

ARAPAHO: ROW SWAP: PARCEL 17

TRANSMITTAL FORM



5910 N. Central Expressway, Suite 1000
Dallas, Texas 75206
(214) 739-3152 Fax: (214) 750-8823

- Via Regular Mail
- Via Fax
- Via Courier.....
- Via ARS Personnel
- Via Client Pickup
- Via Lone Star/Fed Ex

To Town of Addison
16801 Westgrove P.O. Box 9010
Dallas, Texas 75001-9010
Attn Steve Chutchian

Date November 5, 2001
ARS Ref. # 302-01-111
Project Arapaho Road
Revised Parcel 18-1 & 21-TE

The following items are being transmitted for your:

- Review/Comments
- Signature
- Use
- Approval
- Files
- Please return
- Information copy(ies) for our files

<u>Qty</u>	<u>Description of Items</u>
<u>3 ea.</u>	<u>Parcel plat of revised parcels 18-1 & 21-TE</u>
<u>3 ea.</u>	<u>Legal description for above.</u>

Remarks

Please call me or Hugh Knight if you have any questions.

Distribution

Master File Ayub

Project File Hugh

Earnie Cox
Transmitted By

Parcel 21-TE
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0532 acre (2,315 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of Lot 4R, Block 1 of "Lots 2R, 3R, & 4R, BLOCK 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison as evidenced by the plat recorded in Volume 95100, Page 03275 of the Deed Records of Dallas County, Texas, said Lot 4R being all of a called 4.3625 acre tract of land conveyed to Osteomed Corporation by the deed recorded in Volume 2001082, Page 06116 of said Deed Records, said 0.0532 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the common Southwest corner of said called 4.3625 acre tract and Southwest corner of a tract of land dedicated for Right of Way of Arapaho Road by said plat of "Lots 2R, 3R, & 4R, Block 1 of Belt Line-Marsh Business Park", being in the East line of Lot 1, Block 1, of "Lot 1, Block 1, Belt Line-Marsh Business Park", an addition to the Town of Addison as evidenced by the plat recorded in Volume 83042, Page 1983 of said Deed Records, same being a called 5.4319 acre tract of land conveyed to AMB Property II, L.P. by the deed recorded in Volume 98157, Pg. 05195 of said Deed Records, from said beginning point an aluminum disk found for the common Southeast corner of said Lot 1 and most Westerly Southwest corner of said Right of Way dedication bears South 12°01'05" West, a distance of 12.00 feet;

THENCE, NORTH 12°01'05" EAST, (Called North 12°12'01" East), along the common West line of said Lot 4R and East line of said Lot 1, a distance of 10.00 feet to a point for corner;

THENCE, SOUTH 77°58'55" EAST, departing said common line, a distance of 231.53 feet to a point for corner;

THENCE, SOUTH 12°01'05" WEST, a distance of 10.00 feet to a point in the common South Line of said Lot 4R and North line of said Arapaho Road Right of Way Dedication;

THENCE, NORTH 77°58'55" WEST, (Called NORTH 77°47'59" WEST), along the common South line of said Lot 4R and North Right of Way line of said Arapaho Road, a distance of 231.53 feet to the **POINT OF BEGINNING**;

PARCEL 21-TE - ARAPAHO ROAD PROJECT

CONTAINING an area of 0.0532 acres or 2,315 square feet of land within the metes recited.

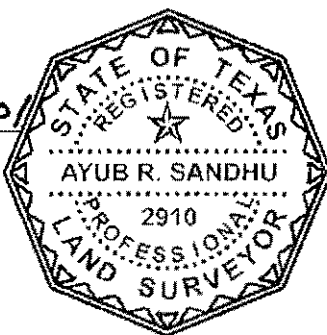
All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu - 7-21-01

Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



DAVID MYERS SURVEY

A-923

EXHIBIT "B"

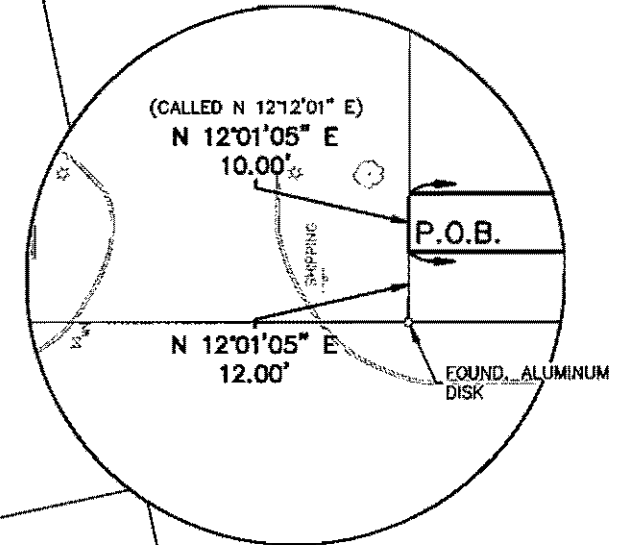
LOT 1, BLOCK 1
BELT LINE-MARSH BUSINESS PARK
VOL. 83042, PG. 0425
D.R.D.C.T.

