

1999 NWOOD / S. QUORUM - FARMERS
BRANCH INTERLOCAL AGREEMENT

*kit
treatment*

Oxford[®]

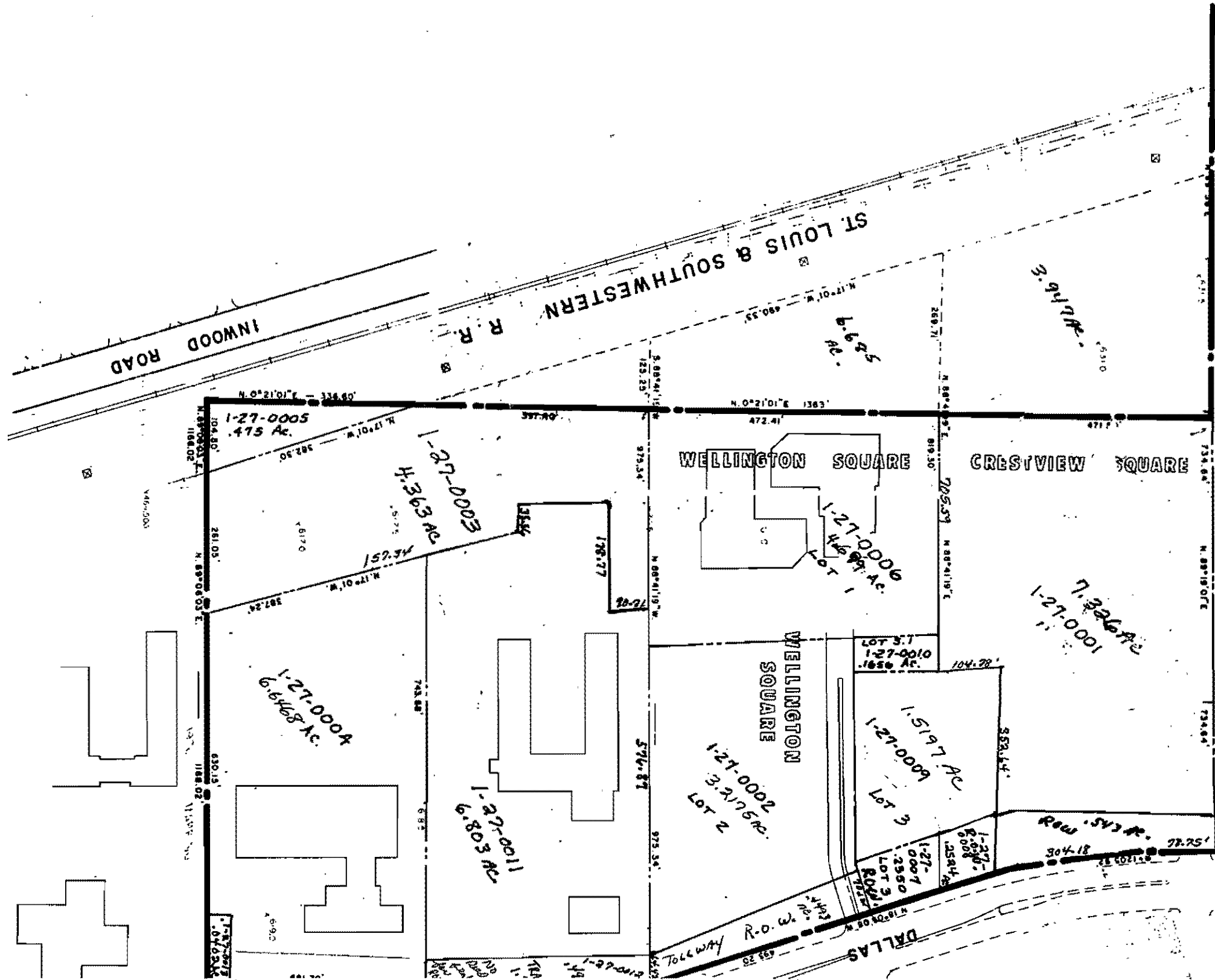
NO. 753 1/3

ESSELTE

10%



CITY OF FARMERS BRANCH



See Map 25

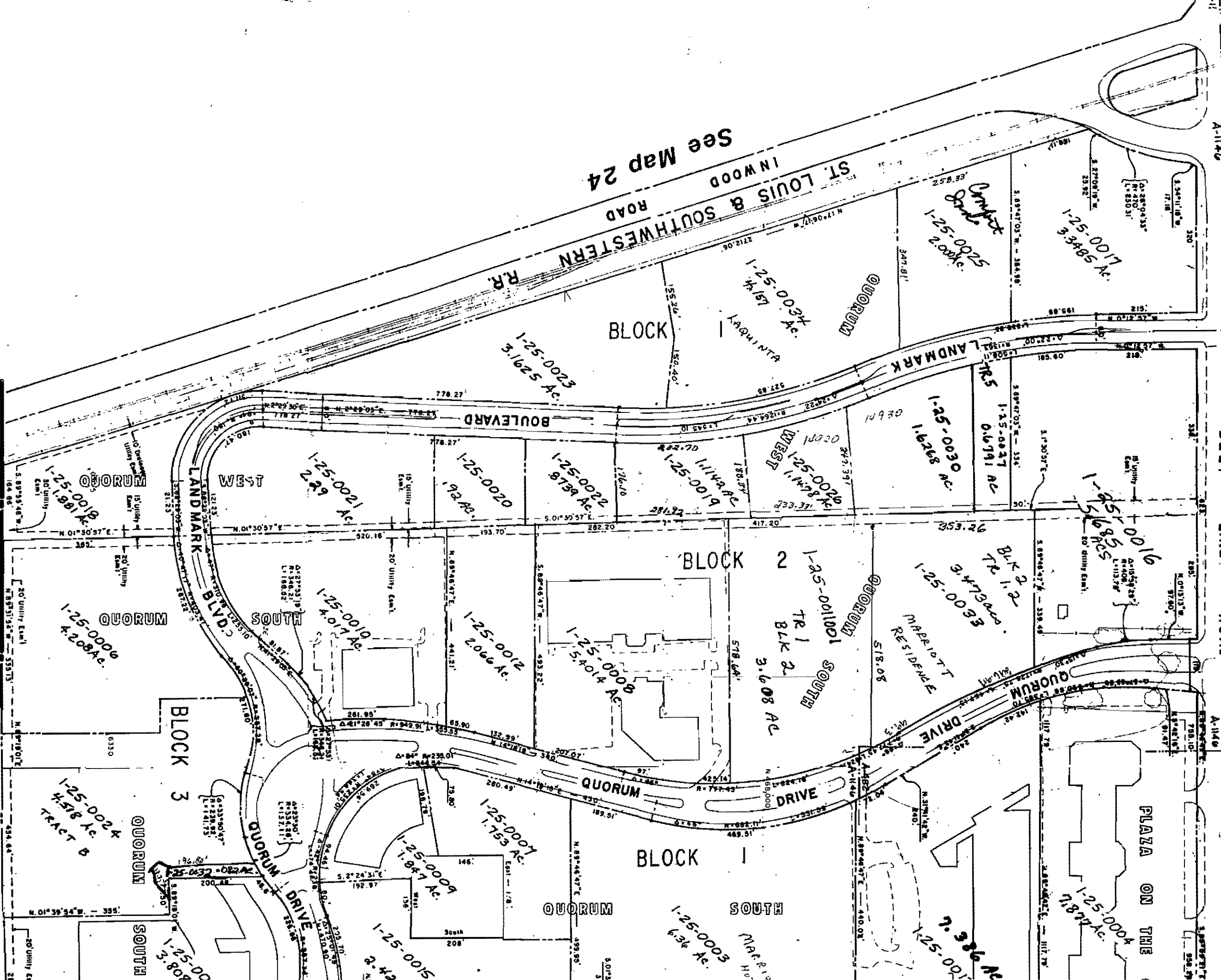
CITY OF FARMERS BRANCH

See Map 27

See Map 24

See Map 17

See Map



A-326
A-482

A-482
A-1146

NOTE: SPINNEY ROAD WILL NEED TO BE WIDENED TO PROVIDE A MEDIAN WITH LEFT TURN LANES

SEGMENT "D"

LANDMARK BOULEVARD

LANDMARK BLVD

QUORUM DRIVE

QUORUM DRIVE

DALLAS PARKWAY

SEGMENT "E"

QUORUM WEST ADDITION
V. BLOCK 3
P. 154 DRDCT

QUORUM ADDITION
BLOCK 3
V. 7910D, P. 1695 DRDCT

QUORUM ADDITION
TRACT B, BLOCK 3
V. 8408B, P. 5124 DRDCT
REL. 189,780 SQ. FT.

QUORUM ADDITION
TRACT A, BLOCK 3
V. 82010, P. 0312 DRDCT

TOWN OF ADDISON
CITY OF FARMERS BRANCH

ANDERSON & WHITE ADDITION
LOT 7, BLOCK 1
V. 95J, P. 895 DRDCT

SEGMENT "F"

TU ELECTRIC R.O.W.

DR COOKMAN

SEGMENT "G"

LOT 4, BLOCK 1
WELLINGTON SQUARE
V. 7920B, P. 0350 DRDCT

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

PELUCAN ADDITION
V. 84011, P. 2083 DRDCT

SEGMENT "A"

SEGMENT "B"

SEGMENT "C"

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

EWING PROPERTY

TOWN OF ADDISON
CITY OF FARMERS BRANCH

SEGMENT "H"

TU ELECTRIC R.O.W.

BUTTS-OLDS ADDITION
V. 72130, P. 0156 DRDCT

BUTTS-OLDS PROPERTY

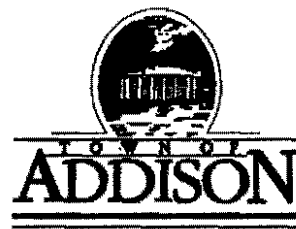
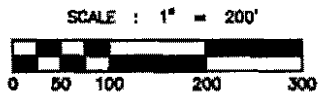


EXHIBIT "A"
SITE PLAN

NOTE: INWOOD ROAD WILL NEED TO BE WIDENED TO PROVIDE A MEDIAN WITH LEFT TURN LANES.

SEGMENT "D"

LANDMARK BOULEVARD

LANDMARK BLVD

QUORUM DRIVE

QUORUM DRIVE

DALLAS PARKWAY

SEGMENT "E"

QUORUM WEST ADDITION
QUORUM BLOCK 3
V. 8108, P. 1451 DRDCT

QUORUM ADDITION
BLOCK 3
V. 79100, P. 1895 DRDCT

QUORUM ADDITION
TRACT B, BLOCK 3
V. 84068, P. 5124 DRDCT
REM. 199,780 SQ. FT.

QUORUM ADDITION
TRACT A, BLOCK 3
V. 82010, P. 0312 DRDCT

TOWN OF ADDISON
CITY OF FARMERS BRANCH

SEGMENT "F"

ANDERSON & WHITE ADDITION
LOT 1, BLOCK 1
V. 953, P. 895 DRDCT

TOWN OF ADDISON
CITY OF FARMERS BRANCH

TU ELECTRIC R.O.W.

INWOOD RD

SEGMENT "G"

LOT 4, BLOCK 1
WELLINGTON SQUARE
V. 79208, P. 0350 DRDCT

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

PEACOCK ADDITION
V. 84011, P. 2083 DRDCT

SEGMENT "A"

SEGMENT "B"

SEGMENT "C"

S. FINLEY EWING, JR. ADDITION
V. 73003, P. 1346 DRDCT

EWING PROPERTY

TOWN OF ADDISON
CITY OF FARMERS BRANCH

SEGMENT "H"

TU ELECTRIC R.O.W.

BUTTS-OLDS ADDITION
V. 72130, P. 0156 DRDCT

BUTTS-OLDS PROPERTY

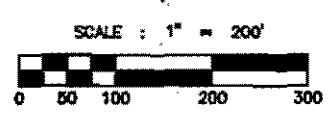


EXHIBIT "A"
SITE PLAN

Parts of
Exhibit B
C 3-6-00

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
PARCEL : 4

PARCEL 4

BEING A 0.6773 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF LOT 1 AND LOT 2, BLOCK 1 OF ANDERSON & WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 953, PAGE 895, PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO CRESCENT REAL ESTATE EQUITIES LIMITED PARTNERSHIP ACCORDING TO THE DEED RECORDED IN VOLUME 97092, PAGE 02797, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LYING AT THE SOUTHWEST CORNER OF BLOCK 3, QUORUM ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79100, PAGE 1895, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 26 MINUTES 37 SECONDS, A RADIUS OF 758.0 FEET, A CHORD BEARING OF SOUTH 20 DEGREES 44 MINUTES 53 SECONDS EAST AND A CHORD LENGTH OF 98.41 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 98.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 237.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 18 MINUTES 29 SECONDS, A RADIUS OF 260.0 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 131.55 FEET;

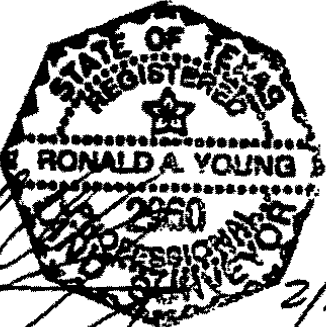
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 133.0 FEET TO A POINT FOR CORNER, SAID POINT BEING A POINT OF REVERSE CURVE AND LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 31 MINUTES 06 SECONDS, A RADIUS OF 240.0 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 01 MINUTES 22 SECONDS WEST AND A CHORD LENGTH OF 52.33 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 52.44 FEET TO A POINT FOR CORNER LYING IN THE NORTH LINE OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 1 OF WELLINGTON SQUARE, SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 10.63 FEET TO A POINT FOR CORNER LYING IN THE NORTHEAST LINE OF A 100 FOOT D. P. & L. CO. RIGHT-OF-WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED 100 FOOT D. P. & L. CO. RIGHT-OF-WAY, NORTH 17 DEGREES 01 MINUTES 34 SECONDS A DISTANCE OF 526.59 FEET (ALSO CALLED NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 526.67 FEET) TO A 1/2" IRON ROD LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3, QUORUM WEST ADDITION SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST) A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 29,501.15 SQUARE FEET OR 0.6773 ACRES OF LAND.

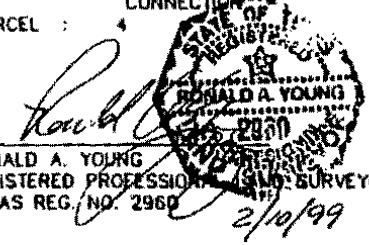
Ronald A. Young

2/10/99

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

EXHIBIT "B"

COUNTY : DALLAS
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
 PARCEL : 4

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



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	07° 28' 37"	758.0'	98.48'	S 20° 44' 53" E	98.41'
2	29° 18' 29"	360.0'	133.0'	S 02° 22' 19" E	131.55'
3	12° 31' 06"	240.0'	52.44'	S 06° 01' 22" W	52.33'

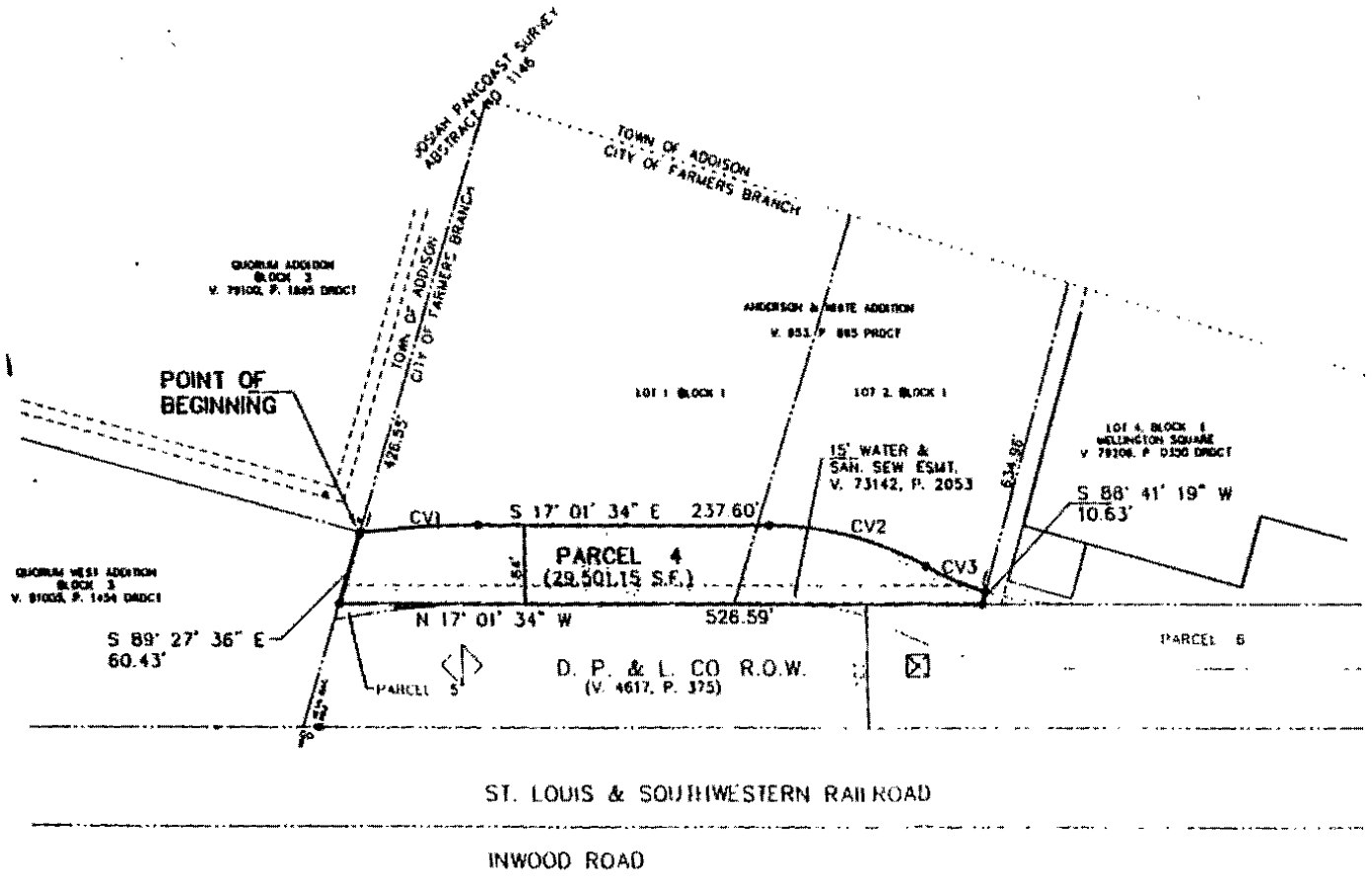
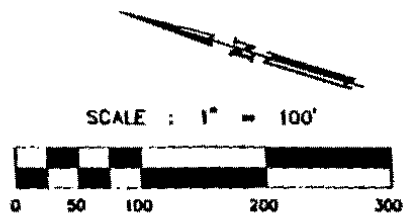


EXHIBIT "C"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

TRACT 1

BEING A 0.9845 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD LYING AT THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 60.43 FEET TO A POINT FOR A CORNER, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF A 100-FOOT D.P.&L. CO. RIGHT OF WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 377.07 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTHEAST LINE OF THE SAID 100 FOOT D.P. & L. CO. RIGHT-OF-WAY SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST) A DISTANCE OF 640.54 FEET TO A POINT FOR A CORNER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER;

THENCE SOUTH 00 DEGREES 08 MINUTES 56 SECONDS WEST A DISTANCE OF 67.03 FEET TO A POINT FOR A CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE A PERPENDICULAR DISTANCE OF 67.0 FEET FROM THE SOUTH LINE OF LOT 4, BLOCK 1 OF SAID WELLINGTON SQUARE SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 102.83 FEET TO A POINT FOR A CORNER, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF SAID 100-FOOT D.P.&L. CO. RIGHT OF WAY;

THENCE ALONG THE NORTHEAST LINE OF THE SAID 100 FOOT D.P. & L. CO. RIGHT-OF-WAY SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST) A DISTANCE OF 162.70 FEET TO A POINT FOR A CORNER, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 37 MINUTES 23 SECONDS, A RADIUS OF 494.0 FEET, A CHORD BEARING OF NORTH 32 DEGREES 09 MINUTES 13 SECONDS WEST AND A CHORD LENGTH OF 82.87 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 82.97 FEET TO A POINT FOR REVERSE CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 56 MINUTES 54 SECONDS, A RADIUS OF 506.0 FEET, A CHORD BEARING OF NORTH 26 DEGREES 59 MINUTES 27 SECONDS WEST AND A CHORD LENGTH OF 175.28 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 176.17 FEET TO A POINT FOR CORNER;

THENCE NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 410.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 54 MINUTES 28 SECONDS, A RADIUS OF 292.0 FEET, A CHORD BEARING OF NORTH 03 DEGREES 03 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 140.83 FEET;

EXHIBIT "C"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 142.23 FEET TO A POINT OF REVERSE CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 11 SECONDS, A RADIUS OF 155.13 FEET, A CHORD BEARING OF NORTH 03 DEGREES 03 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 74.76 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 75.50 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 42,885.59 SQUARE FEET OR 0.9845 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 2

BEING A 0.0130 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD LYING AT THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS;

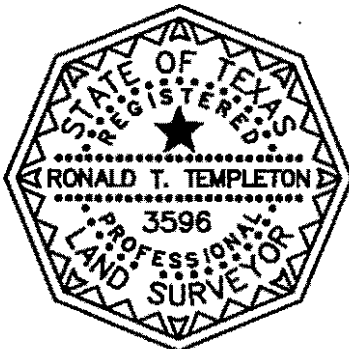
THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF A 100-FOOT D.P.&L. CO. RIGHT OF WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4817, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE SAID 100-FOOT D.P.&L. CO. RIGHT OF WAY SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST) A DISTANCE OF 130.77 FEET TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 12 MINUTES 50 SECONDS, A RADIUS OF 694.0 FEET, A CHORD BEARING OF NORTH 22 DEGREES 37 MINUTES 25 SECONDS WEST AND A CHORD LENGTH OF 135.61 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 135.83 FEET TO A POINT FOR CORNER LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST) A DISTANCE OF 13.90 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 566.03 SQUARE FEET OR 0.0130 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.



11-2-99

Ronald T. Templeton

RONALD T. TEMPLETON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 3596

EXHIBIT "C-1"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 142.23 FEET TO A POINT OF REVERSE CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 11 SECONDS, A RADIUS OF 155.13 FEET, A CHORD BEARING OF NORTH 03 DEGREES 03 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 74.76 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 75.50 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 42,885.59 SQUARE FEET OR 0.9845 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 2

BEING A 0.0130 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD LYING AT THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS;

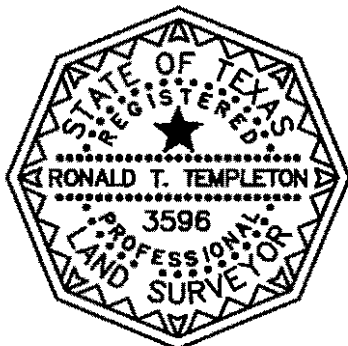
THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF A 100-FOOT D.P.&L. CO. RIGHT OF WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE SAID 100-FOOT D.P.&L. CO. RIGHT OF WAY SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST) A DISTANCE OF 130.77 FEET TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 12 MINUTES 50 SECONDS, A RADIUS OF 694.0 FEET, A CHORD BEARING OF NORTH 22 DEGREES 37 MINUTES 25 SECONDS WEST AND A CHORD LENGTH OF 135.61 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 135.83 FEET TO A POINT FOR CORNER LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST) A DISTANCE OF 13.90 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 566.03 SQUARE FEET OR 0.0130 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.



11-2-99

Ronald T. Templeton

RONALD T. TEMPLETON
REGISTERED PROFESSIONAL LAND SURVEY
TEXAS REG. NO. 3596

EXHIBIT "C-1"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

TRACT 1

BEING A 0.9845 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD LYING AT THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 60.43 FEET TO A POINT FOR A CORNER, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF A 100-FOOT D.P.&L. CO. RIGHT OF WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 377.07 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTHEAST LINE OF THE SAID 100 FOOT D.P. & L. CO. RIGHT-OF-WAY SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST) A DISTANCE OF 640.54 FEET TO A POINT FOR A CORNER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER;

THENCE SOUTH 00 DEGREES 08 MINUTES 56 SECONDS WEST A DISTANCE OF 67.03 FEET TO A POINT FOR A CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE A PERPENDICULAR DISTANCE OF 67.0 FEET FROM THE SOUTH LINE OF LOT 4, BLOCK 1 OF SAID WELLINGTON SQUARE SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 102.83 FEET TO A POINT FOR A CORNER, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF SAID 100-FOOT D.P.&L. CO. RIGHT OF WAY;

THENCE ALONG THE NORTHEAST LINE OF THE SAID 100 FOOT D.P. & L. CO. RIGHT-OF-WAY SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST) A DISTANCE OF 162.70 FEET TO A POINT FOR A CORNER, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 37 MINUTES 23 SECONDS, A RADIUS OF 494.0 FEET, A CHORD BEARING OF NORTH 32 DEGREES 09 MINUTES 13 SECONDS WEST AND A CHORD LENGTH OF 82.87 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 82.97 FEET TO A POINT FOR REVERSE CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 56 MINUTES 54 SECONDS, A RADIUS OF 506.0 FEET, A CHORD BEARING OF NORTH 26 DEGREES 59 MINUTES 27 SECONDS WEST AND A CHORD LENGTH OF 175.28 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 176.17 FEET TO A POINT FOR CORNER;

THENCE NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 410.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 54 MINUTES 28 SECONDS, A RADIUS OF 292.0 FEET, A CHORD BEARING OF NORTH 03 DEGREES 03 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 140.83 FEET;

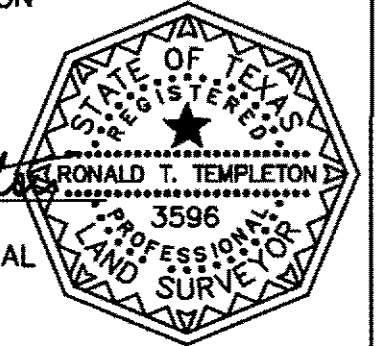
EXHIBIT "C"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

11-2-99

Ronald T. Templeton

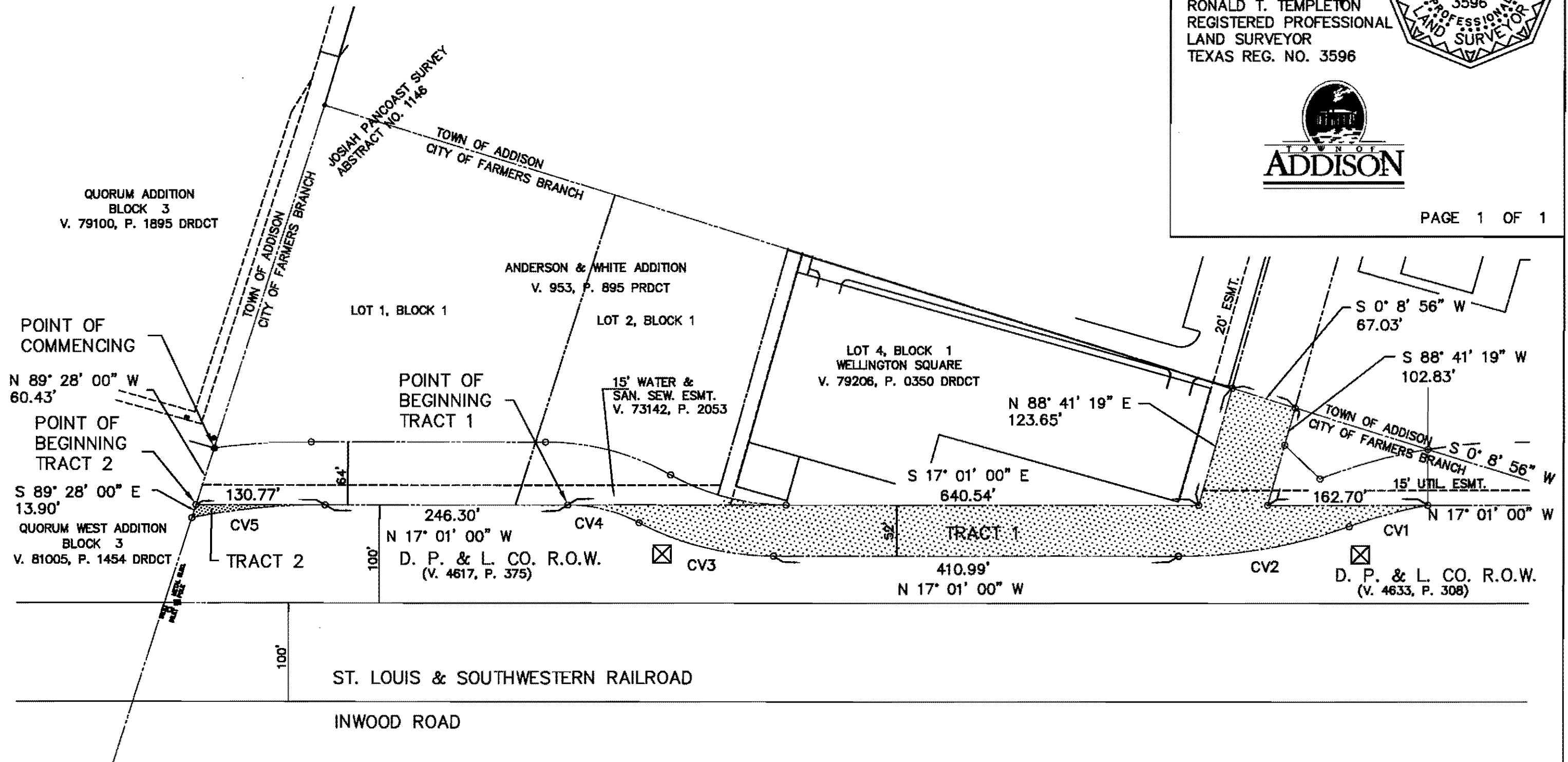
RONALD T. TEMPLETON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REG. NO. 3596



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	09° 37' 23"	494.0'	82.97'	N 32° 09' 13" W	82.87'
2	19° 56' 54"	506.0'	176.17'	N 26° 59' 27" W	175.28'
3	27° 54' 28"	292.0'	142.23'	N 03° 03' 46" W	140.83'
4	27° 53' 11"	155.13'	75.50'	N 03° 03' 07" W	74.76'
5	11° 12' 50"	694.0'	135.83'	N 22° 37' 25" W	135.61'

SCALE : 1" = 100'



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

PARCEL 2A

BEING A 0.1715 ACRE TRACT OF LAND SITUATED IN 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 A PART OF THE 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 5773, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE NORTHWEST CORNER OF SAID TRACT NO. 1 (ONE) OF 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;

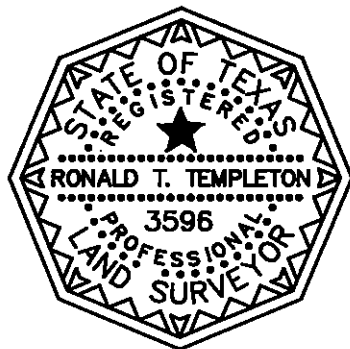
THENCE NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER;

THENCE SOUTH 00 DEGREES 08 MINUTES 56 SECONDS WEST A DISTANCE OF 67.03 FEET TO A POINT FOR A CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE A PERPENDICULAR DISTANCE OF 67.0 FEET FROM THE SOUTH LINE OF LOT 4, BLOCK 1 OF SAID WELLINGTON SQUARE SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 102.83 FEET TO A POINT FOR A CORNER IN THE WEST LINE OF SAID TRACT NO. 1 (ONE);

THENCE NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 69.60 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 7469.50 SQUARE FEET OR 0.1715 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.

