

Can America 11/29/97 12/29/97



LETTER OF TRANSMITTAL

Public Works / Engineering

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

DATE	12-29-97	JOB NO.
ATTENTION		
RE:	Carr America Property Exchange	

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
1			Exchange Agreement with Suggested Changes

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 As I mentioned, Carr America wants a more even exchange of property so I have had new parcel maps & descriptions drawn up to satisfy their request. I have marked-up the exchange agreement to suit. Please double check my markup, and finalize - let me have 4 copies and I will go back to Carr America personally. Thanks,

COPY TO John Baumgartner

SIGNED: Jim Linn

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").

0.0848 acres
(3695.33 square feet)

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

(1437.48 square feet)

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

0.1034
4562.72 square feet

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 maps attached hereto as Exhibit I, and more particularly described in Exhibits II and III, which are attached hereto and incorporated herein.

6-1-R
II IV

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.

Handwritten initials

0.1034
VI 7-R

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-R.

6-1-R

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 January 1998 October, 1997.

Carramerica Realty, L.P.

By: _____
Authorized Representative

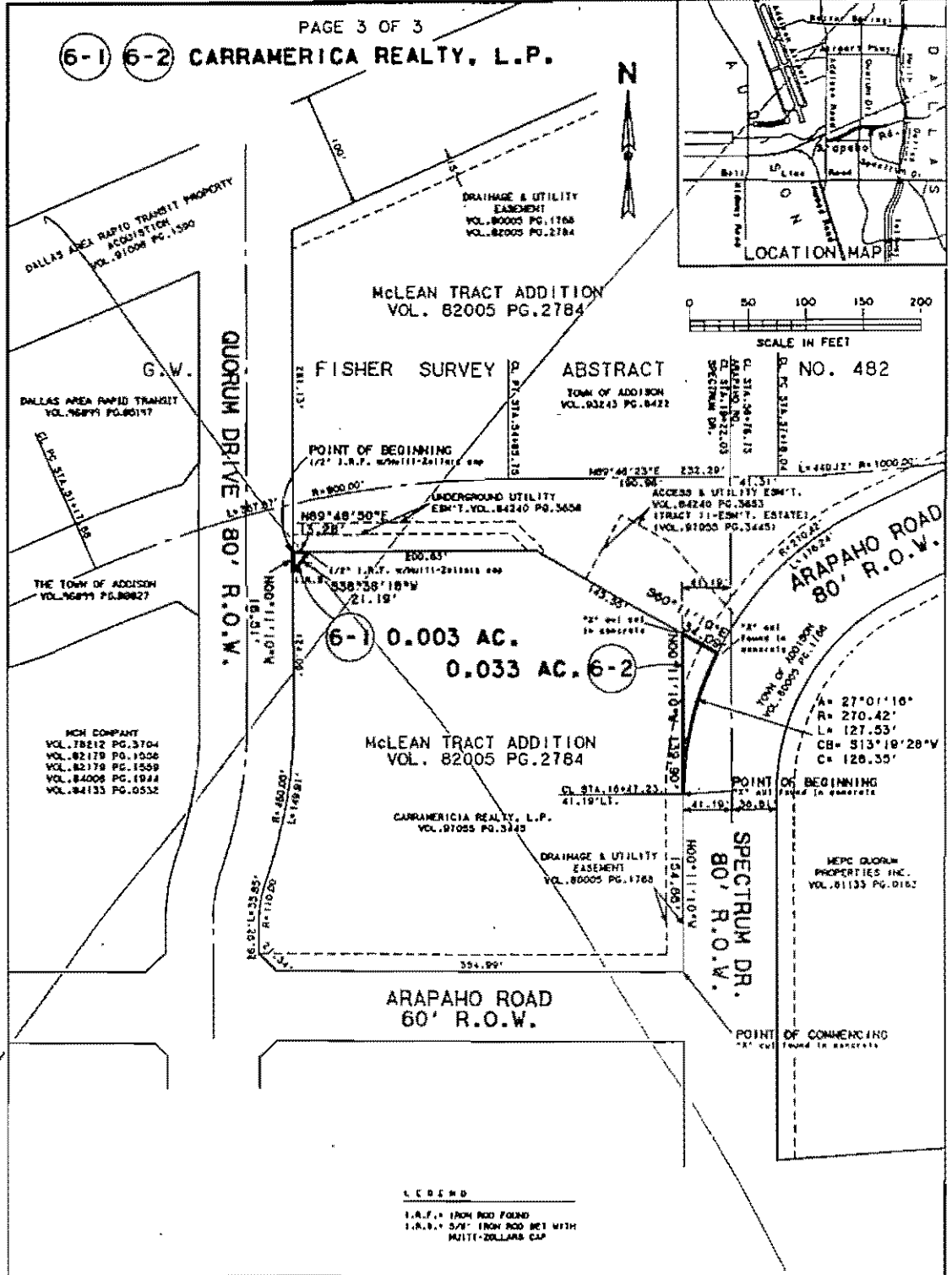
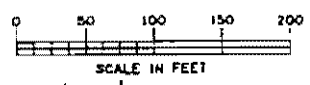
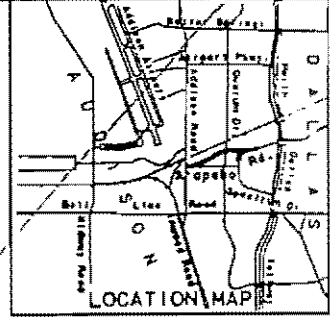
TOWN OF ADDISON

By: _____
Ron Whitehead, City Manager

ATTEST:

Carmen Moran, City Secretary

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



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

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

For Huitt-Zollars, Inc.

Eric J. Maudix 10-13-97
ERIC J. MAUDIX, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4062

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

BASED UPON BEING THE BEARING OF S 89°00' E along the west right-of-way line of Quorum Drive as per deed to the Town of Addison, recorded in Volume 9000A Page 0007, Deed Records, Dallas County, Texas.

use New maps by Shenik b-1-R

<p>HUITT-ZOLLARS 3131 ROCKWELL AVENUE/SUITE 800 DALLAS, TEXAS 75246-8711-3211</p>	<p>ARAPAHO ROAD RIGHT-OF-WAY EXHIBIT TOWN OF ADDISON, TEXAS</p>	<p>For: Town of Addison Public Works 16801 Westgrove, Addison, TX 75001 EXHIBIT PARCEL NO. <u>6-1, 6-2</u> OWNER: <u>CARRAMERICA REALTY, L.P.</u> AREA: <u>0.036 ACRE</u> DATE: <u>OCT. 6, 1997</u></p>
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POINT OF BEGINNING
(PARCEL 6-1-R)

QUORUM DRIVE

CURVE DATA

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

CURVE DATA

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

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

I.P.S.
S 57°47'27" W
22.34'

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

Area = 3695.33 SQ. FT.