OSTEOMED CORPORATION
CALLED 4.3625 AC.
VOL. 2001082, PG. 06116
D.R.D.C.T.

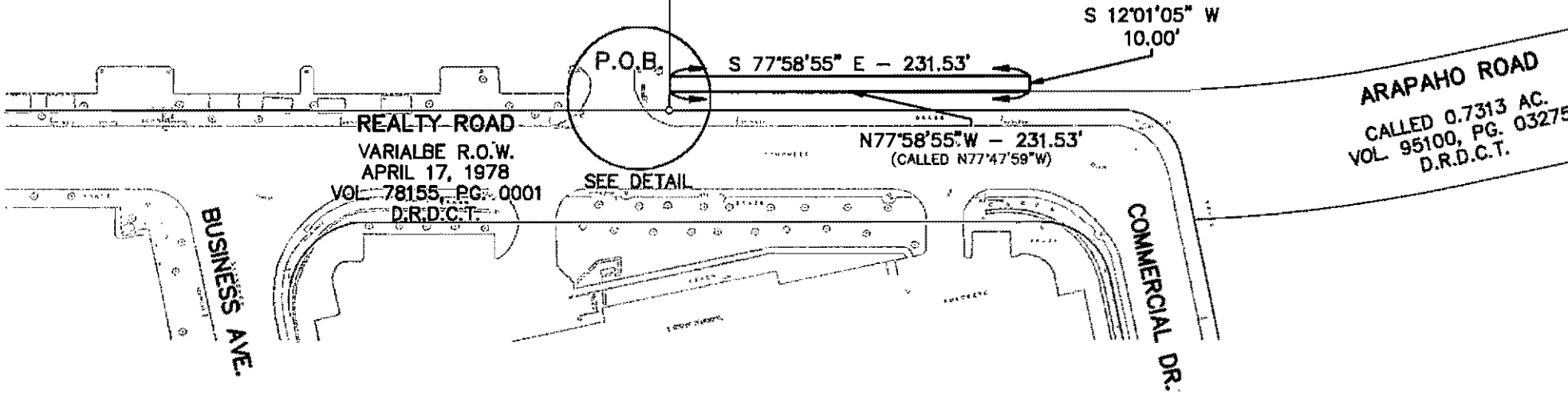
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BLOCK 1

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CALLED 5.4319 ACRES
VOL. 98157, PG. 05195
D.R.D.C.T.

LOTS 2R, 3R & 4R, BLOCK 1 OF
BELT LINE-MARSH BUSINESS PARK
VOL. 95100, PG. 03275
D.R.D.C.T.



DETAIL



ARAPAHO ROAD
CALLED 0.7313 AC.
VOL. 95100, PG. 03275
D.R.D.C.T.

REALTY ROAD
VARIABLE R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

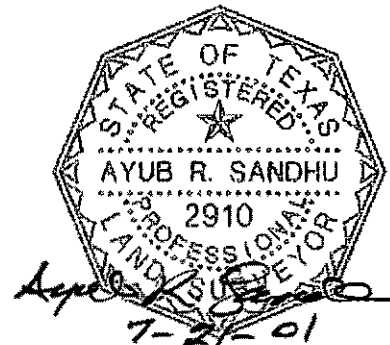
PARCEL 21-TE
A PLAT OF A
0.0532 ACRE (2,315 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

NOTES:

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55\" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 100 FT.



Parcel 21-TE
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

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THENCE, NORTH $12^{\circ}01'05''$ EAST, (Called North $12^{\circ}12'01''$ East), along the common West line of said Lot 4R and East line of said Lot 1, a distance of 10.00 feet to a point for corner;

THENCE, SOUTH $77^{\circ}58'55''$ EAST, departing said common line, a distance of 231.53 feet to a point for corner;

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PARCEL 21-TE - ARAPAHO ROAD PROJECT

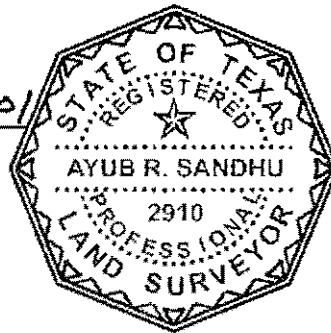
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Ayub R. Sandhu 7-21-01
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



