

cc:
Ron Whitehead



CITY OF DALLAS

June 18, 1996

Mr. John R. Baumgartner, P.E.
Director of Public Works
Town of Addison
P.O. Box 144
Addison, Texas 75001

Re: Belt Line at the Dallas North Tollway

Dear Mr. Baumgartner:

Thank you for forwarding the design report for the subject intersection prepared by Barton-Aschman and Associates. The Public Works and Transportation Department for the City of Dallas has reviewed the report and is in agreement with your assessment of design alternative number 3, the single point urban interchange.

We will be glad to meet with you and your staff to discuss conceptual design and an implementation procedure. Once a preliminary concept, schedule, etc. can be developed, we will need to present the idea to our Council Transportation and Telecommunications Committee and then, depending on the item's outcome, possibly prepare an item for the full Council to consider.

Please keep me posted on the status of this proposed improvement. If you need additional information, please contact Alan Hendrix, P.E. at 670-4262.

Sincerely,

Sam L. Wilson, P.E.
Assistant Director
Public Works and Transportation

SLW/ADH/pnwp.2672

**TOWN OF ADDISON
PAYMENT AUTHORIZATION MEMO**

DATE 10 | 10 | 95

CLAIM # _____

CHECK AMOUNT \$ 25,247.70

Vendor No. _____

Vendor Name JRJ Paving, Inc.

Address P.O. Box 59934

Address Dallas, Tx.

Address _____

Zip Code 75229

INVOICE # OR DESCRIPTION	FUND	DEPT	OBJ	PROJ	SAC	AMOUNT
	(00)	(000)	(00000)	(00000)	(000)	(0000.00)
9306	41	000	58210	42301	-	25,247.70
TOTAL						\$25,247.70

EXPLANATION Construction for Right Turn Lane on
Belt Line at Tollway

RECEIVED

OCT 11 1995

TOWN OF ADDISON
ACCOUNTING

David Nighenoye
AUTHORIZED SIGNATURE

[Signature]
FINANCE

ATTN: DAVID NIGHTSWONGER

JRJ

PAVING, INC.

(214) 869-2871

P.O. Box 59934
11332 Mathis St., Suite 100
Dallas, TX 75229

*** I N V O I C E ***

13820
TOWN OF ADDISON
5350 BELTLINE ROAD
ADDISON, TEXAS

75240

INVOICE # 9306 PAGE
ESTIMATE # 2
ESTIMATE PERIOD 8/25/95 TO 9/25/95
CONTRACT AMOUNT \$83,43
RETAINAGE 10%

JOB 95096 BELT LINE RIGHT TURN LANE

ITEM	DESCRIPTION	PLAN QUANTITY	UNIT	UNIT PRICE	UNITS COMPLETED/ ESTIMATED EARNED	
					THIS MONTH	TO DATE
1	. MOBILIZATION	1.000	LS	3800.000		1.00 3800.00
2	. DEMO CURB & GUTTER	560.000	LF	2.170		560.00 1215.20
3	. DEMO SIDEWALK	285.000	SY	5.750		285.00 1638.75
4	. 6" C.T.B.	790.000	SY	13.110	150.000 1966.50	790.00 10356.90
5	. DEMO DRIVEWAY	135.000	SY	8.000	135.000 1080.00	135.00 1080.00
6	. 8" CONCRETE PAVING	710.000	SY	35.000	135.000 4725.00	710.00 24850.00
7	. 4" SIDEWALK	2450.000	SF	2.540	2450.000 6223.00	2450.00 6223.00
8	. BARRICADES	1.000	LS	1435.000		1.00 1435.00
9	. 6" MONO. CURB	520.000	LF	2.000	20.000 40.00	520.00 1040.00
0	. EXCAVATION	670.000	CY	7.590		670.00 5085.30
1	. SAWING	615.000	LF	2.750		615.00 1691.25
2	. DEMO INLET	1.000	EA	880.000		1.00 880.00

JRJ

PAVING, INC.

(214) 869-2971

P.O. Box 59934
11332 Mathis St., Suite 100
Dallas, TX 75229

*** I N V O I C E ***

13820
TOWN OF ADDISON
5350 BELTLINE ROAD
ADDISON, TEXAS

75240

INVOICE # 9306 PAGE
ESTIMATE # 2
ESTIMATE PERIOD 8/25/95 TO 9/25/95
CONTRACT AMOUNT \$83,400
RETAINAGE 10%

JOB 95096 BELT LINE RIGHT TURN LANE

ITEM	DESCRIPTION	PLAN QUANTITY	UNIT	UNIT PRICE	UNITS COMPLETED/ ESTIMATED THIS MONTH	EARNED TO DATE
3	. 14' INLET	1.000	EA	3080.000	.500 1540.00	1.0 3080.
4	. 21" R.C.P.	7.000	LF	110.000		7.0 770.
5	. 6" X 6" JIGGLE BARS	90.000	EA	14.850	90.000 1336.50	90.0 1336.
6	. RELOCATE SIGNS	1.000	EA	250.000		
7	. ADJUST WATER METER	5.000	EA	132.000		5.0 660.
8	. RELOCATE FIRE HYDRANT	1.000	EA	3300.000		1.0 3300.
9	. RIGHT TURN ARROWS	2.000	EA	121.000	2.000 242.00	2.0 242.
10	. BARRIER FREE RAMP	3.000	EA	300.000	3.000 900.00	3.0 900.
11	. IRRIGATION	1.000	LS	8000.000	1.000 8000.00	1.0 8000.
12	. LANDSCAPE IMPROVEMENTS	1.000	LS	2000.000	1.000 2000.00	1.0 2000.
13	. C.O. #1 BORE	1.000	LS	1650.000		1.0 1650.
14	. C.O. #2 NEW METER	1.000	LS	1950.000		1.0 1950.

JRJ

PAVING, INC.

