record: Volume 80005, Page 3073, Volume 84201, Page 1770 and Volume 96136, Page 92, Deed Records, Dallas County, Texas.
2. Terms, conditions, easements, assessments and liens securing assessments for Quorum North, as set out in covenants and restrictions recorded in Volume 80005, Page 3073, Deed Records, Dallas County, Texas.
3. Twenty-five foot building setback line over and across subject property as shown on plat recorded in Volume 82005, Page 2784, Deed Records, Dallas County, Texas.
4. Fifteen foot drainage and utility easement over and across subject property as shown on plat recorded in Volume 82005, Page 2784, Deed Records, Dallas County, Texas.
5. Terms, provisions, conditions, easements and assessments contained in Agreement for Street and Median Landscaping and Irrigation executed by and between Town of Addison, Texas and Quorum North Protective Corporation, dated July 1, 1995, filed for record on July 11, 1996, recorded in Volume 96136, Page 92, Deed Records, Dallas County, Texas.

# 6-2 CARRAMERICA REALTY, L.P.

McLEAN TRACT ADDITION  
VOL. 82005 PG.2784



A = 27°01'16"  
 R = 270.42'  
 L = 127.53'  
 CB = S13°19'28"W  
 C = 126.35'

MEPC QUORUM  
 PROPERTIES INC.  
 VOL. 81133 PG. 0162

G.W. FISHER SURVEY ABST. NO. 482

LEGEND  
 I.R.F. = IRON ROD FOUND  
 I.R.S. = 5/8" IRON ROD SET WITH  
 HUITT-ZOLLARS CAP

To: Town of Addison, CarrAmerica Realty, L.P. and Chicago Title Insurance Company  
 This is to certify that the above survey was made under my supervision on October 8, 1997  
 and that the metes and bounds shown thereon are true and correct to the best of my knowledge.  
 The survey relies on the Commitment for Title Insurance issued by Chicago Title Insurance  
 Company, GF #98-M-492605-SE1, effective date February 23, 1996, issued April 29, 1998 for  
 all matters of record affecting the subject tract. The easements, rights-of-way and other matters  
 of record affecting the subject tract are shown based on said title commitment.

For Huitt-Zollars, Inc.  
  
 ERIC J. YALOVSKY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

BASIS OF BEARINGS: The bearing of S 001°00' E  
 along the 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.

**HUITT-ZOLLARS**  
 3131 MCKINNEY AVENUE/SUITE 800  
 DALLAS, TEXAS 75214-8711-3311

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

For: Town of Addison Public Works  
 16801 Westgrove, Addison, TX 75001  
**EXHIBIT PARCEL NO. 6-2**  
 OWNER: CARRAMERICA REALTY, L.P.  
 AREA: 0.033 ACRE DATE: APR. 30, 1998

LAND DESCRIPTION

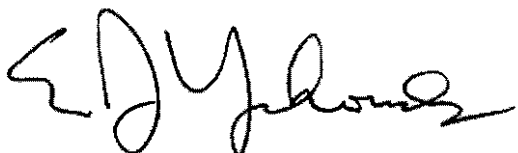
PARCEL NO. 6-2  
ARAPAHO ROAD  
OCTOBER 8, 1997

BEING 0.033 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 that tract of land described in instrument to Carramerica Realty, L.P. as recorded in Volume 97055 Page 3445 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

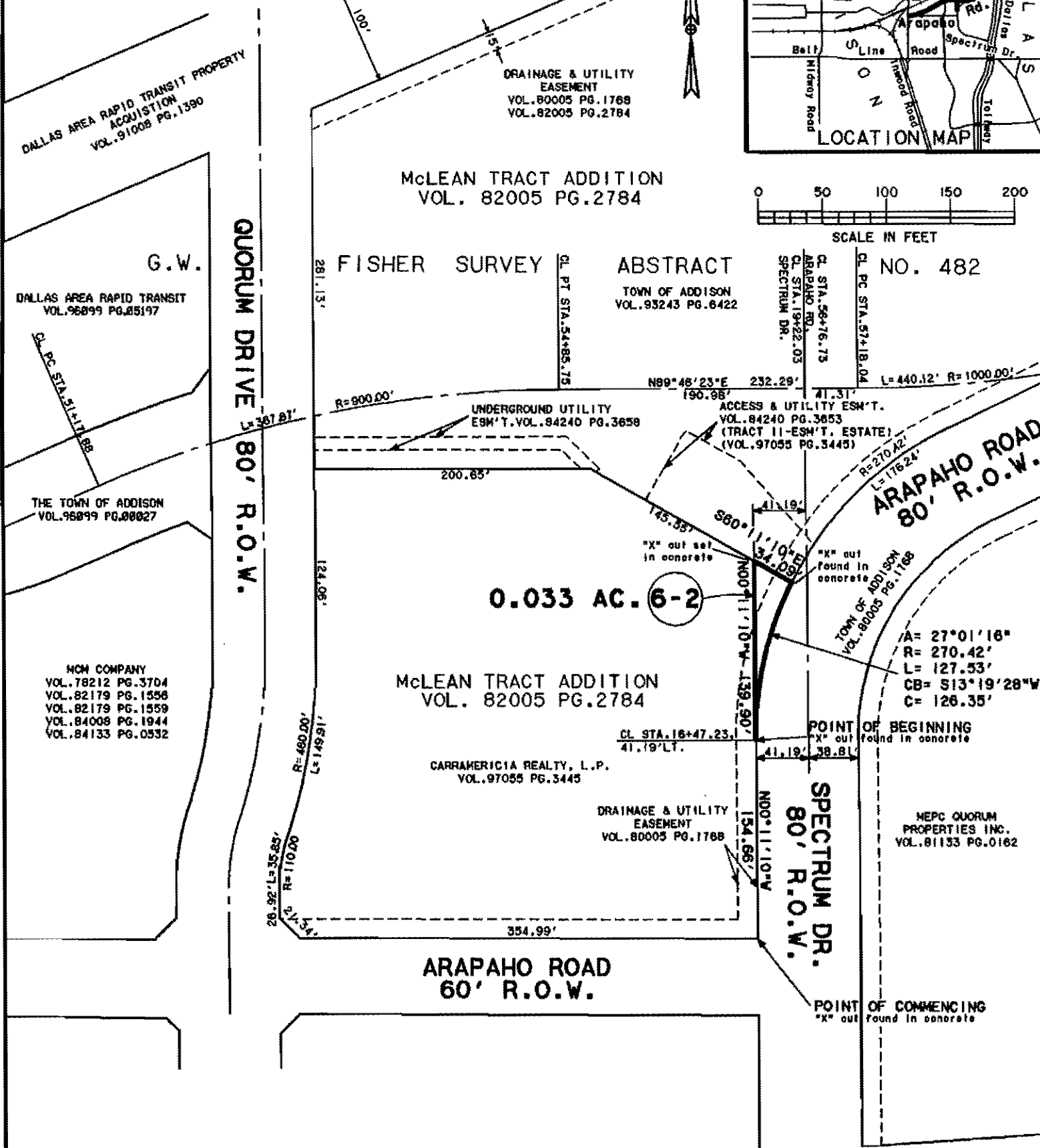
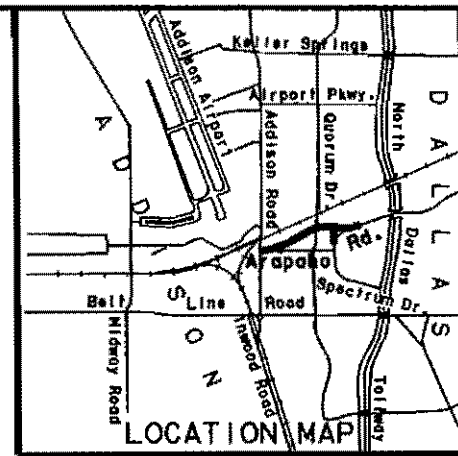
COMMENCING at a cut "X" found in concrete at the southeast corner of the Carramerica Realty, L.P. (Carramerica) tract, said point being at the intersection of the westerly right-of-way line of Spectrum Drive (80 foot wide right-of-way) with the northerly right-of-way line of Arapaho Road (60 foot wide right-of-way);

THENCE North 00 degrees 11 minutes 10 seconds West along the easterly line of said Carramerica tract and westerly right-of-way line of Spectrum Drive a distance of 154.66 feet to a cut "X" found in concrete for the POINT OF BEGINNING of this tract;

- (1) THENCE North 00 degrees 11 minutes 10 seconds West a distance of 139.90 feet to a cut "X" set in concrete for a corner on the northeasterly line of said Carramerica tract;
- (2) THENCE South 60 degrees 11 minutes 10 seconds East along the northeasterly line of said Carramerica tract a distance of 34.09 feet to a cut "X" found in concrete for the northeasterly corner of said Carramerica tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 27 degrees 01 minutes 16 seconds, a radius of 270.42 feet, and being subtended by a 126.35 foot chord bearing South 13 degrees 19 minutes 28 seconds West;
- (3) THENCE Southerly along said curve to the left and westerly right-of-way line of Spectrum Drive an arc distance of 127.53 feet to the POINT OF BEGINNING, CONTAINING 0.033 of an acre of land, more or less.

 1-26-98  
R.P.L.S. # 4862

6-2 CARRAMERICA REALTY, L.P.



**LEGEND**  
 I.R.F. = IRON ROD FOUND  
 I.R.S. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

This is to certify that the above survey was made under my supervision on October 8, 1997 and that the notes and bounds shown thereon are true and correct to the best of my knowledge.  
 For Huitt-Zollars, Inc.  
*[Signature]* 1-23-98  
 ERIC J. YAHODY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

**BASIS OF BEARINGS:** The bearing of S 00°10'00" E along the 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.

**HUITT-ZOLLARS**  
 3151 MCKINNEY AVENUE/SUITE 800  
 DALLAS, TEXAS 75244-3311

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

For: Town of Addison Public Works  
 16801 Westgrove, Addison, TX 75001  
**EXHIBIT PARCEL NO. 6-2**  
**OWNER: CARRAMERICA REALTY, L.P.**  
**AREA: 0.033 ACRE DATE: OCT. 8, 1997**



**FIELD NOTE DESCRIPTION  
FOR  
RIGHT-OF-WAY ABANDONMENT**

**TOWN OF ADDISON, TEXAS**

PARCEL 7-R

Being a parcel of land out of street right-of-way located in the Town of Addison, Texas and in the G.W. Fisher. Survey, Abstract No. 482, Dallas County, Texas and being over, under and across a remaining tract of land out of an original 9.645 acre tract of land in The McLean Tract Addition conveyed to the Town of Addison, Texas by deed now of record in Volume 82005, Page 2784 of the Deed Records of Dallas County, Texas, said right-of-way being more particularly described as follows:

BEGINNING, at an X found cut in a concrete driveway, said X being N 0°11'10" W, a distance of 294.56 from the original southeast corner of said 9.645 acre tract and the southeast corner of a 2.863 acre tract of land conveyed to CarrAmerica Realty L.P., a Delaware limited partnership, in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas, as evidenced by an X found cut in a concrete sidewalk, said X also being where the west right-of-way of Spectrum Drive, (an 80 foot right-of-way) intersects with the north right-of-way line of Arapaho Road (an 60 foot right-of-way), and said Point of Beginning also being N 60°11'10" W, 34.08 feet from the most easterly northeast corner of said 2.863 acre tract of land as evidenced by an X found cut in concrete pavement;

THENCE N 60°11'10" W, along the most easterly north line of said 2.863 acre tract for a distance of 145.56 feet to an iron pin found for a corner;

THENCE N 89°48'50" E, a distance of 113.05 feet to an iron pin for a corner;

THENCE S 45°11'51" E, a distance of 18.39 feet to an iron pin for a corner;

THENCE S 0°11'10" E, a distance of 59.78 feet to the POINT OF BEGINNING and containing 4502.78 square feet of land.

