

72000 INWOOD / S. QUORUM - WELLINGTON
SQUARE PROPERTY ACQUISITION

Oxford®

NO. 753 1/3

ESSELTE

10%



win
COPY

KENNEDY-WILSON

PROPERTY SERVICES

May 23rd, 2000

Mr. Ron Whitehead
City Manager
Town of Addison, Texas
P. O. Box 9010
Addison, Texas 75001-9010

Re: Extension of Landmark Boulevard

Dear Mr. Whitehead:

This letter confirms the agreement of The Prudential Insurance Company of America, a New Jersey corporation ("Prudential"), the owner of the property located at 14655 Dallas Parkway, Dallas, Texas 75240 (the "Property"), to permit the Town of Addison (the "Town") to install four (4) stop signs, with associated stop bars on the pavement, and to adjust and add "islands" (together, "improvements") on the Property in the locations shown on Exhibit A attached hereto.

Prudential's agreement set forth above is subject to the Town's agreement to indemnify, defend and hold harmless Prudential, its agents, representatives, employees, successor and assigns from and against any and all liability, demands, damages, losses, and costs (including reasonable attorneys' fees) arising during the period of the installation of the improvements in whole or in part from the Town's installation of such improvements.

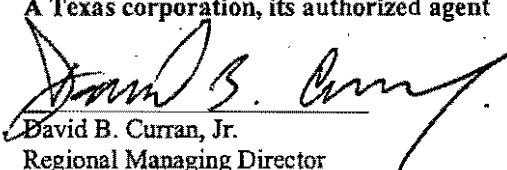
Prudential further agrees, at its sole cost and expense, to maintain the stop signs and stop bars after the stop signs and stop bars have been installed; provided that neither the Town nor Prudential shall be required to replace such signs and bars in the event replacement becomes necessary.

If the foregoing accurately reflects the agreements of Prudential and the Town in connection with the matters described above, please evidence the Town's agreement to the terms of this letter, including without limitation, the Town's indemnity obligation set forth herein, by executing this letter in the space set forth below, and returning this letter to the undersigned.

Sincerely,

**The Prudential Insurance Company of America,
A New Jersey corporation**

**By: Kennedy-Wilson Properties of Texas, Ltd., Inc.
A Texas corporation, its authorized agent**

By: 
David B. Curran, Jr.
Regional Managing Director
Property Services Group

**Agreed and accepted:
Town of Addison, Texas**

By: 
Ron Whitehead
City Manager

Date: 5-26-00

**VIA TELECOPY AND
CERTIFIED MAIL, RETURN
RECEIPT REQUESTED**

May 12th, 2000

Mr. James C. Pierce, Jr., P.E.
Assistant City Engineer
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001-9010

Reid 5-15-00
JCR

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

Dear Mr. Pierce:

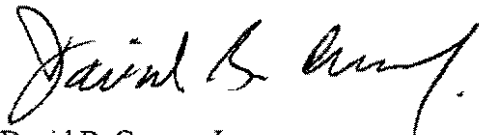
This letter is written on behalf of The Prudential Insurance Company of America ("Prudential") in response to your letters to me dated March 7, 2000 and April 26, 2000 regarding Prudential's approval of plans for the above-referenced project.

Please be advised that Prudential hereby approves the location of the intersection of the roadway and Prudential's property as reflected on the plans transmitted with your March 7, 2000 letter to me. However, Prudential has not engaged an engineer or any other party to review the plans and therefore, Prudential makes no other approval with respect to the plans, except as set forth above.

If you have any questions regarding this letter, please call me.

Sincerely,

Kennedy-Wilson Properties of Texas, Ltd., Inc.
as Agent for
The Prudential Insurance Company of America



David B. Curran, Jr.
Regional Managing Director
Property Services Group

DC/zym



KENNEDY-WILSON

9400 N. Central Expwy., 5th Floor
Dallas, TX 75231

Fold at line over top of envelope to
the right of the return address

CERTIFIED

RETURN RECEIPT
REQUESTED
P 071 170 859

MAIL



U.S. POSTAGE

02.98

H METER 554113

Mr. James C. Pierce, Jr., P.E.
Assistant City Manager
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001-9010

75001-9190 60



KENNEDY-WILSON

PROPERTY SERVICES

**VIA TELECOPY AND
CERTIFIED MAIL RETURN
RECEIPT REQUESTED**

May 12th, 2000

Mr. James C. Pierce, Jr., P.E.
Assistant City Engineer
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001-9010

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

Dear Mr. Pierce:

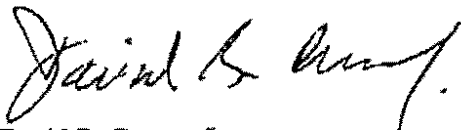
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If you have any questions regarding this letter, please call me.

Sincerely,

Kennedy-Wilson Properties of Texas, Ltd., Inc.
as Agent for
The Prudential Insurance Company of America



David B. Curran, Jr.
Regional Managing Director
Property Services Group

DC/zym



KENNEDY-WILSON

PROPERTY SERVICES

9400 North Central Expressway
5th Floor
Dallas, TX 75231
Office (214) 871-6677
Fax (214) 871-4844
www.kennedywilson.com

facsimile

To: James C. Pierce

From: Dave Curran

Co.: Town of Addison

Phone: (214) 871-6607

Fax: (972) 450-2834

Phone:

Date: May 12, 2000

Pages: 02

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

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:**

Please see attached document concerning the above matter.

PS Form 3800, July 1983 (Rev. 7-94)

SENDER Complete items 1, 2, 3 and 4.
Put your address in the RETURN TO space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) or service(s) requested.

1 Show to whom, date and address of delivery
 Restricted Delivery

Article Addressed to
 David S. Curran, Jr.
 9400 N. Central Expwy 5th Fl
 Dallas TX 75231

2 Service of Service(s)
 Registered Insured
 Certified COD Express Mail

Article Number
 Z474 220 300

Always obtain signature of addressee or agent and
GATE DELIVERED

5 Signature - Addressee
 XS

6 Signature - Agent
 X *William Dwyer*

7 Date of Delivery
 4-27

8 Addressee's Address (ONLY if requested and fee paid)

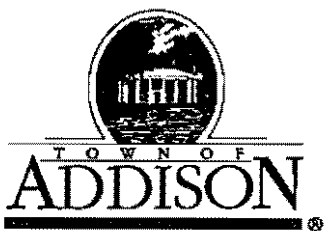
DOMESTIC RETURN RECEIPT

Z 474 220 300 Jim Pierce

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Sent to	David Curran
Street & Number	9400 N. Central Expwy 5th Fl
Post Office, State, & ZIP Code	Dallas TX 75231
Postage	\$ 33
Certified Fee	1.40
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	61.25
TOTAL Postage & Fees	\$ 62.98
Postmark or Date	APR 27 1994

PS Form 3800, April 1995



PUBLIC WORKS DEPARTMENT

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

April 26, 2000

Certified Mail

Mr. David B. Curran, Jr.
Regional Managing Director
Kennedy-Wilson Property Services
9400 N. Central Expressway, 5th Floor
Dallas, TX 75231

Re: Inwood/ S.Quorum Access - Phase 1, Landmark Extension

Dear Mr. Curran:


This is a follow up to my letter of March 7, 2000, which transmitted a set of final plans to you for the above referenced project, and requested your written approval of the plans.

Since we have not had a response from you, we assume that you take no exception to the Town of Addison constructing the roadway in the location and in the manner shown on the drawings.

If this is incorrect, please notify me immediately as we intend to begin construction on May 8, 2000.

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., Director of Public Works

Jim Pierce

From: HILL, JOHN [jhill@cowlesthompson.com]
Sent: Monday, March 13, 2000 12:24 PM
To: 'colemans@tklaw.com'
Cc: 'jpierce@ci.addison.tx.us'; DIPPEL, KEN
Subject: Addison/Prudential Agreement



AddisonPrudentialDedi
cationLandm...



Addison -
Memorandum of Agreeom...

Susan--attached is a proposed Memorandum of Agreement and a copy of the Agreement. I have changed the description of the land from a .0059 acre tract to a .0057 acre tract.

Thanks for your assistance. Please call with any questions.

John Hill
214-672-2170

<<AddisonPrudentialDedicationLandmark Blvd..DOC>> <<Addison -
Memorandum
of Agreement (Prudential - Quorum).DOC>>

COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



JOHN M. HILL
214.672.2170
JHILL@COWLESTHOMPSON.COM

February 28, 2000

Ms. Susan Coleman
Thompson & Knight
801 Cherry St., Ste. 1600
Ft. Worth, Texas 76102

Re: Agreement to Convey .0059 Acre Tract

Dear Susan:


In connection with the conveyance of a .0059 acre tract of land from Prudential Insurance Company to the Town of Addison, please find the following documents:

1. Agreement (2 copies);
2. Temporary Construction Easement (Exhibit A describing the Prudential property needs to be attached); and
3. Draft of Letter Agreement (to go on Kennedy Wilson letterhead).

Please have each of the documents signed by the appropriate Prudential representative and return the originals to me. This matter will be on the Town Council's Agenda for March 14, and I hope that we can close soon after that.

Thank you for your help and cooperation. Please give me a call if you have any questions or comments.

Very truly yours,



John M. Hill

JMH:ct

Enclosures

cc: Mr. Jim Pierce ✓
Mr. Ken Dippel

*ON Agenda for
March 14, 2000
meeting*

STATE OF TEXAS
COUNTY OF DALLAS

§
§
§

AGREEMENT

THIS AGREEMENT is entered into this _____ day of _____, 2000 (the "Effective Date") by and between the Town of Addison, Texas (the "Town") and The Prudential Insurance Company of America, a New Jersey corporation ("Prudential").

RECITALS:

1. As set forth in the Town's Thoroughfare Plan, the Town anticipates and is in the process of acquiring right-of-way for the purpose of extending Landmark Boulevard in a southerly direction to serve the building located at 14651 Dallas Parkway, Dallas, Texas 75240, known as The Princeton and the building located at _____, Dallas, Texas 75240, known as The Wellington. A copy of the Town's site plan for the extension of Landmark Boulevard is attached hereto as Exhibit "A".

2. Prudential owns a .0059 acre tract of land (the "Right-of-Way") located in the City of Farmers Branch, Texas and which is more particularly described in Exhibit "B" attached hereto.

3. Prudential desires to dedicate the Right-of-Way to facilitate the extension by the Town of Landmark Boulevard in accordance with the Thoroughfare Plan.

NOW, THEREFORE, for and in consideration of the mutual covenants and obligations set forth herein, the benefits flowing to each of the parties hereto, and other good and valuable consideration, the Town and Prudential do hereby contract and agree as follows:

Section 1. Incorporation of Recitals. The above and foregoing recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Dedication of Land. Subject to the terms and conditions hereof, Prudential agrees to dedicate to the Town the Right-of-Way. The conveyance of the Right-of-Way shall be by special warranty deed. Prudential shall convey indefeasible fee simple title to the Right-of-Way, subject only to recorded and validly existing public utility easements and any other encumbrances affecting the Right-of-Way, as the same appear of record, but only to the extent they are still in effect (the "Permitted Encumbrances").

A. Title Commitment. At least fifteen (15) days prior to the Closing, the Town, at its expense, shall obtain a commitment for title insurance (the "Title Commitment") for the Right-of-Way issued by Hexter-Fair Title Company, 8333 Douglas Avenue, Suite 130, Dallas, Texas 75225 (the "Title Company"), along with copies of the instruments that create or evidence all title exceptions thereto and shall promptly deliver a copy of the Title Commitment and copies of all instruments creating or evidencing title exceptions to Prudential.

B. Survey. Should the Town desire to obtain a survey of the Right-of-Way, such survey shall be at the Town's sole expense. In the event the Town obtains a survey of the Right-of-Way, the Town shall promptly deliver a copy of the same to Prudential.

C. Title Policy. The Town, at its sole cost and expense, shall have the right to obtain a standard Texas owner's policy of title insurance (the "Title Policy") insuring title to the Right-of-Way. Prudential shall not be required to pay for any expenses in connection with the Title Policy or in issuing the Title Commitment.

Section 3. Road Construction. The Town will cause the street improvements in the Right-of-Way to be constructed in accordance with the specifications of the applicable municipal authorities, in order that such authorities will accept dedication of such improvements.

Section 4. Representations and Warranties of the Town. The Town represents and warrants to Prudential as follows:

A. Organization. The Town 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. The Town 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 the Town. The execution, delivery, and performance of this Agreement will not violate or be in conflict with any provision of the charter of the Town, or any provision of any agreement or instrument to which the Town is a party or by which the Town is bound, or any statute, law, rule, regulation, judgment, decree, order, writ, or injunction applicable to the Town.

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

D. Validity at Closing. The representations and warranties of the Town shall be true on the date of the Closing.

Section 5. Representations and Warranties of Prudential. Prudential represents and warrants to the Town the following:

A. Organization. Prudential is a corporation, duly organized and validly existing under the laws of the State of New Jersey.

B. Power and Authority. Prudential 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 will not violate or be in conflict with any provision of the organizational documents of Prudential, or any provision of any agreement or instrument to which Prudential is bound, or any statute, law, rule, regulation, judgment, decree, order, writ, or injunction applicable to Prudential.

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

D. Legal Actions. To Prudential's knowledge, no suit, action or other proceeding, including, without limitation, a condemnation or similar proceeding or assessment, is pending or threatened in any court or governmental agency against all or any part of the Right-of-Way (and if such a suit, action or other proceeding is pending or threatened in any court or governmental agency on the date of closing, the Town may, as the Town's sole option and as its sole and exclusive remedy, have the right to terminate this Agreement by written notice delivered to Prudential on or before the Closing Date).

E. Validity at Closing. The representations and warranties of Prudential shall be true on the date of the Closing.

Section 6. Conditions to the Town's Obligations at Closing. The obligations of the Town at the Closing are subject to the satisfaction of the following conditions:

A. All representations and warranties of Prudential in this Agreement shall be true in all material respects; and

B. Prudential shall have performed and satisfied all covenants and agreements required by this Agreement in all material respects.

Section 7. Conditions to Prudential's Obligations at Closing. The obligations of Prudential at Closing are subject to the satisfaction of the following conditions:

A. All representations and warranties of the Town in this Agreement shall be true in all material respects; and

B. The Town shall have performed and satisfied all covenants and agreements required by this Agreement in all material respects.

Section 8. Date of Closing. Subject to the satisfaction of the conditions of Sections 6 and 7, the closing ("Closing") shall occur on 60 days advance written notice from the Town, but in no event later than December 31, 2000.

Section 9. Place of Closing. The Closing shall be held at the offices of the Title Company.

Section 10. Obligations at Closing. At Closing, Prudential shall deliver to the Town: (1) a duly executed and acknowledged special warranty deed in the form of Exhibit C attached hereto, free and clear of any and all liens, encumbrances, conditions, easements, assessments and restrictions except the Permitted Encumbrances; (2) a "Bills Paid Affidavit" on the Title Company's standard form verifying that there are no unpaid bills or claims for labor performed or materials furnished to the Right-of-Way prior to the Closing; (3) such other documents as the Title Company may request in order to close the Contract and issue the Title Policy; and (4) reasonable evidence of the authority of Prudential to consummate the transactions described herein.

Section 11. Entire Agreement and Waiver. This Agreement contains the entire agreement between the parties covering the subject matter. No modifications or amendments shall be valid unless in writing and signed by the parties. A right created under this Agreement may not be waived except in a writing specifically referring to this Agreement and signed by the party waiving the right.

Section 12. Notice. Where the terms of this Agreement require that notice in writing be provided, such notice shall be deemed delivered upon the hand delivery thereof to the following address, or upon three (3) days following the deposit of the notice in the United States mail, postage prepaid, and sent by certified mail, return receipt requested and properly addressed as follows:

To the Town:

5300 Belt Line Road
Addison, Texas 75001

Attn: City Manager

With a copy to:

John M. Hill
Cowles & Thompson, P.C.
901 Main Street, Suite 4000
Dallas, Texas 75292

To Prudential:

8 Campus Drive
Parsippany, New Jersey 07054

Attn: Ellen Kendall

With a copy to:

Susan E. Coleman
Thompson & Knight LLP
801 Cherry Street, Suite 1600
Fort Worth, Texas 76102

Each party may, from time to time, give notice to the other of a change of address to which notice shall be provided.

Section 13. Application of Law. 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.

Section 14. Successors and Assigns; Assignment. This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and assigns. No party shall not assign, transfer or otherwise convey this Agreement to any other person or entity without the prior written consent of the non-transferring parties.

Section 15. Authority of Parties. This Agreement shall become a binding obligation on the parties upon execution by both parties. The parties warrant and represent one to the other that the individual executing this Agreement on behalf of each party has full authority to execute this Agreement and bind the party to the same.

Section 16. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

Section 17. Remedies. If Prudential defaults under this Agreement, the Town may, as the Town's sole option, do any one of the following: (i) terminate this Agreement by written notice delivered to Seller on or before the Closing Date; or (ii) enforce specific performance of this Agreement against Prudential requiring Prudential to convey the Right-of-Way to the Town. If the Town defaults under this Agreement, Prudential may, as Prudential's sole option, terminate this Agreement by written notice delivered to the Town on or before the Closing Date.

