

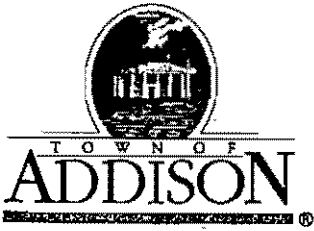
I

1999 INWOOD / S. QUORUM - PROPERTY ACQUISITION

*Summary Acquisition*

*1-18-99*

*Just Copy*



**PUBLIC WORKS DEPARTMENT**

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

January 21, 1999

Mr. Robert G. Buchanan, Jr.  
Cowles & Thompson  
901 Main Street, Suite 4000  
Dallas, Texas 75202-3793

Re: Inwood/S. Quorum Project

Dear Mr. Buchanan:

We have met with Fin Ewing and Don Herring (Mitsubishi Dealer) and have made further progress toward dedication of the ROW we need as follows:

- The width of the East-West portion of Parcel 2 will be reduced by 3 feet. This will also affect Parcel 1. Parsons Transportation Group is preparing revised metes and bounds.
- The ROW shall be fenced with a 6-foot high vinyl coated chain link fence topped with 3 strands of barbed wire (by Addison). A gate and driveway shall be provided for access to the new roadway from the property. The driveway shall be located and constructed in accordance with current design standards of Addison or Farmers Branch as appropriate. After a one-year warranty period, the fence and gate shall become Ewing property. During construction, temporary chain link fencing shall be provided for site security.
- Streetlights shall be provided along the roadway in accordance with current design standards of Addison or Farmers Branch as appropriate.
- Don Herring sub-leases a portion of the property to an auto auction company and a significant portion of the auction property is taken by this project. There may be some things Ewing/Herring can do to partially mitigate this problem. Short of that, we need a statement that the Town will make up any losses on that lease until its expiration. Right now, we estimate that amount to be \$3,000/month for 12 months. Addison will give a minimum of 90 days notice of our need to occupy the property.
- Please see a copy of a letter received from Mary Hutchinson dated 1/13/99. Regarding other landowners committing, we could state that the dedication would only be effective when the ROW through TU Electric and Crescent Realty property is acquired, and that would take place in 18 months or less. We will build the road such that Farmers Branch or Addison will accept it as

appropriate. We could say that if the road is not constructed in 3 years, the property reverts back to Ewing. The 2<sup>nd</sup> paragraph in Mary's letter can be fixed by including both Addison and Farmers Branch in the statement.

We need to address all of the above issues in the deed.

Please give me a call at 972-450-2879 if you have any questions.

Very truly yours,

Town of Addison

A handwritten signature in cursive script, appearing to read "James C. Pierce, Jr.", written in dark ink.

James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer

cc: John Baumgartner, Director of Public Works  
Ron Whitehead, City Manager

**EWING ENTERPRISES L.P.**

4464 WEST PLANO PARKWAY  
 PLANO, TEXAS 75093  
 972/612-6120

January 13, 1999

Mr. Jim Pierce  
 Assistant City Engineer  
 Public Works Department  
 P.O. Box 9010  
 Addison, TX 75001-9010

Re: South Quorum Project

Dear Jim:

Our attorney reviewed the Right-Of-Way Deed that you sent us several months ago and had the following comments. First of all, we need assurance that the other land owners are committing their respective pieces of property so that the subject road can be built in its entirety. Further, we need some assurance from the City of Addison that, in fact, it will cause a road to be built according to specifications that will allow the road to be dedicated and accepted by the applicable municipal authority. If the City fails to timely construct such road, the Deed should include a reversionary clause whereby the property comes back to the Ewing entity.

Our attorney noted that the document raises a question in that it says "nothing in the instrument shall be construed as a waiver by Grantee of any utility connection charge or other charges imposed by ordinance or charter of the Town of Addison. . ." Since the particular property lies in the City of Farmers Branch, how could the ordinances of the Town of Addison be applicable?

Please incorporate these changes as you redraft the Deed. We will also need to address the issues that we discussed in our meeting today. I do not know whether these should be addressed in the Deed or in a separate letter agreement.

Please let me know if you need clarification on any of these issues. Otherwise, I will wait to receive the revised Deed from you for our review.

Yours very truly,

*Mary Hutchison*

Mary Hutchison

Post-it* Fax Note	7671	Date	1/13/99	# of pages	1
To	Jim Pierce	From	M. Hutchison		
Co./Dept.	City of Addison	Co.	Ewing		
Phone #	972-450-2879	Phone #	972-612-6120		
Fax #	972-450-2837	Fax #	972-612-6954		

DRAFT #2

January 19, 1999

Mr. Robert G. Buchanan, Jr.  
Cowles & Thompson  
901 Main Street, Suite 4000  
Dallas, Texas 75202-3793

Re: Inwood/S. Quorum Project

Dear Mr. Buchanan:

We have met with Fin Ewing and Don Herring (Mitsubishi Dealer) and have made further progress toward dedication of the ROW we need as follows:

- The width of the East-West portion of Parcel 2 will be reduced by 3 feet. This will also affect Parcel 1. Parsons Transportation Group is preparing revised metes and bounds.
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- Don Herring sub-leases a portion of the property to an auto auction company and a significant portion of the auction property is taken by this project. There may be some things Ewing/Herring can do to partially mitigate this problem. Short of that, we need a statement that the Town will make up any losses on that lease until its expiration. *Estimated at \$3,000/month for 12 months*
- Please see a copy of a letter received from Mary Hutchinson dated 1/13/99. Regarding other landowners committing, we could state that the dedication would only be effective when the ROW through TU Electric and Crescent Realty property is acquired, and that would take place in 18 months or less. We will build the road such that Farmers Branch or Addison will accept it as appropriate. We could say that if the road is not constructed in 3 years, the property reverts back to Ewing. The 2<sup>nd</sup> paragraph can be fixed by including both Addison and Farmers Branch in the statement.

We need to address all of the above issues in the deed.

Please give me a call at 972-450-2879 if you have any questions.

Very truly yours,

Town of Addison

James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer

cc: John Baumgartner, Director of Public Works

*Ron Whitehead*

*We will give a 90 day notice prior to our need to occupy the property affected*

Dedication effective  
when ROW is acquired  
from Crescent & TU Erector  
18 months to complete  
Draft

January 19, 1999

Mr. Robert G. Buchanan, Jr.  
Cowles & Thompson  
901 Main Street, Suite 4000  
Dallas, Texas 75202-3793

Re: Inwood/S. Quorum Project

Dear Mr. Buchanan:

We have met with Fin Ewing and Don Herring (Mitsubishi Dealer) and have made further progress toward dedication of the ROW we need as follows:

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- Please see a copy of a letter received from Mary Hutchinson dated 1/13/99.

Clarity will install  
Addison will install  
provide 1 year warranty  
on Material & workmanship  
and the fence  
is Auto Dealer

by Addison  
by Addison

Addison and/or Farmers Branch design standards depending on which city the driveway is located

what time period

We need to address all of the above issues in the deed.

Please give me a call at 972-450-2879 if you have any questions.

Very truly yours,

Town of Addison

James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer

cc: John Baumgartner, Director of Public Works

Temp fence during const for  
property security

TOWN OF  
**ADDISON**

**PUBLIC WORKS**

To: Ron Young

Company: Parsons

FAX #: 972-490-9261

Date: 1-18-99

# of pages (including cover): 3

Re: Inwood/S. Quorum

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

16801 Westgrove  
P.O. Box 9010  
Addison, TX 75001-9010

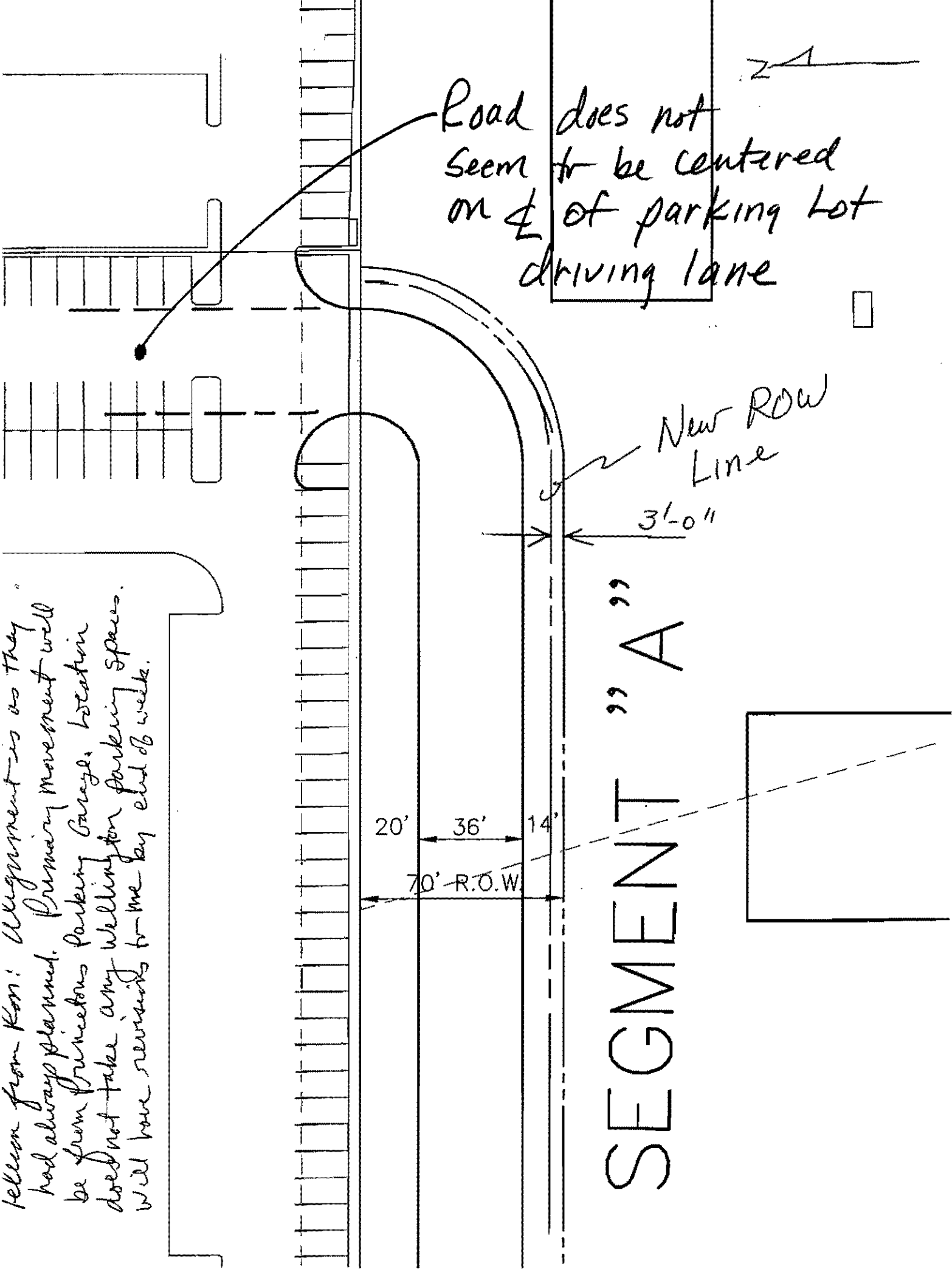
Original in mail       Per your request       FYI       Call me

Comments: We met with owner & lease holder  
and based on the "paint layout", we  
agreed to take 3' off the width of  
the parkway to give more clearance  
between the corner of the garage and the  
ROW line. This would give 22' between  
the two. However, based on the attached  
CAD drawing, the road looks a little  
mis-aligned. Please review. We need to  
work this out and I ~~was~~ need new metes  
& bounds & maps to reflect the changes.  
Please call and lets discuss.

Jim

cc John Baumgartner ✓

Lesson from Kon: Alignment is as they had always planned. Primary movement will be from Princeton Parking Garage. Location does not take any walking for parking spaces. Will have revisions to me by end of week.



Road does not seem to be centered on  $\frac{1}{2}$  of parking lot driving lane

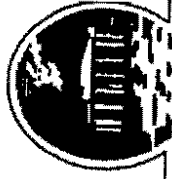
New ROW Line

3'-0"

20' 36' 14'  
70' R.O.W.