**SURVEYOR'S CERTIFICATE**

**TO THE TOWN OF ADDISON, CARRAMERICA REALTY, L.P., AND CHICAGO TITLE INSURANCE COMPANY.**

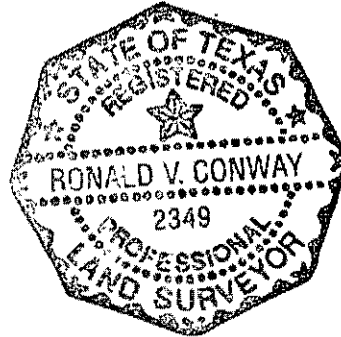
This is to certify that on the 30th day of April, 1998, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no visible encroachments apparent on the subject property by improvements on adjacent property, there are no visible encroachments apparent on adjacent property, streets, or alleys by any improvements on the subject property.

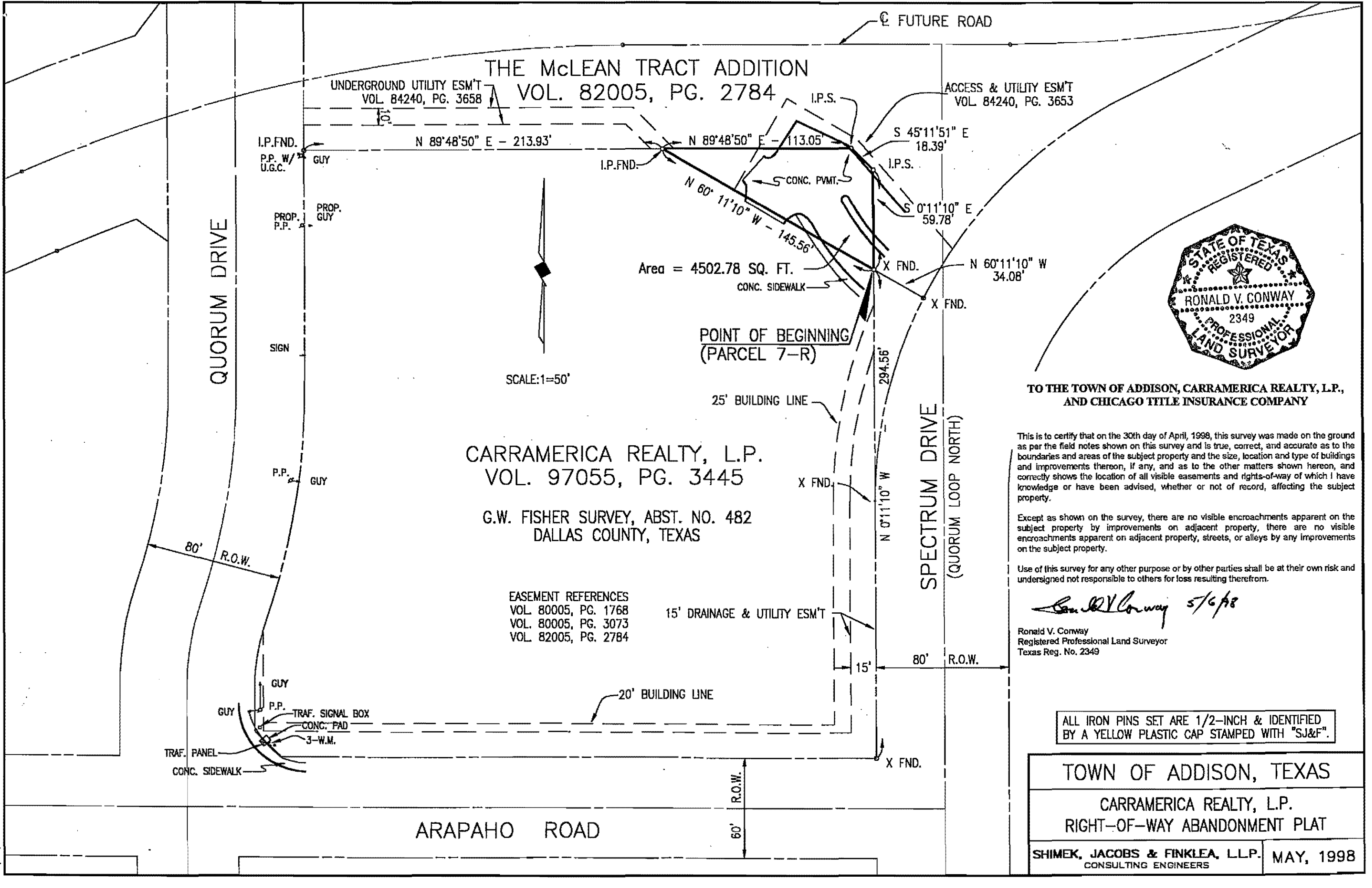
Use of this survey for any other purpose or by other parties shall be at their own risk and undersigned not responsible to others for loss resulting therefrom.

*Ronald V. Conway 5/6/98*

Ronald V. Conway  
Registered Professional Land Surveyor  
Texas Reg. No. 2349

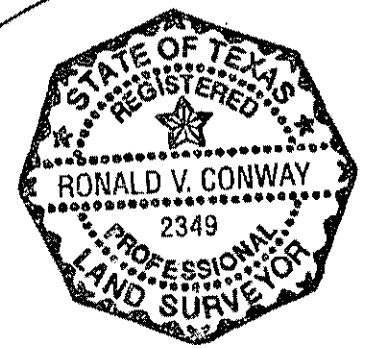


SCALE: 1=50  
CARRAMERL.DWG  
05/06/98 RJL



CARRAMERICA REALTY, L.P.  
VOL. 97055, PG. 3445  
G.W. FISHER SURVEY, ABST. NO. 482  
DALLAS COUNTY, TEXAS

EASEMENT REFERENCES  
VOL. 80005, PG. 1768  
VOL. 80005, PG. 3073  
VOL. 82005, PG. 2784



TO THE TOWN OF ADDISON, CARRAMERICA REALTY, L.P.,  
AND CHICAGO TITLE INSURANCE COMPANY

This is to certify that on the 30th day of April, 1998, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no visible encroachments apparent on the subject property by improvements on adjacent property, there are no visible encroachments apparent on adjacent property, streets, or alleys by any improvements on the subject property.

Use of this survey for any other purpose or by other parties shall be at their own risk and undersigned not responsible to others for loss resulting therefrom.

*Ronald V. Conway* 5/6/98

Ronald V. Conway  
Registered Professional Land Surveyor  
Texas Reg. No. 2349

ALL IRON PINS SET ARE 1/2-INCH & IDENTIFIED BY A YELLOW PLASTIC CAP STAMPED WITH "SJ&F".

TOWN OF ADDISON, TEXAS	
CARRAMERICA REALTY, L.P.	
RIGHT-OF-WAY ABANDONMENT PLAT	
SHIMEK, JACOBS & FINKLEA, L.L.P. CONSULTING ENGINEERS	MAY, 1998

**FIELD NOTE DESCRIPTION  
FOR  
RIGHT-OF-WAY ACQUISITION  
ACROSS  
CARRAMERICA REALTY, L.P.**

PARCEL 6-1-R

Being a parcel of land for right-of-way located in the Town of Addison, Texas and in the G.W. Fisher. Survey, Abstract No. 482, Dallas County, Texas and being out the McLean Tract Addition to the Town of Addison, and being over, under and across a 2.863 acre tract of land conveyed to CarrAmerica Realty, L.P., a Delaware limited partnership, in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas, said right-of-way being more particularly described as follows:

BEGINNING at an iron pin found at the northwest corner of said CarrAmerica tract, said iron pin also being in the east right-of-way line of Quorum Drive, (an 80 foot right-of-way);

THENCE N 89°48'50" E along the north line of said CarrAmerica tract, 13.28 feet to an iron pin found and continuing for a total distance of 28.94 feet to an iron pin found for a corner;

THENCE S 57°47'27" W, a distance of 22.34 feet to an iron pin for a corner;

THENCE S 0°11'10" E, a distance of 128.72 feet to an iron pin, said iron pin being to a point of curvature of a curve to right, said curve having a radius of 470.00 feet, a central angle of 18°40'21", a tangent distance of 77.27 feet and a chord bearing of S 9°08'59" W, a distance of 152.49 feet;

THENCE along said curve to the right, a distance of 153.17 feet to an iron pin, said iron pin being the point for a reverse curve to the left, said curve to the left having a radius 100.00 feet, a central angle of 18°40'21", a tangent distance of 16.44 feet and a chord bearing of S 9°08'59" W, a distance of 32.45 feet;

THENCE along said curve to the left, distance of 32.59 feet to an iron pin, said iron pin being a point of tangency;

THENCE S 0°11'10" E, a distance of 37.04 feet to an iron pin for a corner, said corner being N 89°50'06" W, 355.00 feet and N 44°50'06" W, 7.11 feet from the most easterly southeast corner of said CarrAmerica tract as evidenced by an X found cut in a concrete sidewalk;

THENCE N 44°50'06" W, along the south line of said CarrAmerica tract and along a corner clip at the northeast corner of Arapaho Road, (a 60 foot right-of-way) and Quorum Drive, (an 80 foot right-of-way), for a distance of 14.23 feet to an X found cut in a concrete sidewalk for a corner;

THENCE N 0°11'10" W, along the west line of said CarrAmerica tract and along the east right-of-way line of said Quorum Drive, for a distance of 26.92 feet to an iron pin found, said iron pin being a point of curvature of a curve to the right, said curve to the right having a radius of 110.00 feet, a central angle of 18°40'21", a tangent distance of 18.08 feet and a chord bearing of N 9°08'59" E a distance of 35.69 feet;

THENCE along said curve the right, for a distance of 35.85 feet to an iron pin found, said iron pin being a point for a reverse curve to the left, said curve to the left having a radius 460.00 feet, a central angle of 18°40'21", a tangent of 75.63 feet and a chord bearing of N 9°08'59" E, a distance of 149.25 feet;

THENCE along said curve the left, for a distance of 149.91 feet to the point of tangency;

THENCE N 0°11'10" W, along the west line of said CarrAmerica tract and along the east right-of-way line of said Quorum Drive, a distance of 140.57 feet to the POINT OF BEGINNING and containing 3695.33 square feet of land.


### SURVEYOR'S CERTIFICATE

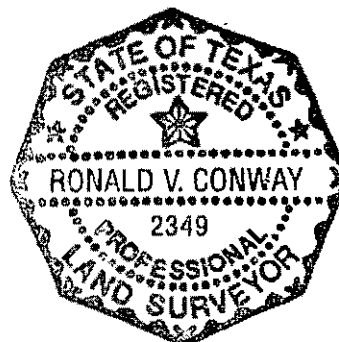
TO THE TOWN OF ADDISON, CARRAMERICA REALTY, L.P., AND CHICAGO TITLE INSURANCE COMPANY.