OUTSIDE FACE OF STRUCTURE

CURVE DATA

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

CURVE DATA

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

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

S 0°11'10" E
37.04'
N 44°50'06" W
7.11'

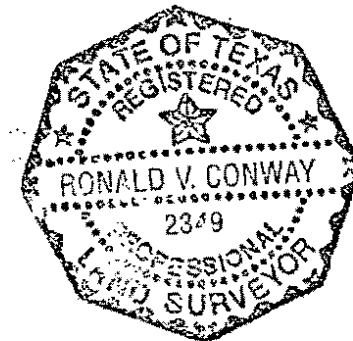
0.0848 acres

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

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

SPECTRUM DRIVE
(QUORUM LOOP NORTH)

SCALE:1=50'



Ronald V. Conway 12/29/97

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

TOWN OF ADDISON, TEXAS

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

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

DEC., 1997

ARAPAHO ROAD

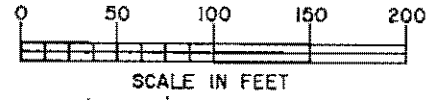
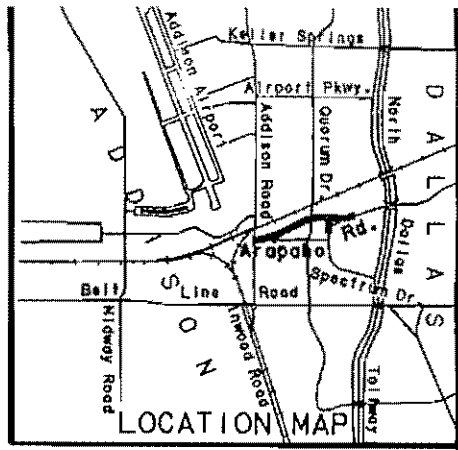
60' R.O.W.

80' R.O.W.

80' R.O.W.

N 89°50'06" W - 355'00"

6-2 CARRAMERICA REALTY, L.P.



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

DALLAS AREA RAPID TRANSIT VOL. 96899 PG. 85197

THE TOWN OF ADDISON VOL. 96899 PG. 88227

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

QUORUM DRIVE 80' R.O.W.

Use this New map showing parcel 6-2 only

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. 1768

ARAPAHO ROAD 60' R.O.W.

SPECTRUM DR. 80' R.O.W.

ARAPAHO ROAD 80' R.O.W.

A = 27°01'16"
R = 270.42'
L = 127.53'
CB = S13°19'28"W
C = 126.35'

POINT OF BEGINNING "X" out found in concrete

POINT OF COMMENCING "X" out 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.

[Signature] 12-18-97
ERIC J. YAHOU DY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4862

BASIS OF BEARINGS: The bearing of S 001°00' E along the west right-of-way line of Quorum Drive as per deed to the Town of Addison, recorded in Volume 96099, Page 00027, Deed Records, Dallas County, Texas.

HUITT-ZOLLARS

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

ARAPAHO ROAD RIGHT-OF-WAY EXHIBIT

TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works 16801 Westgrove, Addison, TX 75001
EXHIBIT PARCEL NO. 6-2
OWNER: CARRAMERICA REALTY, L.P.
AREA: 0.033 ACRE DATE: OCT. 8, 1997

LAND DESCRIPTION

PARCEL NO. 6-1
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.

*Use
6-1-R
Description
new*

III

EXHIBIT A

Date:12/29/97

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

PARCEL 6-1-R

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

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

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

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

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

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

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

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

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

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

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

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

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



Ronald V. Conway
12/29/97

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:

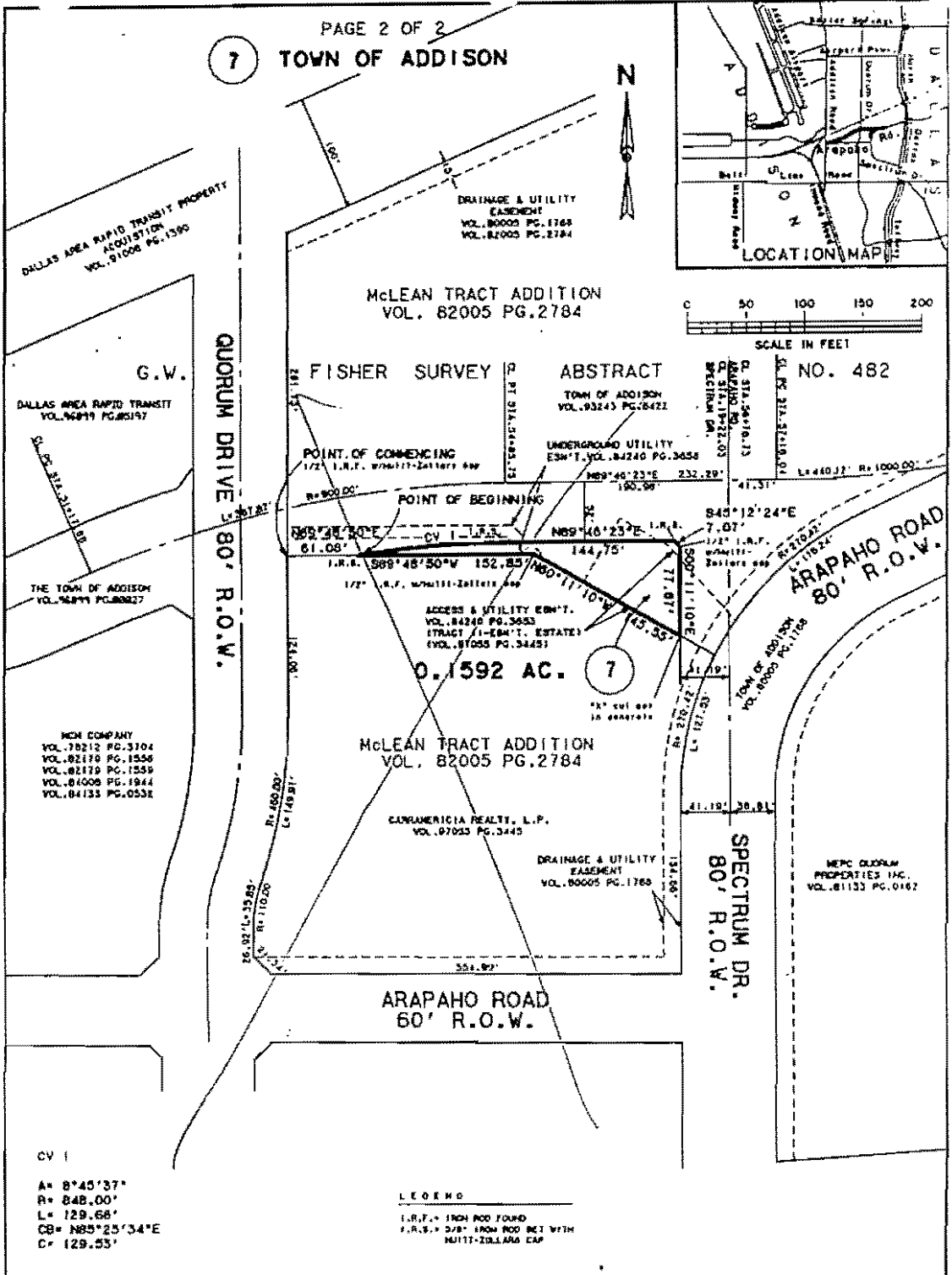
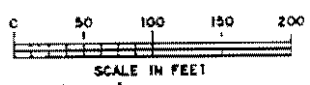
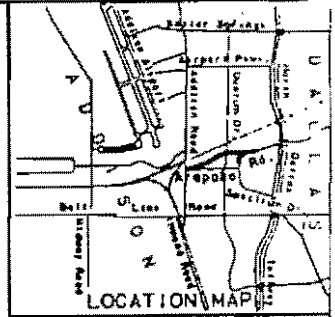
COMMENCING at a cut "X" found in concrete at the southeast corner of the Carramerica Realty, L.P. (Carramerica) tract, said point being at the intersection of the westerly right-of-way line of Spectrum Drive (80 foot wide right-of-way) with the northerly right-of-way line of Arapaho Road (60 foot wide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

