

APARATO RD / CarrAmerica RDW Thru 11/97



William H. Vanderstraaten
Vice President/Market Officer

CarrAmerica.

CarrAmerica Realty Corporation
14901 Quorum Drive, Suite 100
Dallas, Texas 75240
Phone 972.404.2200 Fax 972.404.2201
Direct Line 972.404.2211
E-Mail: wvanders@carramerica.com

Chris G. Hendricks, CPM®, RPA
General Manager

CarrAmerica.

CarrAmerica Realty Corporation
14901 Quorum Drive, Suite 180
Dallas, Texas 75240
Phone 972.386.8141 Fax 972.386.4923
E-Mail: chendric@carramerica.com

Scottie Breault-Comer, CPM®, RPA
Property Manager

CarrAmerica.

CarrAmerica Realty Corporation
14901 Quorum Drive, Suite 100
Dallas, Texas 75240
Phone 972.404.2200 Fax 972.404.2201
E-Mail: sbreault@carramerica.com

E

50' Visibility triangle

48 ft² Sign Face
Max ht 6'

*Swan to Seattle
11-14-97*

Your Property Available for Monument Sign

Scale:
1" = 20'

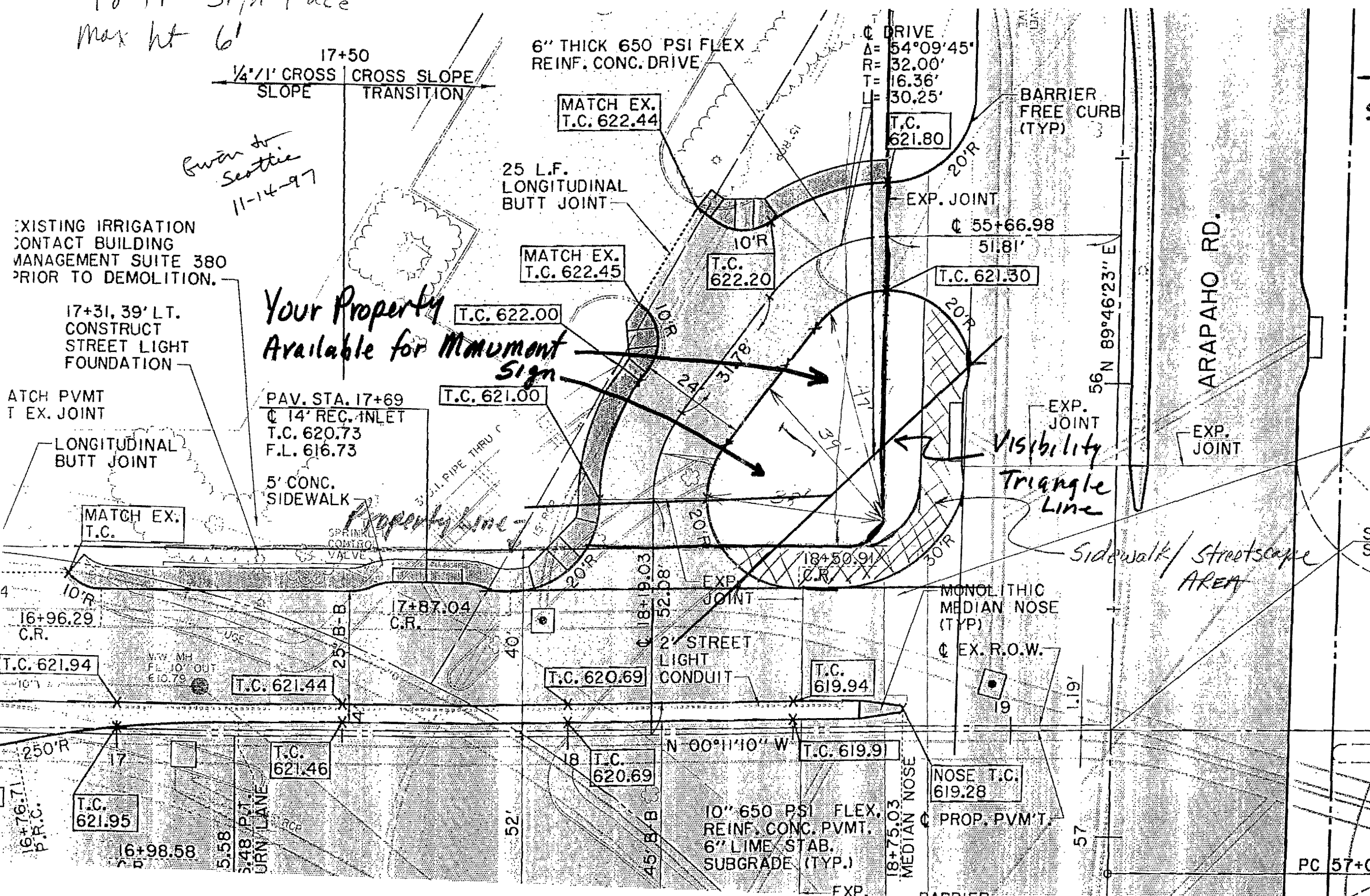
SEE LAND PAVE

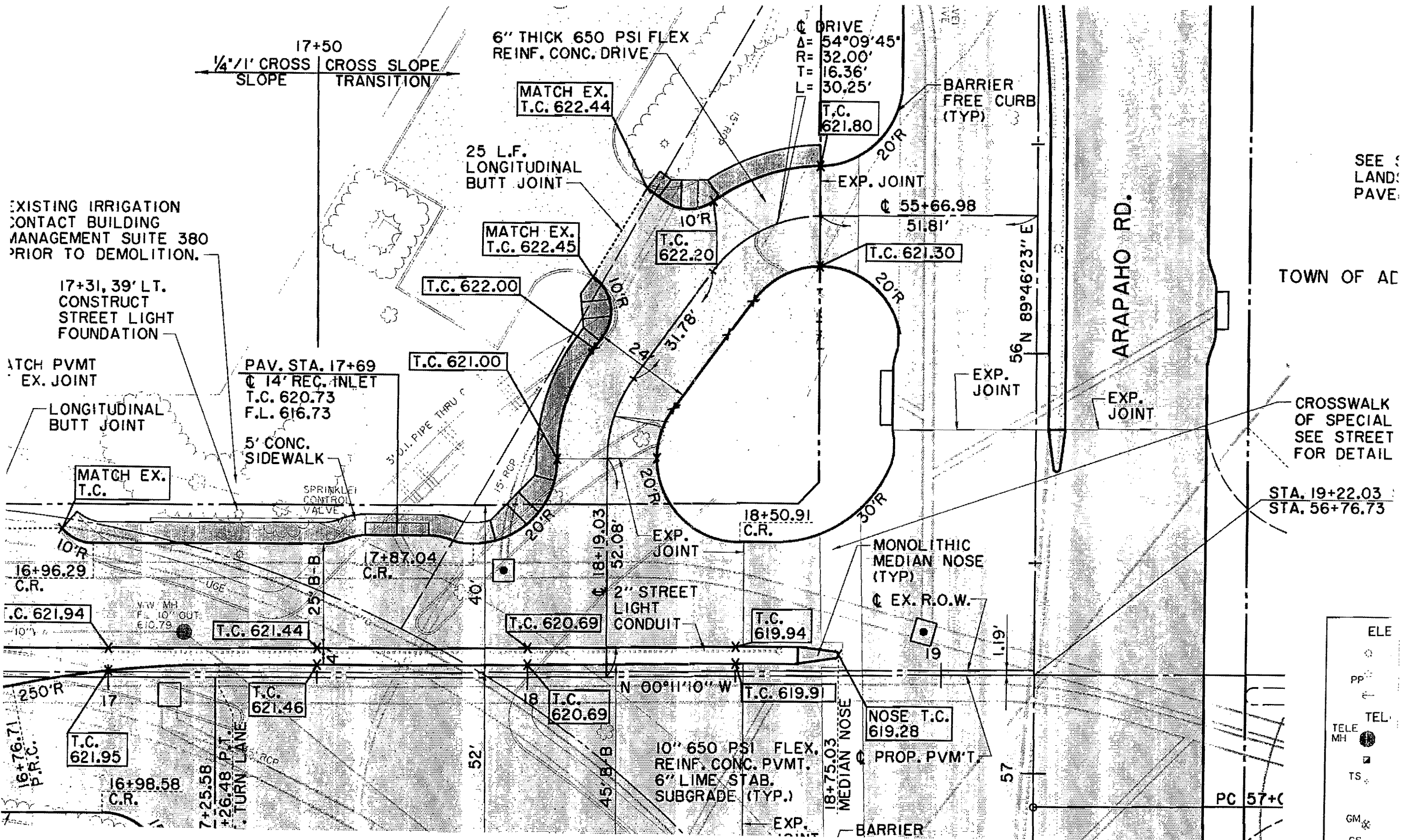
TOWN OF AL

CROSSWALK OF SPECIAL SEE STREET FOR DETAIL

STA. 19+22.03
STA. 56+76.73

- EL
- PP
- TEL
- TELE MH
- TS
- GM





ELE	○
PP	←
TEL	⊖
TELE MH	●
TS	■
GM	⊗
GS	⊙

TOWN OF
ADDISON

PUBLIC WORKS

To: Hardy Thompson

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

Company: Cowles & Thompson

FAX #: 214-672-2020

Date: 11-3-97

16801 Westgrove
P.O. Box 144

Re: Carr America Exchange

of pages (including cover): 3

Addison, TX 75001

Original in mail

Per your request

FYI

Call me

Comments:

Delivered the documents to
Carr America as per the attached
transmittal. Also attached is info
on key people. I believe Mr. Vanderstraaten
will be the person that signs the
documents.