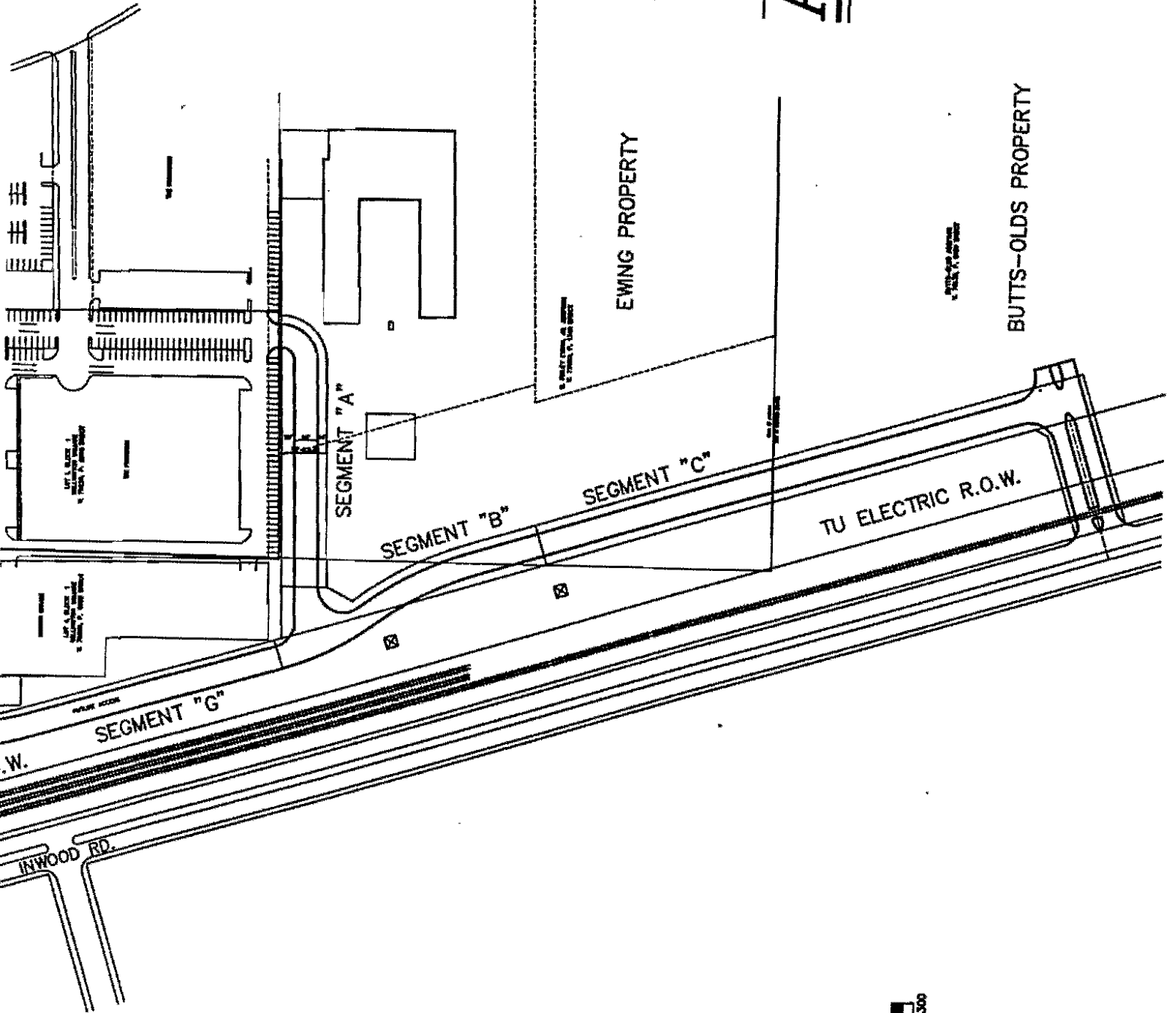
SEGMENT "A"

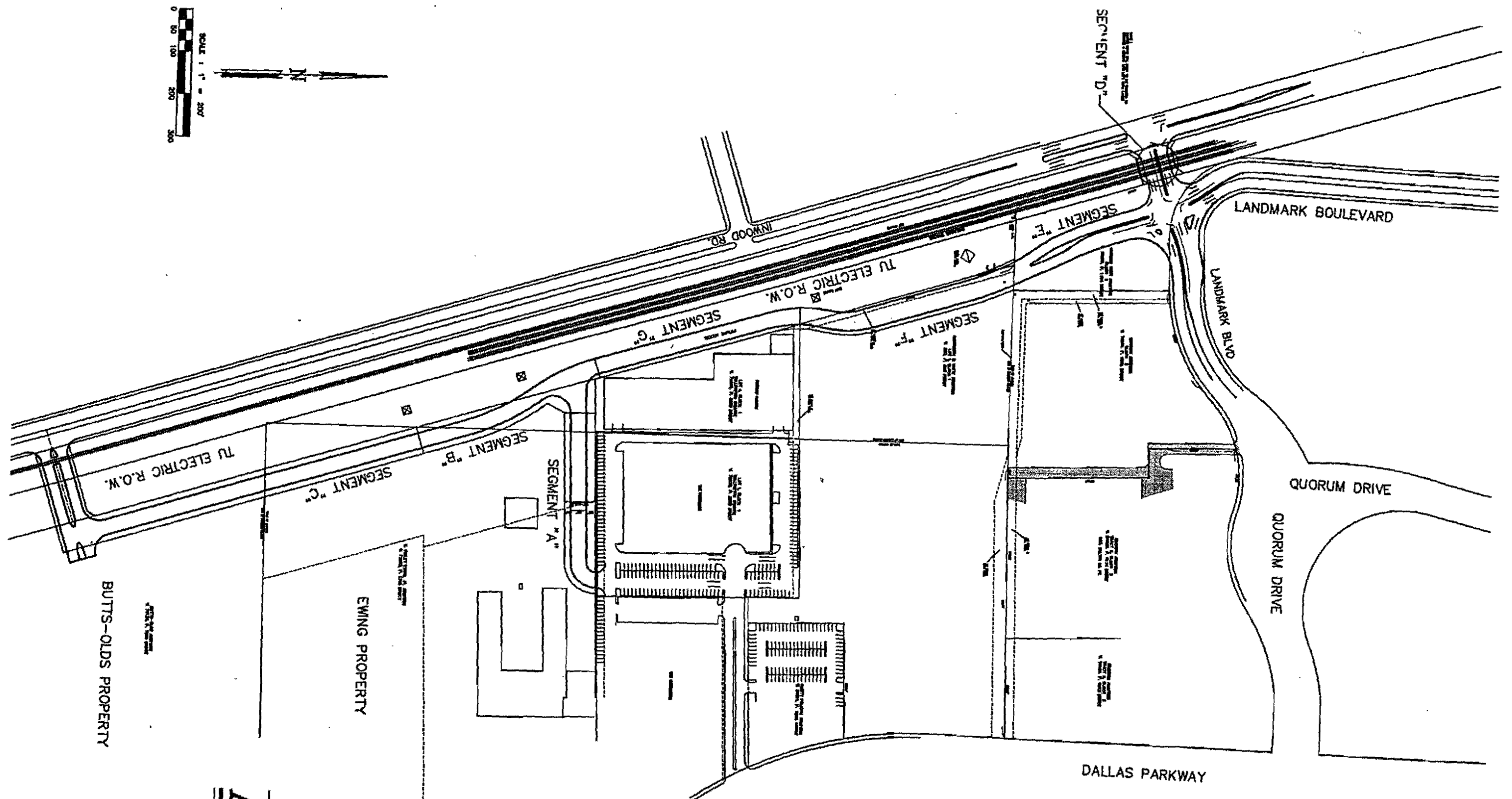
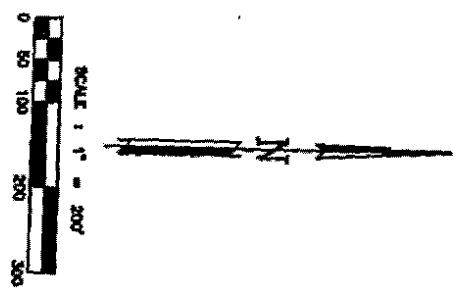




# TOWN OF ADDISON

ALTERNATE 16





ALTERNATE 18

**EWING ENTERPRISES L.P.**

4464 WEST PLANO PARKWAY  
PLANO, TEXAS 75093  
972/612-6120

① Both 4TH Electric  
reversionary clause  
Verbal assurance -  
Get a letter from both  
ROW with 18 months

January 13, 1999

Mr. Jim Pierce  
Assistant City Engineer  
Public Works Department  
P.O. Box 9010  
Addison, TX 75001-9010

Re: South Quorum Project

Dear Jim:

Our attorney reviewed the Right-Of-Way Deed that you sent us several months ago and had the following comments. First of all, we need assurance that the other land owners are committing their respective pieces of property so that the subject road can be built in its entirety. Further, we need some assurance from the City of Addison that, in fact, it will cause a road to be built according to specifications that will allow the road to be dedicated and accepted by the applicable municipal authority. If the City fails to timely construct such road, the Deed should include a reversionary clause whereby the property comes back to the Ewing entity.

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Yours very truly,

*Mary Hutchison*

Mary Hutchison

Post-it* Fax Note	7671	Date	1/13/99	# of pages	1
To	Jim Pierce	From	M. Hutchison		
Co./Dept.	City of Addison	Co.	Ewing		
Phone #	972-450-2879	Phone #	972-612-6120		
Fax #	972-450-2837	Fax #	972-612-6954		

**EWING ENTERPRISES L.P.**

4404 WEST PLANO PARKWAY  
PLANO, TEXAS 75093  
972/612-6120

1-19-99

Called Mary &

Advised of progress.

She will confirm  
me gate & driveway  
hopefully. If not, she  
will call.

January 13, 1999

Mr. Jim Pierce  
Assistant City Engineer  
Public Works Department  
P.O. Box 9010  
Addison, TX 75001-9010

Re: South Quorum Project

Dear Jim:

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Co./Dept.	City of Addison	Co.	Ewing		
Phone #	972-450-2879	Phone #	972-612-6120		
Fax #	972-450-2837	Fax #	972-612-6954		

**EWING ENTERPRISES L.P.**  
4484 WEST PLANO PARKWAY  
PLANO, TEXAS 75098  
972/612-6120

January 13, 1999

Mr. Jim Pierce  
Assistant City Engineer  
Public Works Department  
P.O. Box 9010  
Addison, TX 75001-9010

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Post-it® Fax Note	7671	Date	1/13/99	# of pages	1
To	Jim Pierce	From	M. Hutchison		
Co./Dept.	City of Addison	Co.	Ewing		
Phone #	972-450-2879	Phone #	972-612-6120		
Fax #	972-450-2837	Fax #	972-612-6954		

Inwood/S. Guorum  
Meeting with Fin Ewing, Don Hearing  
Mary Hutchinson, John, Jap. 1-13-99

11'-8" curb to ROW

Will cut 3' to ~~3 1/2~~  
all along

19' Cor Garage to ROW

will go to 22'

Jap - get 3' shaved off  
New meters of Bonds & Exhibit  
Prep para re what we agreed to  
make up lost lease payments  
Get Mary's comments  
Get all to Bob Buchanan

Issues

Lighting -

Fencing (we will repair damaged section &  
leave present fence in place) (Security)

Fence ROW with Barbed wire

Lost Lease Payments

**Jim Pierce**

**From:** Ron Whitehead  
**Sent:** Tuesday, December 29, 1998 2:52 PM  
**To:** Jim Pierce  
**Subject:** RE: Inwood/S. Quorum - Ewing Property

-----Original Message-----

**From:** Jim Pierce  
**Sent:** Wednesday, December 16, 1998 9:55 AM  
**To:** Ron Whitehead  
**Cc:** John Baumgartner  
**Subject:** Inwood/S. Quorum - Ewing Property

Jim,

Have we heard from them since their meeting. I really want to hold them to the January 1 date.

Thanks, Ron

Jim, We still need to get an answer out of Mr. Herring, so we need to make an appointment to meet Mr. Herring on site. You and John need to meet with him to make sure we get an answer by January 1.

Ron

Our surveyor has made contact with Don Herring @ Mishibushi regarding access to the property for marking the proposed roadway. Mr. Herring gave his approval and will be out of town, and he assigned Chuck Goodwin as our contact for the work. The surveyors will be there late morning, Thursday. I will pass this info on to Mary Hutchinson. Jim.

**Jim Pierce**

**From:** Ron Whitehead  
**Sent:** Thursday, December 17, 1998 10:54 AM  
**To:** Jim Pierce  
**Subject:** RE: Inwood/S. Quorum - Ewing Property

—Original Message—

**From:** Jim Pierce  
**Sent:** Wednesday, December 16, 1998 9:55 AM  
**To:** Ron Whitehead  
**Cc:** John Baumgartner  
**Subject:** Inwood/S. Quorum - Ewing Property

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12-23-98 (icy) - left word for Mary Hutchinson  
to call with a status report of meeting with  
Mr Herring - if there has been one.



S. Q uorum

12-11-98

Bob Buchanan

Looks pretty clean

Several Easements - May or may not be affecting  
Public Utility Easements

Some Debt on the property  
need partial releases -

One Parcel (1) Record  
Status of the Estate - 3 entities  
involved

Copy of a Trust  
who true beneficiaries are

Copies of instruments that create the  
exceptions

Drawings of impact on property  
Copies of survey data

- 2139



T O W N O F  
**ADDISON**

**PUBLIC WORKS DEPARTMENT**

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

November 18, 1998

Mr. Finley Ewing, President  
Ewing Investments  
4464 West Plano Parkway  
Plano, Texas 75093

Re: South Quorum Project

Dear Mr. Ewing:

I have enclosed two Right-of-Way (ROW) Deeds for property the Town needs from Ewing 8 Joint Venture and Ewing Enterprises Ltd. PS for the South Quorum Project.

The title work is not yet complete, and therefor, there may be liens/indebtedness against the properties that must be released in connection with the dedications. If liens do exist, partial releases will be required from the lienholders. As soon as the final title work is received, we will let you know if there are any outstanding issues.

If you find these documents acceptable, please sign both copies and return them to me. Please do not hesitate to call me at 972-450-2886 if you have any questions. We thank you for your cooperation in this matter.

Very truly yours,

Town of Addison

John Baumgartner, P.E.  
Director of Public Works

cc: Ron Whitehead  
Jim Pierce

Enclosures



# LETTER OF TRANSMITTAL

## PARSONS TRANSPORTATION GROUP

BARTON-ASCHMAN ASSOCIATES, INC.

5485 Belt Line Road, Suite 199

Dallas, Texas 75240-7655

Telephone #: (972) 991-1900 Fax #: (972) 490-9261

Metro #: 263-9138

DATE: 11/17/98	JOB NO.
ATTENTION: Mr. Jim Pierce, P.E.	
RE:	
South Quorum/Inwood Connection	
Right-of-Way Descriptions/Maps	

TO: Town of Addison  
16801 Westgrove Drive *972*  
Addison, Texas *(214) 450-2879*

- WE ARE SENDING YOU :  Attached  Under separate cover:
- Shop drawings  Prints  Plans  Samples  Specifications
- Copy of letter  Change order  EA Reports and Schematics  Other

*(Narrowed ROW)*

ITEM	COPIES	DATE	DESCRIPTION
1	3	11/16/98	Descriptions and Maps for Ewing Parcel 1
2	3		Descriptions and Maps for Ewing Parcel 2
3	3		Descriptions and Maps for Ewing Parcel 3
4			
5			
6			

### THESE ARE TRANSMITTED AS CHECKED BELOW:

- For approval  Approved as submitted  Resubmit \_\_\_ copies for approval
- For your use  Approved as noted  Submit \_\_\_ copies for distribution
- As requested  Returned for corrections  Return \_\_\_ corrected prints
- Review/Comment  FOR SUBMITTAL TO TXDOT
- FOR BIDS DUE \_\_\_\_\_ 19\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS : Please let me know if you have any amendments to these documents

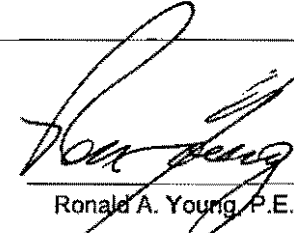
Parcels have been adjusted and renamed per your FAX dated 11/13/98

All new descriptions and maps are dated 11/16/98

COPY: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNED: 

Ronald A. Young P.E.

