

Atepakos-II 15115 Surveyor Nile Properties
RDW, N. & S. Remainder

Oxford®

NO. 753 1/3

ESSEITE

10%



11/2/05

Carmen:

Each of the items attached are extra originals. I retained an original of everything in my file. You have the following:

1. Survey Plat of entire property prior to the taking and demolition of structures
2. Legal description and map of taking for Arapaho Rd. through the property
3. Legal description and map of south remainder after the taking
4. Legal description and map of north remainder after the taking

Please let me know if you need anything else.

Steve C.

Jim Perce
Originals

Parcel 15
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.6129 acre (26,700 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Nile Properties, Ltd. on August 26, 1997 and recorded in Volume 97168, Page 02624 of the Deed Records of Dallas County, Texas, said Nile Properties, Ltd. tract being all of the KJA Subdivision Part 2, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated May 11, 1978 and recorded in Volume 78105, Page 1111 of said Deed Records, said 0.6129 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the West right of way line of Surveyor Boulevard (60 feet wide) at the North corner of a proposed cut back corner located at the Northwest intersection of said Surveyor Boulevard with proposed Arapaho Road, from said corner the common Northeast corner of said Nile Properties, Ltd. Tract and Southeast corner of a called 1.890 acre tract of land conveyed to Praedium II Lone Star, L.P. on December 16, 1997 and recorded in Volume 97247, Page 02643 of said Deed Records, said called 1.890 acre tract being all of Lot 1, Housley Addition, an Addition to the Town of Addison, as evidenced by the plat dated August 27, 1979 and recorded in Volume 79173, Page 0109 of said Deed Records, bears North $00^{\circ}15'02''$ West, a distance of 77.26 feet;

THENCE, SOUTH $00^{\circ}15'02''$ EAST (called South $00^{\circ}05'30''$ East), departing said proposed cut back corner and along the common East line of said Nile Properties, Ltd. tract and West right of way line of said Surveyor Boulevard, a distance of 133.81 feet to 5/8 inch iron rod set for the South corner of a proposed cut back corner located at the Southwest intersection of said Surveyor Boulevard with said proposed Arapaho Road;

THENCE, NORTH $54^{\circ}43'10''$ WEST, departing said common line and along said proposed cut back corner, a distance of 32.98 feet to an "X" in concrete set for the North corner of said cut back corner and being the beginning of a non tangent curve to the right of the proposed South Right of Way line of Arapaho Road;

PARCEL 15 - ARAPAHO ROAD PROJECT

THENCE, WESTERLY, departing said proposed cut back corner and along said proposed South Right of Way line of Arapaho Road and said curve to the right having a radius of 890.00 feet, a central angle of $19^{\circ}09'55''$, a chord bearing South $81^{\circ}27'55''$ West for 296.32 feet, for an arc distance of 297.70 feet to an "X" in concrete set in the common West line of said Nile Properties, Ltd. Tract and East line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records;

THENCE, NORTH $00^{\circ}15'08''$ WEST (called North $00^{\circ}05'00''$ West), departing said proposed South Right of Way line of Arapaho Road and along said common line, a distance of 80.02 feet to an "X" in concrete set in the proposed North Right of Way line of Arapaho Road, said point being the beginning of a non tangent curve to the left;

THENCE, EASTERLY, departing said common line and along the proposed North Right of Way line of Arapaho Road and the arc of said curve to the left having a radius of 810.00 feet, a central angle of $21^{\circ}44'35''$, a chord bearing North $80^{\circ}18'17''$ East for a distance of 305.54 feet, for an arc distance of 307.38 feet to an "X" in concrete set for the South corner of said cut back corner located at Northwest intersection of said Surveyor Boulevard with said proposed Arapaho Road;

THENCE, NORTH $34^{\circ}14'14''$ EAST, departing said proposed North Right of Way line of Arapaho Road and along said cut back corner, a distance of 32.97 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.6129 acres or 26,700 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S $89^{\circ}51'55''$ E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