Jim

11-7-97 Talked with Scottie on phone -
Mr. Vanderstraaten has been out of town -
Scottie will try to expedite.

MODE = TRANSMISSION

START=11-03 04:24PM

END=11-03 04:25PM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
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001	OK	[13]	Cowles&Thompson	003
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-Addison Svc Ctr -Upstairs-



LETTER OF TRANSMITTAL

Public Works / Engineering

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

DATE	10-31-97	JOB NO.
ATTENTION	Scottie Breault-Comer	
RE:		

TO CarrAmerica Realty Corp
14901 Quorum Dr. Suite 100
Dallas, TX 75240

GENTLEMAN:

WE ARE SENDING YOU

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

COPIES	DATE	NO.	DESCRIPTION
1			Exchange Agreement
1			Special Warranty Deed - CarrAmerica to Town
1			" " " - Town to CarrAmerica

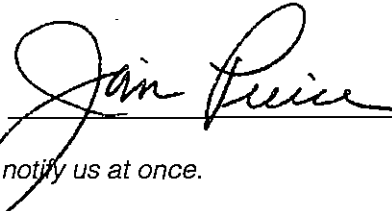
THESE ARE TRANSMITTED as checked below:

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

REMARKS

Please review & comment so that documents can be finalized. Authorization to enter into the exchange agreement was given by City Council on 10/28/97. For legal questions, please call our City Attorney, Hardy Thompson III, Cowles & Thompson, 214-672-2103

COPY TO _____

SIGNED: 

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

EXCHANGE AGREEMENT

This Exchange Agreement is entered into by Carramerica Realty, L.P. ("Carramerica") and the Town of Addison ("Addison").

WHEREAS, Carramerica is the owner of a tract of real property containing 0.003 acres and a tract of real property containing 0.033 acres, both tracts of land located in Dallas County, Texas, and more particularly described below; and

WHEREAS, Addison is the owner of a tract of real property containing 0.1592 acres of land located in Dallas County, Texas, and more particularly described below; and

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

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

1. Carramerica agrees to sell and convey by Special Warranty Deed to Addison all right, title and interest in and to those certain tracts of real property situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and consisting of 0.003 acres and 0.033 acres of land, more particularly described as Parcels 6-1 and 6-2 on the map attached hereto as Exhibit I, and more particularly described in Exhibits II and III, which are attached hereto and incorporated herein.

2. Addison agrees to sell and convey by Special Warranty Deed to Carramerica all right title and interest in and to that certain tract of real property situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and consisting of 0.1592 acres of land, more particularly identified as Parcel 7, on the Map attached hereto as Exhibit IV, and more particularly described in Exhibit V which is attached hereto and incorporated herein.

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

4. The parties mutually agree that the Fair Market Value of Parcels 6-1 and 6-2 combined is equal to the Fair Market Value of Parcel 7.

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

WITNESS our hands this _____ day of October, 1997.

Carramerica Realty, L.P.

By: _____
Authorized Representative

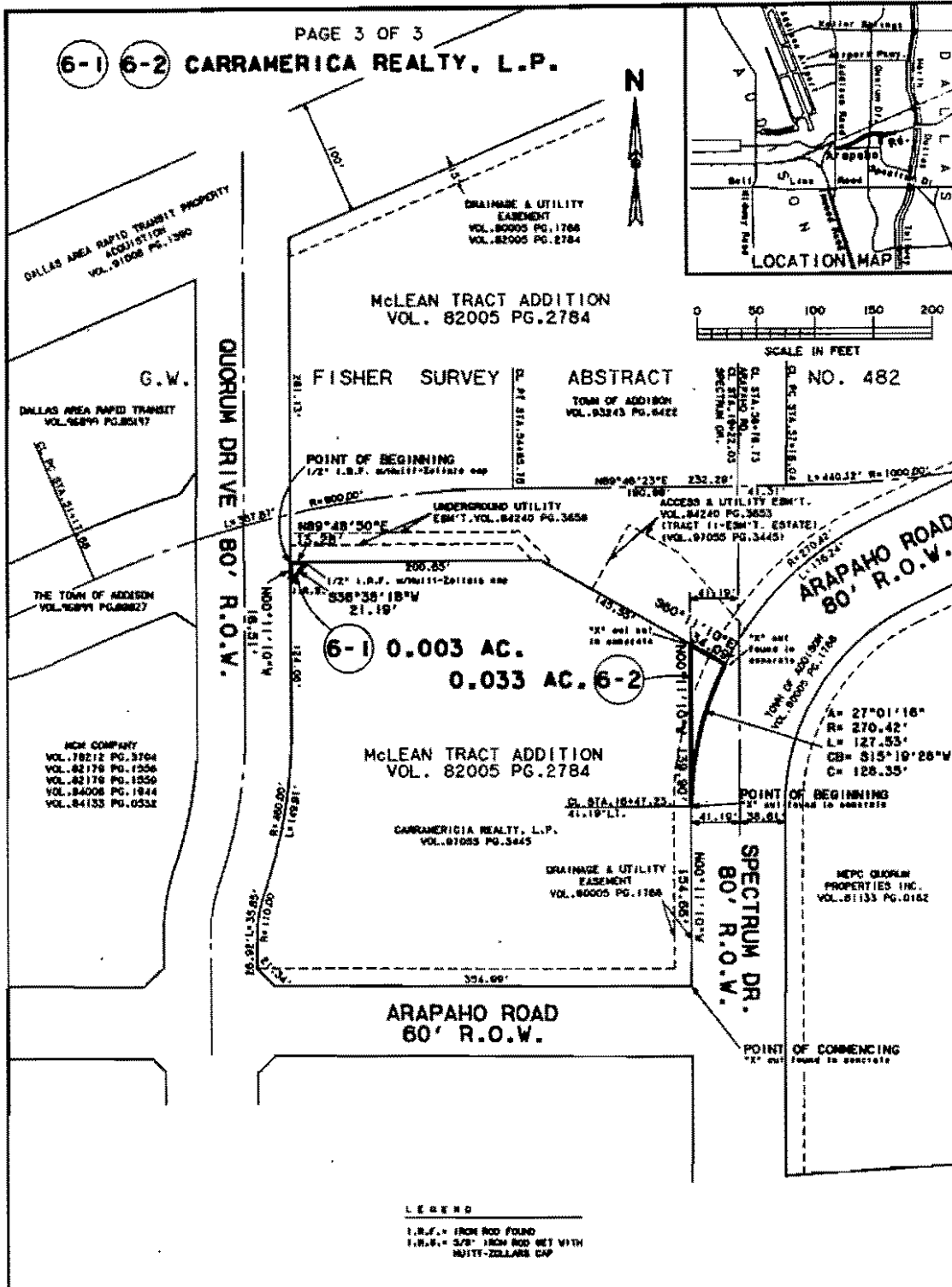
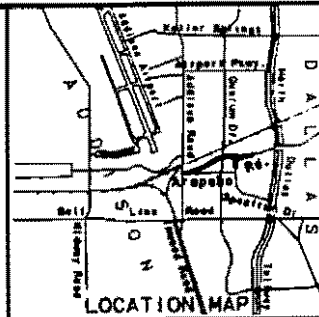
TOWN OF ADDISON

By: _____
Ron Whitehead, City Manager

ATTEST:

Carmen Moran, City Secretary

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



LEGEND
 I.R.F. = IRON ROD FOUND
 I.R.C. = 3/8" IRON ROD SET WITH NUTTY-ZOLLARS CAP

This is to certify that the above survey was made under my supervision on October 8, 1997 and that the same and records thereon are true and correct to the best of my knowledge.
 For Huitt-Zollars, Inc.
Eric J. Moudy 10-13-97
 ERIC J. MOUDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4852

BASES OF BEGINNINGS: The bearing of S COURTYARD along the west right-of-way line of Quorum Drive are per deed to the Town of Addison, recorded in Volume 88028, Page 00027, Deed Records, Dallas County, Texas.

