

Quorum ROW Dedication
1999

7015

Addison!

BILL SHIPP

(972) 450-7017

(972) 450-7043 FAX

bshipp@ci.addison.tx.us E-mail

Town of Addison 5300 Belt Line Road P.O. Box 9010, Addison, Texas 75001-9010

3-1-99

Jim,

Per your request, this
was the attachment to the
2-23 Consent Agenda item
on the 10' ROW.

Bill

#2d

TOWN OF ADDISON, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, AUTHORIZING THE DEDICATION OF A 10 FOOT STRIP OF LAND FOR THE EXTENSION AND WIDENING OF QUORUM DRIVE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison is widening, extending and constructing improvements on Quorum Drive; and

WHEREAS, it is necessary to relocate utilities that are on the existing right-of-way; and

WHEREAS, the Town desires to dedicate a 10 foot strip of land to accommodate the utility location.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. That the above recitals are true and correct and incorporated herein for all purposes.

Section 2. That the City Council hereby authorizes the dedication of a 10 foot wide strip of land to the public forever as described on Exhibit A attached hereto, for use by the public for street purposes.

Section 3. That the City Secretary shall file a copy of this resolution in the Deed and Plat Records of Dallas County, Texas.

Section 4. That this resolution shall take effect immediately upon passage and approval, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, this _____ day of _____, 1999.

Mayor
Town of Addison, Texas

ATTEST:

City Secretary
Town of Addison, Texas

APPROVED AS TO FORM:

City Attorney
Town of Addison, Texas

FIELD NOTE DESCRIPTION

Being a tract of land situated in the C.W. FISHER SURVEY, ABSTRACT 482, Town of Addison, Dallas County, Texas, and being a portion of a 6.272 Acres tract of land to the Town of Addison as recorded in Volume 93243, Page 6422, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the most northwesterly corner of said 6.272 acres tract, said corner also being in the easterly right-of-way line of Quorum Drive (80 feet right-of-way) and the southerly right-of-way line of the St. Louis & Southwestern Railroad (100 feet right-of-way);

THENCE departing said easterly right-of-way of Quorum Drive and with the southerly right-of-way line of said St. Louis & Southwestern Railroad and the northerly line of said 6.272 acres tract, North 66°12'00" East, a distance of 6.49 feet to the POINT OF BEGINNING;

THENCE continuing with the northerly line of said 6.272 acres tract and the southerly right-of-way line of said St. Louis & Southwestern Railroad, North 66°12'00" East, a distance of 10.90 feet to a point for corner;

THENCE departing the southerly right-of-way line of said St. Louis & Southwestern Railroad and the northerly line of said 6.272 acres tract, South 00°21'20" East, a distance of 186.60 feet to a point for corner in the northerly right-of-way line of Arapaho Road (93 feet right-of-way);

THENCE with said northerly right-of-way of Arapaho Road, North 50°44'40" West, a distance of 12.98 feet to a point for corner;

THENCE departing said northerly right-of-way of Arapaho Road, North 00°21'20" West, a distance of 173.98 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds, 1803 square feet or 0.041 acres of land more or less.

The basis of bearing for this survey was the bearing of record for the most northerly line of said 6.272 acres tract of land to the Town of Addison as recorded in Volume 93243, Page 6422, Deed Records of Dallas County, Texas.

The Field Notes were prepared from an on the ground survey under my direction and supervision on January 6, 1999.

Michael B. Bearden

MICHAEL B. BEARDEN
Registered Professional Land Surveyor
Texas Registration No. 4773
(ORIGINAL SIGNED IN RED INK)





POINT OF BEGINNING

POINT OF COMMENCING

N 66°12'00" E
10.90'

ST. LOUIS & SOUTHWESTERN R.R. (100' R.O.W.)

S 66°12'00" W
6.49'

QUORUM DRIVE (80' R.O.W.)

S 00°26'45" E 60.44'
S 00°25'36" E 86.621'
W 02°12'00" N 78.76'
S 00°21'20" S 186.60'
S 00°29'08" W 199.061'

0.041 AC
or
1803 sq.ft.

TOWN OF ADDISON
VOL. 93243, PG. 6422

N 50°44'40" W
12.98'

ARAPAHO ROAD (93' R.O.W.)