This is to certify that on the 30th day of April, 1998, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no visible encroachments apparent on the subject property by improvements on adjacent property, there are no visible encroachments apparent on adjacent property, streets, or alleys by any improvements on the subject property.

Use of this survey for any other purpose or by other parties shall be at their own risk and undersigned not responsible to others for loss resulting therefrom.

  
Ronald V. Conway  
Registered Professional Land Surveyor  
Texas Reg. No. 2349



THE McLEAN TRACT ADDITION  
VOL. 82005, PG. 2784

⊕ FUTURE ROAD

ACCESS & UTILITY ESM'T  
VOL. 84240, PG. 3653

POINT OF BEGINNING  
(PARCEL P.P. W/ U.G.C.  
6-1-R)

QUORUM DRIVE

CURVE DATA

$\Delta = 18^{\circ}40'21''$   
 $R = 460.00'$   
 $T = 75.63'$   
 $L = 149.91'$   
 $CB=N 9^{\circ}08'59'' E$   
 $CD=149.25'$

CURVE DATA

$\Delta = 18^{\circ}40'21''$  I.P. FND.  
 $R = 110.00'$   
 $T = 18.08'$   
 $L = 35.85'$   
 $CB=N 9^{\circ}08'59'' E$   
 $CD=35.69'$

$N 0^{\circ}11'10'' W$   
 $26.92'$

$N 44^{\circ}50'06'' W$   
 $14.23'$

UNDERGROUND UTILITY ESM'T  
VOL. 84240, PG. 3658

$N 89^{\circ}48'50'' E$   
 $13.28'$   
 $5/8''$  I.P. FND.  
W/H-2 ON CAP  
 $N 89^{\circ}48'50'' E$   
 $28.94'$

$S 57^{\circ}47'27'' W$   
 $22.34'$

$N 0^{\circ}11'10'' W - 140.57'$

$S 0^{\circ}11'10'' E - 128.72'$

Area = 3695.33 SQ. FT.

CURVE DATA

$\Delta = 18^{\circ}40'21''$   
 $R = 470.00'$   
 $T = 77.27'$   
 $L = 153.17'$   
 $CB=S 9^{\circ}08'59'' W$   
 $CD=152.49'$

CURVE DATA

$\Delta = 18^{\circ}40'21''$   
 $R = 100.00'$   
 $T = 16.44'$   
 $L = 32.59'$   
 $CB=S 9^{\circ}08'59'' W$   
 $CD=32.45'$

EASEMENT REFERENCES  
VOL. 80005, PG. 1768  
VOL. 80005, PG. 3073  
VOL. 82005, PG. 2784

CARRAMERICA REALTY, L.P.  
VOL. 97055, PG. 3445

G.W. FISHER SURVEY, ABST. NO. 482  
DALLAS COUNTY, TEXAS

SCALE:1=50'

CONC. SIDEWALK

25' BUILDING LINE

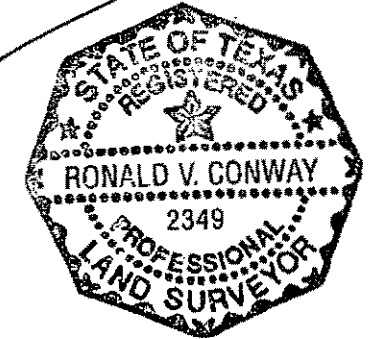
15' DRAINAGE & UTILITY ESM'T

20' BUILDING LINE

$N 89^{\circ}50'06'' W - 355'00$

60' R.O.W.

ARAPAHO ROAD



TO THE TOWN OF ADDISON, CARRAMERICA REALTY, L.P.,  
AND CHICAGO TITLE INSURANCE COMPANY

This is to certify that on the 30th day of April, 1998, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no visible encroachments apparent on the subject property by improvements on adjacent property, there are no visible encroachments apparent on adjacent property, streets, or alleys by any improvements on the subject property.

Use of this survey for any other purpose or by other parties shall be at their own risk and undersigned not responsible to others for loss resulting therefrom.

*Ronald V. Conway* 5/6/98

Ronald V. Conway  
Registered Professional Land Surveyor  
Texas Reg. No. 2349

ALL IRON PINS SET ARE 1/2-INCH & IDENTIFIED  
BY A YELLOW PLASTIC CAP STAMPED WITH "SJ&F".

TOWN OF ADDISON, TEXAS

CARRAMERICA REALTY, L.P.  
RIGHT-OF-WAY ACQUISITION PLAT

SHIMEK, JACOBS & FINKLEA, L.L.P. CONSULTING ENGINEERS  
MAY, 1998

PARGTR.DWG

SCALE: 1=50

05/06/98 RJL

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

LETTER OF TRANSMITTAL

(214) 871-3311

TO TOWN OF ADDISON  
16801 WESTGROVE, P.O. BOX 144  
ADDISON, TX 75001

DATE	12-18-97	JOB NO.	1-1772-08
ATTENTION	JAMES C. PIERCE, JR., P.E., D.E.E.		
RE:	ARAPAHO ROAD		
	RIGHT-OF-WAY EXHIBIT 6-2		
	CARR AMERICA REALTY, L.P.		

972) 450-2879

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

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     PARCEL DESCRIPTION WITH EXHIBIT

COPIES	DATE	NO.	DESCRIPTION
4	12/18	2 PG.	SIGNED & SEALED COPIES OF ABOVE DESC.

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 AS PER YOUR REQUEST 12-17-97 FOR REVISION TO PARCEL  
MAP TO ONLY SHOW TRACT 6-2.

COPY TO FILE

SIGNED: ERIC YAKOWDY /dc

**LAND DESCRIPTION**

**PARCEL NO. 6-2  
ARAPAHO ROAD  
OCTOBER 8, 1997**

BEING 0.033 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 that tract of land described in instrument to Carramerica Realty, L.P. as recorded in Volume 97055 Page 3445 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

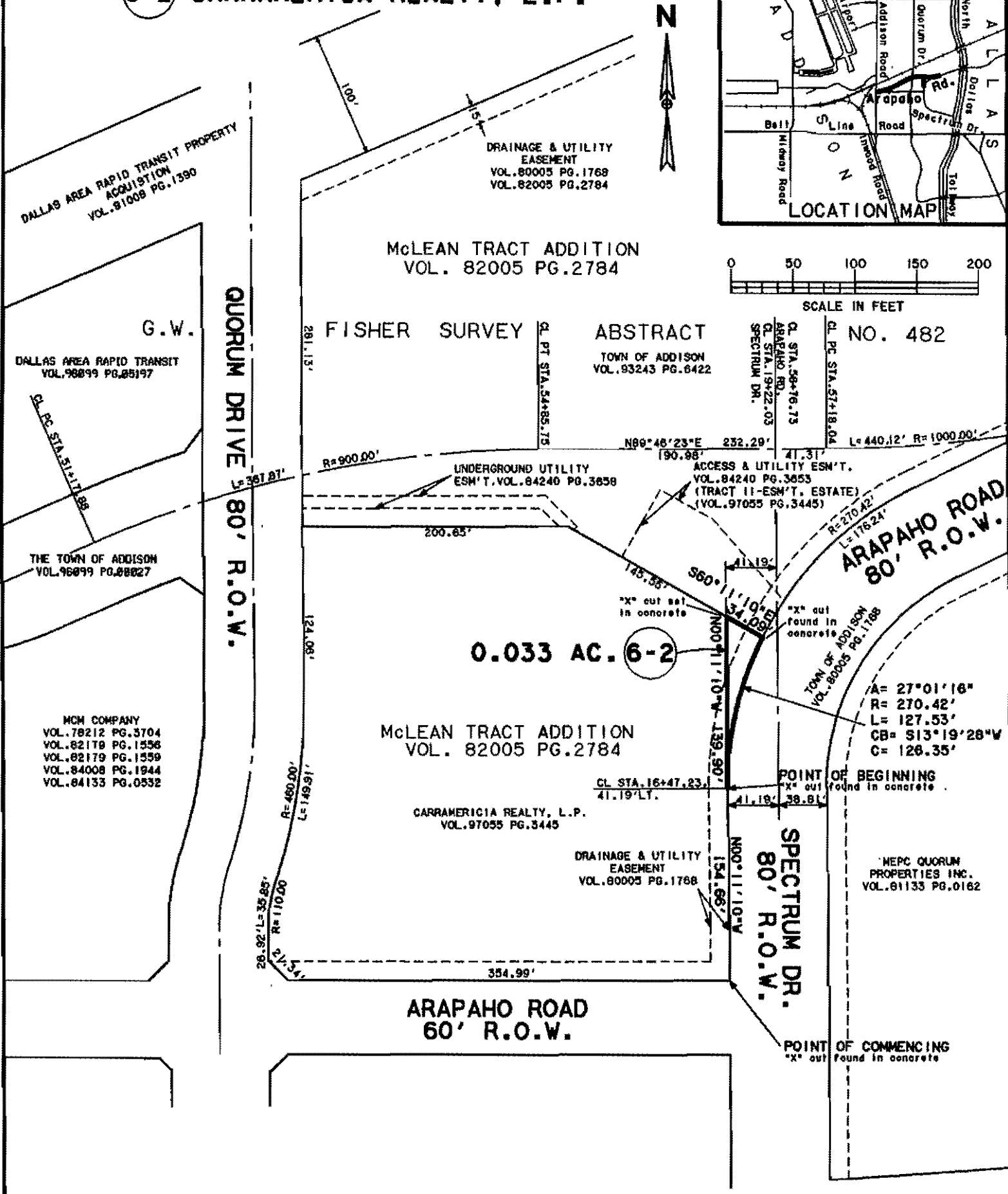
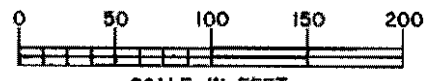
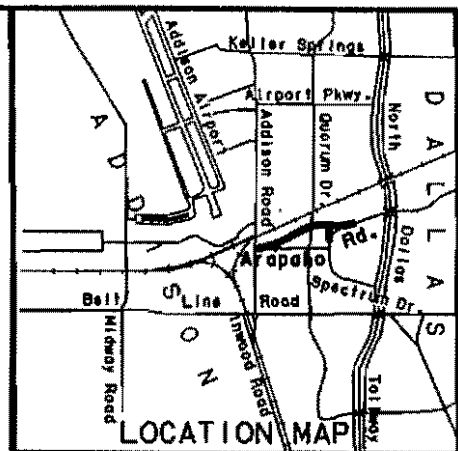
COMMENCING at a cut "X" found in concrete at the southeast corner of the Carramerica Realty, L.P. (Carramerica) tract, said point being at the intersection of the westerly right-of-way line of Spectrum Drive (80 foot wide right-of-way) with the northerly right-of-way line of Arapaho Road (60 foot wide right-of-way);

THENCE North 00 degrees 11 minutes 10 seconds West along the easterly line of said Carramerica tract and westerly right-of-way line of Spectrum Drive a distance of 154.66 feet to a cut "X" found in concrete for the POINT OF BEGINNING of this tract;

- (1) THENCE North 00 degrees 11 minutes 10 seconds West a distance of 139.90 feet to a cut "X" set in concrete for a corner on the northeasterly line of said Carramerica tract;
- (2) THENCE South 60 degrees 11 minutes 10 seconds East along the northeasterly line of said Carramerica tract a distance of 34.09 feet to a cut "X" found in concrete for the northeasterly corner of said Carramerica tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 27 degrees 01 minutes 16 seconds, a radius of 270.42 feet, and being subtended by a 126.35 foot chord bearing South 13 degrees 19 minutes 28 seconds West;
- (3) THENCE Southerly along said curve to the left and westerly right-of-way line of Spectrum Drive an arc distance of 127.53 feet to the POINT OF BEGINNING, CONTAINING 0.033 of an acre of land, more or less.