HUITT - ZOLLARS
 5131 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. 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**

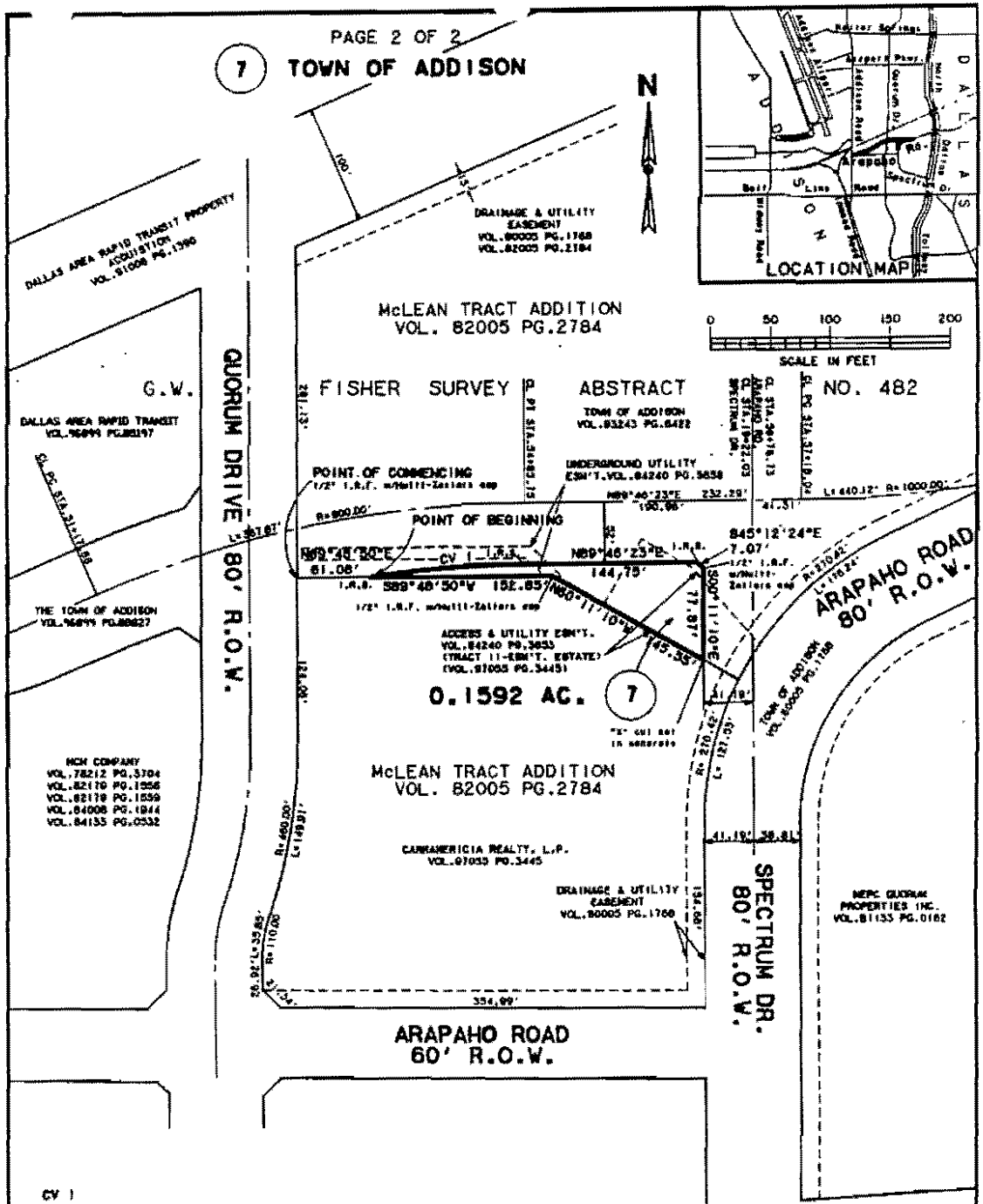
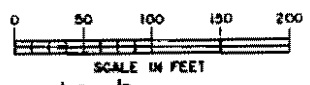
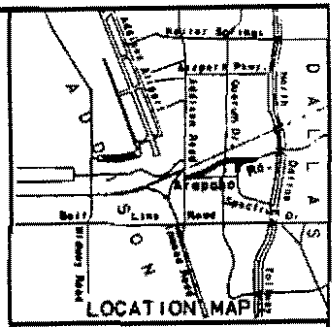
BEING 0.033 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of that tract of land described in instrument to Carramerica Realty, L.P. as recorded in Volume 97055 Page 3445 of the Deed Records of Dallas County, Texas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

EXHIBIT III



CV 1
A= 8°45'37"
R= 846.00'
L= 129.66'
CB= N85°23'34"E
C= 129.33'

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

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

ERIC J. YANDY 10-13-97
ERIC J. YANDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

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

BASIS OF BEARINGS: The bearing of S COURTYE along the west right-of-way line of Guorum Drive is per deed to the Town of Addison, recorded in Volume 82008, Page 0002, Deed Records, Dallas County, Texas.

<p>HUITT-ZOLLARS 3151 ROCKWELL AVENUE/HUITE ROAD DALLAS, TEXAS 75244-9711-3311</p>	<p>ARAPAHO ROAD PARCEL EXHIBIT TOWN OF ADDISON, TEXAS</p>	<p>For: Town of Addison Public Works 16801 Westgrove, Addison, TX 75001</p> <p>EXHIBIT PARCEL NO. <u>7</u></p> <p>OWNER: TOWN OF ADDISON AREA: 0.1592 ACRE DATE: OCT. 6, 1997</p>
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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.

State of Texas §
County of Dallas §

SPECIAL WARRANTY DEED

DATE:

GRANTOR'S NAME: Carramerica Realty, L.P.

GRANTEE'S NAME: Town of Addison, Texas -

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

CONSIDERATION:

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

PROPERTY DESCRIPTION:

- (a) 0.003 acres tract of land situated in Dallas County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto;
- (b) 0.033 acres tract of land situated in Dallas County, Texas and being more particularly described by metes and bounds in Exhibit "B" attached hereto;
- (c) the buildings, structures, fixtures, and improvements, if any, located on the land;
- (d) all interest of Grantor, if any, in (i) strips and gores between the land and abutting properties, and (ii) land lying in or under the bed of any street, alley, road or right-of-way, abutting or adjacent to the land; and
- (e) all rights and appurtenances associated with the foregoing.

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

CONVEYANCE:

Grantor, for the stated consideration, hereby grants, bargains, sells, transfers, assigns, and conveys to Grantee the Property, to have and hold the Property, subject to the Permitted

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

PERMITTED EXCEPTIONS

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

MISCELLANEOUS:

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

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

Carramerica Realty, L.P.

By: _____

Print Name: _____

Title:

State of Texas §
 §
County of Dallas §

This instrument was acknowledged before me on this ___ day of _____, 1997, by _____, an authorized representative of Carramerica Realty, L.P. on behalf of said company.

Commission Expires:

Notary Public, State of Texas
Printed name:

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.

EXHIBIT A

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.

EXHIBIT B

Permitted Reservations From and Exceptions to Conveyance and Warranty:

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

Exhibit "C"

State of Texas
County of Dallas

§
§
§

SPECIAL WARRANTY DEED

DATE:

GRANTOR'S NAME: Town of Addison, Texas

GRANTEE'S NAME: Carramerica Realty, L.P.

GRANTEE'S ADDRESS: _____

CONSIDERATION:

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

PROPERTY DESCRIPTION:

- (a) 0.1592 acres of land situated in Dallas County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto;
- (b) the buildings, structures, fixtures, and improvements, if any, located on the land;
- (c) all interest of Grantor, if any, in (i) strips and gores between the land and abutting properties, and (ii) land lying in or under the bed of any street, alley, road or right-of-way, abutting or adjacent to the land; and

CONVEYANCE:

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

PERMITTED EXCEPTIONS

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

MISCELLANEOUS:

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

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

Town of Addison

By: _____
Print Name: _____

Title:

State of Texas §
 §
County of Dallas §

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

Commission Expires:

Notary Public, State of Texas
Printed name:

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 348.00 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.

Permitted Reservations From and Exceptions to Conveyance and Warranty:

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

Exhibit "B"

COWLES & THOMPSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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

TELEPHONE (214) 672-2000

METRO (972) 263-0005

FAX (214) 872-2020

CHARLES SORRELLS
(1826-1982)

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

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

ONE AMERICAN CENTER, SUITE 777
908 E.S.E. LOOP 323
TYLER, TEXAS 75701-9684
TELEPHONE (803) 679-7600

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

October 29, 1997

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

*Scottie
972-404-2200*

Re: Town of Addison - Carramerica Realty - Documents

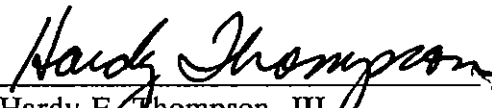
Dear Jim:

Enclosed are the originals and extra copy of the following documents:

1. Exchange Agreement
2. Special Warranty Deed from Carramerica to Town of Addison
3. Special Warranty Deed from Town of Addison to Carramerica

The extra copy of each of these documents is for your file. Please forward all these documents to the Carramerica representative for review and comment. Also, please call me if you have any questions.

Sincerely,


Hardy E. Thompson, III

HET/mj
Enclosures

10-28-97

Mayor & Council

This item concerns the exchange of land for ROW purposes at the intersection of Arapaho & Spectrum

Our goal is to "Square Up" the intersection of Spectrum with our new Arapaho Rd. (DO-Green Ex Spectrum)
(DO Purple - Proposed Row)

We need 2 pieces of property from CarrAmerica Realty, LP - One a corner clip @ Quorum, the other, a triangular piece @ Spectrum. (Flourescent)
~~Entire lot from Nation Limited Partnership~~
Color on Board

In exchange, the Town will convey Parcel #7 (in blue) to CarrAmerica
Color on Board.