EXHIBIT "A"

COUNTY : DALLAS  
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
PARCEL : 1

PARCEL 1

BEING A 0.0641 ACRE TRACT OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF TRACT NO. 1 (ONE) OF S. FINLEY EWING, JR. ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 73093, PAGE 1346, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF THE TRACT OF LAND CONVEYED TO EWING B JV ACCORDING TO THE DEED RECORDED IN VOLUME 89052 PAGE 3292, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF INTERNATIONAL PARKWAY (64' R.O.W.) AND THE EAST LINE OF A 100-FOOT D. P. & L. CO. R.O.W. (VOLUME 4633, PAGE 308 DRDCT) SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK B OF INTERNATIONAL PLACE AS RECORDED IN VOLUME 98097, PAGE 0079, DRDCT;

THENCE ALONG THE EAST LINE OF SAID D. P. & L. CO. R.O.W. NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST (CALLED 17 DEGREES 03 MINUTES 06 SECONDS WEST PER PLAT) A DISTANCE OF 1201.73 FEET TO AN IRON ROD SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT NO. 1 (ONE) S. FINLEY EWING, JR. ADDITION AND BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID S. FINLEY EWING, JR. ADDITION NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 451.99 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE OF S. FINLEY EWING, JR. ADDITION NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 54.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77 DEGREES 28 MINUTES 33 SECONDS, A RADIUS OF 70.0 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 25 MINUTES 36 SECONDS WEST AND A CHORD LENGTH OF 87.61 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 94.65 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 18 MINUTES 41 SECONDS WEST A DISTANCE OF 68.33 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 2794.27 SQUARE FEET OR 0.0641 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE WEST LINE OF S. FINLEY EWING, JR. ADDITION AS RECORDED IN VOLUME 73093, PAGE 1346, DEED RECORDS OF DALLAS COUNTY, TEXAS.

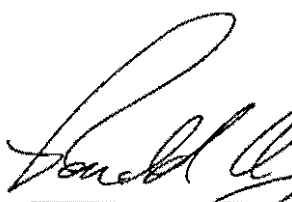
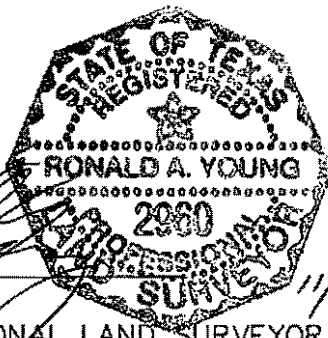
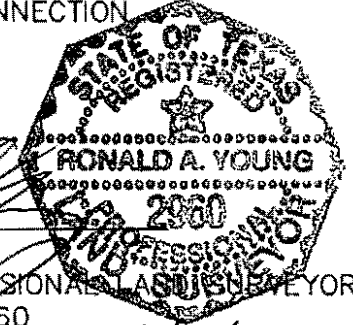
  
  
RONALD A. YOUNG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 2960

EXHIBIT "B"

COUNTY : DALLAS  
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
PARCEL : 1



RONALD A. YOUNG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 2960

11/16/28



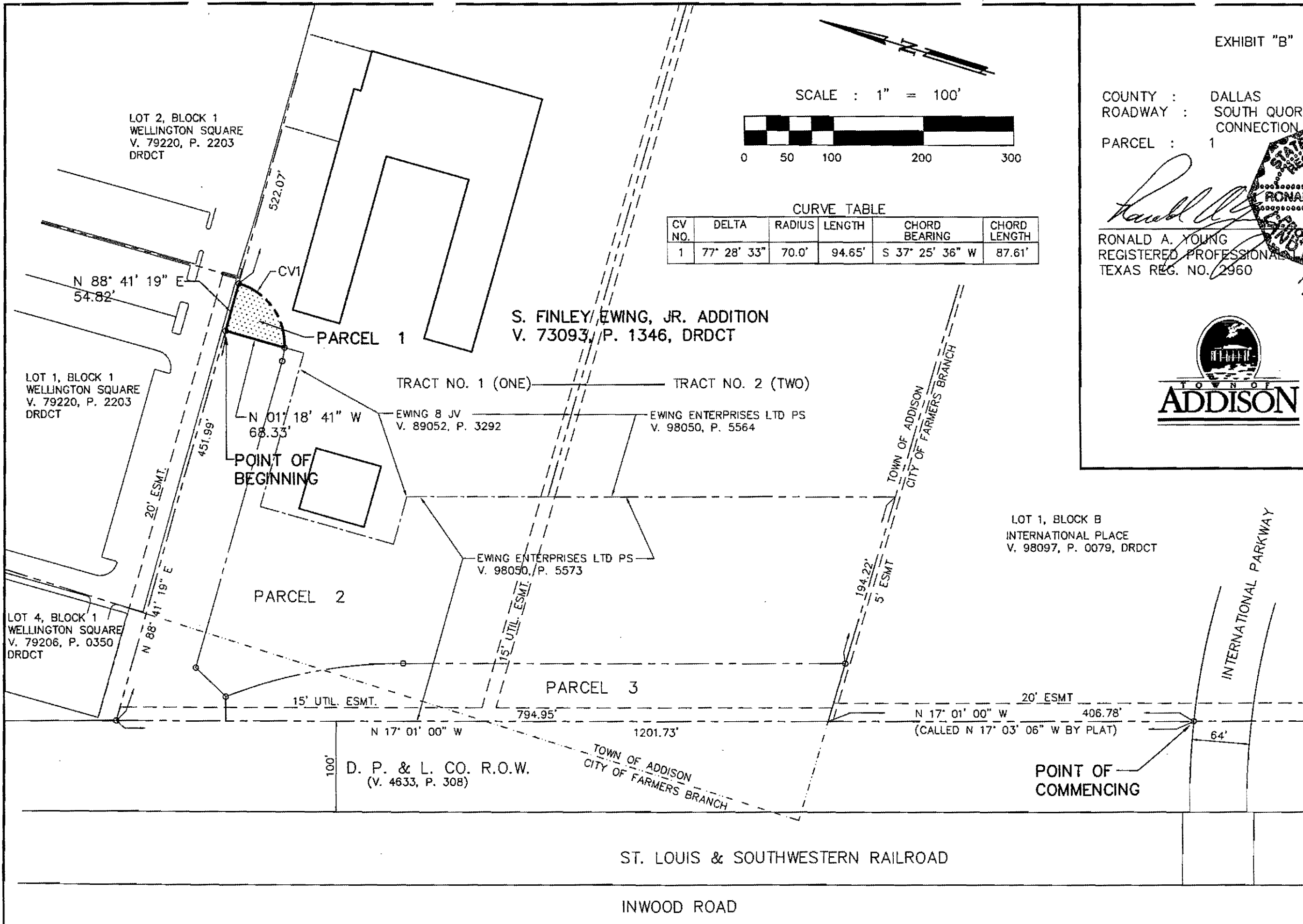
PAGE 1 OF 1

SCALE : 1" = 100'



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	77° 28' 33"	70.0'	94.65'	S 37° 25' 36" W	87.61'



LOT 2, BLOCK 1  
WELLINGTON SQUARE  
V. 79220, P. 2203  
DRDCT

LOT 1, BLOCK 1  
WELLINGTON SQUARE  
V. 79220, P. 2203  
DRDCT

LOT 4, BLOCK 1  
WELLINGTON SQUARE  
V. 79206, P. 0350  
DRDCT

S. FINLEY/EWING, JR. ADDITION  
V. 73093, P. 1346, DRDCT

PARCEL 1

POINT OF BEGINNING

PARCEL 2

PARCEL 3

D. P. & L. CO. R.O.W.  
(V. 4633, P. 308)

ST. LOUIS & SOUTHWESTERN RAILROAD

INWOOD ROAD

LOT 1, BLOCK B  
INTERNATIONAL PLACE  
V. 98097, P. 0079, DRDCT

INTERNATIONAL PARKWAY

POINT OF COMMENCING

EXHIBIT "A"

COUNTY : DALLAS  
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
PARCEL : 2

PARCEL 2

BEING A 0.7543 ACRE TRACT OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF TRACT NO. 1 (ONE) OF S. FINLEY EWING, JR. ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 73093, PAGE 1346, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF ANDERSON & WHITE ADDITION AS RECORDED IN VOLUME 953, PAGE 895, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF THE TRACT OF LAND CONVEYED TO EWING ENTERPRISES LTD PS ACCORDING TO THE DEED RECORDED IN VOLUME 98050, PAGE 5573, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF INTERNATIONAL PARKWAY (64' R.O.W.) AND THE EAST LINE OF A 100-FOOT D. P. & L. CO. R.O.W. (VOLUME 4633, PAGE 308 DRDCT) SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK B OF INTERNATIONAL PLACE AS RECORDED IN VOLUME 98097, PAGE 0079, DRDCT;

THENCE ALONG THE EAST LINE OF SAID D. P. & L. CO. R.O.W. NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST (CALLED 17 DEGREES 03 MINUTES 06 SECONDS WEST PER PLAT) A DISTANCE OF 1079.12 FEET TO THE POINT OF BEGINNING, SAID POINT LYING IN THE WEST LINE OF TRACT NO. 1 (ONE) OF S. FINLEY EWING, JR. ADDITION AS PREVIOUSLY MENTIONED;

THENCE CONTINUING ALONG THE COMMON LINE BETWEEN SAID D. P. & L. CO. R.O.W. AND THE WEST LINE OF SAID TRACT NO. 1 (ONE) NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 122.61 FEET TO AN IRON ROD SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT NO. 1 (ONE) S. FINLEY EWING, JR. ADDITION AND BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID S. FINLEY EWING, JR. ADDITION NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 451.99 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 18 MINUTES 41 SECONDS EAST A DISTANCE OF 68.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 31 MINUTES 27 SECONDS, A RADIUS OF 70.0 FEET, A CHORD BEARING OF SOUTH 82 DEGREES 25 MINUTES 36 SECONDS WEST AND A CHORD LENGTH OF 15.27 FEET;


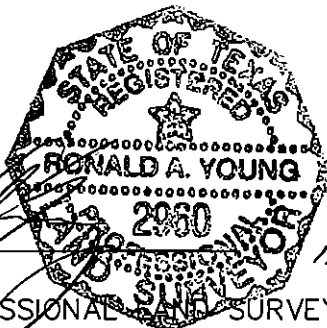
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 15.30 FEET TO A POINT FOR CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE AT A PERPENDICULAR DISTANCE OF 70.0 FEET FROM THE NORTH LINE OF S. FINLEY EWING, JR. ADDITION SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 356.01 FEET TO A POINT FOR CORNER;

THENCE SOUTH 26 DEGREES 46 MINUTES 18 SECONDS WEST A DISTANCE OF 46.19 FEET TO A POINT FOR CORNER;

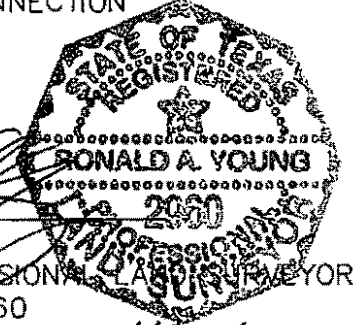
THENCE SOUTH 72 DEGREES 59 MINUTES 00 SECONDS WEST A DISTANCE OF 26.87 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 32,857.79 SQUARE FEET OR 0.7543 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE WEST LINE OF S. FINLEY EWING, JR. ADDITION AS RECORDED IN VOLUME 73093, PAGE 1346, DEED RECORDS OF DALLAS COUNTY, TEXAS.