IV
EXHIBIT

7 TOWN OF ADDISON



use New Map by Shimels (7-R)

CV I
A= 8°45'37"
R= 848.00'
L= 129.68'
CB= N85°25'34"E
C= 129.53'

LEGEND
I.R.F. = 1/4" ROD FOUND
I.R.S. = 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 names and houses shown thereon are true and correct to the best of my knowledge.
For Huitt-Zollars, Inc.
Eric J. Yarbok 10.13.97
ERIC J. YARBOK, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4052

BASED UPON RECORDS: 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 80006, Page 00007, Deed Records, Dallas County, Texas.

HUITT-ZOLLARS
2151 HEATHERLY AVENUE, SUITE 800
DALLAS, TEXAS 75247-1211

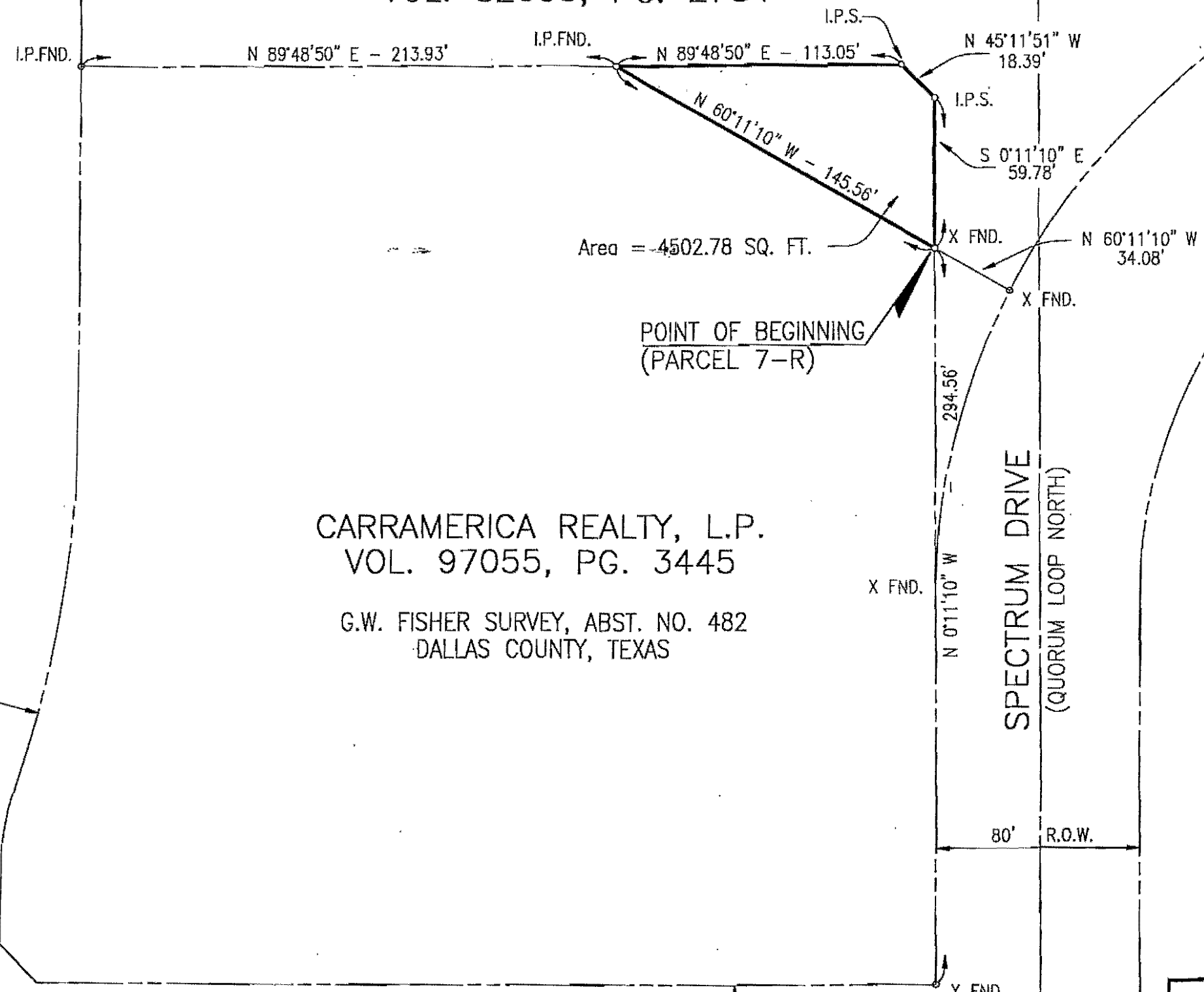
ARAPAHO ROAD
PARCEL EXHIBIT
TOWN OF ADDISON, TEXAS

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

THE McLEAN TRACT ADDITION
VOL. 82005, PG. 2784

QUORUM DRIVE

FUTUR. ROAD



Area = 4502.78 SQ. FT.