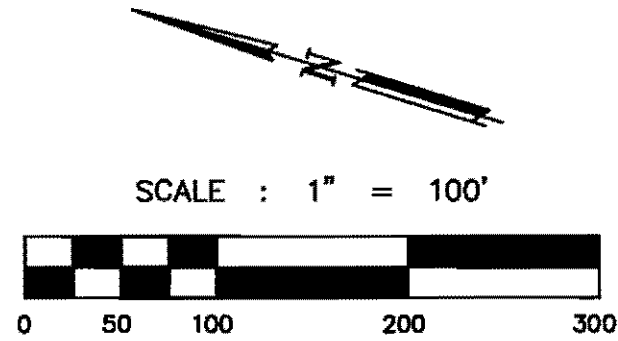


11-2-99

Ronald T. Templeton

RONALD T. TEMPLETON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 3596

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



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

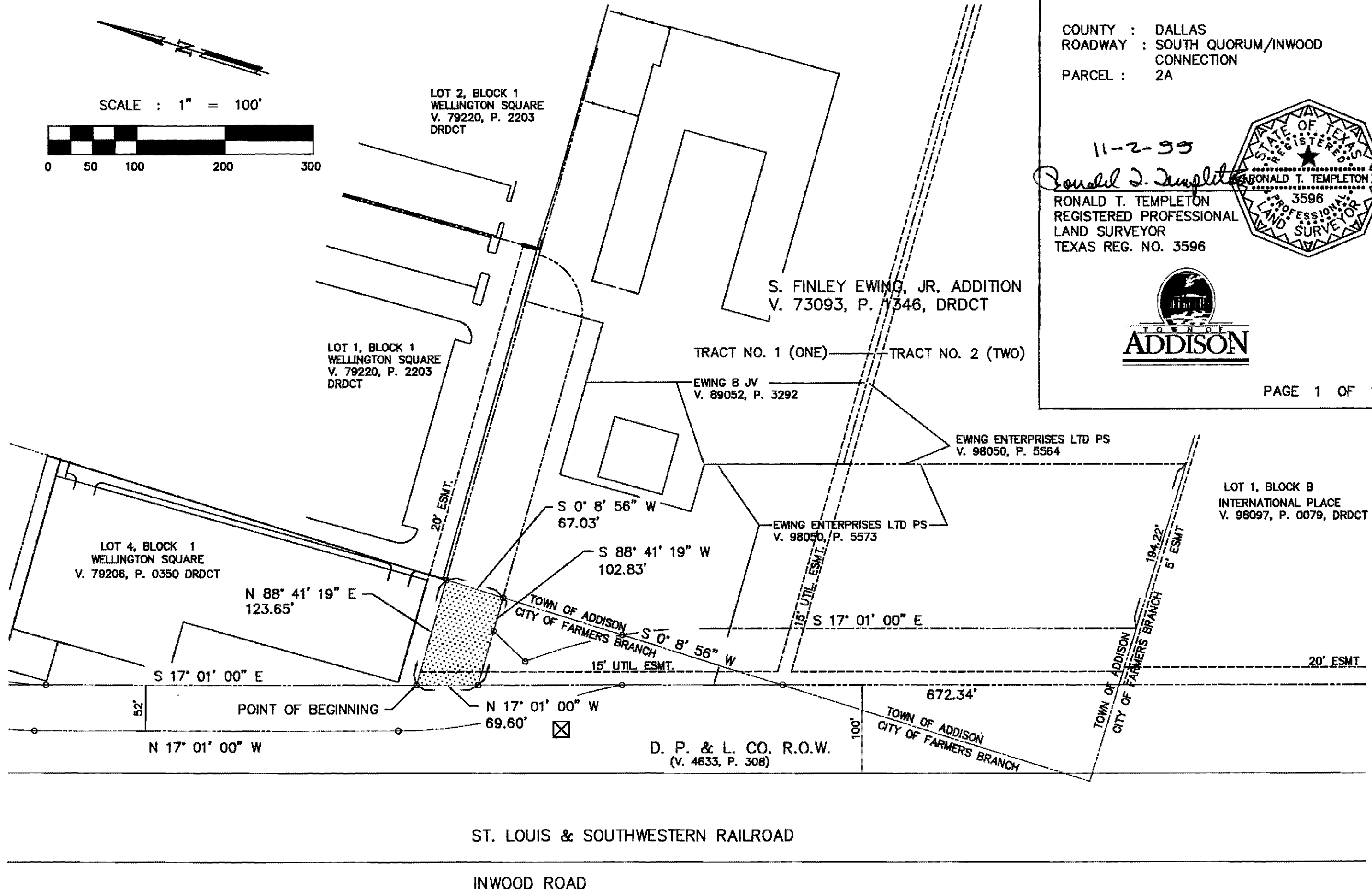
TRACT NO. 1 (ONE) ——— TRACT NO. 2 (TWO)

EWING 8 JV
 V. 89052, P. 3292

EWING ENTERPRISES LTD PS
 V. 98050, P. 5564

EWING ENTERPRISES LTD PS
 V. 98050, P. 5573

LOT 1, BLOCK B
 INTERNATIONAL PLACE
 V. 96097, P. 0079, DRDCT



11-2-99
Ronald T. Templeton
 RONALD T. TEMPLETON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS REG. NO. 3596

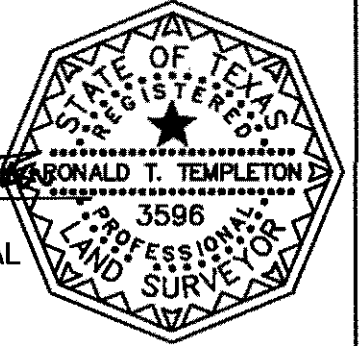


EXHIBIT "C-1"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

TRACT 1

BEING A 0.9845 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD LYING AT THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 60.43 FEET TO A POINT FOR A CORNER, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF A 100-FOOT D.P.&L. CO. RIGHT OF WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 377.07 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTHEAST LINE OF THE SAID 100 FOOT D.P. & L. CO. RIGHT-OF-WAY SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST) A DISTANCE OF 640.54 FEET TO A POINT FOR A CORNER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER;

THENCE SOUTH 00 DEGREES 08 MINUTES 56 SECONDS WEST A DISTANCE OF 67.03 FEET TO A POINT FOR A CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE A PERPENDICULAR DISTANCE OF 67.0 FEET FROM THE SOUTH LINE OF LOT 4, BLOCK 1 OF SAID WELLINGTON SQUARE SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 102.83 FEET TO A POINT FOR A CORNER, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF SAID 100-FOOT D.P.&L. CO. RIGHT OF WAY;

THENCE ALONG THE NORTHEAST LINE OF THE SAID 100 FOOT D.P. & L. CO. RIGHT-OF-WAY SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST) A DISTANCE OF 162.70 FEET TO A POINT FOR A CORNER, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 37 MINUTES 23 SECONDS, A RADIUS OF 494.0 FEET, A CHORD BEARING OF NORTH 32 DEGREES 09 MINUTES 13 SECONDS WEST AND A CHORD LENGTH OF 82.87 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 82.97 FEET TO A POINT FOR REVERSE CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 56 MINUTES 54 SECONDS, A RADIUS OF 506.0 FEET, A CHORD BEARING OF NORTH 26 DEGREES 59 MINUTES 27 SECONDS WEST AND A CHORD LENGTH OF 175.28 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 176.17 FEET TO A POINT FOR CORNER;

THENCE NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 410.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 54 MINUTES 28 SECONDS, A RADIUS OF 292.0 FEET, A CHORD BEARING OF NORTH 03 DEGREES 03 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 140.83 FEET;

EXHIBIT "C-1"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 142.23 FEET TO A POINT OF REVERSE CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 11 SECONDS, A RADIUS OF 155.13 FEET, A CHORD BEARING OF NORTH 03 DEGREES 03 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 74.76 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 75.50 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 42,885.59 SQUARE FEET OR 0.9845 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 2

BEING A 0.0130 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD LYING AT THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS;

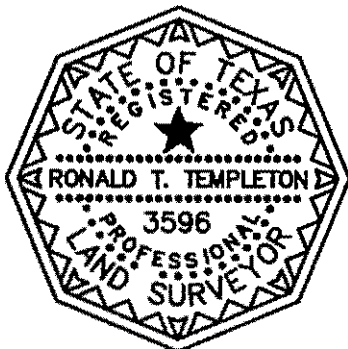
THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF A 100-FOOT D.P.&L. CO. RIGHT OF WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE SAID 100-FOOT D.P.&L. CO. RIGHT OF WAY SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST) A DISTANCE OF 130.77 FEET TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 12 MINUTES 50 SECONDS, A RADIUS OF 694.0 FEET, A CHORD BEARING OF NORTH 22 DEGREES 37 MINUTES 25 SECONDS WEST AND A CHORD LENGTH OF 135.61 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 135.83 FEET TO A POINT FOR CORNER LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST) A DISTANCE OF 13.90 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 566.03 SQUARE FEET OR 0.0130 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.



11-2-99

Ronald T. Templeton

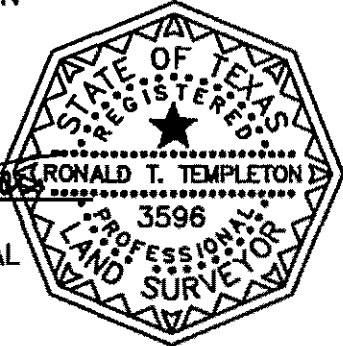
RONALD T. TEMPLETON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 3596

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

11-2-99

Ronald T. Templeton

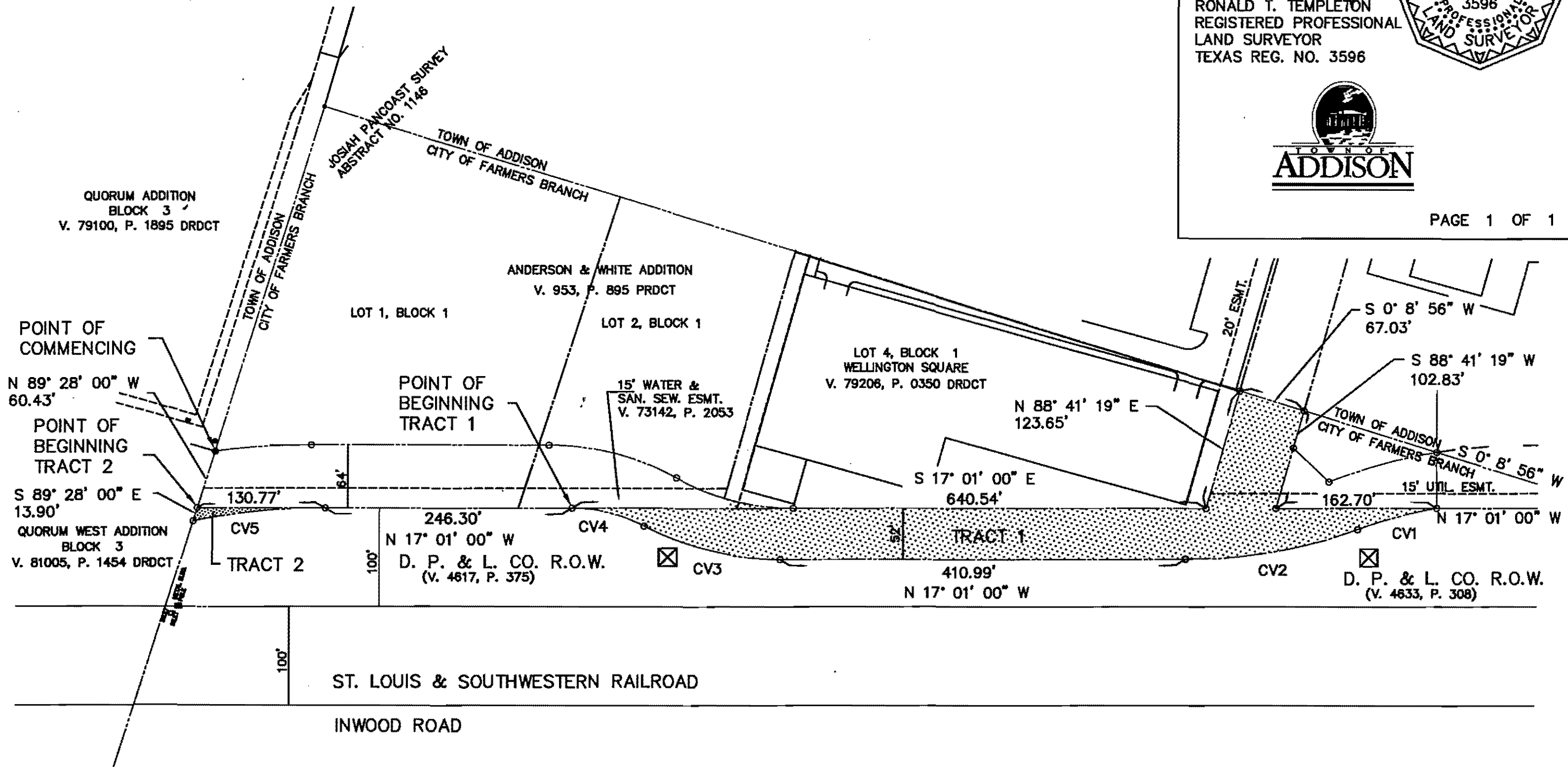
RONALD T. TEMPLETON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REG. NO. 3596



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	09° 37' 23"	494.0'	82.97'	N 32° 09' 13" W	82.87'
2	19° 56' 54"	506.0'	176.17'	N 26° 59' 27" W	175.28'
3	27° 54' 28"	292.0'	142.23'	N 03° 03' 46" W	140.83'
4	27° 53' 11"	155.13'	75.50'	N 03° 03' 07" W	74.76'
5	11° 12' 50"	694.0'	135.83'	N 22° 37' 25" W	135.61'

SCALE : 1" = 100'



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

PARCEL 2A

BEING A 0.1715 ACRE TRACT OF LAND SITUATED IN 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 A PART OF THE 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 5773, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE NORTHWEST CORNER OF SAID TRACT NO. 1 (ONE) OF 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;

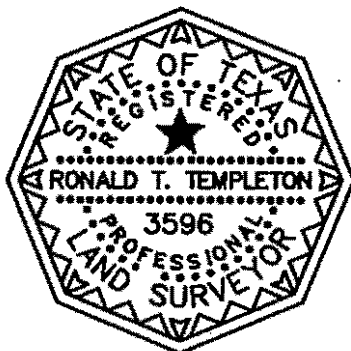
THENCE NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER;

THENCE SOUTH 00 DEGREES 08 MINUTES 56 SECONDS WEST A DISTANCE OF 67.03 FEET TO A POINT FOR A CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE A PERPENDICULAR DISTANCE OF 67.0 FEET FROM THE SOUTH LINE OF LOT 4, BLOCK 1 OF SAID WELLINGTON SQUARE SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 102.83 FEET TO A POINT FOR A CORNER IN THE WEST LINE OF SAID TRACT NO. 1 (ONE);

THENCE NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 69.60 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 7469.50 SQUARE FEET OR 0.1715 ACRES OF LAND.

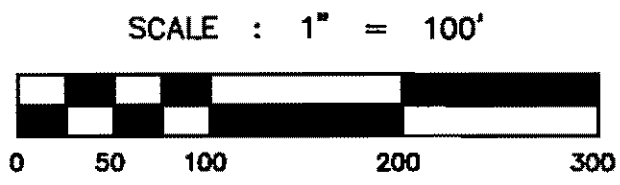
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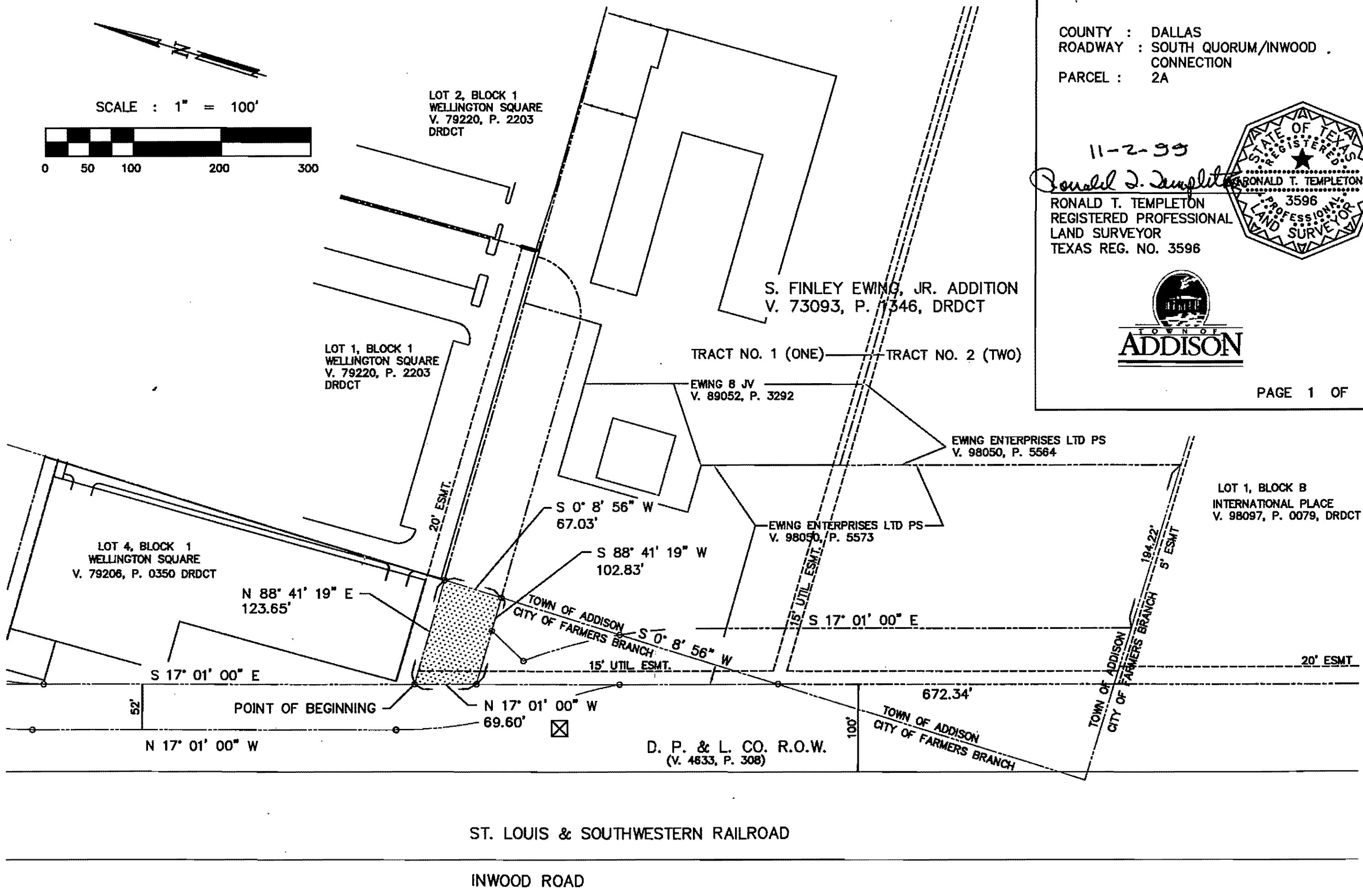


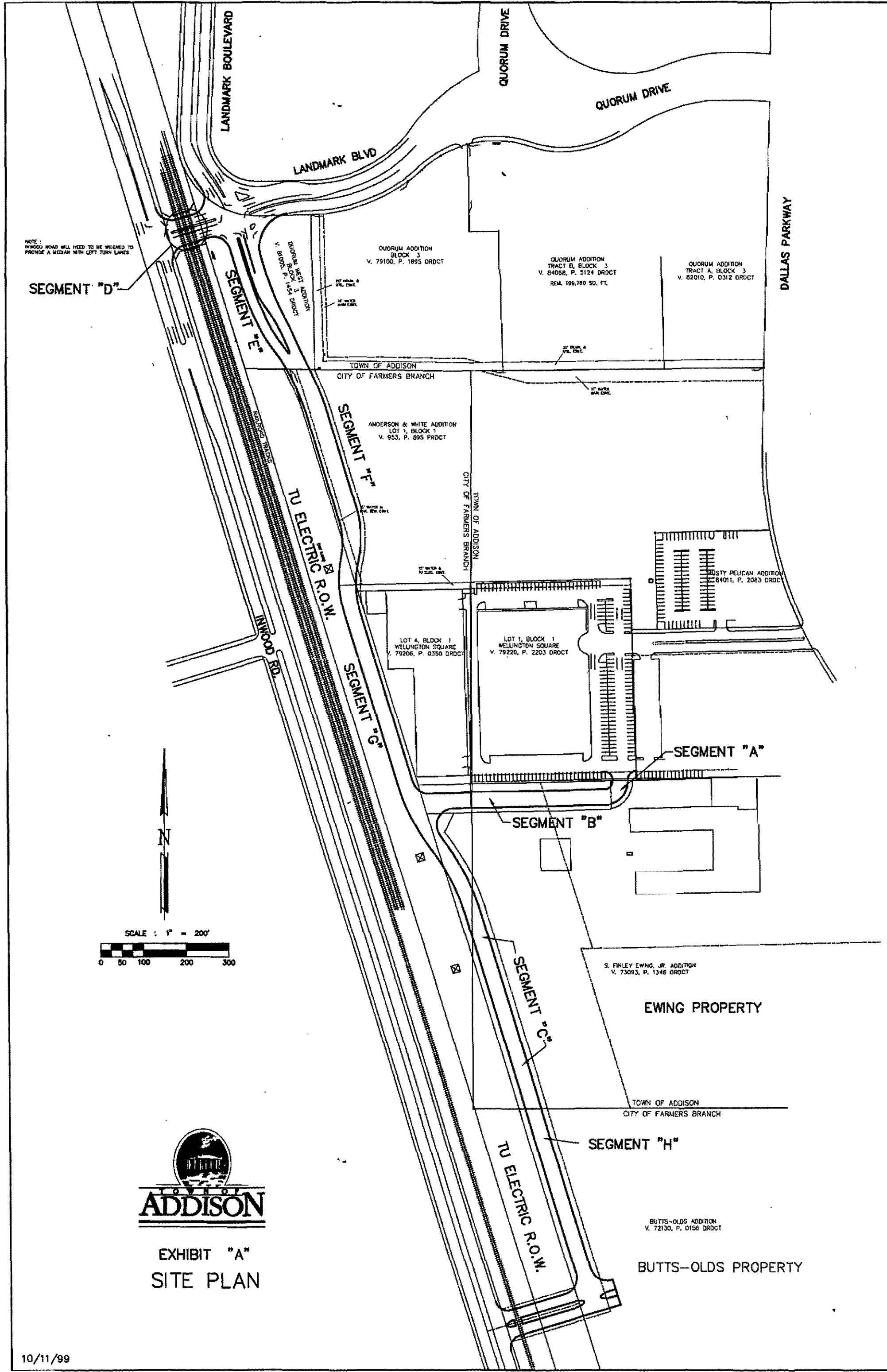
COUNTY : DALLAS
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
 PARCEL : 2A

11-2-99

Ronald T. Templeton

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 LAND SURVEYOR
 TEXAS REG. NO. 3596





NOTE: INWOOD ROAD WILL NEED TO BE WIDENED TO PROVIDE A MEDIAN WITH LEFT TURN LANES

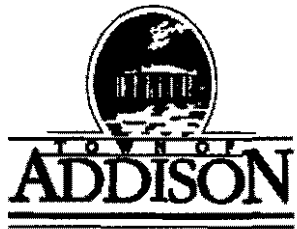
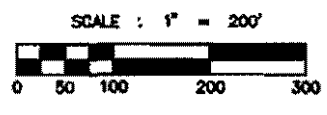


EXHIBIT "A"
SITE PLAN

BUTTS-OLDS PROPERTY

EWING PROPERTY

Inwood/S. Quorum - From Tax maps

Inwood Rd 60' ROW

St. Louis & Southwestern RR

Scales almost 100' from Beltline to
Landmark (Landmark touches the
RR ROW)

Adjacent to Living Property

RR plus TXU Scales 190' wide

COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



JOHN M. HILL
214.672.2170
JHILL@COWLESTHOMPSON.COM

January 3, 2005

Mr. John Boyle
Boyle & Lowry
4201 Wingren, Suite 108
Irving, TX 75062-2763

Dear John:

One of my New Year's resolutions is to clear up a few things that have been lingering for a while. One of those things is the matter involving South Quorum.

If you recall, Farmers Branch and Addison entered into an Agreement dated March 20, 2000 (copy of enclosed as Exhibit 1). That Agreement provides in part that Addison had entered into contracts to obtain fee title to land described in Exhibit B to the Agreement. One of the tracts of land included in Exhibit B is identified as "Parcel 4" and is a 0.6673 acre tract of land. Section 1.2 of the Agreement provides that Addison would convey that tract to Farmers Branch upon Addison's acquisition of the land. The form of the conveyance (a Special Warranty Deed) is as set forth in Exhibit D to the Agreement, and the conveyance was to occur upon the completion of the improvements.

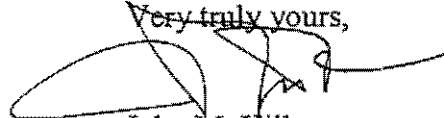
Addison received a Special Warranty Deed from the then owner of the land, Crescent Real Estate Equities Limited Partnership, on December 28, 2001 (copy of recorded deed enclosed as Exhibit 2). On December 31, 2001 I forwarded to you a letter (copy enclosed as Exhibit 3) stating the Crescent had conveyed that deed and that I would be forwarding the form of Special Warranty Deed conveying the property from Addison to Farmers Branch. By letter dated January 8, 2002 (copy enclosed as Exhibit 4) I sent to you a copy of the Special Warranty Deed for your review and determination as to whether or not it was acceptable. I think that you contacted me sometime in January, 2003 about this, and on January 23, 2003 I faxed to you another copy of the January 8, 2002 correspondence. I think that you and I committed at that time to getting this completed, but it unfortunately fell into the proverbial "black hole." But now, something tells me that 2005 is the year to get this thing finished.

With renewed optimism, I would appreciate it if you would review the Special Warranty Deed, and if you find it acceptable, I will ask Ron Whitehead to execute it and will forward the original to you for execution by Farmers Branch.

January 3, 2005
Page 2

Thanks.

Very truly yours,



John M. Hill

JMH/yjr
Enclosures

cc: Mr. Jim Pierce, w/Town of Addison
Mr. Ken Dippel, w/firm

cc Jerry Murawski 1/7/05

EXHIBIT 1

OPEN

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

AGREEMENT

This Agreement (the "Agreement") is made this the 20th day of March, 2000, by and between the City of Farmers Branch, Texas, a home-rule municipal corporation located in Dallas County, Texas ("Farmers Branch"), and the Town of Addison, Texas, a home-rule municipal corporation located in Dallas County, Texas ("Addison").

WHEREAS, Addison, as set forth in its Thoroughfare Plan, desires to extend Landmark Boulevard as set forth generally on the Site Plan (herein so called) that is attached as Exhibit "A";

WHEREAS, the proposed extension of Landmark Boulevard includes land within the city limits of Farmers Branch, which land is described in Exhibits "B" and "C" attached hereto and incorporated herein (such tracts of land are hereinafter sometimes referred to as the "Right-of-Way");

WHEREAS, the extension of Landmark Boulevard is required to adequately and safely accommodate the increased traffic volume in the vicinity and the expansion of Landmark Boulevard will result in great and lasting benefit to the people of Addison and Farmers Branch;

WHEREAS, Addison has entered into contracts to acquire fee simple title to that portion of the Right-of-Way described in Exhibit "B" and will thereafter, as set forth herein, convey to Farmers Branch fee simple title to that land; and

WHEREAS, Addison has entered into contracts to obtain an easement for right-of-way purposes, in, over and through that portion of the Right-of-Way described in Exhibits "C" attached hereto, which contract provides that the said easement is to be conveyed jointly to Addison and Farmers Branch by the landowner;

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions and promises contained herein, Farmers Branch and Addison hereby agree as follows:

TERMS OF AGREEMENT

1.1 **Incorporation of Premises.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

1.2 **Fee Simple Title.** Upon its acquisition of the fee simple title to the land described in Exhibit "B", Addison agrees, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to GRANT, SELL AND CONVEY to Farmers Branch and Farmers Branch agrees to accept the said land. The conveyance shall be by instrument, in the form attached hereto as Exhibit "D" (and subject to the same exceptions to title contained in the instrument conveying title to the land to Addison) and shall occur promptly following the completion of the improvements described in Section 1.4 by

Addison and the acceptance thereof by Farmers Branch. The land described in Exhibit "B" shall be burdened by such restrictive covenants as set forth in Exhibit "D", restricting the use of the property to only such uses which are necessary for the activities described in this Agreement including, but not limited to, construction, maintenance, repair and free flow of traffic of Landmark Boulevard. The restrictive covenants set forth in Exhibit "D" shall be binding on all parties, their successors and assigns, and shall run with the land.

1.3 **Easement.** In accordance with its contracts to acquire that portion of the Right-of-Way described in Exhibit "C", Addison shall cause the owners of the land described in Exhibit "C" to grant an easement in such land jointly to Addison and Farmers Branch (to the extent such contracts provide for such joint conveyance) for the purpose of constructing, operating, repairing, reconstructing and perpetually maintaining public right-of-way, sidewalks, streets, utilities and drainage in, over, through, and under the described land. Upon the execution of the easement to Farmers Branch, Farmers Branch agrees to accept the easement. In the event an easement conveyed to Addison is not jointly conveyed to Farmers Branch, Addison shall convey such easement (subject to the same exceptions to the conveyance contained in the instrument conveying the easement in the land to Addison) to Farmers Branch promptly following the completion of the improvements described in Section 1.4 by Addison and the acceptance thereof by Farmers Branch.

1.4 **Road Construction.** Addison will cause the street improvements, sidewalks, street signs, traffic control devices, lights, landscaping and drainage in the Right-of-Way to be constructed as soon as practicable), but in any event no later than December 31, 2001. All construction shall be done pursuant to plans, drawings and specifications approved in advance by Farmers Branch. Farmers Branch shall inspect said improvements during construction.

1.5 **Right-of-Way Obligations.** Following the construction of said improvements within the Right-of-Way as set forth in Paragraph 1.4, acceptance by Farmers Branch of fee simple title to the land described in Exhibit "B" as set forth in Paragraph 1.2, and acceptance by Farmers Branch of the street easement of land described in Exhibit "C" as set forth in Paragraph 1.3, and acceptance of said improvements by Farmers Branch, Farmers Branch shall maintain, replace, and repair as may be necessary the street pavement, sidewalks, street signs, traffic control devices, lights, and drainage. Farmers Branch shall also provide law enforcement, fire and emergency medical services to those properties located within Farmers Branch adjacent to the Right-of-Way. Addison and Farmers Branch agree that Addison shall maintain the landscaping within the Right-of-Way and that Addison shall have access to the Right-of-Way for that purpose.

REPRESENTATIONS AND WARRANTIES

2.1 **Representations and Warranties of Addison.** Addison represents and warrants to Farmers Branch as follows:

a. **Organization.** Addison is a municipal corporation duly organized and validly existing under the laws of the state of Texas, duly qualified to carry on its business in the state of Texas.

b. Power and Authority. Addison has all requisite power and authority to enter into this Agreement, and to perform its obligations under this Agreement. The execution, delivery, and performance of this Agreement and the transactions described in this Agreement have been duly and validly authorized by all requisite action on the part of Addison. The execution, delivery, and performance of this Agreement will not violate or be in conflict with any provision of the Charter of Addison, or any provision of any agreement or instrument to which Addison is a party or by which Addison is bound, or any statute, law, rule, regulation, judgment, decree, order, writ, or injunction applicable to Addison.

c. Binding Obligation. This Agreement has been duly executed and delivered on behalf of Addison. This Agreement constitutes a legal, valid, and binding obligation of Addison.