(214) 888-2971

P.O. Box 59934
11332 Mathis St., Suite 100
Dallas, TX 75229

*** I N V O I C E ***

13820
TOWN OF ADDISON
5330 BELTLINE ROAD
ADDISON, TEXAS 75240

INVOICE # 9306 PAGE
ESTIMATE # 2
ESTIMATE PERIOD 8/25/95 TO 9/25/
CONTRACT AMOUNT \$83,434
RETAINAGE 10%

JOB 95096 BELT LINE RIGHT TURN LANE

	AMOUNTS THIS MONTH	AMOUNTS TO DATE
TOTAL AMOUNT OF WORK DONE	28,053.00	83,183.00
LESS RETAINAGE	2,805.30	8,318.00
AMOUNT DUE ESTIMATE # 2	25,247.70	74,865.00
LESS PREVIOUS PAYMENTS	XXXXXXXXXXXXXXXXXX	49,617.00
UNPAID BILLINGS AS OF 8/25/95	.00	.00
TOTAL OUTSTANDING AS OF THIS ESTIMATE	25,247.70	25,247.00

PREPARED BY *Oliver*
DATE 9-25-95

PAY THIS AMOUNT FOR ESTIMATE 2 *****
* 25,247.70 *
* *****

**TOWN OF ADDISON
PAYMENT AUTHORIZATION MEMO**

DATE 8 | 29 | 95

CLAIM # _____

CHECK AMOUNT \$ 49,617.81

Vendor No. _____

Vendor Name JRJ Paving, Inc.

Address P.O. Box 59934

Address Dallas, Tx.

Address _____

Zip Code 75229

INVOICE # OR DESCRIPTION	FUND	DEPT	OBJ	PROJ	SAC	AMOUNT
	(00)	(000)	(00000)	(00000)	(000)	(0000.00)
9194 / 1	41	000	58210	42301		49,617.81
TOTAL						\$ 49,617.81

EXPLANATION Construction for Right Turn Lane on
Belt Line at Tollway

RECEIVED

AUG 29 1995

TOWN OF ADDISON
ACCOUNTING

David Nighswonger
AUTHORIZED SIGNATURE

FINANCE

ATTN: VOLO NIGHSWONGER

JRJ

PAVING, INC.

(214) 869-2971

P.O. Box 59934
11332 Mathis St., Suite 100
Dallas, TX 75229

*** I N V O I C E ***

13820
TOWN OF ADDISON
5350 BELTLINE ROAD
ADDISON, TEXAS

75240

INVOICE # 9194 PAGE 1
ESTIMATE # 1
ESTIMATE PERIOD 7/25/95 TO 8/25/95
CONTRACT AMOUNT \$83,434
RETAINAGE 10%

JOB 95096 BELT LINE RIGHT TURN LANE

ITEM	DESCRIPTION	PLAN QUANTITY	UNIT	UNIT PRICE	UNITS COMPLETED/ ESTIMATED EARNED	
					THIS MONTH	TO DATE
1	. MOBILIZATION	1.000	LS	3800.000	1.000 3800.00	1.000 3800.00
2	. DEMO CURB & GUTTER	560.000	LF	2.170	560.000 1215.20	560.000 1215.20
3	. DEMO SIDEWALK	285.000	SY	5.750	285.000 1638.75	285.000 1638.75
4	. 6" C.T.B.	790.000	SY	13.110	640.000 8390.40	640.000 8390.40
5	. DEMO DRIVEWAY	135.000	SY	8.000		
6	. 8" CONCRETE PAVING	710.000	SY	35.000	575.000 20125.00	575.000 20125.00
7	. 4" SIDEWALK	2450.000	SF	2.540		
8	. BARRICADES	1.000	LS	1435.000	1.000 1435.00	1.000 1435.00
9	. 6" MONO. CURB	520.000	LF	2.000	500.000 1000.00	500.000 1000.00
0	. EXCAVATION	670.000	CY	7.590	670.000 5085.30	670.000 5085.30
1	. SAWING	615.000	LF	2.750	615.000 1691.25	615.000 1691.25
2	. DEMO INLET	1.000	EA	880.000	1.000 880.00	1.000 880.00

JRJ**PAVING, INC.**

(214) 869-2971

P.O. Box 59934
11332 Mathis St., Suite 100
Dallas, TX 75229

*** I N V O I C E ***

13820
TOWN OF ADDISON
5350 BELTLINE ROADINVOICE # 9194 PAGE
ESTIMATE # 1
ESTIMATE PERIOD 7/25/95 TO 8/25/95
CONTRACT AMOUNT \$83,434
RETAINAGE 10%

ADDISON, TEXAS

75240

JOB 95096 BELT LINE RIGHT TURN LANE

ITEM	DESCRIPTION	PLAN		UNIT PRICE	UNITS COMPLETED/ ESTIMATED EARNED	
		QUANTITY	UNIT		THIS MONTH	TO DATE
3	. 14' INLET	1.000	EA	3080.000	.500 1540.00	.500 1540.00
4	. 21" R.C.P.	7.000	LF	110.000	7.000 770.00	7.000 770.00
5	. 6" X 6" JIGGLE BARS	90.000	EA	14.850		
6	. RELOCATE SIGNS	1.000	EA	250.000		
7	. ADJUST WATER METER	5.000	EA	132.000	5.000 660.00	5.000 660.00
8	. RELOCATE FIRE HYDRANT	1.000	EA	3300.000	1.000 3300.00	1.000 3300.00
9	. RIGHT TURN ARROWS	2.000	EA	121.000		
0	. BARRIER FREE RAMP	3.000	EA	300.000		
1	. IRRIGATION	1.000	LS	8000.000		
2	. LANDSCAPE IMPROVEMENTS	1.000	LS	2000.000		
3	. C.O. #1 BORE	1.000	LS	1650.000	1.000 1650.00	1.000 1650.00
4	. C.O. #2 NEW METER	1.000	LS	1950.000	1.000 1950.00	1.000 1950.00

JRJ

PAVING, INC.