POINT OF BEGINNING
(PARCEL 7-R)

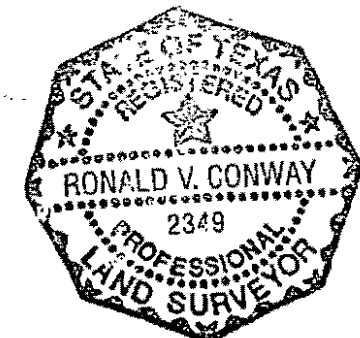
CARRAMERICA REALTY, L.P.
VOL. 97055, PG. 3445

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

SPECTRUM DRIVE
(QUORUM LOOP NORTH)

ARAPAHO ROAD

SCALE: 1=50'



Ronald V. Conway 12/17/97

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

TOWN OF ADDISON, TEXAS	
CARRAMERICA REALTY, L.P. RIGHT-OF-WAY ABANDONMENT PLAT	
SHIMEK, JACOBS & FINKLEA, L.L.P. CONSULTING ENGINEERS	DEC., 1997

DATE: 12/17/97

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.

*use
New description
by Shimel
Parcel 7-R*

VI

Date:12/17/97

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

TOWN OF ADDISON, TEXAS

PARCEL 7-R

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

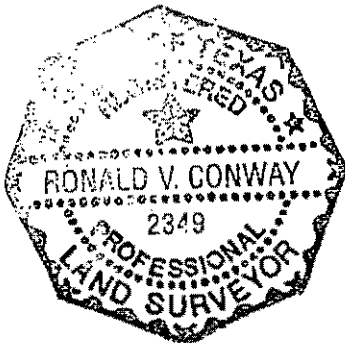
BEGINNING, at an X found cut in a concrete driveway, said X being N 0°11'10" W, a distance of 294.56 from the original southeast corner of said 9.645 acre tract and the southeast corner of a 2.863 acre tract of land conveyed to CarrAmerica Realty L.P., a Delaware limited partnership, in Volume 97055,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

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

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

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

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



Ronald V. Conway
12/17/97

State of Texas
County of Dallas

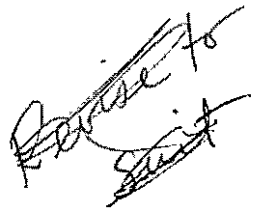
§
§
§

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: *(3695.33 square feet)*

- (a) *0.0848* ~~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) *(1437.48 square feet)* 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:

de
6-1-R *by*
Shimels
here

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 "Huit-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 "Huit-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 "Huit-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:

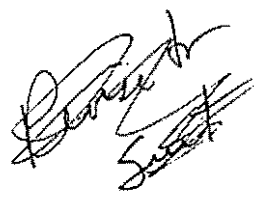
This deed is subject to all easements, conditions, covenants, and other instruments of record.

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: (4502.78 square feet)

- (a) 0.1034 ~~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

*use
7-1-R
by Shimada here*

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"