2.2 Representations and Warranties of Farmers Branch Farmers Branch represents and warrants to Addison as follows:

a. Organization. Farmers Branch is a municipal corporation duly organized and validly existing under the laws of the state of Texas, duly qualified to carry on its business in the state of Texas.

b. Power and Authority. Farmers Branch has all requisite power and authority to enter into this Agreement, and to perform its obligations under this Agreement. The execution, delivery, and performance of this Agreement and the transactions described in this Agreement have been duly and validly authorized by all requisite action on the part of Farmers Branch. The execution, delivery, and performance of this Agreement will not violate or be in conflict with any provision of the Charter of Farmers Branch, or any provision of any agreement or instrument to which Farmers Branch is a party or by which Farmers Branch is bound, or any statute, law, rule, regulation, judgment, decree, order, writ, or injunction applicable to Farmers Branch.

c. Binding Obligation. This Agreement has been duly executed and delivered on behalf of the Farmers Branch. This Agreement constitutes a legal, valid, and binding obligation of Farmers Branch.

MISCELLANEOUS PROVISIONS

3.1. This Agreement shall be binding upon and inure to the benefit of the parties hereto. This Agreement may not be assigned without the prior written consent of the other party.

3.2. This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter hereof.

3.3 No amendment, modification, or alteration of the terms hereof shall be binding unless it shall be in writing, dated subsequent to the date hereof and duly executed by the parties.

3.4 This Agreement may be executed concurrently in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

3.5 If one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

3.6 The obligations and undertakings of each of the parties of this Agreement are and shall be performable in Dallas County, Texas.

3.7 Time is of the essence in this Agreement.

3.8 Each party hereto warrants that it has received authority from its governing body to enter into this Agreement.

3.9 This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Dallas County, Texas.

3.10 Neither Addison nor Farmers Branch may exercise their powers of eminent domain to take title to any of the Right-of-Way subject to this Agreement without the consent of the other. Neither Addison nor Farmers Branch shall do any action or cause to be done any action that will interfere with the others compliance of this Agreement.

3.11 Farmers Branch and Addison shall be entitled to record a memorandum of this Agreement in the Real Property Records of Dallas County, Texas. Addison and Farmers Branch agree to execute and record a release of such memorandum in the event the Closing does not occur as provided above.

3.12 All notices, demands, or requests from one party to another shall be personally delivered or sent by United States mail certified, or registered, return receipt requested, postage prepaid, to the addresses stated in this Section:

To Addison:

P. O. Box 9010
Addison, Texas 75001

Attn: City Manager

To Farmers Branch:

P.O. Box 819010
Farmers Branch, Texas 75381-9010

Attn: City Manager

Notice shall be deemed to have been given (i) if by hand delivery, at the time of delivery, or (ii) if mailed, seventy-two (72) hours after the deposit of same in any United States mail post office box in the State to which the notice is addressed or ninety-six (96) hours after the deposit in any such post office box in other than the state to which the notice is addressed, postage paid, addressed as set forth above. The addresses and addressees for the purpose of this Section may be changed by giving notice of such change in the manner herein provided for giving notice. Unless and until such written notice is received the last addresses and addressee stated by written notice, or provided herein if no written notice of change has been sent or received, shall be deemed to continue in effect for all purposes hereunder.

TERMINATION

4.1 In the event construction of the street improvements in the Right-of-Way is not completed by December 31, 2001, Farmers Branch shall have the right to terminate this Agreement upon thirty (30) days written notice; provided, however, that if the substantial completion of the construction is delayed by reason of war; civil commotion; acts of God; inclement weather; governmental restrictions, regulations, or interferences; delays caused by the franchise utilities serving the areas adjacent to the Right-of Way; fire or other casualty; condemnation proceedings; or any like or similar circumstances which are reasonably beyond the control of Addison, Addison shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such performance shall be extended for a period of time equal to the period Addison was delayed.

4.2 This Agreement shall terminate upon the express write agreement of both Addison and Farmers Branch or upon the happening described in Section 4.5.

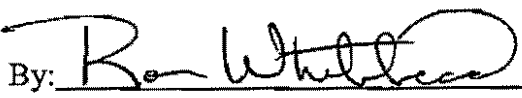
4.3 Addison may terminate this Agreement if, after reasonable diligence, it is unable to obtain the necessary land described in Exhibits "B" and "C" to extend Landmark Boulevard as described in Exhibit "A" or the expansion of Landmark Boulevard becomes unnecessary or unfeasible.

EXECUTED on the date first above written.

CITY OF FARMERS BRANCH, TEXAS


TOWN OF ADDISON, TEXAS

By: 
City Manager

By: 
City Manager

ATTEST:

ATTEST:

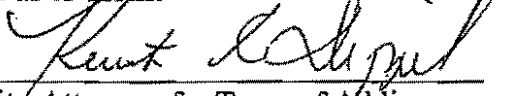
By: 
City Secretary

By: 
City Secretary

Approved as to form:

By: 
City Attorney for Farmers Branch

Approved as to form:

By: 
City Attorney for Town of Addison

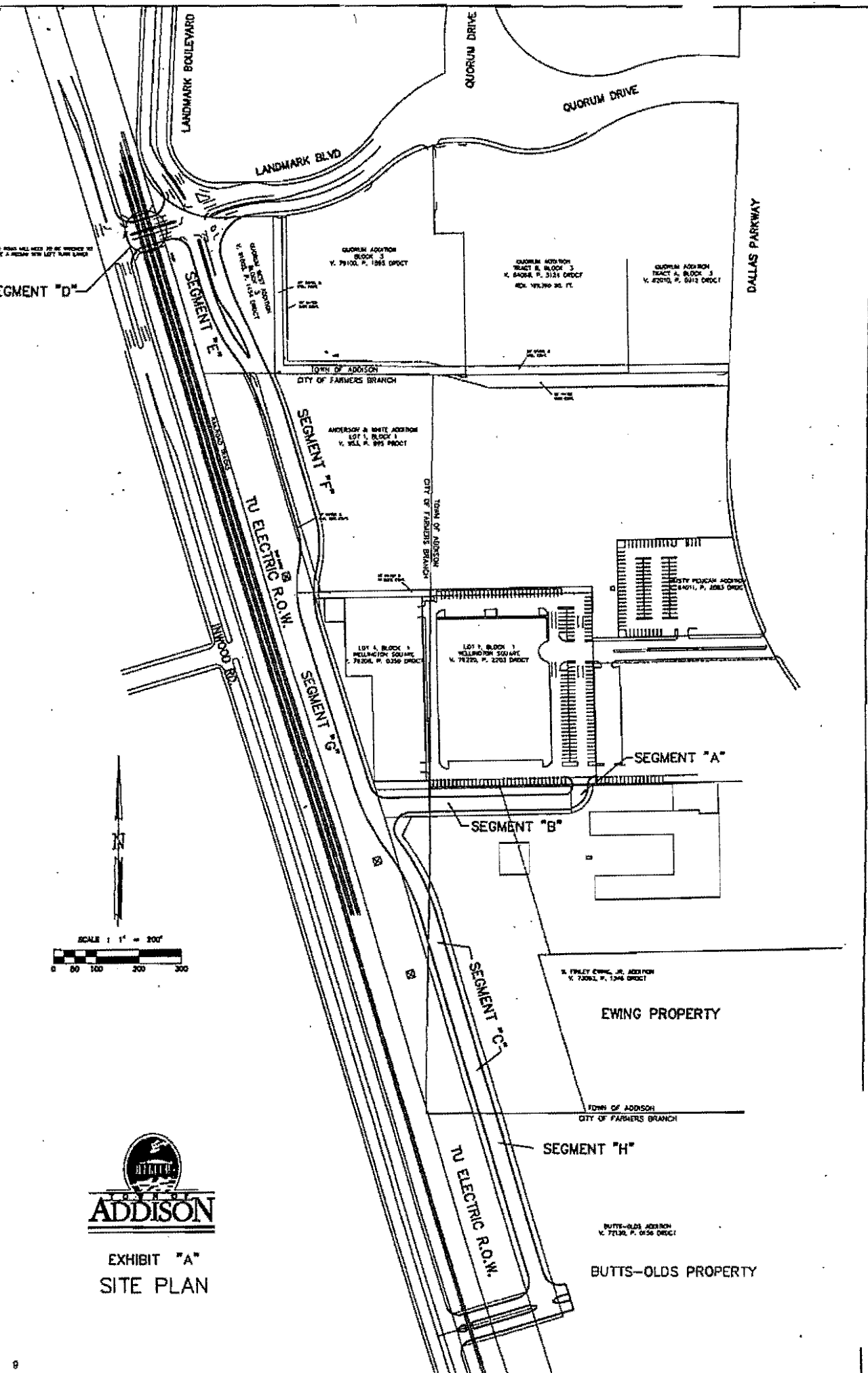


EXHIBIT "A"
SITE PLAN

EXHIBIT B
to Agreement
between City of Farmers Branch
and Town of Addison

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
PARCEL : 8

PARCEL 8

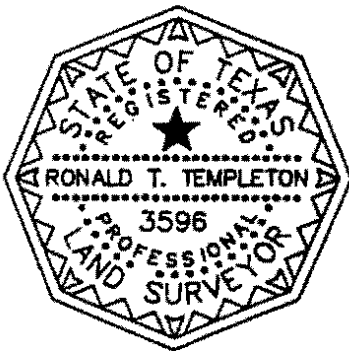
BEING A 0.0057 ACRE TRACT SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF THE WELLINGTON SQUARE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 1 OF SAID WELLINGTON SQUARE ADDITION, THENCE NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF LOT 4 A DISTANCE OF 10.63 FEET TO A POINT FOR A CORNER, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 47 MINUTES 24 SECONDS, A RADIUS OF 240.0 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 37 MINUTES 18 SECONDS EAST, AND A CHORD LENGTH OF 70.08 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 70.33 FEET TO A POINT IN THE WEST LINE OF SAID LOT 4 FOR A CORNER;

THENCE NORTH 17 DEGREES 01 MINUTE 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 72.20 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 249.27 SQUARE FEET OR 0.0057 ACRE OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, PART OF THE WELLINGTON SQUARE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.



Ronald T. Templeton
RONALD T. TEMPLETON 10-19-99
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 3596

EXHIBIT B
(Page 1 of 2)

CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	18° 47' 24"	240.0'	70.33'	S 08° 37' 18" E	70.08'

SCALE : 1" = 100'



EXHIBIT "B"

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

10-19-99

Ronald T. Templeton

RONALD T. TEMPLETON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS REG. NO. 3596

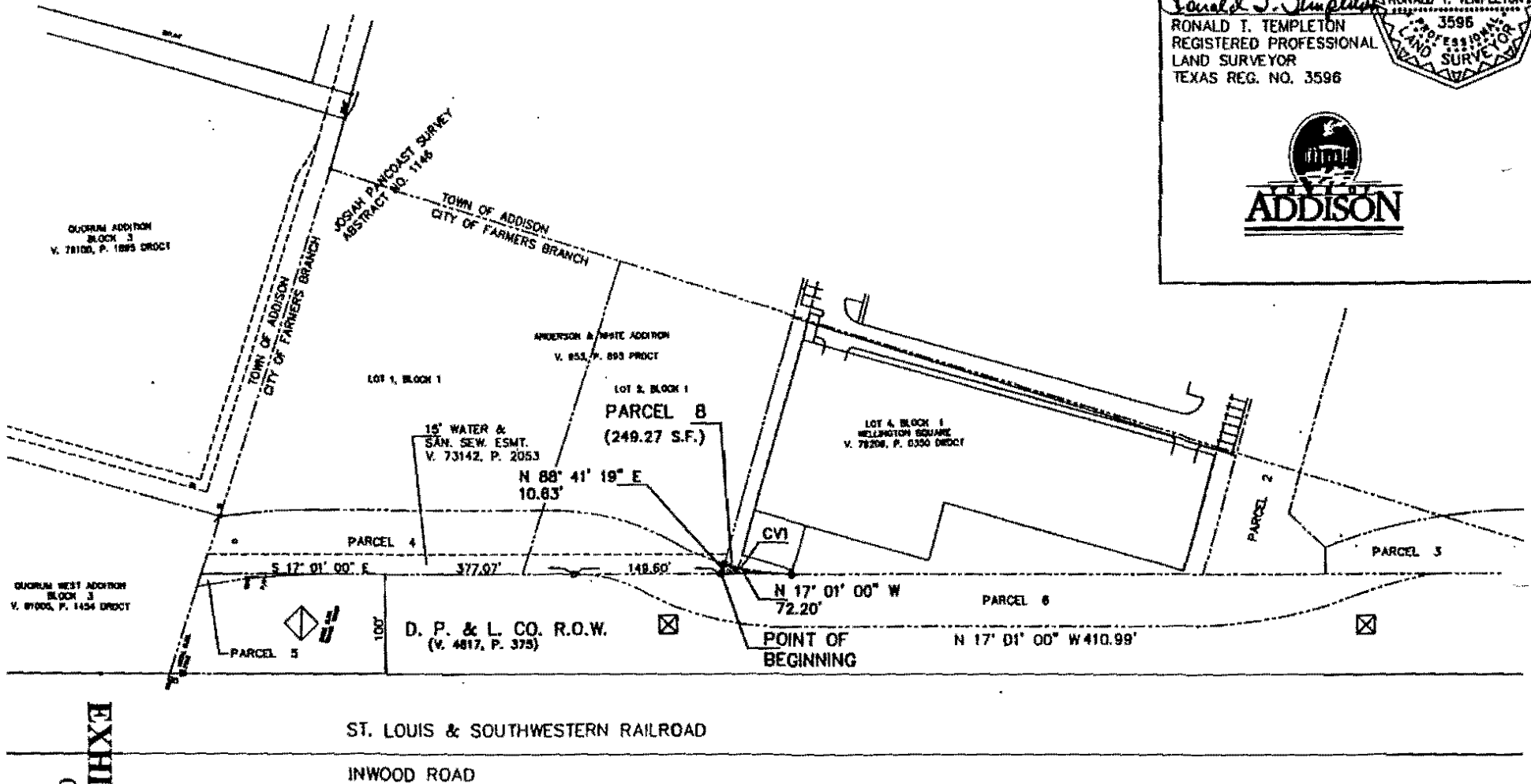
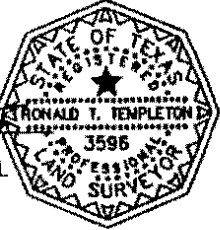


EXHIBIT B
 (Page 2 of 2)

COUNTY : DALLAS
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
 PARCEL : 4

PARCEL 4

BEING A 0.6773 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF LOT 1 AND LOT 2, BLOCK 1 OF ANDERSON WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 953, PAGE 895, PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO CRESCENT REAL ESTATE EQUITIES LIMITED PARTNERSHIP ACCORDING TO THE DEED RECORDED IN VOLUME 97092, PAGE 02797, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LYING AT THE SOUTHWEST CORNER OF BLOCK 3, QUORUM ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79100, PAGE 1895, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 26 MINUTES 37 SECONDS, A RADIUS OF 758.0 FEET, A CHORD BEARING OF SOUTH 20 DEGREES 44 MINUTES 53 SECONDS EAST AND A CHORD LENGTH OF 98.41 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 98.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 237.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 18 MINUTES 29 SECONDS, A RADIUS OF 260.0 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 131.55 FEET;

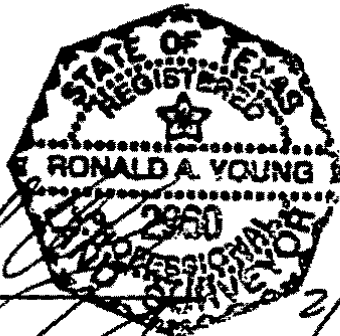
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 133.0 FEET TO A POINT FOR CORNER, SAID POINT BEING A POINT OF REVERSE CURVE AND LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 31 MINUTES 06 SECONDS, A RADIUS OF 240.0 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 01 MINUTES 22 SECONDS WEST AND A CHORD LENGTH OF 52.33 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 52.44 FEET TO A POINT FOR CORNER LYING IN THE NORTH LINE OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 1 OF WELLINGTON SQUARE, SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 10.63 FEET TO A POINT FOR CORNER LYING IN THE NORTHEAST LINE OF A 100 FOOT D. P. & L. CO. RIGHT-OF-WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED 100 FOOT D. P. & L. CO. RIGHT-OF-WAY, NORTH 17 DEGREES 01 MINUTES 34 SECONDS A DISTANCE OF 526.59 FEET (ALSO CALLED NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 526.67 FEET) TO A 1/2" IRON ROD LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3, QUORUM WEST ADDITION SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST) A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 29,501.15 SQUARE FEET OR 0.6773 ACRES OF LAND.



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

2/10/99

CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	07° 26' 37"	758.0'	98.48'	S 20° 44' 53" E	98.41'
2	28° 18' 29"	260.0'	133.0'	S 02° 22' 19" E	131.55'
3	12° 31' 06"	240.0'	52.44'	S 08° 01' 22" W	52.33'

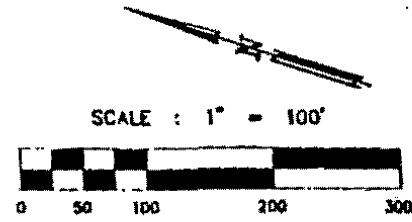


EXHIBIT "B"

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

Ronald A. Young
RONALD A. YOUNG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 29860
2/10/99

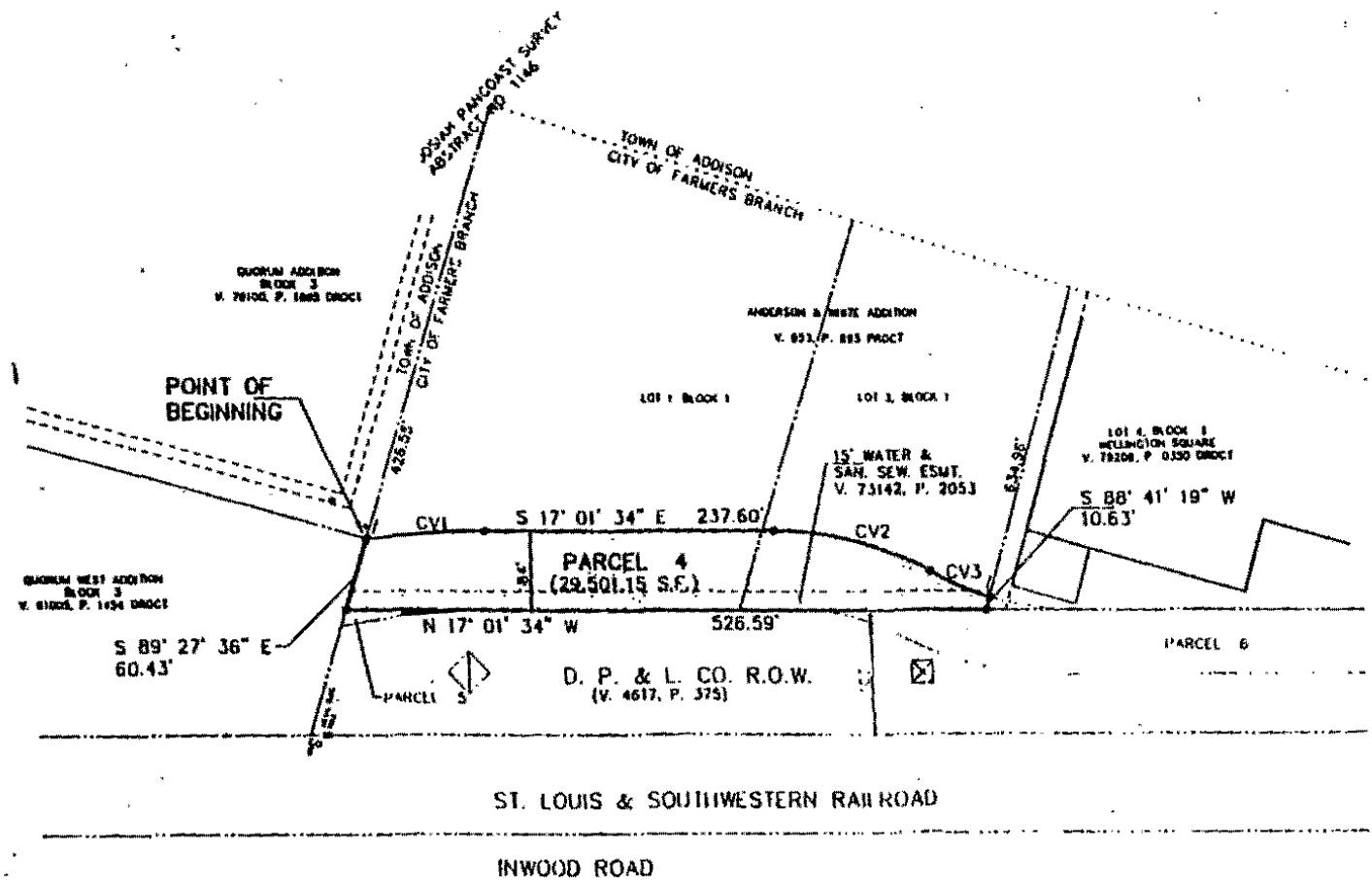


EXHIBIT C
to Agreement
between City of Farmers Branch
and Town of Addison

EXHIBIT "C"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

TRACT 1

BEING A 0.9845 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD LYING AT THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 60.43 FEET TO A POINT FOR A CORNER, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF A 100-FOOT D.P.&L. CO. RIGHT OF WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 377.07 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTHEAST LINE OF THE SAID 100 FOOT D.P. & L. CO. RIGHT-OF-WAY SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST) A DISTANCE OF 640.54 FEET TO A POINT FOR A CORNER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER;

THENCE SOUTH 00 DEGREES 08 MINUTES 56 SECONDS WEST A DISTANCE OF 67.03 FEET TO A POINT FOR A CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE A PERPENDICULAR DISTANCE OF 67.0 FEET FROM THE SOUTH LINE OF LOT 4, BLOCK 1 OF SAID WELLINGTON SQUARE SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 102.83 FEET TO A POINT FOR A CORNER, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF SAID 100-FOOT D.P.&L. CO. RIGHT OF WAY;

THENCE ALONG THE NORTHEAST LINE OF THE SAID 100 FOOT D.P. & L. CO. RIGHT-OF-WAY SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST) A DISTANCE OF 162.70 FEET TO A POINT FOR A CORNER, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 37 MINUTES 23 SECONDS, A RADIUS OF 494.0 FEET, A CHORD BEARING OF NORTH 32 DEGREES 09 MINUTES 13 SECONDS WEST AND A CHORD LENGTH OF 82.87 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 82.97 FEET TO A POINT FOR REVERSE CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 56 MINUTES 54 SECONDS, A RADIUS OF 506.0 FEET, A CHORD BEARING OF NORTH 26 DEGREES 59 MINUTES 27 SECONDS WEST AND A CHORD LENGTH OF 175.28 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 176.17 FEET TO A POINT FOR CORNER;

THENCE NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 410.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 54 MINUTES 28 SECONDS, A RADIUS OF 292.0 FEET, A CHORD BEARING OF NORTH 03 DEGREES 03 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 140.83 FEET;

EXHIBIT "C"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 142.23 FEET TO A POINT OF REVERSE CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 11 SECONDS, A RADIUS OF 155.13 FEET, A CHORD BEARING OF NORTH 03 DEGREES 03 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 74.76 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 75.50 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 42,885.59 SQUARE FEET OR 0.9845 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 2

BEING A 0.0130 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD LYING AT THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS;

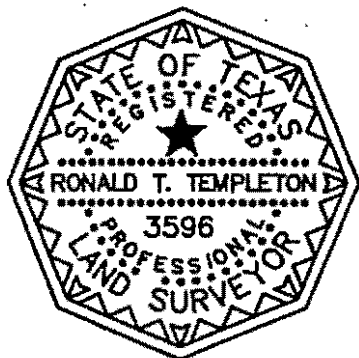
THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF A 100-FOOT D.P.&L. CO. RIGHT OF WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE SAID 100-FOOT D.P.&L. CO. RIGHT OF WAY SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST) A DISTANCE OF 130.77 FEET TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 12 MINUTES 50 SECONDS, A RADIUS OF 694.0 FEET, A CHORD BEARING OF NORTH 22 DEGREES 37 MINUTES 25 SECONDS WEST AND A CHORD LENGTH OF 135.61 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 135.83 FEET TO A POINT FOR CORNER LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST) A DISTANCE OF 13.90 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 566.03 SQUARE FEET OR 0.0130 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.



11-2-99

Ronald T. Templeton

RONALD T. TEMPLETON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG NO 3596



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	09° 37' 23"	494.0'	82.97'	N 32° 00' 13" W	82.97'
2	18° 56' 54"	508.0'	178.17'	N 28° 56' 27" W	175.28'
3	27° 54' 28"	292.0'	142.23'	N 03° 03' 48" W	140.83'
4	27° 53' 11"	155.13'	75.50'	N 03° 03' 07" W	74.78'
5	11° 12' 50"	694.0'	135.83'	N 22° 37' 25" W	135.61'

COUNTY : DALLAS
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

11-2-99

Ronald T. Templeton
 RONALD T. TEMPLETON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS REG. NO. 3596

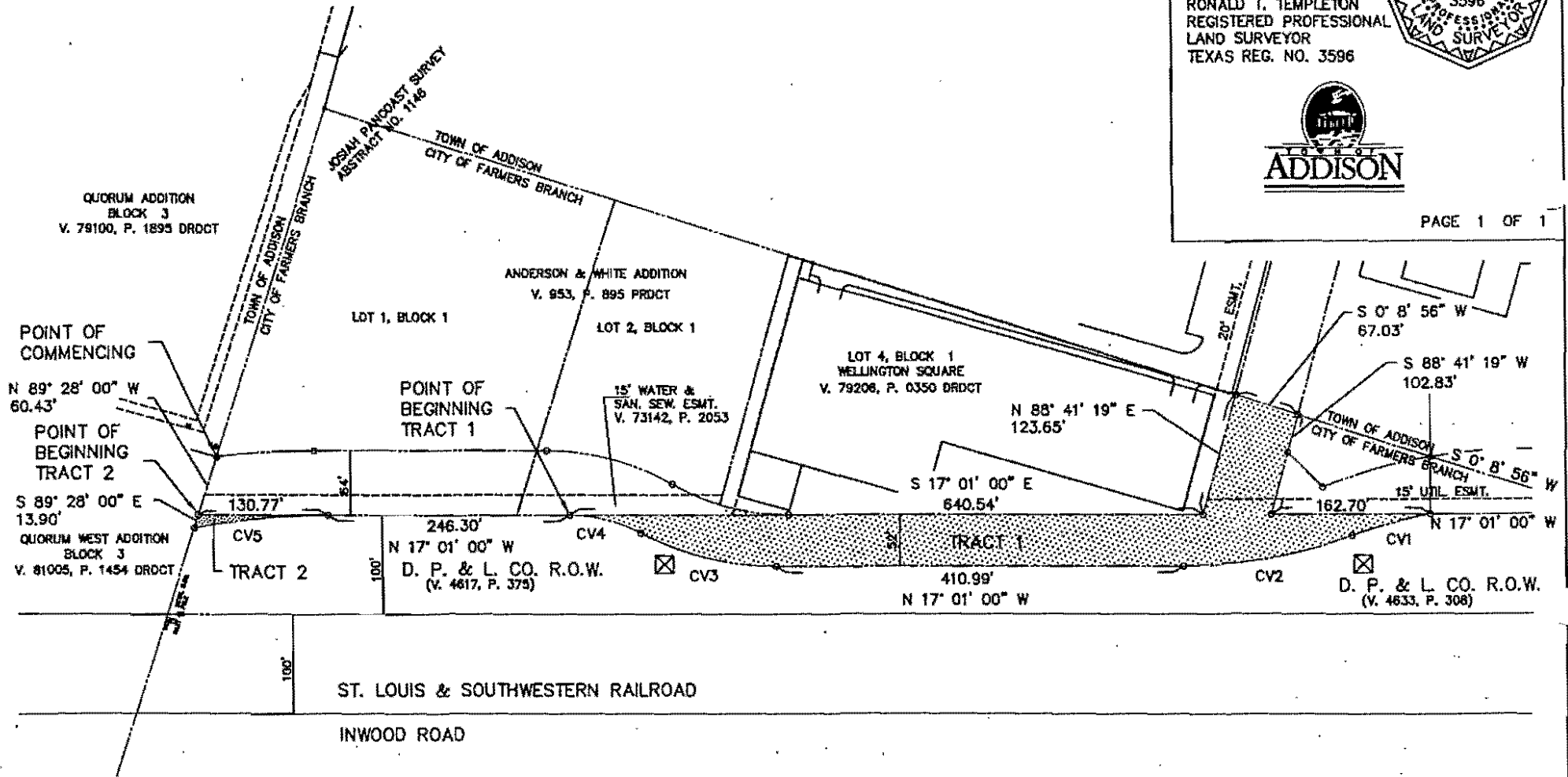
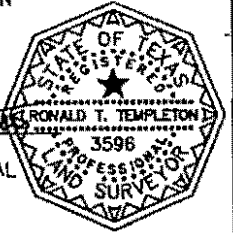


EXHIBIT "D"

After Recording Return To:

STATE OF TEXAS §

COUNTY OF DALLAS §
 §

SPECIAL WARRANTY DEED

DATE: _____

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

GRANTEE: City of Farmers Branch, Texas

(Dallas County, Texas)

CONSIDERATION:

Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

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

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

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.

The Property hereby conveyed may be used only as a public right-of-way for the passage and free flow of vehicular and pedestrian traffic, including (without limitation) streets, roads, sidewalks, utilities, drainage, and other customary uses of public right-of-way. Once the public right-of-way improvements are constructed by Grantor pursuant to the temporary construction easement described above, Grantee agrees to maintain the improvements in good repair and order and to make no material change to the improvements, without the prior consent of Grantor, which consent shall not be unreasonably withheld, conditioned or delayed. The foregoing restrictions and obligations run with the Property and are binding upon Grantee, its successors and assigns forever.

EXECUTED effective as of the day first written above.

TOWN OF ADDISON, TEXAS

By: _____
Print Name: _____
Print Title: _____

CITY OF FARMERS BRANCH, TEXAS

By: _____
Print Name: _____
Print Title: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this _____ day of _____,
_____ by _____, the _____ of the Town of Addison,
Texas, on behalf of such entity.

My Commission Expires:

Notary Public, State of Texas
Print name: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this _____ day of _____,
_____ by _____, the _____ of the City of Farmers
Branch, Texas, on behalf of such entity.

My Commission Expires:

Notary Public, State of Texas
Print name: _____

EXHIBIT 2

SPECIAL WARRANTY DEED

CRESCENT REAL ESTATE EQUITIES LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor"), for and in consideration of the sum of \$10.00 cash in hand paid by the Town of Addison, Texas ("Grantee"), whose address is 5300 Belt Line Road, Dallas, Texas 75240-7606, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, the real property situated in Dallas County, Texas and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon and with all improvements located thereon or in anywise appertaining thereto and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way contiguous and adjacent to the to the centerline thereof. (Said real property, together with Grantor's interest in the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests related thereto, being hereinafter referred to as the "Property").

This conveyance is being made by Grantor and accepted by Grantee subject only to those certain title exceptions and other matters set forth in Exhibit "B" attached hereto and made a part hereof for all purposes, but only to the extent that such exceptions are valid, existing, and, in fact, affect the Property.

This conveyance is being made by Grantor and accepted by Grantee subject to taxes for the year 1999, payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject only to the exceptions set forth on the attached Exhibit "B", Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN GRANTOR'S WARRANTY OF TITLE SET FORTH IN THIS SPECIAL WARRANTY DEED), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS (SPECIFICALLY MAKING NO WARRANTY OF COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990), INGRESS OR EGRESS, OPERATING HISTORY OR

PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY INCLUDING, WITHOUT LIMITATION: (A) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; (B) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY; AND (C) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY. GRANTEE AGREES THAT WITH RESPECT TO THE PROPERTY, GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY STATEMENT, REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR. BY ACCEPTANCE OF THIS DEED GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF GRANTEE'S CONTRACTORS, AND THAT GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS RELYING UPON SAME, AND ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. BY ACCEPTANCE OF THIS DEED GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR IS CONVEYING AND GRANTEE IS ACCEPTING THE PROPERTY "AS IS, WHERE IS," WITH ALL FAULTS, AND GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON.

EXECUTED to be effective the 28th day of December, 2001.