(214) 869-2971

P.O. Box 59934
11332 Mathis St., Suite 100
Dallas, TX 75229

*** INVOICE ***

13820
TOWN OF ADDISON
5350 BELTLINE ROAD

ADDISON, TEXAS

75240

JOB 95096 BELT LINE RIGHT TURN LANE

INVOICE # 9194 PAGE 3
ESTIMATE # 1
ESTIMATE PERIOD 7/25/95 TO 8/25/95
CONTRACT AMOUNT \$83,434
RETAINAGE 10%

	ESTIMATED EARNED	
	AMOUNTS THIS MONTH	AMOUNTS TO DATE
TOTAL AMOUNT OF WORK DONE	55,130.90	55,130.90
LESS RETAINAGE	5,513.09	5,513.09
AMOUNT DUE ESTIMATE # 1	49,617.81	49,617.81
LESS PREVIOUS PAYMENTS	XXXXXXXXXXXXXXXXXX	.00
UNPAID BILLINGS AS OF 7/25/95	.00	.00
TOTAL OUTSTANDING AS OF THIS ESTIMATE	49,617.81	49,617.81

PREPARED BY _____

DATE _____

PAY THIS AMOUNT FOR ESTIMATE 1

```

*****
*
* 49,617.81 *
*
*****

```



LANDSCAPE PROPOSAL FOR:

TOWN OF ADDISON
ADDISON, TEXAS

FOR:

QUORUM I PLAZA
5000 BELTLINE ROAD
ADDISON, TEXAS

AUGUST 17, 1995

We propose to set up a temporary irrigation system for the existing trees along Beltline Road. These are currently without irrigation due to the construction currently in progress.

TOTAL \$575.00

QRB

initial to approve

We propose to prune the existing trees along Beltline Road in order to repair wounds made during the excavation of the soil due to current construction. This will involve making clean cuts for exposed roots as well as damaged limbs.

TOTAL \$800.00

QRB

initial to approve

PROPOSED BY:

[Signature]

PRECISION LANDSCAPE MANAGEMENT, INC.

8/18/95
DATE

ACCEPTED BY:

[Signature]

TOWN OF ADDISON

8-18-95
DATE



TOWN OF ADDISON

MAIL ALL INVOICES TO:
 Accounts Payable
 P.O. Box 144
 Addison, Texas 75001

TAX EXEMPT NUMBER: 17513335558

SUBJECT TO TERMS & CONDITIONS CONTAINED ON BOTH SIDES
 THE P.O. NUMBER MUST APPEAR ON ALL INVOICES, DELIVERY TICKETS, ETC.

PURCHASE ORDER	
No.	
ORDER DATE	032278
	08/10/95
REQUIRED DELIVERY DATE	08/21/95

DELIVERY LOCATION:

ENDOR BANNER EXPRESS
 0185 4151 BELT LINE RD #108
 DALLAS, TX 75244

(STR) ADDISON STREET DEPARTMENT
 16901 WESTGROVE RD
 DALLAS, TX 75248

NO.	REQUISITION	REQUISITIONER	TERMS	NET 30	BLANKET ORDER EXPIRES	PO#	DESTINATION
		411RJ	NET 30				DESTINATION

COMMENTS
 USER 1: USER 2:

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	EXTENDED AMOUNT
			3 SIGNS STREET CLOSURE WARNING	5.00	15.00
			1 WOOD SIGN APPROX 4' X 6'		
***** MEMO ACCOUNTING INFORMATION ONLY *****					
GENERAL LEDGER ACCOUNT NUMBER					
			41 000 54250 53301 000	474.83	
			41 000 54250 42301 000	198.72	
NOT VALID FOR MORE THAN \$1,000					

36165 58643
 8/21/95

[Signature]
 AUTHORIZED SIGNATURE

SUB TOTAL	0.00
	0.00
FREIGHT	673.55
TOTAL	



INVOICE NUMBER: 11986

4151 BELT LINE RD SUITE 108
 ADDISON, TX 75244
 PHONE (214)991-5841
 FAX (214)458-8718

CLERK: LT

REFERENCE P.O.#: 32306

ORDER DESCRIPTION
 ADDISON COMING SOON... A NEW RIGHT TURN MDO ROYAL TEXT

ORDER DATE: 08-10-1995
 ORDER TIME: 4:55 PM

Town of Addison
 Phone: (214)450-7036
 FAX: (214) -
 Attn: Judy Taylor

DUE DATE: 08-14-1995
 DUE TIME: 4:00 PM

	ITEM CODE	COLOR	QTY	SIDE	SIZE	TYPE OF STOCK	EXTRA CHGS.	INSTALL CHGS.	PRICE @	TOTAL
PRODUCT DESCRIPTION	MDO	WHITE	1	1	48 X 96	MDO	0.00	0.00	220.8000	220.80
ADDISON COMING SOON... A NEW RIGHT TURN										
PRODUCT DESCRIPTION										
PRODUCT DESCRIPTION										
PRODUCT DESCRIPTION										
PRODUCT DESCRIPTION										
PRODUCT DESCRIPTION										

SALES PERSON: BANNER EXPRESS
 CUST NO: 1038

Notes/Ship To:

DATE PICKED UP: _____ CLERK: _____

PAYMENT: \$ _____ CASH _____ CREDIT CARD _____ ON ACCOUNT _____

CHECK _____ CHECK # _____

TERMS:

SIGN SALES	220.80
INSTALLATIONS	0.00
CUSTOMER DISCOUNT	22.08
JOB SUB-TOTAL	198.72
TAX EXEMPT	198.72
SALES TAX	0.00
SHIPPING	0.00
TOTAL	198.72
DEPOSIT	0.00
PAYMENT TYPE	
BALANCE	198.72

X _____
 CUSTOMER SIGNATURE

Town of Addison
 Attn: Judy Taylor
 P.O. Box 144
 Addison, TX 75001



4151 BELT LINE RD SUITE 108
 ADDISON, TX 75244
 PHONE (214)991-5841
 FAX (214)458-8718

**TOWN OF ADDISON
PAYMENT AUTHORIZATION MEMO**

DATE 8 | 9 | 95

CLAIM # 58300
43825

CHECK AMOUNT \$ 1,880.07

Vendor No. 468

Vendor Name City of Dallas (DISD Taxes)

Address Department of Revenue & Taxation

Address 1500 Marilla St. 2/13/5

Address _____

Zip Code _____

670-3364

INVOICE # OR DESCRIPTION	FUND	DEPT	OBJ	PROJ	SAC	AMOUNT
	(00)	(000)	(00000)	(00000)	(000)	(0000.00)
See attached	41	000	58110	42301		1,880.07

TOWN OF ADDISON
ACCOUNTING

TOTAL \$ 1,880.07

(DISD Taxes)

EXPLANATION Pro-Rate Taxes for 5,383 square feet of
land we purchased from Quorum I shopping center for
right-of-way for the right turn lane on Belt Line
at Tollway.