Section 18. Time of Essence. Time is of the essence in this Agreement.

Section 19. Expenses. Except as otherwise provided in this Agreement, all fees, costs and expenses incurred in negotiating this Agreement or completing the transactions described in this Agreement shall be paid by the party incurring the fee, cost or expense.

Section 20. Memorandum of Agreement. Upon the execution of this Agreement, a memorandum of this Agreement shall be recorded by the Town in the Real Property Records of

Dallas County, Texas. The Town agrees to execute and record at its expense a release of such memorandum in the event that the Closing does not occur as provided above.

Section 21. Town's Right to Terminate. In the event the Town is unable to obtain a conveyance of the properties designated as Segments "A", "B" "F" and "G" on Exhibit "A" attached hereto necessary to complete the extension of Landmark Boulevard and the agreement of the City of Farmers Branch allowing the extension, all on terms reasonably satisfactory to the Town, the Town shall have the right to terminate this Agreement if notice of termination is given to Prudential on or before June 1, 2000. In the event the Town gives proper and timely notice of termination pursuant to this Section 21, this Agreement shall terminate and the parties shall have no further obligations or rights hereunder.

EXECUTED by the parties hereto on the date set forth above.

TOWN OF ADDISON, TEXAS

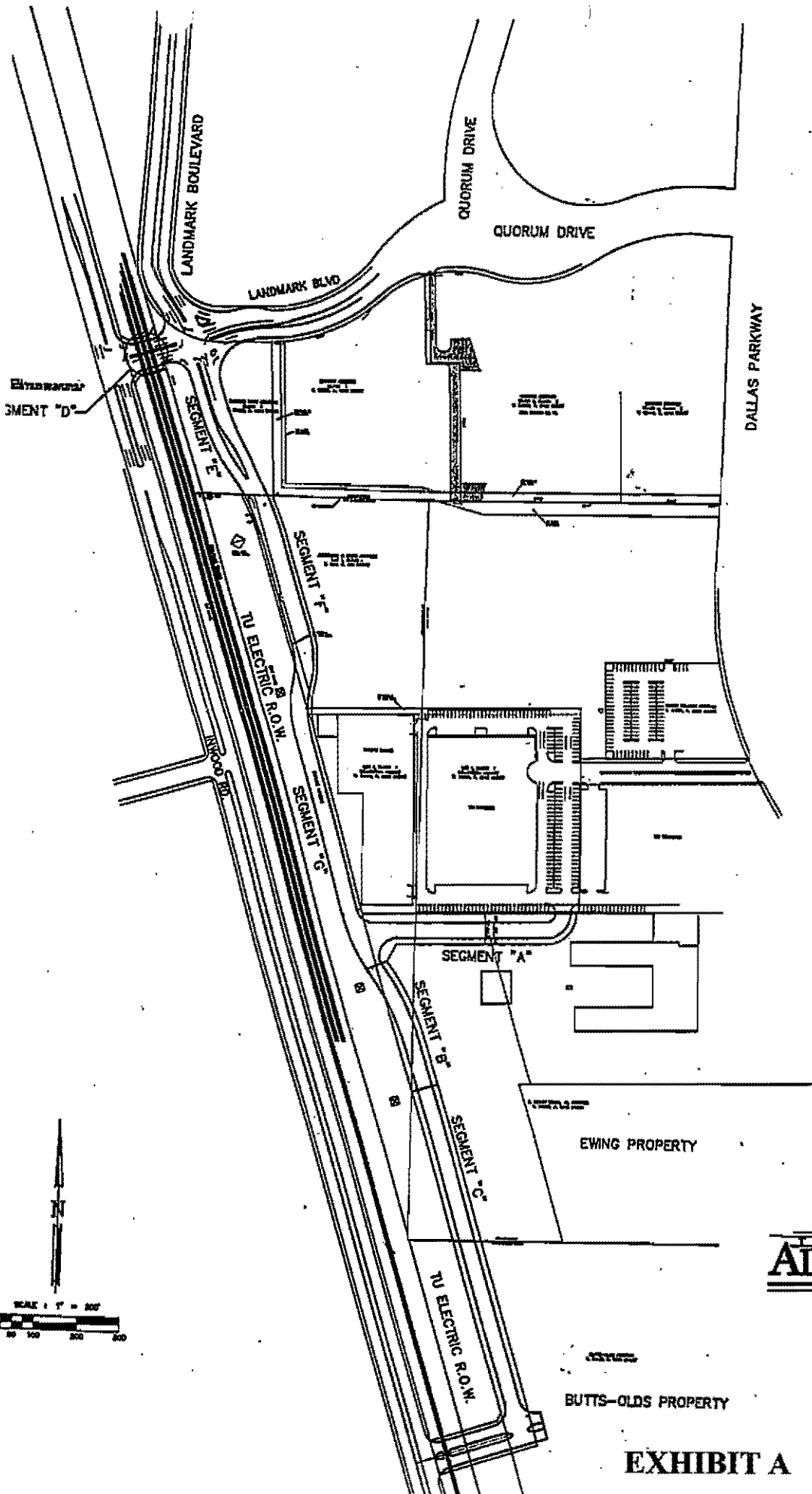
**THE PRUDENTIAL INSURANCE
COMPANY OF AMERICA**

-
By: _____
Ron Whitehead, City Manager

By: _____
Print Name: _____
Print Title: _____

ATTEST:

By: _____
Carmen Moran, Town Secretary



ALTERNATE 16

EXHIBIT A

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

PARCEL 8

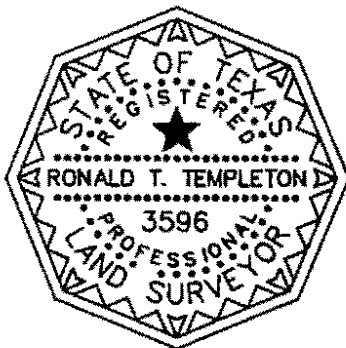
BEING A 0.0057 ACRE TRACT SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF THE WELLINGTON SQUARE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY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



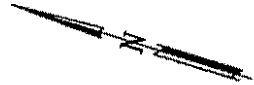
Ronald T. Templeton
RONALD T. TEMPLETON 10-19-99
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 3596

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

10-19-99

Ronald T. Templeton

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

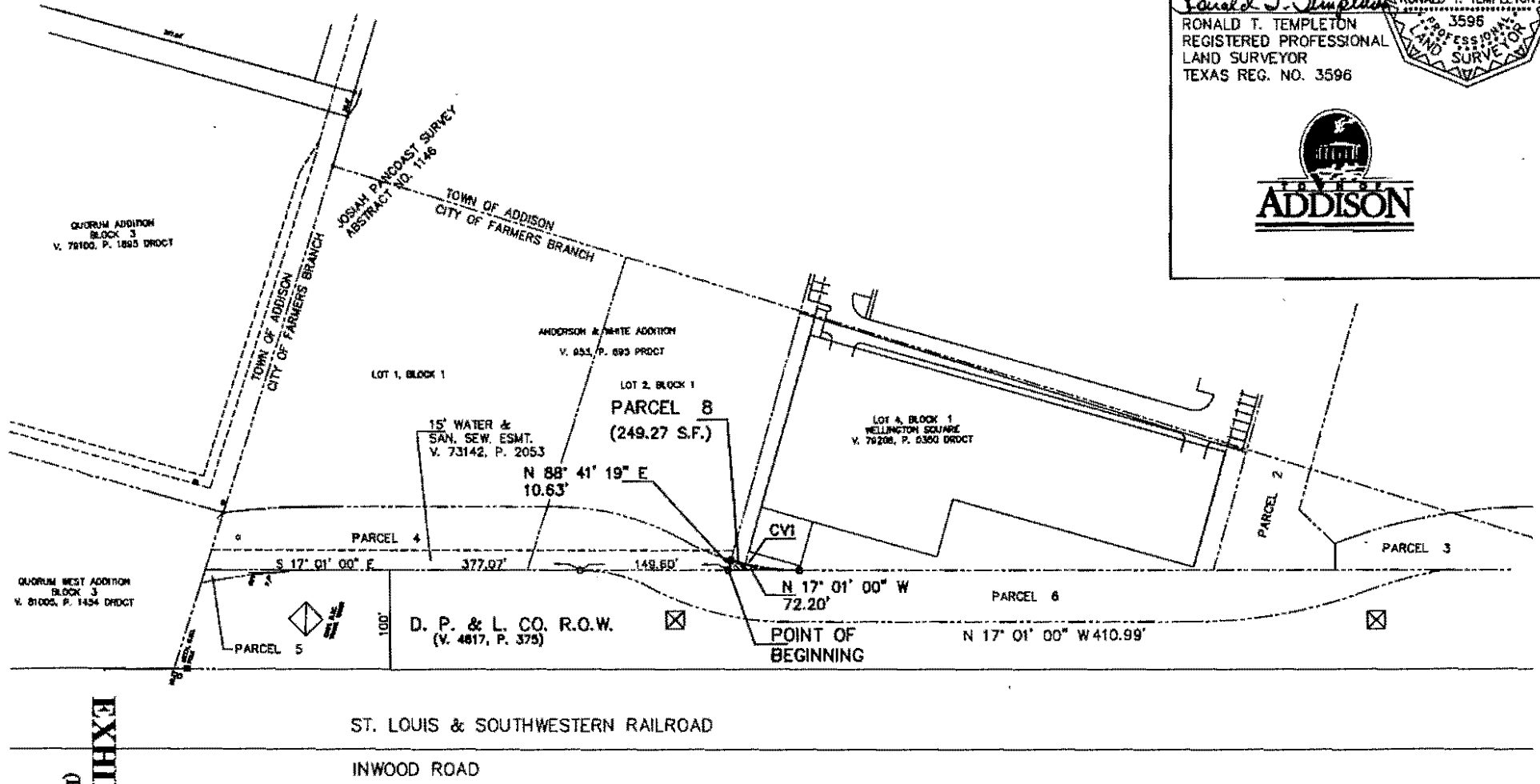
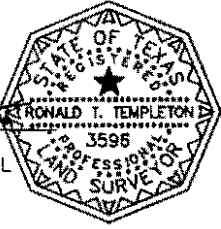


EXHIBIT B

(Page 2 of 2)

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS THAT:

_____, a _____ (hereinafter called "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by the CITY OF _____, a municipal corporation of the State of Texas (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN, DEDICATE and DELIVER to Grantee the real property described in Exhibit A attached hereto and made a part hereof, together with all improvements situated thereon and all fixtures and other property affixed thereto, subject to any and all valid encumbrances, if any, affecting such property as the same appear of record, but only to the extent they are still in effect (hereinafter called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto Grantee, its 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; subject, however, to the Permitted Encumbrances.

IN WITNESS WHEREOF, this Deed is executed by Grantor on this ___ day of _____, 19____.

The address of _____
Grantee is: _____

_____, Texas _____

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS

COUNTY OF _____

NOTARY PUBLIC

This instrument was acknowledged before me on _____, 19____, by
_____, the _____ of
_____, a _____, on behalf of such
_____.

Notary Public, State of Texas

(printed name)

My commission expires:

EXHIBIT A

Description of Property

2.

Part A
Exhibit C

any kind, either express or implied, statutory or otherwise, including but not limited to the covenants set forth in Tex. Prop. Code Ann. Section 5.203.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2000.

The Prudential Insurance Company of America

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me by _____, _____ of The Prudential Insurance Company of America, a New Jersey corporation, on behalf of said corporation on the ____ day of _____, 2000.

My Commission Expires: _____

Notary Public, State of Texas

Printed Name: _____

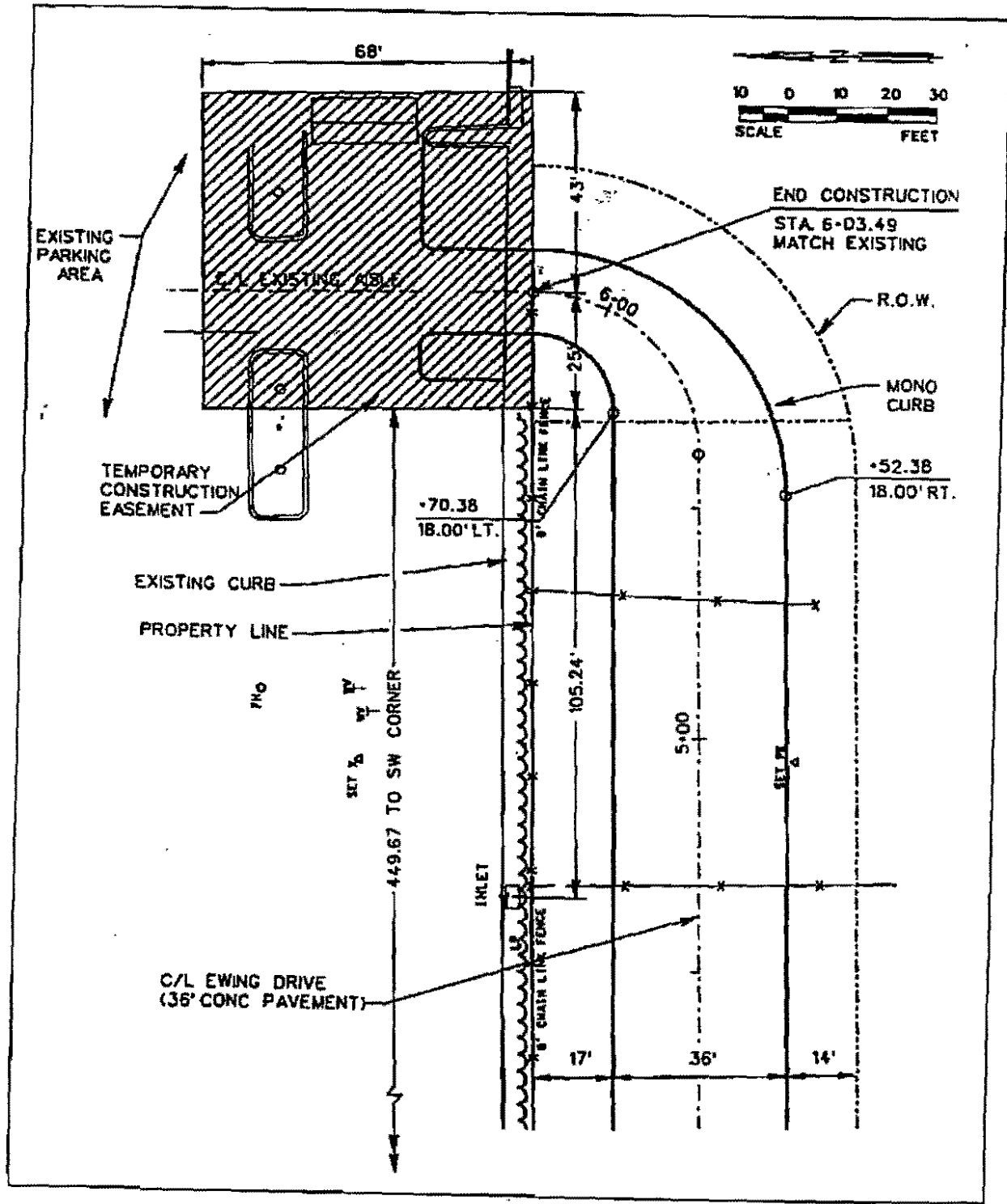
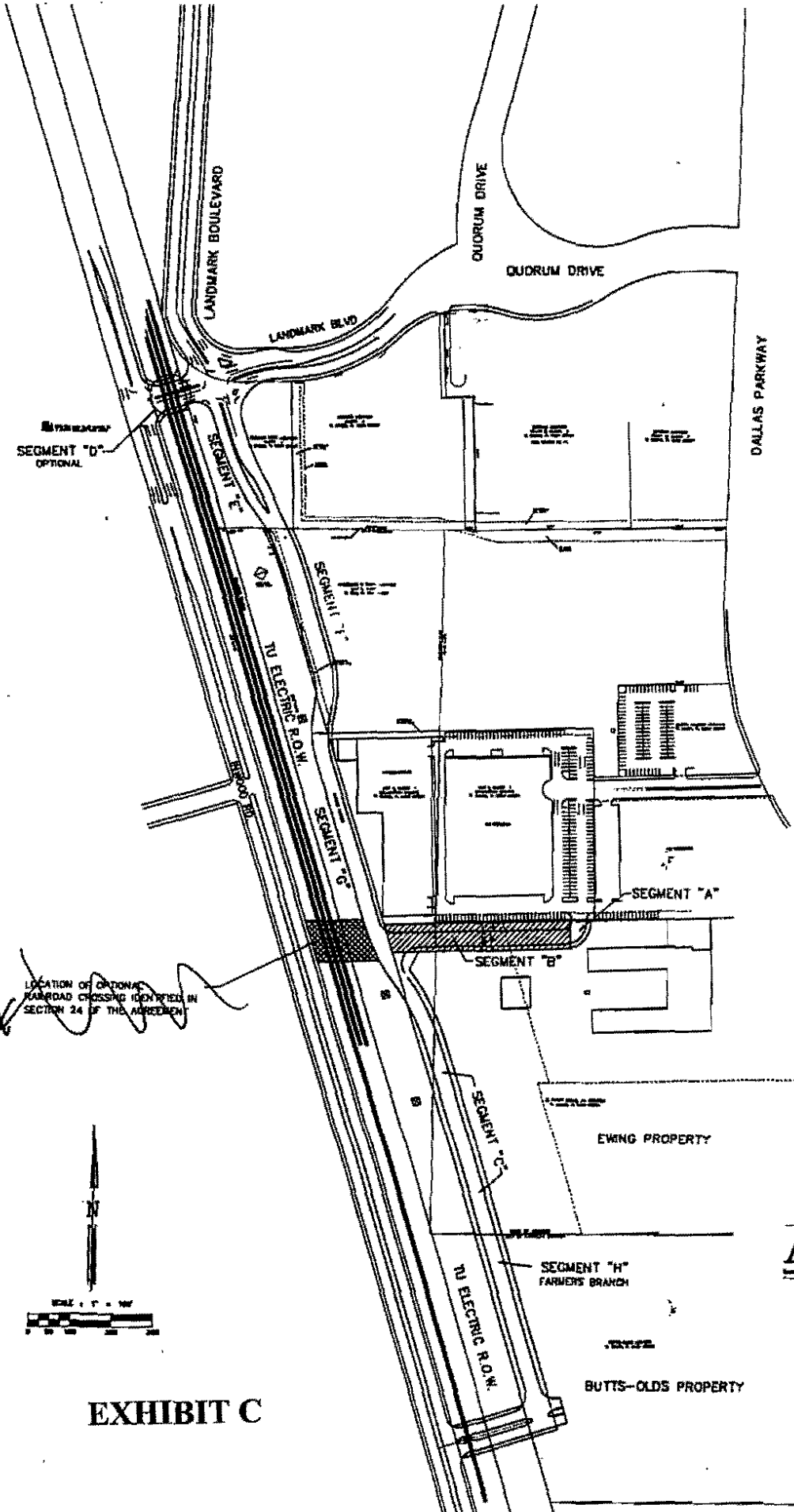