GRANTOR:

CRESCENT REAL ESTATE EQUITIES
LIMITED PARTNERSHIP
a Delaware limited partnership

By: Crescent Real Estate Equities, Ltd.,
General Partner

By: *[Signature]*
Name: Daniel E. Smith
Title: Vice President and Corporate Counsel

GRANTEE:

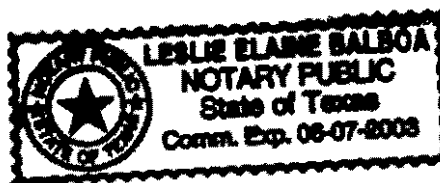
TOWN OF ADDISON, TEXAS

By: *[Signature]*
Name: CITY MANAGER
Title: RON WHITEHEAD

STATE OF TEXAS §
COUNTY OF Tarrant §
§

This instrument was acknowledged before me on December 28th, 2001 by Daniel E. Smith, VP + Corporate Counsel of Crescent Real Estate Equities, Ltd., General Partner of Crescent Real Estate Equities Limited Partnership, a Delaware limited partnership on behalf of said partnership.

[Signature]
Notary Public, State of Texas



STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on JANUARY 2, 2007,
RON WHITEHEAD, CITY MANAGER of the Town of Addison, Texas a
municipal corporation, on behalf of said corporation.

Gayle Walton
Notary Public, State of Texas



EXHIBIT "A"

LAND

See Attached Pages 2 and 3 to this Exhibit "A"

COUNTY : DAL 3
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
PARCEL : 4

PARCEL 4

BEING A 0.6773 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN 1 JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF LOT 1 AND LOT 2, BLOCK 1 OF ANDERSON WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 3, PAGE 895, PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO CRESCENT REAL ESTATE EQUITIES LIMITED PARTNERSHIP ACCORDING TO THE DEED RECORDED IN VOLUME 97092, PAGE 02797, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LYING AT THE SOUTHWEST CORNER OF BLOCK 3, QUORUM ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79100, PAGE 1895, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 26 MINUTES 37 SECONDS, A RADIUS OF 758.0 FEET, A CHORD BEARING OF SOUTH 20 DEGREES 44 MINUTES 53 SECONDS EAST AND A CHORD LENGTH OF 98.41 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 98.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 237.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 18 MINUTES 29 SECONDS, A RADIUS OF 260.0 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 131.55 FEET;


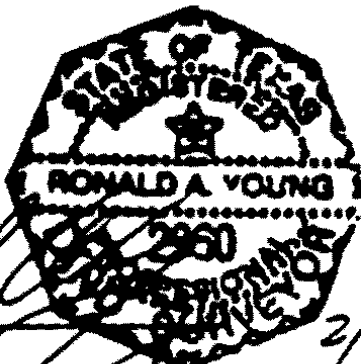
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 133.0 FEET TO A POINT FOR CORNER; SAID POINT BEING A POINT OF REVERSE CURVE AND LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 31 MINUTES 06 SECONDS, A RADIUS OF 240.0 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 01 MINUTES 22 SECONDS WEST AND A CHORD LENGTH OF 52.33 FEET.

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 52.44 FEET TO A POINT FOR CORNER LYING IN THE NORTH LINE OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

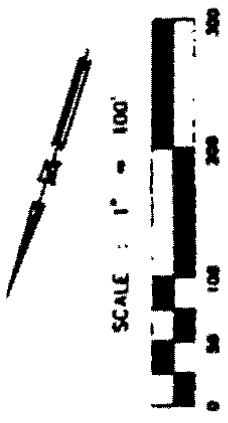
THENCE ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 1 OF WELLINGTON SQUARE, SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 10.63 FEET TO A POINT FOR CORNER LYING IN THE NORTHEAST LINE OF A 100 FOOT D. P. & L. CO. RIGHT-OF-WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED 100 FOOT D. P. & L. CO. RIGHT-OF-WAY, NORTH 17 DEGREES 01 MINUTES 34 SECONDS A DISTANCE OF 526.59 FEET (ALSO CALLED NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 526.67 FEET) TO A 1/2" IRON ROD LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

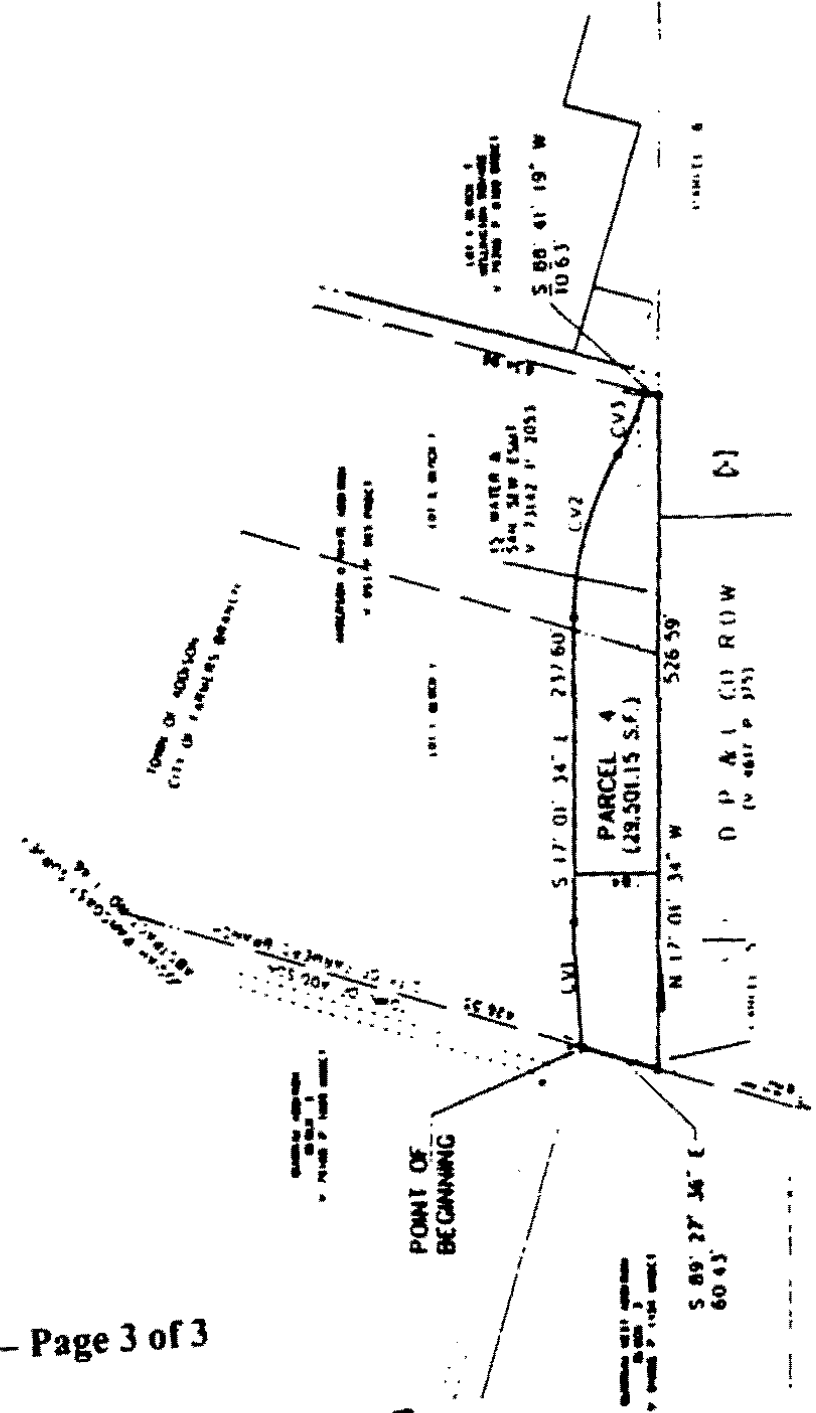
THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3, QUORUM WEST ADDITION SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST) A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 29,501.15 SQUARE FEET OR 0.6773 ACRES OF LAND.



2/10/99

RONALD A. YOUNG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 2950



CV	ON STA	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1	07 26 37	S 28 45 51" E	98.01	S 88 41 19" W	106.3
2	26 18 28	S 63 23 18" E	131.33		
3	12 31 08	S 05 09 22" W	32.33		



COUNTY ROADWAY PARCEL
 DALLAS SOUTH QUORUM / WOOD CONNEXION
 RONALD A. YOUNG
 REGISTERED PROFESSIONAL SURVEYOR
 TEXAS REG. NO. 2969
 2/10/1999



ST. LOUIS & SOUTHWESTERN RAILROAD
 HENWOOD ROAD

EXHIBIT "B"

Exceptions

Recorded and validly existing public utility easements and restrictive covenants of record in the Real Property Records of Dallas County, Texas, including the following:

1. Restrictive covenants recorded in Volume 5582, Page 277, Deed Records of Dallas County, Texas. Certain documents recorded in the public records may have language restricting land ownership or use because of race, color, creed, national origin, religion, disabilities, handicap, sex, or familial status (called herein "Personal Restrictions"). Federal law prohibits enforcement of such personal restrictions. To the extent such Personal Restrictions are contained in any documents listed as an exception to this Special Warranty Deed, such Personal Restrictions or covenants are omitted from the exception.
2. Easement granted to the City of Addison and City of Farmers Branch by instrument dated July 10, 1973, executed by Stewart Company and recorded in Volume 73142, Page 2053, Deed Records of Dallas County, Texas.
3. Easement granted to the City of Dallas by instrument dated March 11, 1983, executed by Vantage Properties, Inc. and recorded in Volume 86128, Page 1555, Deed Records of Dallas County, Texas.

EXHIBIT 3



JOHN M. HILL
214.672.2170
JHILL@COWLESTHOMPSON.COM

December 31, 2001

Mr. John F. Boyle, Jr.
Boyle & Lowry
4201 Wingren, Suite 108
Irving, TX 75062

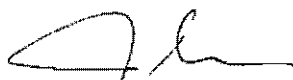
RE: Addison / Farmers Branch Agreement

Dear John:

In connection with the Addison / Farmers Branch Agreement regarding the construction of the extension of South Quorum, I wanted to let you know that this past Friday, December 28, 2001, the Town of Addison received a Special Warranty Deed from Crescent Real Estate Equities Limited Partnership. The Town had already received an easement from Crescent. The Addison / Farmers Branch Agreement provides that Addison will convey this property to Farmers Branch, and I will forward to you later this week for your review, the form of Special Warranty Deed in connection with this property.

I hope you and your family have a very Happy New Year.

Very truly yours,



John M. Hill

JMH/yjr

cc: Mr. Kenneth Dippel, w/firm

EXHIBIT 4

COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



JOHN M. HILL
214.672.2170
JHILL@COWLESTHOMPSON.COM

January 8, 2002

**VIA FAX (972) 650-7105
AND REGULAR U.S. MAIL**

Mr. John F. Boyle
Boyle & Lowry
4201 Wingren, Suite 108
Irving, TX 75062

RE: Addison / Farmers Branch Agreement

Dear John:

As I mentioned to you in a letter dated December 31, 2001, the Town of Addison has now received from Crescent Real Estate Equities Limited Partnership a Special Warranty Deed to a 0.6773 acre tract of land in connection with the construction of the extension of South Quorum. The Addison / Farmers Branch Agreement provides that Addison will convey this property to Farmers Branch in a form attached to the contract as Exhibit D. I have enclosed for your review, the form of Special Warranty Deed. I have also enclosed a copy of the Special Warranty Deed from Crescent to the Town of Addison.

If the Special Warranty Deed is acceptable, I will forward to you an original of the Deed for execution by the City of Farmers Branch.

Thanks for your help.

Very truly yours,



John M. Hill

JMH/yjr
Enclosures

cc: Mr. Jim Pierce
Mr. Kenneth Dippel

After Recording Return To:

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

John F. Boyle, Jr.
Boyle & Lowry
4201 Wingren, Suite 108
Irving, TX 75062

SPECIAL WARRANTY DEED

DATE: January _____, 2002

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

GRANTEE: City of Farmers Branch, Texas

(Dallas County, Texas)

CONSIDERATION:

Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

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

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

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.

The Property hereby conveyed may be used only as a public right-of-way for the passage and free flow of vehicular and pedestrian traffic, including (without limitation) streets, roads, sidewalks, utilities, drainage, and other customary uses of public right-of-way. Once the public right-of-way improvements are constructed by Grantor pursuant to the temporary construction easement described above, Grantee agrees to maintain the improvements in good repair and order and to make no material change to the improvements, without the prior consent of Grantor, which consent shall not be unreasonably withheld, conditioned or delayed. The foregoing restrictions and obligations run with the Property and are binding upon Grantee, its successors and assigns forever.

EXECUTED effective as of the day first written above.

TOWN OF ADDISON, TEXAS

By: _____
Print Name: _____
Print Title: _____

CITY OF FARMERS BRANCH, TEXAS

By: _____
Print Name: _____
Print Title: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this _____ day of _____,
_____ by _____, the _____ of the Town of Addison,
Texas, on behalf of such entity.

My Commission Expires:

Notary Public, State of Texas
Print name: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this _____ day of _____,
_____ by _____, the _____ of the City of Farmers
Branch, Texas, on behalf of such entity.

My Commission Expires:

Notary Public, State of Texas
Print name: _____

EXHIBIT "A"

LAND

See Attached Pages 2 and 3 to this Exhibit "A"

COUNTY : DAL S
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
PARCEL : 4

PARCEL 4

BEING A 0.6773 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF LOT 1 AND LOT 2, BLOCK 1 OF ANDERSON WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 3, PAGE 895, PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO CRESCENT REAL ESTATE EQUITIES LIMITED PARTNERSHIP ACCORDING TO THE DEED RECORDED IN VOLUME 97092, PAGE 02797, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD LYING AT THE SOUTHWEST CORNER OF BLOCK 3, QUORUM ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79100, PAGE 1895, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS SAID POINT LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 26 MINUTES 37 SECONDS, A RADIUS OF 758.0 FEET, A CHORD BEARING OF SOUTH 20 DEGREES 44 MINUTES 53 SECONDS EAST AND A CHORD LENGTH OF 98.41 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 98.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 237.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 18 MINUTES 29 SECONDS, A RADIUS OF 260.0 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 131.55 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 133.0 FEET TO A POINT FOR CORNER; SAID POINT BEING A POINT OF REVERSE CURVE AND LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 31 MINUTES 08 SECONDS, A RADIUS OF 240.0 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 01 MINUTES 22 SECONDS WEST AND A CHORD LENGTH OF 52.33 FEET.

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 52.44 FEET TO A POINT FOR CORNER LYING IN THE NORTH LINE OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.

THENCE ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 1 OF WELLINGTON SQUARE, SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 10.63 FEET TO A POINT FOR CORNER LYING IN THE NORTHEAST LINE OF A 100 FOOT D. P. & L. CO. RIGHT-OF-WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617 PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED 100 FOOT D. P. & L. CO. RIGHT-OF-WAY NORTH 17 DEGREES 01 MINUTES 34 SECONDS A DISTANCE OF 528.59 FEET (ALSO CALLED NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 528.67 FEET) TO A 1/2" IRON ROD LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3, QUORUM WEST ADDITION SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST) A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 29,501.15 SQUARE FEET OR 0.6773 ACRES OF LAND.

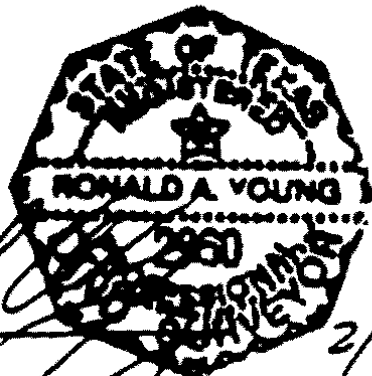
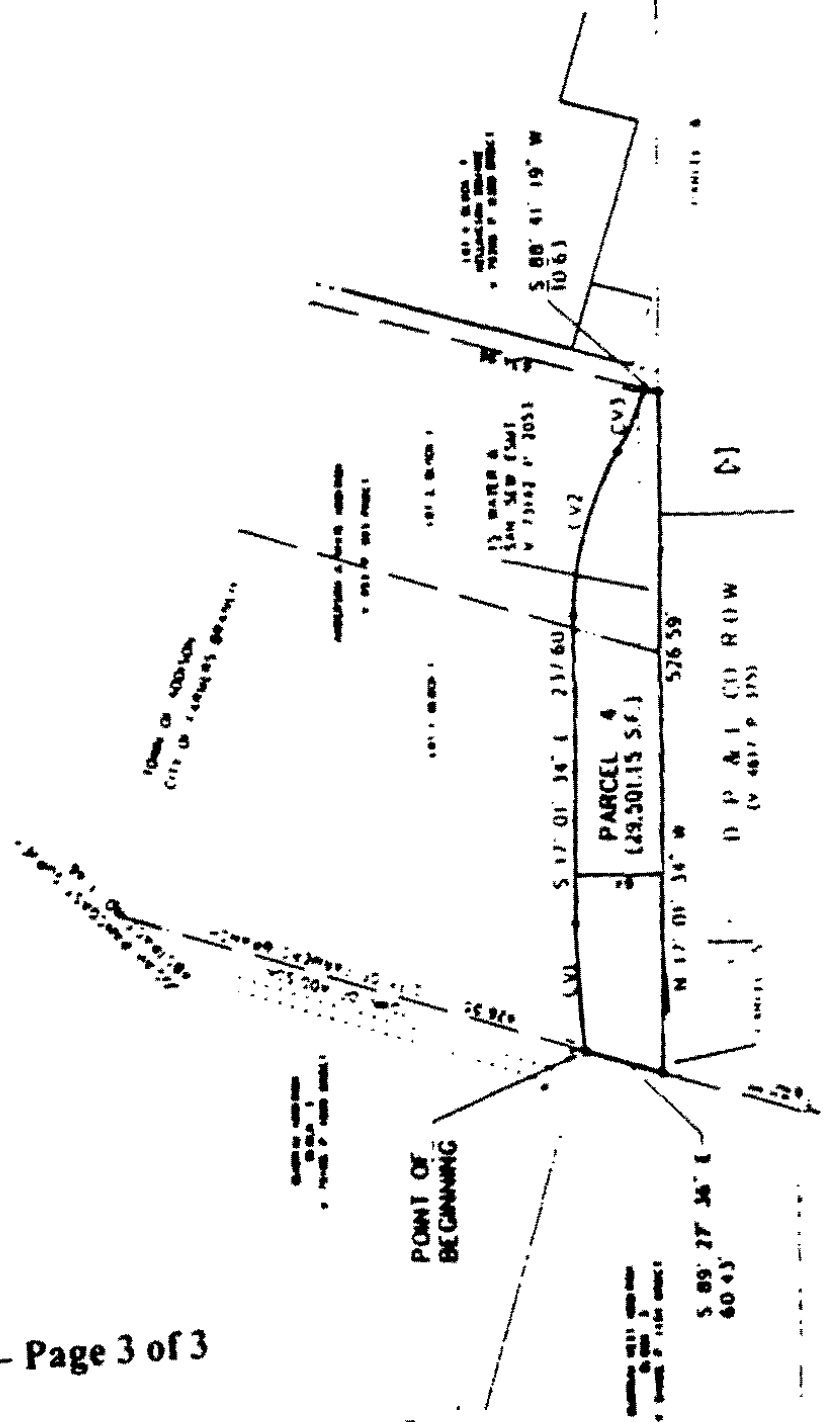
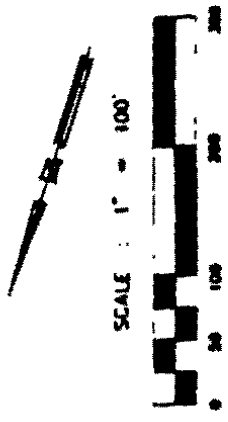


EXHIBIT "A" - Page 2 of 3

RONALD A. YOUNG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 2950

CV	DETA	WIDTH	LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
1	07 26 37	750.0	18.49	5 20 44 53" E	98.41	
2	20 48 26	700.0	133.0	5 02 22 18" E	131.53	
3	12 31 08	240.0	52.64	5 08 04 22" W	52.53	



N.E. CORNERS & SOUTHWESTERN RAILROAD
 HIGHWAY ROAD

COUNTY: DALLAS
 ROADWAY: SOUTH QUORIN/ANWOOD
 PARCEL: [unclear]

RONALD A. YOUNG
 REGISTERED PROFESSIONAL SURVEYOR
 TEXAS REG. NO. 2982

2/27/49



EXHIBIT "B"

Exceptions

1. Recorded and validly existing public utility easements and restrictive covenants of record in the Real Property Records of Dallas County, Texas, including the following:

Restrictive covenants recorded in Volume 5582, Page 277, Deed Records of Dallas County, Texas. Certain documents recorded in the public records may have language restricting land ownership or use because of race, color, creed, national origin, religion, disabilities, handicap, sex, or familial status (called herein "Personal Restrictions"). Federal law prohibits enforcement of such personal restrictions. To the extent such Personal Restrictions are contained in any documents listed as an exception to this Special Warranty Deed, such Personal Restrictions or covenants are omitted from this exception.

2. Easement granted to the City of Addison and City of Farmers Branch by instrument dated July 10, 1973, executed by Stewart Company and recorded in Volume 73142, Page 20563, Deed Records of Dallas County, Texas.
3. Easement granted to the City of Dallas by instrument dated March 11, 1983, executed by Vantage Properties, Inc. and recorded in Volume 86128, Page 1555, Deed Records of Dallas County, Texas.

SPECIAL WARRANTY DEED

CRESCENT REAL ESTATE EQUITIES LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor"), for and in consideration of the sum of \$10.00 cash in hand paid by the Town of Addison, Texas ("Grantee"), whose address is 5300 Belt Line Road, Dallas, Texas 75240-7606, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, the real property situated in Dallas County, Texas and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon and with all improvements located thereon or in anywise appertaining thereto and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way contiguous and adjacent to the to the centerline thereof. (Said real property, together with Grantor's interest in the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests related thereto, being hereinafter referred to as the "Property").

This conveyance is being made by Grantor and accepted by Grantee subject only to those certain title exceptions and other matters set forth in Exhibit "B" attached hereto and made a part hereof for all purposes, but only to the extent that such exceptions are valid, existing, and, in fact, affect the Property.

This conveyance is being made by Grantor and accepted by Grantee subject to taxes for the year 1999, payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject only to the exceptions set forth on the attached Exhibit "B", Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN GRANTOR'S WARRANTY OF TITLE SET FORTH IN THIS SPECIAL WARRANTY DEED), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS (SPECIFICALLY MAKING NO WARRANTY OF COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990), INGRESS OR EGRESS, OPERATING HISTORY OR

PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY INCLUDING, WITHOUT LIMITATION: (A) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; (B) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY; AND (C) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY. GRANTEE AGREES THAT WITH RESPECT TO THE PROPERTY, GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY STATEMENT, REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR. BY ACCEPTANCE OF THIS DEED GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF GRANTEE'S CONTRACTORS, AND THAT GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS RELYING UPON SAME, AND ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. BY ACCEPTANCE OF THIS DEED GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR IS CONVEYING AND GRANTEE IS ACCEPTING THE PROPERTY "AS IS, WHERE IS," WITH ALL FAULTS, AND GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON.

EXECUTED to be effective the 28th day of December, 2001.

GRANTOR:

CRESCENT REAL ESTATE EQUITIES
LIMITED PARTNERSHIP
a Delaware limited partnership


By: Crescent Real Estate Equities, Ltd.,
General Partner



By: Daniel E. Smith
Name: Vice President and
Title: Corporate Counsel

GRANTEE:

TOWN OF ADDISON, TEXAS

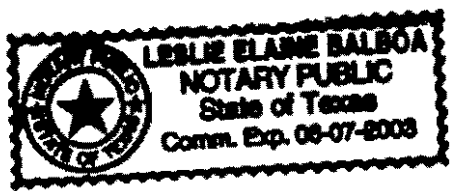


By: Ron Whitehead
Name: CITY MANAGER
Title: Ron Whitehead

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on December 28th, 2001 by Daniel E. Smith, VP + Corporate Counsel of Crescent Real Estate Equities, Ltd., General Partner of Crescent Real Estate Equities Limited Partnership, a Delaware limited partnership on behalf of said partnership.


Notary Public, State of Texas



STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on JANUARY 2, 2007,
Ron Whitehead, CITY MANAGER of the Town of Addison, Texas a
municipal corporation, on behalf of said corporation.

Gayle Walton
Notary Public, State of Texas

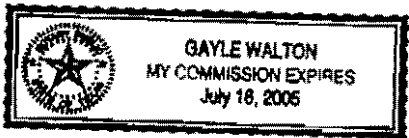


EXHIBIT "A"

LAND

See Attached Pages 2 and 3 to this Exhibit "A"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
PARCEL : 4

PARCEL 4

BEING A 0.6773 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF LOT 1 AND LOT 2, BLOCK 1 OF ANDERSON WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 93, PAGE 895, PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO CRESCENT REAL ESTATE EQUITIES LIMITED PARTNERSHIP ACCORDING TO THE DEED RECORDED IN VOLUME 97092, PAGE 02797, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LYING AT THE SOUTHWEST CORNER OF BLOCK 3, QUORUM ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79100, PAGE 1895, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 26 MINUTES 37 SECONDS, A RADIUS OF 758.0 FEET, A CHORD BEARING OF SOUTH 20 DEGREES 44 MINUTES 53 SECONDS EAST AND A CHORD LENGTH OF 98.41 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 98.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 237.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 18 MINUTES 29 SECONDS, A RADIUS OF 260.0 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 131.55 FEET;

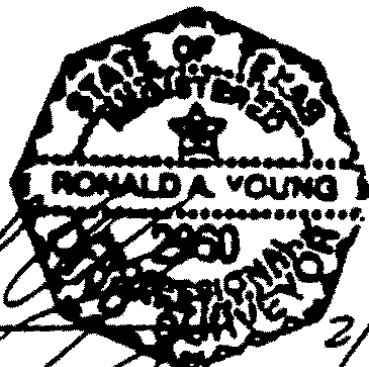
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 133.0 FEET TO A POINT FOR CORNER; SAID POINT BEING A POINT OF REVERSE CURVE AND LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 31 MINUTES 06 SECONDS, A RADIUS OF 240.0 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 01 MINUTES 22 SECONDS WEST AND A CHORD LENGTH OF 52.33 FEET,

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 52.44 FEET TO A POINT FOR CORNER LYING IN THE NORTH LINE OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 1 OF WELLINGTON SQUARE, SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 10.63 FEET TO A POINT FOR CORNER LYING IN THE NORTHEAST LINE OF A 100 FOOT D. P. & L. CO. RIGHT-OF-WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED 100 FOOT D. P. & L. CO. RIGHT-OF-WAY, NORTH 17 DEGREES 01 MINUTES 34 SECONDS A DISTANCE OF 526.59 FEET (ALSO CALLED NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 526.87 FEET) TO A 1/2" IRON ROD LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3, QUORUM WEST ADDITION SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST) A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 29,501.15 SQUARE FEET OR 0.6773 ACRES OF LAND.



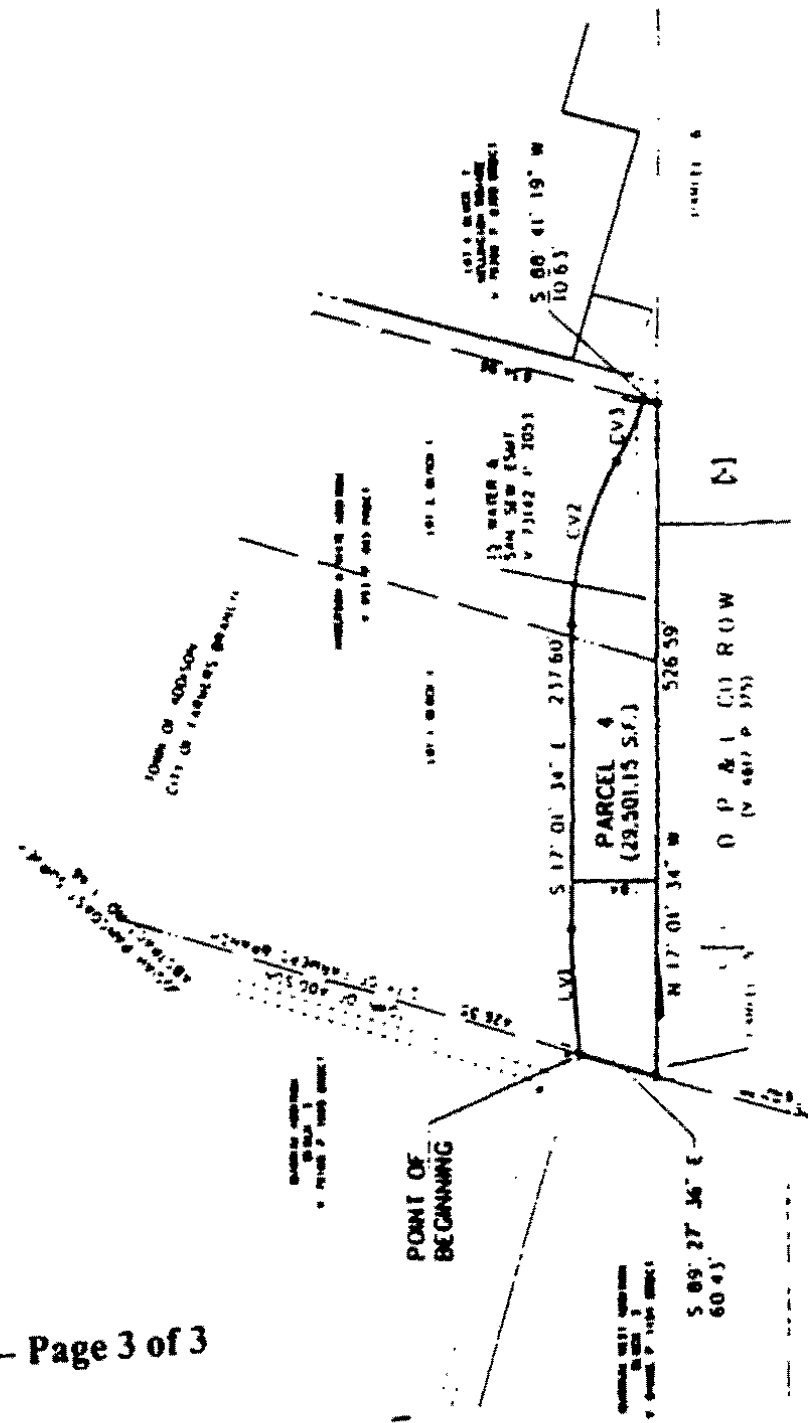
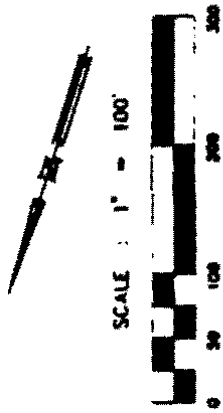
2/10/99

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

EXHIBIT "A" - Page 2 of 3

EXHIBIT "A" - Page 3 of 3

CV	DELTA	CHORD	CHORD BEARING	CHORD LENGTH
1	07° 26' 37"	759.0	S 26° 04' 53" E	90.41
2	28° 18' 28"	360.0	S 02° 22' 18" E	131.55
3	12° 31' 08"	360.0	S 08° 00' 22" W	52.33



DALLAS COUNTY ROADWAY PARCEL

RONALD A. YOUNG
 REGISTERED PROFESSIONAL SURVEYOR
 TEXAS REG. NO. 29819 2/27/99

DALLAS SOUTH OGDUNIA/MIWCO CONNECTIONS



CV1 CURVES & SOUTHWESTERN RAILROAD
 EDWARDS ROAD

EXHIBIT "B"

Exceptions

Recorded and validly existing public utility easements and restrictive covenants of record in the Real Property Records of Dallas County, Texas, including the following:

1. Restrictive covenants recorded in Volume 5582, Page 277, Deed Records of Dallas County, Texas. Certain documents recorded in the public records may have language restricting land ownership or use because of race, color, creed, national origin, religion, disabilities, handicap, sex, or familial status (called herein "Personal Restrictions"). Federal law prohibits enforcement of such personal restrictions. To the extent such Personal Restrictions are contained in any documents listed as an exception to this Special Warranty Deed, such Personal Restrictions or covenants are omitted from the exception.
2. Easement granted to the City of Addison and City of Farmers Branch by instrument dated July 10, 1973, executed by Stewart Company and recorded in Volume 73142, Page 2053, Deed Records of Dallas County, Texas.
3. Easement granted to the City of Dallas by instrument dated March 11, 1983, executed by Vantage Properties, Inc. and recorded in Volume 86128, Page 1555, Deed Records of Dallas County, Texas.