6-2 CARRAMERICA REALTY, L.P.



LEGEND

- I.R.F. = IRON ROD FOUND
- I.R.S. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

This is to certify that the above survey was made under my supervision on October 8, 1997 and that the miles 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. Yaboudy, Registered Professional Land Surveyor.

For HUITT-ZOLLARS, Inc.

*Eric J. Yaboudy* 12-18-97  
 ERIC J. YABOUDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

BASIS OF BEARINGS: The bearing of S 001°00' E along the west right-of-way line of Quorum Drive as per deed to the Town of Addison, recorded in Volume 98099, Page 00027, Deed Records, Dallas County, Texas.

**HUITT-ZOLLARS**

3151 MCKINNEY AVENUE/SUITE 600  
 DALLAS, TEXAS 75214-8711-3311

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

TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
 16801 Westgrove, Addison, TX 75001  
**EXHIBIT PARCEL NO. 6-2**  
 OWNER: CARRAMERICA REALTY, L.P.  
 AREA: 0.033 ACRE DATE: OCT. 8, 1997

**LAND DESCRIPTION**

**PARCEL NO. 6-2  
ARAPAHO ROAD  
OCTOBER 8, 1997**

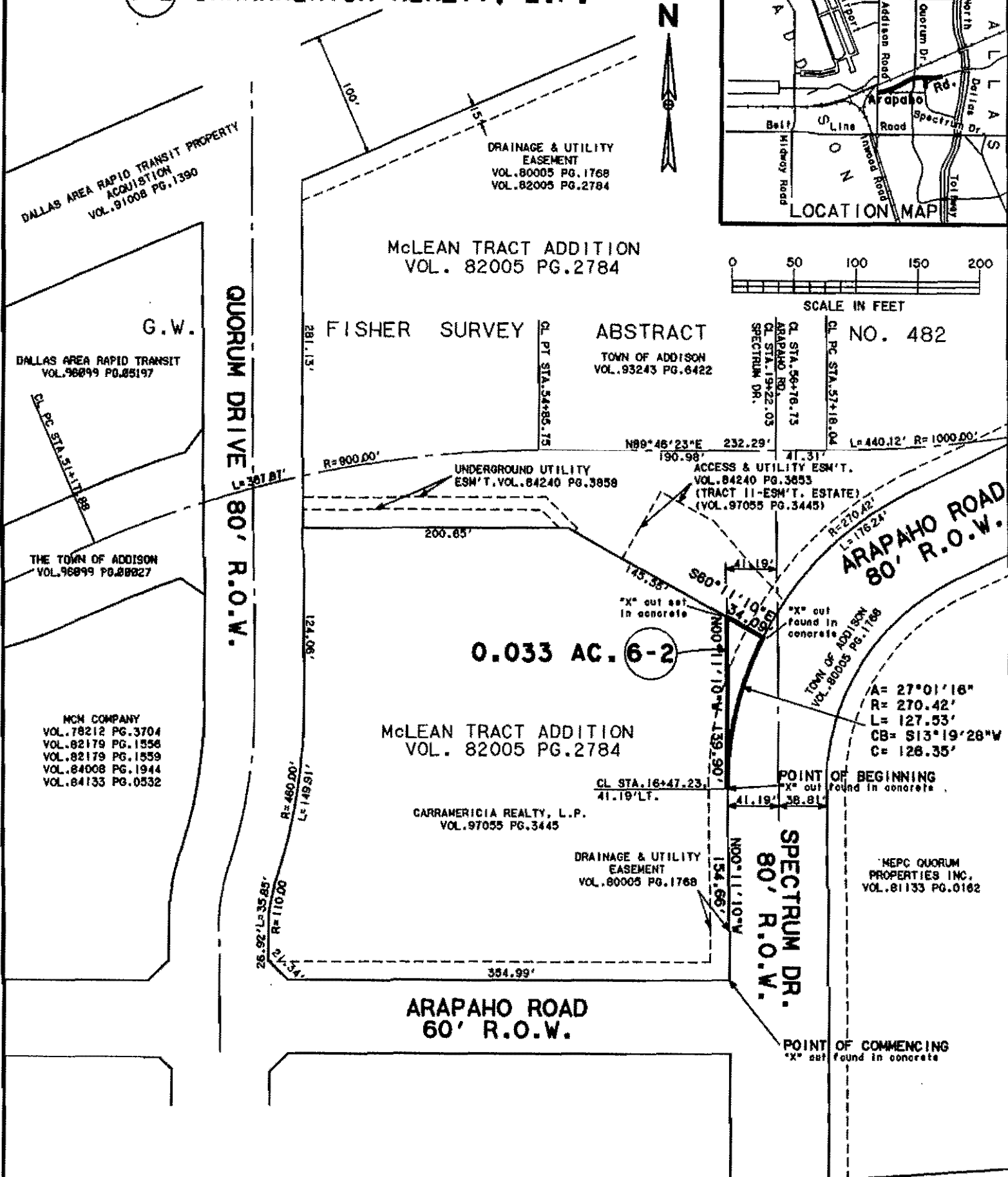
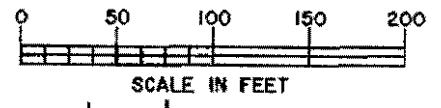
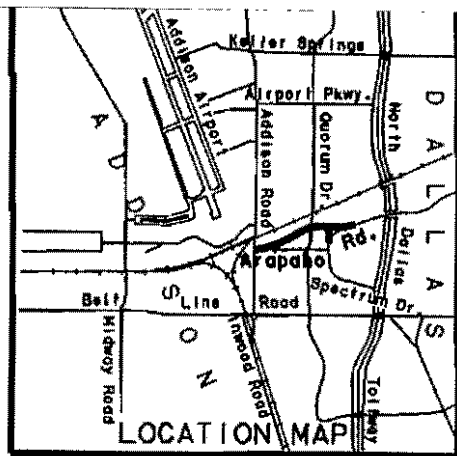
BEING 0.033 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of that tract of land described in instrument to Carramerica Realty, L.P. as recorded in Volume 97055 Page 3445 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a cut "X" found in concrete at the southeast corner of the Carramerica Realty, L.P. (Carramerica) tract, said point being at the intersection of the westerly right-of-way line of Spectrum Drive (80 foot wide right-of-way) with the northerly right-of-way line of Arapaho Road (60 foot wide right-of-way);

THENCE North 00 degrees 11 minutes 10 seconds West along the easterly line of said Carramerica tract and westerly right-of-way line of Spectrum Drive a distance of 154.66 feet to a cut "X" found in concrete for the POINT OF BEGINNING of this tract;

- (1) THENCE North 00 degrees 11 minutes 10 seconds West a distance of 139.90 feet to a cut "X" set in concrete for a corner on the northeasterly line of said Carramerica tract;
- (2) THENCE South 60 degrees 11 minutes 10 seconds East along the northeasterly line of said Carramerica tract a distance of 34.09 feet to a cut "X" found in concrete for the northeasterly corner of said Carramerica tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 27 degrees 01 minutes 16 seconds, a radius of 270.42 feet, and being subtended by a 126.35 foot chord bearing South 13 degrees 19 minutes 28 seconds West;
- (3) THENCE Southerly along said curve to the left and westerly right-of-way line of Spectrum Drive an arc distance of 127.53 feet to the POINT OF BEGINNING, CONTAINING 0.033 of an acre of land, more or less.

6-2 CARRAMERICA REALTY, L.P.



- LEGEND**
- I.R.F. = IRON ROD FOUND
  - I.R.S. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

This is to certify that the above survey was made under my supervision on October 8, 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. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.  
  
 12-18-97  
 ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

**BASIS OF BEARINGS:** The bearing of S 00°11'00" E along the west right-of-way line of Quorum Drive as per deed to the Town of Addison, recorded in Volume 96093, Page 00027, Deed Records, Dallas County, Texas.

**HUITT-ZOLLARS**  
 3151 MCKINNEY AVENUE/SUITE 800  
 DALLAS, TEXAS/214-871-3311

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

For: Town of Addison Public Works  
 16801 Westgrove, Addison, TX 75001  
**EXHIBIT PARCEL NO. 6-2**  
 OWNER: CARRAMERICA REALTY, L.P.  
 AREA: 0.033 ACRE DATE: OCT. 8, 1997