  
  
RONALD A. YOUNG  
REGISTERED PROFESSIONAL SURVEYOR  
TEXAS REG. NO. 2960  
11/16/98

COUNTY : DALLAS  
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
 PARCEL : 2

*Ronald A. Young*  
 RONALD A. YOUNG  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REG. NO. 2960  
 11/16/18



SCALE : 1" = 100'



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	12° 31' 27"	70.0'	15.30'	S 82° 25' 36" W	15.27'
2	21° 10' 23"	550.0'	203.25'	S 27° 36' 11" E	202.09'

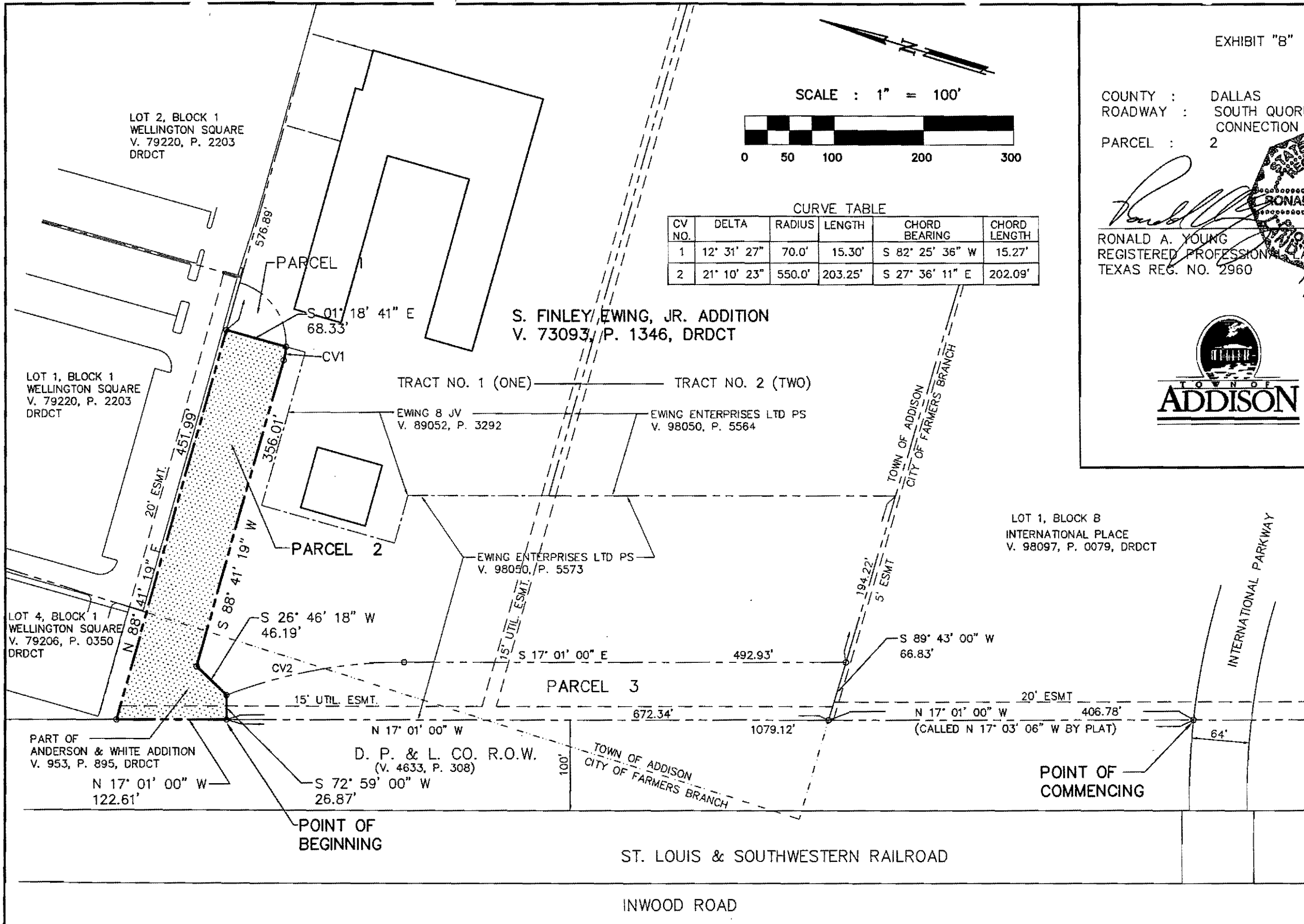


EXHIBIT "A"

COUNTY : DALLAS  
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
PARCEL : 3

PARCEL 3

BEING A 0.9463 ACRE TRACT OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF TRACT NO. 1 (ONE) OF S. FINLEY EWING, JR. ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 73093, PAGE 1346, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF ANDERSON & WHITE ADDITION AS RECORDED IN VOLUME 953, PAGE 895, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF THE TRACT OF LAND CONVEYED TO EWING ENTERPRISES LTD PS ACCORDING TO THE DEED RECORDED IN VOLUME 98050, PAGE 5573, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF INTERNATIONAL PARKWAY (64' R.O.W.) AND THE EAST LINE OF A 100-FOOT D. P. & L. CO. R.O.W. (VOLUME 4633, PAGE 308 DRDCT) SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK B OF INTERNATIONAL PLACE AS RECORDED IN VOLUME 98097, PAGE 0079; DRDCT;

THENCE ALONG THE EAST LINE OF SAID D. P. & L. CO. R.O.W. NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST (CALLED 17 DEGREES 03 MINUTES 06 SECONDS WEST PER PLAT) A DISTANCE OF 406.78 FEET TO A 1/2" IRON ROD WITH RED FD CAP, SAID POINT BEING THE NORTHWEST CORNER OF THE PREVIOUSLY MENTIONED LOT 1, BLOCK B INTERNATIONAL PLACE AND BEING THE SOUTHWEST CORNER OF SAID TRACT NO. 1 (ONE) OF S. FINLEY EWING, JR. ADDITION AS PREVIOUSLY MENTIONED, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE COMMON LINE BETWEEN SAID D. P. & L. CO. R.O.W. AND THE WEST LINE OF SAID TRACT NO. 1 (ONE) NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 672.34 FEET TO A POINT FOR CORNER LYING IN THE WEST LINE OF SAID TRACT NO. 1 (ONE) OF S. FINLEY EWING, JR. ADDITION AND;

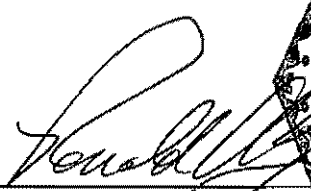
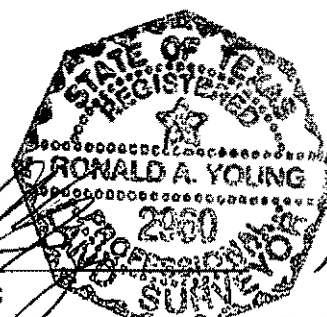
THENCE NORTH 72 DEGREES 59 MINUTES 00 SECONDS EAST A DISTANCE OF 26.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 10 MINUTES 23 SECONDS, A RADIUS OF 550.0 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 36 MINUTES 11 SECONDS EAST AND A CHORD LENGTH OF 202.09 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 203.25 FEET TO A POINT FOR CORNER, SAID POINT LYING A PERPENDICULAR DISTANCE OF 64.0 FEET FROM THE EAST LINE OF SAID D. P. & L. CO. R.O.W.;

THENCE SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 492.93 FEET TO A POINT FOR CORNER LYING IN THE SOUTH LINE OF SAID S. FINLEY EWING, JR. ADDITION AND THE NORTH LINE OF SAID INTERNATIONAL PLACE;

THENCE ALONG THE SOUTH LINE OF SAID S. FINLEY EWING, JR. ADDITION SOUTH 89 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 66.83 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 41,221.37 SQUARE FEET OR 0.9463 ACRES OF LAND.

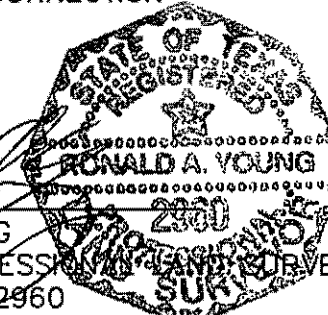
THE BASIS OF BEARINGS IS THE WEST LINE OF S. FINLEY EWING, JR. ADDITION AS RECORDED IN VOLUME 73093, PAGE 1346, DEED RECORDS OF DALLAS COUNTY, TEXAS.

  
  
RONALD A. YOUNG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 2960

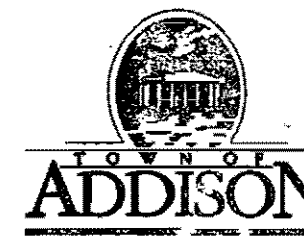


COUNTY : DALLAS  
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
 PARCEL : 3

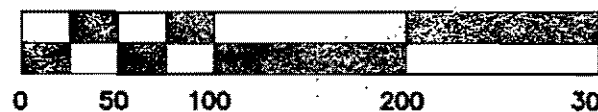
*Ronald A. Young*  
 RONALD A. YOUNG  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REG. NO. 2960



11/16/98

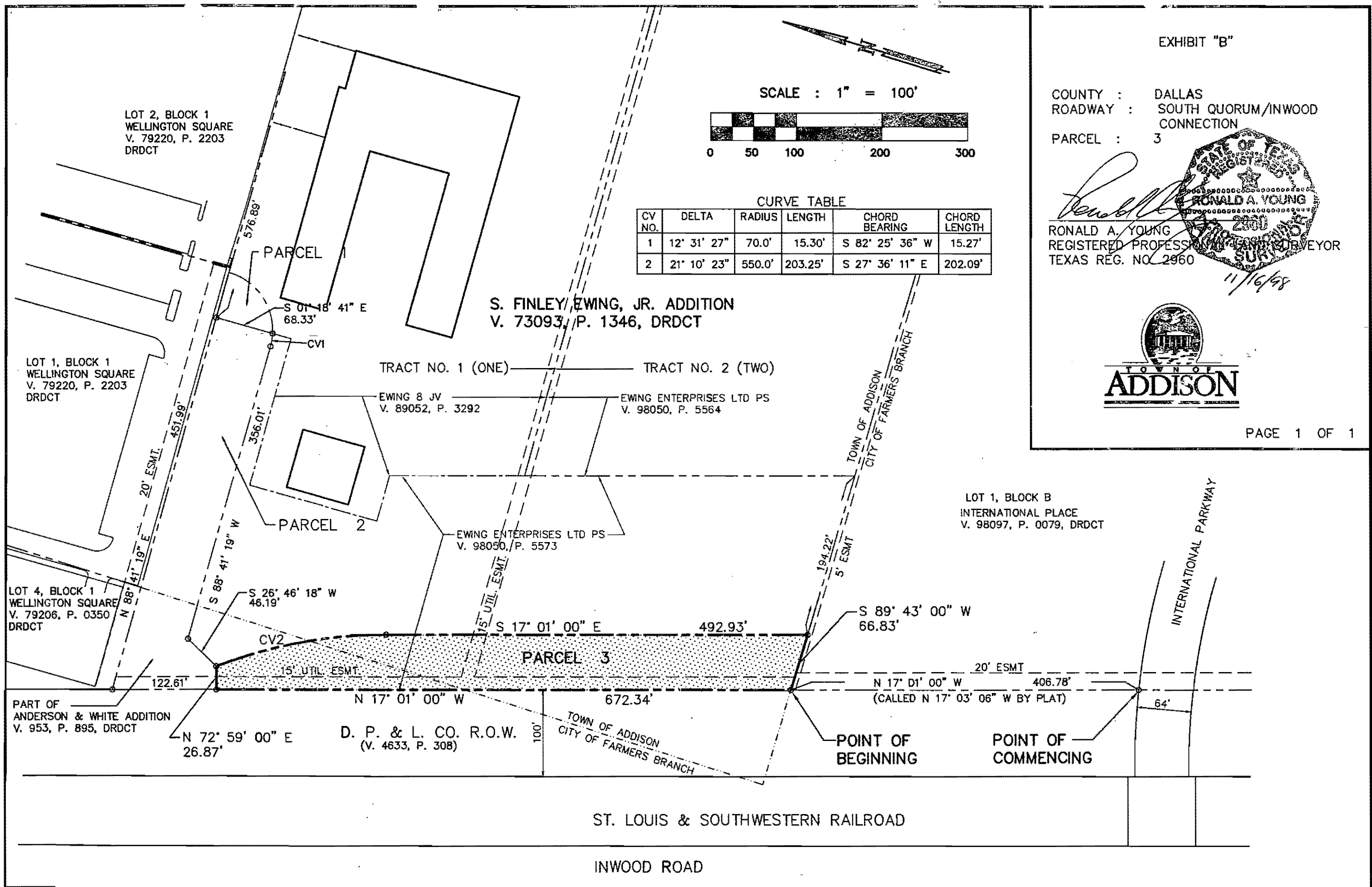


SCALE : 1" = 100'



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	12° 31' 27"	70.0'	15.30'	S 82° 25' 36" W	15.27'
2	21° 10' 23"	550.0'	203.25'	S 27° 36' 11" E	202.09'



TOWN OF  
**ADDISON**

*Fax*

**PUBLIC WORKS**

To: Ron Young

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

Company: Parsons Transport

FAX #: 972-490-9261

Date: 11-13-98

16801 Westgrove  
P.O. Box 9010  
Addison, TX 75001-9010

# of pages (including cover): 2

Re: S. Quorum Project

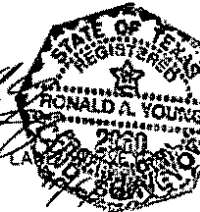
- Original in mail
- Per your request
- FYI
- Call me

Comments: Please re-do the metes & bounds  
and maps according to the attached  
sketch (3 parcels).

Can we have this Tuesday, 11/17?

Jim

COUNTY : DALLAS  
 ROADWAY : SOUTH QUORUM / INWOOD CONNECTION  
 PARCEL : 1



RONALD A. YOUNG  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REG. NO. 2960

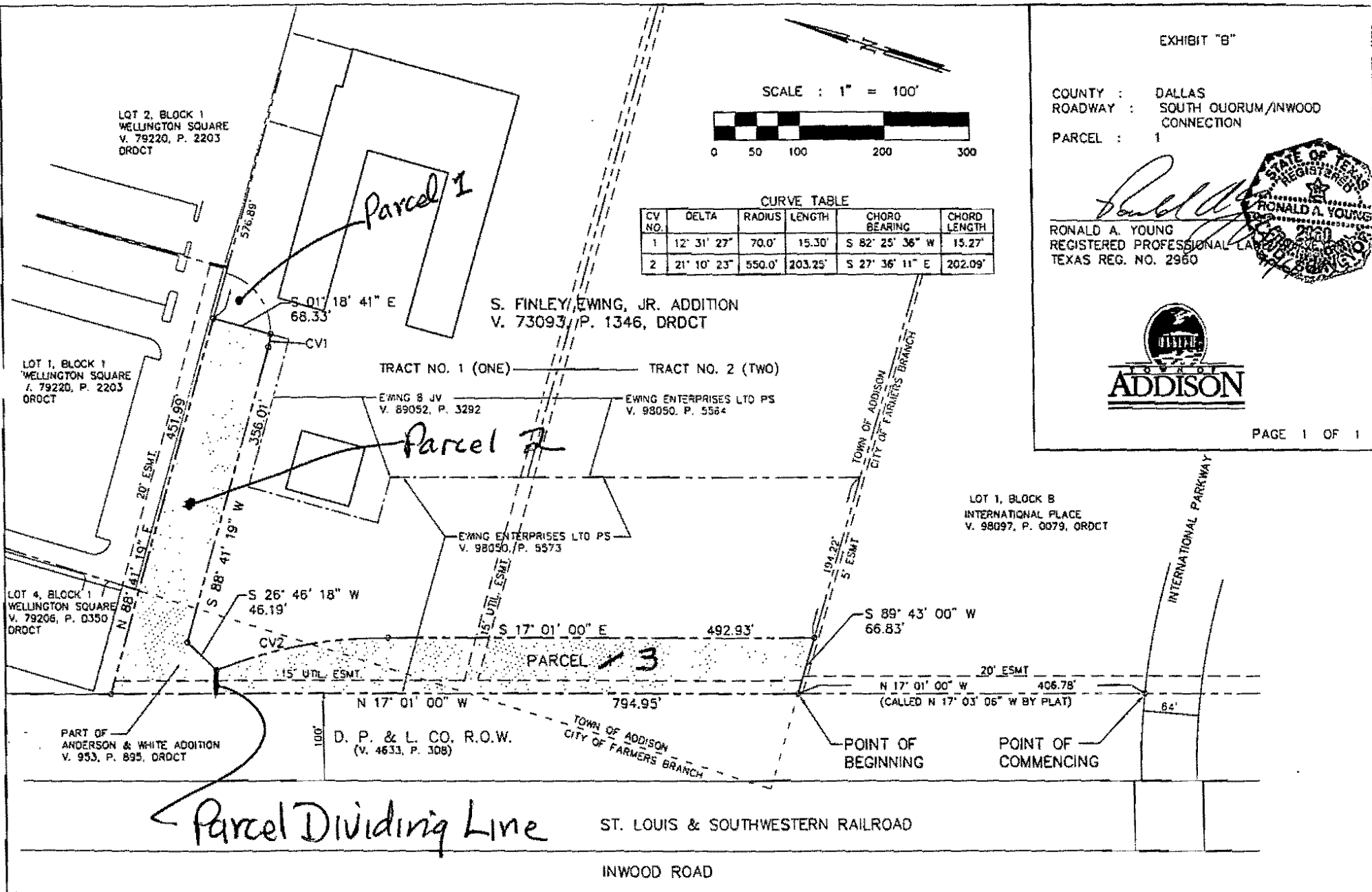


SCALE : 1" = 100'



