

APPENDIX II/III Property Acquisition

Arapaho Phase III

1-18-00

Brick Yard Request for info:

Still in develop

No formal vote

Submit a formal roads request

Denms Calendar - Metro Brick Owner

Protected by interstate commerce regs.

① Buy Railroad Piece first.

Then go for Brick yard

We can start ROW acquisition

Hire a firm to do the ROW acquisition

Appraisals - 8 weeks -

Negotiation / offer / counter

Agreement w Dwyer -

Get started selecting a consultant

Meeting with Pat Haggerty 3-6-00
Apache Rd - & Addison Rd Widening

Survey Property - Discuss w Lynn ✓ Done
Deny bldg permit ✓

Need to Appraise each property -

✓ Check with Jeff
Need RFCQ to hire an appraiser

Marlin Blake - How did Carmen
do it - Go to Council

Break down into 2 contracts -

How ~~many~~ many of the properties should
we acquire now?

(Mrs Assam - principal property owner)

* Go after Mrs Assam's property first.

* Get with Carmen re splitting her property

Pat will be the point man - let him
bring questions to us

Pat will prepare an agreement of sale
for approval by Cowles & Thompson

Addison Rd - Appraiser more important because
of the sidewalk easements.

Appraisal must be timely wrt the acquisition

✓ Clyde: Acquire Appraiser both projects
How do we do it

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
459	1/20 9:39AM	1'57"	972 735 0041	Send.....	2 / 2	144	Completed.....

Total 1'57" Pages Sent: 2 Pages Printed: 0



PUBLIC WORKS DEPARTMENT
Post Office Box 9010 Addison, Texas 75001-0010

972 450-2872
10801 Westgate

January 20, 2000

Mr. John Wise
Attorney representing Metro Brick Co.

Via Fax 972-735-0041

Re: Arapaho Road

Dear Mr. Wise:

As you have discussed with members of our Public Works staff, enclosed is a diagram generally depicting the proposed location of a portion of an extension of Arapaho Road through the Town of Addison which has been approved by the Town Council. The construction of the Arapaho Road extension is contingent upon the approval of the issuance of bonds to fund the project by the voters of the Town at a bond election to be held on February 12, 2000 and the subsequent sale of bonds for the project. If the funding is approved by the voters at the bond election, the timing of the construction will be contingent upon the prioritization of numerous public works projects within the Town.

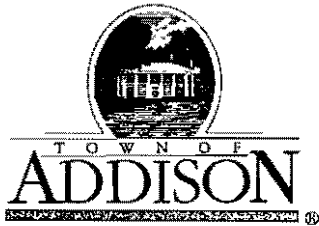
Very truly yours,

Michael Murphy
Michael Murphy, P.E.
Acting Director of Public Works

Cc: Chris Terry, Assistant City Manager
Jim Pierce, P.E., Assistant City Engineer

Attachment

phone 0040



PUBLIC WORKS DEPARTMENT

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

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Attorney representing Metro Brick Co.

Via Fax 972-735-0041

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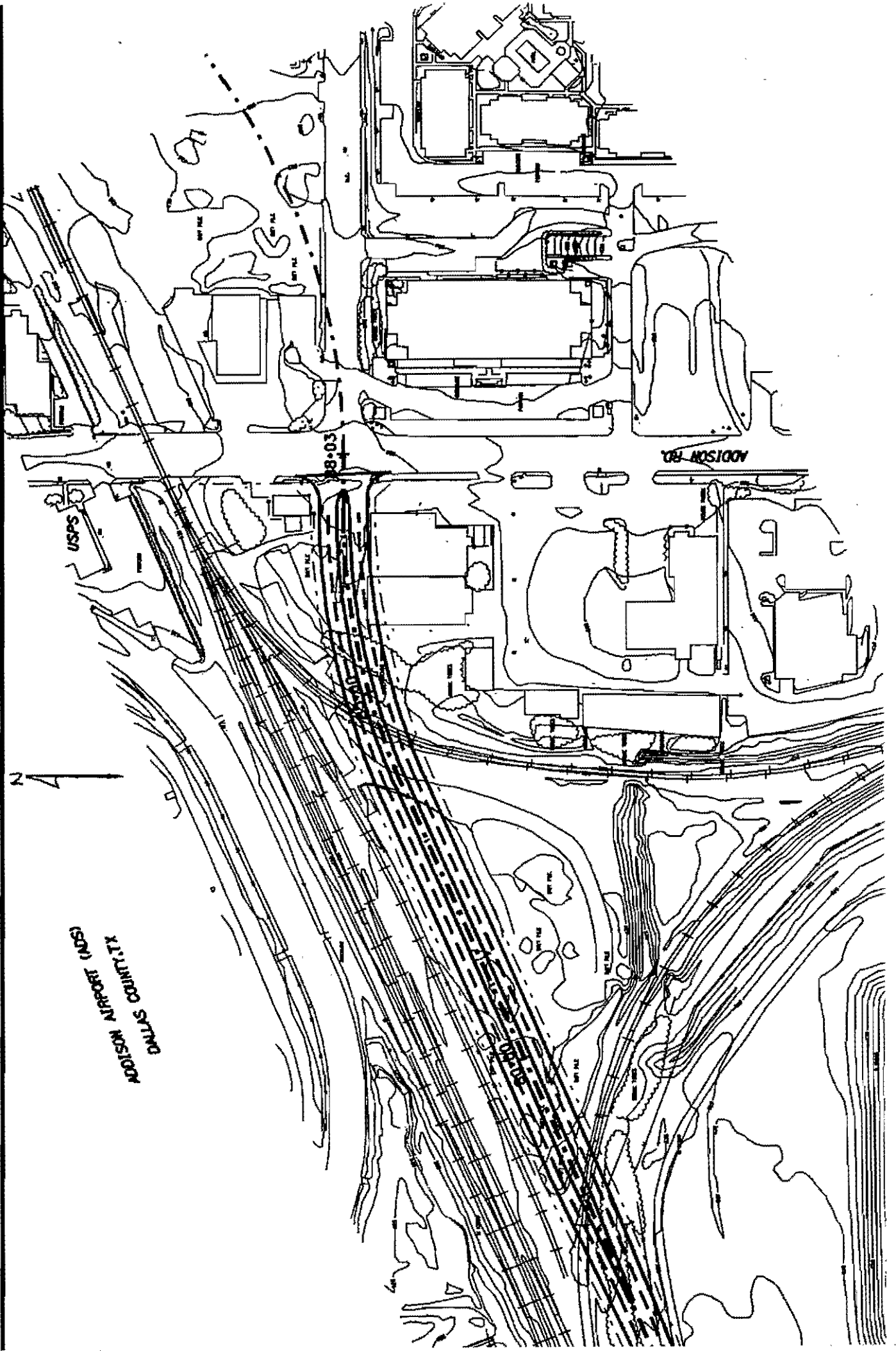
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Cc: Chris Terry, Assistant City Manager
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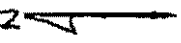