R. White
AUTHORIZED SIGNATURE

[Signature]
FINANCE

Memorandum



CITY OF DALLAS

DATE 7/28/95

TO David Nighswonger

SUBJECT Proration of Taxes

Tax Account #: 10000929935500000Legal Description: 5,358 sq ft out of 800 ACS BIK1 TR2Date of Proration: 8-11-95Prorated for 223 days of 1995Amount of Taxes Due: 580.28

Additional Amount Due per day: _____

The prorated amt for 1994 taxes
are 1,299.79. This includes penalty + interest
+ 15% collectio. fee.

DARLENE MANGUM
670-3361

**TOWN OF ADDISON
PAYMENT AUTHORIZATION MEMO**

DATE 8 | 9 | 95

CLAIM # 58229

CHECK AMOUNT \$ 496.84

225

Vendor No. 2237

Vendor Name Dallas County Tax Assessor/Collector

Address Dallas County Records Bldg.

Address _____

Address _____

Zip Code _____

INVOICE # OR DESCRIPTION	FUND	DEPT	OBJ	PROJ	SAC	AMOUNT
	(00)	(000)	(000000)	(000000)	(000)	(0000.00)
Sec attached	41	000	58110	42301		496.84

TOWN OF ADDISON
ACCOUNTING

TOTAL \$ 496.84

EXPLANATION Pro-Rata Taxes for 5,383 square feet of
land we purchased from Quorum I shopping
center for right-of-way for the right turn
lane on Belt Line at Tollway.

R. Whitehead
 AUTHORIZED SIGNATURE

FINANCE



DALLAS COUNTY TAX OFFICE
DAVID CHILDS, TAX ASSESSOR/COLLECTOR
RECORDS BUILDING PHONE: 048-7811
DALLAS, TEXAS 75201-3004

UGSA TAX COLLECTION

EXIT...

ACCOUNT NO 10000929935500000

TYPE REAL PROPERTY

PROPERTY OWNER
PLAZA QUORUM ASSOCIATES
STE 215
3820 W NORTHWEST HWY
DALLAS TX 75220

-----LEGAL DESCRIPTION-----
ABST 482 PG 725
BLK 1 TR 2 ACS 8.00

CO-DALLAS
0009299355000 31000092993

-----PROPERTY ADDRESS-----CITY
5000 BELT LINE CA

CUR YR ORIG LEVY \$38,742.15
CUR YR LEVY ADJS
CUR YR TOTAL PYMTS
CUR YR TOTAL DUE \$53,018.66

-----VALUE INFO FOR 1994 -----
IMPROVEMENTS 4,057,430
LAND 4,356,000
TOTAL ASSESSED 8,413,430

SUIT NO. BK5 095-00048

---JURISDICTIONS TAXING ACCOUNT---

DC CA DS PH DO DCS

F4=DEQSTMT F5=CURSTMT F6=NXTOWN

F8=LSTSRN F9=MENU

F1=SEARCH F2=NXTACCT F3=PRVACCT F12=COMMENTS F13=OWNHIST F10=SYSEXT A.12.05

Handwritten calculation: 4,356,000 / 8 ACS = 544,500 * 0.123 = 66,974

Handwritten calculation: 1994 A/V 0.123 ACS 66,974 * .46048 = 308.41

Handwritten calculation: Proposed 1995 A/V 0.123 ACS 66,974 * .46048 = 308.41

Handwritten calculation: Prorated 1995 August 11, 95 223 days of .6109589 \$308.41 * .6109589 = 188.43

1994 - 308.41
1995 - 188.43

Handwritten signature/initials

3/8/95

Belt Line @ Tollway

AGREEMENT

STATE OF TEXAS

COUNTY OF DALLAS

THIS AGREEMENT is made and entered into this 8~~th~~ day of March, 1995, by and between the Town of Addison, of the County of Dallas and State of Texas, acting through its City Manager, duly authorized so to do, Party of the First Part, hereinafter termed the OWNER, and JR Paving, Inc., of the City of Dallas, County of Dallas, State of Texas, Party of the Second Part, hereinafter termed CONTRACTOR.

WITNESSETH: That for and in consideration of the payment and agreement hereinafter mentioned, to be made and performed by the OWNER, the said CONTRACTOR hereby agrees with the said OWNER to commence and complete construction of certain improvements as follows:

Roadway Improvements, Eastbound Belt Line Road Right-Turn Lane at Dallas North Tollway

and all extra work in connection therewith, under the terms as stated in the General and Specific Conditions of the AGREEMENT; and at his own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance and other accessories and services necessary to complete the said construction, in accordance with the conditions and prices stated in the Proposal attached hereto and in accordance with the Advertisement for Bids, Instructions to Bidders, General Provisions, Special Provisions, Plans, and other drawings and printed or written explanatory matter thereof, and the Technical Specifications and Addenda thereto, as prepared by the OWNER, each of which has been identified by the endorsement of the CONTRACTOR and the OWNER thereon, together with the CONTRACTOR's written Proposal and the General Provisions, all of which are made a part hereof and collectively evidence and constitute the entire AGREEMENT.