EXHIBIT B



SEGMENT "D"
OPTIONAL

LOCATION OF OPTIONAL
HAWKROAD CROSSING IDENTIFIED IN
SECTION 24 OF THE AGREEMENT

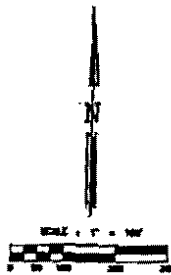


EXHIBIT C



ALTERNATE 15
6/24/98

EWING PROPERTY

BUTTS-OLDS PROPERTY

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

PARCEL 1

BEING A 0.0578 ACRE TRACT OF LAND SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF TRACT NO. 1 (ONE) OF S. FINLEY EWING, JR. ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 73093, PAGE 1346, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF THE TRACT OF LAND CONVEYED TO EWING B JV ACCORDING TO THE DEED RECORDED IN VOLUME 89052 PAGE 3292, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

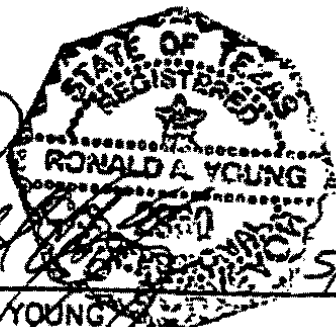
THENCE ALONG THE NORTH LINE OF SAID S. FINLEY EWING, JR. ADDITION NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 451.99 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE OF S. FINLEY EWING, JR. ADDITION NORTH 88 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 51.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 76 DEGREES 54 MINUTES 19 SECONDS, A RADIUS OF 67.0 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 08 MINUTES 29 SECONDS WEST AND A CHORD LENGTH OF 83.33 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 89.93 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 18 MINUTES 41 SECONDS WEST A DISTANCE OF 65.26 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 2517.39 SQUARE FEET OR 0.0578 ACRES OF LAND.

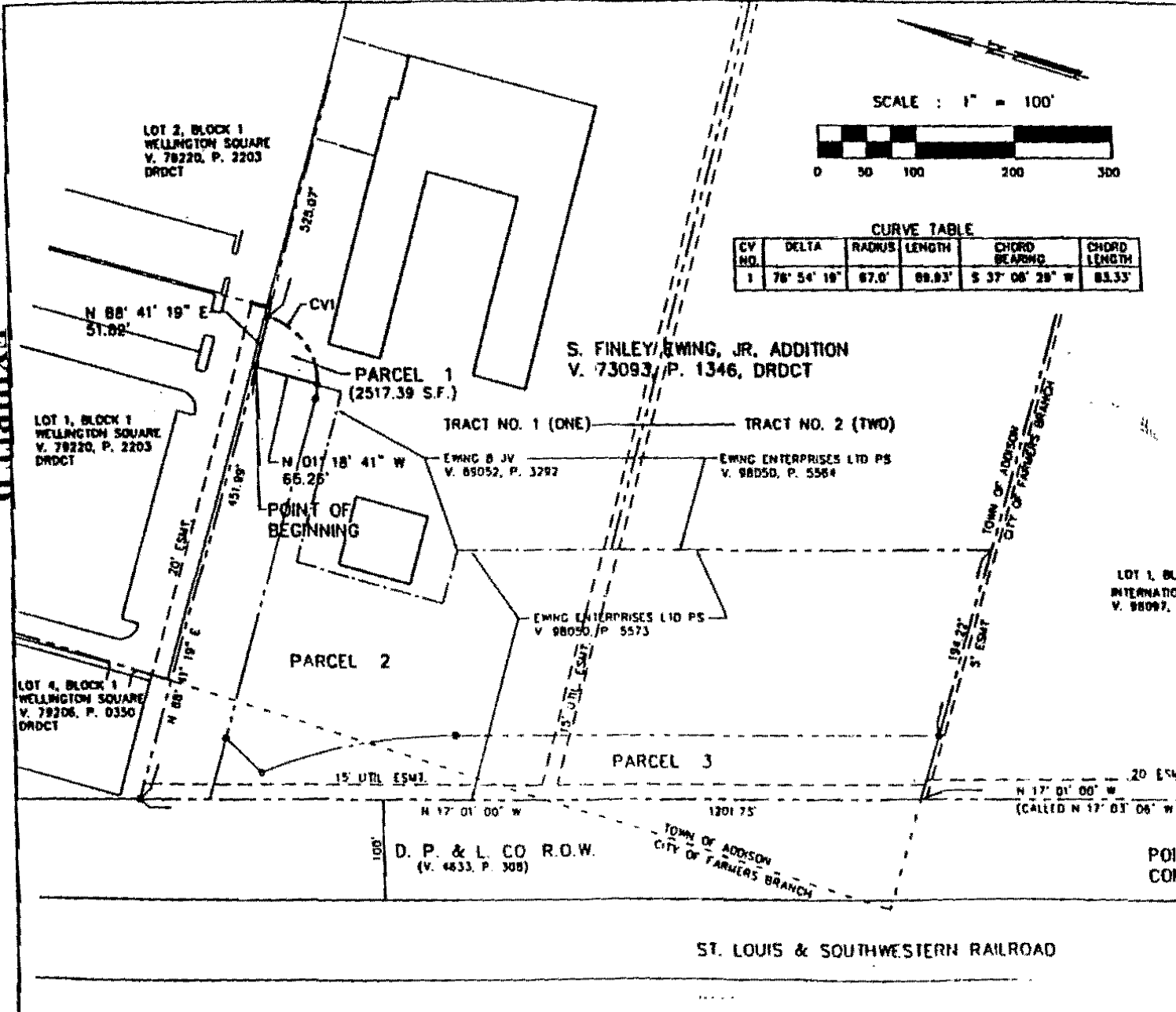
THE BASIS OF BEARINGS IS THE WEST LINE OF S. FINLEY EWING, JR. ADDITION AS RECORDED IN VOLUME 73093, PAGE 1346, DEED RECORDS OF DALLAS COUNTY, TEXAS.



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

EXHIBIT D
(Page 1 of 2)

EXHIBIT D
(Page 2 of 2)



COUNTY : DALLAS
 ROADWAY : SOUTH QUORUM CONNECTION
 PARCEL : 1

Ronald A. Young
 RONALD A. YOUNG
 REGISTERED PROFESSIONAL SURVEYOR
 TEXAS REG. NO. 2880

5/11/79



[KENNEDY WILSON LETTERHEAD]

February ____, 2000

Town of Addison, Texas
5300 Belt Line Road
Addison, Texas 75001
Attention: City Manager

Re: Extension of Landmark Boulevard

Ladies and Gentlemen:

This letter confirms the agreement of The Prudential Insurance Company of America, a New Jersey corporation ("Prudential"), the owner of the property located at 14655 Dallas Parkway, Dallas, Texas 75240 (the "Property"), to permit the Town of Addison (the "Town") to install four (4) stop signs, with associated stop bars on the pavement, and to adjust and add "islands" (together, "improvements") on the Property in the locations shown on Exhibit A attached hereto.

Prudential's agreement set forth above is subject to the Town's agreement to indemnify, defend and hold harmless Prudential, its agents, representatives, employees, successor and assigns from and against any and all liability, demands, damages, losses, and costs (including reasonable attorneys' fees) arising during the period of the installation of the improvements in whole or in part from the Town's installation of such improvements.

Prudential further agrees, at its sole cost and expense, to maintain the stop signs and stop bars after the stop signs and stop bars have been installed; provided that neither the Town nor Prudential shall be required to replace such signs and bars in the event replacement becomes necessary.

~~Prudential~~

If the foregoing accurately reflects the agreements of Prudential and the Town in connection with the matters described above, please evidence the Town's agreement to the terms of this letter, including without limitation, the Town's indemnity obligation set forth herein, by executing this letter in the space set forth below, and returning this letter to the undersigned at _____, Dallas, Texas _____.

Sincerely,

The Prudential Insurance Company of America, a New Jersey corporation

By: Kennedy Wilson Properties of Texas Ltd., Inc., its authorized agent

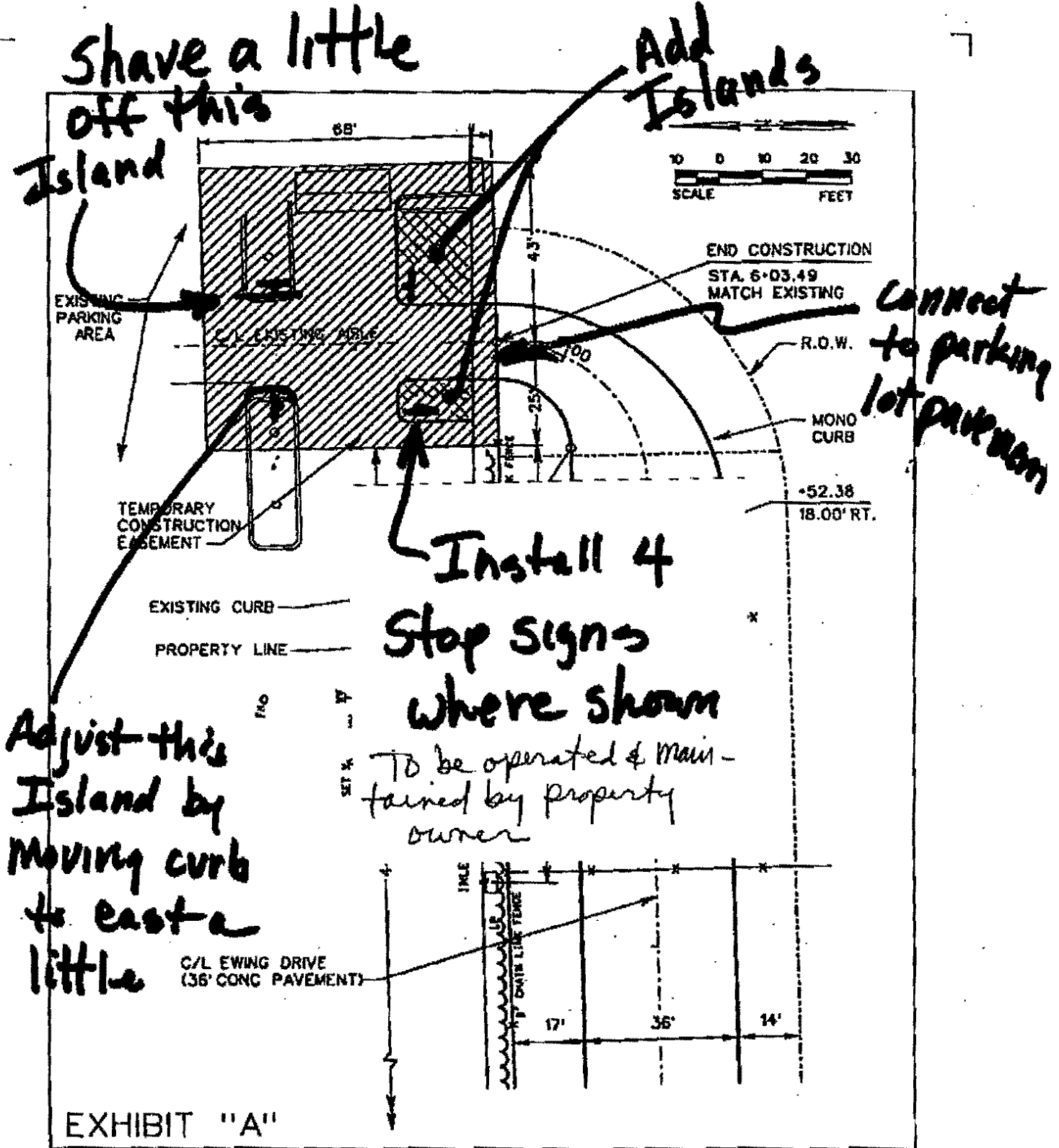
By: _____
Name: _____
Title: _____

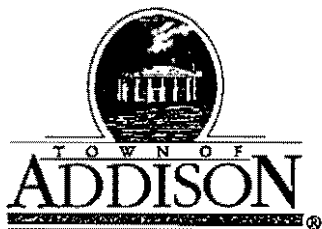
Agreed and accepted:

Town of Addison, Texas

By: _____
Ron Whitehead
City Manager

Date: _____





PUBLIC WORKS DEPARTMENT

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

March 7, 2000

Mr. David B. Curran, Jr.
Regional Managing Director
Kennedy-Wilson Property Services
9400 N. Central Expressway, 5th Floor
Dallas, TX 75231

214-871-6607

Re: Inwood/South Quorum Access – Phase 1, Landmark Extension

Dear Mr. Curran:

This is to transmit one set of the final plans for the above referenced project for your review and approval. As you may know, we have the project out for bid and are making every effort to expedite construction of the project. Therefore, we would like to have your approval, in writing, as soon as possible.

Thank you for your attention to this matter. Please call me at 972-450-2879 if you have any questions.

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

Enclosures

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
769	2/16 10:05AM	0'36"	Cowles & Thompson	Send.....	2/ 2	EC144	Completed.....
Total		0'36"	Pages Sent: 2	Pages Printed: 0			

Cowles & Thompson 02/15/2000 4:23: PAGE 3/4 RightFAX

(KENNEDY WILSON LETTERHEAD)

February __, 2000

Town of Addison, Texas
5300 Belt Line Road
Addison, Texas 75001
Attention: City Manager

Re: Extension of Landmark Boulevard

Ladies and Gentlemen:

This letter confirms the agreement of The Prudential Insurance Company of America, a New Jersey corporation ("Prudential"), the owner of the property located at 14655 Dallas Parkway, Dallas, Texas 75240 (the "Property"), to permit the Town of Addison (the "Town") to install four (4) stop signs on the Property in the locations shown on Exhibit A attached herein.

Prudential's agreement set forth above is subject to the Town's agreement to indemnify, defend and hold harmless Prudential, its agents, representatives, employees, successors and assigns from and against any and all liability, demands, damages, losses, and costs (including reasonable attorneys' fees) arising in whole or in part from the Town's installation of such stop signs.

Prudential further agrees, at its sole cost and expense, to maintain the stop signs after the stop signs have been installed; provided that Prudential shall not be required to replace such signs in the event replacement becomes necessary.

It should be clear that the Town will not replace the signs. (we are doing the initial installation as a "favor" to the owner and to sign the project as we think it should be signed).

John - This should be for the installation only and we should have no liability after they are installed.

*To John Hill
from Jim Laine
214-672-2020*

[KENNEDY WILSON LETTERHEAD]

To John Hill
from Jim Peice
214-672-2020

February ____, 2000

Town of Addison, Texas
5300 Belt Line Road
Addison, Texas 75001
Attention: City Manager

Re: Extension of Landmark Boulevard

Ladies and Gentlemen:

This letter confirms the agreement of The Prudential Insurance Company of America, a New Jersey corporation ("Prudential"), the owner of the property located at 14655 Dallas Parkway, Dallas, Texas 75240 (the "Property"), to permit the Town of Addison (the "Town") to install four (4) stop signs on the Property in the locations shown on Exhibit A attached hereto.

Prudential's agreement set forth above is subject to the Town's agreement to indemnify, defend and hold harmless Prudential, its agents, representatives, employees, successors and assigns from and against any and all liability, demands, damages, losses, and costs (including reasonable attorneys' fees) arising in whole or in part from the Town's installation of such stop signs.