PARCEL 15 - ARAPAHO ROAD PROJECT

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 9-8-00
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.2023 acre (8,811 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Nile Properties, Ltd. On August 26, 1997 and recorded in Volume 97168, Page 02624 of the Deed Records of Dallas County, Texas, said Nile Properties, Ltd. tract being all of the KJA Subdivision Part 2, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated May 11, 1978 and recorded in Volume 78105, Page 1111 of said Deed Records, said 0.2023 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at to an "X" in concrete found in the West right of way line of Surveyor Boulevard (60 feet wide) for the common Southeast corner of said Nile Properties, Ltd. Tract and Northeast corner of the KJA Subdivision, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated September 7, 1977 and recorded in Volume 77180, Page 16 of said Deed Records;

THENCE, SOUTH $89^{\circ}44'52''$ WEST, (called South $89^{\circ}55'00''$ West), departing said West Right of Way line of Surveyor Boulevard and along the common South line of said Nile Properties, Ltd. Tract and North line of said KJA Subdivision, Addison West Industrial Park, a distance of 320.07 feet (called 320.00 feet) to an "X" in concrete found for the common Southwest corner of said Nile Properties, Ltd. Tract and Northwest corner of said KJA Subdivision, Addison West Industrial Park, said point being in the East line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records;

THENCE, NORTH $00^{\circ}15'08''$ WEST (called North $00^{\circ}05'00''$ West), departing said common line and along the common West line of said called Nile Properties, Ltd. tract and East line of said called 5.65 acre tract, a distance of 12.87 feet to an "X" in concrete set in the proposed South Right of Way line of Arapaho Road, said point being the beginning of a non tangent curve to the left;

ARAPAHO ROAD PROJECT

THENCE, EASTERLY, departing said common line and along said proposed South Right of Way line of Arapaho Road and along the arc of said curve to the left having a radius of 890.00 feet, a central angle of $19^{\circ}09'55''$, a chord bearing North $81^{\circ}27'55''$ East for 296.32 feet, for an arc distance of 297.70 feet to an "X" in concrete set for the North corner of a cutback corner located at the Southwest intersection of said proposed Arapaho Road with said Surveyor Boulevard;

THENCE, SOUTH $54^{\circ}43'10''$ EAST, departing said proposed South Right of Way line of Arapaho Road and along said cut back corner, a distance of 32.98 feet to a 5/8 inch iron rod set in the common East line of said Nile Properties, Ltd. tract and West Right of Way line of said Surveyor Boulevard;

THENCE, SOUTH $00^{\circ}15'02''$ EAST (called South $00^{\circ}05'30''$ East), departing said cut back corner and along said common line, a distance of 36.39 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.2023 acres or 8,811 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S $89^{\circ}51'55''$ E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 9-8-00
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

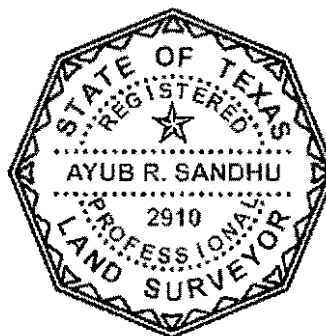


EXHIBIT "B"

LOT 1
HOUSLEY ADDITION
AUGUST 27, 1979
VOL. 79173, PG. 0109
D.R.D.C.T.

CALLED 1.890 AC.
PRAEDIUM II LONE STAR, L.P.
DECEMBER 16, 1997
VOL. 97247, PG. 02643
D.R.D.C.T.

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 28, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

KJA SUBDIVISION,
ADDISON WEST INDUSTRIAL PARK
SEPT. 7, 1977
VOL. 77180, PG. 16
D.R.D.C.T.

SURVEYOR BLVD.
(60' R.O.W.)

(CALLED S00°05'30"E
S 00°15'02" E
36.39'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	19°09'55"	890.00	297.70	N81°27'55"E - 296.32

DAVID MYERS SURVEY
A-923

CALLLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

(CALLED N00°05'00"W)
N 00°15'08" W
12.87'

PROPOSED ARAPAHO ROAD

S 54°43'10" E
32.98'

S 89°44'52" W 320.07'
(CALLED S89°55'00"W - 320.00')

P.O.B.