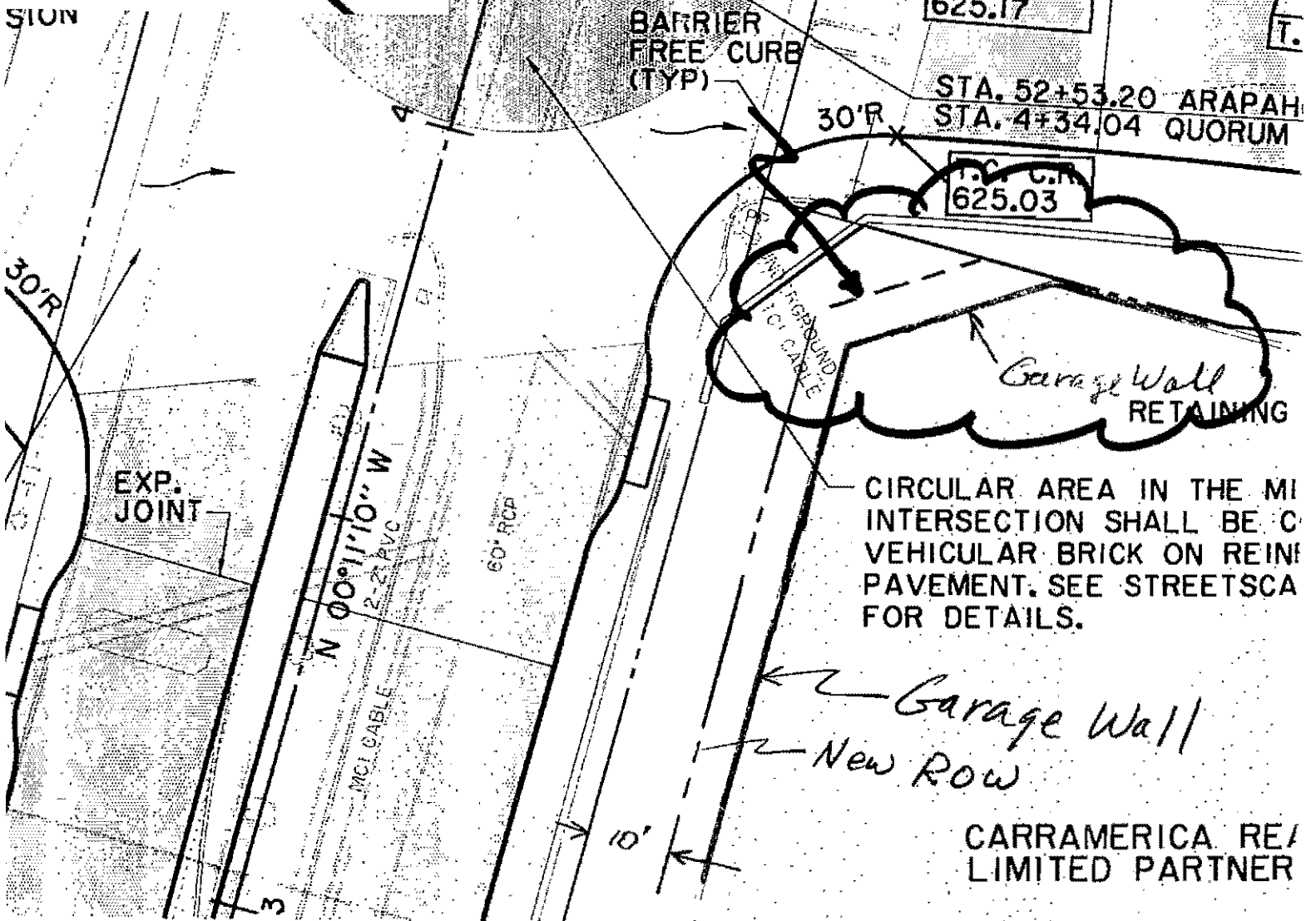
MCI BURIED
ADRIAN TH
48 HOURS
CONSTRUCT

Post-it® Fax Note	7671	Date	12-19-97	# of pages	1
To	John Birkhoff	From	Jim Pierce		
Co./Dept.	Shim+k---	Co.	Addison		
Phone #	214-361-7900	Phone #	972-450-2879		
Fax #	214-361-0204	Fax #			

C.R. T.C.
625.59

C.R. T.C.
624.88

Re-do corner
clip 5' off
of & parallel
with wall



CARRAMERICA RE/
LIMITED PARTNER

MODE = TRANSMISSION

START=12-19 02:15PM

END=12-19 02:18PM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
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001	DK	2	92143610204	001
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-Addison Svc Ctr -Upstairs-

TOWN OF
ADDISON

Faxed

PUBLIC WORKS

To: Ken Roberts

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

Company: Haith Zollars

Assistant City Engineer

Phone: 972/450-2879

FAX: 972/450-2837

FAX #: 214-871-0757

Date: 12-17-97

16801 Westgrove

P.O. Box 144

Re: Carr America Parcel Map

of pages (including cover): 2

Addison, TX 75001

Original in mail

Per your request

FYI

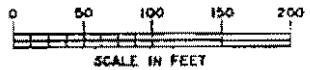
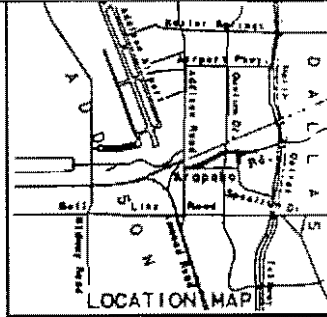
Call me

Comments:

Ken - I need a parcel map
like the one attached with
all references to parcel 6-1
removed. We have changed
that configuration. All I want
to show is parcel 6-2.
Need ASAP. Thanks

Jim

(F-1) 6-2 CARRAMERICA REALTY, L.P.



DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION VOL. 81008 PG. 1390

DALLAS AREA RAPID TRANSIT VOL. 96991 PG. 80117

THE TOWN OF ADDISON VOL. 96991 PG. 80827

MCM COMPANY VOL. 78212 PG. 3704 VOL. 82179 PG. 1356 VOL. 82179 PG. 1359 VOL. 84008 PG. 1944 VOL. 84153 PG. 0332

QUORUM DRIVE 80' R.O.W.

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

FISHER SURVEY P ABSTRACT

TOWN OF ADDISON VOL. 93243 PG. 8422

NO. 482

POINT OF BEGINNING

UNDERGROUND UTILITY EMB'T. VOL. 84240 PG. 3656

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

0.033 AC. 6-2

McLEAN TRACT ADDITION VOL. 82005 PG. 2784

CARRAMERICA REALTY, L.P. VOL. 97055 PG. 3443

DRAINAGE & UTILITY EASEMENT VOL. 80005 PG. 1758

MPC QUORUM PROPERTIES INC. VOL. 81433 PG. 0162

QUORUM DRIVE 80' R.O.W.

ARAPAHO ROAD 60' R.O.W.

SPECTRUM DR. 80' R.O.W.

ARAPAHO ROAD 80' R.O.W.

LEGEND

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

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

For Huitt-Zollars, Inc.

ERIC J. HUDDY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4962

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

BASIS OF BEARINGS: The bearing of S 05°00' E along the west right-of-way line of Quorum Drive as per plat in the Town of Addison, recorded in Volume 80788, Page 03027, Deed Records, Dallas County, Texas.

HUITT-ZOLLARS 3121 NORTHWAY AVENUE/HUITE 400 DALLAS, TEXAS 75244-8113/3011

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

0.033

MODE = TRANSMISSION

START=12-17 03:14PM

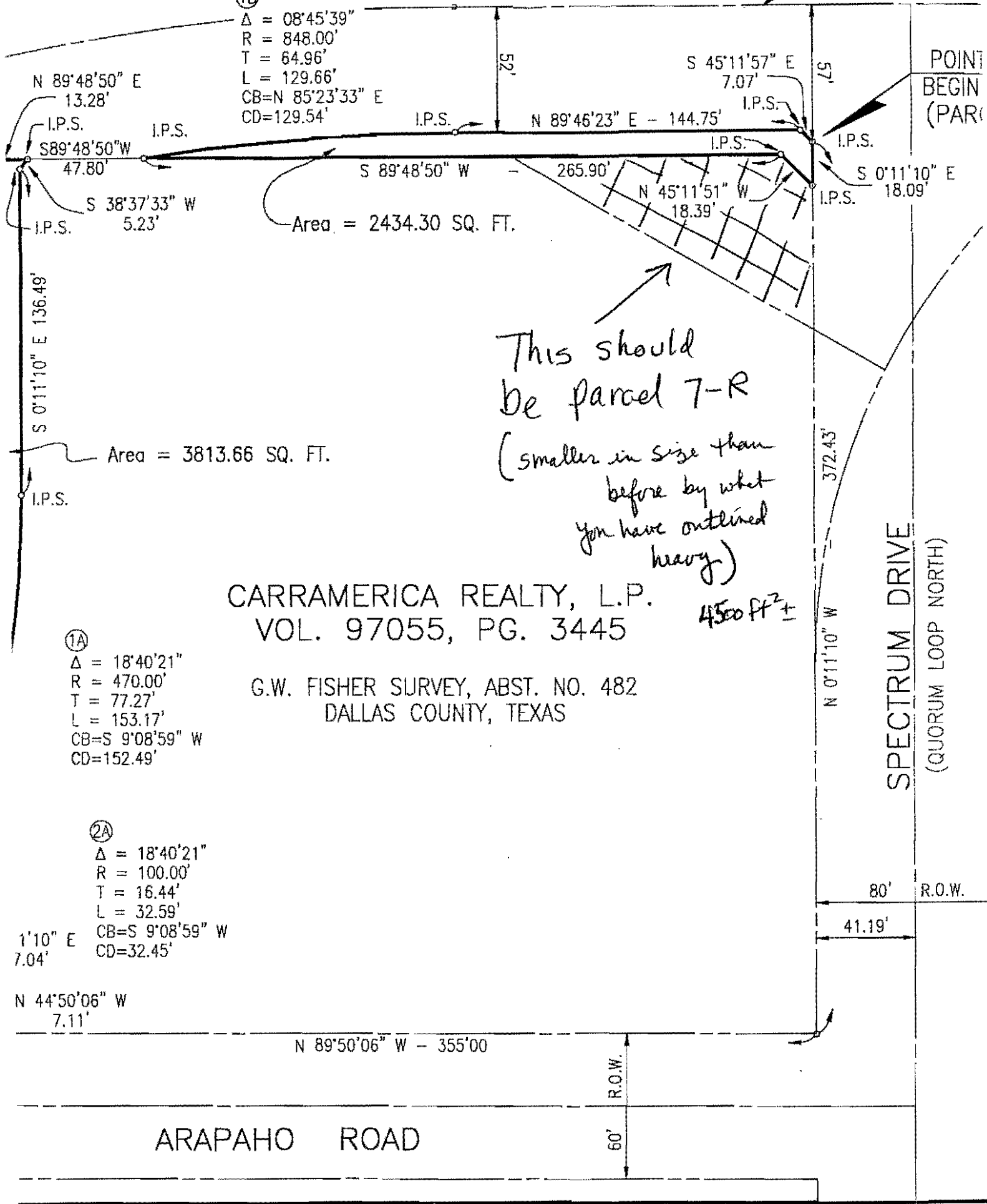
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NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
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001	OK	2	92148710757	002
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-Addison Svc Ctr -Upstairs-