Winkelman & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS
(214) 490-7080 FAX (214) 490-7089

Scale : 1" = 30'	Date : 1/07/99
Design : MBB	
Drawn : MBB	
Comp. File : 15970.DWG	
Project No. : 15970	

C.W. FISHER SURVEY, A-482
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
TEXAS UTILITIES ELECTRIC COMPANY
1601 BRYAN STREET
DALLAS, TEXAS 75201

ARAPAHO ROAD @ QUORUM DRIVE - ADDISON RELOCATION	SHEET 2 OF 2
--	-------------------------------------



LETTER OF TRANSMITTAL

Public Works / Engineering

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

DATE	1-27-99	JOB NO.
ATTENTION		
RE:	Dedication along Quorum Drive	

TO Ken Dippel
Cowles & Thompson

GENTLEMAN:

WE ARE SENDING YOU

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

COPIES	DATE	NO.	DESCRIPTION
1			Plan showing location of dedication
1			Easement document (Now void)
1			Metes & Bounds description.

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 Construction of improvements along Quorum Dr. requires that TU's poles be moved to the east, out of our sidewalk area. We started with the idea we would grant TU a 10' easement as per the attached. John Baumgartner then decided he would rather create 10' more right-of-way along Quorum by dedication from the Town's property. TU's poles would then be in our ROW. Please advise as to how to proceed.

COPY TO _____

SIGNED: Jim Peerie
 972-450-2879

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

- (26) RED OAK
(4" GAL.)
- (26) FOSTER HOLLY (12' HT.)
- ASIAN JASMINE
- 4" POTS, 4" O.C.
- BERMUDA SOO



TOWN OF
ADDISON

ARAPAHO
ROAD

ROW Dedication

*PROPOSED
10' EASEMENT*

*EXISTING POLES
TO BE MOVED*

6" STEEL EDGINGS
(TYPICAL)

BERMUDA SOO

LIMIT OF WORK

QUORUM

DRIVE

15' SIDEWALK

*(Typical Both Sides) DALLAS AREA
with Trees and
Pedestrian Lights*

RAPID TRANSIT

Scale 1" = 40'

MATCHLINE 'B'

*We don't
want to grant them
an easement*

District: Farmers Branch
WR/Proj.: 1110395
Easement No.:

EASEMENT AND RIGHT OF WAY

**THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §**

That **Town of Addison**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Texas Utilities Electric Company**, a Texas Corporation, 1601 Bryan Street, Dallas, Texas 75201, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications lines, consisting of a variable number of wires and cables, surface mounted equipment, conduits, manholes, vaults, transformers, switches, protection, sectionalizing devices and all necessary or desirable appurtenances over, under, across and upon Grantor's land described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR DESCRIPTION OF EASEMENT AREA

Grantor recognizes that the general course of said lines, or the metes and bounds as above described, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, remove and reconstruct said lines; the right to relocate along the same general direction of said lines; the right to relocate said lines in the same relative position to any adjacent road if and as such road is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said lines; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said lines and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said lines or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgement of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and rights unto the said Grantee, its successors and assigns, until all of said lines shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns.

And I do hereby bind myself, my heirs and legal representatives, to warrant and forever defend all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS _____ hand(s) this _____ day of _____, 1999.

TOWN OF ADDISON

By: _____
Ron Whitehead
City Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of _____, as the _____ thereof, and for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 1999.

Notary Public in and for the State of Texas

(Print Name of Notary Public Here)

*Description of the
Dedication*

January 7, 1999

FIELD NOTE DESCRIPTION

Being a tract of land situated in the C.W. FISHER SURVEY, ABSTRACT 482, Town of Addison, Dallas County, Texas, and being a portion of a 6.272 Acres tract of land to the Town of Addison as recorded in Volume 93243, Page 6422, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the most northwesterly corner of said 6.272 acres tract, said corner also being in the easterly right-of-way line of Quorum Drive (80 feet right-of-way) and the southerly right-of-way line of the St. Louis & Southwestern Railroad (100 feet right-of-way);

THENCE departing said easterly right-of-way of Quorum Drive and with the southerly right-of-way line of said St. Louis & Southwestern Railroad and the northerly line of said 6.272 acres tract, North $66^{\circ}12'00''$ East, a distance of 6.49 feet to the POINT OF BEGINNING;

THENCE continuing with the northerly line of said 6.272 acres tract and the southerly right-of-way line of said St. Louis & Southwestern Railroad, North $66^{\circ}12'00''$ East, a distance of 10.90 feet to a point for corner;

THENCE departing the southerly right-of-way line of said St. Louis & Southwestern Railroad and the northerly line of said 6.272 acres tract, South $00^{\circ}21'20''$ East, a distance of 186.60 feet to a point for corner in the northerly right-of-way line of Arapaho Road (93 feet right-of-way);

THENCE with said northerly right-of-way of Arapaho Road, North $50^{\circ}44'40''$ West, a distance of 12.98 feet to a point for corner;

THENCE departing said northerly right-of-way of Arapaho Road, North $00^{\circ}21'20''$ West, a distance of 173.98 feet to the POINT OF BEGINNING;

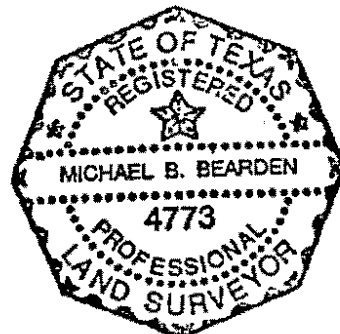
CONTAINING within these metes and bounds, 1803 square feet or 0.041 acres of land more or less.