DAVID MYERS SURVEY

A-923

EXHIBIT "B"

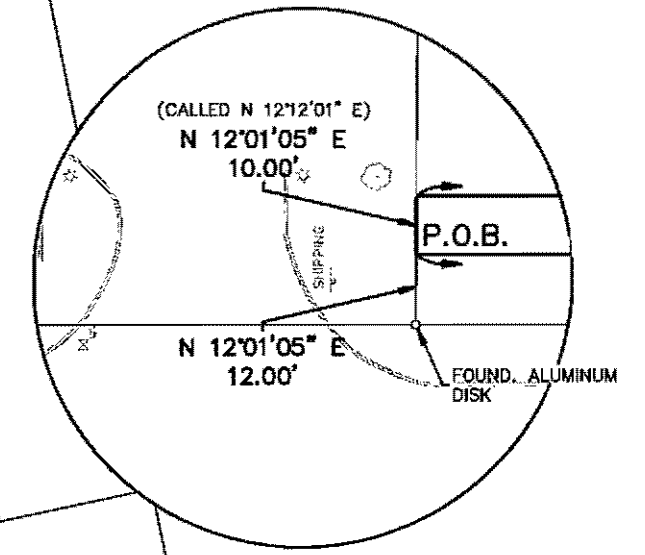
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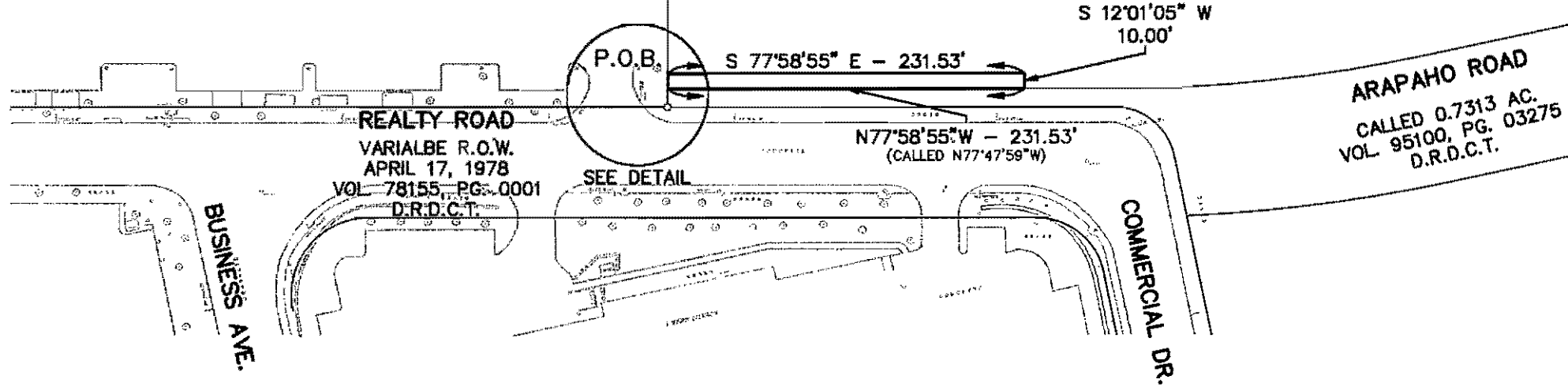
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ARAPAHO ROAD
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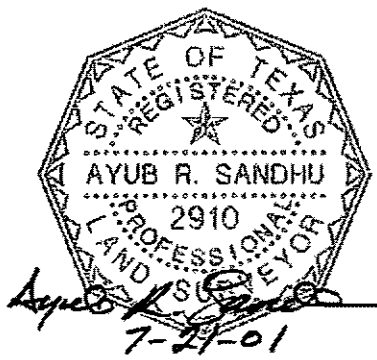
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GRAPHIC SCALE
1 INCH = 100 FT.



Parcel 18-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0782 acre (3,407 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0782 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the North corner of a 10 foot cutback corner located at the Southwest intersection of Realty Road (60 feet wide) with Business Avenue (60 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Northerly Northeast corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 39°02'36" EAST (Called South 38°51'40" East), along the North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 15.56 feet to a 5/8 inch iron rod set in the West right of way line of said Business Avenue for the common South corner of said 10 foot cutback corner and most Easterly Northeast corners of said called 12.463 acre tract; and said Block 2;

THENCE, SOUTH 00°06'18" EAST (Called South 00°04'38" West), departing said cutback line and along the common East lines of said called 12.463 acre tract and said Block 2 and West right of way line of said Business Avenue, a distance of 22.60 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, departing said common line and along the proposed South right of way line of Arapaho Road the following courses and distances;