①B
 $\Delta = 08^{\circ}45'39''$
 $R = 848.00'$
 $T = 64.96'$
 $L = 129.66'$
 $CB = N 85^{\circ}23'33'' E$
 $CD = 129.54'$



This should be parcel 7-R (smaller in size than before by what you have outlined heavy)

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

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

①A
 $\Delta = 18^{\circ}40'21''$
 $R = 470.00'$
 $T = 77.27'$
 $L = 153.17'$
 $CB = S 9^{\circ}08'59'' W$
 $CD = 152.49'$

②A
 $\Delta = 18^{\circ}40'21''$
 $R = 100.00'$
 $T = 16.44'$
 $L = 32.59'$
 $CB = S 9^{\circ}08'59'' W$
 $CD = 32.45'$

1'10" E
7.04'
 N 44°50'06" W
7.11'

80' R.O.W.
41.19'

R.O.W.
60'

ARAPAHO ROAD

***** -COMM. JOURNAL- ***** DATE 12-11-1997 ***** TIME 02:28PM ** P.1

MODE = TRANSMISSION

START=12-11 02:27PM

END=12-11 02:28PM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
001	OK	2	92143610204	002

-Addison Svc Ctr -Upstairs-

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

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

PARCEL 6-1-R

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

BEGINNING at a iron pin and set iron pin prior to land transaction at the northwest corner of, CarrAmerica tract, said iron pin set also being and in the east right-of-way line of Quorum Drive, a 80 foot right-of-way;

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

THENCE S 38°37'33" W, a distance of 5.23 feet a iron pin and set iron pin prior to land transaction for a corner;

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

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

THENCE along said curve to the left, distance of 32.59 feet to a iron pin and set iron pin prior to land transaction for tangency;

THENCE S 0°11'10" E, a distance of 37.04 feet to a iron pin and set iron pin prior to land transaction for a corner, said point being N 89°50'06" W, 355.00 feet and N 44°50'06" W, 7.11 feet from the southeast corner of said CarrAmerica tract;

THENCE N 44°50'06" W, along the south line of said CarrAmerica tract and along a corner clip at the northeast corner of Arapaho Road, (a 60 foot right-of-way) and Quorum Drive, a 80 foot right-of-way, for a distance of 14.23 feet to a iron pin and set iron pin prior to land transaction for a corner;

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

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

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

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

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

TOWN OF ADDISON

PARCEL 7-R

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

COMMENCING at an iron pin at the original southeast corner of said 9.645 acre tract and the southeast corner of a tract of land conveyed to CarrAmerica Realty L.P., a Delaware limited partnership, in Volume 97055, Page 3445 of the Deed Records of Dallas County, Texas, said point also being where the west right-of-way of Spectrum Drive formerly known as Quorum Loop North, a 80 foot right-of-way and being 41.19 feet to it's center line intersects with the north right-of-way line of Arapaho Road, a 60 foot right-of-way;

THENCE N 0°11'10" W along the east line of said 9.645 acre tract and along the west right-of-way line of said Spectrum Drive, a distance of 372.43 feet to the POINT OF BEGINNING, said point being west of and 41.19 feet from the center line of said Spectrum Drive and 57 feet south of the center line of a future road;

THENCE S 0°11'10" E along the east line of said 9.645 acre tract and along the west right-of-way line of said Spectrum Drive formerly known as Quorum Loop North, a distance of 18.09 feet a point for a corner;

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

THENCE S 89°48'50" W, a distance of 265.90 feet to a point for a corner said point being in a curve to the right, said curve to the right having a radius of 848.00 feet, a central angle of 8°45'39", a tangent distance of 64.96 feet and a chord bearing of N 85°23'33" E, a distance of 129.54 feet;

THENCE along said curve to the right and being 52 feet from the center line of said future road, for a distance of 129.66 feet to the point of tangency;

THENCE N 89°46'23" E, and being 52 feet from the center line of said future road, a distance of 144.75 feet to a point for a corner;

THENCE S 45°11'57" E, a distance of 7.07 feet to the POINT OF BEGINNING and containing 2434.30 square feet of land.

THE McLEAN TRACT ADDISON
VOL. 82005, PG. 2784

□ FUTURE ROAD

POINT OF BEGINNING
(PARCEL 6-1-R)

POINT OF BEGINNING
(PARCEL 7-R)

ⓁB
Δ = 08°45'39"
R = 848.00'
T = 64.96'
L = 129.66'
CB=N 85°23'33" E
CD=129.54'

Area = 2434.30 SQ. FT.

Area = 3813.66 SQ. FT.