The basis of bearing for this survey was the bearing of record for the most northerly line of said 6.272 acres tract of land to the Town of Addison as recorded in Volume 93243, Page 6422, Deed Records of Dallas County, Texas.

The Field Notes were prepared from an on the ground survey under my direction and supervision on January 6, 1999.

Michael B. Bearden

MICHAEL B. BEARDEN
Registered Professional Land Surveyor
Texas Registration No. 4773
(ORIGINAL SIGNED IN RED INK)





POINT OF BEGINNING

POINT OF COMMENCING

N 66°12'00" E
10.90'

S 66°12'00" W
6.49'

ST. LOUIS & SOUTHWESTERN R.R. (100' R.O.W.)

QUORUM DRIVE (80' R.O.W.)

0.041 AC
or
1803 sq.ft.

TOWN OF ADDISON
VOL. 93243, PG. 6422

N 50°44'40" W
12.98'

S 04°29'08" W
190.66'

ARAPAHO ROAD (93' R.O.W.)

S 00°26'45" E 60.44'
S 00°25'36" E 186.60'
N 00°21'20" W 78.76'
S 00°21'20" E



Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS
(214) 490-7090 FAX (214) 490-7099

Scale : 1" = 30'	Date : 1/07/99
Design : MBB	
Drawn : MBB	
Dwg. File : 15970.DWG	
Project No. : 15970	

C.W. FISHER SURVEY, A-482
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
TEXAS UTILITIES ELECTRIC COMPANY
1601 BRYAN STREET
DALLAS, TEXAS 75201

ARAPAHO ROAD @
QUORUM DRIVE - ADDISON
RELOCATION

SHEET	2
OF	2

January 19, 1999

Never sent

MEMORANDUM

To: Ron Whitehead, City Manager
From: Jim Pierce, Assistant City Engineer
Subject: Quorum Drive, Texas Utilities Easement

As part of the Arapaho Road project, we are constructing 15' wide sidewalks (with trees, pavers and pedestrian lighting) on Quorum Drive, northward from Arapaho Road to the railroad tracks. The sidewalks will be similar to those in the Addison Circle Project.

Presently, there are two TU Electric power poles that will be in the middle of our new sidewalk area if not moved. We have asked TU Electric to move the poles to the east, out of the sidewalk area, onto Town property, which will require the Town granting an Easement and Right of Way to TU Electric.

A sketch showing the easement location and a copy of the easement document is attached.

Staff recommends the City Manager be authorized to sign the document granting a 10' wide easement to TU Electric.

Cc: John Baumgartner, Director of Public Works

*will dedicate as Quorum Drive
R.O.W.
call Ken Dipple -*

- (26) RED OAK
(4" CAL.)
- (36) FOSTER HOLLY (12' HT.)
- ASIAN JASMINE
- 4" POTS, 9" O.C.
- BERMUDA SOG



TOWN OF
ADDISON

ARAPAHO
ROAD

PROPOSED
10' EASEMENT

EXISTING POLES
TO BE MOVED

6" STEEL EDGING
(TYPICAL)

BERMUDA SOG

LIMIT OF WORK

QUORUM

DRIVE

15' SIDEWALK

(Typical Both Sides)
with Trees and
Pedestrian Lights

DALLAS AREA
RAPID TRANSIT

Scale 1" = 40'

MATCHLINE 'B'

District: Farmers Branch
WR/Proj.: 1110395
Easement No.:

EASEMENT AND RIGHT OF WAY

**THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §**

That **Town of Addison**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Texas Utilities Electric Company**, a Texas Corporation, 1601 Bryan Street, Dallas, Texas 75201, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications lines, consisting of a variable number of wires and cables, surface mounted equipment, conduits, manholes, vaults, transformers, switches, protection, sectionalizing devices and all necessary or desirable appurtenances over, under, across and upon Grantor's land described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR DESCRIPTION OF EASEMENT AREA

Grantor recognizes that the general course of said lines, or the metes and bounds as above described, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, remove and reconstruct said lines; the right to relocate along the same general direction of said lines; the right to relocate said lines in the same relative position to any adjacent road if and as such road is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said lines; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said lines and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said lines or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgement of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and rights unto the said Grantee, its successors and assigns, until all of said lines shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns.