Prudential further agrees, at its sole cost and expense, to maintain the stop signs after the stop signs have been installed; provided that Prudential shall not be required to replace such signs in the event replacement becomes necessary.

It should be clear that the Town will not replace the signs. (We are doing the initial installation as a "favor" to the owner and to sign the project as we think it should be signed).

John - This should be for the installation only and we should have no liability after they are installed.

If the foregoing accurately reflects the agreements of Prudential and the Town in connection with the matters described above, please evidence the Town's agreement to the terms of this letter, including without limitation, the Town's indemnity obligation set forth herein, by executing this letter in the space set forth below, and returning this letter to the undersigned at _____, Dallas, Texas _____.

Sincerely,

The Prudential Insurance Company of America, a New Jersey corporation

By: Kennedy-Wilson Properties of Texas Ltd., Inc., its authorized agent

By: _____
Name: _____
Title: _____

Agreed and Accepted:

Town of Addison, Texas

By: _____
Name: _____
Title: _____
Date: _____

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
745	2/14 9:49AM	0'41"	Cowles & Thompson	Send.....	2/ 2	EC144	Completed.....
Total		0'41"	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@ci.addison.tx.us

Company: Cowles & Thompson

FAX #: 214-672-2020

Date: 2-14-00

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

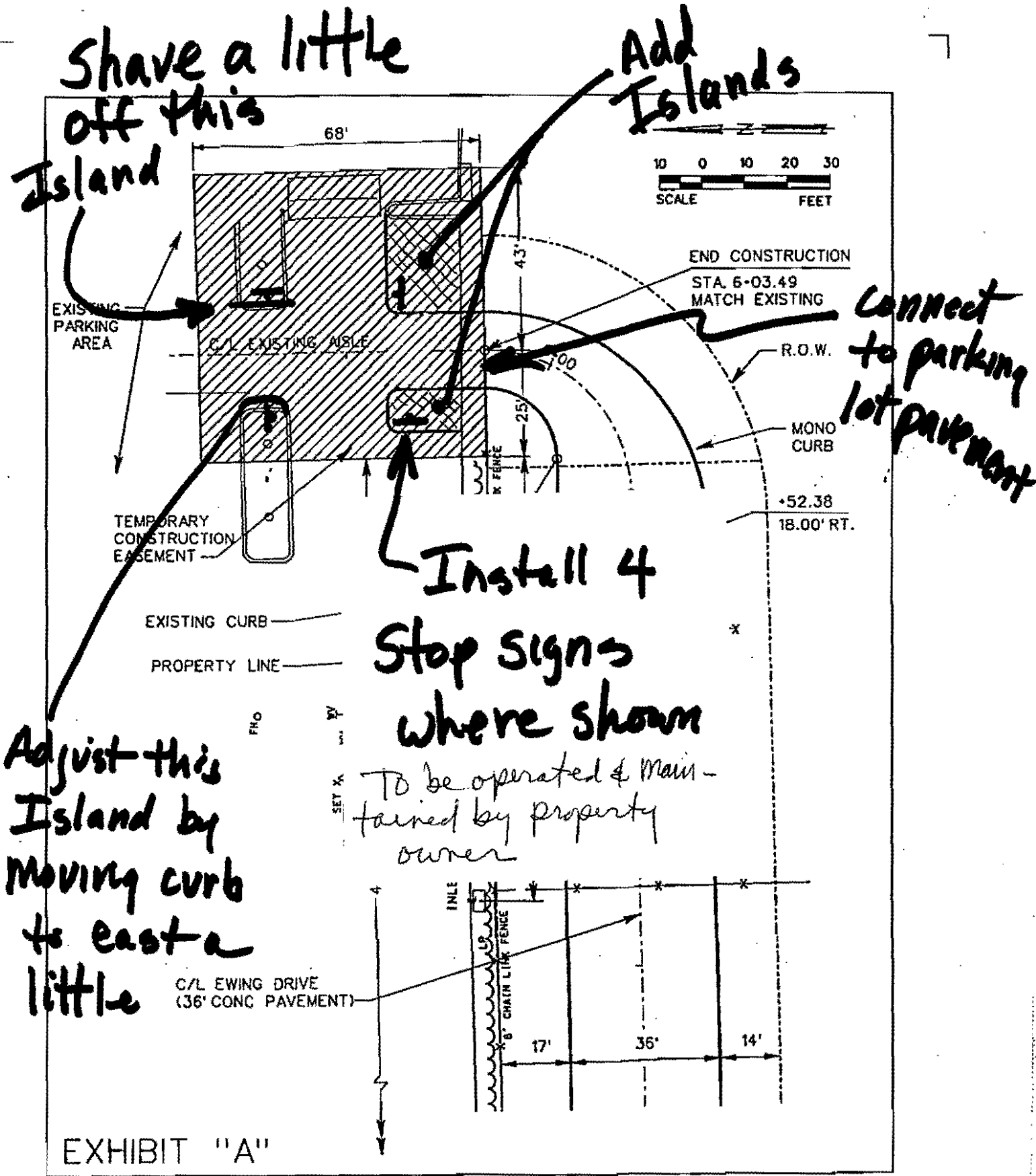
of pages (including cover): 2

Re: Inwood / S. Quorum / Pradential

- Original in mail Per your request FYI Call me

Comments: The attached sketch details
our activities in the Temp. Court
Basement. These have been discussed
with and approved by Dave Curran, Prop. Mgr.
Jim

P.S. We do need a letter agreement
to do all this including the prop overlays
taking responsibility for D&M of the slope
signs. They will not be ours.





320 S.W. 18th St.
Edmond, Oklahoma 73013
(405) 340-3434 • FAX: (405) 340-3435
E-mail: pelco@pelcoinc.com • www.pelcoinc.com

QUALITY is...
the result of high
standards and
skillful execution

~~Reliability x for~~

SERVICE is...
the first and last
thing a customer
will remember

~~Signed Jan 7th~~

~~Mailed 12th~~

~~Should have received them
on the 14th~~

~~John Hill - Pru - not looked
@ Terry Lovat Casement - get
Pru down here next week
Needs to get on it
F mailed proposed agreement
Has ordered title work -~~

~~* TXH agreement
214-672-2170~~

~~Do we have an expenditure
agreement.~~

~~Fax to John Hill 2370~~

INNOVATION is...
wanting the
extraordinary
then creating it

TEAMWORK is...
working together
and succeeding
together

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
567	1/31 10:11AM	0'55"	Cowles & Thompson	Send.....	2/ 2	EC144	Completed.....
Total		0'55"	Pages Sent: 2	Pages Printed: 0			

TOWN OF
ADDISON

PUBLIC WORKS

To: John Hill

From: Jim Pierce, P.E.

Company: Cowles & Thompson

Assistant City Engineer

Phone: 972/450-2879

FAX: 972/450-2834

jpierce@ci.addison.tx.us

FAX #: 214-672-2020

Date: 1-31-00

16801 Westgrove

P.O. Box 9010

Addison, TX 75001-9010

of pages (including cover): 2

Re: Inwood/S. Quorum - Temp Const Easement
and Property Acquisition

Original in mail

For your request

FYI

Call me

Comments: Bob Buchanan had previously corresponded
with Susan Coleman, Thompson & Knight 12-30-99
on a Temporary Const. Easement. Exhibit A
had to be revised to include more area. The
revised Exhibit A is attached. Please follow
up and get us the Temp Const. Easement.

Also - we still need to acquire a
small piece of property - see my correspondence
to Bob 10-20-99. He was dealing with
Susan Coleman on this also - please
follow up on this too.

Jim

TOWN OF
ADDISON

PUBLIC WORKS

To: John Hill

From: **Jim Pierce, P.E.**

Company: Cowles & Thompson

Assistant City Engineer

Phone: 972/450-2879

FAX: 972/450-2834

FAX #: 214-672-2020

jpierce@ci.addison.tx.us

Date: 1-31-00

16801 Westgrove

P.O.Box 9010

Addison, TX 75001-9010

of pages (including cover): 2

Re: Inwood/ S. Quorum - Temp Const. Easement
and Property Acquisition

Original in mail

Per your request

FYI

Call me

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revised Exhibit A is attached. Please follow
up and get us the Temp Const. Easement.

Also - we still need to acquire a
small piece of property - see my correspondence
to Bob 10-20-99. He was dealing with
Susan Coleman on this also - please
follow up on this too.

Jim

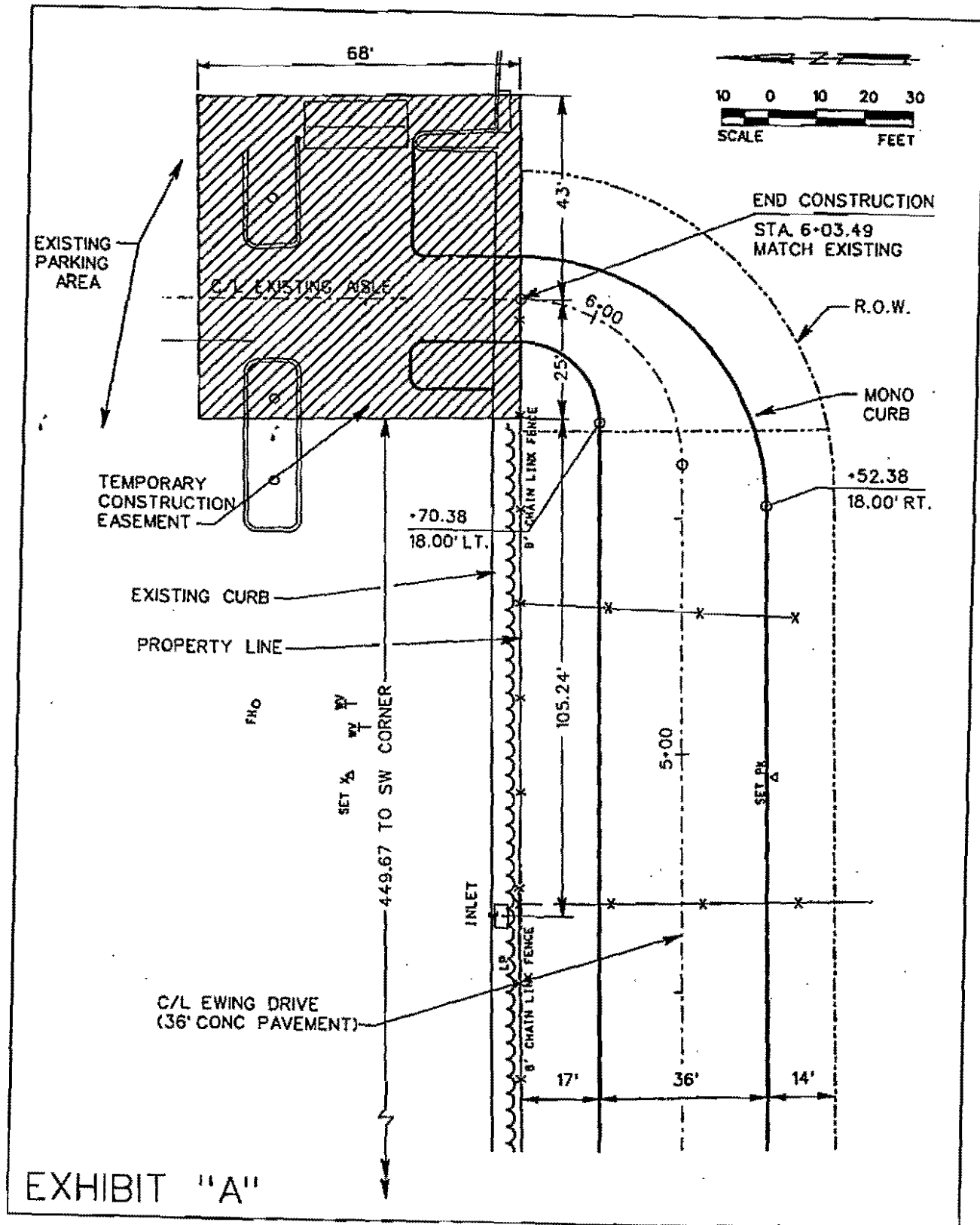
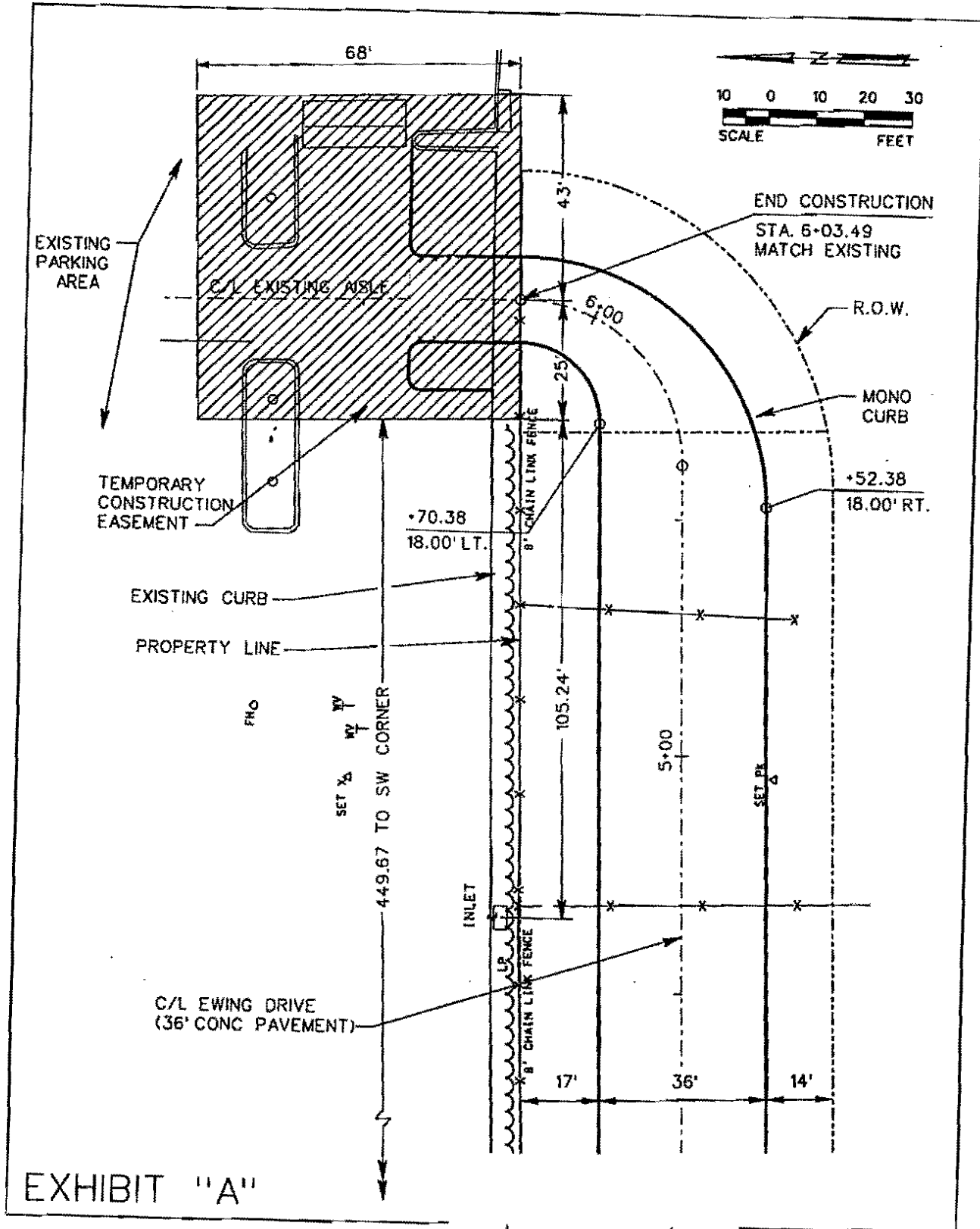


EXHIBIT "A"



"master"



Road width 21'

$\frac{19'-2''}{22'-5''} = 41' 7''$

E Parking Lane

con joint

N
4

Cut Back
This curb
a couple
of feet

"Edge" of Rd
in park
lot

20'-4"

10'-2"

25'-2"
Back to Back

4'-0" 7"

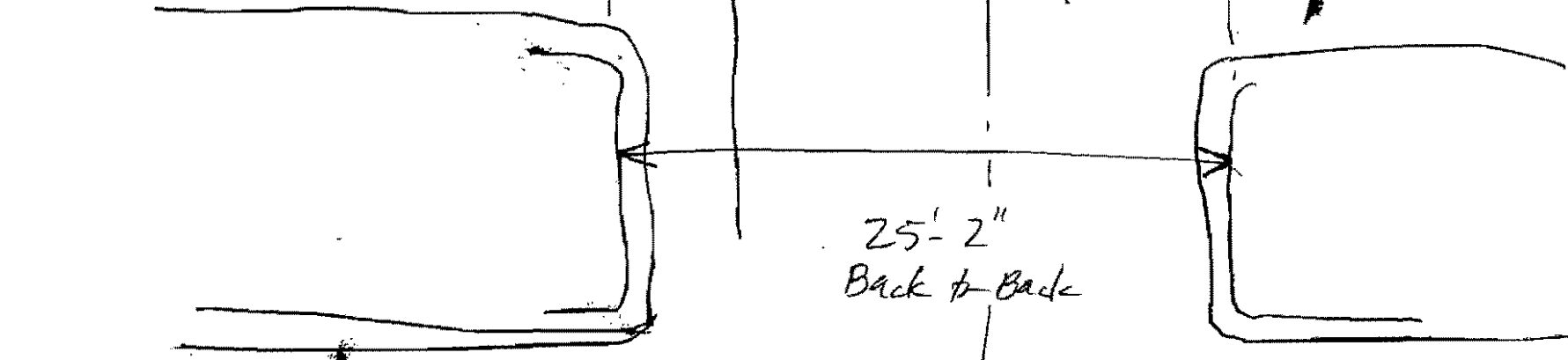
Street
lights
along
here
back to curb

22'-5"

10'-2" bump curb

Fire Lane Red Line

16'-1/2" fire bumper from N side of Red line



Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
380	1/11 4:43PM	1'09"	817 877 3214	Send.....	2/ 2	EC 96	Completed.....