We have verbal agreement for this exchange
No land costs involved - even swap
No appraisals / Damage estimates
Adds property to tax rolls

Staff Recommends Approval

Attachments

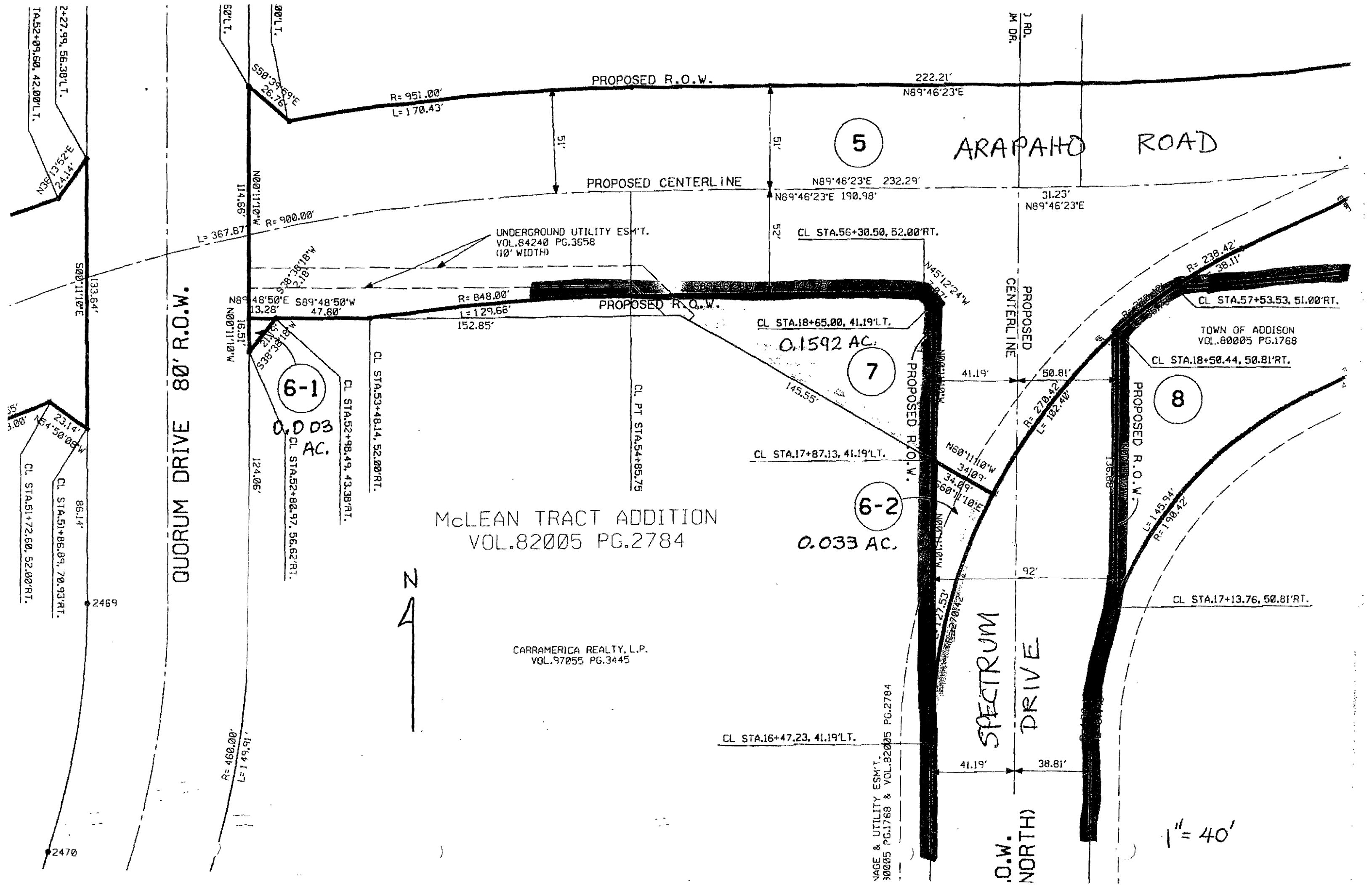
1. Letter from Terry Hale
 2. Letter and Resume from Kathryn Usrey.
-

EXECUTIVE SESSION

- Item #ES1 - Discussion of the possible purchase exchange of land for street right-of-way purposes located along Arapaho Road and Spectrum Drive. The Town requires two tracts of .003 acres and .033 acres respectively and in exchange, will convey one tract of land of 0.1592 acres, owned by the Town, to CarrAmerica Realty, L.P., pursuant to Section 551.072 of the Texas Government Code.
- Item #ES2 - Discussion of the possible purchase of two tracts of land for airport purposes, a tract of .50 acres located at 16145 Dooley Road, owned by Mr. Roy Kincaid, and a tract of 1.02 acres located at 16115 Dooley Road, owned by Mr. Billy Mullins, pursuant to Section 551.072 of the Texas Government Code.
- Item #ES3 - Discussion of the possible purchase of one tract of .65 acres, owned by Mr. Scott Arbuckle, in the Old Addison area for use for expansion of the Addison Conference and Theatre Centre, pursuant to Section 551.072 of the Texas Government Code.
-

REGULAR SESSION

- Item #R9 - Discussion of the exchange of land for street right-of-way purposes located along Arapaho Road and Spectrum Drive. The Town requires two tracts of .003 acres and .033 acres respectively, and in exchange, will convey one tract of land 0.1592 acres, owned by the Town, to CarrAmerica Realty, L.P., and take appropriate action.
-
- Item #R10 - Discussion of the possible purchase of two tracts of land for airport purposes, a tract of .50 acres located at 16145 Dooley Road, owned by Mr. Roy Kincaid, and a tract of 1.02 acres located at 16115 Dooley Road, owned by Mr. Billy Mullins, and take appropriate action.
-
- Item #R11 - Discussion of the possible purchase of one tract of .65 acres, owned by Mr. Scott Arbuckle, in the Old Addison area for use for expansion of the Addison Conference and Theatre Centre, and take appropriate action.
-



QUORUM DRIVE 80' R.O.W.

ARAPAHO ROAD

SPECTRUM DRIVE

McLEAN TRACT ADDITION
VOL.82005 PG.2784

TOWN OF ADDISON
VOL.80005 PG.1768

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

5

7

8

6-1

6-2

0.003 AC.

0.1592 AC.

0.033 AC.

R=951.00'
L=170.43'

R=900.00'
L=367.87'

R=848.00'
L=129.66'
152.85'

222.21'
N89°46'23"E

N89°46'23"E 232.29'

N89°46'23"E 190.98'

31.23'
N89°46'23"E

CL STA.56+30.50, 52.00'RT.

R=238.42'
L=38.11'

CL STA.57+53.53, 51.00'RT.

CL STA.18+50.44, 50.81'RT.

CL STA.18+65.00, 41.19'LT.

CL STA.17+87.13, 41.19'LT.

CL STA.16+47.23, 41.19'LT.

CL STA.17+13.76, 50.81'RT.

R=460.00'
L=149.91'

IMAGE & UTILITY ESMT.
30005 PG.1768 & VOL.82005 PG.2784



1" = 40'

2+27.99, 56.38'LT.
1A.52+09.60, 42.00'LT.
3.25'CL, 24.14'
N89°46'23"E
S00°11'10"E
133.64'
500'11'10"E
114.66'
N00°11'10"W
16.51'
N00°11'10"W
124.06'
R=160.00'
L=149.91'
2469
2470
3.00'
23.14'
N54°50'08"W
86.14'
CL STA.51+72.60, 52.00'RT.
CL STA.51+86.09, 70.93'RT.

50'LT.
00'LT.
550°39'59"E
26.76'
R=951.00'
L=170.43'
51'
51'
52'
N00°11'10"W
R=900.00'
L=367.87'
W48°18'12"E
538.38'
N89°48'50"E 13.28'
S89°48'50"W 47.80'
W48°18'12"E
538.38'
N00°11'10"W
16.51'
N00°11'10"W
124.06'
CL STA.53+48.14, 52.00'RT.
CL STA.52+98.49, 43.38'RT.
CL STA.52+80.97, 56.62'RT.

PROPOSED R.O.W.
PROPOSED CENTERLINE
UNDERGROUND UTILITY ESMT.
VOL.84240 PG.3658
(10' WIDTH)
PROPOSED R.O.W.
CL STA.18+65.00, 41.19'LT.
0.1592 AC.
PROPOSED R.O.W.
CL STA.17+87.13, 41.19'LT.
0.033 AC.
PROPOSED R.O.W.
CL STA.16+47.23, 41.19'LT.
PROPOSED CENTERLINE
PROPOSED R.O.W.
CL STA.17+13.76, 50.81'RT.
PROPOSED R.O.W.
CL STA.18+50.44, 50.81'RT.
TOWN OF ADDISON
VOL.80005 PG.1768
CL STA.57+53.53, 51.00'RT.
CL STA.56+30.50, 52.00'RT.
R=238.42'
L=38.11'
R=270.42'
L=102.40'
R=145.94'
L=190.42'
R=270.42'
L=102.40'
R=238.42'
L=38.11'
R=270.42'
L=102.40'
R=145.94'
L=190.42'
R=270.42'
L=102.40'
R=145.94'
L=190.42'
R=270.42'
L=102.40'
R=145.94'
L=190.42'
R=270.42'
L=102.40'
R=145.94'
L=190.42'



LETTER OF TRANSMITTAL

Public Works / Engineering

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

DATE	10-21-97	JOB NO.
ATTENTION		
RE:	Arapaho Rd	
	Carri America properties	
	Swap	

TO Hardy Thompson
Cowles & Thompson

GENTLEMAN:

WE ARE SENDING YOU

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

COPIES	DATE	NO.	DESCRIPTION
5			Parcel Map and Land Descriptions for parcels 6-1 and 6-2
5			Parcel map & Land Description for Parcel 7

THESE ARE TRANSMITTED as checked below:

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

REMARKS

This item will be on the agenda for the Council meeting October 28 and we expect approval. We are asking for dedication of parcels 6-1 & 6-2 to the town for Right-of-way purposes and we are proposing to dedicate parcel 7 to Carri America in exchange. - No cost to City for the land swap. We pay all other costs...