JOHN M. HILL
214.672.2170
JHILL@COWLESTHOMPSON.COM

January 8, 2002

**VIA FAX (972) 650-7105
AND REGULAR U.S. MAIL**

Mr. John F. Boyle
Boyle & Lowry
4201 Wingren, Suite 108
Irving, TX 75062

RE: Addison / Farmers Branch Agreement

Dear John:

As I mentioned to you in a letter dated December 31, 2001, the Town of Addison has now received from Crescent Real Estate Equities Limited Partnership a Special Warranty Deed to a 0.6773 acre tract of land in connection with the construction of the extension of South Quorum. The Addison / Farmers Branch Agreement provides that Addison will convey this property to Farmers Branch in a form attached to the contract as Exhibit D. I have enclosed for your review, the form of Special Warranty Deed. I have also enclosed a copy of the Special Warranty Deed from Crescent to the Town of Addison.

If the Special Warranty Deed is acceptable, I will forward to you an original of the Deed for execution by the City of Farmers Branch.

Thanks for your help.

Very truly yours,



John M. Hill

JMH/yjr
Enclosures

cc: Mr. Jim Pierce
Mr. Kenneth Dippel

After Recording Return To:

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

John F. Boyle, Jr.
Boyle & Lowry
4201 Wingren, Suite 108
Irving, TX 75062

SPECIAL WARRANTY DEED

DATE: January _____, 2002

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

GRANTEE: City of Farmers Branch, Texas

(Dallas County, Texas)

CONSIDERATION:

Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

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

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

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.

The Property hereby conveyed may be used only as a public right-of-way for the passage and free flow of vehicular and pedestrian traffic, including (without limitation) streets, roads, sidewalks, utilities, drainage, and other customary uses of public right-of-way. Once the public right-of-way improvements are constructed by Grantor pursuant to the temporary construction easement described above, Grantee agrees to maintain the improvements in good repair and order and to make no material change to the improvements, without the prior consent of Grantor, which consent shall not be unreasonably withheld, conditioned or delayed. The foregoing restrictions and obligations run with the Property and are binding upon Grantee, its successors and assigns forever.

EXECUTED effective as of the day first written above.

TOWN OF ADDISON, TEXAS

By: _____
Print Name: _____
Print Title: _____

CITY OF FARMERS BRANCH, TEXAS

By: _____
Print Name: _____
Print Title: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this _____ day of _____,
_____ by _____, the _____ of the Town of Addison,
Texas, on behalf of such entity.

My Commission Expires:

Notary Public, State of Texas
Print name: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this _____ day of _____,
_____ by _____, the _____ of the City of Farmers
Branch, Texas, on behalf of such entity.

My Commission Expires:

Notary Public, State of Texas
Print name: _____

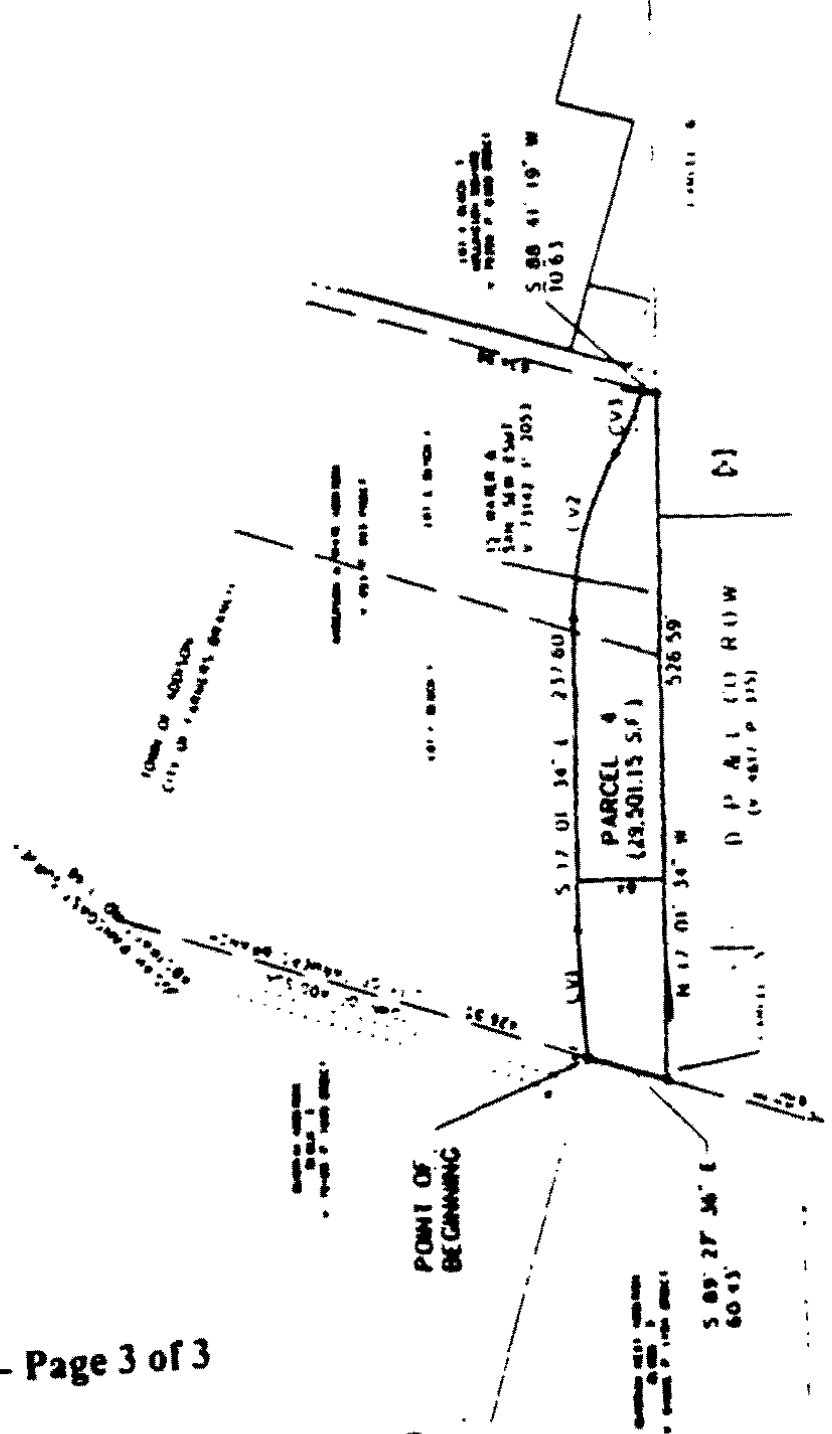
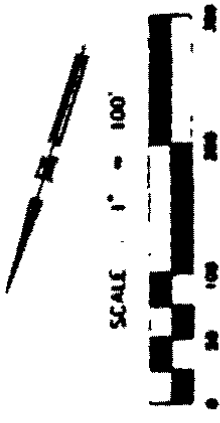
ALL
OF

EXHIBIT "A"

LAND

See Attached Pages 2 and 3 to this Exhibit "A"

CD	DATE	QUANTITY	AMOUNT	AMOUNT	AMOUNT
1	07-26-37	750.0	98.00	5.20	64.33
2	26-10-39	200.0	133.0	0.02	22.10
3	12-31-46	200.0	32.96	5.00	01.22
					24.33



COUNTY ROADWAY PARCEL

DALLAS SOUTH OLYMPIAN/WINDOOD CONNECTION

RONALD A. YOUNG
REGISTERED PROFESSIONAL SURVEYOR
TEXAS REG. NO. 2884

2/10/49

ADDISON

ST. LOUIS & SOUTHWESTERN RAILROAD

RECORDED

EXHIBIT "B"

Exceptions

1. Recorded and validly existing public utility easements and restrictive covenants of record in the Real Property Records of Dallas County, Texas, including the following:

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TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject only to the exceptions set forth on the attached Exhibit "B", Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN GRANTOR'S WARRANTY OF TITLE SET FORTH IN THIS SPECIAL WARRANTY DEED), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS (SPECIFICALLY MAKING NO WARRANTY OF COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990), INGRESS OR EGRESS, OPERATING HISTORY OR

EXECUTED to be effective the 28th day of December, 2001.

GRANTOR:

CRESCENT REAL ESTATE EQUITIES
LIMITED PARTNERSHIP
a Delaware limited partnership

By: Crescent Real Estate Equities, Ltd.,
General Partner

By: [Signature]
Name: Daniel E. Smith
Title: Vice President and Corporate Counsel

GRANTEE:

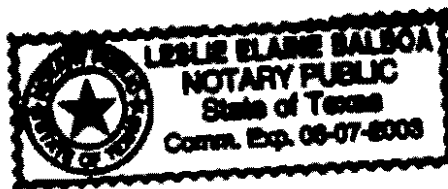
TOWN OF ADDISON, TEXAS

By: [Signature]
Name: CITY MANAGER
Title: RON WHITEHEAD

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on December 28th, 2001 by Daniel E. Smith, VP + Corporate Counsel of Crescent Real Estate Equities, Ltd., General Partner of Crescent Real Estate Equities Limited Partnership, a Delaware limited partnership on behalf of said partnership.

[Signature]
Notary Public, State of Texas



STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on JANUARY 2, 2007,
Ron Whitelhead, CITY MANAGER of the Town of Addison, Texas a
municipal corporation, on behalf of said corporation.

Gayle Walton
Notary Public, State of Texas



EXHIBIT "A"

LAND

See Attached Pages 2 and 3 to this Exhibit "A"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
PARCEL : 4

PARCEL 4

BEING A 0.6773 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1148, AND BEING PART OF LOT 1 AND LOT 2, BLOCK 1 OF ANDERSON & WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 93, PAGE 895, PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO CRESCENT REAL ESTATE EQUITIES LIMITED PARTNERSHIP ACCORDING TO THE DEED RECORDED IN VOLUME 97092, PAGE 02797, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD LYING AT THE SOUTHWEST CORNER OF BLOCK 3, QUORUM ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79100, PAGE 1895, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS SAID POINT LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 26 MINUTES 37 SECONDS, A RADIUS OF 758.0 FEET, A CHORD BEARING OF SOUTH 20 DEGREES 44 MINUTES 53 SECONDS EAST AND A CHORD LENGTH OF 98.41 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 98.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 237.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 18 MINUTES 29 SECONDS, A RADIUS OF 260.0 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 131.55 FEET;


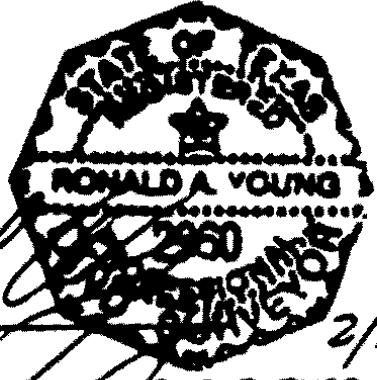
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 133.0 FEET TO A POINT FOR CORNER; SAID POINT BEING A POINT OF REVERSE CURVE AND LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 31 MINUTES 06 SECONDS, A RADIUS OF 240.0 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 01 MINUTES 22 SECONDS WEST AND A CHORD LENGTH OF 52.33 FEET.

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 52.44 FEET TO A POINT FOR CORNER LYING IN THE NORTH LINE OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.

THENCE ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 1 OF WELLINGTON SQUARE, SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 10.63 FEET TO A POINT FOR CORNER LYING IN THE NORTHEAST LINE OF A 100 FOOT D. P. & L. CO. RIGHT-OF-WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617 PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED 100 FOOT D. P. & L. CO. RIGHT-OF-WAY NORTH 17 DEGREES 01 MINUTES 34 SECONDS A DISTANCE OF 526.59 FEET (ALSO CALLED NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 526.67 FEET) TO A 1/2" IRON ROD LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3, QUORUM WEST ADDITION SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST) A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 29,501.15 SQUARE FEET OR 0.6773 ACRES OF LAND.

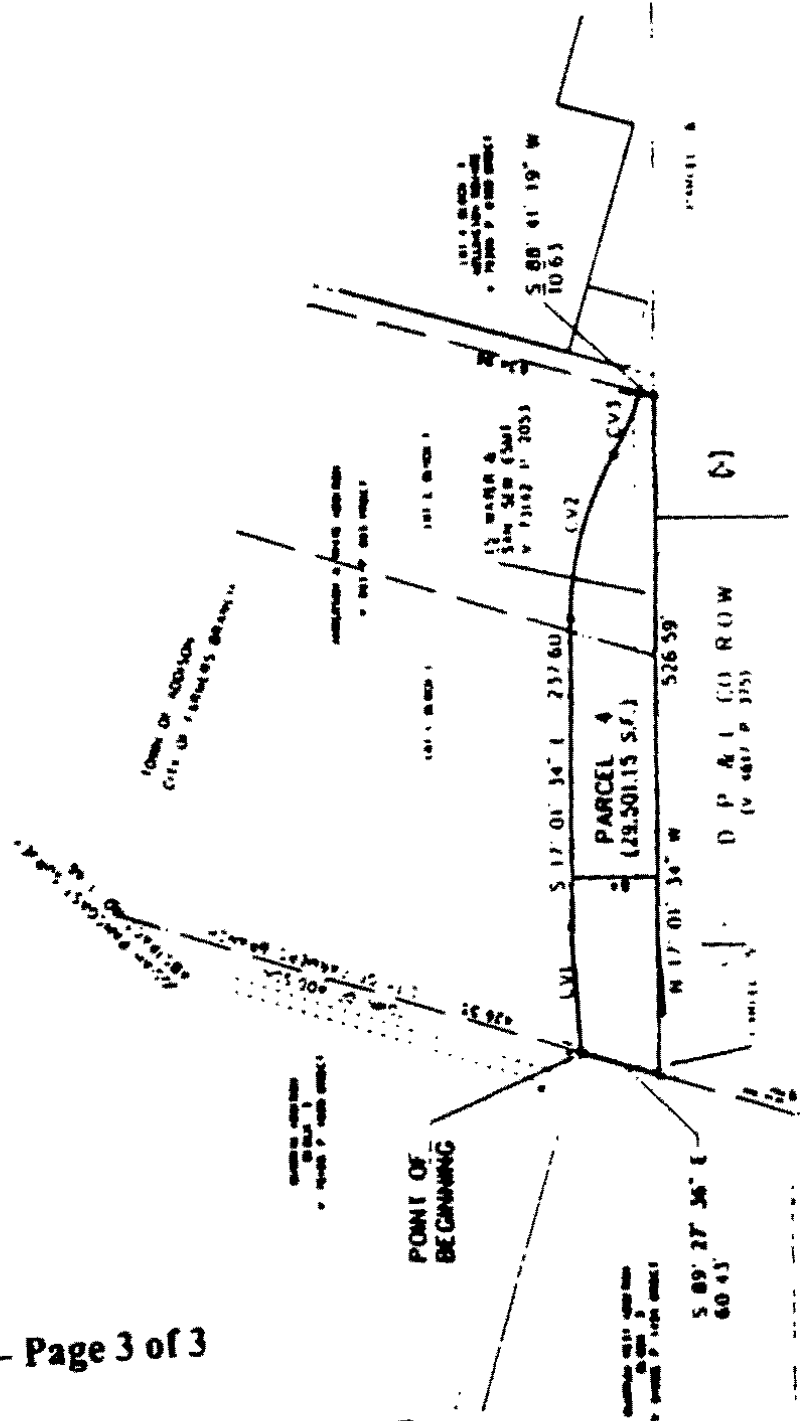
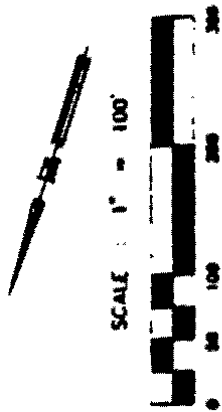


2/10/99

RONALD A. YOUNG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 2950

EXHIBIT "A" - Page 2 of 3

EXHIBIT "A" - Page 3 of 3

CV	DELTA	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1	07 26 37	S 20 01' 53" E	90.41	S 20 01' 53" E	90.41
2	29 16 29	S 02 22' 00" E	131.55	S 02 22' 00" E	131.55
3	12 31 08	S 88 01' 22" W	52.33	S 88 01' 22" W	52.33



ST. LOUIS & SOUTHWESTERN RAILROAD
 HURWOOD ROAD

DALLAS COUNTY ROADWAY PARCEL
 SOUTH QUORON/ANWOOD CONNEXION
 RONALD A. YOUNG REGISTERED PROFESSIONAL SURVEYOR TEXAS REG. NO. 2942 2/10/1999



EXHIBIT "B"

Exceptions

Recorded and validly existing public utility easements and restrictive covenants of record in the Real Property Records of Dallas County, Texas, including the following:

1. Restrictive covenants recorded in Volume 5582, Page 277, Deed Records of Dallas County, Texas. Certain documents recorded in the public records may have language restricting land ownership or use because of race, color, creed, national origin, religion, disabilities, handicap, sex, or familial status (called herein "Personal Restrictions"). Federal law prohibits enforcement of such personal restrictions. To the extent such Personal Restrictions are contained in any documents listed as an exception to this Special Warranty Deed, such Personal Restrictions or covenants are omitted from the exception.
2. Easement granted to the City of Addison and City of Farmers Branch by instrument dated July 10, 1973, executed by Stewart Company and recorded in Volume 73142, Page 2053, Deed Records of Dallas County, Texas.
3. Easement granted to the City of Dallas by instrument dated March 11, 1983, executed by Vantage Properties, Inc. and recorded in Volume 86128, Page 1555, Deed Records of Dallas County, Texas.

HP LaserJet 3100
Printer/Fax/Copier/Scanner

SEND CONFIRMATION REPORT for
Town of Addison
9724502834
Apr-10-00 8:58AM

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
309	4/10 8:57AM	0'32"	Cowles & Thompson	Send.....	2/ 2	EC144	Completed.....
Total		0'32"	Pages Sent: 2	Pages Printed: 0			

TOWN OF
ADDISON

PUBLIC WORKS

To: John Hill

From: Jim Pierce, P.E.
Assistant City Engineer
Phone: 972/450-2879
FAX: 972/450-2834
jpierce@cl.addison.tx.us

Company: Cowles & Thompson

FAX #: 214-672-2020

Date: 5-10-00

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

of pages (including cover): 2

Re: Inwood/S. Quorum

Original to mail Per your request FYI Call me

Comments: Copy of Farmers Branch Plans
approval letter attached.

Jim

COUNTY : DALL
ROADWAY : SOU... QUORUM/INWOOD CONNECTION
PARCEL : 4

PARCEL 4

BEING A 0.6773 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF LOT 1 AND LOT 2, BLOCK 3 OF ANDERSON WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 3, PAGE 895, PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO CRESCENT REAL ESTATE EQUITIES LIMITED PARTNERSHIP ACCORDING TO THE DEED RECORDED IN VOLUME 97092, PAGE 02797, DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD LYING AT THE SOUTHWEST CORNER OF BLOCK 3, QUORUM ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79100, PAGE 1895, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS SAID POINT LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 26 MINUTES 37 SECONDS, A RADIUS OF 758.0 FEET, A CHORD BEARING OF SOUTH 20 DEGREES 44 MINUTES 53 SECONDS EAST AND A CHORD LENGTH OF 98.41 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 98.48 FEET TO A POINT FOR CORNER,

THENCE SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 237.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 18 MINUTES 29 SECONDS, A RADIUS OF 260.0 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 131.55 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 133.0 FEET TO A POINT FOR CORNER; SAID POINT BEING A POINT OF REVERSE CURVE AND LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 31 MINUTES 06 SECONDS, A RADIUS OF 240.0 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 01 MINUTES 22 SECONDS WEST AND A CHORD LENGTH OF 52.33 FEET.

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THENCE ALONG THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED 100 FOOT D. P. & L. CO. RIGHT-OF-WAY NORTH 17 DEGREES 01 MINUTES 34 SECONDS A DISTANCE OF 528.59 FEET (ALSO CALLED NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 526.67 FEET) TO A 1/2" IRON ROD LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3, QUORUM WEST ADDITION SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST) A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 29,501.15 SQUARE FEET OR 0.6773 ACRES OF LAND.

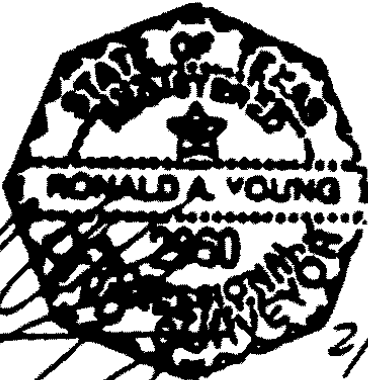

Ronald A. Young
2/10/99

EXHIBIT "A" - Page 2 of 3

RONALD A. YOUNG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 2950



April 4, 2000

Mr. James C. Pierce, Jr., P.E.
Town of Addison
Public Works Department
P.O. Box 9010
Addison, Texas 75001-9010

Re: Inwood/S. Quorum Access, Phase I, Landmark Extension

Dear Mr. Pierce:

The plans received for the above-referenced project, dated March 24, 2000, have been approved. The City's Engineering Department requires a 48-hour notice prior to beginning of construction.

If you need anything further, please contact me at 972-919-2588.

Sincerely,

Jérôme V. Murawski, Jr., P.E.
City Engineer

JVM/nm

cc: Gary Oshel, P.E., Assistant City Engineer
Engineering Inspector



LETTER OF TRANSMITTAL

Public Works / Engineering

16801 Westgrove • P.O. Box 144

Addison, Texas 75001

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

DATE	4-4-00	JOB NO.
ATTENTION		
RE: Inwood / S. Quorum Access - Phase I, Landmark Extension		

TO Carmen Moran
Town Hall

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			Original Signed Copy of Interlocal Agreement between Farmers Branch & Addison re above referenced projects

THESE ARE TRANSMITTED as checked below:

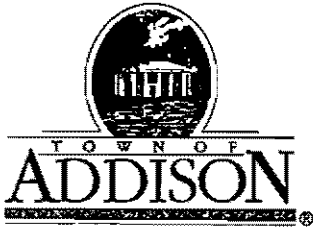
- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE _____ 19_____
- Approved as submitted
- Approved as noted
- Returned for corrections
- _____
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints
- PRINTS RETURNED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

REMARKS For your file

COPY TO _____

SIGNED: [Signature]

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



PUBLIC WORKS DEPARTMENT

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

March 28, 2000

Mr. Jerry Murawski, P.E.
City Engineer
P.O. Box 819010
Farmers Branch, TX 75381-9010

Re: Inwood/S. Quorum Access, Phase I, Landmark Extension

Dear Mr. Murawski:

Please find enclosed one revised copy of Sheets 12, 13, 15, and 17 of the Landmark Extension contract drawings in response to your comments dated March 8, 2000.

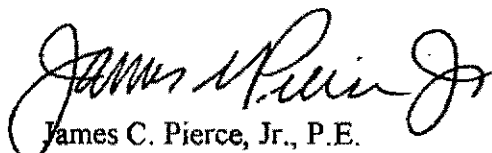
The drawings address all of your comments except the low spot behind the curb at the northeast corner of Landmark Boulevard and Ewing Drive. We have some excess excavation material from the project that will be used to fill that area to eliminate the low spot.

I trust the plans will now meet with your approval. We will recommend our council award a contract for construction at their meeting tonight. I would like to have your approval in writing as soon as possible, as we cannot proceed without same.

Thanks for your cooperation in this matter. Please call me at 972-450-2879 if I can be of further assistance.

Very truly yours,

Town of Addison


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

cc: Chris Terry, Assistant City Manager
Michael E. Murphy, P.E., Acting Director of Public Works



City of Farmers Branch
 13000 William Dodson Parkway
 Farmers Branch, Texas 75234
 Phone 214/247-3131

TRANSMITTAL FORM

DATE:	3/24/00
SUBJECT:	Interlocal Agreement
Council Approved Date:	

ENGINEERING DEPARTMENT

To: Alyssa Hernandez
Town of Addison - Public Works
PO BOX 9010
Addison, TX 75001

We are sending you the following items as Attached under separate Cover via _____:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Plans/Prints | <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Change Order | <input checked="" type="checkbox"/> Agreement (on 4) | <input type="checkbox"/> Contracts |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Other |

COPIES	DATE	DESCRIPTION
4	3/20	Agreements btwn. Addison & Farmers Branch

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | |
|---|---|
| <input type="checkbox"/> As Requested | <input type="checkbox"/> For Your Information |
| <input type="checkbox"/> For Review and Comment | <input type="checkbox"/> For Approval |
| <input type="checkbox"/> Returned for Corrections | <input checked="" type="checkbox"/> For Signature <i>OF CITY ATTORNEY</i> |
| <input type="checkbox"/> For Your Files | <input type="checkbox"/> Please Return |
| | <input type="checkbox"/> Executed Copy |
| | <input type="checkbox"/> Original |

Remarks: Once executed, please
send back two originals for our records.

Thanks,
Natalie
972-919-2588

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

AGREEMENT

This Agreement (the "Agreement") is made this the 20th day of March, 2000, by and between the City of Farmers Branch, Texas, a home-rule municipal corporation located in Dallas County, Texas ("Farmers Branch"), and the Town of Addison, Texas, a home-rule municipal corporation located in Dallas County, Texas ("Addison").

WHEREAS, Addison, as set forth in its Thoroughfare Plan, desires to extend Landmark Boulevard as set forth generally on the Site Plan (herein so called) that is attached as Exhibit "A";

WHEREAS, the proposed extension of Landmark Boulevard includes land within the city limits of Farmers Branch, which land is described in Exhibits "B" and "C" attached hereto and incorporated herein (such tracts of land are hereinafter sometimes referred to as the "Right-of-Way");

WHEREAS, the extension of Landmark Boulevard is required to adequately and safely accommodate the increased traffic volume in the vicinity and the expansion of Landmark Boulevard will result in great and lasting benefit to the people of Addison and Farmers Branch;

WHEREAS, Addison has entered into contracts to acquire fee simple title to that portion of the Right-of-Way described in Exhibit "B" and will thereafter, as set forth herein, convey to Farmers Branch fee simple title to that land; and

WHEREAS, Addison has entered into contracts to obtain an easement for right-of-way purposes, in, over and through that portion of the Right-of-Way described in Exhibits "C" attached hereto, which contract provides that the said easement is to be conveyed jointly to Addison and Farmers Branch by the landowner;

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions and promises contained herein, Farmers Branch and Addison hereby agree as follows:

TERMS OF AGREEMENT

1.1 **Incorporation of Premises.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

1.2 **Fee Simple Title.** Upon its acquisition of the fee simple title to the land described in Exhibit "B", Addison agrees, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to GRANT, SELL AND CONVEY to Farmers Branch and Farmers Branch agrees to accept the said land. The conveyance shall be by instrument, in the form attached hereto as Exhibit "D" (and subject to the same exceptions to title contained in the instrument conveying title to the land to Addison) and shall occur promptly following the completion of the improvements described in Section 1.4 by

Addison and the acceptance thereof by Farmers Branch. The land described in Exhibit "B" shall be burdened by such restrictive covenants as set forth in Exhibit "D", restricting the use of the property to only such uses which are necessary for the activities described in this Agreement including, but not limited to, construction, maintenance, repair and free flow of traffic of Landmark Boulevard. The restrictive covenants set forth in Exhibit "D" shall be binding on all parties, their successors and assigns, and shall run with the land.

1.3 **Easement.** In accordance with its contracts to acquire that portion of the Right-of-Way described in Exhibit "C", Addison shall cause the owners of the land described in Exhibit "C" to grant an easement in such land jointly to Addison and Farmers Branch (to the extent such contracts provide for such joint conveyance) for the purpose of constructing, operating, repairing, reconstructing and perpetually maintaining public right-of-way, sidewalks, streets, utilities and drainage in, over, through, and under the described land. Upon the execution of the easement to Farmers Branch, Farmers Branch agrees to accept the easement. In the event an easement conveyed to Addison is not jointly conveyed to Farmers Branch, Addison shall convey such easement (subject to the same exceptions to the conveyance contained in the instrument conveying the easement in the land to Addison) to Farmers Branch promptly following the completion of the improvements described in Section 1.4 by Addison and the acceptance thereof by Farmers Branch.

1.4 **Road Construction.** Addison will cause the street improvements, sidewalks, street signs, traffic control devices, lights, landscaping and drainage in the Right-of-Way to be constructed as soon as practicable), but in any event no later than December 31, 2001. All construction shall be done pursuant to plans, drawings and specifications approved in advance by Farmers Branch. Farmers Branch shall inspect said improvements during construction.

1.5 **Right-of-Way Obligations.** Following the construction of said improvements within the Right-of-Way as set forth in Paragraph 1.4, acceptance by Farmers Branch of fee simple title to the land described in Exhibit "B" as set forth in Paragraph 1.2, and acceptance by Farmers Branch of the street easement of land described in Exhibit "C" as set forth in Paragraph 1.3, and acceptance of said improvements by Farmers Branch, Farmers Branch shall maintain, replace, and repair as may be necessary the street pavement, sidewalks, street signs, traffic control devices, lights, and drainage. Farmers Branch shall also provide law enforcement, fire and emergency medical services to those properties located within Farmers Branch adjacent to the Right-of-Way. Addison and Farmers Branch agree that Addison shall maintain the landscaping within the Right-of-Way and that Addison shall have access to the Right-of-Way for that purpose.

REPRESENTATIONS AND WARRANTIES

2.1 **Representations and Warranties of Addison.** Addison represents and warrants to Farmers Branch as follows:

a. **Organization.** Addison is a municipal corporation duly organized and validly existing under the laws of the state of Texas, duly qualified to carry on its business in the state of Texas.

b. Power and Authority. Addison has all requisite power and authority to enter into this Agreement, and to perform its obligations under this Agreement. The execution, delivery, and performance of this Agreement and the transactions described in this Agreement have been duly and validly authorized by all requisite action on the part of Addison. The execution, delivery, and performance of this Agreement will not violate or be in conflict with any provision of the Charter of Addison, or any provision of any agreement or instrument to which Addison is a party or by which Addison is bound, or any statute, law, rule, regulation, judgment, decree, order, writ, or injunction applicable to Addison.

c. Binding Obligation. This Agreement has been duly executed and delivered on behalf of Addison. This Agreement constitutes a legal, valid, and binding obligation of Addison.

2.2 Representations and Warranties of Farmers Branch Farmers Branch represents and warrants to Addison as follows:

a. Organization. Farmers Branch is a municipal corporation duly organized and validly existing under the laws of the state of Texas, duly qualified to carry on its business in the state of Texas.

b. Power and Authority. Farmers Branch has all requisite power and authority to enter into this Agreement, and to perform its obligations under this Agreement. The execution, delivery, and performance of this Agreement and the transactions described in this Agreement have been duly and validly authorized by all requisite action on the part of Farmers Branch. The execution, delivery, and performance of this Agreement will not violate or be in conflict with any provision of the Charter of Farmers Branch, or any provision of any agreement or instrument to which Farmers Branch is a party or by which Farmers Branch is bound, or any statute, law, rule, regulation, judgment, decree, order, writ, or injunction applicable to Farmers Branch.

c. Binding Obligation. This Agreement has been duly executed and delivered on behalf of the Farmers Branch. This Agreement constitutes a legal, valid, and binding obligation of Farmers Branch.

MISCELLANEOUS PROVISIONS

3.1. This Agreement shall be binding upon and inure to the benefit of the parties hereto. This Agreement may not be assigned without the prior written consent of the other party.

3.2. This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter hereof.

3.3. No amendment, modification, or alteration of the terms hereof shall be binding unless it shall be in writing, dated subsequent to the date hereof and duly executed by the parties.