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	12° 31' 27"	70.0'	15.30'	S 82° 25' 36" W	15.27'
2	21° 10' 23"	550.0'	203.25'	S 27° 36' 11" E	202.09'



**COWLES & THOMPSON, PC**

**Attorneys at Law  
Suite 4000, 901 Main Street  
Dallas, TX 75202-3793**

**Telephone (214) 672-2000**

**Fax (214) 672-2020**

**FACSIMILE COVER PAGE**

**IMPORTANT/CONFIDENTIAL:** This message is intended only for the use of the individual or entity to which it is addressed. This message contains information from the law firm of Cowles & Thompson which may be privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee, or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately at our telephone number (214) 672-2000. We will be happy to arrange for the return of this message to us, via the United States Postal Service, at no cost to you.

**IF YOU HAVE ANY PROBLEMS WITH THIS TRANSMISSION, PLEASE  
CALL (214) 672-2000 AND ASK FOR THE SENDER OF THIS FAX.**

---

To: Jim Pierce @ Town of Addison

Date: 11-6-98

From: Bob Buchanan

Page 1 of 2

---

**COWLES & THOMPSON**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

801 MAIN STREET, SUITE 4000  
DALLAS, TEXAS 75202-0783

TELEPHONE (214) 672-2000

METRO (972) 283-0006

FAX (214) 672-2020

CHARLES CORRELLS  
(1825-1982)

114 E. LOUISIANA ST., SUITE 200  
MCKINNEY, TEXAS 75069-4463  
TELEPHONE (972) 542-5000

ONE AMERICAN CENTER, SUITE 777  
808 E. E. LOOP 323  
TYLER, TEXAS 75701-8884  
TELEPHONE (803) 578-7500

ROBERT G. BUCHANAN, JR.  
(214) 672-2139

November 6, 1998

**VIA HAND DELIVERY**

Mr. Ron Whitehead  
City Manager  
Town of Addison  
5300 Belt Line Road  
Addison, Texas 75240

Re: South Quorum Project

Dear Mr. Whitehead:

At Jim Pierce's request, enclosed please find two Right-of-Way Deeds concerning the property owned by Ewing 8 Joint Venture and Ewing Enterprises Ltd. PS.

The title work is not yet complete and therefore, there may be liens/indebtedness against the properties which must be released in connection with the dedications. If liens do exist, partial releases will be required from the lienholders. As soon as the final title work is received, I will let Jim Pierce know if there are any outstanding issues.

Please do not hesitate to call me should you have any questions.

Sincerely,

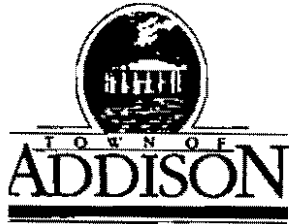
*Robert G. Buchanan, Jr.*

Robert G. Buchanan, Jr.

RGB:wn  
Enclosures

cc: Mr. Jim Pierce - VIA TELECOPY

# LETTER OF TRANSMITTAL



**Public Works / Engineering**

6801 Westgrove • P.O. Box 144  
 Addison, Texas 75001  
 Telephone: (214) 450-2871 • Fax: (214) 931-6643

TO Bob Buchanan  
Cowles & Thompson

DATE	<u>11-6-98</u>	JOB NO.
ATTENTION		
RE:	<u>S. Quorum Project</u>	

**GENTLEMAN:**

**WE ARE SENDING YOU**

- Shop Drawings
- Copy of letter

- Attached
- Prints
- Change order

- Under separate cover via \_\_\_\_\_ the following items:
- Plans       Samples       Specifications
- \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>			<u>Metes &amp; Bounds descriptions &amp; maps for 2 parcels out of Dewing Properties (originals)</u>

**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 Via Courier

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

SIGNED: Jim Lewis

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



# LETTER OF TRANSMITTAL

## PARSONS TRANSPORTATION GROUP

BARTON-ASCHMAN ASSOCIATES, INC.

5485 Belt Line Road, Suite 199  
Dallas, Texas 75240-7655  
Telephone #: (972) 991-1900 Fax #: (972) 490-9261  
Metro #: 263-9138

DATE:	11/06/98	JOB NO.
ATTENTION:	<b>Mr. Jim Pierce, P.E.</b>	
RE:	South Quorum/Inwood Connection	
	Right-of-Way Descriptions/Maps	

TO: **Town of Addison**  
**16801 Westgrove Drive**  
**Addison, Texas (214) 450-2879**

WE ARE SENDING YOU :  Attached  Under separate cover:  
 Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order  EA Reports and Schematics  Other

ITEM	COPIES	DATE	DESCRIPTION
1	3	11/06/98	Descriptions and Maps for Ewing 8 JV ownership
2	3		Descriptions and Maps for Ewing Enterprises LTD PS ownership
3			
4			
5			
6			

### THESE ARE TRANSMITTED AS CHECKED BELOW:

For approval  Approved as submitted  Resubmit \_\_\_ copies for approval  
 For your use  Approved as noted  Submit \_\_\_ copies for distribution  
 As requested  Returned for corrections  Return \_\_\_ corrected prints  
 Review/Comment  FOR SUBMITTAL TO TXDOT  
 FOR BIDS DUE \_\_\_\_\_ 19\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS : Please let me know if you have any amendments to these documents

COPY: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

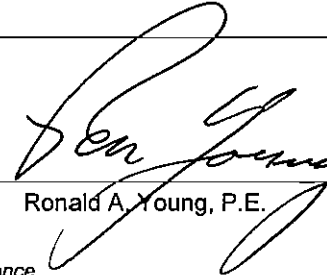
SIGNED:   
Ronald A. Young, P.E.

EXHIBIT "A"

COUNTY : DALLAS  
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
PARCEL : 2

PARCEL 2

BEING A 0.0641 ACRE TRACT OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF TRACT NO. 1 (ONE) OF S. FINLEY EWING, JR. ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 73093, PAGE 1346, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF THE TRACT OF LAND CONVEYED TO EWING 8 JV ACCORDING TO THE DEED RECORDED IN VOLUME 89052 PAGE 3292, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF INTERNATIONAL PARKWAY (64' R.O.W.) AND THE EAST LINE OF A 100-FOOT D. P. & L. CO. R.O.W. (VOLUME 4633, PAGE 308 DRDCT) SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK B OF INTERNATIONAL PLACE AS RECORDED IN VOLUME 98097, PAGE 0079, DRDCT;

THENCE ALONG THE EAST LINE OF SAID D. P. & L. CO. R.O.W. NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST (CALLED 17 DEGREES 03 MINUTES 06 SECONDS WEST PER PLAT) A DISTANCE OF 1201.73 FEET TO AN IRON ROD SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT NO. 1 (ONE) S. FINLEY EWING, JR. ADDITION AND BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;


THENCE ALONG THE NORTH LINE OF SAID S. FINLEY EWING, JR. ADDITION NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 451.99 FEET TO THE POINT OF BEGINNING;

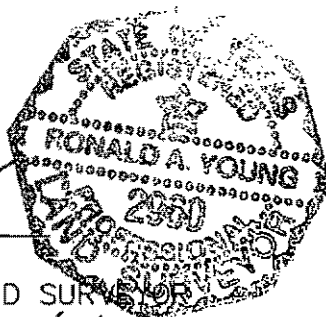
THENCE CONTINUING ALONG SAID NORTH LINE OF S. FINLEY EWING, JR. ADDITION NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 54.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77 DEGREES 28 MINUTES 33 SECONDS, A RADIUS OF 70.0 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 25 MINUTES 36 SECONDS WEST AND A CHORD LENGTH OF 87.61 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 94.65 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 18 MINUTES 41 SECONDS WEST A DISTANCE OF 68.33 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 2794.27 SQUARE FEET OR 0.0641 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE WEST LINE OF S. FINLEY EWING, JR. ADDITION AS RECORDED IN VOLUME 73093, PAGE 1346, DEED RECORDS OF DALLAS COUNTY, TEXAS.

  
RONALD A. YOUNG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 2960



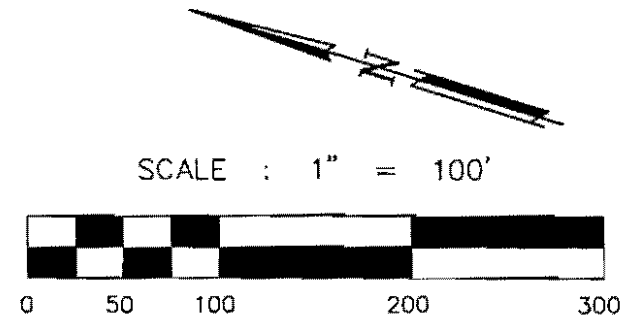
11/6/98



COUNTY : DALLAS  
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
 PARCEL : 2



RONALD A. YOUNG  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REG. NO. 2960



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	77° 28' 33"	70.0'	94.65'	S 37° 25' 36" W	87.61'

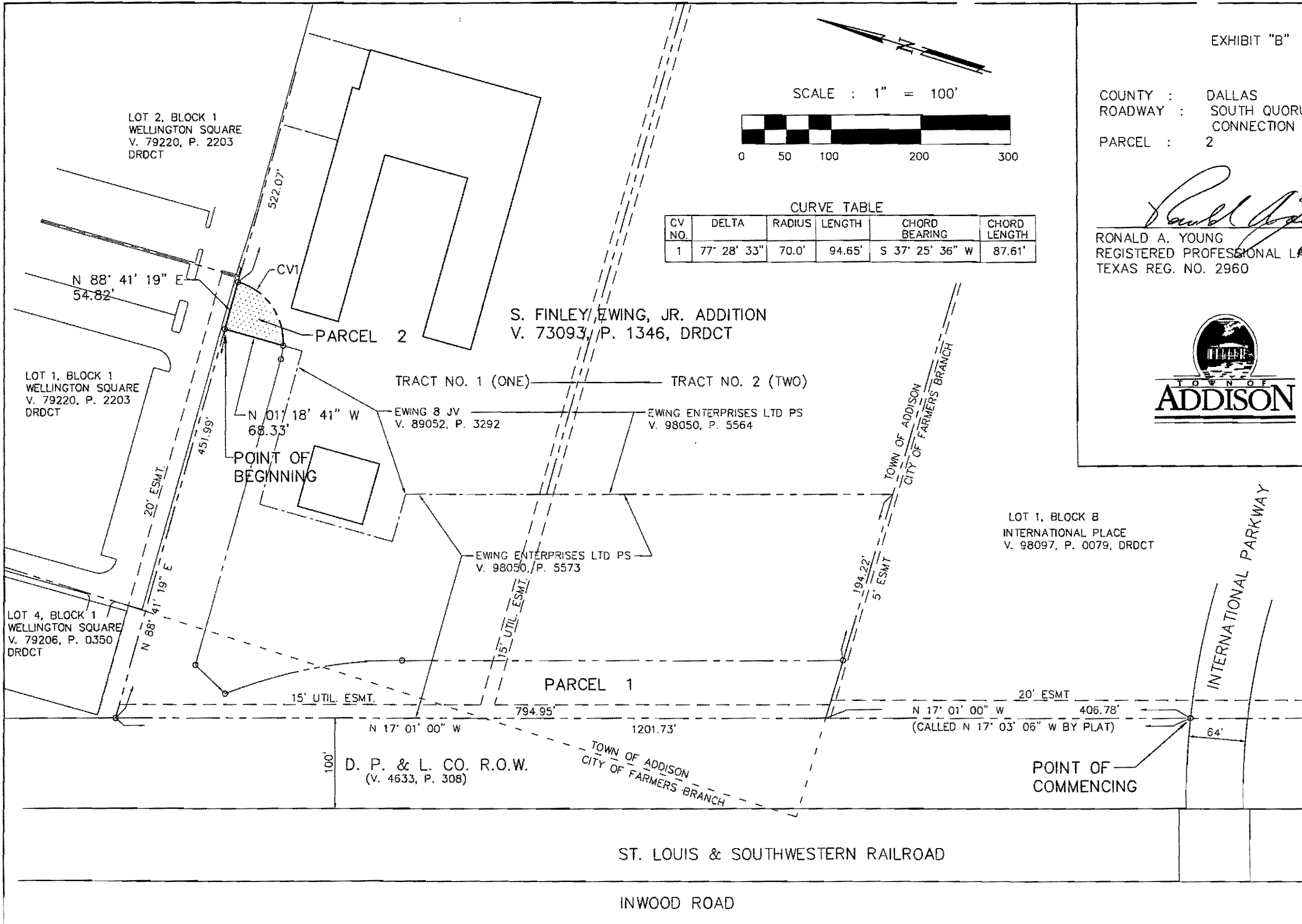


EXHIBIT "A"