And I do hereby bind myself, my heirs and legal representatives, to warrant and forever defend all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS _____ hand(s) this _____ day of _____, 1999.

TOWN OF ADDISON

By: _____
Ron Whitehead
City Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of _____, as the _____ thereof, and for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 1999.

Notary Public in and for the State of Texas

(Print Name of Notary Public Here)

January 7, 1999

FIELD NOTE DESCRIPTION

Being a tract of land situated in the C.W. FISHER SURVEY, ABSTRACT 482, Town of Addison, Dallas County, Texas, and being a portion of a 6.272 Acres tract of land to the Town of Addison as recorded in Volume 93243, Page 6422, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the most northwesterly corner of said 6.272 acres tract, said corner also being in the easterly right-of-way line of Quorum Drive (80 feet right-of-way) and the southerly right-of-way line of the St. Louis & Southwestern Railroad (100 feet right-of-way);

THENCE departing said easterly right-of-way of Quorum Drive and with the southerly right-of-way line of said St. Louis & Southwestern Railroad and the northerly line of said 6.272 acres tract, North $66^{\circ}12'00''$ East, a distance of 6.49 feet to the POINT OF BEGINNING;

THENCE continuing with the northerly line of said 6.272 acres tract and the southerly right-of-way line of said St. Louis & Southwestern Railroad, North $66^{\circ}12'00''$ East, a distance of 10.90 feet to a point for corner;

THENCE departing the southerly right-of-way line of said St. Louis & Southwestern Railroad and the northerly line of said 6.272 acres tract, South $00^{\circ}21'20''$ East, a distance of 186.60 feet to a point for corner in the northerly right-of-way line of Arapaho Road (93 feet right-of-way);

THENCE with said northerly right-of-way of Arapaho Road, North $50^{\circ}44'40''$ West, a distance of 12.98 feet to a point for corner;

THENCE departing said northerly right-of-way of Arapaho Road, North $00^{\circ}21'20''$ West, a distance of 173.98 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds, 1803 square feet or 0.041 acres of land more or less.

The basis of bearing for this survey was the bearing of record for the most northerly line of said 6.272 acres tract of land to the Town of Addison as recorded in Volume 93243, Page 6422, Deed Records of Dallas County, Texas.

The Field Notes were prepared from an on the ground survey under my direction and supervision on January 6, 1999.

Michael B. Bearden

MICHAEL B. BEARDEN
Registered Professional Land Surveyor
Texas Registration No. 4773
(ORIGINAL SIGNED IN RED INK)





POINT OF BEGINNING

POINT OF COMMENCING

N 66°12'00" E
10.90'

S 66°12'00" W
6.49'

ST. LOUIS & SOUTHWESTERN R.R. (100' R.O.W.)

QUORUM DRIVE (80' R.O.W.)

0.041 AC
or
1803 sq.ft.

TOWN OF ADDISON
VOL. 93243, PG. 6422

N 50°44'40" W
12.98'

1/2" RR

S 0°4'29'08" W

190.061

ARAPAHO ROAD (93' R.O.W.)

186.60'

60.44'

78.76'

186.60'

186.60'

186.60'

186.60'

186.60'

186.60'

186.60'

186.60'

186.60'

186.60'

186.60'

186.60'

186.60'

186.60'

186.60'

186.60'

186.60'



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS & SURVEYORS
(214) 490-7020 FAX (214) 490-7099

Scale : 1" = 30'

Date : 1/07/99

Design : MBB

Drawn : MBB

Dwg. File : 15970.DWG

Project No. : 15970

C.W. FISHER SURVEY, A-482
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

TEXAS UTILITIES ELECTRIC COMPANY
1601 BRYAN STREET
DALLAS, TEXAS 75201

ARAPAHO ROAD @
QUORUM DRIVE - ADDISON
RELOCATION

SHEET

2

OF

2

District: Farmers Branch
WR/Proj.: 1110395
Easement No.:

EASEMENT AND RIGHT OF WAY

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §

That **Town of Addison**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Texas Utilities Electric Company**, a Texas Corporation, 1601 Bryan Street, Dallas, Texas 75201, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications lines, consisting of a variable number of wires and cables, surface mounted equipment, conduits, manholes, vaults, transformers, switches, protection, sectionalizing devices and all necessary or desirable appurtenances over, under, across and upon Grantor's land described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR DESCRIPTION OF EASEMENT AREA

Grantor recognizes that the general course of said lines, or the metes and bounds as above described, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, remove and reconstruct said lines; the right to relocate along the same general direction of said lines; the right to relocate said lines in the same relative position to any adjacent road if and as such road is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said lines; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said lines and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said lines or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgement of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and rights unto the said Grantee, its successors and assigns, until all of said lines shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns.