The CONTRACTOR hereby agrees to commence work within five (5) calendar days after the date of written notice to do so shall have been given to him, and to substantially complete the work within 30 calendar days after he commences work, and to totally complete the work in 40 calendar days after he commences work, subject to such extensions of time as are provided by the General Provisions.

The OWNER agrees to pay the CONTRACTOR \$79,833.90 in current funds for the performance of the Contract in accordance with the Proposal submitted thereof, subject to additions and deductions, as provided in the General Provisions, and to make payments of account thereof as provided therein.

IN WITNESS WHEREOF, the parties of these presents have executed this AGREEMENT in the year and day first above written.

TOWN OF ADDISON
(OWNER)

By: Ron Whitehead
Ron Whitehead, City Manager

ATTEST:

C. Moran
Carmen Moran, City Secretary

JR Paving, Inc.
(CONTRACTOR)

By: [Signature]

ATTEST:

By: Vickie Marriott

The following to be executed if the CONTRACTOR is a corporation:

I, Vickie Marriott, certify that I am the secretary of the corporation named as CONTRACTOR herein; that Tery Chapman, who signed this Contract on behalf of the CONTRACTOR is the Vice President (official title) of said corporation; that said Contract was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Signed: Vickie Marriott

Corporate Seal

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

12/30/94



B. Type of Loan
File Number 94R02138 NP8
Loan Number
Mortgage Insurance Case Number

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER TOWN OF ADDISON
ADDRESS P.O. BOX 144, ADDISON, TEXAS 75001
E. NAME OF SELLER MOBIL OIL CORPORATION
ADDRESS 4200 SINGLETON BLVD, DALLAS, TEXAS 75212
F. NAME OF LENDER
ADDRESS
G. PROPERTY LOCATION 0.031 ACRES IN DALBELT ADDITION, ADDISON, TEXAS
H. SETTLEMENT AGENT REPUBLIC TITLE OF TEXAS, INC. TIN 75-1825384
PLACE OF SETTLEMENT 17950 Preston Road, Suite 70, LB 26, Dallas, Texas 75252
I. SETTLEMENT DATE 12/30/94

J. SUMMARY OF BORROWER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER

Table with 3 columns: Description, Amount, and empty column. Rows include Contract sales price (30,383.00), Charges from line 1400 (837.71), Adjustments for items paid by seller in advance, and GROSS AMOUNT DUE FROM BORROWER (31,220.71).

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER

Table with 3 columns: Description, Amount, and empty column. Rows include Adjustments for items unpaid by seller, and TOTAL PAID BY/FOR BORROWER (.00).

300. CASH AT SETTLEMENT FROM OR TO BORROWER

Table with 3 columns: Description, Amount, and empty column. Rows include Gross amount due from borrower (31,220.71), Less amounts paid by/for borrower (line 220) (.00), and CASH FROM/TO BORROWER (31,220.71).

Assumption or Payoff breakdowns, IF ANY, will appear on addendum.

REPUBLIC TITLE OF TEXAS, INC.

Signature of Settlement or Escrow Agent



B. Type of Loan
File Number 94R02138 NP8
Loan Number
Mortgage Insurance Case Number

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER TOWN OF ADDISON
ADDRESS P.O. BOX 144, ADDISON, TEXAS 75001
E. NAME OF SELLER MOBIL OIL CORPORATION
ADDRESS 4200 SINGLETON BLVD, DALLAS, TEXAS 75212
F. NAME OF LENDER
ADDRESS
G. PROPERTY LOCATION 0.031 ACRES IN DALBELT ADDITION, ADDISON, TEXAS
H. SETTLEMENT AGENT REPUBLIC TITLE OF TEXAS, INC. TIN 75-1825384
PLACE OF SETTLEMENT 17950 Preston Road, Suite 70, LB 26, Dallas, Texas 75252
I. SETTLEMENT DATE 12/30/94

K. SUMMARY OF SELLER'S TRANSACTION

Table with 3 columns: Description, Amount, and Total. Row 400: GROSS AMOUNT DUE TO SELLER. Row 401: Contract sales price 30,383.00. Row 420: GROSS AMOUNT DUE TO SELLER 30,383.00.

Table with 3 columns: Description, Amount, and Total. Row 500: REDUCTIONS IN AMOUNT DUE TO SELLER. Row 502: Charges from line 1400 .00. Row 520: TOTAL REDUCTION FROM SELLER .00.

Table with 3 columns: Description, Amount, and Total. Row 600: CASH AT SETTLEMENT TO OR FROM SELLER. Row 601: Gross amount due to seller (line 420) 30,383.00. Row 602: Less reduction amount due seller (line 520) .00. Row 603: CASH TO/FROM SELLER 30,383.00.

Assumption or Payoff breakdowns, IF ANY, will appear on addendum.

REPUBLIC TITLE OF TEXAS, INC.
[Signature]
SETTLEMENT OR ESCROW AGENT

Notice to Seller
See attached 1099-S Addendum for important income tax information.

State of Texas §
 §
County of Dallas §

After Recording Return To:
John M. Hill
Cowles & Thompson
901 Main Street, Suite 4000
Dallas, Texas 75202

RIGHT-OF-WAY DEED

Date: December 30, 1994

Grantor:

Mobil Oil Corporation

Grantee:

Town of Addison
P.O. Box 144
Addison, TX 75001

Consideration:

- (a) Thirty Thousand Three Hundred Eighty Three Dollars (\$30,383) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are acknowledged by Grantor; and
- (b) Benefits to be derived by Grantor and his remaining property as a result of proposed public improvements.

Property Description:

See Exhibit "A" attached hereto and by reference made a part hereof.

Conveyance:

Grantor grants, sells and conveys to Grantee in fee simple the Property described herein; TO HAVE AND TO HOLD, unto Grantee, its successors and assigns, and Grantor, together with Grantor's heirs, executors, administrators or successors, shall Warrant and Forever Defend all and singular the said Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same of any part thereof, by, from, through or under Grantor, but not otherwise.

Miscellaneous:

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

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

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

EXECUTED effective as of the day first written above.