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

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

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

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

Ⓛ3A
Δ = 18°40'21"
R = 110.00'
T = 18.08'
L = 35.85'
CB=N 9°08'59" E
CD=35.69'

Ⓛ2A
Δ = 18°40'21"
R = 100.00'
T = 16.44'
L = 32.59'
CB=S 9°08'59" W
CD=32.45'

N 0°11'10" W 26.92'
N 44°50'06" W 14.23'
N 44°50'06" W 7.11'
S 0°11'10" E 37.04'

N 89°50'06" W - 355'00

QUORUM DRIVE

SPECTRUM DRIVE
(QUORUM LOOP NORTH)

ARAPAHO ROAD

SCALE:1=50'

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

TOWN OF ADDISON, TEXAS	
CARRAMERICA REALTY, L.P. RIGHT-OF-WAY PLAT	
SHIMEK, JACOBS & FINKLEA, L.L.P. CONSULTING ENGINEERS	DEC., 1997

Meeting with Seattle, Chris Hendricks 11-25-97
Tary, Glade & J.P.

Study moving wall

C.A. would like to even swap
land - they would give us more
property along quorum

Want 20' from back of curb along
Quorum

Carr America Tracts:

(6-1) 0.003 acres
(6-2) 0.033 acres
0.036 acres (1568.16 ft²)

CA to Addison

Addison: 0.1592 acres
(6934.752 ft²)

(7) 0.1592 ac Town to CA
- 0.036 ac
0.1232 ac difference
or 5,366.6 ft²

6-1R (3813) + 6-2 (1437) = 5250 ft² ±
7R Add to CA $\frac{4500 \text{ ft}^2}{750 \text{ ft}^2}$

Quorum Dr presently 80' ROW

East Side: 40' - 30' = 10' Dist curb to R Now

Approximate Length Along East Side of Quorum:

124' + 150' + 36' + 27' = 337 ft.

To make exchange even: $\frac{5,367'}{337'} = 15.9'$

area of strip on N. Side: 280' x 5 = 1400 ft²

11-26-97 Met with Chris Hendricks and discussed
above. Exchange would be acceptable.

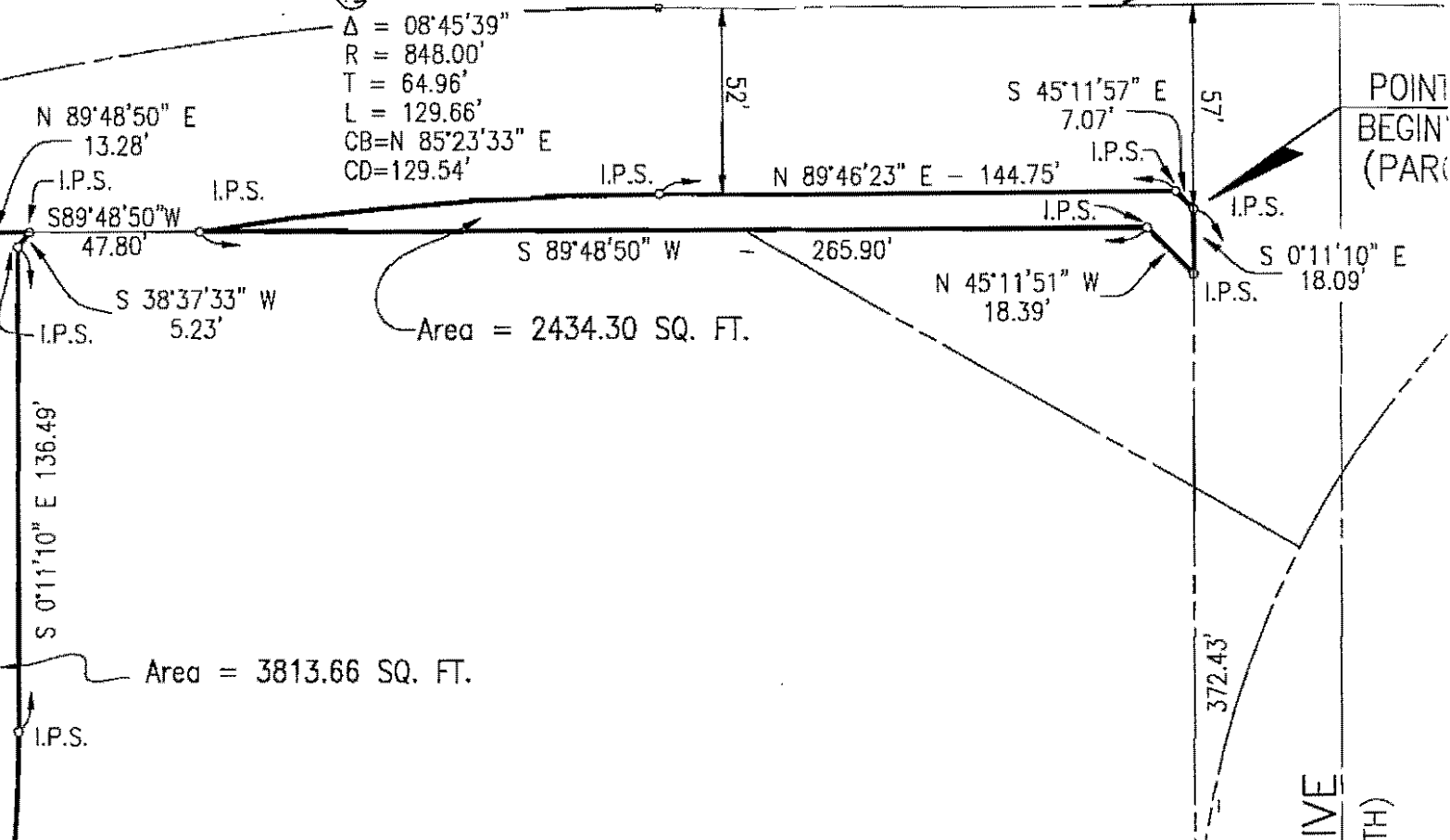
J.P.

3370
1400
4770

THE McLEAN TRACT ADDITION
VOL. 82005, PG. 27

FUTURE ROAD

Ⓢ
 $\Delta = 08^{\circ}45'39''$
 $R = 848.00'$
 $T = 64.96'$
 $L = 129.66'$
 $CB = N 85^{\circ}23'33'' E$
 $CD = 129.54'$



Area = 3813.66 SQ. FT.