3.4. This Agreement may be executed concurrently in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

3.5 If one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

3.6 The obligations and undertakings of each of the parties of this Agreement are and shall be performable in Dallas County, Texas.

3.7 Time is of the essence in this Agreement.

3.8 Each party hereto warrants that it has received authority from its governing body to enter into this Agreement.

3.9 This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Dallas County, Texas.

3.10 Neither Addison nor Farmers Branch may exercise their powers of eminent domain to take title to any of the Right-of-Way subject to this Agreement without the consent of the other. Neither Addison nor Farmers Branch shall do any action or cause to be done any action that will interfere with the others compliance of this Agreement.

3.11 Farmers Branch and Addison shall be entitled to record a memorandum of this Agreement in the Real Property Records of Dallas County, Texas. Addison and Farmers Branch agree to execute and record a release of such memorandum in the event the Closing does not occur as provided above.

3.12 All notices, demands, or requests from one party to another shall be personally delivered or sent by United States mail certified, or registered, return receipt requested, postage prepaid, to the addresses stated in this Section:

To Addison:

P. O. Box 9010
Addison, Texas 75001

Attn: City Manager

To Farmers Branch:

P.O. Box 819010
Farmers Branch, Texas 75381-9010

Attn: City Manager

Notice shall be deemed to have been given (i) if by hand delivery, at the time of delivery, or (ii) if mailed, seventy-two (72) hours after the deposit of same in any United States mail post office box in the State to which the notice is addressed or ninety-six (96) hours after the deposit in any such post office box in other than the state to which the notice is addressed, postage paid, addressed as set forth above. The addresses and addressees for the purpose of this Section may be changed by giving notice of such change in the manner herein provided for giving notice. Unless and until such written notice is received the last addresses and addressee stated by written notice, or provided herein if no written notice of change has been sent or received, shall be deemed to continue in effect for all purposes hereunder.

TERMINATION

4.1 In the event construction of the street improvements in the Right-of-Way is not completed by December 31, 2001, Farmers Branch shall have the right to terminate this Agreement upon thirty (30) days written notice; provided, however, that if the substantial completion of the construction is delayed by reason of war; civil commotion; acts of God; inclement weather; governmental restrictions, regulations, or interferences; delays caused by the franchise utilities serving the areas adjacent to the Right-of Way; fire or other casualty; condemnation proceedings; or any like or similar circumstances which are reasonably beyond the control of Addison, Addison shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such performance shall be extended for a period of time equal to the period Addison was delayed.


4.2 This Agreement shall terminate upon the express write agreement of both Addison and Farmers Branch or upon the happening described in Section 4.5.

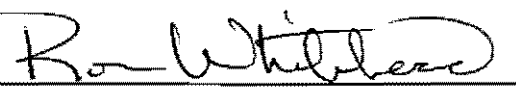
4.3 Addison may terminate this Agreement if, after reasonable diligence, it is unable to obtain the necessary land described in Exhibits "B" and "C" to extend Landmark Boulevard as described in Exhibit "A" or the expansion of Landmark Boulevard becomes unnecessary or unfeasible.

EXECUTED on the date first above written.

CITY OF FARMERS BRANCH, TEXAS

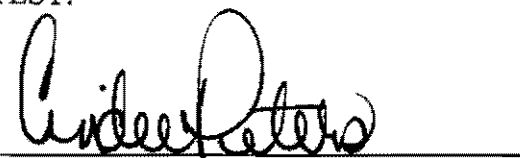
TOWN OF ADDISON, TEXAS

By: 
City Manager

By: 
City Manager

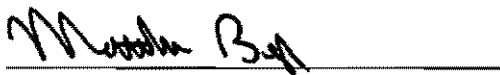
ATTEST:

ATTEST:

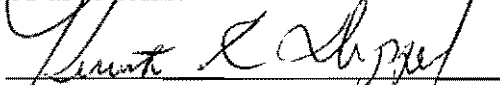
By: 
City Secretary

By: 
City Secretary

Approved as to form:

By: 
City Attorney for Farmers Branch

Approved as to form:

By: 
City Attorney for Town of Addison

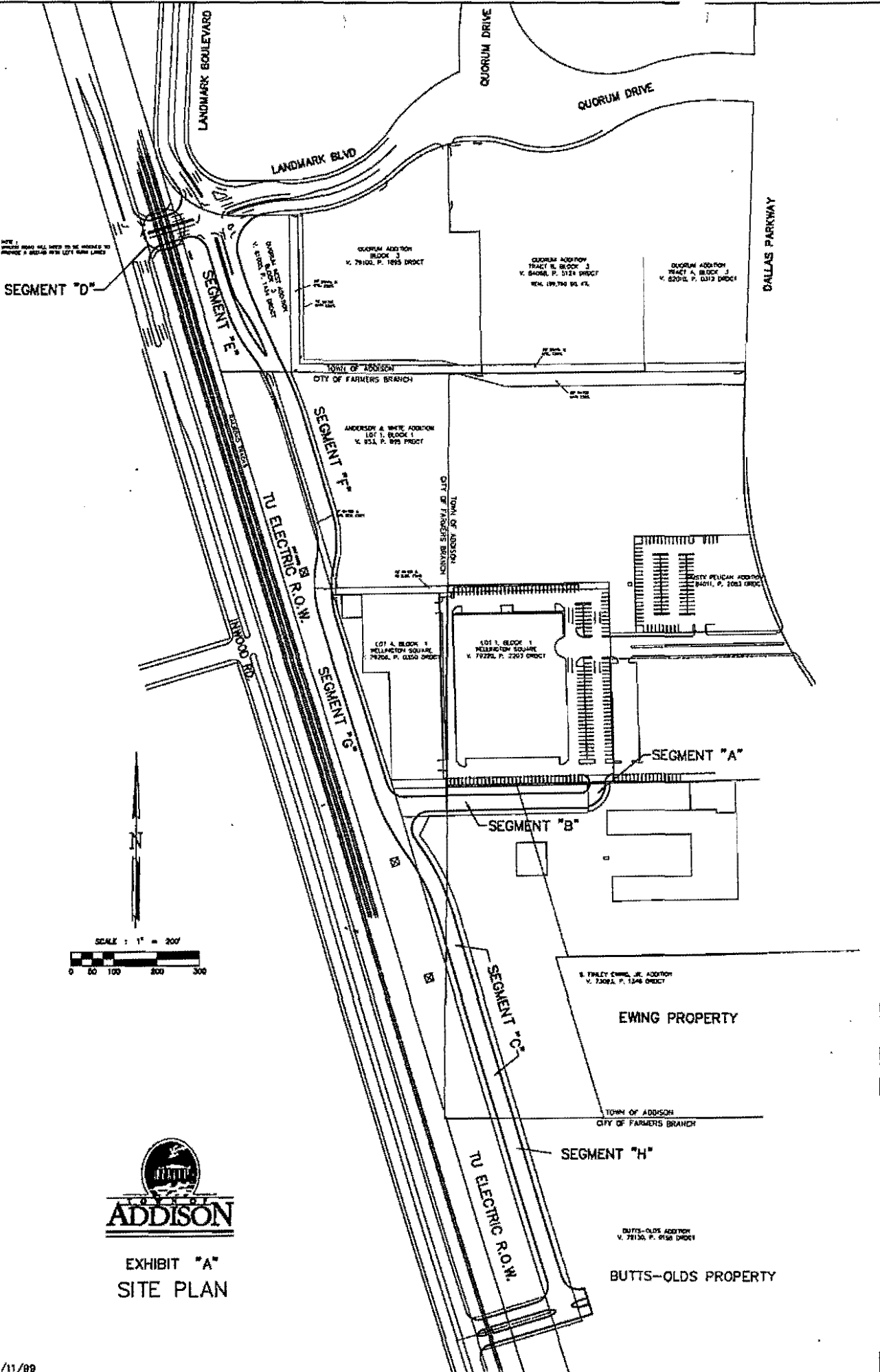


EXHIBIT "A"
SITE PLAN

EXHIBIT B
to Agreement
between City of Farmers Branch
and Town of Addison

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
PARCEL : 8

PARCEL 8

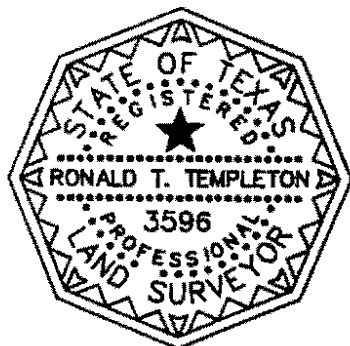
BEING A 0.0057 ACRE TRACT SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF THE WELLINGTON SQUARE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 1 OF SAID WELLINGTON SQUARE ADDITION, THENCE NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF LOT 4 A DISTANCE OF 10.63 FEET TO A POINT FOR A CORNER, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 47 MINUTES 24 SECONDS, A RADIUS OF 240.0 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 37 MINUTES 18 SECONDS EAST, AND A CHORD LENGTH OF 70.08 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 70.33 FEET TO A POINT IN THE WEST LINE OF SAID LOT 4 FOR A CORNER;

THENCE NORTH 17 DEGREES 01 MINUTE 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 72.20 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 249.27 SQUARE FEET OR 0.0057 ACRE OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, PART OF THE WELLINGTON SQUARE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.

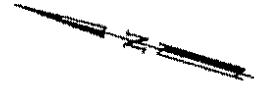


Ronald T. Templeton
RONALD T. TEMPLETON 10-19-99
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 3596

EXHIBIT B
(Page 1 of 2)

CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	16° 47' 24"	240.0'	70.33'	S 08° 37' 18" E	70.08'



SCALE : 1" = 100'



EXHIBIT "B"

COUNTY : DALLAS
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
 PARCEL : 8

10-13-99
Ronald T. Templeton
 RONALD T. TEMPLETON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS REG. NO. 3596

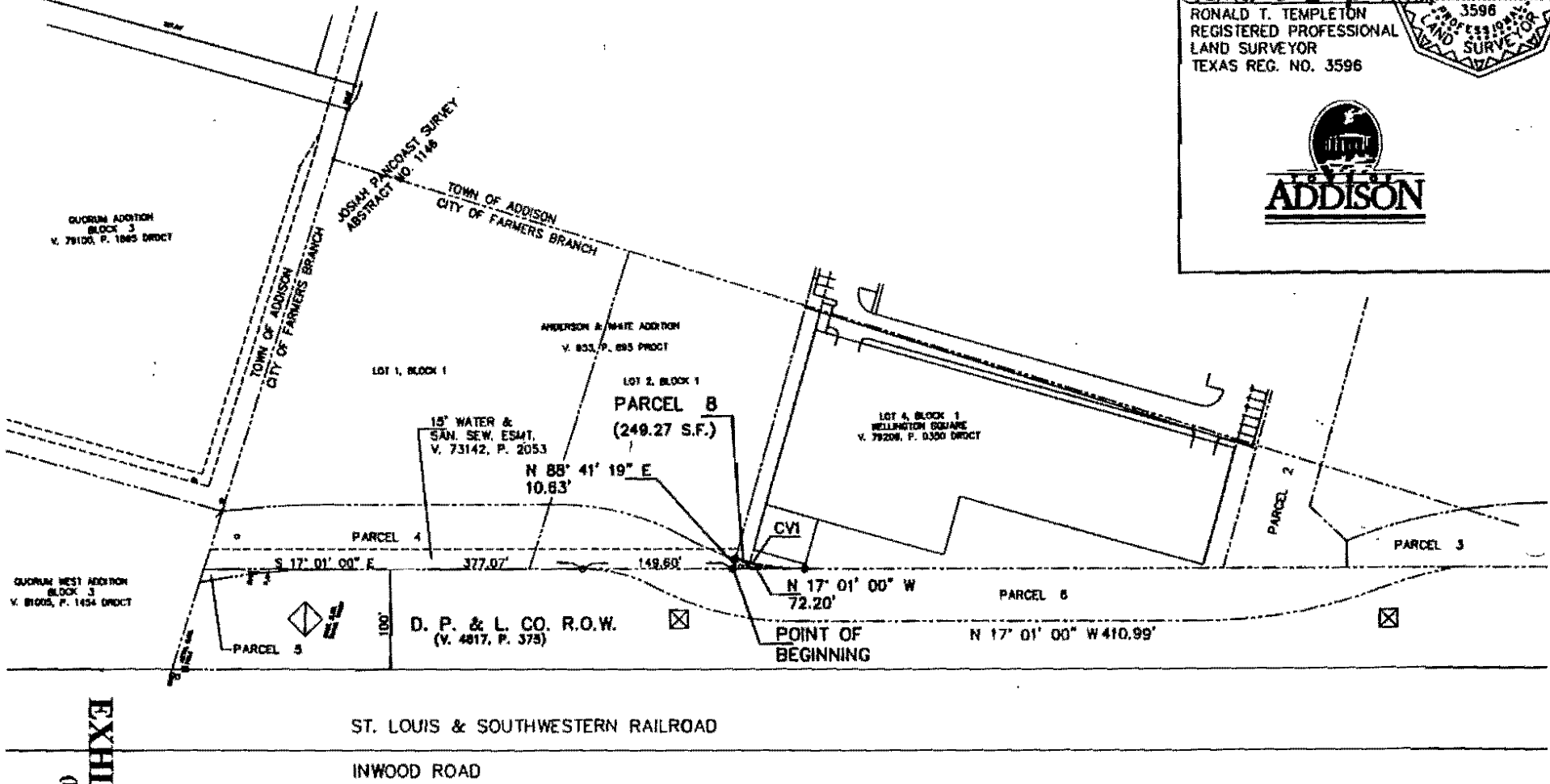
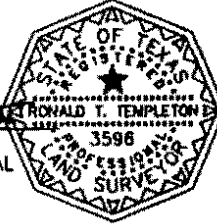


EXHIBIT B
 (Page 2 of 2)

COUNTY : DALLAS
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
 PARCEL : 4

PARCEL 4

BEING A 0.6773 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF LOT 1 AND LOT 2, BLOCK 1 OF ANDERSON WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 953, PAGE 895, PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO CRESCENT REAL ESTATE EQUITIES LIMITED PARTNERSHIP ACCORDING TO THE DEED RECORDED IN VOLUME 97092, PAGE 02797, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LYING AT THE SOUTHWEST CORNER OF BLOCK 3, QUORUM ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79100, PAGE 1895, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 26 MINUTES 37 SECONDS, A RADIUS OF 758.0 FEET, A CHORD BEARING OF SOUTH 20 DEGREES 44 MINUTES 53 SECONDS EAST AND A CHORD LENGTH OF 98.41 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 98.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 237.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 18 MINUTES 29 SECONDS, A RADIUS OF 260.0 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 131.55 FEET;

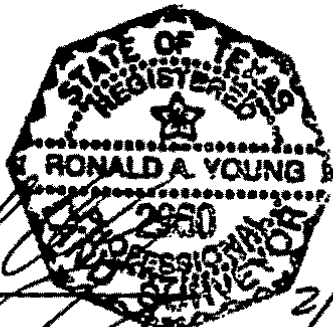
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 133.0 FEET TO A POINT FOR CORNER, SAID POINT BEING A POINT OF REVERSE CURVE AND LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 31 MINUTES 06 SECONDS, A RADIUS OF 240.0 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 01 MINUTES 22 SECONDS WEST AND A CHORD LENGTH OF 52.33 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 52.44 FEET TO A POINT FOR CORNER LYING IN THE NORTH LINE OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 1 OF WELLINGTON SQUARE, SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 10.63 FEET TO A POINT FOR CORNER LYING IN THE NORTHEAST LINE OF A 100 FOOT D. P. & L. CO. RIGHT-OF-WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED 100 FOOT D. P. & L. CO. RIGHT-OF-WAY, NORTH 17 DEGREES 01 MINUTES 34 SECONDS A DISTANCE OF 526.59 FEET (ALSO CALLED NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 526.67 FEET) TO A 1/2" IRON ROD LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3, QUORUM WEST ADDITION SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST) A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 29,501.15 SQUARE FEET OR 0.6773 ACRES OF LAND.



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

2/10/99

CURVE TABLE					
CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	07° 26' 37"	758.0'	98.48'	S 20° 44' 53" E	98.41'
2	29° 18' 29"	260.0'	133.0'	S 02° 22' 19" E	131.55'
3	12° 31' 06"	2400.0'	52.44'	S 06° 01' 22" W	52.33'

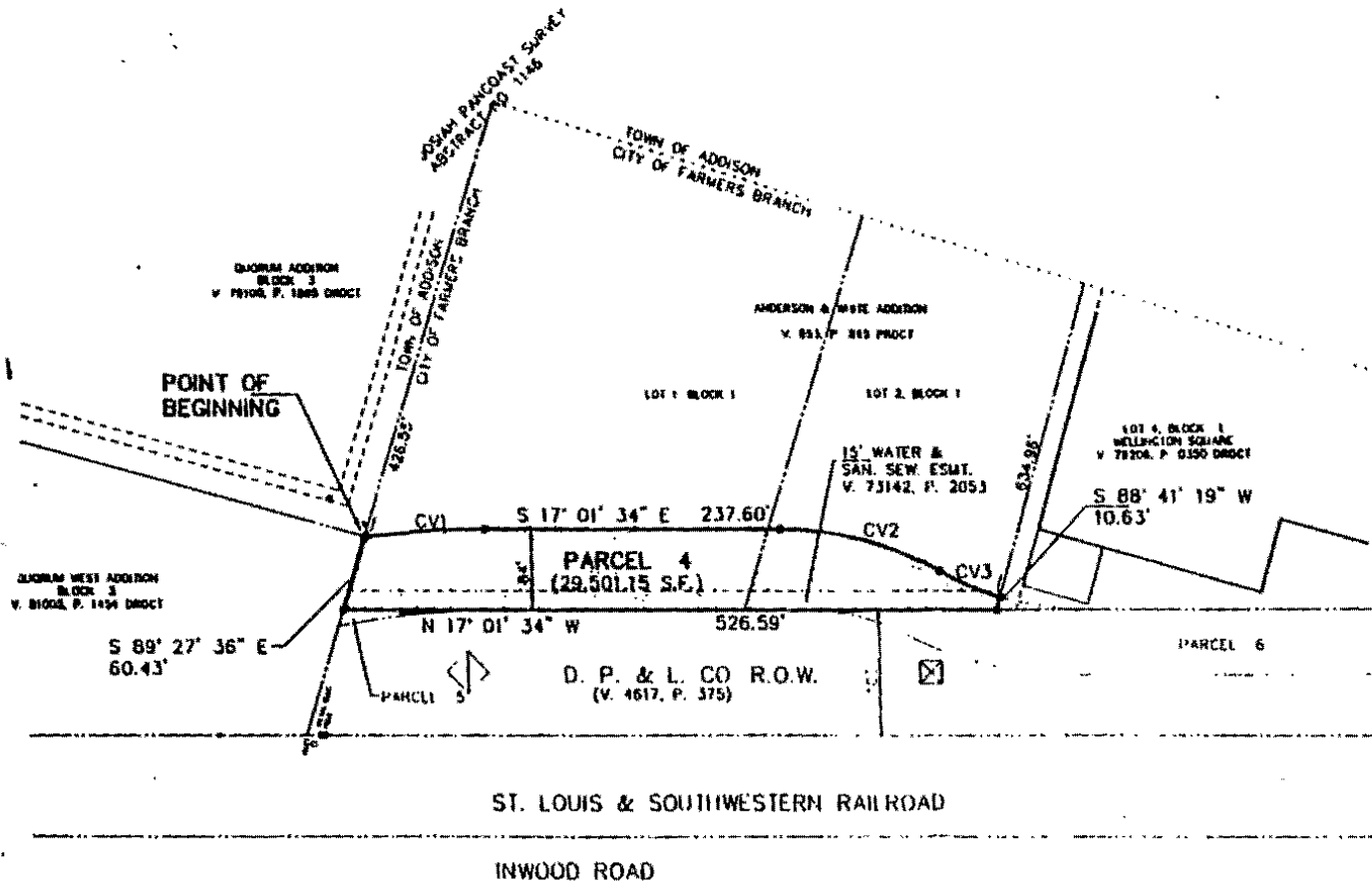
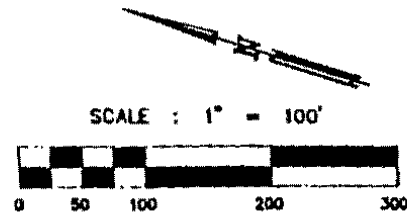


EXHIBIT "B"

COUNTY : DALLAS
 ROADWAY : SOUTH QUORUM/INWOOD
 CONNECTION OF
 PARCEL : 4

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



EXHIBIT C
to Agreement
between City of Farmers Branch
and Town of Addison

EXHIBIT "C"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

TRACT 1

BEING A 0.9845 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD LYING AT THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 60.43 FEET TO A POINT FOR A CORNER, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF A 100-FOOT D.P.&L. CO. RIGHT OF WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 377.07 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTHEAST LINE OF THE SAID 100 FOOT D.P. & L. CO. RIGHT-OF-WAY SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST) A DISTANCE OF 640.54 FEET TO A POINT FOR A CORNER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER;

THENCE SOUTH 00 DEGREES 08 MINUTES 56 SECONDS WEST A DISTANCE OF 67.03 FEET TO A POINT FOR A CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE A PERPENDICULAR DISTANCE OF 67.0 FEET FROM THE SOUTH LINE OF LOT 4, BLOCK 1 OF SAID WELLINGTON SQUARE SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 102.83 FEET TO A POINT FOR A CORNER, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF SAID 100-FOOT D.P.&L. CO. RIGHT OF WAY;

THENCE ALONG THE NORTHEAST LINE OF THE SAID 100 FOOT D.P. & L. CO. RIGHT-OF-WAY SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST) A DISTANCE OF 162.70 FEET TO A POINT FOR A CORNER, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 37 MINUTES 23 SECONDS, A RADIUS OF 494.0 FEET, A CHORD BEARING OF NORTH 32 DEGREES 09 MINUTES 13 SECONDS WEST AND A CHORD LENGTH OF 82.87 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 82.97 FEET TO A POINT FOR REVERSE CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 56 MINUTES 54 SECONDS, A RADIUS OF 506.0 FEET, A CHORD BEARING OF NORTH 26 DEGREES 59 MINUTES 27 SECONDS WEST AND A CHORD LENGTH OF 175.28 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 176.17 FEET TO A POINT FOR CORNER;

THENCE NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 410.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 54 MINUTES 28 SECONDS, A RADIUS OF 292.0 FEET, A CHORD BEARING OF NORTH 03 DEGREES 03 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 140.83 FEET;

EXHIBIT "C"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 142.23 FEET TO A POINT OF REVERSE CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 11 SECONDS, A RADIUS OF 155.13 FEET, A CHORD BEARING OF NORTH 03 DEGREES 03 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 74.78 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 75.50 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 42,885.59 SQUARE FEET OR 0.9845 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 2

BEING A 0.0130 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD LYING AT THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS;

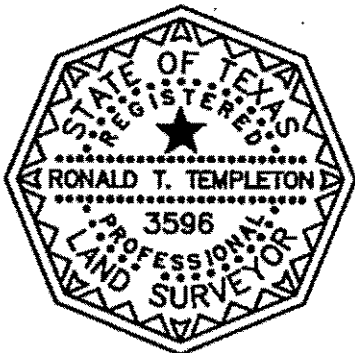
THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF A 100-FOOT D.P.&L. CO. RIGHT OF WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE SAID 100-FOOT D.P.&L. CO. RIGHT OF WAY SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST) A DISTANCE OF 130.77 FEET TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 12 MINUTES 50 SECONDS, A RADIUS OF 694.0 FEET, A CHORD BEARING OF NORTH 22 DEGREES 37 MINUTES 25 SECONDS WEST AND A CHORD LENGTH OF 135.61 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 135.83 FEET TO A POINT FOR CORNER LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST) A DISTANCE OF 13.90 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 566.03 SQUARE FEET OR 0.0130 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.



11-2-99

Ronald T. Templeton

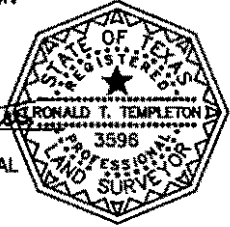
RONALD T. TEMPLETON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 3596

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

11-2-99

Ronald T. Templeton

RONALD T. TEMPLETON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REG. NO. 3596



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	08° 37' 23"	494.0'	82.97'	N 32° 09' 13" W	82.87'
2	19° 58' 54"	508.0'	176.17'	N 26° 59' 27" W	175.28'
3	27° 54' 28"	292.0'	142.23'	N 03° 03' 48" W	140.83'
4	27° 53' 11"	155.13'	75.50'	N 03° 03' 07" W	74.78'
5	11° 12' 50"	894.0'	135.83'	N 22° 37' 25" W	135.61'

SCALE : 1" = 100'

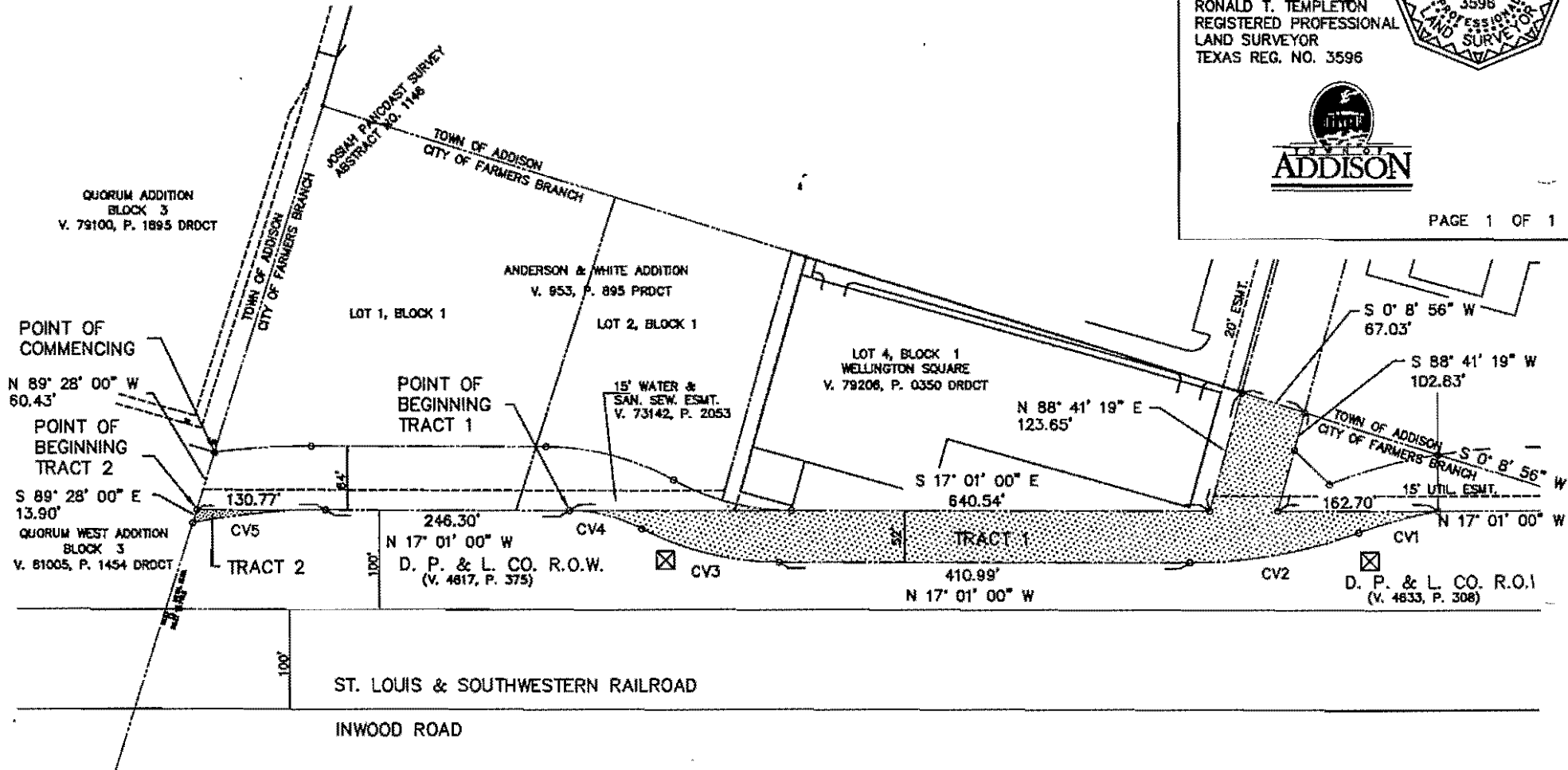


EXHIBIT "D"

After Recording Return To:

STATE OF TEXAS §

COUNTY OF DALLAS §

SPECIAL WARRANTY DEED

DATE: _____

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

GRANTEE: City of Farmers Branch, Texas

(Dallas County, Texas)

CONSIDERATION:

Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

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

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

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.

The Property hereby conveyed may be used only as a public right-of-way for the passage and free flow of vehicular and pedestrian traffic, including (without limitation) streets, roads, sidewalks, utilities, drainage, and other customary uses of public right-of-way. Once the public right-of-way improvements are constructed by Grantor pursuant to the temporary construction easement described above, Grantee agrees to maintain the improvements in good repair and order and to make no material change to the improvements, without the prior consent of Grantor, which consent shall not be unreasonably withheld, conditioned or delayed. The foregoing restrictions and obligations run with the Property and are binding upon Grantee, its successors and assigns forever.

EXECUTED effective as of the day first written above.

TOWN OF ADDISON, TEXAS

By: _____
Print Name: _____
Print Title: _____

CITY OF FARMERS BRANCH, TEXAS

By: _____
Print Name: _____
Print Title: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this _____ day of _____,
_____ by _____, the _____ of the Town of Addison,
Texas, on behalf of such entity.

My Commission Expires:

Notary Public, State of Texas
Print name: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this _____ day of _____,
_____ by _____, the _____ of the City of Farmers
Branch, Texas, on behalf of such entity.

My Commission Expires:

Notary Public, State of Texas
Print name: _____

PARSONS

Barton-Aschman Associates, Inc. • A Unit of Parsons Transportation Group, Inc.
2630 West Freeway • Suite 132 • Fort Worth • Texas • 76102 USA • (817) 877-5803 • (817) 877-3214 fax

March 24, 2000

Mr. James C. Pierce, Jr., P.E.
Town of Addison
16801 Westgrove Road
Addison, Texas 75001

Subject: *Inwood / South Quorum Access – Phase I
Farmers Branch Comments*

Dear Jim,

Enclosed for your use are three copies of sheets 12, 13, 15, and 17 of the Landmark Extension contract drawings. These drawings have been revised in response to comments from the City of Farmers Branch.

In response to the remaining comment, there does appear to be a low spot behind the curb where Landmark turns into Ewing. This is a result of the Wellington site being filled and a small side slope toward the electrical right of way. We do not believe it is practical to lower the grades in the intersection because of the hydraulic grade line of the storm drains. During construction, the grade can be brought to match the back of the sidewalk, either by the Town's contractor or by Wellington's forces.

We have been in contact with Joe Thompson of MCI WorldCom to give him existing and proposed grades at the box. He informs me that they will lower the box. When the roadway contractor is ready to work in the area, they should contact Mr. Thompson at (972) 824-8902 to have his crews lower the box. He asked that they give him at least one day advance notice.

In addition, we have also contacted DalTech to add the easement for the pad-mounted transformer to their scope of work.

If you have further questions, I would be happy to discuss them.

Very truly yours,

PARSONS TRANSPORTATION GROUP, INC.


Phillip G. Weston, P.E.
Project Manager

Enclosures

s:\projects\city addison\643314\add_0324.doc



COPY

STATE OF TEXAS §
COUNTY OF DALLAS §

AGREEMENT

This Agreement (the "Agreement") is made this the 20th day of March, 2000, by and between the City of Farmers Branch, Texas, a home-rule municipal corporation located in Dallas County, Texas ("Farmers Branch"), and the Town of Addison, Texas, a home-rule municipal corporation located in Dallas County, Texas ("Addison").