**LAND DESCRIPTION**

**PARCEL NO. 6-2  
ARAPAHO ROAD  
OCTOBER 8, 1997**

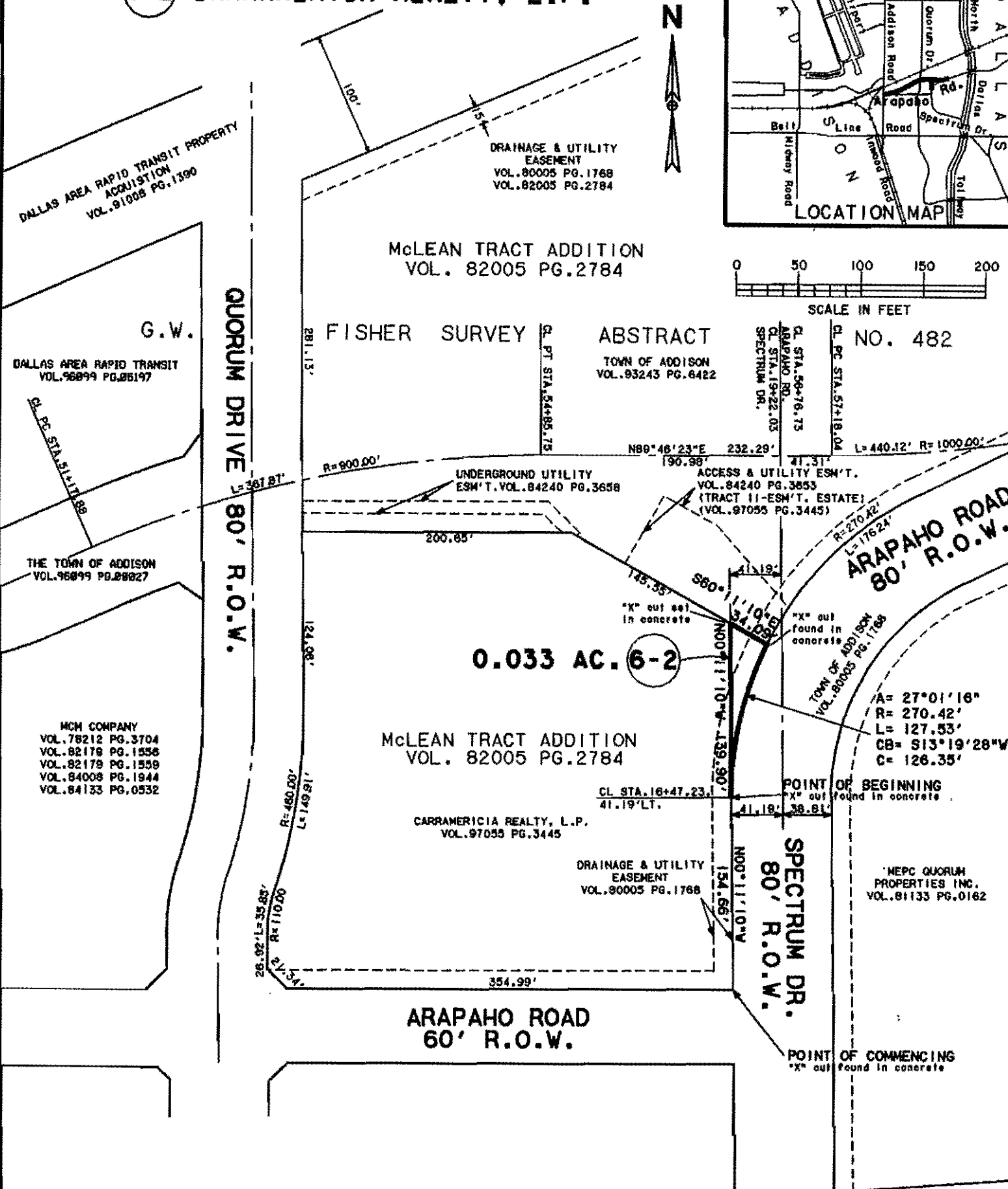
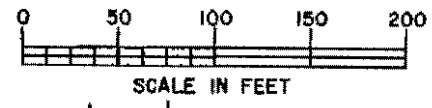
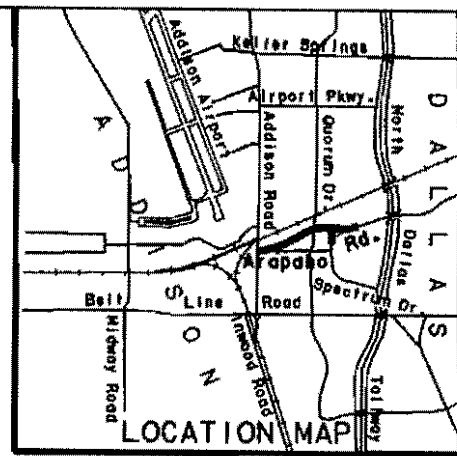
BEING 0.033 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of that tract of land described in instrument to Carramerica Realty, L.P. as recorded in Volume 97055 Page 3445 of the Deed Records of Dallas County, Texas and being a part of McLean Tract, an addition to the Town of Addison, Texas as recorded in Volume 82005, Page 2784 of the Deed and Map Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a cut "X" found in concrete at the southeast corner of the Carramerica Realty, L.P. (Carramerica) tract, said point being at the intersection of the westerly right-of-way line of Spectrum Drive (80 foot wide right-of-way) with the northerly right-of-way line of Arapaho Road (60 foot wide right-of-way);

THENCE North 00 degrees 11 minutes 10 seconds West along the easterly line of said Carramerica tract and westerly right-of-way line of Spectrum Drive a distance of 154.66 feet to a cut "X" found in concrete for the POINT OF BEGINNING of this tract;

- (1) THENCE North 00 degrees 11 minutes 10 seconds West a distance of 139.90 feet to a cut "X" set in concrete for a corner on the northeasterly line of said Carramerica tract;
- (2) THENCE South 60 degrees 11 minutes 10 seconds East along the northeasterly line of said Carramerica tract a distance of 34.09 feet to a cut "X" found in concrete for the northeasterly corner of said Carramerica tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 27 degrees 01 minutes 16 seconds, a radius of 270.42 feet, and being subtended by a 126.35 foot chord bearing South 13 degrees 19 minutes 28 seconds West;
- (3) THENCE Southerly along said curve to the left and westerly right-of-way line of Spectrum Drive an arc distance of 127.53 feet to the POINT OF BEGINNING, CONTAINING 0.033 of an acre of land, more or less.

6-2 CARRAMERICA REALTY, L.P.



LEGEND

- I.R.F. = IRON ROD FOUND
I.R.S. = 5/8" IRON ROD SET WITH HUITT-ZOLLARS CAP

This is to certify that the above survey was made under my supervision on October 8, 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. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

Signature of Eric J. Yahoudy dated 12-18-97. ERIC J. YAHOUDDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

BASIS OF BEARINGS: The bearing of S 00°17'00" E along the west right-of-way line of Quorum Drive as per deed to the Town of Addison, recorded in Volume 96055, Page 00027, Deed Records, Dallas County, Texas.

HUITT-ZOLLARS
5131 MCKINNEY AVENUE/SUITE 600
DALLAS, TEXAS/214-871-3311

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

For: Town of Addison Public Works
16801 Westgrove, Addison, TX 75001
EXHIBIT PARCEL NO. 6-2
OWNER: CARRAMERICA REALTY, L.P.
AREA: 0.033 ACRE DATE: OCT. 8, 1997

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

LETTER OF TRANSMITTAL

(214) 871-3311

DATE	7-17-98	JOB NO.	1-1772-02
ATTENTION	JIM PIERCE, JR. P.E.		
RE:	PARCEL 1E - ARAPAHO RD. LANDSCAPE & UTILITY ESMT. EXHIBIT		

TO TOWN OF ADDISON, PUBLIC WORKS  
16801 WESTGROVE  
ADDISON, TX 75001

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

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

COPIES	DATE	NO.	DESCRIPTION
4	7/17	3 Sht.	SIGNED & SEALED EXHIBITS

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 \_\_\_\_\_  
 \_\_\_\_\_  
2 copies given to Slade 7-28-98  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO FILE

SIGNED: ERIC YAHOUDE / de

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

**LAND DESCRIPTION  
LANDSCAPE & UTILITY EASEMENT**

**PARCEL NO. 1E  
ARAPAHO ROAD  
PAGE 1 OF 3  
JULY 16, 1998**

BEING 0.0422 of an acre of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of the 63,247 square foot tract of land described in special warranty deed as recorded in Volume 97109, Page 03158 of the Deed Records of Dallas County, Texas, and a portion of the 96,838 square foot tract of land described in replacement warranty deed from ABP Investment #III, Ltd. to Joseph H. Jones, Beth Brandeberry, Carolyn Perkins Shimer Merritt and Samuel Thomas Perkins, Co-trustees of The Mary Coffield Trust, The Annette Coffield Trust, The Evelyn C. Jones Trust, The Beth Brandeberry Trust and the Corinne Shimer Trust and A. Ben Pinnell, Jr. as recorded in Volume 97155, Page 03042 of the Deed Records of Dallas County, Texas, being more particularly described as follows:

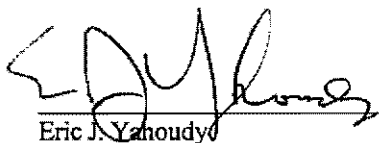
- (1) COMMENCING at a 5/8 inch iron rod found at the southeast corner of said 96,838 square foot tract, same being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;
- (2) THENCE North 89 degrees 35 minutes 00 seconds West along the said southerly line of said 96,838 square foot tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to a cut cross found in concrete for the most southwesterly corner of said 96,838 square foot tract;
- (3) THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said 96,838 square foot tract and northeasterly right-of-way line of Arapaho Road a distance of 21.18 feet to a cut cross found in concrete for a corner on the westerly line of said 96,838 square foot tract and east right-of-way line of Addison Road (60 foot wide right-of-way) as described in instrument to the City of Addison as recorded in Volume 334, Page 0106 of the Deed Records of Dallas County, Texas;
- (4) THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said 96,838 square foot tract and easterly right-of-way line of Addison Road a distance of 27.66 feet to a cut cross found in concrete for the POINT OF BEGINNING of this tract, same being the most westerly southwest corner of said 63,247 square foot tract;
- (5) THENCE continuing North 00 degrees 17 minutes 50 seconds East along the westerly line of said 96,838 square foot tract and easterly right-of-way line of Addison Road a distance of 6.02 feet to a point for a corner;
- (6) THENCE North 90 degrees 00 minutes 00 seconds East departing the westerly line of said 96,838 square foot tract and easterly right-of-way line of Addison Road a distance of 19.76 feet to a point for a corner;
- (7) THENCE South 00 degrees 18 minutes 07 seconds West a distance of 4.14 feet to the point of curvature of a curve to the left, having a central angle of 95 degrees 05 minutes 26 seconds, a radius of 8.00 feet, and being subtended by a 11.81 foot chord bearing South 47 degrees 14 minutes 36 seconds East;
- (8) THENCE southeasterly along said curve to the left an arc distance of 13.28 feet to a point for a compound curve to the left, having a central angle of 06 degrees 33 minutes 47 seconds, a radius of 755.99 feet, and being subtended by a 86.55 foot chord bearing North 81 degrees 55 minutes 47 seconds East;
- (9) THENCE northeasterly along said curve to the left an arc distance of 86.60 feet to a point for a corner at the end of said curve;
- (10) THENCE North 90 degrees 00 minutes 00 seconds East a distance of 52.22 feet to the point of curvature of a curve to the right, having a central angle of 53 degrees 30 minutes 55 seconds, a radius of 5.43 feet and being subtended by a 4.89 foot chord bearing South 63 degrees 14 minutes 32 seconds East;

LAND DESCRIPTION  
LANDSCAPE & UTILITY EASEMENT

PARCEL NO. 1E  
ARAPAHO ROAD  
PAGE 2 OF 3  
JULY 16, 1998

- (11) THENCE southeasterly along said curve to the right an arc distance of 5.07 feet to a point for a corner on the southerly line of said 63,247 square foot tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 07 degrees 50 minutes 36 seconds, a radius of 260.00 feet and being subtended by a 35.57 foot chord bearing South 81 degrees 06 minutes 50 seconds West;
- (12) THENCE westerly along said curve to the left and southerly line of said 63,247 square foot tract an arc distance of 35.59 feet to a cut cross found in concrete for the point of reverse curvature of a curve to the right, having a central angle of 08 degrees 44 minutes 10 seconds, a radius of 768.00 feet and being subtended by a 116.99 foot chord bearing South 81 degrees 33 minutes 37 seconds West;
- (13) THENCE westerly along said curve to the right and southerly line of said 63,247 square foot tract an arc distance of 117.10 feet to a cut cross found in concrete for a corner;
- (14) THENCE North 46 degrees 30 minutes 48 seconds West along the southerly line of said 63,247 square foot tract a distance of 27.38 feet to the POINT OF BEGINNING, CONTAINING 1,837 square feet or 0.0422 of an acre of land, more or less.

For Huitt-Zollars, Inc.