Total 1'09" Pages Sent: 2 Pages Printed: 0

TOWN OF
ADDISON

PUBLIC WORKS

To: Phil Weston

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

Company: Parsons

FAX #: 1-817-877-3214

Date: 1-11-00

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

of pages (including cover): 2

Re: Inwood / S. Quorum

- Original to mail
- For your request
- FYI
- Call me

Comments: Phil- Please revise Exhibit A,
attached, as shown. This provides
room for the contractor to work
on the islands as we discussed.
The drawing needs to be shifted a
little to the south to fit on the
paper. We are going to tie the island
we make on the east side of the entry
to an existing small island that looks
like it straddles the R. The surveyors
were picking up the field info today.

Jim

TOWN OF

ADDISON

PUBLIC WORKS

To: Phil Weston

From: **Jim Pierce, P.E.**
Assistant City Engineer

Company: Parsons

Phone: 972/450-2879

FAX #: 1-817-877-3214

FAX: 972/450-2834

jpierce@ci.addison.tx.us

Date: 1-11-00

16801 Westgrove

P.O.Box 9010

of pages (including cover): 2

Addison, TX 75001-9010

Re: Inwood / S. Quorum

Original in mail

Per your request

FYI

Call me

Comments: Phil - Please revise Exhibit A,
attached, as shown. This provides
room for the contractor to work
on the islands as we discussed.
The drawing needs to be shifted a
little to the south to fit on the
paper. We are going to tie the island
we make on the east side of the entry
to an existing small island that looks
like it straddles the PL. The surveyors
were picking up the field info today.

Jim

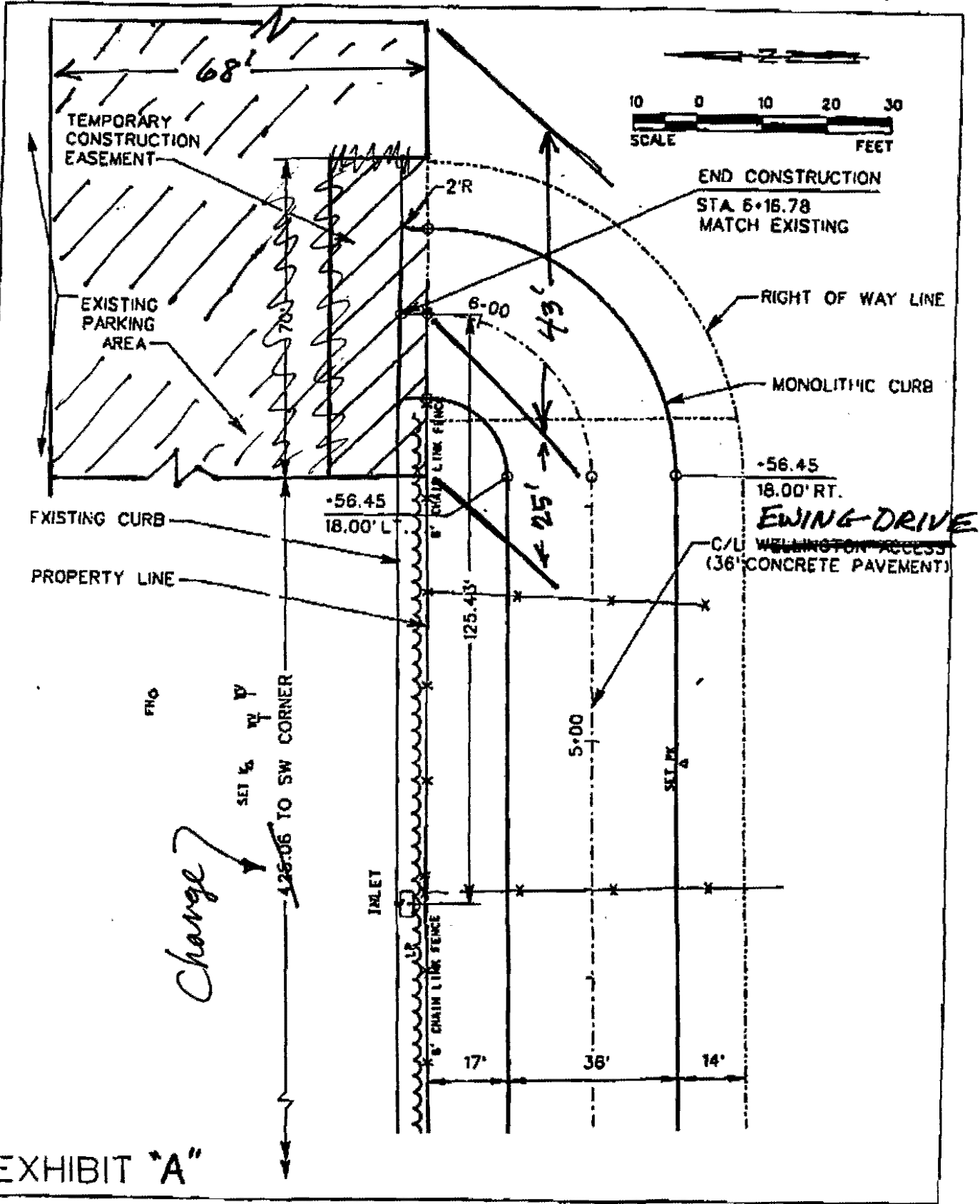


EXHIBIT "A"

Meeting with

1-11-00

Ron Romine Bldg Engr 972-233-3216

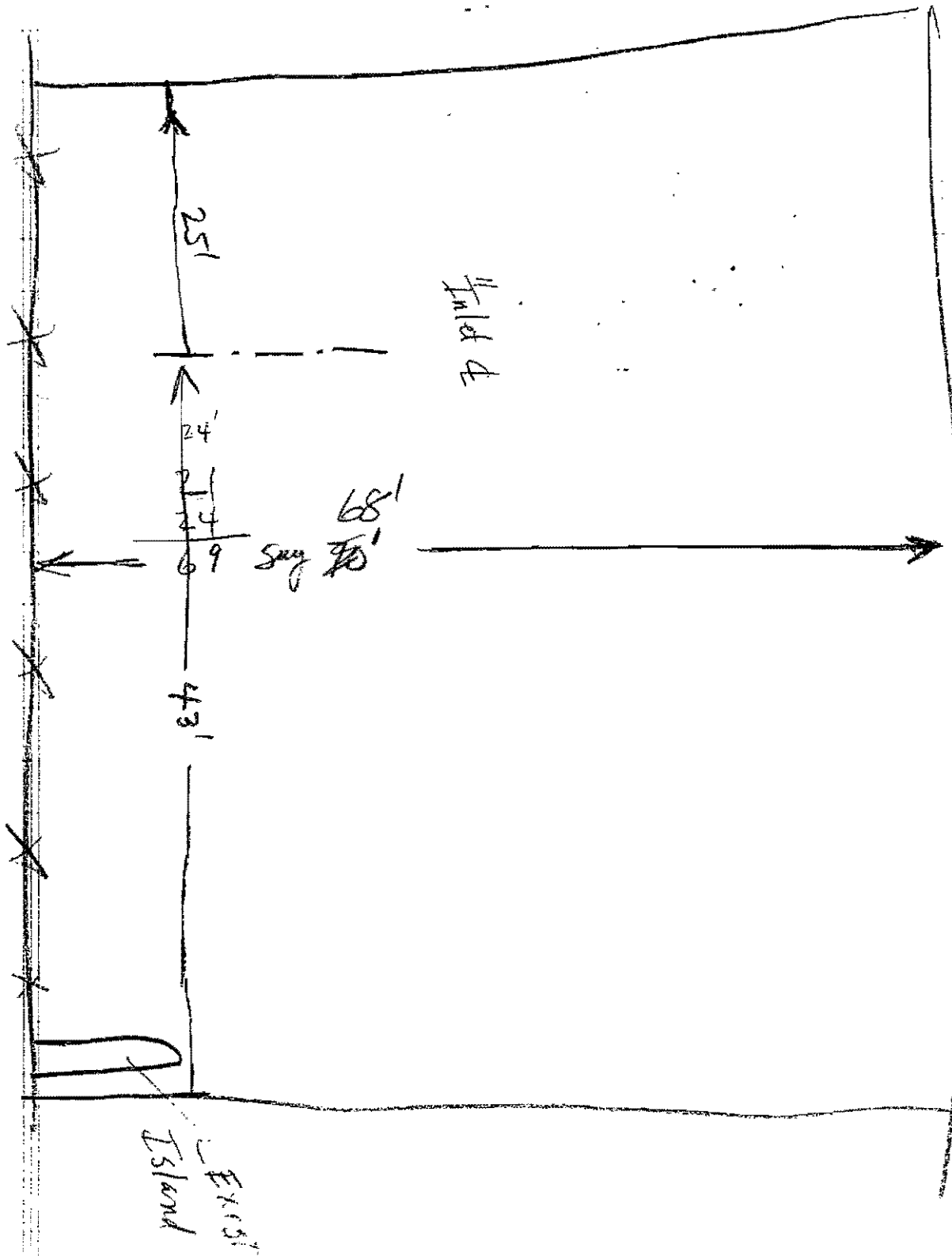
Dave Curran

Re Inwood/S. Quorum Connection

Tie into exist
island.

1. Dave agrees with our layout on his property. I gave him a copy of my sketch for layout that I made on Sheet 40.
2. We looked @ the layout in the field and agreed on the islands and stop signs. We decided to tie into the existing island on the east side.
3. I requested a letter from Dave Curran requesting us to do the work on their property & install stop signs and they would maintain the stop signs & markings. We will put stop bars @ the stop signs as well.
4. Dave & Ron discussed "improving" the exist. speed humps on the approach from the west - upgrade from the bolt down type.
5. Dave agreed to expand the temp const easement area.

Princeton Connection
 Measurements for Temp
 Const. Easement. 1-11-00



Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
270	12/30 2:24PM	1'14"	214 871 4644	Send.....	5/ 5	EC144	Completed.....

Total 1'14" Pages Sent: 5 Pages Printed: 0

TOWN OF
ADDISON

PUBLIC WORKS

To: Dave Curran

From: Jim Pierce, P.E.

Company: Falts Realty

Assistant City Engineer

Phone: 972/450-2879

FAX #: 214-871-4644

FAX: 972/450-2834

jpierce@claddison.tx.us

Date: 12-30-99

16801 Westgrove

P.O. Box 9010

of pages (including cover): 5

Addison, TX 75001-9010

Re: Inwood/S. Quorum Connection

Original in mail Per your request FAX Call me

Comments: Copy of temporary easement document
correspondence for your info. We
still do not have the other small
piece of property that we need. We
anticipate taking possession about March 2nd.

We can locate the point the
driveway enters your property in
the field if you would like.

Jim

TOWN OF
ADDISON

PUBLIC WORKS

To: Dave Curran

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

Company: Fults Realty

FAX #: 214-871-4644

Date: 12-30-99

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

of pages (including cover): 5

Re: Inwood / S. Quorum Connection

- Original in mail Per your request FYI Call me

Comments: Copy of temporary easement document
correspondence for your info. We
still do not have the other small
piece of property that we need. We
anticipate taking possession about March 1st.

We can locate the point the
driveway enters your property in
the field if you would like.

Jim

COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



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

December 30, 1999

VIA TELECOPY (1-817-347-1799)

Ms. Susan Coleman
Thompson & Knight
801 Cherry Street
Fort Worth, Texas 76102

Re: Right-of-Way dedication by Prudential Insurance Company of America and
Temporary Construction Easement

Dear Susan:

Attached please find a draft of a Temporary Construction Easement for use in connection with the extension of Landmark Boulevard. Please give me your comments to the form of the easement.

The Town's current schedule contemplates that construction of the extension will begin on March 1, 2000. Therefore, we need to finalize the Agreement for dedication by Prudential soon. Please call me with your comments to the Agreement.

Sincerely,

Robert G. Buchanan, Jr.

cc: Jim Pierce, Town of Addison

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me by _____
_____ of Prudential Insurance Company of America, a _____,
on behalf of said _____ on the _____ day of _____, 2000.

My Commission Expires:

Notary Public, State of Texas
Printed Name: _____

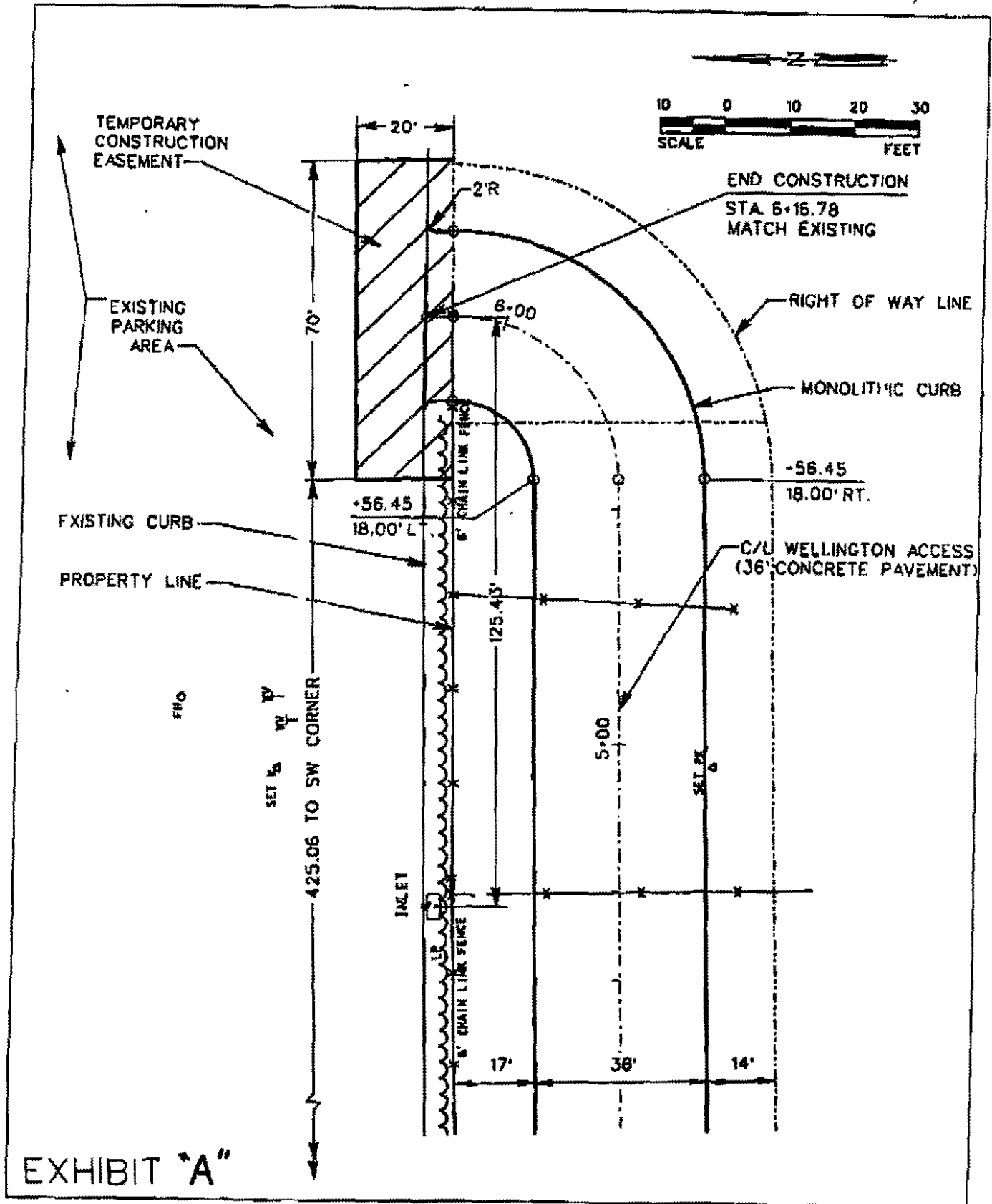


EXHIBIT "A"

COWLES & THOMPSON
A Professional Corporation
ATTORNEYS AND COUNSELORS



FACSIMILE COVER PAGE

DATE: 12-30-99 TIME: _____

TOTAL NUMBER OF PAGES (including this sheet): 5

NORMAL/RUSH: _____ CLIENT/MATTER #: 3195-25211

TO: (1) Susan Coleman FAX: 1-817-347-1799
(2) Jim Pierce FAX: 972-450-2837
(3) _____ FAX: _____

FROM: Bob Buchanan DIRECT DIAL #: (214) 672-2139

MESSAGE: _____

**IF YOU HAVE ANY PROBLEMS WITH THIS TRANSMISSION,
PLEASE CALL OUR SERVICE CENTER
AT (214) 672-2508 OR _____ AT (214) 672-_____.**

Thank You.