And I do hereby bind myself, my heirs and legal representatives, to warrant and forever defend all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS _____ hand(s) this _____ day of _____, 1999.

TOWN OF ADDISON

By: _____

Ron Whitehead
City Manager

STATE OF TEXAS §

§

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of _____, as the _____ thereof, and for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 1999.

Notary Public in and for the State of Texas

(Print Name of Notary Public Here)

FIELD NOTE DESCRIPTION

Being a tract of land situated in the C.W. FISHER SURVEY, ABSTRACT 482, Town of Addison, Dallas County, Texas, and being a portion of a 6.272 Acres tract of land to the Town of Addison as recorded in Volume 93243, Page 6422, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the most northwesterly corner of said 6.272 acres tract, said corner also being in the easterly right-of-way line of Quorum Drive (80 feet right-of-way) and the southerly right-of-way line of the St. Louis & Southwestern Railroad (100 feet right-of-way);

THENCE departing said easterly right-of-way of Quorum Drive and with the southerly right-of-way line of said St. Louis & Southwestern Railroad and the northerly line of said 6.272 acres tract, North 66°12'00" East, a distance of 6.49 feet to the POINT OF BEGINNING;

THENCE continuing with the northerly line of said 6.272 acres tract and the southerly right-of-way line of said St. Louis & Southwestern Railroad, North 66°12'00" East, a distance of 10.90 feet to a point for corner;

THENCE departing the southerly right-of-way line of said St. Louis & Southwestern Railroad and the northerly line of said 6.272 acres tract, South 00°21'20" East, a distance of 186.60 feet to a point for corner in the northerly right-of-way line of Arapaho Road (93 feet right-of-way);

THENCE with said northerly right-of-way of Arapaho Road, North 50°44'40" West, a distance of 12.98 feet to a point for corner;

THENCE departing said northerly right-of-way of Arapaho Road, North 00°21'20" West, a distance of 173.98 feet to the POINT OF BEGINNING;

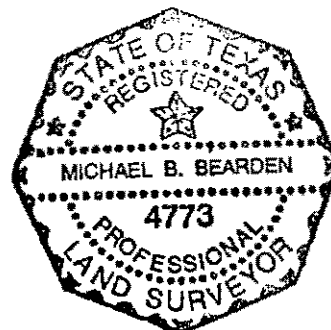
CONTAINING within these metes and bounds, 1803 square feet or 0.041 acres of land more or less.

The basis of bearing for this survey was the bearing of record for the most northerly line of said 6.272 acres tract of land to the Town of Addison as recorded in Volume 93243, Page 6422, Deed Records of Dallas County, Texas.

The Field Notes were prepared from an on the ground survey under my direction and supervision on January 6, 1999.

Michael B. Bearden

MICHAEL B. BEARDEN
Registered Professional Land Surveyor
Texas Registration No. 4773
(ORIGINAL SIGNED IN RED INK)





POINT OF BEGINNING

POINT OF COMMENCING

N 66°12'00" E
10.90'

S 66°12'00" W
6.49'

ST. LOUIS & SOUTHWESTERN R.R. (100' R.O.W.)

QUORUM DRIVE (80' R.O.W.)

0.041 AC
or
1803 sq.ft.

TOWN OF ADDISON
VOL. 93243, PG. 6422

S 00°26'45" E 60.44'
S 00°25'36" E 186.60'
N 00°21'20" W 73.98'
N 00°21'20" W 97.87'
S 00°21'20" E 190.66'

N 50°44'40" W
12.98'

ARAPAHO ROAD (93' R.O.W.)



Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS
(214) 490-7090 FAX (214) 490-7099

Scale : 1" = 30' Date : 1/07/99
Design : MBB
Drawn : MBB
Dwg. File : 15970.DWG
Project No. : 15970

C.W. FISHER SURVEY, A-482
TOWN OF ADDISSON
DALLAS COUNTY, TEXAS
TEXAS UTILITIES ELECTRIC COMPANY
1601 BRYAN STREET
DALLAS, TEXAS 75201

ARAPAHO ROAD @
QUORUM DRIVE - ADDISSON
RELOCATION

SHEET
2
OF
2