7-17-98

Eric J. Zahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Phone: (214) 871-3311  
Date: July 16, 1998



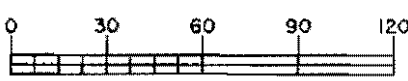
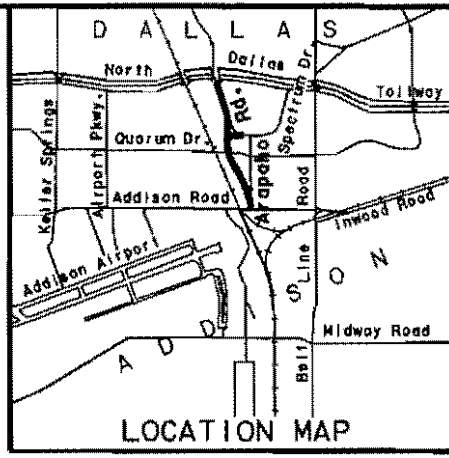
**IE A. BEN PINNELL, ET AL**

DALLAS AREA RAPID TRANSIT  
VOL. 95099 PG. 05197

TOWN OF  
ADDISON  
TEXAS  
VOL. 98099  
PG. 00027

CL PT STA. 5+35.33

SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 86207 PG. 3192



INTERNATIONAL GUARANTY CORP.  
VOL. 92001 PG. 0817

QUORUM CENTRE ADDITION  
VOL. 84067 PG. 5718

ABP INVESTMENT \*III, LTD.  
TO  
A. BEN PINNELL, ET AL  
VOL. 97109 PG. 03138  
(63,247 SQ. FT.)

CL STA. 44+34.10  
ARAPAH0 RD.  
CL STA. 3+47.88  
EXISTING ARAPAH0 RD.

ABP INVESTMENT \*II, LTD.  
TO  
A. BEN PINNELL, ET AL  
VOL. 97153 PG. 03042  
(96,838 SQ. FT.)

ABP INVESTMENT \*III, LTD.  
TO  
A. BEN PINNELL, ET AL  
VOL. 97109 PG. 03138  
(63,247 SQ. FT.)

A = 53°30'55"  
R = 5.43'  
L = 5.07'  
CB = S63°14'32"E  
C = 4.89'

CL STA. 42+30.24  
48.40' LT.

CL STA. 41+90.54  
52.00' LT.

A = 6°33'47"  
R = 755.99'  
L = 86.60'  
CB = N81°55'47"E  
C = 86.55'

A = 95°05'26"  
R = 8.00'  
L = 13.28'  
CB = S47°14'36"E  
C = 11.81'

CL STA. 40+65.51, 52.00' LT.

CITY OF ADDISON  
VOL. 334 PG. 0105

A = 7°50'36"  
R = 260.00'  
L = 35.59'  
CB = S81°06'50"W  
C = 35.57'

QUORUM CENTER LTD., P/S  
VOL. 92038 PG. 0247

A = 8°44'10"  
R = 768.00'  
L = 117.10'  
CB = S81°33'37"W  
C = 116.99'

**IE**  
**0.0422 AC.**

ADDISON ROAD  
60' R.O.W.

ARAPAH0 ROAD (EXISTING)

G.W. FISHER SURVEY ABSTRACT NO. 482  
EDWARD COOK SURVEY ABSTRACT NO. 362

POINT OF BEGINNING  
CUT "X" FOUND IN CONCRETE

CL PC STA. 40+01.47

LEGEND  
I.R.F. = IRON ROD FOUND  
I.R.S. = 5/8" IRON ROD SET WITH  
HUITT-ZOLLARS CAP

LINE	BEARING	DISTANCE
L1	N00°17'50"E	8.02'
L2	N90°00'00"E	19.78'
L3	S00°18'07"W	4.14'
L4	N46°30'48"W	27.38'

BASIS OF BEARINGS: The bearing of S 001°00' E along the west right-of-way line of Quorum Drive as per deed to the Town of Addison, recorded in Volume 95099, Page 00027, Deed Records, Dallas County, Texas.

This is to certify that the above survey was made under my supervision on July 16, 1998 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 Eric J. Yahoudy, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.  
  
ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4852

**HUITT-ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 800  
DALLAS, TEXAS 75214-8711-3311

**ARAPAH0 ROAD**  
LANDSCAPE & UTILITY  
EASEMENT EXHIBIT  
TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. IE  
OWNER: A. BEN PINNELL, ET AL  
AREA: 0.0422 ACRE DATE: JULY 16, 1998

**LAND DESCRIPTION  
LANDSCAPE & UTILITY EASEMENT**

**PARCEL NO. 1E  
ARAPAHO ROAD  
PAGE 1 OF 3  
JULY 16, 1998**

BEING 0.0422 of an acre of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of the 63,247 square foot tract of land described in special warranty deed as recorded in Volume 97109, Page 03158 of the Deed Records of Dallas County, Texas, and a portion of the 96,838 square foot tract of land described in replacement warranty deed from ABP Investment #III, Ltd. to Joseph H. Jones, Beth Brandeberry, Carolyn Perkins Shimer Merritt and Samuel Thomas Perkins, Co-trustees of The Mary Coffield Trust, The Annette Coffield Trust, The Evelyn C. Jones Trust, The Beth Brandeberry Trust and the Corinne Shimer Trust and A. Ben Pinnell, Jr. as recorded in Volume 97155, Page 03042 of the Deed Records of Dallas County, Texas, being more particularly described as follows:

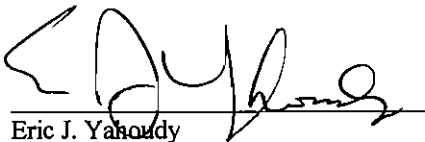
- (1) COMMENCING at a 5/8 inch iron rod found at the southeast corner of said 96,838 square foot tract, same being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;
- (2) THENCE North 89 degrees 35 minutes 00 seconds West along the said southerly line of said 96,838 square foot tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to a cut cross found in concrete for the most southwesterly corner of said 96,838 square foot tract;
- (3) THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said 96,838 square foot tract and northeasterly right-of-way line of Arapaho Road a distance of 21.18 feet to a cut cross found in concrete for a corner on the westerly line of said 96,838 square foot tract and east right-of-way line of Addison Road (60 foot wide right-of-way) as described in instrument to the City of Addison as recorded in Volume 334, Page 0106 of the Deed Records of Dallas County, Texas;
- (4) THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said 96,838 square foot tract and easterly right-of-way line of Addison Road a distance of 27.66 feet to a cut cross found in concrete for the POINT OF BEGINNING of this tract, same being the most westerly southwest corner of said 63,247 square foot tract;
- (5) THENCE continuing North 00 degrees 17 minutes 50 seconds East along the westerly line of said 96,838 square foot tract and easterly right-of-way line of Addison Road a distance of 6.02 feet to a point for a corner;
- (6) THENCE North 90 degrees 00 minutes 00 seconds East departing the westerly line of said 96,838 square foot tract and easterly right-of-way line of Addison Road a distance of 19.76 feet to a point for a corner;
- (7) THENCE South 00 degrees 18 minutes 07 seconds West a distance of 4.14 feet to the point of curvature of a curve to the left, having a central angle of 95 degrees 05 minutes 26 seconds, a radius of 8.00 feet, and being subtended by a 11.81 foot chord bearing South 47 degrees 14 minutes 36 seconds East;
- (8) THENCE southeasterly along said curve to the left an arc distance of 13.28 feet to a point for a compound curve to the left, having a central angle of 06 degrees 33 minutes 47 seconds, a radius of 755.99 feet, and being subtended by a 86.55 foot chord bearing North 81 degrees 55 minutes 47 seconds East;
- (9) THENCE northeasterly along said curve to the left an arc distance of 86.60 feet to a point for a corner at the end of said curve;
- (10) THENCE North 90 degrees 00 minutes 00 seconds East a distance of 52.22 feet to the point of curvature of a curve to the right, having a central angle of 53 degrees 30 minutes 55 seconds, a radius of 5.43 feet and being subtended by a 4.89 foot chord bearing South 63 degrees 14 minutes 32 seconds East;

**LAND DESCRIPTION  
LANDSCAPE & UTILITY EASEMENT**

**PARCEL NO. 1E  
ARAPAHO ROAD  
PAGE 2 OF 3  
JULY 16, 1998**

- (11) THENCE southeasterly along said curve to the right an arc distance of 5.07 feet to a point for a corner on the southerly line of said 63,247 square foot tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 07 degrees 50 minutes 36 seconds, a radius of 260.00 feet and being subtended by a 35.57 foot chord bearing South 81 degrees 06 minutes 50 seconds West;
- (12) THENCE westerly along said curve to the left and southerly line of said 63,247 square foot tract an arc distance of 35.59 feet to a cut cross found in concrete for the point of reverse curvature of a curve to the right, having a central angle of 08 degrees 44 minutes 10 seconds, a radius of 768.00 feet and being subtended by a 116.99 foot chord bearing South 81 degrees 33 minutes 37 seconds West;
- (13) THENCE westerly along said curve to the right and southerly line of said 63,247 square foot tract an arc distance of 117.10 feet to a cut cross found in concrete for a corner;
- (14) THENCE North 46 degrees 30 minutes 48 seconds West along the southerly line of said 63,247 square foot tract a distance of 27.38 feet to the POINT OF BEGINNING, CONTAINING 1,837 square feet or 0.0422 of an acre of land, more or less.

For Huitt-Zollars, Inc.

 7-17-98

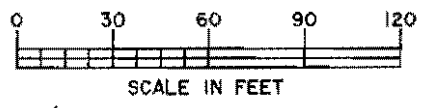
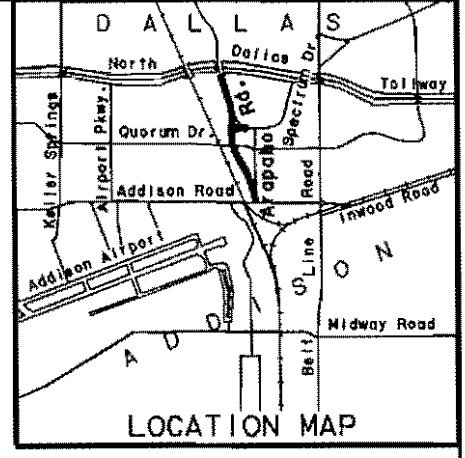
Eric J. Yarbouy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Phone: (214) 871-3311  
Date: July 16, 1998