IMPORTANT/CONFIDENTIAL: This message is intended only for the use of the individual or entity to which it is addressed. This message contains information from the law firm of Cowles & Thompson which may be privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee, or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please notify us immediately at our telephone number 214.672.2000. We will be happy to arrange for the return of this message to us, via the United States Postal Service, at no cost to you.

HP LaserJet 3100
Printer/Fax/Copier/Scanner

SEND CONFIRMATION REPORT for
Town of Addison
9724502834
Dec-29-99 5:14PM

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
263	12/29 5:14PM	0'41"	Cowles & Thompson	Send.....	2/ 2	EC144	Completed.....

Total 0'41" Pages Sent: 2 Pages Printed: 0

TOWN OF
ADDISON

PUBLIC WORKS

To: Bob Buchanan

From: Jim Pierce, P.E.

Company: Cowles & Thompson

Assistant City Engineer

Phone: 972/450-2879

FAX: 972/450-2834

jpierce@ci.addison.tx.us

FAX #: 214-672-2939

Date: 12-29-99

16801 Westgrove

P.O.Box 9010

Addison, TX 75001-9010

of pages (including cover): 2

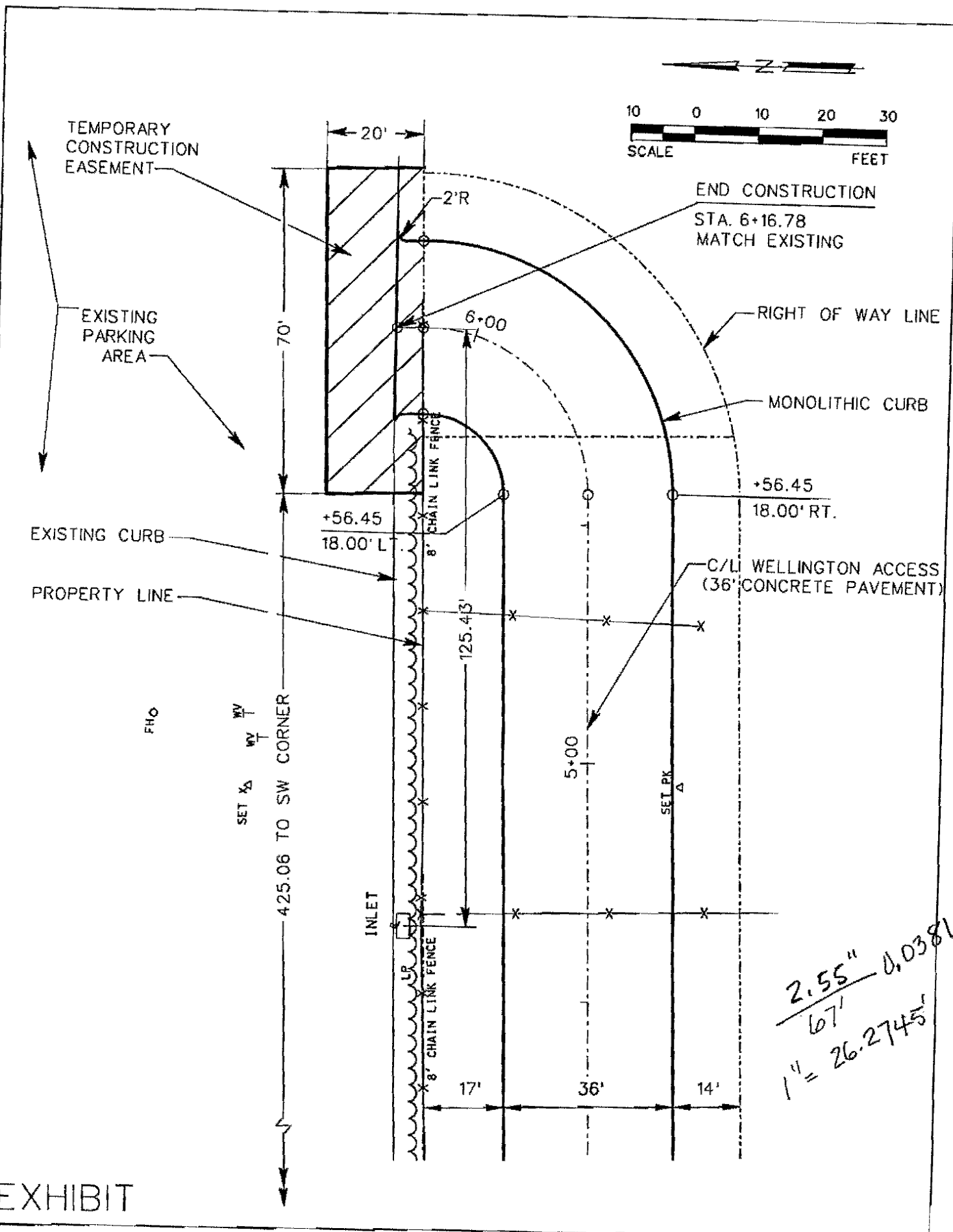
Re: Inwood/S. Quorum Wellington Temp Cosh Easement

Original in mail Per your request FYI Call me

Comments: _____

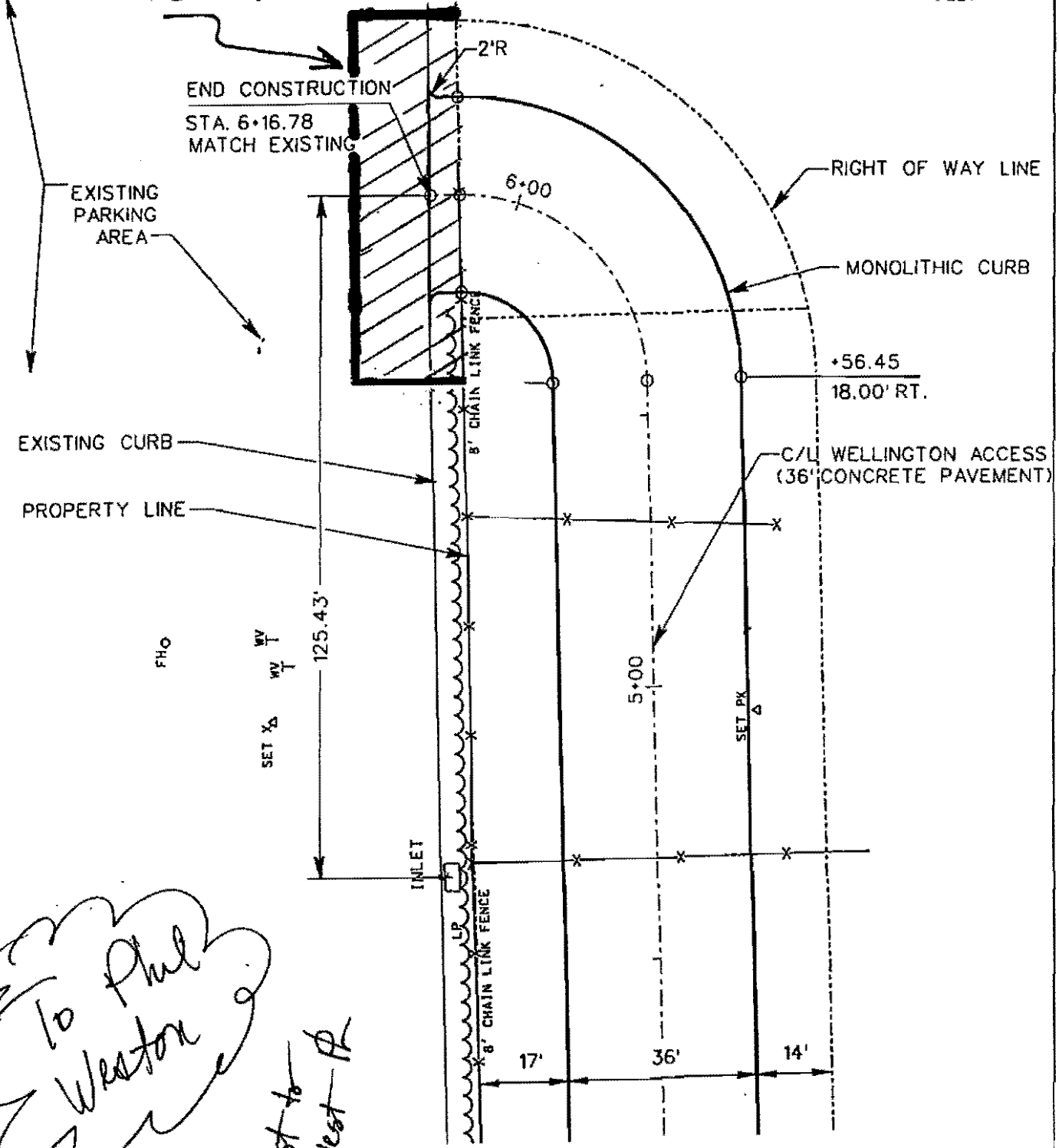
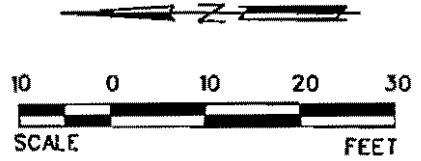
Please give me a call re
Coscent Easement

Jim



EXHIBIT

TEMPORARY CONSTRUCTION EASEMENT



*To Phil
Weston*

*Dist to
West - R*

EXHIBIT

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
220	12/21 2:54PM	0'35"	Cowles & Thompson	Send.....	2/ 2	EC144	Completed.....

Total 0'35" Pages Sent: 2 Pages Printed: 0

TOWN OF
ADDISON

Faxed

PUBLIC WORKS

To: Bob Buchanan

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

Company: Cowles & Thompson

FAX #: 214-672-2839

Date: 12-21-99

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

of pages (including cover): 2

Re: Inwood/S. Quorum Wellington Temp. Easement

Original in mail Per your request FYI Call me

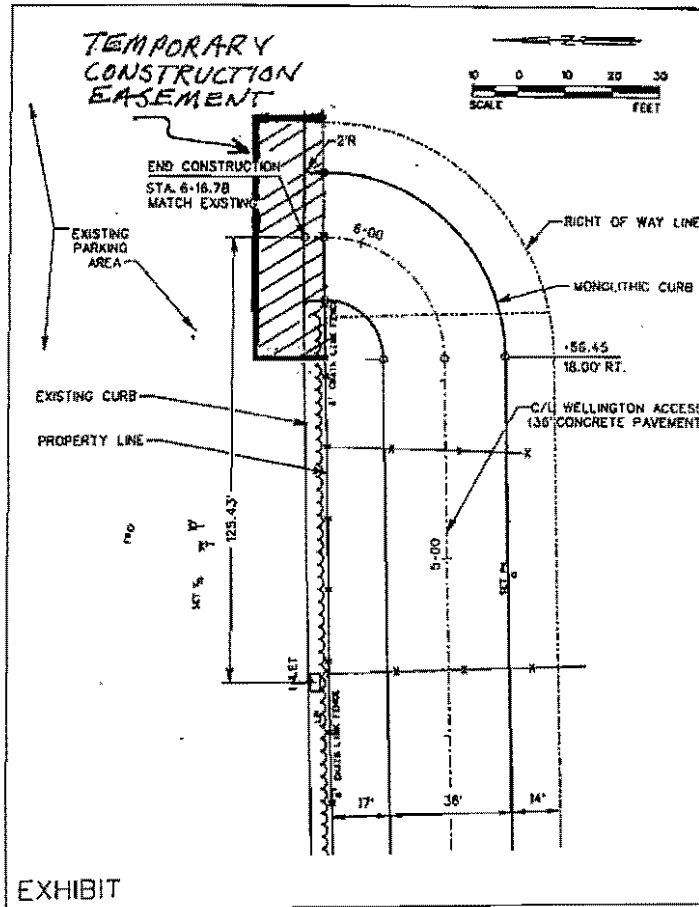
Comments: Lets try the attached sketch for the temp. const. easement. You should correspond with Susan Coleman with a copy to Dave Curran (Futts Realty) fax 214-871-4644 and a copy to me.

Thanks

Jim

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
219	12/21 2:53PM	0'00"	92146722339.....	Send.....	0	Remote Fax was Busy..... 961
219	12/21 2:56PM	0'23"	Cowles & Thompson	Send.....	1 / 1	EC144	Completed.....

Total 0'23" Pages Sent: 1 Pages Printed: 0



TOWN OF
ADDISON

Faxed

PUBLIC WORKS

To: Bob Buchanan

From: **Jim Pierce, P.E.**

Company: Cowles & Thompson

Assistant City Engineer

Phone: 972/450-2879

FAX: 972/450-2834

FAX #: 214-672-2339

jpierce@ci.addison.tx.us

Date: 12-21-99

16801 Westgrove

P.O.Box 9010

of pages (including cover): 2

Addison, TX 75001-9010

Re: Inwood/S. Quorum Wellington Temp. Easement

Original in mail

Per your request

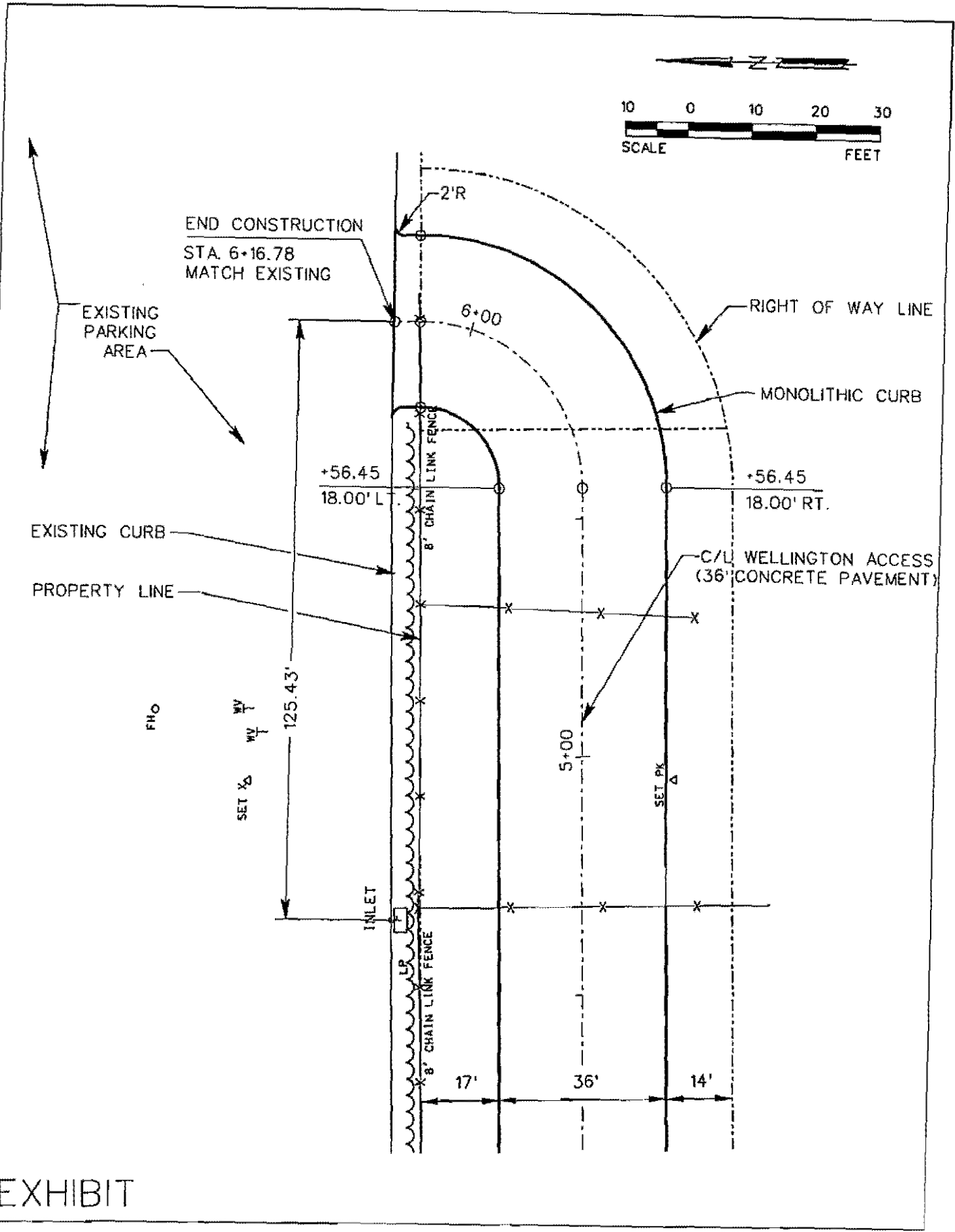
FYI

Call me

Comments: Lets try the attached sketch for the
temp. const. easement. You should correspond
with Susan Coleman with a copy to Dave
Curran (Fults Realty) Fax 214-871-4644 and
a copy to me.