Mobil Oil Corporation

By: J.A. Caselli, Jr.
Print Name: J.A. CASELLI, Jr.
Print Title: ASSISTANT TREASURER

State of Virginia §
 §
County of Fairfax §

Before Me, this instrument was acknowledged on this 15th day of FEBRUARY, 1995, by J.A. CASELLI, Jr., the ASSISTANT TREASURER of Mobil Oil Corporation.

Commission Expires:

Walter Wojcik
Notary Public, State of Virginia
Print name: WALTER WOJCIK
Commission Expires Sept. 30, 1998
Notary Public, Commonwealth of Virginia

EXHIBIT A

R.O.W. 2

BEING A VARIABLE-WIDTH STRIP OF LAND SITUATED IN LOT 1 BLOCK 1 DALBELT ADDITION, AN ADDITION TO THE CITY OF ADDISON, RECORDED IN VOLUME 86234, PAGE 4688, DEED RECORDS DALLAS COUNTY TEXAS (DRDCT), SITUATED IN THE G.W. FISHER SURVEY, ABSTRACT NO. 482, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said Dalbelt Addition same being the most northerly northeast corner of the Replat of the Plaza At The Quorum, an addition to the city of Addison, recorded in volume 80022, page 1235 DRDCT and being in the south line of Belt Line Road (a 100-foot right-of-way);

THENCE with the south line of Beltline Road and the north line of said Dalbelt addition the following two (2) courses and distances:

1. S 89° 59' 43" E, a distance of 39.35 feet to a point being the beginning of a circular curve to the right, having a radius 95.30 feet and
2. Along said curve to the right an arc length of 94.37 feet to a point, through a central angle of 56° 44' 17", and having a chord which bears S 59° 48' 25" E, a distance of 90.56 feet, said point being the beginning of a non-tangent circular curve to the left having a radius of 122.05 feet;

THENCE leaving said common line and crossing said Dalbelt Addition the following two (2) courses and distances:

1. Along said non-tangent curve an arc length of 78.57 feet to a point, through a central angle of 36° 53' 04", and having a chord which bears N 65° 53' 24" W, a distance of 77.22 feet and.
2. N 89° 59' 43" W, a distance of 47.14 feet to a point, being in the west line of said Dalbelt Addition same being the east line of said Plaza At The Quorum Addition;

THENCE N 00° 00' 17" E, along said common line a distance of 14.00 feet to the POINT OF BEGINNING, and containing 0.031 acres of land, more or less.

ADDITIONAL COURSES

T1 S 00°00'17" W 14.00'
 T2 N 78°04'37" W 66.55'
 T3 S 89°59'43" E 39.35'
 T4 N 89°59'43" W 47.14'

CURVE 1 (C1)

R = 95.30'
 D = 56°44'17"
 L = 94.37'
 C = 90.56'
 CB = S 59°48'25" E

CURVE 2 (C2)

R = 122.05'
 D = 36°53'04"
 L = 78.57'
 C = 77.22'
 CB = N 65°53'24" W

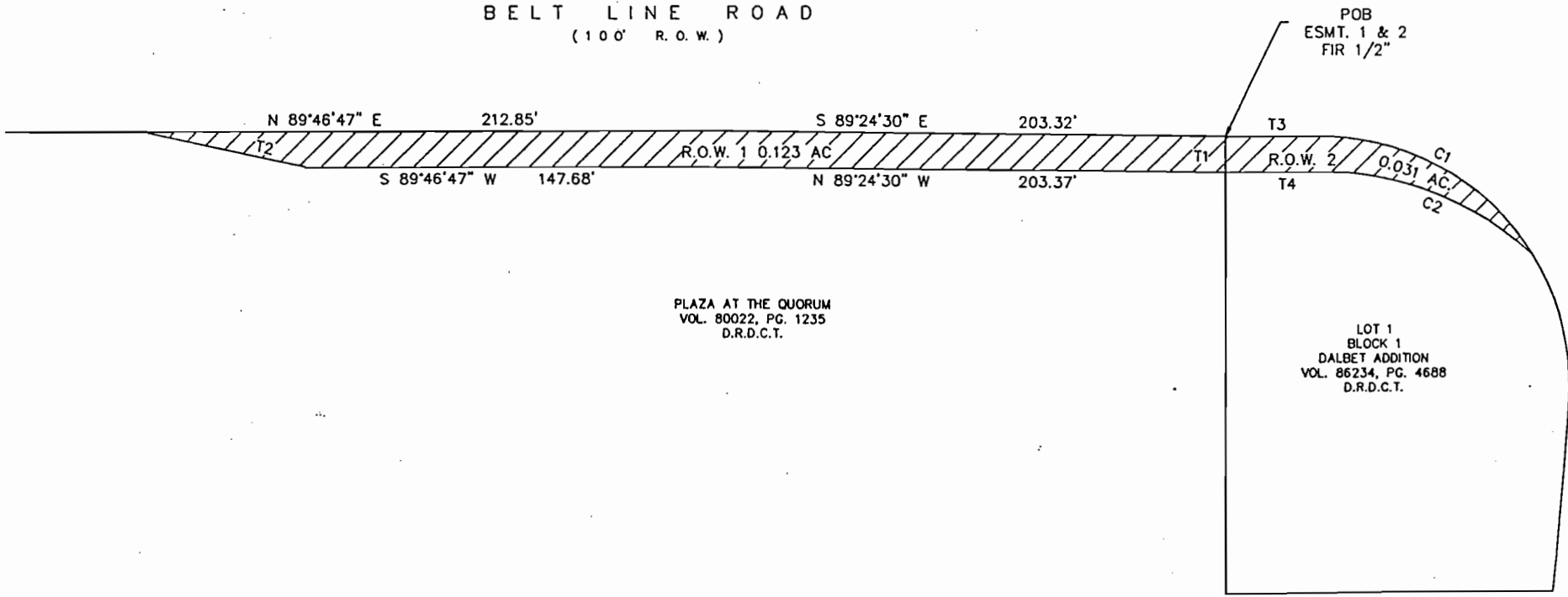


EXHIBIT "A" (Continued)

DALLAS PARKWAY
 (VARIABLE WIDTH R.O.W.)