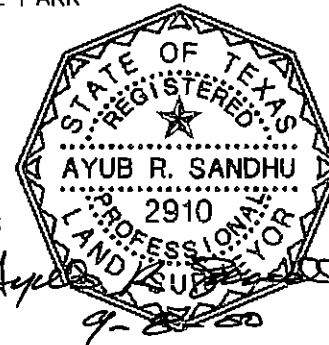
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



A PLAT OF A
0.2023 ACRE (8,811 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



GRAPHIC SCALE
1 INCH = 60 FT.

Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 1.0030 acre (43,692 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Nile Properties, Ltd. on August 26, 1997 and recorded in Volume 97168, Page 02624 of the Deed Records of Dallas County, Texas, said Nile Properties, Ltd. tract being all of the KJA Subdivision Part 2, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated May 11, 1978 and recorded in Volume 78105, Page 1111 of said Deed Records, said 1.0030 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a "PK" nail found in the West right of way line of Surveyor Boulevard (60 feet wide) for the common Northeast corner of said Nile Properties, Ltd. Tract and Southeast corner of a called 1.890 acre tract of land conveyed to Praedium II Lone Star, L.P. on December 16, 1997 and recorded in Volume 97247, Page 02643 of said Deed Records, said called 1.890 acre tract being all of Lot 1, Housley Addition, an Addition to the Town of Addison, as evidenced by the plat dated August 27, 1979 and recorded in Volume 79173, Page 0109 of said Deed Records;

THENCE, SOUTH 00°15'02" EAST (called South 00°05'30" East), along the common East line of said Nile Properties, Ltd. tract and West right of way line of said Surveyor Boulevard, a distance of 77.26 feet to a 5/8 inch iron rod set for the North corner of a proposed cut back corner located at the Northwest intersection of said Surveyor Boulevard with proposed Arapaho Road;

THENCE, SOUTH 34°14'14" WEST, departing said common line and along said cut back corner, a distance of 32.97 feet to an "X" in concrete set for the South corner of said cut back corner for the beginning of a non tangent curve to the right of the proposed North Right of Way of Arapaho Road;

ARAPAHO ROAD PROJECT

THENCE, WESTERLY, departing said proposed cut back corner and along the proposed North Right of Way line of Arapaho Road and along the arc of said curve to the right having a radius of 810.00 feet, a central angle of 21°44'35", a chord bearing South 80°18'17" West for 305.54 feet, for an arc distance of 307.38 feet to an "X" in concrete set in the common West line of said Nile Properties, Ltd. Tract and East line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records;

THENCE, NORTH 00°15'08" WEST (called North 00°05'00" West), departing said proposed North Right of Way line of Arapaho Road and along said common line, a distance of 154.55 feet to a 5/8 inch iron rod set for the common Northwest corner of said Nile Properties, Ltd. Tract and Southwest corner of said called 1.890 acre tract;

THENCE, NORTH 89°44'49" EAST, (called North 89°55'00" East), departing said common line and along the common North line of said Niles Properties Ltd. tract and South line of said called 1.890 acre tract, a distance of 320.07 feet (called 320.00 feet) to the **POINT OF BEGINNING**;

CONTAINING an area of 1.0030 acres or 43,692 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 9-8-00
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

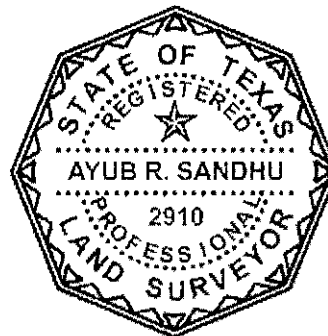


EXHIBIT "B"

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C2	21'44'35"	810.00	307.38	S80°18'17"W - 305.54

LOT 1
HOUSLEY ADDITION
AUGUST 27, 1979
VOL. 79173, PG. 0109
D.R.D.C.T.

CALLED 1.890 AC.
PRAEDIUM II LONE STAR, LP.
DECEMBER 16, 1997
VOL. 97247, PG. 02643
D.R.D.C.T.

(CALLED N89°55'00"E - 320.00')
N 89°44'49" E - 320.07'

DAVID MYERS SURVEY
A-923

CALLLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

S 34°14'14" W
32.97'
SET "X" IN CONC.