WHEREAS, Addison, as set forth in its Thoroughfare Plan, desires to extend Landmark Boulevard as set forth generally on the Site Plan (herein so called) that is attached as Exhibit "A";

WHEREAS, the proposed extension of Landmark Boulevard includes land within the city limits of Farmers Branch, which land is described in Exhibits "B" and "C" attached hereto and incorporated herein (such tracts of land are hereinafter sometimes referred to as the "Right-of-Way");

WHEREAS, the extension of Landmark Boulevard is required to adequately and safely accommodate the increased traffic volume in the vicinity and the expansion of Landmark Boulevard will result in great and lasting benefit to the people of Addison and Farmers Branch;

WHEREAS, Addison has entered into contracts to acquire fee simple title to that portion of the Right-of-Way described in Exhibit "B" and will thereafter, as set forth herein, convey to Farmers Branch fee simple title to that land; and

WHEREAS, Addison has entered into contracts to obtain an easement for right-of-way purposes, in, over and through that portion of the Right-of-Way described in Exhibits "C" attached hereto, which contract provides that the said easement is to be conveyed jointly to Addison and Farmers Branch by the landowner;

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions and promises contained herein, Farmers Branch and Addison hereby agree as follows:

TERMS OF AGREEMENT

1.1 **Incorporation of Premises.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

1.2 **Fee Simple Title.** Upon its acquisition of the fee simple title to the land described in Exhibit "B", Addison agrees, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to GRANT, SELL AND CONVEY to Farmers Branch and Farmers Branch agrees to accept the said land. The conveyance shall be by instrument, in the form attached hereto as Exhibit "D" (and subject to the same exceptions to title contained in the instrument conveying title to the land to Addison) and shall occur promptly following the completion of the improvements described in Section 1.4 by

Addison and the acceptance thereof by Farmers Branch. The land described in Exhibit "B" shall be burdened by such restrictive covenants as set forth in Exhibit "D", restricting the use of the property to only such uses which are necessary for the activities described in this Agreement including, but not limited to, construction, maintenance, repair and free flow of traffic of Landmark Boulevard. The restrictive covenants set forth in Exhibit "D" shall be binding on all parties, their successors and assigns, and shall run with the land.

1.3 **Easement.** In accordance with its contracts to acquire that portion of the Right-of-Way described in Exhibit "C", Addison shall cause the owners of the land described in Exhibit "C" to grant an easement in such land jointly to Addison and Farmers Branch (to the extent such contracts provide for such joint conveyance) for the purpose of constructing, operating, repairing, reconstructing and perpetually maintaining public right-of-way, sidewalks, streets, utilities and drainage in, over, through, and under the described land. Upon the execution of the easement to Farmers Branch, Farmers Branch agrees to accept the easement. In the event an easement conveyed to Addison is not jointly conveyed to Farmers Branch, Addison shall convey such easement (subject to the same exceptions to the conveyance contained in the instrument conveying the easement in the land to Addison) to Farmers Branch promptly following the completion of the improvements described in Section 1.4 by Addison and the acceptance thereof by Farmers Branch.

1.4 **Road Construction.** Addison will cause the street improvements, sidewalks, street signs, traffic control devices, lights, landscaping and drainage in the Right-of-Way to be constructed as soon as practicable), but in any event no later than December 31, 2001. All construction shall be done pursuant to plans, drawings and specifications approved in advance by Farmers Branch. Farmers Branch shall inspect said improvements during construction.

1.5 **Right-of-Way Obligations.** Following the construction of said improvements within the Right-of-Way as set forth in Paragraph 1.4, acceptance by Farmers Branch of fee simple title to the land described in Exhibit "B" as set forth in Paragraph 1.2, and acceptance by Farmers Branch of the street easement of land described in Exhibit "C" as set forth in Paragraph 1.3, and acceptance of said improvements by Farmers Branch, Farmers Branch shall maintain, replace, and repair as may be necessary the street pavement, sidewalks, street signs, traffic control devices, lights, and drainage. Farmers Branch shall also provide law enforcement, fire and emergency medical services to those properties located within Farmers Branch adjacent to the Right-of-Way. Addison and Farmers Branch agree that Addison shall maintain the landscaping within the Right-of-Way and that Addison shall have access to the Right-of-Way for that purpose.

REPRESENTATIONS AND WARRANTIES

2.1 **Representations and Warranties of Addison.** Addison represents and warrants to Farmers Branch as follows:

a. **Organization.** Addison is a municipal corporation duly organized and validly existing under the laws of the state of Texas, duly qualified to carry on its business in the state of Texas.

b. Power and Authority. Addison has all requisite power and authority to enter into this Agreement, and to perform its obligations under this Agreement. The execution, delivery, and performance of this Agreement and the transactions described in this Agreement have been duly and validly authorized by all requisite action on the part of Addison. The execution, delivery, and performance of this Agreement will not violate or be in conflict with any provision of the Charter of Addison, or any provision of any agreement or instrument to which Addison is a party or by which Addison is bound, or any statute, law, rule, regulation, judgment, decree, order, writ, or injunction applicable to Addison.

c. Binding Obligation. This Agreement has been duly executed and delivered on behalf of Addison. This Agreement constitutes a legal, valid, and binding obligation of Addison.

2.2 Representations and Warranties of Farmers Branch Farmers Branch represents and warrants to Addison as follows:

a. Organization. Farmers Branch is a municipal corporation duly organized and validly existing under the laws of the state of Texas, duly qualified to carry on its business in the state of Texas.

b. Power and Authority. Farmers Branch has all requisite power and authority to enter into this Agreement, and to perform its obligations under this Agreement. The execution, delivery, and performance of this Agreement and the transactions described in this Agreement have been duly and validly authorized by all requisite action on the part of Farmers Branch. The execution, delivery, and performance of this Agreement will not violate or be in conflict with any provision of the Charter of Farmers Branch, or any provision of any agreement or instrument to which Farmers Branch is a party or by which Farmers Branch is bound, or any statute, law, rule, regulation, judgment, decree, order, writ, or injunction applicable to Farmers Branch.

c. Binding Obligation. This Agreement has been duly executed and delivered on behalf of the Farmers Branch. This Agreement constitutes a legal, valid, and binding obligation of Farmers Branch.

MISCELLANEOUS PROVISIONS

3.1. This Agreement shall be binding upon and inure to the benefit of the parties hereto. This Agreement may not be assigned without the prior written consent of the other party.

3.2. This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter hereof.

3.3. No amendment, modification, or alteration of the terms hereof shall be binding unless it shall be in writing, dated subsequent to the date hereof and duly executed by the parties.

3.4. This Agreement may be executed concurrently in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

3.5 If one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

3.6 The obligations and undertakings of each of the parties of this Agreement are and shall be performable in Dallas County, Texas.

3.7 Time is of the essence in this Agreement.

3.8 Each party hereto warrants that it has received authority from its governing body to enter into this Agreement.

3.9 This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Dallas County, Texas.

3.10 Neither Addison nor Farmers Branch may exercise their powers of eminent domain to take title to any of the Right-of-Way subject to this Agreement without the consent of the other. Neither Addison nor Farmers Branch shall do any action or cause to be done any action that will interfere with the others compliance of this Agreement.

3.11 Farmers Branch and Addison shall be entitled to record a memorandum of this Agreement in the Real Property Records of Dallas County, Texas. Addison and Farmers Branch agree to execute and record a release of such memorandum in the event the Closing does not occur as provided above.

3.12 All notices, demands, or requests from one party to another shall be personally delivered or sent by United States mail certified, or registered, return receipt requested, postage prepaid, to the addresses stated in this Section:

To Addison:

P. O. Box 9010
Addison, Texas 75001

Attn: City Manager

To Farmers Branch:

P.O. Box 819010
Farmers Branch, Texas 75381-9010

Attn: City Manager

Notice shall be deemed to have been given (i) if by hand delivery, at the time of delivery, or (ii) if mailed, seventy-two (72) hours after the deposit of same in any United States mail post office box in the State to which the notice is addressed or ninety-six (96) hours after the deposit in any such post office box in other than the state to which the notice is addressed, postage paid, addressed as set forth above. The addresses and addressees for the purpose of this Section may be changed by giving notice of such change in the manner herein provided for giving notice. Unless and until such written notice is received the last addresses and addressee stated by written notice, or provided herein if no written notice of change has been sent or received, shall be deemed to continue in effect for all purposes hereunder.

TERMINATION

4.1 In the event construction of the street improvements in the Right-of-Way is not completed by December 31, 2001, Farmers Branch shall have the right to terminate this Agreement upon thirty (30) days written notice; provided, however, that if the substantial completion of the construction is delayed by reason of war; civil commotion; acts of God; inclement weather; governmental restrictions, regulations, or interferences; delays caused by the franchise utilities serving the areas adjacent to the Right-of Way; fire or other casualty; condemnation proceedings; or any like or similar circumstances which are reasonably beyond the control of Addison, Addison shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such performance shall be extended for a period of time equal to the period Addison was delayed.

4.2 This Agreement shall terminate upon the express write agreement of both Addison and Farmers Branch or upon the happening described in Section 4.5.

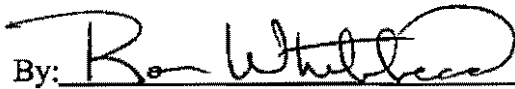
4.3 Addison may terminate this Agreement if, after reasonable diligence, it is unable to obtain the necessary land described in Exhibits "B" and "C" to extend Landmark Boulevard as described in Exhibit "A" or the expansion of Landmark Boulevard becomes unnecessary or unfeasible.

EXECUTED on the date first above written.

CITY OF FARMERS BRANCH, TEXAS


TOWN OF ADDISON, TEXAS

By: 
City Manager

By: 
City Manager

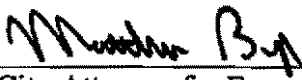
ATTEST:

ATTEST:

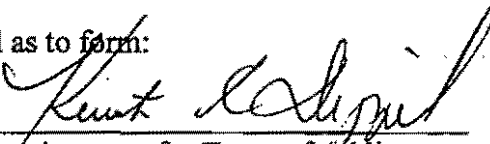
By: 
City Secretary

By: 
City Secretary

Approved as to form:

By: 
City Attorney for Farmers Branch

Approved as to form:

By: 
City Attorney for Town of Addison

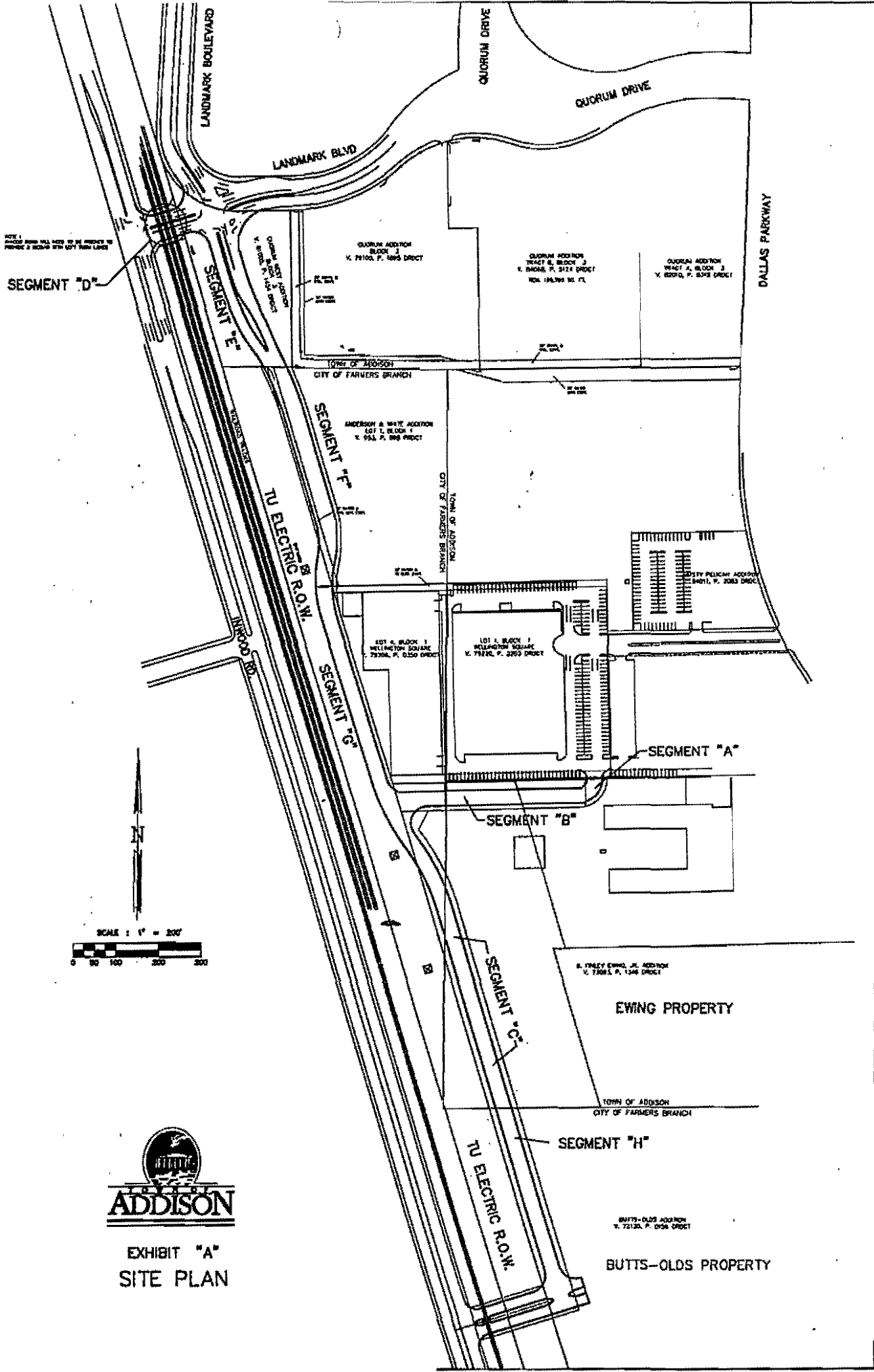


EXHIBIT "A"
SITE PLAN

EXHIBIT B
to Agreement
between City of Farmers Branch
and Town of Addison

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
PARCEL : 8

PARCEL 8

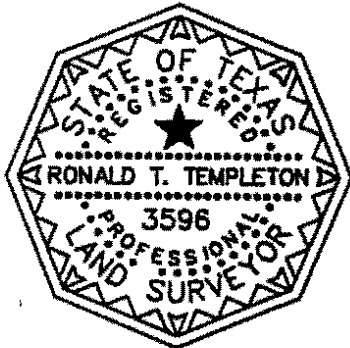
BEING A 0.0057 ACRE TRACT SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF THE WELLINGTON SQUARE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 1 OF SAID WELLINGTON SQUARE ADDITION, THENCE NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF LOT 4 A DISTANCE OF 10.63 FEET TO A POINT FOR A CORNER, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 47 MINUTES 24 SECONDS, A RADIUS OF 240.0 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 37 MINUTES 18 SECONDS EAST, AND A CHORD LENGTH OF 70.08 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 70.33 FEET TO A POINT IN THE WEST LINE OF SAID LOT 4 FOR A CORNER;

THENCE NORTH 17 DEGREES 01 MINUTE 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 72.20 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 249.27 SQUARE FEET OR 0.0057 ACRE OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, PART OF THE WELLINGTON SQUARE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.



Ronald T. Templeton
RONALD T. TEMPLETON 10-19-99
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 3596

EXHIBIT B

(Page 1 of 2)

Wellington

CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	16° 47' 24"	240.0'	70.33'	S 08° 37' 18" E	70.08'

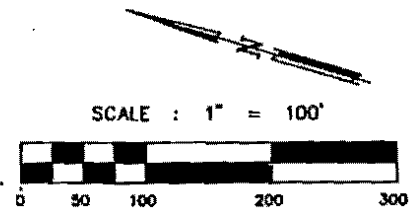


EXHIBIT "B"

COUNTY : DALLAS
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
 PARCEL : 8

10-19-99
Ronald T. Templeton
 RONALD T. TEMPLETON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS REG. NO. 3596

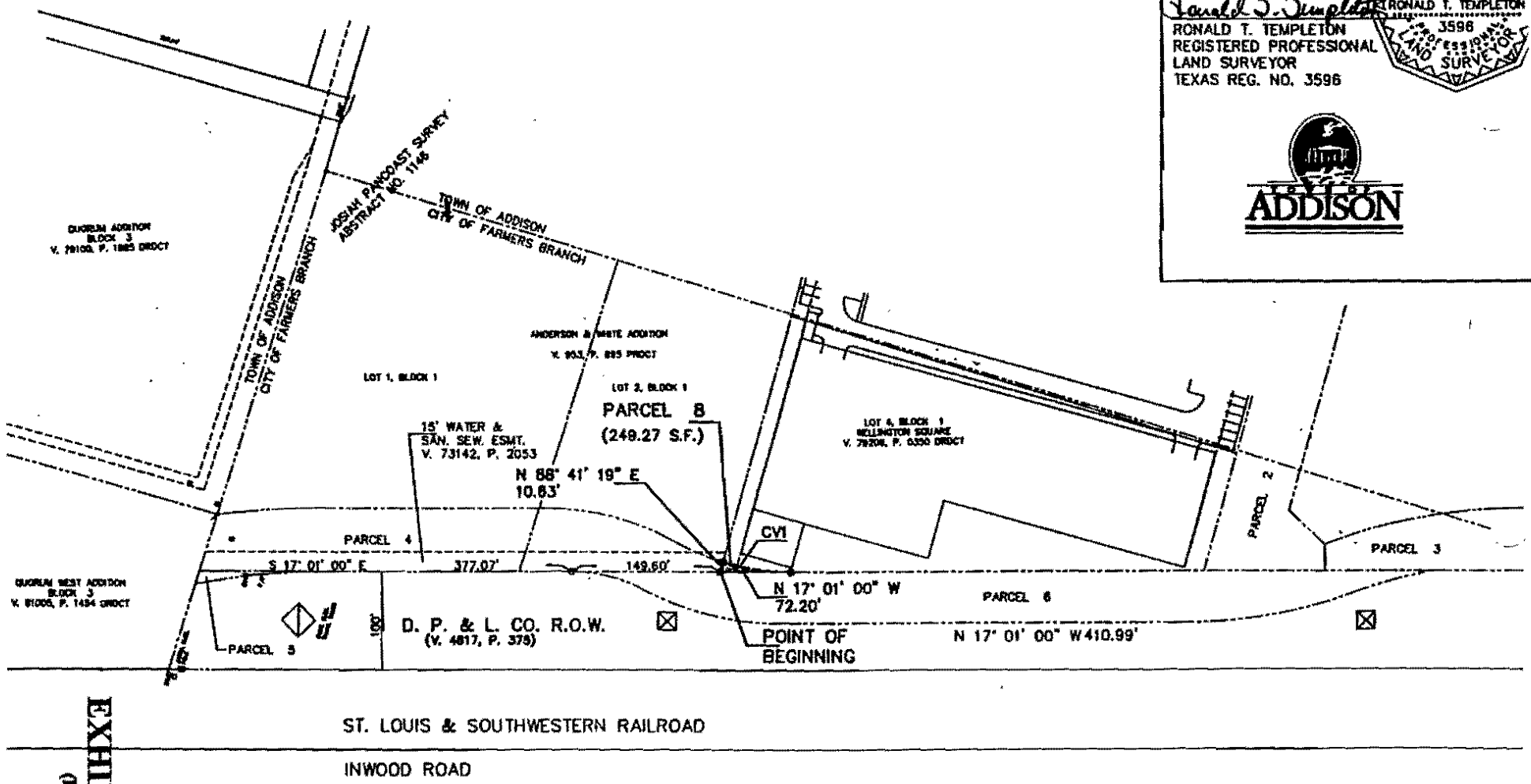


EXHIBIT B
(Page 2 of 2)

COUNTY : DALLAS
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
 PARCEL : 4

PARCEL 4

BEING A 0.6773 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF LOT 1 AND LOT 2, BLOCK 1 OF ANDERSON WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 953, PAGE 895, PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO CRESCENT REAL ESTATE EQUITIES LIMITED PARTNERSHIP ACCORDING TO THE DEED RECORDED IN VOLUME 97092, PAGE 02797, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LYING AT THE SOUTHWEST CORNER OF BLOCK 3, QUORUM ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79100, PAGE 1895, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 26 MINUTES 37 SECONDS, A RADIUS OF 758.0 FEET, A CHORD BEARING OF SOUTH 20 DEGREES 44 MINUTES 53 SECONDS EAST AND A CHORD LENGTH OF 98.41 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 98.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 237.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 18 MINUTES 29 SECONDS, A RADIUS OF 260.0 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 131.55 FEET;

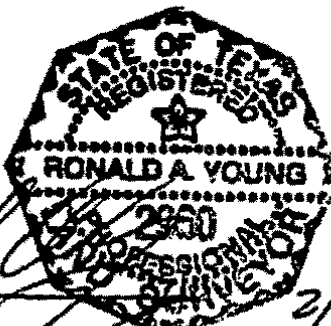
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 133.0 FEET TO A POINT FOR CORNER, SAID POINT BEING A POINT OF REVERSE CURVE AND LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 31 MINUTES 06 SECONDS, A RADIUS OF 240.0 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 01 MINUTES 22 SECONDS WEST AND A CHORD LENGTH OF 52.33 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 52.44 FEET TO A POINT FOR CORNER LYING IN THE NORTH LINE OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 1 OF WELLINGTON SQUARE, SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 10.63 FEET TO A POINT FOR CORNER LYING IN THE NORTHEAST LINE OF A 100 FOOT D. P. & L. CO. RIGHT-OF-WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED 100 FOOT D. P. & L. CO. RIGHT-OF-WAY, NORTH 17 DEGREES 01 MINUTES 34 SECONDS A DISTANCE OF 526.59 FEET (ALSO CALLED NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 526.67 FEET) TO A 1/2" IRON ROD LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

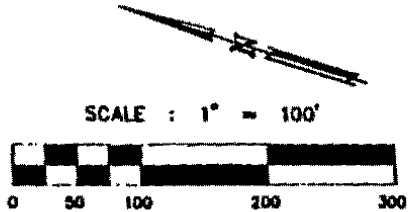
THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3, QUORUM WEST ADDITION SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST) A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 29,501.15 SQUARE FEET OR 0.6773 ACRES OF LAND.


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

2/10/99

Crescent

CURVE TABLE					
CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	07° 28' 37"	758.0'	98.48'	S 20° 44' 53" E	98.41'
2	29° 18' 29"	260.0'	133.0'	S 02° 22' 19" E	131.55'
3	12° 31' 06"	240.0'	52.44'	S 04° 01' 22" W	52.33'



COUNTY : DALLAS
 ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
 PARCEL : 4

Ronald A. Young
 RONALD A. YOUNG
 REGISTERED PROFESSIONAL SURVEYOR
 TEXAS REG. NO. 2960
 2/10/99



ADDISON

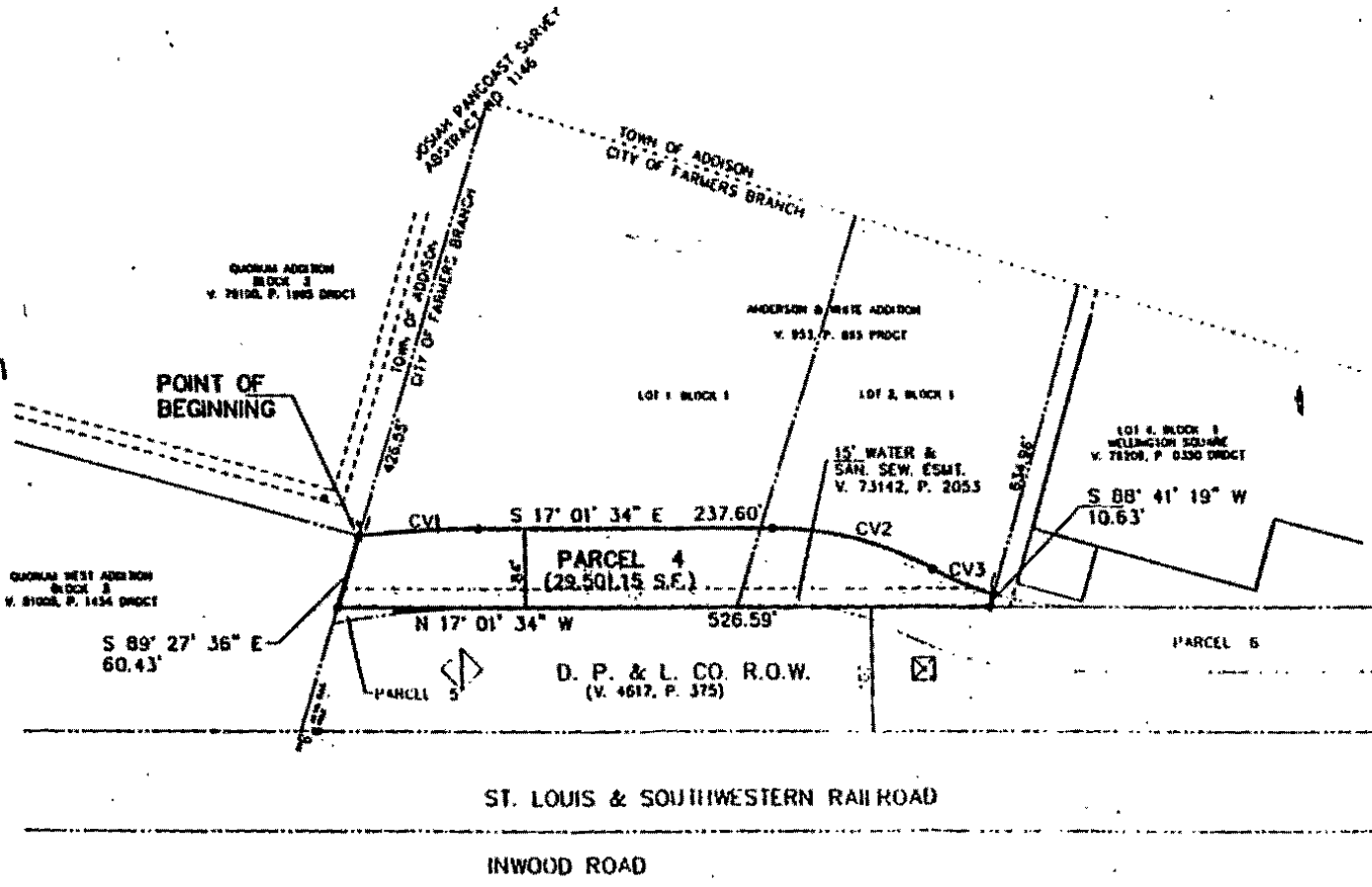


EXHIBIT C
to Agreement
between City of Farmers Branch
and Town of Addison

EXHIBIT "C"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

TRACT 1

BEING A 0.9845 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD LYING AT THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 60.43 FEET TO A POINT FOR A CORNER, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF A 100-FOOT D.P.&L. CO. RIGHT OF WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 377.07 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTHEAST LINE OF THE SAID 100 FOOT D.P. & L. CO. RIGHT-OF-WAY SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST) A DISTANCE OF 640.54 FEET TO A POINT FOR A CORNER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER;

THENCE SOUTH 00 DEGREES 08 MINUTES 56 SECONDS WEST A DISTANCE OF 67.03 FEET TO A POINT FOR A CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE A PERPENDICULAR DISTANCE OF 67.0 FEET FROM THE SOUTH LINE OF LOT 4, BLOCK 1 OF SAID WELLINGTON SQUARE SOUTH 88 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 102.83 FEET TO A POINT FOR A CORNER, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF SAID 100-FOOT D.P.&L. CO. RIGHT OF WAY;

THENCE ALONG THE NORTHEAST LINE OF THE SAID 100 FOOT D.P. & L. CO. RIGHT-OF-WAY SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST) A DISTANCE OF 162.70 FEET TO A POINT FOR A CORNER, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 37 MINUTES 23 SECONDS, A RADIUS OF 494.0 FEET, A CHORD BEARING OF NORTH 32 DEGREES 09 MINUTES 13 SECONDS WEST AND A CHORD LENGTH OF 82.87 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 82.97 FEET TO A POINT FOR REVERSE CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 56 MINUTES 54 SECONDS, A RADIUS OF 506.0 FEET, A CHORD BEARING OF NORTH 26 DEGREES 59 MINUTES 27 SECONDS WEST AND A CHORD LENGTH OF 175.28 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 176.17 FEET TO A POINT FOR CORNER;

THENCE NORTH 17 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 410.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 54 MINUTES 28 SECONDS, A RADIUS OF 292.0 FEET, A CHORD BEARING OF NORTH 03 DEGREES 03 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 140.83 FEET;

EXHIBIT "C"

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 142.23 FEET TO A POINT OF REVERSE CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 11 SECONDS, A RADIUS OF 155.13 FEET, A CHORD BEARING OF NORTH 03 DEGREES 03 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 74.76 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 75.50 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 42,885.59 SQUARE FEET OR 0.9845 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 2

BEING A 0.0130 ACRE TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD LYING AT THE SOUTHEAST CORNER OF BLOCK 3, QUORUM WEST ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81005, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS;

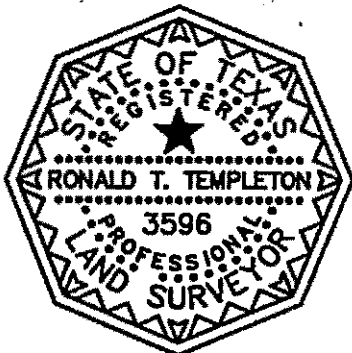
THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING IN THE NORTHEAST LINE OF A 100-FOOT D.P.&L. CO. RIGHT OF WAY ACCORDING TO THE DEED RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF THE SAID 100-FOOT D.P.&L. CO. RIGHT OF WAY SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST (ALSO CALLED SOUTH 17 DEGREES 01 MINUTES 00 SECONDS EAST) A DISTANCE OF 130.77 FEET TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 12 MINUTES 50 SECONDS, A RADIUS OF 694.0 FEET, A CHORD BEARING OF NORTH 22 DEGREES 37 MINUTES 25 SECONDS WEST AND A CHORD LENGTH OF 135.61 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 135.83 FEET TO A POINT FOR CORNER LYING IN THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION AS PREVIOUSLY DESCRIBED;

THENCE ALONG THE SOUTH LINE OF BLOCK 3, QUORUM WEST ADDITION, SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST (ALSO CALLED SOUTH 89 DEGREES 27 MINUTES 36 SECONDS EAST) A DISTANCE OF 13.90 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 566.03 SQUARE FEET OR 0.0130 ACRES OF LAND.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 4, BLOCK 1, WELLINGTON SQUARE AS RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS.