Thanks

Jim



EXHIBIT

PARSONS TRANSPORTATION GROUP INC.

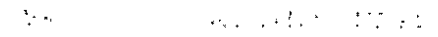

Barton-Aschman Associates, Inc. • A Unit of Parsons Transportation Group Inc.
2630 West Freeway • Suite 132 • Fort Worth • Texas • 76102 USA • (817) 877-5803 • (817) 877-3214 fax

Fax

To: Jim Pierce	From: Phil Weston
Fax: 972/450-2834	Pages: 2
Phone:	Date: 12/17/99
Re: Quorum/Inwood Connector	CC: Brian Moen

Urgent For Review Please Comment Please Reply Please Recycle

● **Comments:**

Here's a sketch of where the Wellington Access Road meets the existing parking area. 
Give me a call if you have questions. 

PARSONS TRANSPORTATION GROUP INC.

Barlow-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

Fax

To: Jim Pierce	From: Phil Weston
Fax: 972 / 450 - 2834	Pages: 2
Phone:	Date: 12/15/99
Re: Wellington Access Road	CC:

Urgent For Review Please Comment Please Reply Please Recycle

● Comments:

Here's a start on an exhibit for your agreement with the Wellington property. Please review it first for what the connection to the parking area actually should look like.

Make comments and we'll revise as needed.



Jim Pierce

From: John Baumgartner
Sent: Wednesday, December 08, 1999 3:30 PM
To: Jim Pierce
Subject: FW: Inwood/S. Quorum

Jim,

This should be part of the easement/right-of-way agreement. What did he propose and what do you recommend? Why don't you call me or come see me.

Thank you,

John

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

From: Jim Pierce
Sent: Tuesday, December 07, 1999 10:24 AM
To: John Baumgartner
Subject: Inwood/S. Quorum

Dave Curran of Fults Realty (Princeton Building) has asked that we prepare an agreement that will allow us to construct the roadway connection to and on their property, speak to maintenance, etc. Please think about that and let's plan to discuss soon. Do you want Bob Buchanan involved?

Jim Pierce, P.E.
Assistant City Engineer
PO Box 9010
Addison, TX 75001-9010
972-450-2879

Jim Pierce

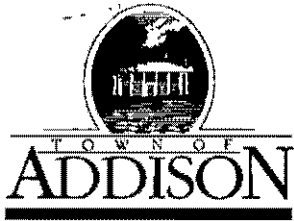
From: BUCHANAN, BOB [bbuchanan@cowlesthompson.com]
Sent: Tuesday, November 23, 1999 3:39 PM
To: Jim Pierce (E-mail)
Subject: Wellington Square

Dear Jim:

I spoke to Prudential's attorney, Susan Coleman. She said she would have comments for me early next week. If she doesn't call by Tuesday, I will start calling her again on Wednesday. I will keep you advised.

Sincerely,

Bob Buchanan



LETTER OF TRANSMITTAL

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

DATE	10-20-99	JOB NO.
ATTENTION		
RE:	Inwood/S. Quorum Project	

TO Bob Buchanan
Cowles & Thompson

- GENTLEMAN:**
WE ARE SENDING YOU
- Attached
 - Shop Drawings
 - Copy of letter
 - Prints
 - Change order
 - Under separate cover via _____ the following items:
 - Plans
 - Samples
 - Specifications
 - _____

COPIES	DATE	NO.	DESCRIPTION
2			Overall Site Plan (alt. 16)
1			Original Metes & Bounds & Plat of Wellington Square Property

- 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 only got one original of the metes & bounds and plat. Will you need any more originals? If so, let me know.
11-23-99 - called Bob & asked him to follow up on acquiring property.

COPY TO _____

SIGNED: Jim Reese

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

EXHIBIT "A"

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

PARCEL 8

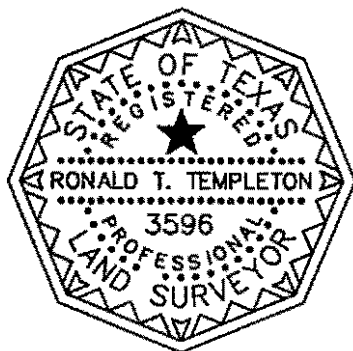
BEING A 0.0057 ACRE TRACT SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING PART OF THE WELLINGTON SQUARE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 79206, PAGE 0350, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY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

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'

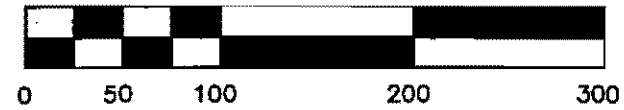
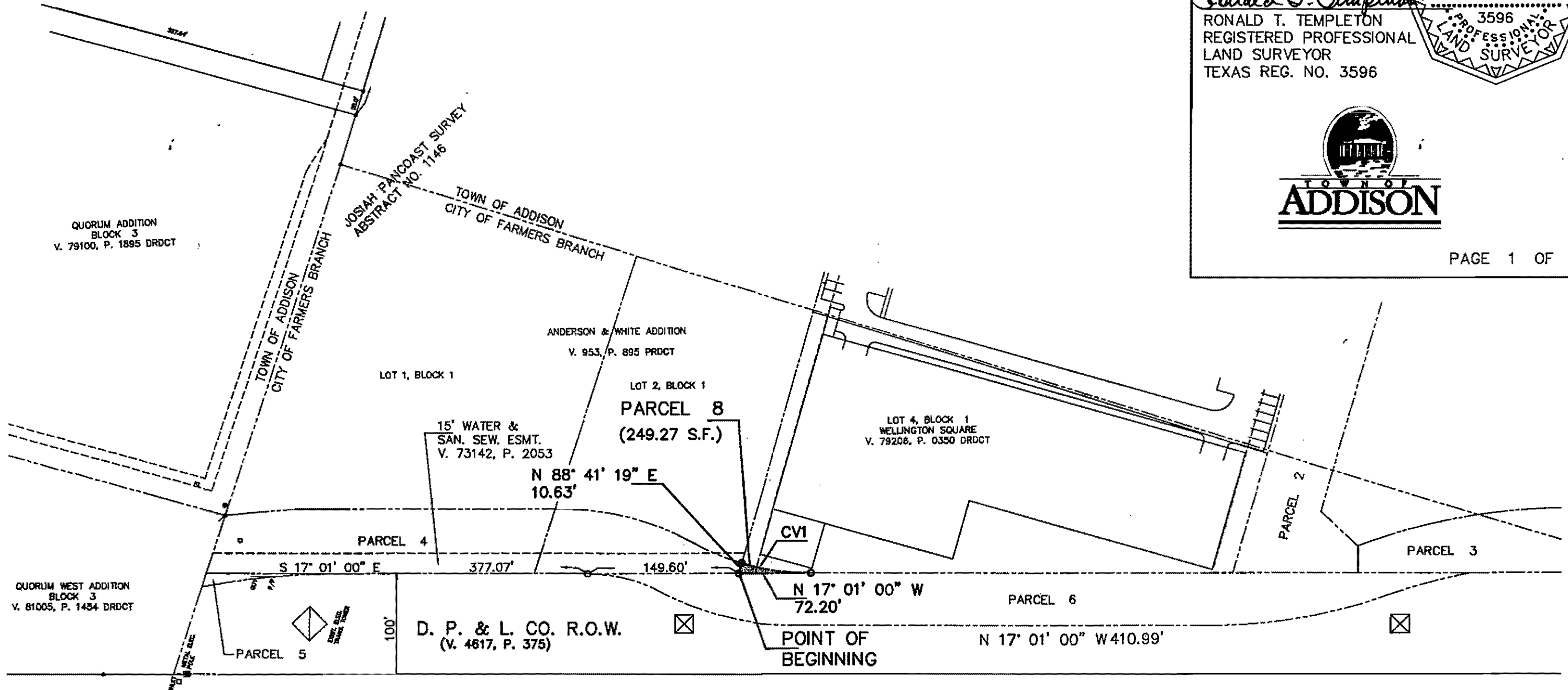
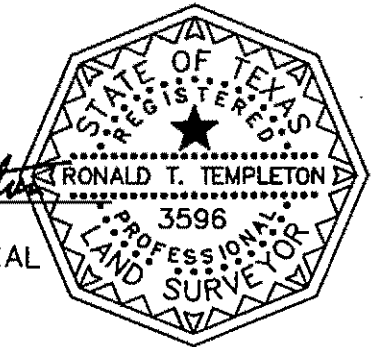


EXHIBIT "B"

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



ST. LOUIS & SOUTHWESTERN RAILROAD

INWOOD ROAD

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

October 20, 1999

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

Subject: *Quorum / Inwood Connector*
Right of Way Documents

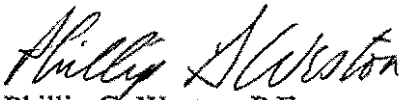
Dear Jim,

Enclosed for your review are the signed plat and legal description for Parcel 8 for the Quorum / Inwood Connector. As we have discussed, this is a small parcel from the northwest corner of the Wellington property.

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_1020.doc



10-19-99

Wellington Plat has
been checked and is
ready for surveyors
signature. Surveyor
works out of Houston
office and he is not
in office. Phil^l will
follow up - get it
signed and back to me.

10-19-99

Discussed with Bob,
He will make correction,
and send a draft to
Susan Coleman today

indefeasible fee simple title to the Right-of-Way, subject only to recorded and validly existing public utility easements.

A. Title Commitment. The Town, at its expense, may obtain a commitment for title insurance (the "Title Commitment") for the Right-of-Way issued by Hexter-Fair Title Company, 8333 Douglas Avenue, Suite 130, Dallas, Texas 75225 (the "Title Company"), along with copies of the instruments that create or evidence all title exceptions thereto.

B. Survey. Should the Town desire to obtain a survey of the Right-of-Way, such survey shall be at the Town's sole expense.

C. Title Policy. The Town, at its sole cost and expense, shall have the right to obtain a standard Texas owner's policy of title insurance (the "Title Policy") insuring title to the Right-of-Way. Prudential shall not be required to pay for any expenses in connection with the Title Policy or in issuing the Title Commitment.

Section 3. Road Construction. The Town will cause the street improvements in the Right-of-Way to be constructed in accordance with the specifications of the applicable municipal authorities, in order that such authorities will accept dedication of such improvements.

Section 4. Representations and Warranties of the Town. The Town represents and warrants to Prudential as follows:

A. Organization. The Town 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. The Town 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 the Town. The execution, delivery, and performance of this Agreement will not violate or be in conflict with any provision of the charter of the Town, or any provision of any agreement or instrument to which the Town is a party or by which the Town is bound, or any statute, law, rule, regulation, judgment, decree, order, writ, or injunction applicable to the Town.

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

D. Validity at Closing. The representations and warranties of the Town shall be true on the date of the Closing.

Section 5. Representations and Warranties of Prudential. Prudential represents and warrants to the Town the following:

A. Organization. Prudential is a _____, duly organized and validly existing under the laws of the State of _____.

B. Power and Authority. Prudential 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 will not violate or be in conflict with any provision of the organizational documents of Prudential, or any provision of any agreement or instrument to which Prudential is bound, or any statute, law, rule, regulation, judgment, decree, order, writ, or injunction applicable to Prudential.

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

D. Legal Actions. No suit, action or other proceeding, including, without limitation, a condemnation or similar proceeding or assessment, is pending or threatened in any court or governmental agency against all or any part of the Right-of-Way.

E. Validity at Closing. The representations and warranties of Prudential shall be true on the date of the Closing.

Section 6. Conditions to the Town's Obligations at Closing. The obligations of the Town at the Closing are subject to the satisfaction of the following conditions:

A. All representations and warranties of Prudential in this Agreement shall be true in all material respects; and

B. Prudential shall have performed and satisfied all covenants and agreements required by this Agreement in all material respects.

Section 7. Conditions to Prudential's Obligations at Closing. The obligations of Prudential at Closing are subject to the satisfaction of the following conditions:

A. All representations and warranties of the Town in this Agreement shall be true in all material respects; and

B. The Town shall have performed and satisfied all covenants and agreements required by this Agreement in all material respects.

Section 8. Date of Closing. Subject to the satisfaction of the conditions of Sections 6 and 7, the closing ("Closing") shall occur on 60 days advance written notice from the Town, but in no event later than December 31, 2000.

Section 9. Place of Closing. The Closing shall be held at the offices of the Title Company.

Section 10. Obligations at Closing. At Closing, Prudential shall deliver to the Town: (1) a duly executed and acknowledged special warranty deed in form acceptable to the Town's counsel conveying good and indefeasible title in fee simple to the Right-of-Way, free and clear of any and all liens, encumbrances, conditions, easements, assessments and restrictions except recorded utility easements; (2) a "Bills Paid Affidavit" on the Title Company's standard form verifying that there are no unpaid bills or claims for labor performed or materials furnished to the Right-of-Way prior to the Closing; and (3) reasonable evidence of the authority of Prudential to consummate the transactions described herein.

Section 11. Entire Agreement and Waiver. This Agreement contains the entire agreement between the parties covering the subject matter. No modifications or amendments shall be valid unless in writing and signed by the parties. A right created under this Agreement may not be waived except in a writing specifically referring to this Agreement and signed by the party waiving the right.

Section 12. Notice. Where the terms of this Agreement require that notice in writing be provided, such notice shall be deemed delivered upon the hand delivery thereof to the following address, or upon three (3) days following the deposit of the notice in the United States mail, postage prepaid, and sent by certified mail, return receipt requested and properly addressed as follows:

To the Town:
5300 Belt Line Road
Addison, Texas 75001

Attn: City Manager

To Prudential:
8 Campus Drive
Parsippany, New Jersey 07054

Attn: _____

With a copy to:

Robert G. Buchanan, Jr.
Cowles & Thompson, P.C.
901 Main Street, Suite 4000
Dallas, Texas 75292

With a copy to:

Susan Coleman
Thompson & Knight
801 Cherry Street, Suite 1600
Fort Worth, Texas 76102

Each party may, from time to time, give notice to the other of a change of address to which notice shall be provided.

Section 13. Application of Law. 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.

Section 14. Successors and Assigns; Assignment. This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and assigns. No party shall not assign, transfer or otherwise convey this Agreement to any other person or entity without the prior written consent of the non-transferring parties.

Section 15. Authority of Parties. This Agreement shall become a binding obligation on the parties upon execution by both parties. The parties warrant and represent one to the other that the individual executing this Agreement on behalf of each party has full authority to execute this Agreement and bind the party to the same.

Section 16. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

Section 17. No Limitation of Remedies. Nothing in this Agreement shall be construed to limit any legal or equitable remedies of the parties.

Section 18. Time of Essence. Time is of the essence in this Agreement.

Section 19. Expenses. Except as otherwise provided in this Agreement, all fees, costs and expenses incurred in negotiating this Agreement or completing the transactions described in this Agreement shall be paid by the party incurring the fee, cost or expense.

Section 20. Memorandum of Agreement. The Town shall be entitled to record a memorandum of this Agreement in the Real Property Records of Dallas County, Texas. The Town agrees to execute and record a release of such memorandum in the event that the Closing does not occur as provided above.

Section 21. Town's Right to Terminate. In the event the Town is unable to obtain the agreement of the owners of the property designated as Segments ^G "F" and ~~"G"~~ on Exhibit ^A "E" [?] attached hereto to convey the right-of-way necessary to complete the extension of Landmark Boulevard and the agreement of the City of Farmers Branch allowing the extension, all on terms reasonably satisfactory to the Town, the Town shall have the right to terminate this Agreement if notice of termination is given to Prudential on or before December 31, 1999. In the event the Town gives proper and timely notice of termination pursuant to this Section 21, this Agreement shall terminate and the parties shall have no further obligations or rights hereunder.

EXECUTED by the parties hereto on the date set forth above.

TOWN OF ADDISON, TEXAS

**PRUDENTIAL INSURANCE COMPANY
OF AMERICA**

By: _____
Ron Whitehead, City Manager

By: _____
Print Name: _____
Print Title: _____

ATTEST:

By: _____
Carmen Moran, Town Secretary



Irving Convention and Visitors Bureau

817-735-7300

~~Will McDonald, Freeze & Nichols Jerry Fleming~~

~~Howard Lewis - KSR/Quorum
Thurs Const Start~~

~~Jerry 972-880-5458~~

~~om Bishop - Names & Addresses of
Bldgs 214-571-2528~~

~~Michelle 7027 Meet w
Ron~~

Dave Curran - Met with Pam -
willing to keep ball moving -
meet @ Dunston with paperwork
attorneys join, bang out @ meeting -
then follow thru with Prudential
cell Dave for meeting -

Telecon from 7

10-7-99

Susan Coleman
Thompson & Knight
801 Cherry St
Suite 1600
FW TX 76102

817-429-1799

Official Address:

The Prudential Ins Co. of America
8 Campus Drive
Parsippany N.J. 07054

Send Tax Bill to Fults

Send all paperwork on land dedication
to Susan Coleman

TOWN OF
ADDISON

Faxed

PUBLIC WORKS

To: Bob Buchanan

From: Jim Pierce, P.E.
Assistant City Engineer

Company: Cowles & Thompson

Phone: 972/450-2879

FAX #: 214-672-2339

FAX: 972/450-2834

jpierce@ci.addison.tx.us

Date: 10-6-99

16801 Westgrove

P.O.Box 9010

of pages (including cover): 1

Addison, TX 75001-9010

Re: Inwood/S. Quorum - Parcel 8, Wellington Square

Original in mail

Per your request

FYI

Call me

Comments: The official address of the Owner is:
The Prudential Insurance Company of America
& Campus Drive
Parsippany, NJ 07054

All correspondence on the Agreement
for dedication, etc should go to:

Susan Coleman

Thompson & Knight

801 Cherry Street, Suite 1600

Fort Worth, TX 76102

phone metro 817-429-1799

As soon as I get the signed metes & Bounds
& plat I will send it on. Hopefully, this
is everything else you need.