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

COPY

12/30/94



B. Type of Loan
 File Number 94R02137 NP8
 Loan Number _____
 Mortgage Insurance Case Number _____

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER TOWN OF ADDISON
 ADDRESS P. O. BOX 144, ADDISON, TEXAS 75001
 E. NAME OF SELLER PLAZA AT THE QUORUM ASSOCIATES
 ADDRESS 3820 W NORTHWEST HWY, DALLAS, TEXAS 75220
 F. NAME OF LENDER _____
 ADDRESS _____
 G. PROPERTY LOCATION 0.123 ACRE TRACT IN PLAZA AT THE QUORUM, ADDISON, TEXAS
 H. SETTLEMENT AGENT REPUBLIC TITLE OF TEXAS, INC. TIN 75-1825384
 PLACE OF SETTLEMENT 17950 Preston Road, Suite 70, LB 26, Dallas, Texas 75252
 I. SETTLEMENT DATE 12/30/94

J. SUMMARY OF BORROWER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER

101. Contract sales price	64,296.00		
103. Charges from line 1400	1,132.71		
Adjustments for items paid by seller in advance			
120. GROSS AMOUNT DUE FROM BORROWER	65,428.71		

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER

Adjustments for items unpaid by seller			
220. TOTAL PAID BY/FOR BORROWER	.00		

300. CASH AT SETTLEMENT FROM OR TO BORROWER

301. Gross amount due from borrower (line 120)	65,428.71		
302. Less amounts paid by/for borrower (line 220)	.00		
303. CASH FROM/TO BORROWER	65,428.71		

Assumption or Payoff breakdowns, IF ANY, will appear on addendum.

REPUBLIC TITLE OF TEXAS, INC.

[Signature]
 SETTLEMENT OR ESCROW AGENT

Settlement Statement

U.S. Department of Housing and Urban Development

OMB No. 2502-0265



B. Type of Loan
File Number 94R02137 NP8
Loan Number
Mortgage Insurance Case Number

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

NAME OF BORROWER TOWN OF ADDISON
ADDRESS P. O. BOX 144, ADDISON, TEXAS 75001
NAME OF SELLER PLAZA AT THE QUORUM ASSOCIATES
ADDRESS 3820 W NORTHWEST HWY, DALLAS, TEXAS 75220
NAME OF LENDER
ADDRESS
PROPERTY LOCATION 0.123 ACRE TRACT IN PLAZA AT THE QUORUM, ADDISON, TEXAS
SETTLEMENT AGENT REPUBLIC TITLE OF TEXAS, INC. TIN 75-1825384
PLACE OF SETTLEMENT 17950 Preston Road, Suite 70, LB 26, Dallas, Texas 75252
SETTLEMENT DATE 12/30/94

K. SUMMARY OF SELLER'S TRANSACTION

400. GROSS AMOUNT DUE TO SELLER

Table with 2 columns: Description, Amount. Row 1: 401. Contract sales price 64,296.00. Row 2: Adjustments for items paid by seller in advance. Row 3: 420. GROSS AMOUNT DUE TO SELLER 64,296.00

500. REDUCTIONS IN AMOUNT DUE TO SELLER

Table with 2 columns: Description, Amount. Row 1: 502. Charges from line 1400 .00. Row 2: Adjustments for items unpaid by seller. Row 3: 520. TOTAL REDUCTION FROM SELLER .00

600. CASH AT SETTLEMENT TO OR FROM SELLER

Table with 2 columns: Description, Amount. Row 1: 601. Gross amount due to seller (line 420) 64,296.00. Row 2: 602. Less reduction amount due seller (line 520) .00. Row 3: 603. CASH TO/FROM SELLER 64,296.00

Assumption or Payoff breakdowns, IF ANY, will appear on addendum.

REPUBLIC TITLE OF TEXAS, INC.

Signature of Settlement or Escrow Agent

Notice to Seller

See attached 1099-S Addendum for important income tax information.

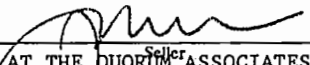
L. SETTLEMENT CHARGES

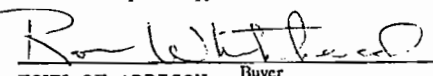
	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
70. Total commission based on \$		
Division of commission (line 700) as follows:		
701. \$ to		
702. \$ to		
703. Commission paid at settlement		
800. ITEMS PAYABLE TO LENDER/THIRD PARTY IN CONNECTION WITH LOAN		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
1000. RESERVES DEPOSITED WITH LENDER FOR		
1100. TITLE CHARGES TO REPUBLIC TITLE		
1108. Title insurance	729.00	
1110. Owner's coverage \$ 64,296.00		
DISCLOSURE REQUIRED BY ARTICLE 9.53, INSURANCE CODE.		
138.51 TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY		
590.49 TO REPUBLIC TITLE OF TEXAS, INC.		
1111. Escrow Fee to Republic Title	300.00	
1112. Courier to Republic Title	40.00	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording fees: RIGHT OF WAY DEED	13.00	
PARTIAL RELEASE	13.00	
1300. ADDITIONAL SETTLEMENT CHARGES		
1303. Tax Service to TRW REDI	37.71	
1400. TOTAL SETTLEMENT CHARGES (TO LINES 103 AND 502)	1,132.71	.00

The undersigned understands the Settlement or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement.