ADDITIONAL AIRPORT (USPS)
AND STATE COUNTY, TX

USPS

18-03

ADDITIONAL AIRPORT



NO.	OWNER	ROW	REMAINDER	VALUE AREA	VALUE REMAINDER	VALUE LAND	AREA BUILDING	VALUE BUILDING	VALUE BUILDING	TOTAL	
		AREA	AREA	TAKEN	TAKEN	TAKEN	TAKEN	TAKEN	TAKEN	AMOUNT	
		SQ FT	SQ FT	\$/SQ FT	\$/SQ FT	DOLLARS	SQ FT	\$/SQ FT	DOLLARS	DOLLARS	NOTES
1	METRO BRICK COMPANY INC.	3,200				0				150,000	LUMP SUM ACQUIRE ENTIRE PARCEL
1A	15211 ADDISON ROAD JOINT VENTURE	1,255		12		15,065					ADD'L DAMAGES BLDG TAKE?
2	UNION PACIFIC RAILROAD	83,520		6		501,122				500,000	PLUS RELOCATE METRO BRICK
3	BELTWOOD RESERVOIR (CITY OF DALLAS)	470		6		2,818				2,818	
4	HERITAGE INN NUMBER XXII, L.P.	20,858		6		125,145				125,145	REALIGN ROW TO FIT?
5	MOTEL 6 OPERATIONS L.P.	21,912	6,178	6	3	150,006				150,006	
6	ADDISON R.E. (ICEOPLEX)	13,828	3,175	12	3	175,460				0	HAVE 84' DEDICATION
7	EPINA PROPERTIES LTD. ET. AL.(CHARTER)	32,680	9,618	5	3	192,255	53,400	60		3,204,000	LUMP SUM ESTIMATE
8	J.H. CROUCH JR. ET. AL. (MBNA)	23,350	6,871	3	3	90,663	32,000	50	1,600,000	1,690,663	
9	INTERVEST COMPANIES	16,487	4,851	3	3	64,015	1,120	10	11,200	75,215	BLDG IS A SHED
10	5425 CENTURION WAY, L.P.	12,755	3,753	3	3	49,524				49,524	
11	BULLOUGH / LYKOW OFFICE BLDG. NO.1, L.P.	10,277	3,024	3	3	39,902				39,902	
12	PUBLIC STORAGE OF DALLAS, LTD.	32,504	16,047	5	3	210,660	24,762	35	866,670	1,077,330	
13	PUBLIC STORAGE OF DALLAS, LTD.	17,351	30,513	5	3	178,295				178,295	
14	NILE PROPERTIES, LTD. (15109-15 SURVEYOR)	28,344	42,079			0	29,900	50	1,495,000	1,495,000	LUMP SUM ESTIMATE
15	TEXAS POWER & LIGHT	8,604				0				0	
16	LINCOLN TRUST COMPANY CUSTODIAN	5,618		8		44,944				44,944	
										8,782,842	

Arapahoe II/III RowAreas.xls

NO.	OWNER	ROW AREA SQ FT	REMAINDER AREA SQ FT	VALUE AREA TAKEN \$/SQ FT	VALUE REMAINDER TAKEN \$/SQ FT	VALUE LAND TAKEN DOLLARS	AREA BUILDING TAKEN SQ FT	VALUE BUILDING TAKEN \$/SQ FT	VALUE BUILDING TAKEN DOLLARS	TOTAL AMOUNT DOLLARS	NOTES
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