PARCEL 18-1 - ARAPAHO ROAD PROJECT

NORTH 40°38'25" WEST, a distance of 49.54 feet to a 5/8" iron set for an angle point;

NORTH 77°59'35" WEST, a distance of 428.48 feet to a 5/8" iron set;

SOUTH 12°22'29" WEST, a distance of 6.30 feet to a 5/8" iron set;

NORTH 78°26'42" WEST, a distance of 222.74 feet to a 5/8 inch iron rod set for an angle point;

NORTH 77°58'55" WEST, a distance of 79.56 feet to a 5/8" iron rod set in the common North lines of said 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, said point being the beginning of a non-tangent curve to the left;

THENCE, departing said line and along in the common North lines of said 12.463 acre tract and said Block 2 and South right of way line of said Realty Road the following courses and distances;

SOUTHEASTERLY, along the arc of a curve to the left having a radius of 530.00 feet, a central angle of 8°06'35", a chord bearing South 82°02'12" East for 74.95 feet, for an arc distance of 75.02 feet to a 5/8 inch iron rod set for the point of reverse curvature of a curve to the right;

SOUTHEASTERLY, along the arc of said curve to the right having a radius of 470.00 feet, a central angle of 8°06'35", a chord bearing South 82°02'12" East for 66.47 feet, for an arc distance of 66.52 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 77°58'55" EAST (Called South 77°47'59" East), a distance of 612.28 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0782 acres or 3,407 square feet of land within the metes recited.

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Ayub R. Sandhu 11-5-01

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Texas Registration No. 2910

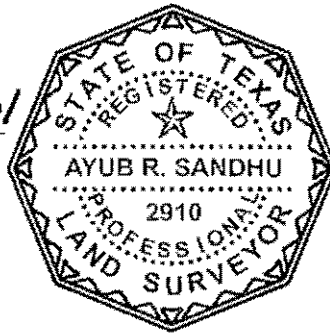


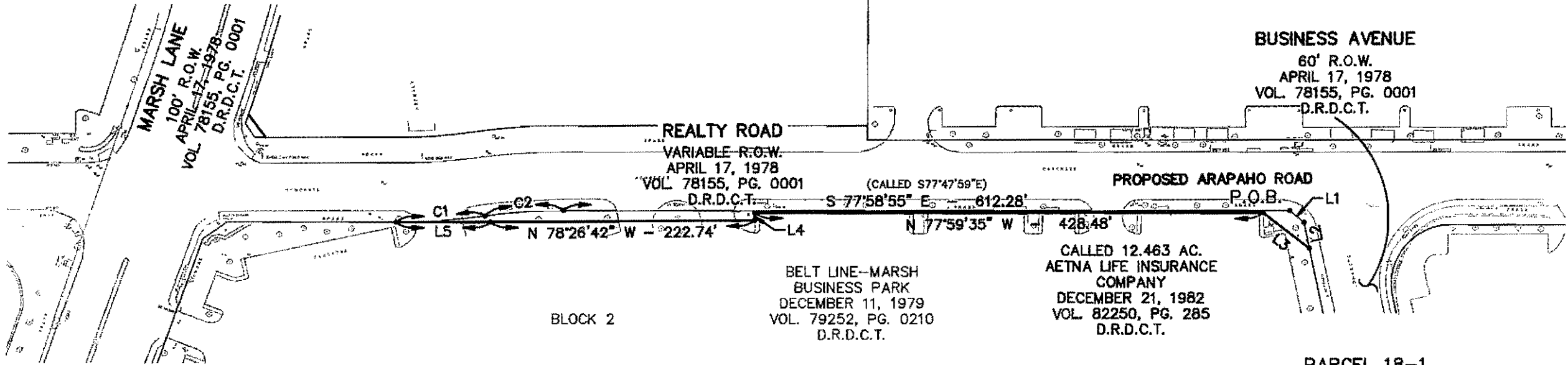
EXHIBIT "B"



LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 39°02'36" E	S38°51'40"E	15.56'	-
L2	S 00°06'18" E	S00°04'38"W	22.60'	-
L3	N 40°38'25" W	-	49.54'	-
L4	S 12°22'29" W	-	6.30'	-
L5	N 77°58'55" W	-	79.56'	-

CURVE TABLE				CHORD
CURVE	DELTA	RADIUS	LENGTH	
C1	8°06'35"	530.00'	75.02'	S 82°02'12" E - 74.95'
C2	8°06'35"	470.00'	66.52'	S 82°02'12" E - 66.47'

DAVID MYERS SURVEY
A-923



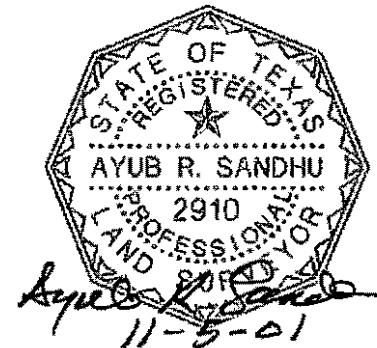
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