77.26'
S 00°15'02" E
(CALLED S00°05'30"E)
CONCRETE

(CALLED N00°05'00"W)
154.55'
N 00°15'08" W

PROPOSED ARAPAHO ROAD

SURVEYOR BLVD.
(60' R.O.W.)

NOTES:

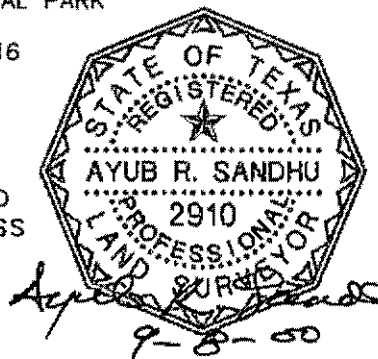
ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

KJA SUBDIVISION,
ADDISON WEST INDUSTRIAL PARK
SEPT. 7, 1977
VOL. 77180, PG. 16
D.R.D.C.T.

- o DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



A PLAT OF A
1.0030 ACRE (43,692 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



GRAPHIC SCALE
1 INCH = 60 FT.

Field Note Description
Arapaho Road Project
Town of Addison
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THENCE, SOUTH 00°15'02" EAST (called South 00°05'30" East), along the common East line of said Nile Properties, Ltd. tract and West right of way line of said Surveyor Boulevard, a distance of 77.26 feet to a 5/8 inch iron rod set for the North corner of a proposed cut back corner located at the Northwest intersection of said Surveyor Boulevard with proposed Arapaho Road;

THENCE, SOUTH 34°14'14" WEST, departing said common line and along said cut back corner, a distance of 32.97 feet to an "X" in concrete set for the South corner of said cut back corner for the beginning of a non tangent curve to the right of the proposed North Right of Way of Arapaho Road;

ARAPAHO ROAD PROJECT

THENCE, WESTERLY, departing said proposed cut back corner and along the proposed North Right of Way line of Arapaho Road and along the arc of said curve to the right having a radius of 810.00 feet, a central angle of $21^{\circ}44'35''$, a chord bearing South $80^{\circ}18'17''$ West for 305.54 feet, for an arc distance of 307.38 feet to an "X" in concrete set in the common West line of said Nile Properties, Ltd. Tract and East line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records;

THENCE, NORTH $00^{\circ}15'08''$ WEST (called North $00^{\circ}05'00''$ West), departing said proposed North Right of Way line of Arapaho Road and along said common line, a distance of 154.55 feet to a 5/8 inch iron rod set for the common Northwest corner of said Nile Properties, Ltd. Tract and Southwest corner of said called 1.890 acre tract;

THENCE, NORTH $89^{\circ}44'49''$ EAST, (called North $89^{\circ}55'00''$ East), departing said common line and along the common North line of said Niles Properties Ltd. tract and South line of said called 1.890 acre tract, a distance of 320.07 feet (called 320.00 feet) to the **POINT OF BEGINNING**;

CONTAINING an area of 1.0030 acres or 43,692 square feet of land within the metes recited.

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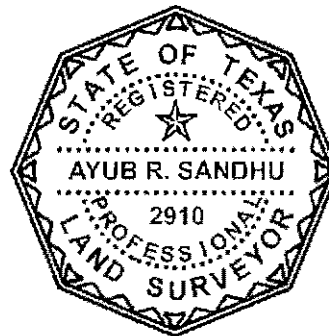


EXHIBIT "B"

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(CALLED N00°05'00"W)
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S 00°15'02" E
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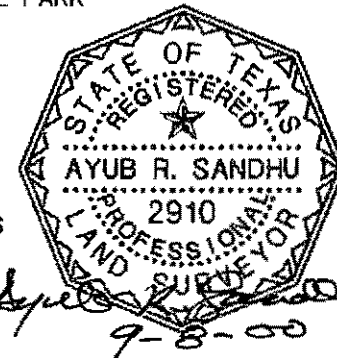
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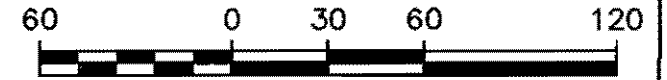
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KJA SUBDIVISION,
ADDISON WEST INDUSTRIAL PARK
SEPT. 7, 1977
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D.R.D.C.T.

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