11-2-99

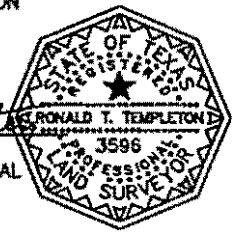
Ronald T. Templeton

RONALD T. TEMPLETON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 3596

COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION

11-2-99

Ronald T. Templeton
RONALD T. TEMPLETON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REG. NO. 3596



CURVE TABLE

CV NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	09° 37' 23"	494.0'	82.97'	N 32° 08' 13" W	82.87'
2	19° 56' 54"	506.0'	176.17'	N 26° 59' 27" W	175.28'
3	27° 54' 28"	292.0'	142.23'	N 03° 03' 46" W	140.83'
4	27° 53' 11"	155.13'	75.50'	N 03° 03' 07" W	74.76'
5	11° 12' 50"	894.0'	135.83'	N 22° 37' 25" W	135.81'

SCALE : 1" = 100'

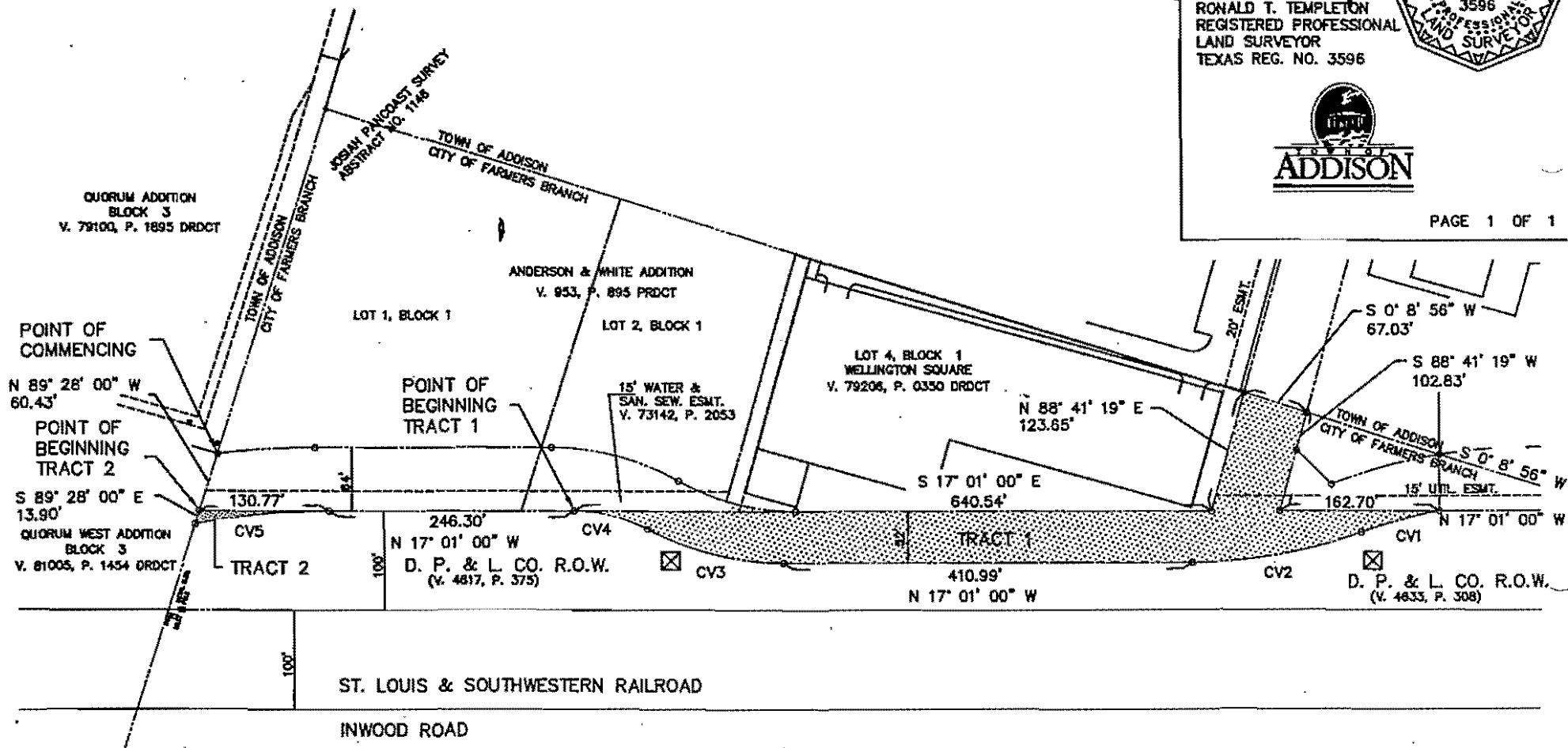


EXHIBIT "D"

After Recording Return To:

STATE OF TEXAS §

 §
COUNTY OF DALLAS §

SPECIAL WARRANTY DEED

DATE: _____

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

GRANTEE: City of Farmers Branch, Texas

(Dallas County, Texas)

CONSIDERATION:

Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

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

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

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.

The Property hereby conveyed may be used only as a public right-of-way for the passage and free flow of vehicular and pedestrian traffic, including (without limitation) streets, roads, sidewalks, utilities, drainage, and other customary uses of public right-of-way. Once the public right-of-way improvements are constructed by Grantor pursuant to the temporary construction easement described above, Grantee agrees to maintain the improvements in good repair and order and to make no material change to the improvements, without the prior consent of Grantor, which consent shall not be unreasonably withheld, conditioned or delayed. The foregoing restrictions and obligations run with the Property and are binding upon Grantee, its successors and assigns forever.

EXECUTED effective as of the day first written above.

TOWN OF ADDISON, TEXAS

By: _____
Print Name: _____
Print Title: _____

CITY OF FARMERS BRANCH, TEXAS

By: _____
Print Name: _____
Print Title: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this _____ day of _____,
_____ by _____, the _____ of the Town of Addison,
Texas, on behalf of such entity.

My Commission Expires:

Notary Public, State of Texas
Print name: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, this instrument was acknowledged on this _____ day of _____,
_____ by _____, the _____ of the City of Farmers
Branch, Texas, on behalf of such entity.

My Commission Expires:

Notary Public, State of Texas
Print name: _____



LETTER OF TRANSMITTAL

Public Works / Engineering
 16801 Westgrove • P.O. Box 144 **9010**
 Addison, Texas 75001 - **9010**
 Telephone: (214) 450-2871 • Fax: (214) 931-6643

DATE	3-16-00	JOB NO.
ATTENTION		
RE:	Addison - Farmers Branch	
	Interlocal Agreement	
	Inwood / S. Quorum	
	Access - Phase I -	
	Landmark Extension	

TO Jerry Murawski
City Engineer
Farmers Branch

GENTLEMAN:

WE ARE SENDING YOU

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

COPIES	DATE	NO.	DESCRIPTION
4			Originals for Signature

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 Jerry - Please return 3 signed copies
to me. Our engineer is working on your
last set of comments on the plans. Please
return to address shown above or on my card

COPY TO _____ Thanks,
Jim Lurie

SIGNED: _____

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



Rec'd 3-13-00

March 8, 2000

Mr. Jim Pierce, P.E.
Town of Addison
P.O. Box 144
Addison, Texas 75001

RE: Inwood/South Quorum Access
Phase I – Landmark Extension

Dear Mr. Pierce:

We have reviewed referenced plans and have the following comments:

1. **SHEET 12**
Label the short heavy dashed line in the profile. Is this the future T/C?
2. **SHEET 12**
There appears to be a low spot behind the curb at the northeast corner of Landmark Blvd. and Ewing Dr.
3. **SHEET 12**
Label manhole no. 2 on plan.
4. **SHEET 13**
Label manhole no. 1 on plan.
5. **SHEET 15**
Drainage area 31 is not shown in the runoff computations.
6. **SHEET 17**
Label top line shown in inlet 10 & 11 profile. Is this ground line?

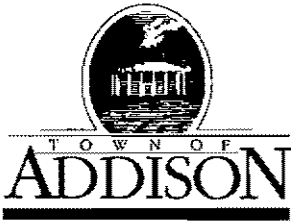
Please address the above comments.

Sincerely,

Jerome V. Murawski, Jr., P.E.
City Engineer

GMO/rme

G:/JVM/letters/City of Addison



LETTER OF TRANSMITTAL

Public Works / Engineering

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

DATE 3-6-00	JOB NO.
ATTENTION	
RE: Inwood / S. Quorum	
Farmers Branch Agreement	

TO **John Hill**
Cowles & Thompson

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			Farmers Branch Agreement sent to Ron Whitehead for signature

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 added the site plan and put in the proper Exhibit C.**

COPY TO _____

SIGNED: **Jim**

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

COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



JOHN M. HILL
214.672.2170
JHILL@COWLESTHOMPSON.COM

March 3, 2000

VIA HAND DELIVERY

Jim Pierce
Assistant City Engineer
Town of Addison
16801 Westgrove Drive
Addison, Texas 75248

Re: Agreement with Farmers Branch

Dear Jim:

Enclosed please find four (4) copies of the Agreement between the Town and the City of Farmers Branch regarding the South Quorum Project. The following are the Exhibits to the Agreement:

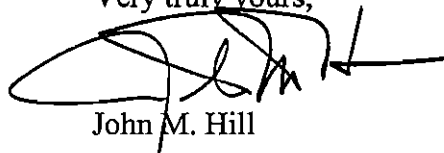
- Exhibit A – Site Plan
- Exhibit B – Description of land to which Addison is acquiring fee title (Crescent; Prudential)
- Exhibit C – Description of land to which Addison is acquiring an easement (Ewing; TXU)
- Exhibit D – Form of conveyance instrument

Exhibits B, C and D are attached to the copies of the Agreement. Please review Exhibits B and C to confirm that those are the proper descriptions of the land which the City is acquiring. Exhibit A will need to be attached to the Agreement.

As we discussed, you will have these documents delivered to Ron Whitehead for his signature, and then deliver them to the City of Farmers Branch for signing.

Please give me a call if you have any questions.

Very truly yours,

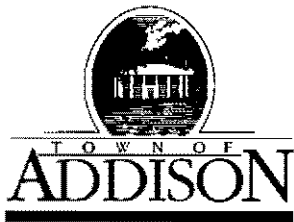


John M. Hill

JMH:ct

Enclosures

cc: Ken Dippel



LETTER OF TRANSMITTAL

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

DATE	2-16-00	JOB NO.
ATTENTION		
RE:	Inwood / S. Quorum Access Phase I: Landmark Extension	

TO Jerry Murawski, P.E.
City Engineer
Farmers Branch

- 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			Plans & Specs

- 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
 - For review and comment
 - _____
 - FOR BIDS DUE _____ 19_____
 - PRINTS RETURNED AFTER LOAN TO US

REMARKS Jerry: Please review and let me know
if you have any comments. This project is on a fast
track for us - Bidding documents must be complete by
Feb. 24th - so a quick response will be most
appreciated. Thanks -

COPY TO _____

SIGNED: Jan Peirce

If enclosures are not as noted, please notify us at once. 972-450-2879

CONSENT AGENDA

- #2a - Approval of the Minutes for the January 25, 2000, Council Meeting.
-
- #2b - Award of purchase in the amount of \$25,474 to BFI for the rental of restroom trailers with attendants, portable toilets and cardboard trash receptacles for all events and in the amount of \$2,650 to Waste Management for roll-off trash containers for all events.
-
- #2c - Approval of a final payment in the amount of \$68,565.51 to Sprinkle 'N Sprout Irrigation/Landscape, Inc. for completion of the Les Lacs Linear Park Phase III improvements.
-
- #2d - Consideration of a Resolution authorizing the City Manager to enter into interlocal agreement with the City of Farmers Branch for the Inwood/South Quorum Connector project.
-
- #2e - Consideration of a Resolution authorizing the transfer of \$40,000 in DART LAP/CMS funds from the Addison Road/Excel Parkway Intersection Project to the Westgrove/Sojourn Intersection Improvements Project.
-
- #2f - Consideration of a Resolution authorizing the City Manager to enter into an easement and right-of-way agreement required for the completion of Keller Springs Road/Quorum Drive intersection improvements.
-
- #2g - Consideration of a Resolution suspending the effective date of TXU Electric's proposed tariff revisions to permit the steering committee of cities served by TXU Electric time to study and make recommendations regarding the proposed changes.
-

Inwood / S. Quorum


2-1-00

Meet w John Hill, Jerry M., Mike & Jeff

Feb 7th or Feb 21st on Farmers Branch
Agenda.

Jerry will rework agreement and take out
the disclaimer. He will e-mail to John Hill
We will keep the item on the agenda.

COWLES & THOMPSON
A Professional Corporation
ATTORNEYS AND COUNSELORS

Jim -
FYI
John 

ROBERT G. BUCHANAN, JR.
214.672.2139
RBUCHANAN@COWLESTHOMPSON.COM

November 22, 1999

Mr. John F. Boyle, Jr.
Boyle & Lowry, L.L.P.
4201 Wingren, Suite 108
Irving, Texas 75062

Re: Agreement between the Town of Addison, Texas and the City of
Farmers Branch, Texas

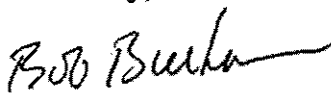
Dear Mr. Boyle:

Mr. John Baumgartner, Director of Public Works for the Town of Addison, asked that I prepare a revised draft of the "interlocal agreement" based upon comments he received from Mr. Jerry Murawski. Enclosed please find a revised draft of the agreement redlined to show the changes made. Also attached are the proposed Exhibits A through D.

By way of background, the conveyance of fee simple to part of the property and an easement in the other, is based upon the conditions set by the owners of the properties. The property described in Exhibit B is owned for the most part by Crescent Real Estate Equities, Ltd. A small portion is owned by the Prudential Insurance Company of America. Both owners have insisted upon conveying fee simple title. The property described in Exhibit C is owned for the most part by TXU Electric and a smaller portion by the Ewing family. Both are only willing to grant easements in the property. Although the agreement was originally titled "interlocal agreement" and reference in the recitals was made to Chapter 791 of the Texas Government Code, upon further review it does not appear that the subject matter of this agreement qualifies the agreement as a "interlocal agreement" as defined in the statute. With the exception of the initial construction of the street improvements, neither city is contracting with the other to perform any ongoing governmental services. Therefore, the references to "interlocal" and Chapter 791 have been deleted.

Please call me with any questions. I look forward to receiving your comments to the revised agreement.

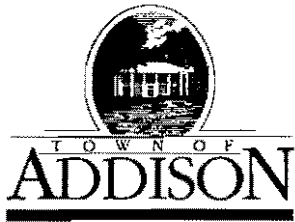
Sincerely,


Robert G. Buchanan, Jr.

RGB:wn

Enclosure

cc: Mr. John Baumgartner w/enclosure ✓



LETTER OF TRANSMITTAL

Public Works / Engineering

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

DATE	11-5-99	JOB NO.
ATTENTION		
RE:	Inwood / S. Quorum Project	
	Farmers Branch	
	Interlocal Agreement	

TO Bob Buchanan
Cowles & Thompson

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			Exhibit A - Site Plan
1			Exhibit B - with legal description
1			Exhibit C - " " "
1			Parcel 2A - " " "

THESE ARE TRANSMITTED as checked below:

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

REMARKS

Please call me @ 972-450-2879
if you have any questions or comments.
at this point, I only have one original
of each.

COPY TO

John Baumgartner

SIGNED:

Jim Peice

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

PARSONS

Barton-Aschman Associates, Inc. • A Unit of Parsons Transportation Group, Inc.
2630 West Freeway • Suite 132 • Fort Worth • Texas • 76102 USA • (817) 877-5803 • (817) 877-3214 fax

November 3, 1999

Mr. James C. Pierce, Jr., P.E.
Town of Addison
16801 Westgrove Road
Addison, Texas 75001

Subject: *Quorum / Inwood Connector
Interlocal Agreement*

Dear Jim,

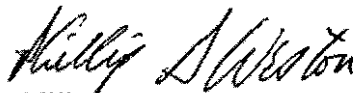
Enclosed the signed plats and legal descriptions for the portion of the Quorum / Inwood project right of way in Farmers Branch. These were prepared in accordance with your request of October 6. Included are the following.

- Exhibit A - Site Plan
- Exhibit B, with legal description
- Exhibit C, with legal description
- Parcel 2A, with legal description

If you have questions, please give me a call, so we can discuss them.

Very truly yours,

PARSONS TRANSPORTATION GROUP, INC.



Phillip G. Weston, P.E.
Project Manager

Enclosures

s:\projects\city addison\643314\add_1103.doc



copy Jim Pierce

BOYLE & LOWRY, L.L.P.

Attorneys and Counselors
4201 Wingren, Suite 108
Irving, Texas 75062
(972)650-7100
Fax (972)650-7105

MEMO

DATE: October 20, 1999

TO: Jerry Murawski, City Engineer
John F. Burke, Assistant City Manager
Linda Groomer, Assistant City Manager
Mark Pavageaux, Director of Public Works

FROM: John F. Boyle, Jr., City Attorney

RE: Town of Addison Agreement

Pursuant to your request, I have reviewed the proposed Interlocal Agreement with Addison relative to Landmark Boulevard. My comments are as follows:

The document seems unduly complicated, at least at first review.

Instead of conveying land described in Exhibit "B" to Farmers Branch reserving an easement to Addison and imposing restrictive covenants and conveyance of land described in Exhibit "C" "jointly" to both cities, why not just convey all property in Farmers Branch to Farmers Branch with a street easement with a reverter clause and/or giving Addison the ability to compel Farmers Branch to use, keep open and maintain the property as street right-of-way by way of a mandamus?

Addison could then be given the right to construct the street within Farmers Branch in the same manner any developer or contractor is given such permission.

The proposed exhibits need to be reviewed. I suggest a Special Warranty Deed be executed by Addison.

The "in perpetuity" agreement is not consistent with Chapter 791, *Texas Government Code* (provides for annual review). Let's discuss after you have reviewed this memo.

cc: Richard Escalante



FAX TRANSMITTAL
ENGINEERING DEPARTMENT
PO BOX 819010
13000 WILLIAM DODSON PKWY.
FARMERS BRANCH, TX 75381
(972) 919-2591 ofc. (972) 919-2585 fax

DATE: 11-1-99

TO: John Baumgartner

FAX NO.: 972 450-2837

No. of Pgs. 2 (includes cover)

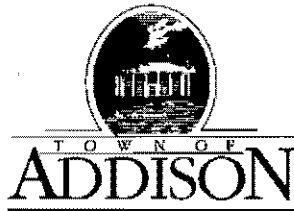
FROM: Jerry Murawski Phone No: 972 919-2588

SUBJECT: _____

JM

COMMENTS:

PLEASE CALL OUR OFFICE IF YOU DID NOT RECEIVE ALL TRANSMITTED PAGES.



LETTER OF TRANSMITTAL

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

DATE	10-6-99	JOB NO.
ATTENTION		
RE:	Inwood / S. Duorum	
	F.B. Interlocal Agreement	

TO Phil Weston
Parsons Transportation

- 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			Plan showing Metes & Bounds of Plat for short piece of Ewing Property in F.B.
1			Site Plan, Exhibit A
1			Exhibit B
1			Exhibit C

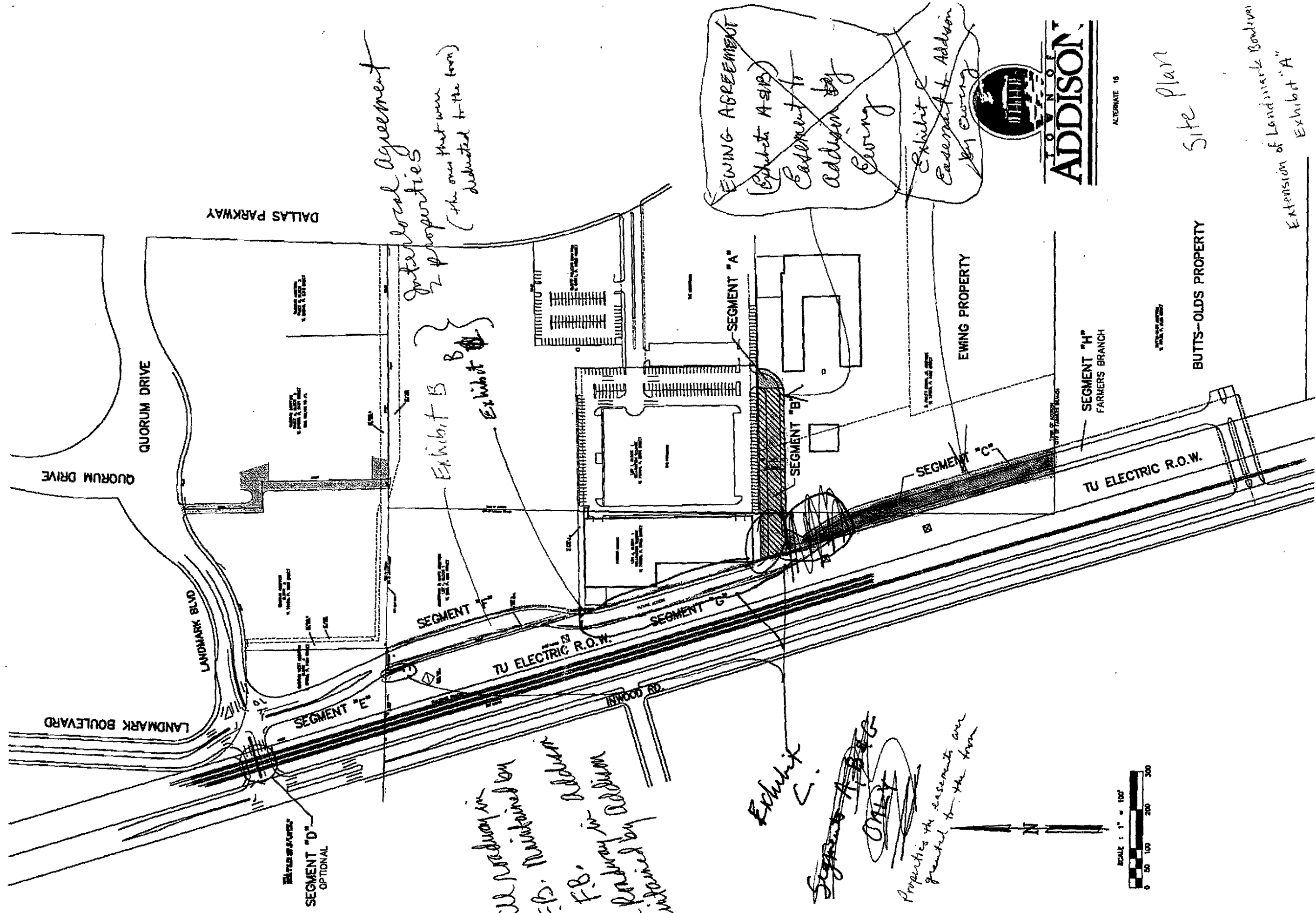
- THESE ARE TRANSMITTED as checked below:**
- For approval
 - For your use
 - As requested
 - For review and comment
 - FOR BIDS DUE _____ 19____
 - Approved as submitted
 - Approved as noted
 - Returned for corrections
 - _____
 - Resubmit _____ copies for approval
 - Submit _____ copies for distribution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

REMARKS Please call if you have any questions
Need as soon as possible

COPY TO _____

SIGNED: Jim Peur

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



*Interlocal Agreement
 2 properties
 (the ones that were
 dedicated to the town)*

*EWING AGREEMENT
 (Exhibit A-B-C)
 Easement to
 Addison by
 Ewing
 Exhibit C
 Easement to Addison
 by Ewing*

*Exhibit B
 Exhibit C*

*All roadway in
 F.B. maintained by
 F.B.
 All roadway in
 Addison
 maintained by Addison*

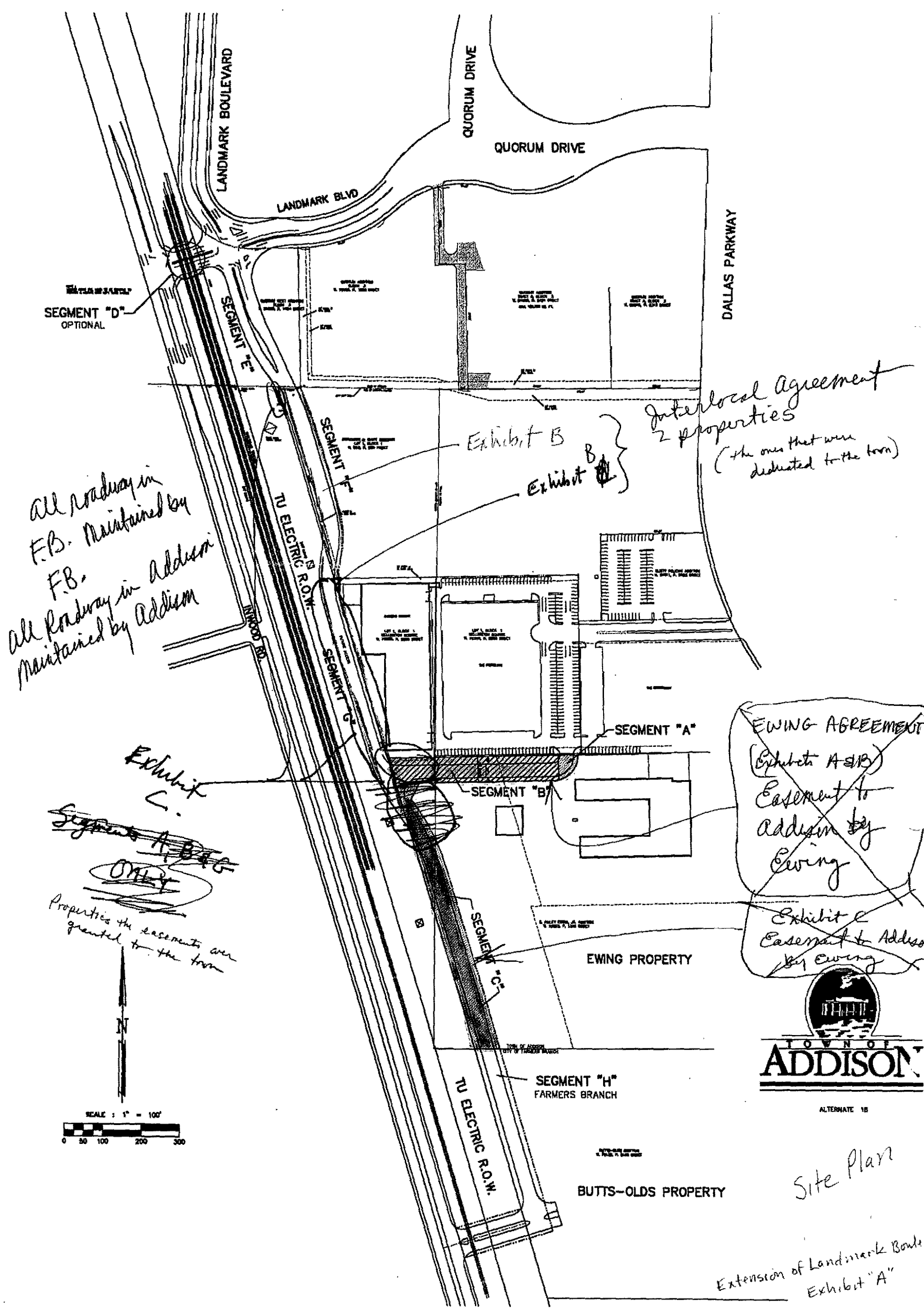
*Exhibit C
 Segments A, B, C
 Properties the easements are
 granted to the town*



ALTERNATE 15

Site Plan

*Extension of Landmark Boulevard
 Exhibit "A"*



SEGMENT "D" OPTIONAL

All roadway in F.B. Maintained by F.B.
 All Roadway in Addison Maintained by Addison

Interlocal Agreement
 2 properties
 (the ones that were dedicated to the town)

~~EWING AGREEMENT
 (Exhibits A & B)
 Easement to Addison by Ewing~~

~~Exhibit E
 Easement to Addison by Ewing~~



ALTERNATE 1B

Site Plan

Extension of Landmark Blvd
 Exhibit "A"





LETTER OF TRANSMITTAL

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

DATE	10-3-99	JOB NO.
ATTENTION		
RE:	Inwood / S. Quorum Project	

TO Jerry Murawski
City Engineer
Farmers Branch

- 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			Roadway Schematic

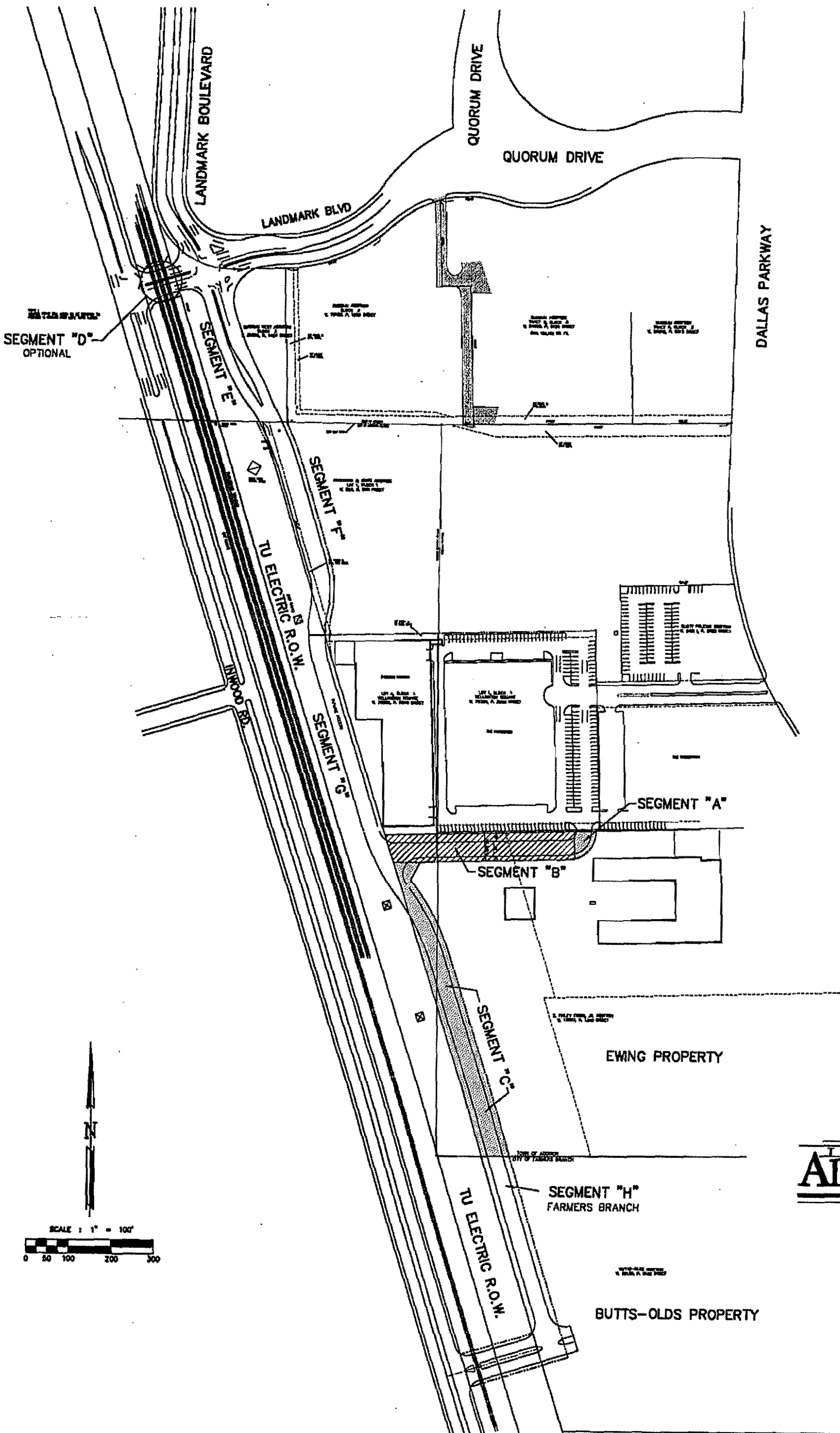
- THESE ARE TRANSMITTED as checked below:**
- For approval
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 - As requested
 - For review and comment
 - FOR BIDS DUE _____ 19____
 - Approved as submitted
 - Approved as noted
 - Returned for corrections
 - _____
 - Resubmit _____ copies for approval
 - Submit _____ copies for distribution
 - Return _____ corrected prints
 - PRINTS RETURNED AFTER LOAN TO US

REMARKS Addison / Farmers Branch Boundary
Hi Lighted
John asked me to send you this...

COPY TO _____

SIGNED: Jim Reese

If enclosures are not as noted, please notify us at once. 972-450-2879



ALTERNATE 18

Jim Pierce

From: John Baumgartner
Sent: Thursday, September 30, 1999 2:05 PM
To: Jim Pierce
Subject: Landmark Boulevard Interlocal Agreement

Jim,

Please review this document. If you have any comments, please let me know. Pay particular attention to the required exhibits. Make sure that you know what they are. You will be responsible for getting them to Bob Buchanan.

My goal is to have this agreement ready for approval by Addison and Farmers Branch by November 1, 1999. Also, will you have a roadway schematic delivered to Jerry Murawski by October 4, 1999.

Thank you for your help.

John



Interlocal2_.doc

*Contact TU
get agreement
Conroy Esent
we pay for tower relocation*

*Call -
They use own form?
Sub to review & approval of plans
we need est cost
Under Cost March 1*