**IE A. BEN PINNELL, ET AL**

DALLAS AREA RAPID TRANSIT  
VOL. 96099 PG. 03197

TOWN OF ADDISON  
TEXAS  
VOL. 96099  
PG. 00027

SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 86207 PG. 3192



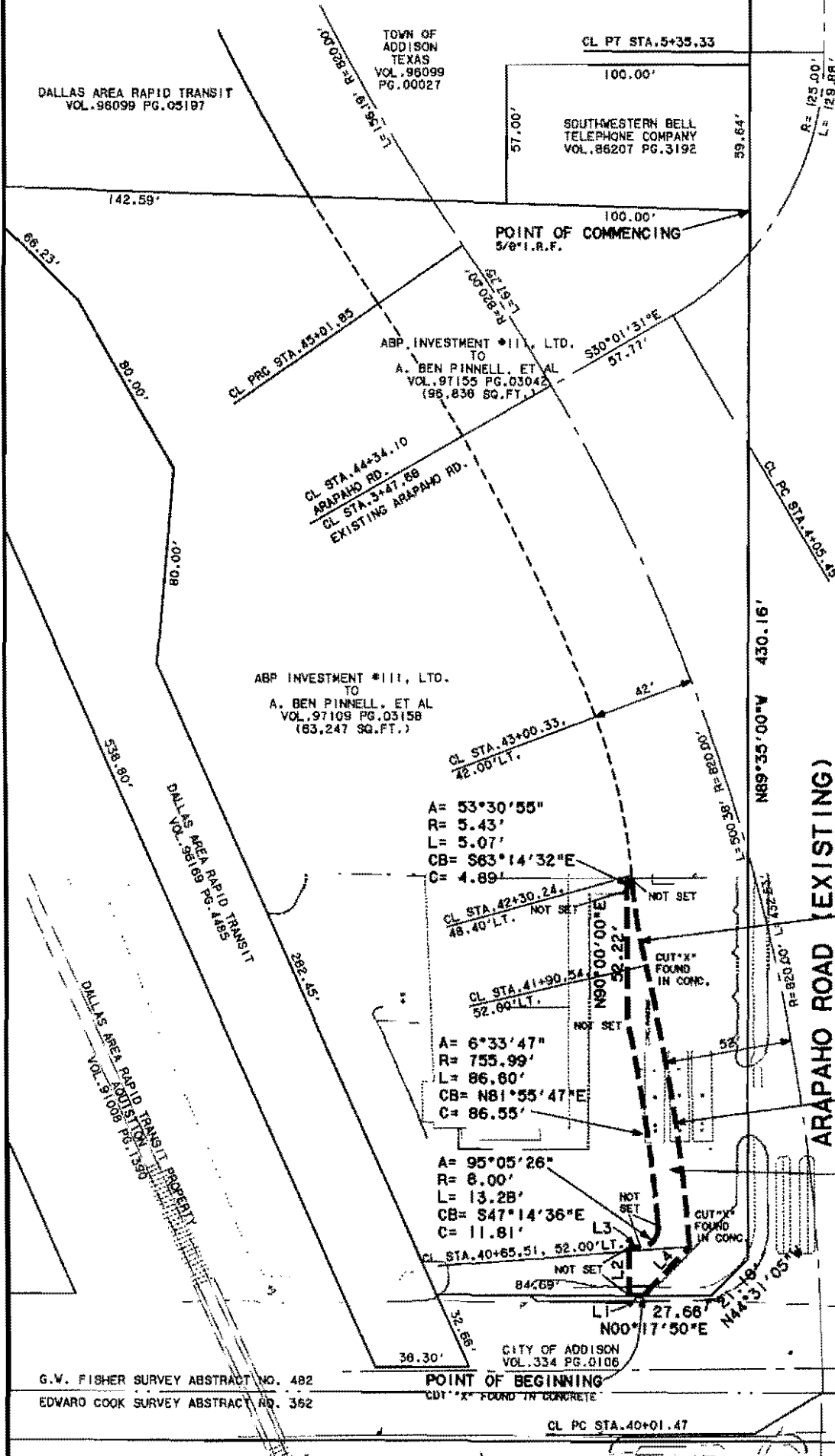
INTERNATIONAL GUARANTY CORP.  
VOL. 92001 PG. 0017

QUORUM CENTRE ADDITION  
VOL. 84067 PG. 5718

QUORUM CENTER LTD. P/S  
VOL. 92038 PG. 0247

A= 8°44'10"  
R= 768.00'  
L= 117.10'  
CB= S81°33'37"W  
C= 116.99'

**IE**  
**0.0422 AC.**



A= 53°30'55"  
R= 5.43'  
L= 5.07'  
CB= S63°14'32"E  
C= 4.89'

A= 6°33'47"  
R= 755.99'  
L= 86.60'  
CB= N81°55'47"E  
C= 86.55'

A= 95°05'26"  
R= 8.00'  
L= 13.2B'  
CB= S47°14'36"E  
C= 11.81'

G.V. FISHER SURVEY ABSTRACT NO. 482  
EDUARDO COOK SURVEY ABSTRACT NO. 382

CITY OF ADDISON  
VOL. 334 PG. 0108

**ADDISON ROAD**  
**60' R.O.W.**

**LEGEND**  
I.R.F. = IRON ROD FOUND  
I.R.S. = 5/8" IRON ROD SET WITH  
HUITT-ZOLLARS CAP

LINE	BEARING	DISTANCE
L1	N00°17'50"E	6.02'
L2	N90°00'00"E	19.76'
L3	S00°18'07"W	4.14'
L4	N46°30'48"W	27.38'

**BASIS OF BEARINGS:** The bearing of S 001°00' E along the 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.

This is to certify that the above survey was made under my supervision on July 16, 1998 and that the lines and bounds shown thereon are true and correct to the best of my knowledge.

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

**HUITT-ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS 75214-8711-3311

**ARAPAHO ROAD**  
**LANDSCAPE & UTILITY**  
**EASEMENT EXHIBIT**  
TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
**EXHIBIT PARCEL NO. IE**  
OWNER: A. BEN PINNELL, ET AL  
AREA: 0.0422 ACRE DATE: JULY 16, 1998

**FIELD NOTE DESCRIPTION  
FOR  
RIGHT-OF-WAY ABANDONMENT**

**TOWN OF ADDISON, TEXAS**

PARCEL 7-R

Being a parcel of land out of street right-of-way located in the Town of Addison, Texas and in the G.W. Fisher. Survey, Abstract No. 482, Dallas County, Texas and being over, under and across a remaining tract of land out of an original 9.645 acre tract of land in The McLean Tract Addition conveyed to the Town of Addison, Texas by deed now of record in Volume 82005, Page 2784 of the Deed Records of Dallas County, Texas, said right-of-way being more particularly described as follows:

BEGINNING, at an X found cut in a concrete driveway, said X being N 0°11'10" W, a distance of 294.56 from the original southeast corner of said 9.645 acre tract and the southeast corner of a 2.863 acre tract of land conveyed to CarrAmerica Realty L.P., a Delaware limited partnership, in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas, as evidenced by an X found cut in a concrete sidewalk, said X also being where the west right-of-way of Spectrum Drive, (an 80 foot right-of-way) intersects with the north right-of-way line of Arapaho Road (an 60 foot right-of-way), and said Point of Beginning also being N 60°11'10" W, 34.08 feet from the most easterly northeast corner of said 2.863 acre tract of land as evidenced by an X found cut in concrete pavement;

THENCE N 60°11'10" W, along the most easterly north line of said 2.863 acre tract for a distance of 145.56 feet to an iron pin found for a corner;

THENCE N 89°48'50" E, a distance of 113.05 feet to an iron pin for a corner;

THENCE S 45°11'51" E, a distance of 18.39 feet to an iron pin for a corner;

THENCE S 0°11'10" E, a distance of 59.78 feet to the POINT OF BEGINNING and containing 4502.78 square feet of land.

**SURVEYOR'S CERTIFICATE**

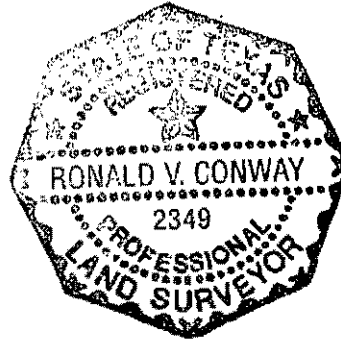
TO THE TOWN OF ADDISON, CARRAMERICA REALTY, L.P., AND CHICAGO TITLE INSURANCE COMPANY.

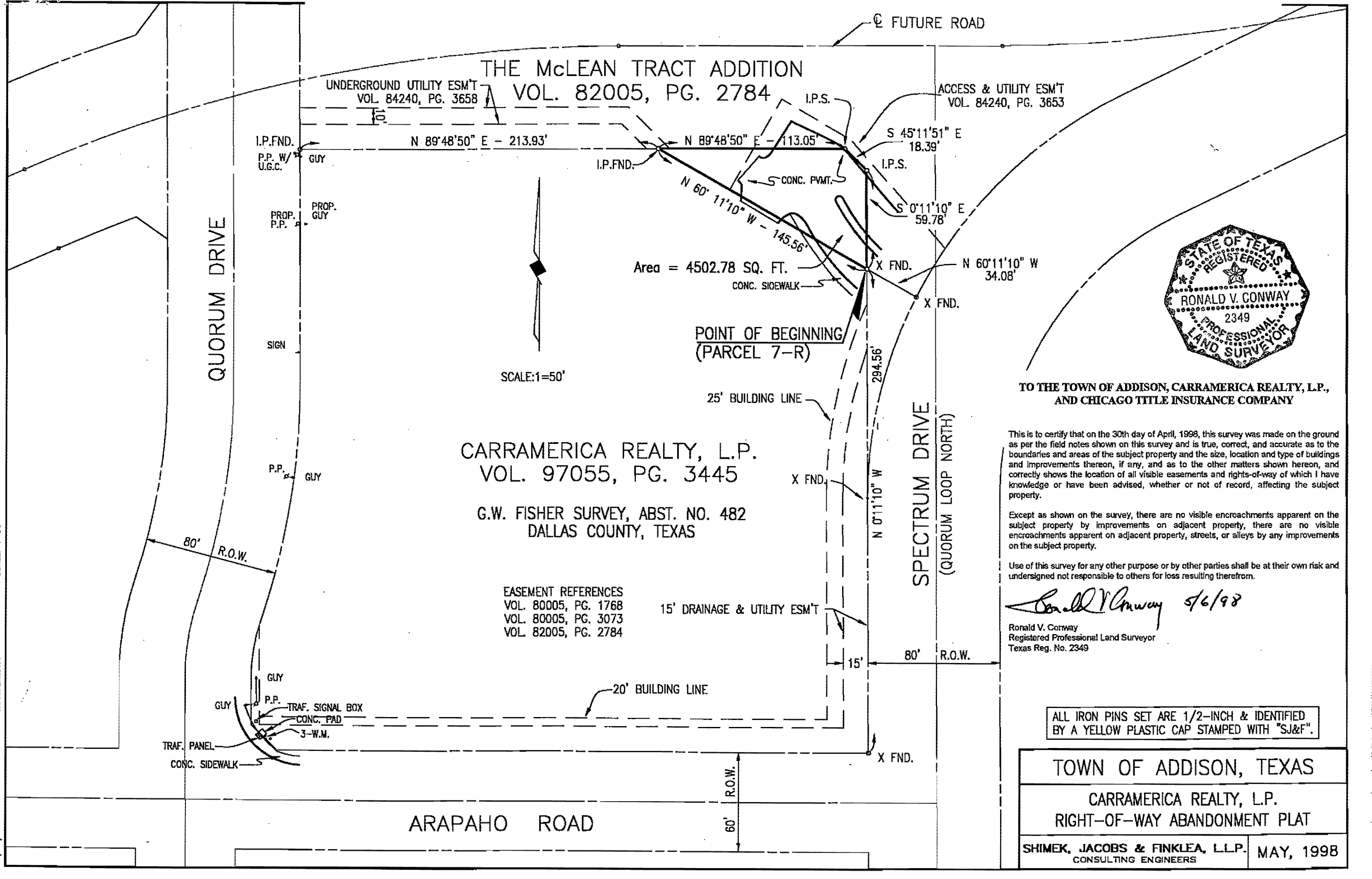
This is to certify that on the 30th day of April, 1998, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no visible encroachments apparent on the subject property by improvements on adjacent property, there are no visible encroachments apparent on adjacent property, streets, or alleys by any improvements on the subject property.