COPY TO _____

SIGNED: Jan Lewis

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

COWLES & THOMPSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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

TELEPHONE (214) 872-2000

METRO (972) 283-0005

FAX (214) 672-2020

CHARLES SORRELLS
(1925-1982)

114 E. LOUISIANA ST., SUITE 200
MCKINNEY, TEXAS 75068-4463
TELEPHONE (972) 542-5000

100 W. ADAMS AVE., SUITE 321
P.O. BOX 786
TEMPLE, TEXAS 76603-0786
TELEPHONE (264) 771-2600

ONE AMERICAN CENTER, SUITE 777
809 E.S.E. LOOP 323
TYLER, TEXAS 75701-9884
TELEPHONE (903) 679-7500

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

October 24, 1997

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

Re: Documents

Dear Jim:


Enclosed for your review are copies of the following documents:

Attached
✓ 1.
✓ 2.
✓ 3.

1. Exchange Agreement between Carramerica Realty, L.P. and The Town of Addison (Carramerica parcels 6-1 and 6-2; Addison parcel 7)
2. Special Warranty Deed Town of Addison to Carramerica Realty, Ltd. (parcel 7)
3. Special Warranty Deed Carramerica Realty, Ltd. to Town of Addison (parcels 6-1 and 6-2)
4. Sidewalk and Utility Easement from Quorum Center Limited Partnership to Town of Addison (Parcel 4)

Please call me after you have reviewed the enclosures.

Sincerely,


Hardy E. Thompson, III

HET/mj
Enclosures

*Called Hardy
10-27-97*

EXCHANGE AGREEMENT

This Exchange Agreement is entered into by Carramerica Realty, L.P. ("Carramerica") and the Town of Addison ("Addison").

WHEREAS, Carramerica is the owner of a tract of real property containing 0.003 acres and a tract of real property containing 0.033 acres, both tracts of land located in Dallas County, Texas, and more particularly described below; and

WHEREAS, Addison is the owner of a tract of real property containing 0.1592 acres of land located in Dallas County, Texas, and more particularly described below; and

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

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

1. Carramerica agrees to sell and convey by Special Warranty Deed to Addison all right, title and interest in and to those certain tracts of real property situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and consisting of 0.003 acres and 0.033 acres of land, more particularly described as Parcels 6-1 and 6-2 on the map attached hereto as Exhibit I, and more particularly described in Exhibits II and III, which are attached hereto and incorporated herein.

2. Addison agrees to sell and convey by Special Warranty Deed to Carramerica all right title and interest in and to that certain tract of real property situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and consisting of 0.1592 acres of land, more particularly identified as Parcel 7, on the Map attached hereto as Exhibit IV, and more particularly described in Exhibit V which is attached hereto and incorporated herein.

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

4. The parties mutually agree that the Fair Market Value of Parcels 6-1 and 6-2 combined is equal to the Fair Market Value of Parcel 7.

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

WITNESS our hands this _____ day of October, 1997.

Carramerica Realty, L.P.

By: _____
Authorized Representative

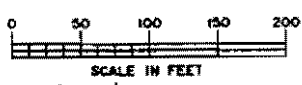
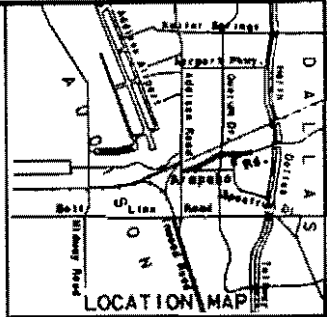
TOWN OF ADDISON

By: _____
Ron Whitehead, City Manager

ATTEST:

Carmen Moran, City Secretary

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



DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION VOL. 97006 PG. 1790

DALLAS AREA RAPID TRANSIT VOL. 96894 PG. 85197

THE TOWN OF ADDISON VOL. 96894 PG. 88627

MCM COMPANY VOL. 78212 PG. 3104 VOL. 82179 PG. 1550 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 P ABSTRACT

NO. 482

POINT OF BEGINNING 1/2" I.R.P. 479111-241200 cap

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

ACCESS & UTILITY EMB'T. VOL. 84240 PG. 3653 (TRACT II-EMB'T. ESTATE) (VOL. 97005 PG. 3445)

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

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

CARRAMERICA REALTY, L.P. VOL. 97005 PG. 3445

DRAINAGE & UTILITY EAREMENT VOL. 80005 PG. 1786

SPECTRUM DR. 80' R.O.W.

MEPC QUORUM PROPERTIES INC. VOL. 91133 PG. 0162

ARAPAHO ROAD 60' R.O.W.

POINT OF COMMENCING 2" cut found in concrete

LEGEND

- I.R.P. = IRON ROD FOUND
- I.R.B. = 3/8" 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 stakes 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. Yanday, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

ERIC J. YANDAY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4066

BASED ON DEEDS: The bearing of S 00°00'00" E along the west right-of-way line of Quorum Drive as per deed to the Town of Addison, recorded in Volume 91008, Page 0002, Deed Records, Dallas County, Texas.

HUITT-ZOLLARS 3181 ROCKWELL AVENUE/SUITE 300 DALLAS, TEXAS 75244-9711

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

For: Town of Addison Public Works 16901 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**

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:

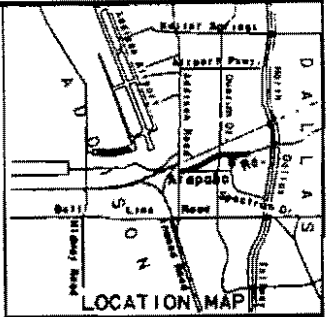
COMMENCING at a cut "X" found in concrete at the southeast corner of the Carramerica Realty, L.P. (Carramerica) tract, said point being at the intersection of the westerly right-of-way line of Spectrum Drive (80 foot wide right-of-way) with the northerly right-of-way line of Arapaho Road (60 foot wide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

EXHIBIT III

7 TOWN OF ADDISON



DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION VOL. 91006 PG. 1380

DALLAS AREA RAPID TRANSIT VOL. 96394 PG. 00197

THE TOWN OF ADDISON VOL. 96394 PG. 00887

MCA COMPANY VOL. 78212 PG. 3704 VOL. 82179 PG. 1336 VOL. 82179 PG. 1359 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. 93843 PG. 6422

NO. 482

POINT OF COMMENCING 1/2" I.R.F. with 1/2" ZOLLARS cap

UNDERGROUND UTILITY EMB'T. VOL. 84240 PG. 3659

POINT OF BEGINNING

I.R.F. S89°48'30"W 152.85' 1/2" I.R.F. with 1/2" ZOLLARS cap

ACCESS & UTILITY EMB'T. VOL. 84240 PG. 3653 (TRACT 11-EMB'T. ESTATE) (VOL. 87055 PG. 3445)

0.1592 AC. 7

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

GARRAMERICA REALTY, L.P. VOL. 91055 PG. 3443

DRAINAGE & UTILITY EASEMENT VOL. 80005 PG. 1768

SPECTRUM DR. 80' R.O.W.

HEPC QUORUM PROPERTIES INC. VOL. 81133 PG. 0182

ARAPAH0 ROAD 60' R.O.W.

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.F. & S = 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 same was found correct according to the laws and current to the best of my knowledge.

This survey was not to be reproduced without the written permission of Eric J. Yarnold, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

Eric J. Yarnold
10-13-97
ERIC J. YARNOLD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

BASED ON BEARING: The bearing of S 00°00' E along the west right-of-way line of Quorum Drive as set apart in the Town of Addison recorded in Volume 89008, Page 00057, Deed Records, Dallas County, Texas.

HUITT-ZOLLARS
3131 MCINNEY AVENUE/SUITE 600
DALLAS, TEXAS 75241-3511

ARAPAH0 ROAD
PARCEL EXHIBIT
TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works
16801 Westgrave, 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**

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.

State of Texas

§
§
§

County of Dallas

SPECIAL WARRANTY DEED

DATE:

GRANTOR'S NAME: Town of Addison, Texas

GRANTEE'S NAME: Carramerica Realty, L.P.