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GRAPHIC SCALE
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Parcel 18-1
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Town of Addison
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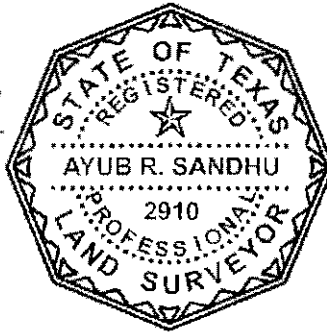
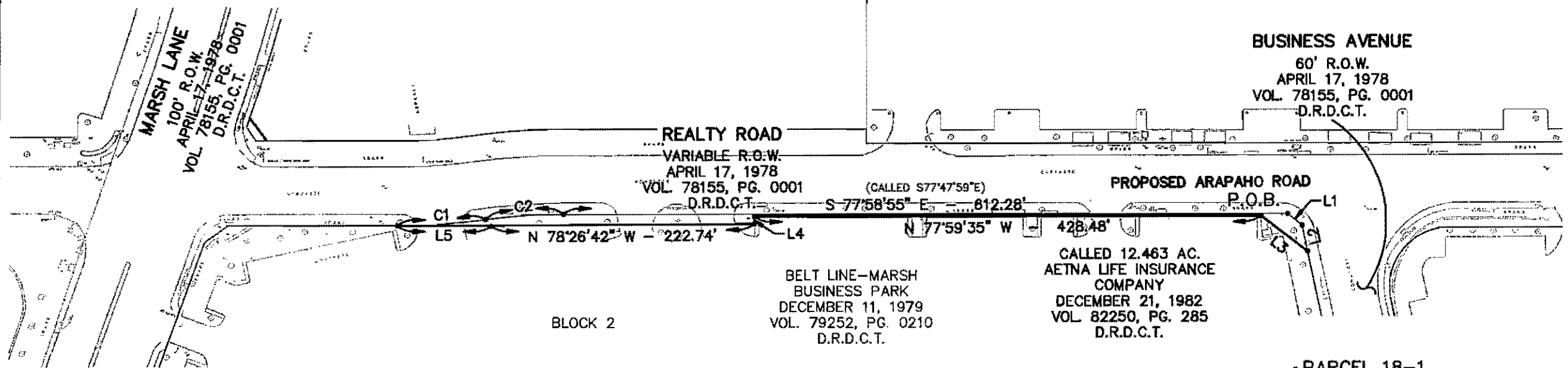


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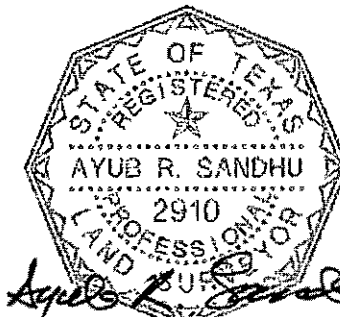
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TRANSMITTAL FORM



5910 N. Central Expressway, Suite 1000
 Dallas, Texas 75206
 (214) 739-3152 Fax: (214) 750-8823

- Via Regular Mail
- Via Fax
- Via Courier..... 2.5 Hour
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To Town of Addison
5300 Beltline Road
Addison, TX 75240-7606

Date October 30, 2001
 ARS Ref. # 302-01-111
 Project Arapaho Road Extension

Attn Steve Chutchian

Revised Parcel 19-TE

The following items are being transmitted for your:

- Review/Comments
- Signature
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- Please return
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<u>Qty</u>	<u>Description of Items</u>
3 ea.	<u>Signed Plats for new revised Parcel 19-TE</u>
3 ea.	<u>Signed Legal Descriptions for above</u>

Remarks

Please contact me or Hugh Knight if you have any questions.

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Earnie Cox
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Temporary Construction Easement
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Town of Addison
Dallas County, Texas

BEING a description of a 0.0268 acre (1,168 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of A called 1.372 acre tract of land conveyed to Mesquite Creek Development, Inc on November 15, 2000 and recorded in Volume 2000229, Page 01120 of the Deed Records of Dallas County, Texas, also being out of "Lot 1, Block 1, Belt Line/Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated December 1, 2000 and recorded in Volume 2001001, Page 00113 of said Deed Records, said 0.0268 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at the South corner of a cutback corner as dedicated by said plat of "Lot 1, Block 1, Belt Line/Marsh Business Park", located at the Northeast intersection of Realty Road (variable width) as described in a right of way dedication deed dated June 24, 1994 and recorded in Volume 94138, Page 04335 of said Deed Records, with Marsh Lane (100 feet wide), as dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Southerly Southwest corner of said called 1.372 acre tract;