COUNTY : DALLAS  
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
PARCEL : 1

PARCEL 1

BEING A 1.7006 ACRE TRACT OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF TRACT NO. 1 (ONE) OF S. FINLEY EWING, JR. ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 73093, PAGE 1346, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF ANDERSON & WHITE ADDITION AS RECORDED IN VOLUME 953, PAGE 895, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF THE TRACT OF LAND CONVEYED TO EWING ENTERPRISES LTD PS ACCORDING TO THE DEED RECORDED IN VOLUME 98050, PAGE 5573, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF INTERNATIONAL PARKWAY (64' R.O.W.) AND THE EAST LINE OF A 100-FOOT D. P. & L. CO. R.O.W. (VOLUME 4633, PAGE 308 DRDCT) SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK B OF INTERNATIONAL PLACE AS RECORDED IN VOLUME 98097, PAGE 0079, DRDCT;

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THENCE CONTINUING ALONG THE COMMON LINE BETWEEN SAID D. P. & L. CO. R.O.W. AND THE WEST LINE OF SAID TRACT NO. 1 (ONE) NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 794.95 FEET TO AN IRON ROD SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT NO. 1 (ONE) S. FINLEY EWING, JR. ADDITION AND BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

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THENCE SOUTH 01 DEGREES 18 MINUTES 41 SECONDS EAST A DISTANCE OF 68.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 31 MINUTES 27 SECONDS, A RADIUS OF 70.0 FEET, A CHORD BEARING OF SOUTH 82 DEGREES 25 MINUTES 36 SECONDS WEST AND A CHORD LENGTH OF 15.27 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 15.30 FEET TO A POINT FOR CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE AT A PERPENDICULAR DISTANCE OF 70.0 FEET FROM THE NORTH LINE OF S. FINLEY EWING, JR. ADDITION SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 356.01 FEET TO A POINT FOR CORNER;

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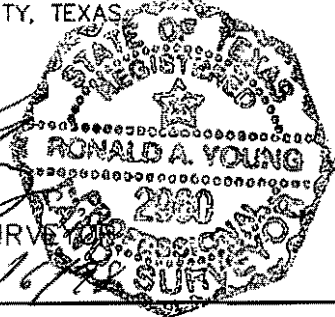
THENCE SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 492.93 FEET TO A POINT FOR CORNER LYING IN THE SOUTH LINE OF SAID S. FINLEY EWING, JR. ADDITION AND THE NORTH LINE OF SAID INTERNATIONAL PLACE;

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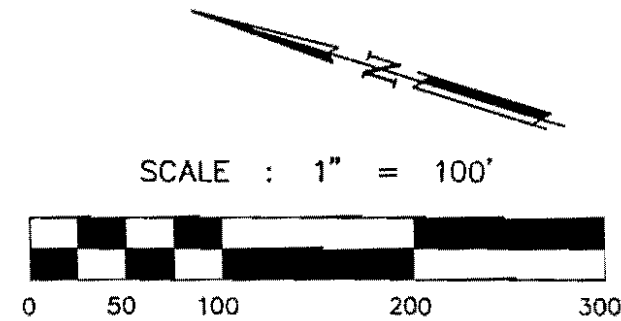
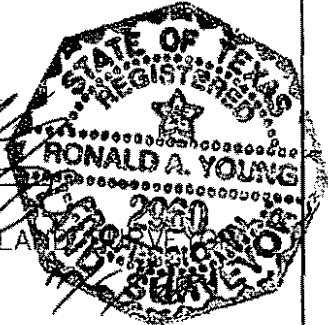
*Ronald A. Young*

RONALD A. YOUNG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 2960



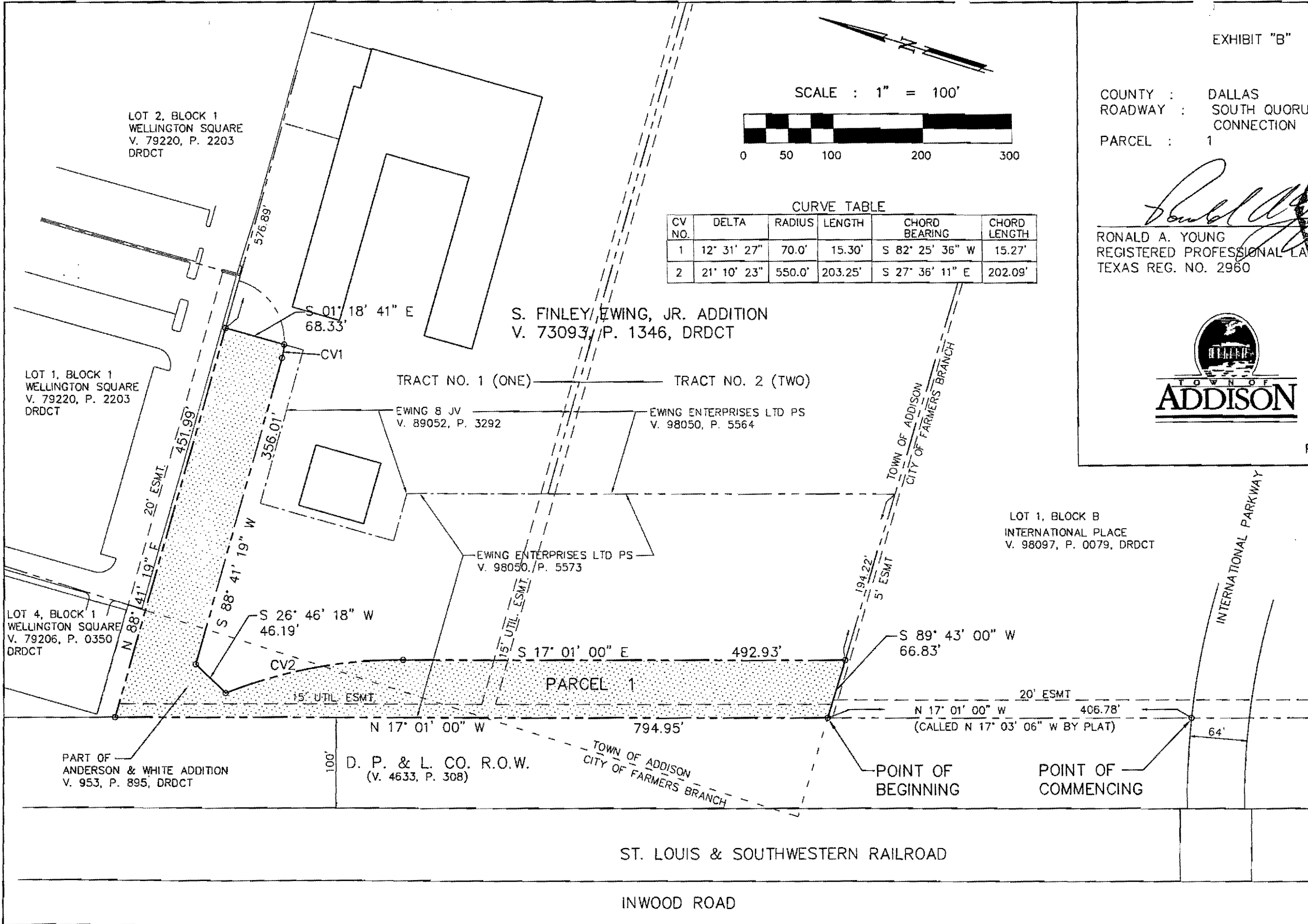
COUNTY : DALLAS  
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
 PARCEL : 1

*Ronald A. Young*  
 RONALD A. YOUNG  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REG. NO. 2960



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	12° 31' 27"	70.0'	15.30'	S 82° 25' 36" W	15.27'
2	21° 10' 23"	550.0'	203.25'	S 27° 36' 11" E	202.09'



**COWLES & THOMPSON**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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

TELEPHONE (214) 672-2000

METRO (972) 263-0005

FAX (214) 672-2020

CHARLES SORRELLS  
(1925-1982)

114 E. LOUISIANA ST., SUITE 200  
MCKINNEY, TEXAS 75069-4463  
TELEPHONE (972) 542-5000

ONE AMERICAN CENTER, SUITE 777  
909 E.S.E. LOOP 323  
TYLER, TEXAS 75701-9684  
TELEPHONE (903) 579-7500

ROBERT G. BUCHANAN, JR.  
(214) 672-2139

November 6, 1998

NOV - 6 1998

**VIA HAND DELIVERY**

Mr. Ron Whitehead  
City Manager  
Town of Addison  
5300 Belt Line Road  
Addison, Texas 75240

Re: South Quorum Project

Dear Mr. Whitehead:

At Jim Pierce's request, enclosed please find two Right-of-Way Deeds concerning the property owned by Ewing 8 Joint Venture and Ewing Enterprises Ltd. PS.

The title work is not yet complete and therefore, there may be liens/indebtedness against the properties which must be released in connection with the dedications. If liens do exist, partial releases will be required from the lienholders. As soon as the final title work is received, I will let Jim Pierce know if there are any outstanding issues.

Please do not hesitate to call me should you have any questions.

Sincerely,



Robert G. Buchanan, Jr.

RGB:wn  
Enclosures

cc: Mr. Jim Pierce - VIA TELECOPY

**After Recording Return To:**

**Robert G. Buchanan, Jr.  
Cowles & Thompson  
901 Main Street, Suite 4000  
Dallas, Texas 75202**

**STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §**

**RIGHT-OF-WAY DEED**

**DATE:**       November \_\_\_\_\_, 1998

**GRANTOR:** Ewing Enterprises, Ltd. PS  
14345 Dallas Parkway  
Dallas, Texas 75240  
(Dallas County, Texas)

**GRANTEE:** Town of Addison, Texas  
5300 Belt Line Road  
Addison, TX 75001  
(Dallas County, Texas)

**CONSIDERATION:**

- (1) Ten Dollars (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is acknowledged by Grantor.
- (2) Benefits to be derived by Grantor and its remaining property as a result of the proposed public improvements.

**PROPERTY (INCLUDING ANY IMPROVEMENTS):**

See Exhibit "A" attached hereto and incorporated herein by reference.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

All presently valid and effective easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect the Property.

Grantor, for the consideration described above and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property 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.

**MISCELLANEOUS:**

(a) Nothing in this instrument shall be construed as a waiver by Grantee of any utility connection charge or other charges imposed by ordinance or Charter of the Town of Addison.

(b) The Property hereby conveyed may be used as a public right-of-way for the passage of vehicular and pedestrian traffic, including (without limitation) streets, roads, sidewalks, utilities, drainage, and other customary uses of public right-of-way. Improvements may be on such grade and according to such plans and specifications as will, in the opinion of Grantee, best serve the public purpose.

(c) The consideration described above shall be deemed full compensation for the conveyance of the Property, and for any diminution in value that may result to the remaining property of Grantor by virtue of Grantee's use of the Property.

(d) When the context requires it, singular nouns and pronouns include the plural.

**EXECUTED** effective as of the day first written above.

Ewing Enterprises, Ltd. PS

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

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

Before Me, this instrument was acknowledged on this \_\_\_\_\_ day of \_\_\_\_\_, 1998 by \_\_\_\_\_, the \_\_\_\_\_ of Ewing Enterprises, Ltd. PS, on behalf of such entity.

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas  
Printname: \_\_\_\_\_

EXHIBIT "A"

COUNTY : DALLAS  
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
PARCEL : 1

PARCEL 1

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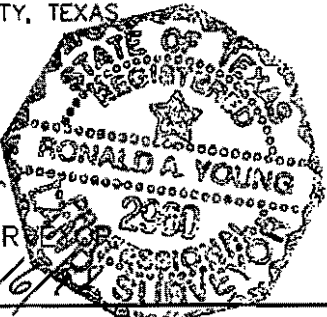
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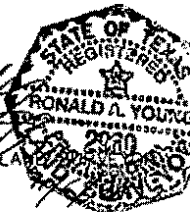
*Ronald A. Young*



RONALD A. YOUNG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 2960

COUNTY : DALLAS  
 ROADWAY : SOUTH OUGRUM/INWOOD CONNECTION  
 PARCEL : 1

*Ronald A. Young*  
 RONALD A. YOUNG  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REG. NO. 2960