GRANTEE'S ADDRESS: _____

CONSIDERATION:

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

PROPERTY DESCRIPTION:

- (a) 0.1592 acres of land situated in Dallas County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto;
- (b) the buildings, structures, fixtures, and improvements, if any, located on the land;
- (c) all interest of Grantor, if any, in (i) strips and gores between the land and abutting properties, and (ii) land lying in or under the bed of any street, alley, road or right-of-way, abutting or adjacent to the land; and

CONVEYANCE:

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

PERMITTED EXCEPTIONS

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

MISCELLANEOUS:

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

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

Town of Addison

By: _____
Print Name: _____

Title:

State of Texas §
 §
County of Dallas §

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

Commission Expires:

Notary Public, State of Texas
Printed name:

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.

Permitted Reservations From and Exceptions to Conveyance and Warranty:

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

Exhibit "B"

State of Texas
County of Dallas

§
§
§

SPECIAL WARRANTY DEED

DATE:

GRANTOR'S NAME: Carramerica Realty, L.P.

GRANTEE'S NAME: Town of Addison, Texas

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

CONSIDERATION:

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

PROPERTY DESCRIPTION:

- (a) 0.003 acres tract of land situated in Dallas County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto;
- (b) 0.033 acres tract of land situated in Dallas County, Texas and being more particularly described by metes and bounds in Exhibit "B" attached hereto;
- (c) the buildings, structures, fixtures, and improvements, if any, located on the land;
- (d) all interest of Grantor, if any, in (i) strips and gores between the land and abutting properties, and (ii) land lying in or under the bed of any street, alley, road or right-of-way, abutting or adjacent to the land; and
- (e) all rights and appurtenances associated with the foregoing.

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

CONVEYANCE:

Grantor, for the stated consideration, hereby grants, bargains, sells, transfers, assigns, and conveys to Grantee the Property, to have and hold the Property, subject to the Permitted

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

PERMITTED EXCEPTIONS

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

MISCELLANEOUS:

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

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

Carramerica Realty, L.P.

By: _____

Print Name: _____

Title:

State of Texas §

§

County of Dallas §

This instrument was acknowledged before me on this ___ day of _____, 1997, by _____, an authorized representative of Carramerica Realty, L.P. on behalf of said company.

Commission Expires:

Notary Public, State of Texas
Printed name:

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.

EXHIBIT A

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.

EXHIBIT B

Permitted Reservations From and Exceptions to Conveyance and Warranty:

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

Exhibit "C"

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**

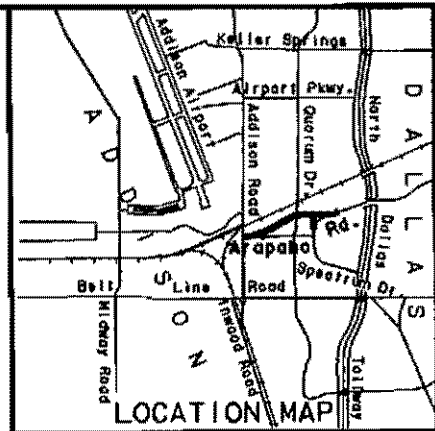
BEING 0.033 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of that tract of land described in instrument to Carramerica Realty, L.P. as recorded in Volume 97055 Page 3445 of the Deed Records of Dallas County, Texas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

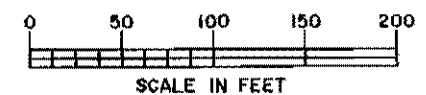
THE TOWN OF ADDISON
VOL. 96899 PG. 02027

MCM COMPANY
VOL. 78212 PG. 3704
VOL. 82178 PG. 1356
VOL. 82178 PG. 1359
VOL. 84008 PG. 1944
VOL. 84133 PG. 0332

**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

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

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

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

DRAINAGE & UTILITY
EASEMENT
VOL. 80005 PG. 1788

A = 27°01'16"
R = 270.42'
L = 127.53'
CB = 913°19'28"W
C = 126.35'

MEPC QUORUM
PROPERTIES INC.
VOL. 81133 PG. 0162

**ARAPAHO ROAD
60' R.O.W.**

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

POINT OF COMMENCING
"x" cut found in concrete

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.

Eric J. Yahoudy 10-13-97
ERIC J. YAHOUDDY, 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.

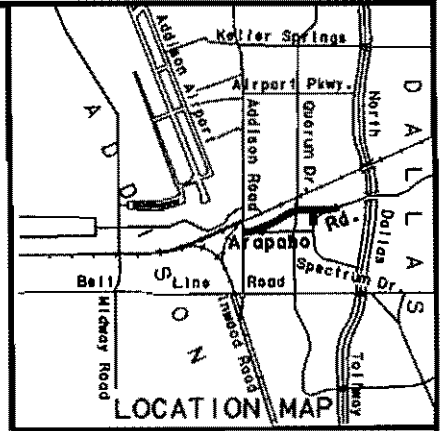
HUITT-ZOLLARS
3131 MCKINNEY AVENUE/SUITE 900
DALLAS, TEXAS 75244-3511

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

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

7

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. 00027

MCM COMPANY VOL. 78212 PG. 3704 VOL. 82179 PG. 1558 VOL. 62179 PG. 1859 VOL. 84008 PG. 1944 VOL. 64133 PG. 0532

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°48'50"E 61.08'

N89°46'23"E 144.75'

I.R.S. S89°48'50"W 152.85'

N60°11'10"W 77.87'

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 60' R.O.W.

SPECTRUM DR. 80' R.O.W.

MEPC QUORUM PROPERTIES INC. VOL. 81133 PG. 0162

CV 1

A= 8°45'37"
R= 846.00'
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 lines and bounds shown thereon are true and correct to the best of my knowledge.

For Huitt-Zollars, Inc.

Eric J. Yahoudy 10-13-97
ERIC J. YAHOUUDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

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

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 96098, Page 00027, Deed Records, Dallas County, Texas.

HUITT-ZOLLARS

3131 MCKINNEY AVENUE/SUITE 600 DALLAS, TEXAS 75214-0711-3311

ARAPAHO ROAD PARCEL EXHIBIT

TOWN OF ADDISON, TEXAS

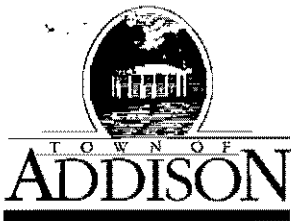
For: Town of Addison Public Works
16801 Westgrove, Addison, TX 75001
EXHIBIT PARCEL NO. 7
OWNER: TOWN OF ADDISON
AREA: 0.1592 ACRE DATE: OCT. 8, 1997

LAND DESCRIPTION

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

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.



Public Works / Engineering

16801 Westgrove • P.O. Box 144

Addison, Texas 75001

Telephone: (214) 450-2871 • Fax: (214) 931-6643

LETTER OF TRANSMITTAL

DATE	9-5-97	JOB NO.
ATTENTION	Ken Roberts, P.E.	
RE:	Arapaho Rd / Spectrum ROW	

TO Huitt Zollars

GENTLEMAN:

WE ARE SENDING YOU

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

COPIES	DATE	NO.	DESCRIPTION
1			Sketch of additional ROW between Quorum & Spectrum

THESE ARE TRANSMITTED as checked below:

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

REMARKS Please show new ROW location on plans and Survey & describe parcel 7 ASAP.