The undersigned understands that tax and insurance proration and reserves were based on figures for the preceding year or supplied by others, or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Settlement or Escrow Agent to make expenditures and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

X 
 SELLER
 PLAZA AT THE QUORUM ASSOCIATES
 By Crow-Taylor #4 Limited Partner-
 ship, Sole General Partner
 By J. McDonald Williams, Managing
 General Partner
 SELLER


 BUYER
 TOWN OF ADDISON
 BUYER

COPY

After Recording Return to:

John M. Hill
Cowles & Thompson
901 Main Street, Suite 4000
Dallas, Texas 75202

State of Texas §
 §
County of Dallas §

RIGHT-OF-WAY DEED

Date: December 30, 1994

Grantor:

Plaza At The Quorum Associates

Grantee:

Town of Addison
P. O. Box 144
Addison, TX 75001

Consideration:

- (a) Sixty-Four Thousand Two Hundred Ninety Six Dollars (\$64,296.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are acknowledged by Grantor; and
- (b) Benefits to be derived by Grantor and his remaining property as a result of proposed public improvements.

Property Description:

See Exhibit "A" attached hereto and by reference made a part hereof.

Conveyance:

Grantor grants, sells and conveys to Grantee in fee simple the Property described herein, TO HAVE AND TO HOLD, unto Grantee, its successors and assigns.

Grantor, together with Grantor's heirs, executors, administrators or successors, shall WARRANT AND FOREVER DEFEND all and singular the said Property 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.

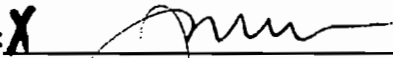
Miscellaneous:

- (a) The Property hereby conveyed may be used as a public right-of-way for the passage of vehicular and pedestrian traffic, including (without limitation) streets, roads, alleys, sidewalks, utilities, drainage, and other customary uses of public right-of-way. Improvements may be on such grade and according to such plans and specifications as will, in the opinion of Grantee, best serve the public purpose.
- (b) Nothing in this instrument shall be construed as a waiver by Grantee of any utility connection charge or other charges imposed by ordinance or Charter of the Town of Addison.
- (c) When the context requires it, singular nouns and pronouns include the plural.
- (d) By its acceptance of the Property hereby conveyed, Grantee hereby agrees to indemnify, defend and hold harmless Grantor (for purposes of this paragraph, the term "Grantor" shall include the partners, employees and agents of Grantor and any persons or entities owned or controlled by or affiliated with Grantor), its agents, tenants, employees and contractors from and against, and upon demand, reimburse Grantor for all damage to property owned by Grantor and claims, demands, liabilities, losses, damages, judgments, penalties, costs and expenses, including, without limitation, reasonable attorneys' fees and disbursements, which may be imposed upon, asserted against or incurred or paid by Grantor by reason of, on account of or in connection with any construction on or around the Property.

EXECUTED effective as of the day first written above.

Plaza at the Quorum Associates,
a Texas limited partnership

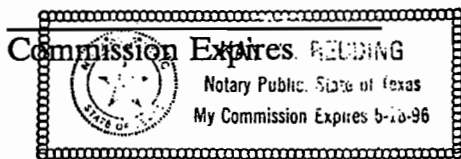
By: Crow-Taylor #4 Limited Partnership,
a Texas limited partnership,
Sole General Partner

By: 

J. McDonald Williams
Managing General Partner

State of Texas §
 §
County of Dallas §

Before me, this instrument was acknowledged on this 11 day of July, 1995, by J. McDonald Williams, the Managing General Partner of Crow-Taylor #4 Limited Partnership, a Texas limited partnership, the Sole General Partner of Plaza at the Quorum Associates, a Texas limited partnership.



Kay W Redding
Notary Public, State of Texas
Print Name: Kay W Redding

EXHIBIT A

R.O.W. 1

BEING A VARIABLE-WIDTH STRIP OF LAND SITUATED IN THE REPLAT OF THE PLAZA AT THE QUORUM, AN ADDITION TO THE CITY OF ADDISON, RECORDED IN VOLUME 80022, PAGE 1235, DEED RECORDS DALLAS COUNTY TEXAS (DRDCT), SITUATED IN THE G.W. FISHER SURVEY, ABSTRACT NO. 482, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the most northerly northeast corner of said Plaza At The Quorum Addition same being the northwest corner of the Dalbelt Addition, an addition to the city of Addison, recorded in volume 86234, page 4688 DRDCT and being in the south line of Belt Line Road (a 100-foot right-of-way);

THENCE S 00° 00' 17" W, with the east line of said Quorum Addition and the west line of said Dalbelt Addition a distance of 14.00 feet to a point;

THENCE leaving said common line and crossing said Quorum Addition the following three (3) courses and distances:

1. N 89° 24' 30" W, a distance of 203.37 feet to a point;
2. S 89° 46' 47" W, a distance of 147.68 feet to a point and
3. N 78° 04' 37" W, a distance of 66.55 feet to a point being in the south line of Beltline Road;

THENCE with the south line of Beltline Road the following two (2) courses and distances:

1. N 89° 46' 47" E, a distance of 212.85 feet to an angle point and
2. S 89° 24' 30" E, a distance of 203.32 feet to the POINT OF BEGINNING, and containing 0.123 acres of land, more or less.

ADDITIONAL COURSES

T1 S 00°00'17" W 14.00'
 T2 N 78°04'37" W 66.55'
 T3 S 89°59'43" E 39.35'
 T4 N 89°59'43" W 47.14'

CURVE 1 (C1)

R = 95.30'
 D = 56°44'17"
 L = 94.37'
 C = 90.56'
 CB = S 59°48'25" E

CURVE 2 (C2)

R = 122.05'
 D = 36°53'04"
 L = 78.57'
 C = 77.22'
 CB = N 65°53'24" W

BELT LINE ROAD
 (100' R.O.W.)

POB
 ESMT. 1 & 2
 FIR 1/2"

N 89°46'47" E 212.85'

S 89°24'30" E 203.32'

S 89°46'47" W 147.68'

N 89°24'30" W 203.37'

R.O.W. 1 0.123 AC

R.O.W. 2 0.031 AC

PLAZA AT THE QUORUM
 VOL. 80022, PG. 1235
 D.R.D.C.T.

LOT 1
 BLOCK 1
 DALBET ADDITION
 VOL. 86234, PG. 4688
 D.R.D.C.T.

EXHIBIT "A" (Continued)

DALLAS PARKWAY
 (VARIABLE WIDTH R.O.W.)