Use of this survey for any other purpose or by other parties shall be at their own risk and undersigned not responsible to others for loss resulting therefrom.

Ronald V. Conway 5/6/98  
Ronald V. Conway  
Registered Professional Land Surveyor  
Texas Reg. No. 2349

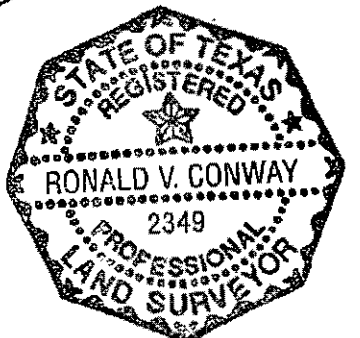




THE McLEAN TRACT ADDITION  
VOL. 82005, PG. 2784

UNDERGROUND UTILITY ESM'T  
VOL. 84240, PG. 3658

ACCESS & UTILITY ESM'T  
VOL. 84240, PG. 3653



TO THE TOWN OF ADDISON, CARRAMERICA REALTY, L.P.,  
AND CHICAGO TITLE INSURANCE COMPANY

This is to certify that on the 30th day of April, 1998, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no visible encroachments apparent on the subject property by improvements on adjacent property, there are no visible encroachments apparent on adjacent property, streets, or alleys by any improvements on the subject property.

Use of this survey for any other purpose or by other parties shall be at their own risk and undersigned not responsible to others for loss resulting therefrom.

*Ronald V. Conway* 5/6/98

Ronald V. Conway  
Registered Professional Land Surveyor  
Texas Reg. No. 2349

ALL IRON PINS SET ARE 1/2-INCH & IDENTIFIED  
BY A YELLOW PLASTIC CAP STAMPED WITH "SJ&F".

TOWN OF ADDISON, TEXAS	
CARRAMERICA REALTY, L.P. RIGHT-OF-WAY ABANDONMENT PLAT	
SHIMEK, JACOBS & FINKLEA, L.L.P. CONSULTING ENGINEERS	MAY, 1998

CARRAMERICA REALTY, L.P.  
VOL. 97055, PG. 3445

G.W. FISHER SURVEY, ABST. NO. 482  
DALLAS COUNTY, TEXAS

EASEMENT REFERENCES  
VOL. 80005, PG. 1768  
VOL. 80005, PG. 3073  
VOL. 82005, PG. 2784

15' DRAINAGE & UTILITY ESM'T

20' BUILDING LINE

POINT OF BEGINNING  
(PARCEL 7-R)

Area = 4502.78 SQ. FT.  
CONC. SIDEWALK

25' BUILDING LINE

QUORUM DRIVE

SPECTRUM DRIVE  
(QUORUM LOOP NORTH)

ARAPAHO ROAD

SCALE: 1=50

CARRAMERICA.DWG

05/06/98 RJL

*Extra copy*

**LAND DESCRIPTION  
LANDSCAPE & UTILITY EASEMENT**

**PARCEL NO. 1E  
ARAPAHO ROAD  
PAGE 1 OF 3  
JULY 16, 1998**

BEING 0.0422 of an acre of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of the 63,247 square foot tract of land described in special warranty deed as recorded in Volume 97109, Page 03158 of the Deed Records of Dallas County, Texas, and a portion of the 96,838 square foot tract of land described in replacement warranty deed from ABP Investment #III, Ltd. to Joseph H. Jones, Beth Brandeberry, Carolyn Perkins Shimer Merritt and Samuel Thomas Perkins, Co-trustees of The Mary Coffield Trust, The Annette Coffield Trust, The Evelyn C. Jones Trust, The Beth Brandeberry Trust and the Corinne Shimer Trust and A. Ben Pinnell, Jr. as recorded in Volume 97155, Page 03042 of the Deed Records of Dallas County, Texas, being more particularly described as follows:

- (1) COMMENCING at a 5/8 inch iron rod found at the southeast corner of said 96,838 square foot tract, same 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;
- (2) THENCE North 89 degrees 35 minutes 00 seconds West along the said southerly line of said 96,838 square foot tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to a cut cross found in concrete for the most southwesterly corner of said 96,838 square foot tract;
- (3) THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said 96,838 square foot tract and northeasterly right-of-way line of Arapaho Road a distance of 21.18 feet to a cut cross found in concrete for a corner on the westerly line of said 96,838 square foot tract and east right-of-way line of Addison Road (60 foot wide right-of-way) as described in instrument to the City of Addison as recorded in Volume 334, Page 0106 of the Deed Records of Dallas County, Texas;
- (4) THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said 96,838 square foot tract and easterly right-of-way line of Addison Road a distance of 27.66 feet to a cut cross found in concrete for the POINT OF BEGINNING of this tract, same being the most westerly southwest corner of said 63,247 square foot tract;
- (5) THENCE continuing North 00 degrees 17 minutes 50 seconds East along the westerly line of said 96,838 square foot tract and easterly right-of-way line of Addison Road a distance of 6.02 feet to a point for a corner;
- (6) THENCE North 90 degrees 00 minutes 00 seconds East departing the westerly line of said 96,838 square foot tract and easterly right-of-way line of Addison Road a distance of 19.76 feet to a point for a corner;
- (7) THENCE South 00 degrees 18 minutes 07 seconds West a distance of 4.14 feet to the point of curvature of a curve to the left, having a central angle of 95 degrees 05 minutes 26 seconds, a radius of 8.00 feet, and being subtended by a 11.81 foot chord bearing South 47 degrees 14 minutes 36 seconds East;
- (8) THENCE southeasterly along said curve to the left an arc distance of 13.28 feet to a point for a compound curve to the left, having a central angle of 06 degrees 33 minutes 47 seconds, a radius of 755.99 feet, and being subtended by a 86.55 foot chord bearing North 81 degrees 55 minutes 47 seconds East;
- (9) THENCE northeasterly along said curve to the left an arc distance of 86.60 feet to a point for a corner at the end of said curve;
- (10) THENCE North 90 degrees 00 minutes 00 seconds East a distance of 52.22 feet to the point of curvature of a curve to the right, having a central angle of 53 degrees 30 minutes 55 seconds, a radius of 5.43 feet and being subtended by a 4.89 foot chord bearing South 63 degrees 14 minutes 32 seconds East;

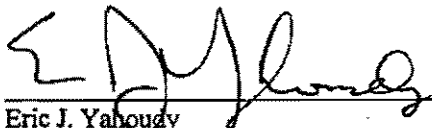


**LAND DESCRIPTION  
LANDSCAPE & UTILITY EASEMENT**

**PARCEL NO. 1E  
ARAPAHO ROAD  
PAGE 2 OF 3  
JULY 16, 1998**

- (11) THENCE southeasterly along said curve to the right an arc distance of 5.07 feet to a point for a corner on the southerly line of said 63,247 square foot tract, said point being the beginning of a non-tangent curve to the left, having a central angle of 07 degrees 50 minutes 36 seconds, a radius of 260.00 feet and being subtended by a 35.57 foot chord bearing South 81 degrees 06 minutes 50 seconds West;
- (12) THENCE westerly along said curve to the left and southerly line of said 63,247 square foot tract an arc distance of 35.59 feet to a cut cross found in concrete for the point of reverse curvature of a curve to the right, having a central angle of 08 degrees 44 minutes 10 seconds, a radius of 768.00 feet and being subtended by a 116.99 foot chord bearing South 81 degrees 33 minutes 37 seconds West;
- (13) THENCE westerly along said curve to the right and southerly line of said 63,247 square foot tract an arc distance of 117.10 feet to a cut cross found in concrete for a corner;
- (14) THENCE North 46 degrees 30 minutes 48 seconds West along the southerly line of said 63,247 square foot tract a distance of 27.38 feet to the POINT OF BEGINNING, CONTAINING 1,837 square feet or 0.0422 of an acre of land, more or less.

For Huitt-Zollars, Inc.



7-17-98

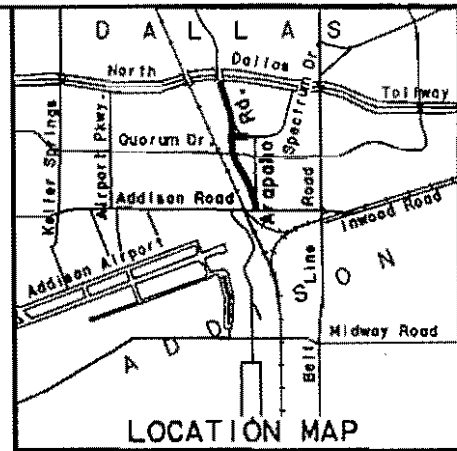
Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Phone: (214) 871-3311  
Date: July 16, 1998

**IE A. BEN PINNELL, ET AL**

DALLAS AREA RAPID TRANSIT  
VOL. 96099 PG. 09197

TOWN OF ADDISON  
TEXAS  
VOL. 96099  
PG. 00027

CL PT STA. 5+35.33  
100.00'  
SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 86207 PG. 3192



INTERNATIONAL GUARANTY CORP.  
VOL. 82001 PG. 0617

QUORUM CENTRE ADDITION  
VOL. 84067 PG. 5718

ABP INVESTMENT #111, LTD.  
TO  
A. BEN PINNELL, ET AL  
VOL. 97155 PG. 03043  
(96,838 SQ. FT.)

ABP INVESTMENT #111, LTD.  
TO  
A. BEN PINNELL, ET AL  
VOL. 97155 PG. 03043  
(96,838 SQ. FT.)

ABP INVESTMENT #111, LTD.  
TO  
A. BEN PINNELL, ET AL  
VOL. 97109 PG. 03158  
(63,247 SQ. FT.)

A= 7°50'36"  
R= 260.00'  
L= 35.59'  
CB= S81°06'50"W  
C= 35.57'

QUORUM CENTER LTD., P/S  
VOL. 92038 PG. 0247

A= 8°44'10"  
R= 768.00'  
L= 117.10'  
CB= S81°33'37"W  
C= 116.99'

**IE**  
**0.0422 AC.**

ARAPAHO ROAD (EXISTING)

ADDISON ROAD  
60' R.O.W.

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

LINE	BEARING	DISTANCE
L1	N00°17'50"E	8.02'
L2	N90°00'00"E	19.76'
L3	S00°18'07"W	4.14'
L4	N48°30'48"W	27.38'

BASIS OF BEARINGS: The bearing of S 00°17'00"E along the 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.

This is to certify that the above survey was made under my supervision on July 16, 1998 and that the miles 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. Yahoudi, Registered Professional Land Surveyor.

For HUITT-ZOLLARS, Inc.

*Eric J. Yahoudi* 7.17.98  
ERIC J. YAHOUDI REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

**HUITT-ZOLLARS**  
5151 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS 75244-3311

**ARAPAHO ROAD**  
LANDSCAPE & UTILITY  
EASEMENT EXHIBIT  
TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works  
16801 Westgrove, Addison, TX 75001  
EXHIBIT PARCEL NO. IE  
OWNER: A. BEN PINNELL, ET AL  
AREA: 0.0422 ACRE DATE: JULY 16, 1998