COPY TO _____

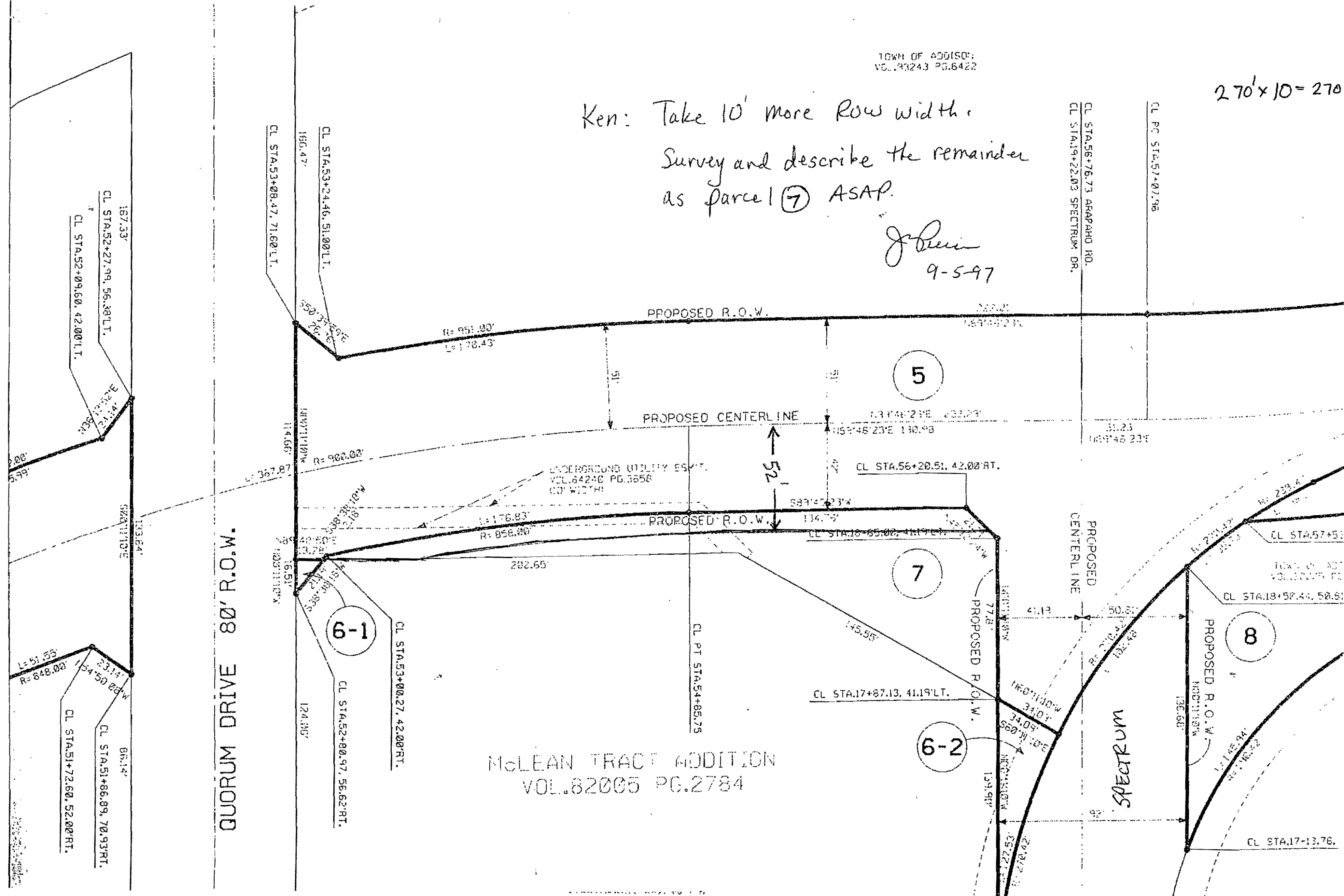
SIGNED: *J. Finnie*

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

270' x 10' = 2700 sq ft

Ken: Take 10' more Row width.
Survey and describe the remainder
as parcel ⑦ ASAP.

J. Green
9-5-97



MCLEAN TRACT ADDITION
VOL. 82005 PG. 2784

270' x 10' = 2700'

$A = \frac{1}{2}bh =$
 $\frac{1}{2}81' \times 140' = 5,670 \text{ ft}^2$

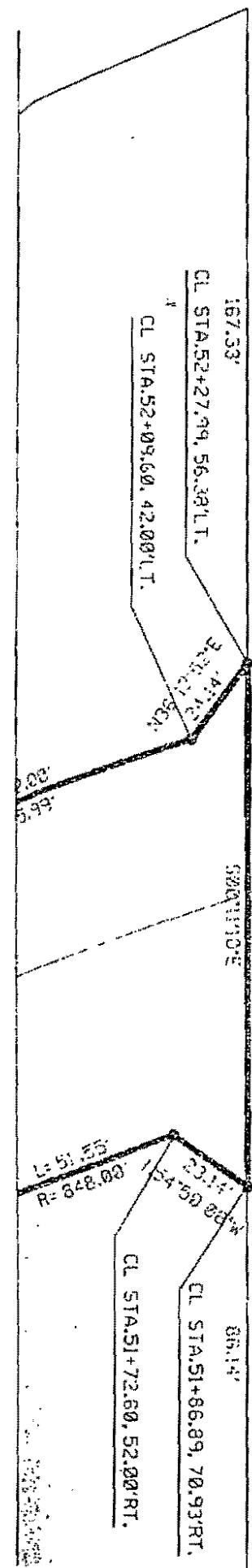
Ken: Take 10' more Row width.

$\frac{1}{2}144 \times 10 = 720 \text{ ft}^2$
6390 ft²

Survey and describe the remainder
as parcel ⑦ ASAP.

John
9-5-97

0.15 acres



QUORUM DRIVE 80' R.O.W.

CL STA.53+08.47, 71.60 RT.
CL STA.53+24.46, 51.00 RT.
186.47'

CL STA.53+00.27, 42.00 RT.
CL STA.52+00.97, 56.62 RT.
124.80'

6-1
CL STA.53+00.27, 42.00 RT.
CL STA.52+00.97, 56.62 RT.

PROPOSED R.O.W.
R=951.00
L=178.43'

PROPOSED CENTERLINE

UNDERGROUND UTILITY EQUIT.
VOL. 64246 PG. 6658
CO. WIDTH

PROPOSED R.O.W.

CL STA.18+55.07, 41.14 RT.

CL STA.17+87.13, 41.19 RT.

6-2

McLEAN TRACT ADDITION
VOL. 82005 PG. 2784

5

A 7

8

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

PROPOSED R.O.W.

PROPOSED CENTERLINE

SPECTRUM

PROPOSED R.O.W.

CL STA.17+13.76

8-29-97

Spectrum/Arapaho
Ken Duppell Meeting -

Land Swap is OK.

Slide: Re Landscaping the "circle"
We will run streetscape thru the
circle. They will landscape the
remainder for suit their needs.

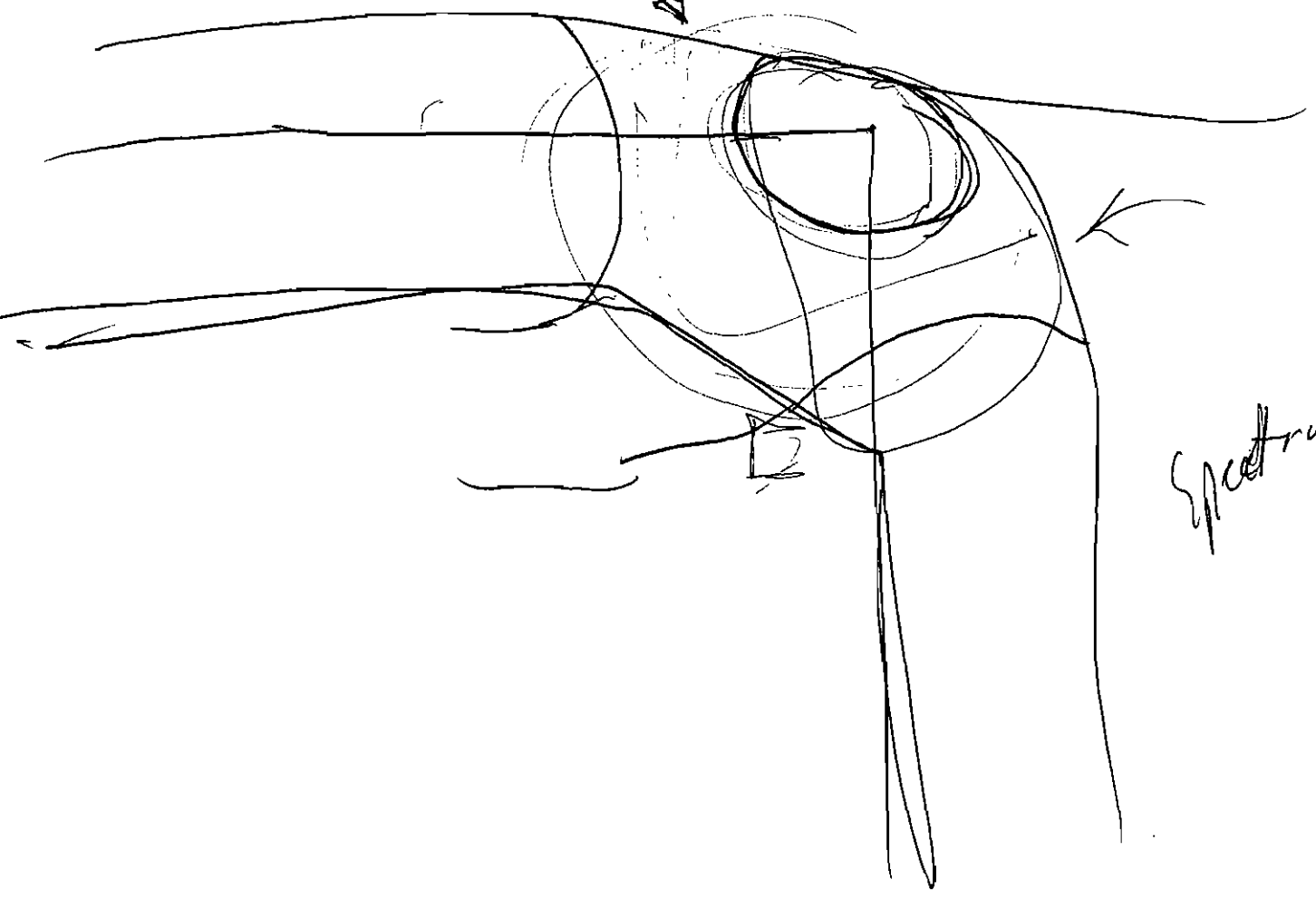
Spectrum/Drayton

8-26-97

Met with Scottie Breaux and Bill
Vanderstraaten (Jeff & Jen)

Carri America would just like to do an
even land swap. Their 2 pieces for
our one piece. I called John about
the affect that would have on our farming
plans. John thinks we would still
do the farming.

Arapaho



Spectrum

Mess submitted a subcontract
for Council Appr
check with Glade -

Spectrum @ Arapaho

Retaining wall along Garage

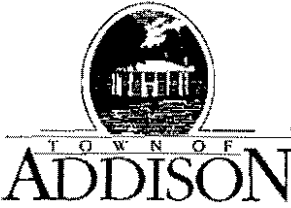
12th - 3rd pipe drains coming off
property -

8-12-97 called Joanne - she needs to

with the marketing mgr and try to figure out what to do. She will call me.