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

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

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

SPECTRUM DRIVE
(QUORUM LOOP NORTH)

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

$1^{\circ}10' E$
7.04'

$N 89^{\circ}50'06'' W - 355'00$

ARAPAHO ROAD

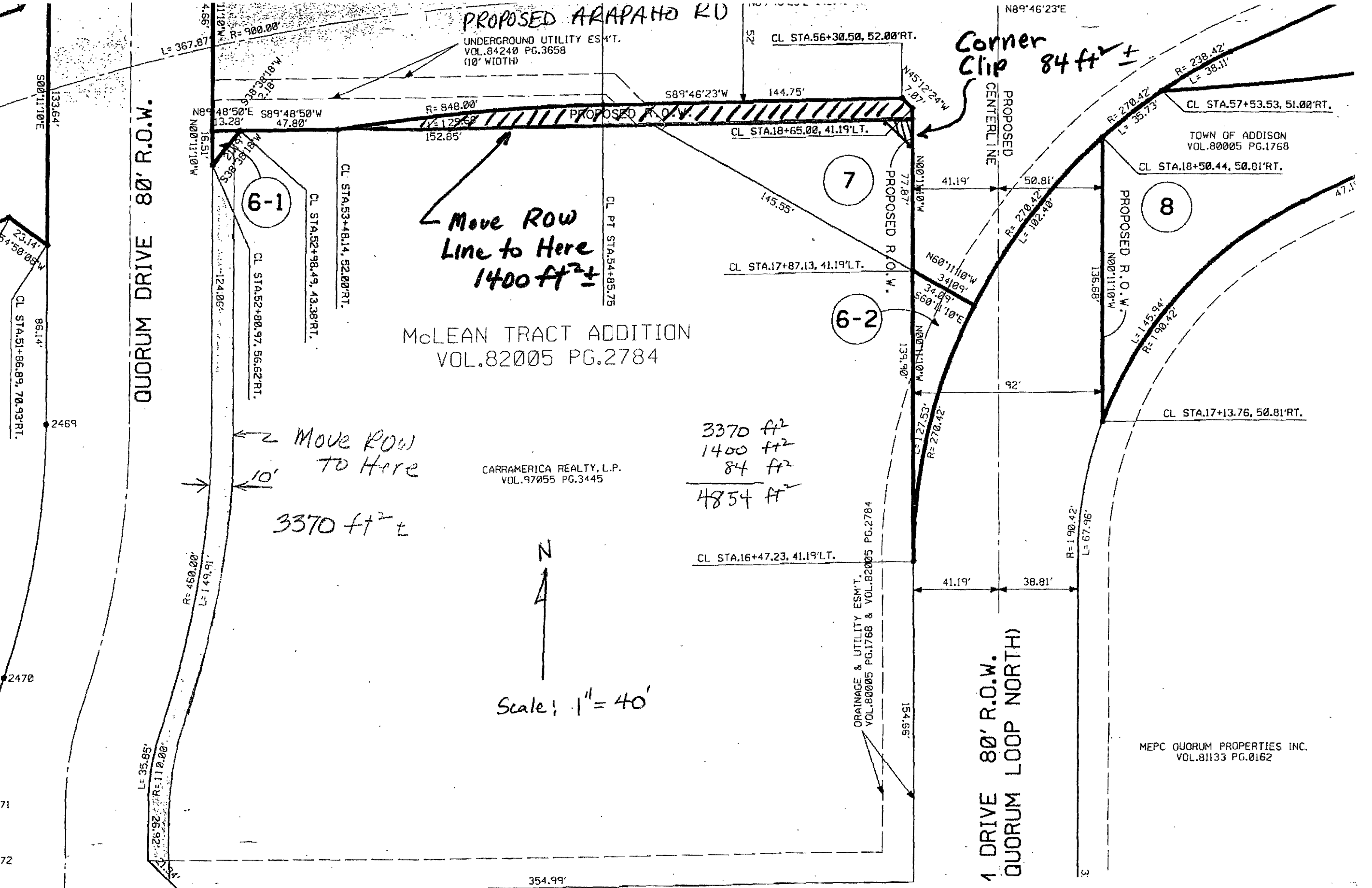
R.O.W.
60'

80' R.O.W.

41.19'

$N 0^{\circ}11'10'' W$
372.43'

POINT BEGIN (PARC)



New R2

17+50
1/4"/1' CROSS SLOPE
SLOPE TRANSITION

6" THICK 650 PSI FLEX
REINF. CONC. DRIVE

DRIVE
Δ = 54°09'45"
R = 32.00'
T = 16.36'
L = 30.25'
T.C. 621.80

BARRIER
FREE CURB
(TYP)

MATCH EX.
T.C. 622.44

25 L.F.
LONGITUDINAL
BUTT JOINT

EXP. JOINT
55+66.98

EXISTING IRRIGATION
CONTACT BUILDING
MANAGEMENT SUITE 380
PRIOR TO DEMOLITION.

MATCH EX.
T.C. 622.45

10'R
T.C. 622.20

T.C. 621.30

17+31.39' LT.
CONSTRUCT
STREET LIGHT
FOUNDATION

Visibility
Triangle
56N 89°46'23" E

SEE
LAND
PAVE

TOWN OF AL

PAV. STA. 17+69
14' REC. INLET
T.C. 620.73
F.L. 616.73

T.C. 621.00

EXP. JOINT

EXP. JOINT

CROSSWALK
OF SPECIAL
SEE STREET
FOR DETAIL

MATCH PVMT
EX. JOINT

LONGITUDINAL
BUTT JOINT

5' CONC.
SIDEWALK

SPRINKLER
CONTROL
VALVE

MATCH EX.
T.C.

STA. 19+22.03
STA. 56+76.73

Corner Chip
84 ft

18+50.91
C.R.

MONOLITHIC
MEDIAN NOSE
(TYP)
EX. R.O.W.

2" STREET
LIGHT
CONDUIT

T.C. 620.69

T.C. 619.94

- ELE
- PP
- TEL
- TELE MH
- TS
- GM
- GS

T.C. 621.44

17+87.04
C.R.

18+19.03
52.08

NOSE T.C.
619.28

PROP. PVM'T.

N 00°11'10" W
T.C. 620.69

10" 650 PSI FLEX.
REINF. CONC. PVMT.
6" LIME STAB.
SUBGRADE (TYP.)

18+75.03
MEDIAN NOSE

T.C. 619.91

T.C. 621.46

T.C. 621.95

16+98.58

48' P.T.
IRN LANE

52'

45' B-B

18+75.03

57'

PC 57+C

EXP. BARRIER