THENCE, NORTH 23°14'27" WEST, along said cutback corner, a distance of 7.96 feet to the Northwest corner of the herein described tract;

THENCE, SOUTH 77°58'55" EAST, departing said line, a distance of 115.72 feet to a point for corner;

THENCE, NORTH 12°01'05" EAST, a distance of 3.00 feet to a point for corner;

THENCE, SOUTH 77°58'55" EAST, a distance of 49.56 feet to a point for the Northeast corner of the herein described tract;

THENCE, SOUTH 12°01'05" WEST, a distance of 6.97 feet to a point for corner in a curve of the common South line of said called 25,000 acre remainder tract and North Right of Way line of said Realty Road;

PARCEL 19-TE - ARAPAHO ROAD PROJECT

THENCE, NORTHWESTERLY, along said common line and along the arc of a non-tangent curve to the right, having a radius of 458.00 feet, a central angle of $06^{\circ}01'33''$, a chord bearing North $80^{\circ}59'41''$ West for 48.14 feet, for an arc distance of 48.17 feet to the point of tangency of said curve;

THENCE, NORTH $77^{\circ}58'55''$ WEST (called South $77^{\circ}47'59''$ East), continuing along said common line, a distance of 112.61 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0268 acres or 1,168 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S $89^{\circ}51'55''$ E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 10-30-01
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

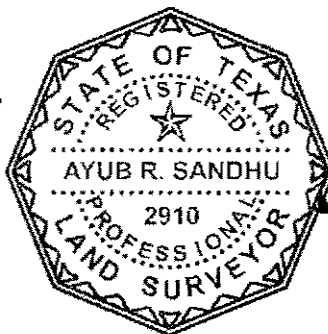
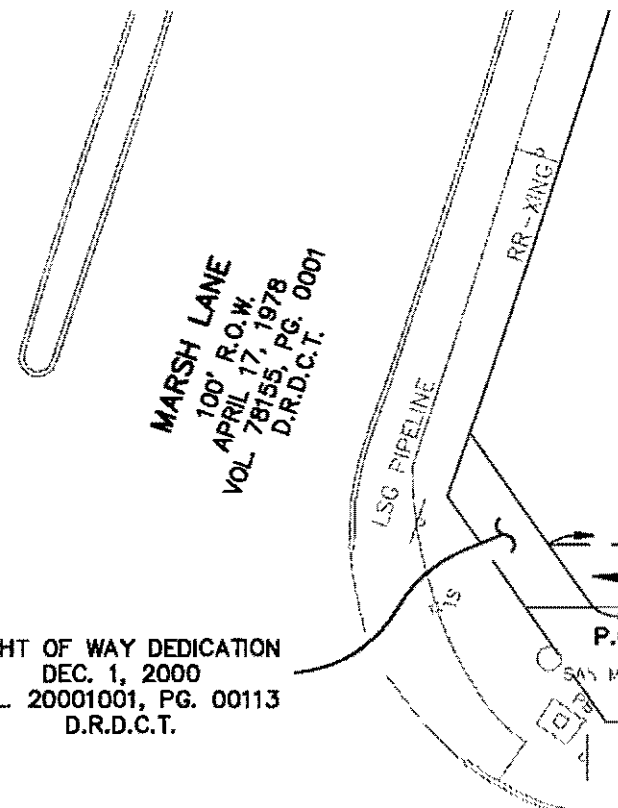


EXHIBIT "B"