8-15-97 called Scottie. Left a message.

8-18-97 Ditto



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(972) 450-2871

16801 Westgrove

May 17, 1997

Ms. Scottie Breault
CarrAmerica Realty Corporation
14901 Quorum Drive, Suite 180
Dallas, Texas 75240

972-386-8141

Re: Right-of-Way Aquisition from Quorum North Office Building

Dear Ms. Breault:

Attached is a metes and bounds description and exhibit for the right-of-way the town of Addison needs to acquire from the Quorum North Office Building. Also, enclosed is a set of construction plans showing the impact of the proposed roadway on your development. I have attempted to clarify the locations of the existing and proposed right-of-way lines with colored markers.

The Town requests that CarrAmerica dedicate the two tracts needed for right-of-way. The Town feels that the new roadway will benefit your tract and enhance its value. When Arapaho Road is eventually extended west to Marsh Lane, Arapaho Road will have approximately 30,000 to 40,000 cars per day on it. In addition, there is an area between your north property line and the roadway that is owned by the Town, but can be used by CarrAmerica for additional landscaping and access into the property. This area can be used by CarrAmerica without having to pay taxes on it.

The construction plans show a modified entrance at the north driveway into your parking garage that will lie in the Town's excess land. The proposed driveway configuration is a suggested alignment that could be revised if you wish. There are limitations as to what can be placed in the Town's excess land. If the Town retains ownership of the property, then CarrAmerica would only be allowed to have the driveway and landscaping within it. If CarrAmerica would like to place a property or tenant sign within this area then the property must be under the ownership of CarrAmerica by way of a land swap. The Town would give CarrAmerica land equal to the square footage CarrAmerica would be dedicating for right-of-way. If CarrAmerica is interested in this option, I would suggest you contact Mr. Lynn Chandler, Building Official, to discuss the Town's sign ordinance and an acceptable location for the sign.

Also, the enclosed construction plans contain phasing plans for the construction. The plans show how the contractor is to construct the project. The contractor may deviate from these plans only with the Town's permission. The plans demonstrate that access will not be denied to the Quorum North building. There will be a short time when part of the circular drive in front of the building will be closed for pavement replacement. The Town will be able to provide you a construction schedule once the contract has been awarded and the contractor has developed his schedule.

Upon notification from CarrAmerica as to how they would like to handle the right-of-way, the Town will have the appropriate right-of-way documents prepared for review and comment. A response would be appreciated by mid-June. Today is my last day with the Town. I will be working for the city of Farmers Branch. If you have any questions or need additional information please contact Mr. Jeff Markiewicz, Project Manager, at 972-450-2860.

Sincerely,

A handwritten signature in cursive script that reads "David Nighswonger". The signature is written in black ink and is positioned below the word "Sincerely,".

David Nighswonger, P.E.
Assistant City Engineer

LAND DESCRIPTION

PLAT 2104-2

PARCEL NO. 6-1
ARAPAHO ROAD
PAGE 1
JANUARY 27, 1995

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 Natron Limited Partnership as recorded in Volume 91232, Page 3538 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 cut "X" found in concrete at the northwest corner of the Natron Limited Partnership (Natron) 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 Natron tract a distance of 13.28 feet to a point for a corner;
- (3) THENCE South 38 degrees 38 minutes 18 seconds West a distance of 21.19 feet to a point for a corner on the westerly line of said Natron 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 Natron 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

PRELIMINARY

PARCEL NO. 6-2
ARAPAHO ROAD
PAGE 1
JANUARY 27, 1995

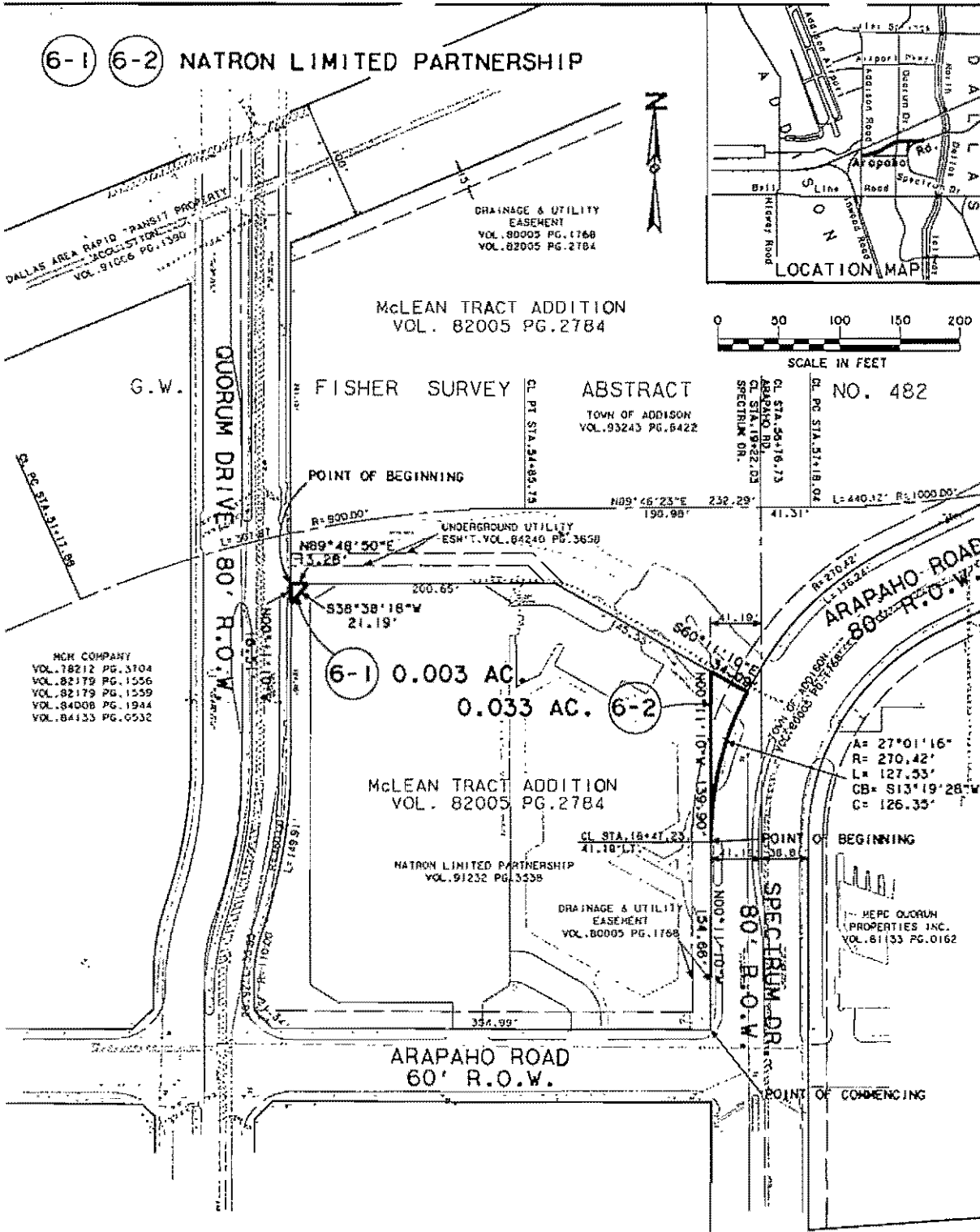
BEING 0.033 of an acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of that tract of land described in instrument to Natron Limited Partnership as recorded in Volume 91232, Page 3538 of the Deed Records of Dallas County, 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 Natron Limited Partnership (Natron) 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 Natron 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 point for a corner on the northeasterly line of said Natron tract;
- (2) THENCE South 60 degrees 11 minutes 10 seconds East along the northeasterly line of said Natron tract a distance of 34.09 feet to a point for the northeasterly corner of said Natron 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 NATRON LIMITED PARTNERSHIP



MCK COMPANY
VOL. 78212 PG. 3704
VOL. 82179 PG. 1556
VOL. 82179 PG. 1559
VOL. 84008 PG. 1944
VOL. 84135 PG. 0532

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

McLEAN TRACT ADDITION
VOL. 82005 PG.2784

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

SCALE IN FEET
0 50 100 150 200

NO. 482

CL STA. 44+16.73
CL STA. 19+22.03
SPECIFIK DR.

UNDERGROUND UTILITY
ESH'T. VOL. 84248 PG. 3658

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

McLEAN TRACT ADDITION
VOL. 82005 PG.2784

NATRON LIMITED PARTNERSHIP
VOL. 91232 PG.3538

DRAINAGE & UTILITY
EASEMENT
VOL. 80005 PG. 1768

A= 27°01'16"
R= 270.42'
L= 127.53'
CB= S13°19'28"W
C= 126.33'

MEPC QUORUM
PROPERTIES INC.
VOL. 81133 PG.0162

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

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

PRELIMINARY REVIEW COPY

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

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

HUIT-ZOLLARS
3131 MCKINNEY AVENUE/SUITE 600
DALLAS, TEXAS 75244-0711-5311

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: NATRON LIMITED PARTNERSHIP
AREA: 0.036 ACRE DATE: JAN. 27, 1995