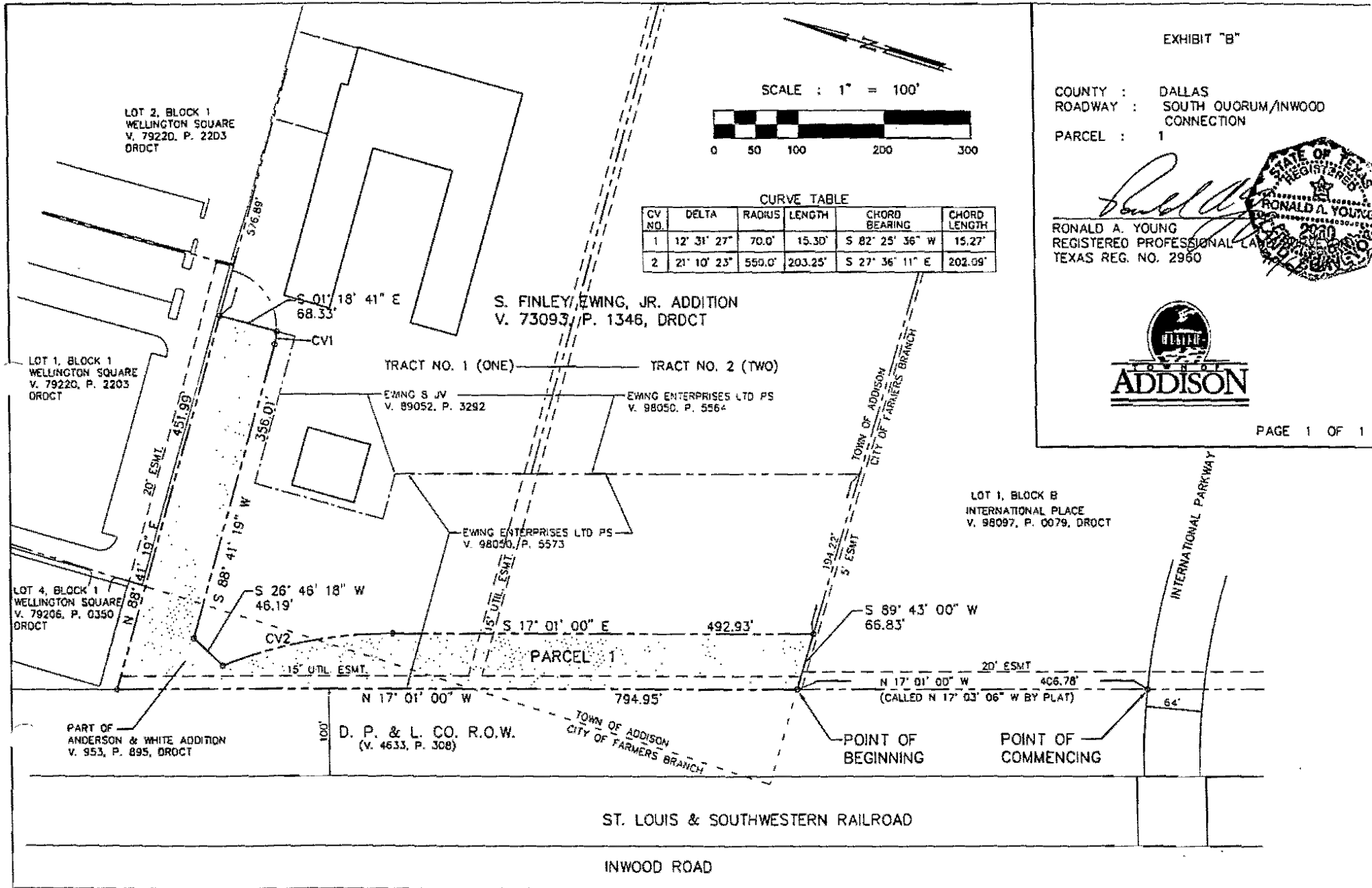


SCALE : 1" = 100'



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TOWN OF  
**ADDISON**

Fayed

**PUBLIC WORKS**

To: Bob Buchanan

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: 11-6-98

16801 Westgrove  
P.O. Box 9010  
Addison, TX 75001-9010

# of pages (including cover): 5

Re: S. Quorum Project

Original in mail       Per your request       FYI       Call me

Comments: Attached are the metes of  
bounds descriptions, and maps,  
for the dedications we need  
for the S. Quorum Project

Ron Whitehead wants the deeds  
in his hands on Nov 9th. Will  
you send them directly to him  
with a copy to me?

Thanks, Jim

P.S. I will courier originals to  
you today.

EXHIBIT "A"

COUNTY : DALLAS  
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
PARCEL : 1

PARCEL 1

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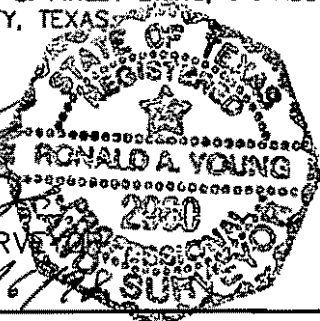
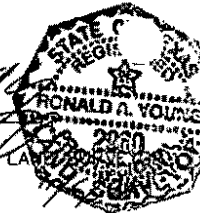


EXHIBIT "B"

COUNTY : DALLAS  
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
PARCEL : 1

*Ronald A. Young*  
RONALD A. YOUNG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 2960



PAGE 1 OF 1

SCALE : 1" = 100'



CURVE TABLE

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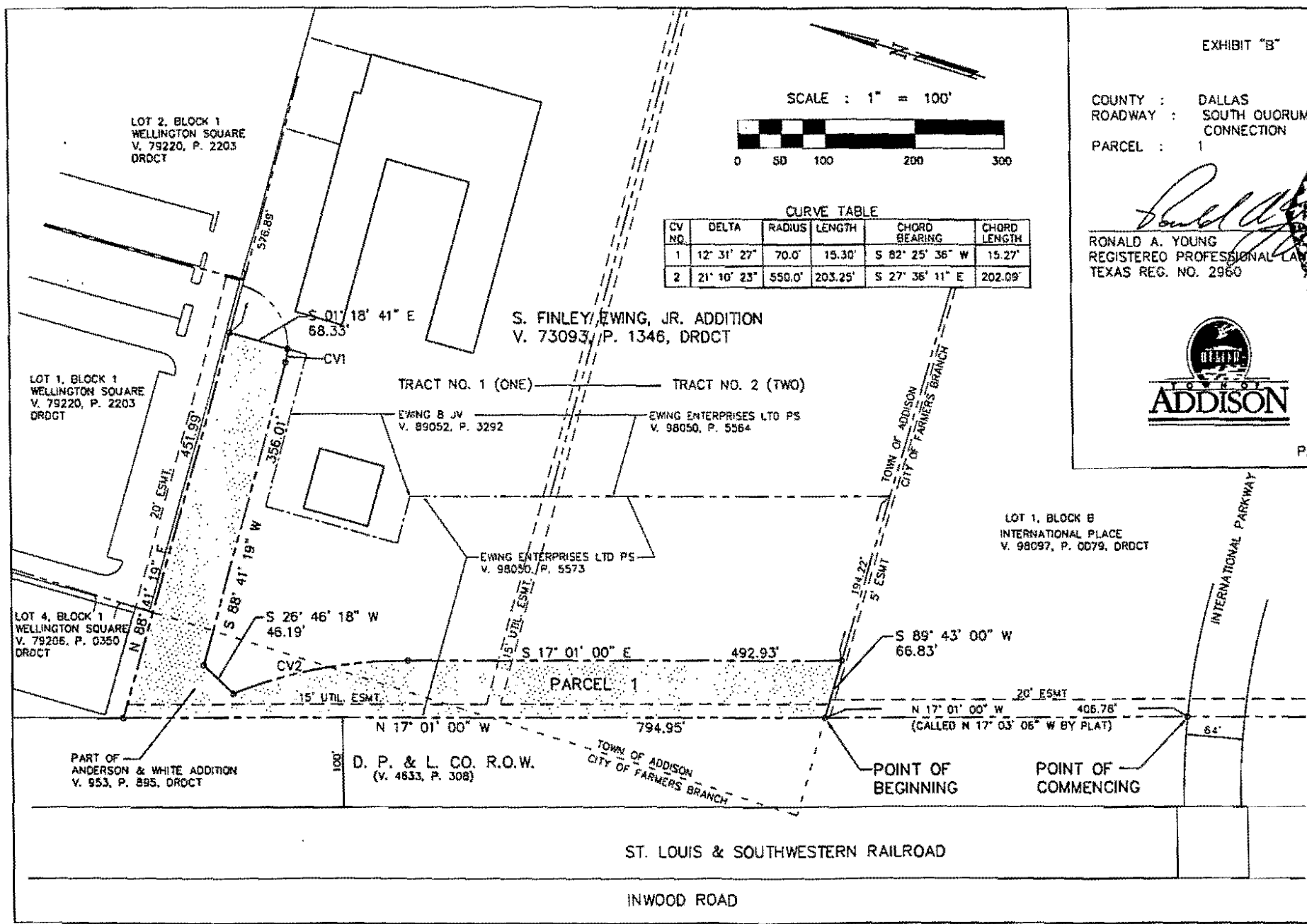


EXHIBIT "A"

COUNTY : DALLAS  
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION  
PARCEL : 2

PARCEL 2

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THENCE ALONG THE EAST LINE OF SAID D. P. & L. CO. R.O.W. NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST (CALLED 17 DEGREES 03 MINUTES 06 SECONDS WEST PER PLAT) A DISTANCE OF 1201.73 FEET TO AN IRON ROD SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT NO. 1 (ONE) S. FINLEY EWING, JR. ADDITION AND BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID S. FINLEY EWING, JR. ADDITION NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 451.99 FEET TO THE POINT OF BEGINNING;

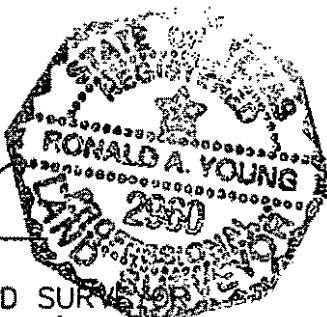
THENCE CONTINUING ALONG SAID NORTH LINE OF S. FINLEY EWING, JR. ADDITION NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 54.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77 DEGREES 28 MINUTES 33 SECONDS, A RADIUS OF 70.0 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 25 MINUTES 36 SECONDS WEST AND A CHORD LENGTH OF 87.61 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 94.65 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 18 MINUTES 41 SECONDS WEST A DISTANCE OF 68.33 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 2794.27 SQUARE FEET OR 0.0641 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE WEST LINE OF S. FINLEY EWING, JR. ADDITION AS RECORDED IN VOLUME 73093, PAGE 1346, DEED RECORDS OF DALLAS COUNTY, TEXAS.

  
RONALD A. YOUNG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 2960

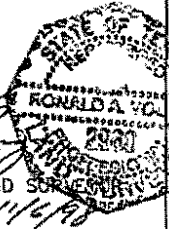


11/6/98

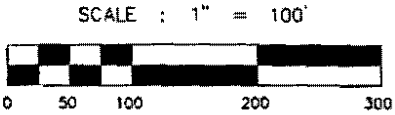
EXHIBIT "B"

COUNTY : DALLAS  
ROADWAY : SOUTH QUORUM/INWOOD  
CONNECTION  
PARCEL : 2

RONALD A. YOUNG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 2960

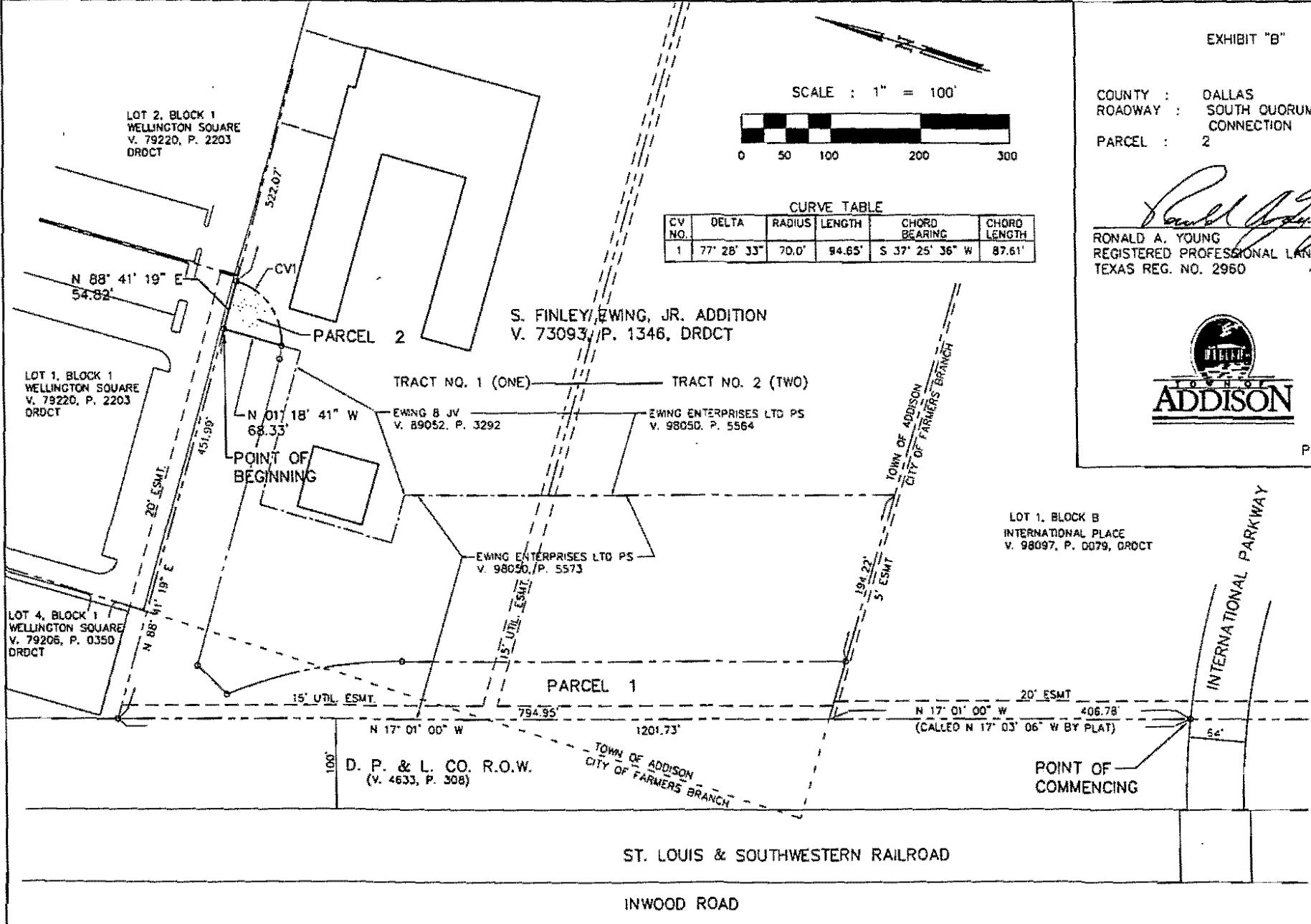


PAGE 1 OF 1



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	77° 28' 33"	70.0'	94.65'	S 37° 25' 36" W	87.61'



MODE = TRANSMISSION

START=11-06 11:19AM

END=11-06 11:23AM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
-----	-----	----------	--------------------------------	-------

001	OK	[13]	Cowles&Thompson	005
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-Addison Svc Ctr -Upstairs-

\*\*\*\*\* ( FAX-200 U2.17)\* - 972 450 2834- \*\*\*\*\*



# LETTER OF TRANSMITTAL

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

DATE	10-30-98	JOB NO.
ATTENTION		
RE:	Inword/S. Quorum Project	

TO     *Ron Young*      
    *Parsons Transportation*    

**GENTLEMAN:**

**WE ARE SENDING YOU**

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

COPIES	DATE	NO.	DESCRIPTION
1			Map of property to be dedicated / Project Location map
1			Portion of Addison Tax Map
1			Ownership info from Tax Records

**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**

*Need metes & bounds & maps for property dedication. Our attorney will prepare the deeds. Deadline for everything is Nov. 9th. Please get metes & bounds to me ASAP so I can get them to our Attorney.*  
*11-3-98 Called Ron. will have info to me Friday*

**COPY TO** \_\_\_\_\_

**SIGNED:**     *Jim Lavin*    

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



# LETTER OF TRANSMITTAL

## Public Works / Engineering

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

DATE	10-21-98	JOB NO.
ATTENTION		
RE:	S. Quorum Project	

TO Tim Mireur  
Landmark Assoc

### GENTLEMAN:

#### WE ARE SENDING YOU

- Shop Drawings
- Copy of letter

Attached

- Prints
- Change order

Under separate cover via \_\_\_\_\_ the following items:

- Plans
- Samples
- Specifications
- \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			Property to be Dedicated / Project Location Map (Ewing Properties)
1			Portion of Tax Map
1			Ownership info from Tax Records

### 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

I assume Ron Young will use your firm for the prep. of metes & bounds, and maps for property dedication. He returns from Puerto Rico Monday, please do what you can now to get a jump start. Ron will need to give you the geometry of the dedication. Our deadline to have all complete, including deeds (our attorney will prepare them) is Nov. 9<sup>th</sup>.