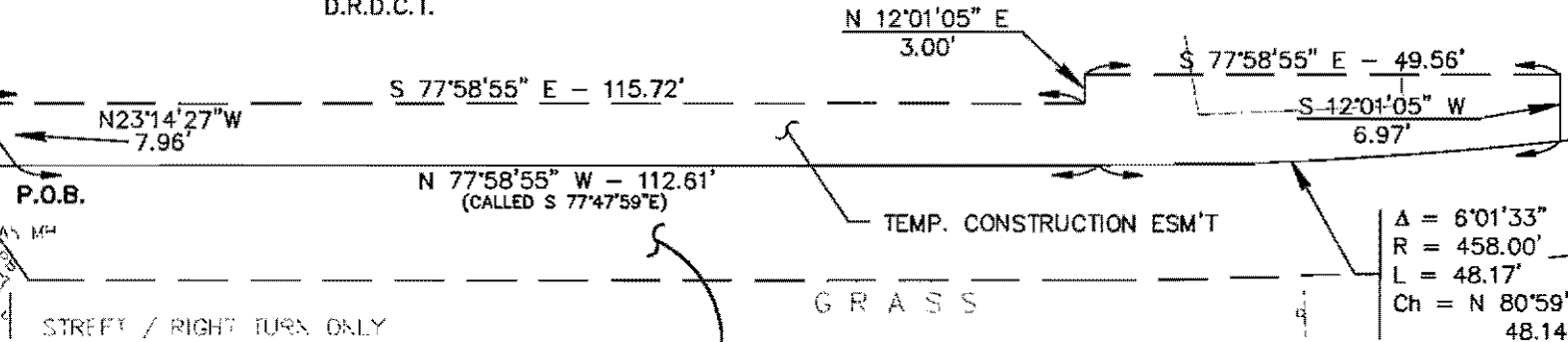
DAVID MYERS SURVEY
A-923



LOT 1, BLOCK 1,
BELT LINE/MARSH BUSINESS PARK
DEC. 1, 2000
VOL. 2001001, PG. 00113
D.R.D.C.T.

CALLED 1.372 AC
MESQUITE CREEK DEVELOPMENT, INC.
NOV. 15, 2000
VOL. 2000229, PG. 01120
D.R.D.C.T.

RIGHT OF WAY DEDICATION
DEC. 1, 2000
VOL. 20001001, PG. 00113
D.R.D.C.T.



REALTY ROAD
VARIABLE R.O.W.
APRIL 17, 1978
VOL. 78455, PG. 0001
D.R.D.C.T.

RIGHT-OF-WAY
DEDICATION
JUNE 24, 1994
VOL. 94138, PG. 04335
D.R.D.C.T.

$\Delta = 6'01'33''$
 $R = 458.00'$
 $L = 48.17'$
 $Ch = N 80'59'41'' W$
 $48.14'$

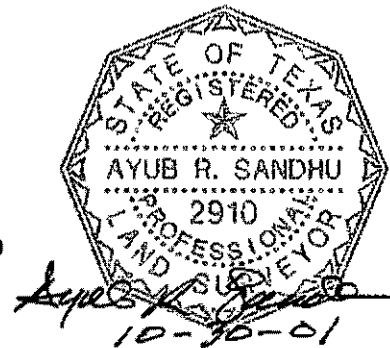
CONCRETE

NOTES:

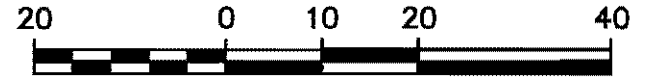
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET
- PROPOSED RIGHT OF WAY LINE



PARCEL 19-TE
A PLAT OF A
0.0268 ACRE (1,168 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



GRAPHIC SCALE
1 INCH = 20 FT.

Parcel 19-TE
Field Note Description
Temporary Construction Easement
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0268 acre (1,168 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of A called 1.372 acre tract of land conveyed to Mesquite Creek Development, Inc on November 15, 2000 and recorded in Volume 2000229, Page 01120 of the Deed Records of Dallas County, Texas, also being out of "Lot 1, Block 1, Belt Line/Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated December 1, 2000 and recorded in Volume 2001001, Page 00113 of said Deed Records, said 0.0268 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at the South corner of a cutback corner as dedicated by said plat of "Lot 1, Block 1, Belt Line/Marsh Business Park", located at the Northeast intersection of Realty Road (variable width) as described in a right of way dedication deed dated June 24, 1994 and recorded in Volume 94138, Page 04335 of said Deed Records, with Marsh Lane (100 feet wide), as dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Southerly Southwest corner of said called 1.372 acre tract;

THENCE, NORTH 23°14'27" WEST, along said cutback corner, a distance of 7.96 feet to the Northwest corner of the herein described tract;

THENCE, SOUTH 77°58'55" EAST, departing said line, a distance of 115.72 feet to a point for corner;

THENCE, NORTH 12°01'05" EAST, a distance of 3.00 feet to a point for corner;

THENCE, SOUTH 77°58'55" EAST, a distance of 49.56 feet to a point for the Northeast corner of the herein described tract;

THENCE, SOUTH 12°01'05" WEST, a distance of 6.97 feet to a point for corner in a curve of the common South line of said called 25,000 acre remainder tract and North Right of Way line of said Realty Road;

PARCEL 19-TE - ARAPAHO ROAD PROJECT

THENCE, NORTHWESTERLY, along said common line and along the arc of a non-tangent curve to the right, having a radius of 458.00 feet, a central angle of $06^{\circ}01'33''$, a chord bearing North $80^{\circ}59'41''$ West for 48.14 feet, for an arc distance of 48.17 feet to the point of tangency of said curve;

THENCE, NORTH $77^{\circ}58'55''$ WEST (called South $77^{\circ}47'59''$ East), continuing along said common line, a distance of 112.61 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0268 acres or 1,168 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S $89^{\circ}51'55''$ E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 10-30-01
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