Jim

AD# 10000936677009900
ct# 02700000006000

Prop Addr 14651 DALLAS PKWY
Owner PRUDENTIAL INS CO

I) Miscellaneous Information

	Owner	Property
dr1	ATTN: P R E I	Addr 14651 DALLAS PKWY
dr2	1201 ELM ST STE 4900	Zip ADDISON, TX 75240-7476
dr3		
dr4		
dr5	DALLAS, TX	
p	DALLAS, TX 75270-2104	

Comments

Delinquent Comments

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

*This address has
changed - we are
working on getting the
correct address*

EXHIBIT "A"

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

PARCEL 8

BEING A 0.0059 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 259.13 SQUARE FEET OR 0.0059 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.

DCAD# 10000936677009900
Acct# 02700000006000

Prop Addr 14651 DALLAS PKWY
Owner PRUDENTIAL INS CO

(PI)

Property Information

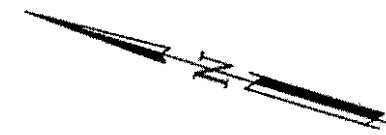
Legal Description	SPTB Code	F10	COMMERCIAL REAL
1 WELLINGTON SQUARE	Tx Cslt Cd	380	FOER MARVIN F & CO
2 BLK 1 LOT 1 ACS 4.699	Mrtg Code		
3	Mrtg Year	1998	
4	CO-DALLAS	City Authority Code	
5		County Authority Code	
		ISD Authority Code	
		Assessment Year	98

Exemptions		Valueations			
Cd	Value	Type	Value		
HS	0	Ttl Land	2046880	Totally Exempt Code	
65	0	Ttl Imprv	32953120	Special Assess Code	
DP	0	Ttl Market	35000000	Special Assess Value	0
DV	0	Ttl Taxable	35000000	Split Exempt Pct	0
AG	0				

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

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'



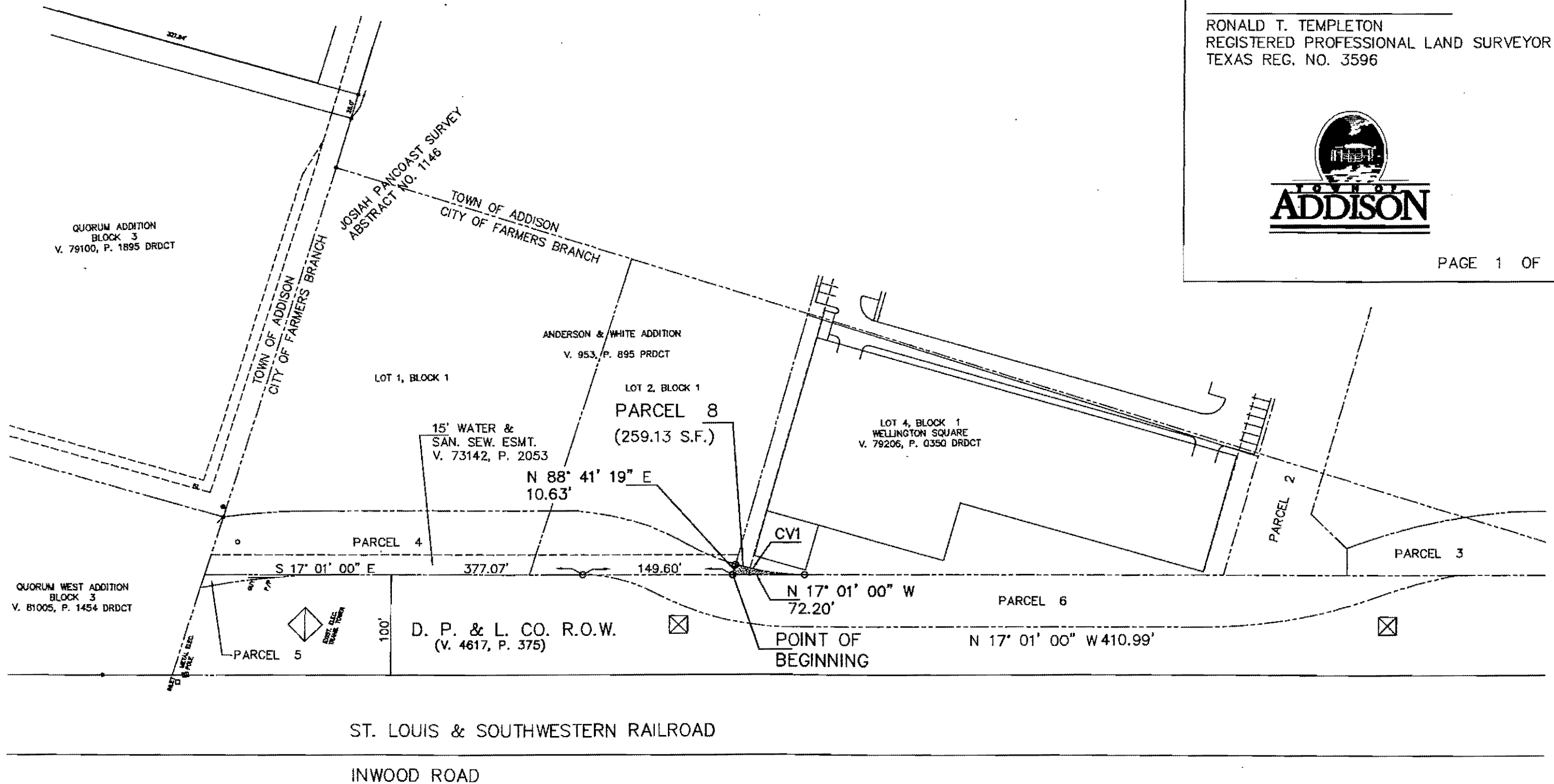
SCALE : 1" = 100'



EXHIBIT "B"

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

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





Fax

To:	Lorraine	From:	Sunnye Knight
Fax:	972-450-7180	Pages:	2 (Including cover)
Phone:		Date:	09/29/99
Re:		CC:	

Urgent For Review Please Comment Please Reply Please Recycle

● **Comments:**

Any information you can give me on a contact name for this invoice would be great. Like I said on the phone, I think the records need to be updated. The Prudential group that owns the building at 14651 Dallas Parkway no longer offices at 1201 Elm Street, Suite 4900.

Thanks,

Sunnye
Sunnye Knight

Mary,

I had this lady FAX me her invoice so I could understand exactly what she was talking about. This isn't my invoice so I'm forwarding it to you so maybe you can help. I called her & left a message that I was forwarding it to your dept.

Thanks!

Lorraine

Inwood/S. Quorum
214-871-6677

= 9-24-99

Dave Curran returned my call. He received my fax. Prudential people in town next week and he will discuss with them. Doesn't see any problem. Will call me the latter part of the week. Will send a copy of info to attorney @ Thompson & Knight

TOWN OF
ADDISON

Faxed

PUBLIC WORKS

To: David Curran

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

Company: Fults Realty

FAX #: 214-871-4644

Date: 9-23-99

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

of pages (including cover): 3

Re: Inwood/S. Quorum Project

- Original in mail Per your request FYI Call me

Comments: Now that we are doing the final engineering we have discovered we need a small piece of your property dedicated to the Town for the road project. See the attached drawings. The piece is a triangle, approximately 10'x50', probably about 250 ft². I am having the necessary documents prepared. Wanted to give you a "heads up". Please call if you have any questions.

Jim

LANDMARK BOULEVARD

QUORUM DRIVE

QUORUM DRIVE

LANDMARK BLVD

SEGMENT "D"
OPTIONAL

SEGMENT "E"

SEGMENT "F"

TU ELECTRIC R.O.W.

WOOD RD

SEGMENT "G"

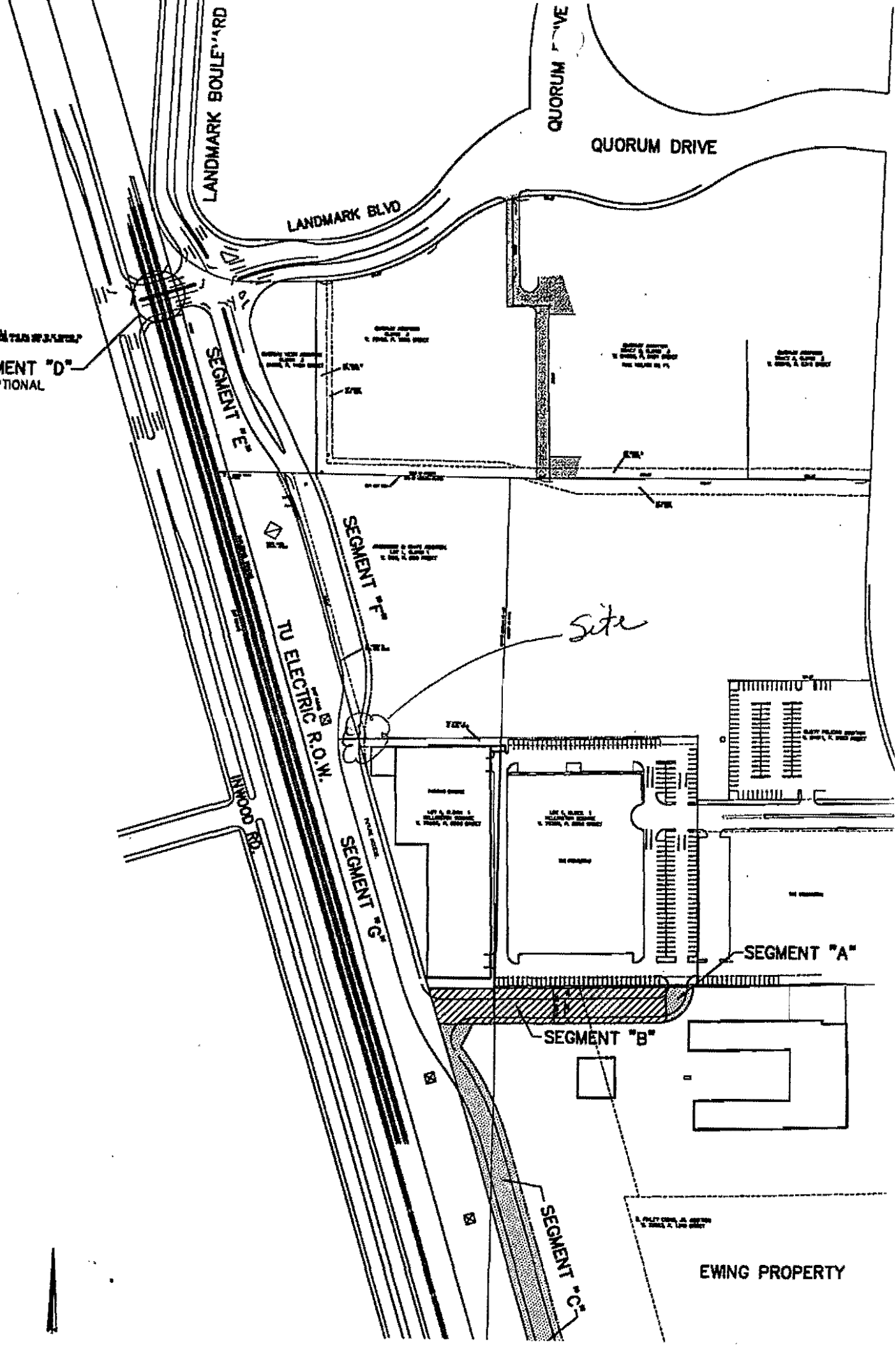
Site

SEGMENT "A"

SEGMENT "B"

SEGMENT "C"

EWING PROPERTY



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' 08"	240.0'	52.44'	S 06° 01' 22" W	52.33'

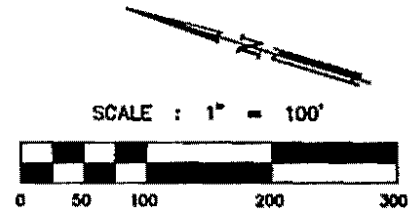


EXHIBIT "B"

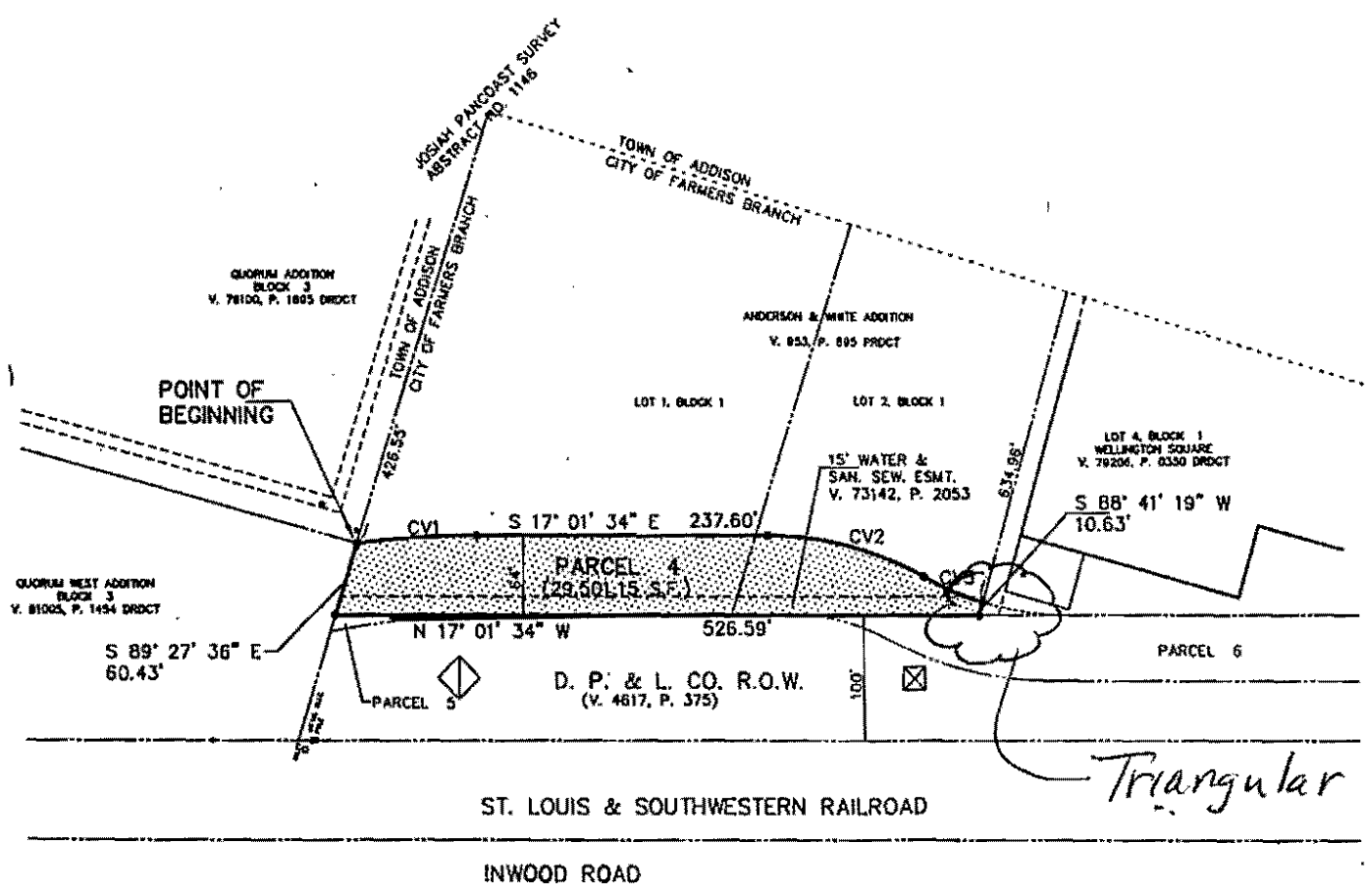
COUNTY : DALLAS
ROADWAY : SOUTH QUORUM/INWOOD CONNECTION
PARCEL : 4

Ronald A. Young

RONALD A. YOUNG
REGISTERED PROFESSIONAL SURVEYOR
TEXAS REG. NO. 2950
2/10/99

ADDISON

PAGE 1 OF 1



David Curran 214-871-6677

KENNEDY-WILSON

9400 N. Central Expwy., 5th Floor
Dallas, TX 75231

Fold at line over top of envelope to
the right of the return address

CERTIFIED

RETURN RECEIPT
REQUESTED
P 071 170 859

MAIL



U.S. POSTAGE

02.98

H METER 554113

Mr. James C. Pierce, Jr., P.E.
Assistant City Manager
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001-9010

75001-5190 60