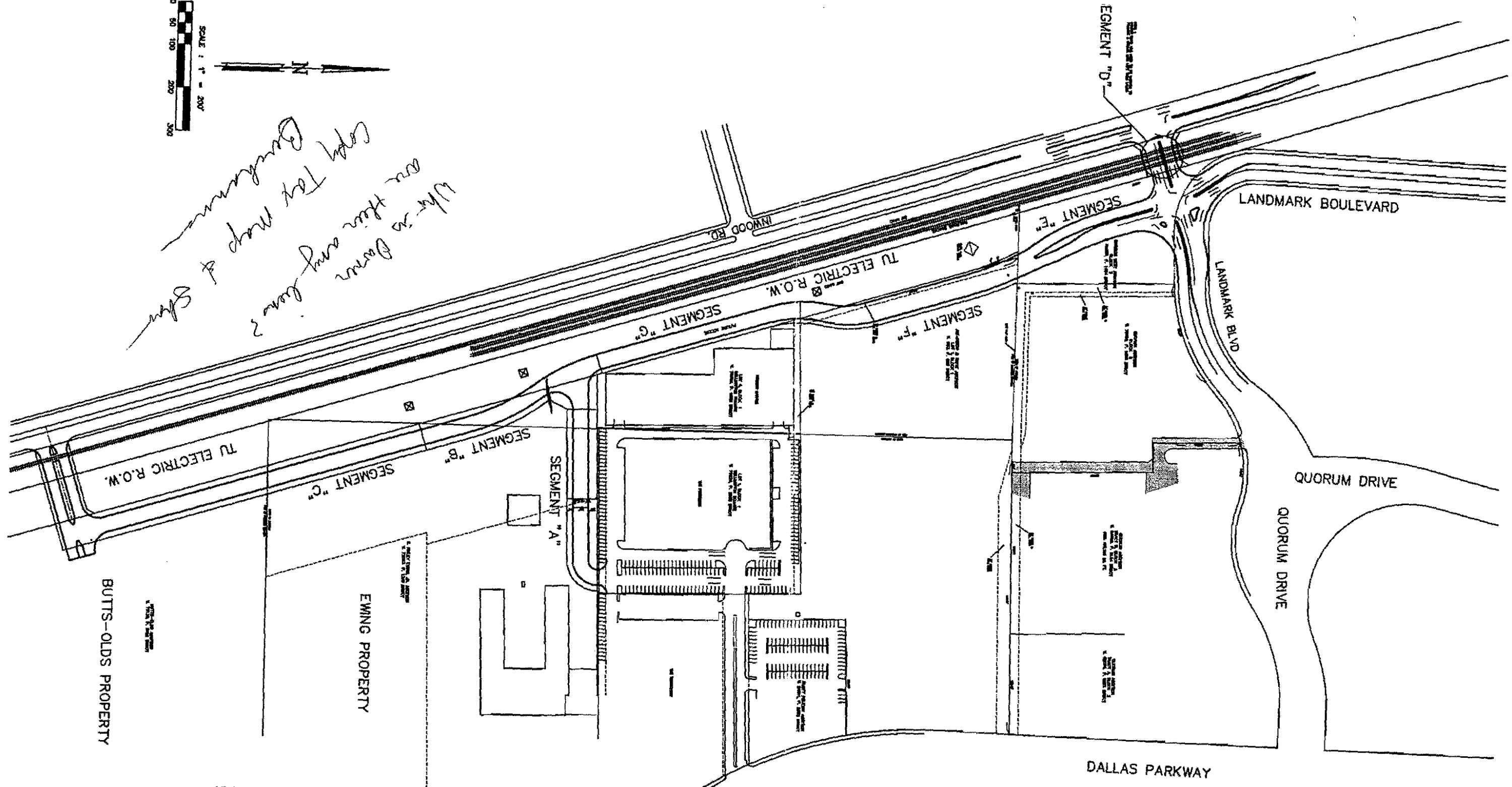
COPY TO Ron Young

SIGNED: \_\_\_\_\_

*Jim Pecci*  
972-450-2879

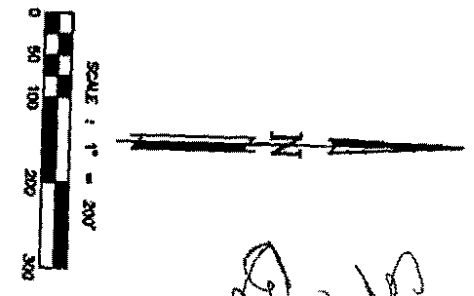
If enclosures are not as noted, please notify us at once.



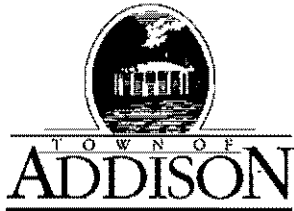


*Wk 20 Down  
 on their own lots?  
 Copy Tax map of Splan*

*Copy Tax map  
 get surrounding  
 info from  
 Ewing*



ALTERNATE 18



# LETTER OF TRANSMITTAL

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

214-672-2139

DATE	10-21-98	JOB NO.
ATTENTION		
RE:	S. Quorum Project	

TO Bob Buchanan  
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			Project location Map
1			Tax Map
1			Property Owner Info
	11-3-98		called Bob - He does not think we can have a Title commitment from Title Co. with this timing. I said perhaps we don't need a commitment for what we are trying to do. He wants to be sure who the owners are & that we have the right owners.

**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

Otherwise, he is OK with timing.

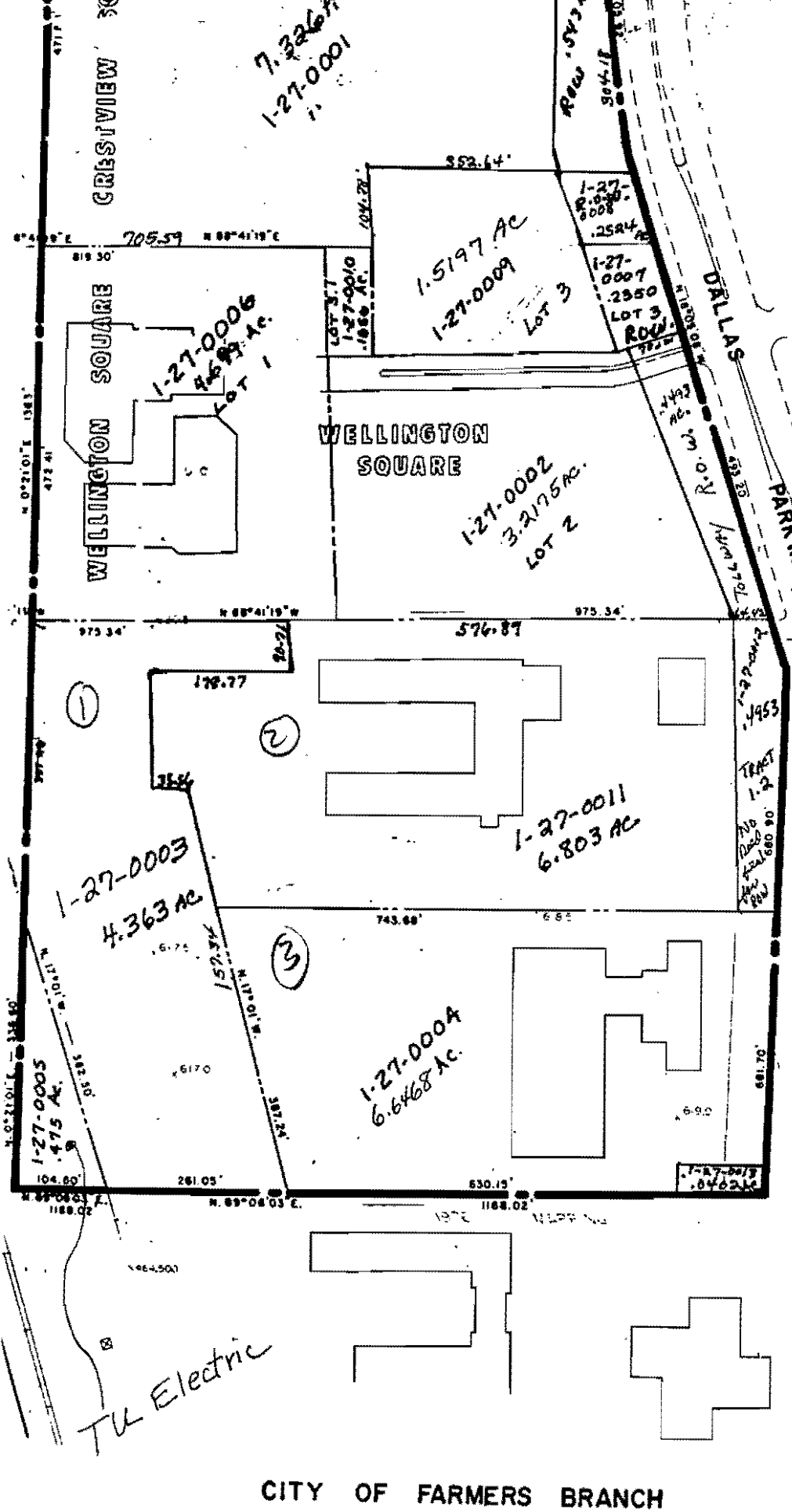
**REMARKS**

Please run a title search <sup>plus</sup> whatever else you can do with this info to eventually prepare deeds for the property dedication. Please call me at 1-972-450-2879 if you have any questions. I will be working on getting metes & bounds descriptions for you.

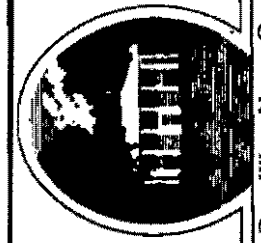
**COPY TO** \_\_\_\_\_

**SIGNED:** Jim Rieun

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



CITY OF DALLAS



TOWN OF  
**ADDISON**

LAST REVISION DATE \_\_\_\_\_

SCALE: 200 FEET EQUAL 1 INCH

EAST

ADDITION

COMMENTS

DCAD# 10005500010010100  
Acct# 02700000011000

Prop Addr 14345 DALLAS PKWY  
Owner EWING 8 JOINT VENTURE

②

(MI)

Miscellaneous Information

Owner

Property

Addr1 SUITE 200  
Addr2 5600 W LOVERS LN  
Addr3  
Addr4  
Addr5 DALLAS, TX  
Zip DALLAS, TX 75209

Addr 14345 DALLAS PKWY  
Zip ADDISON, TX 75240-8399

Ln# Comments

001 MAILING ADDRESS CORRECTED 10/7/92 AND STATEMENT RESENT  
002 10/20/98 NOTE FROM M POER SAYING THEY DONT GET THIS STATEMEN

Ln# Delinquent Comments

Display? (/ ? PI EX MI LU AR BI CR RF)

COMMENTS

DCAD# 10005500010020000  
Acct# 02700000004000

Prop Addr 14223 DALLAS PKWY  
Owner EWING ENTERPRISES LTD PS

(MI) Miscellaneous Information

	Owner		Property
Addr1		Addr	14223 DALLAS PKWY
Addr2	4464 W PLANO PKWY	Zip	ADDISON, TX 75240-8399
Addr3			
Addr4			
Addr5	PLANO, TX		
Zip	PLANO, TX 75093-5623		

3

Ln# Comments  
 001 10/30/96 ADDR CHG PER PO - INFO TO DCAD  
 002 FOR 97 .0402 ACRES GOING TO 027-13000

Ln# Delinquent Comments

Display? (/ ? PI EX MI LU AR BI CR RF)

10-19-98

\* - Write Ed Bell re pot holes -

South Quorum

Week Nov 1<sup>st</sup>, 2<sup>nd</sup>

Meters & Bounds of road  
on Curing property

2 parcels - ?

56<sup>th</sup> Monday the 9<sup>th</sup> ← Need

also, contact

Bob Buchanan - get title run  
Cowles & Thompson

Exhibit  
"A"

Draw up a deed ahead of time  
see Tax map - parcels

"transfer a piece according  
with exhibit 'A'"

Claim Deficit - Tax Map -  
for ownership -