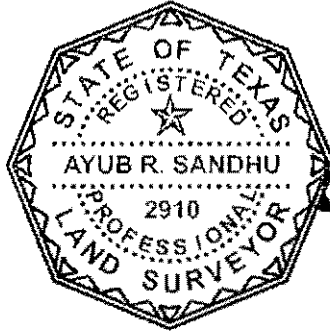
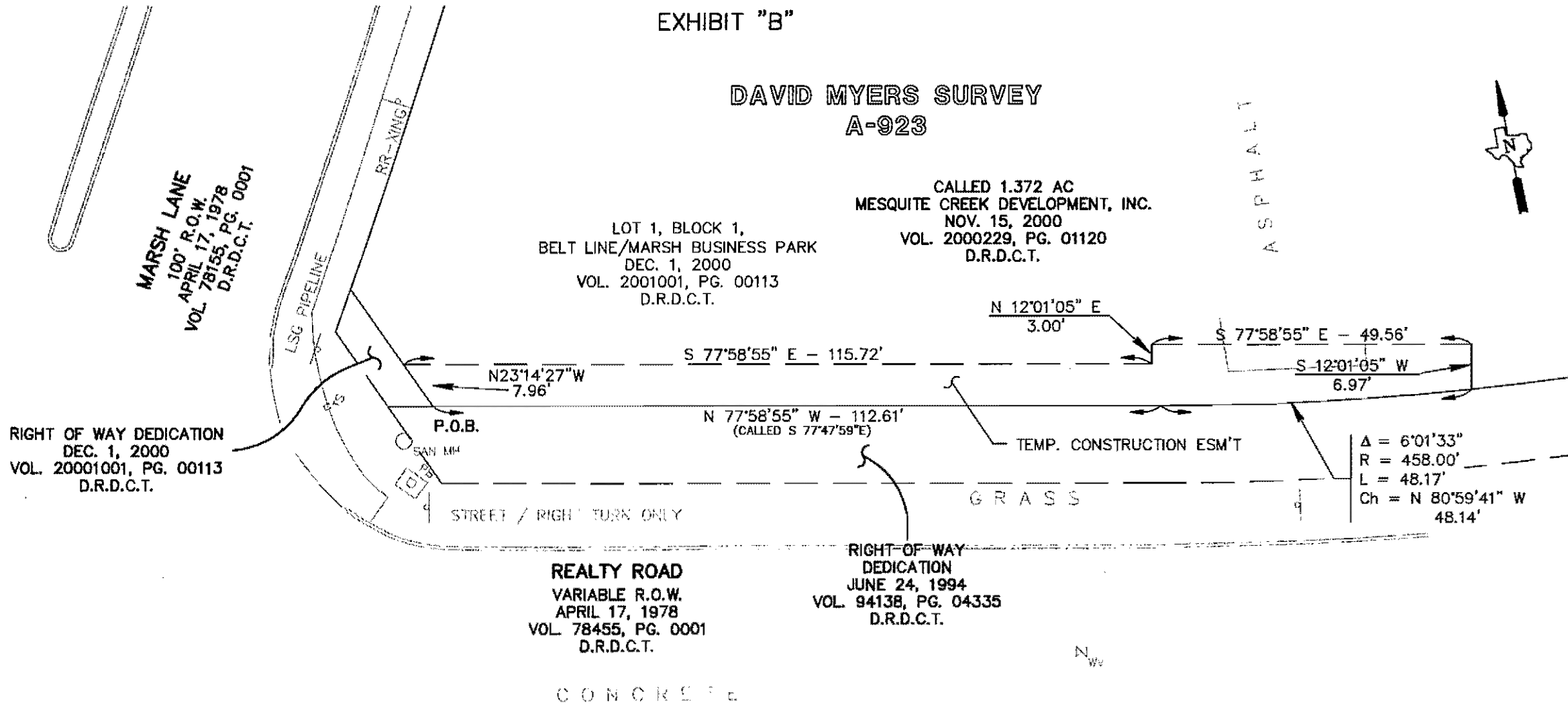


EXHIBIT "B"

DAVID MYERS SURVEY
A-923

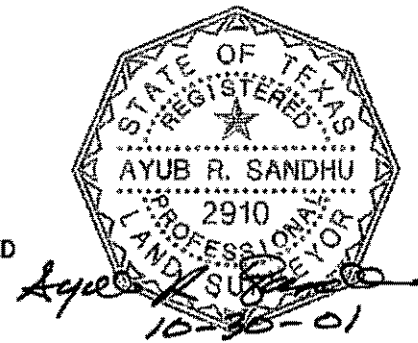


NOTES:

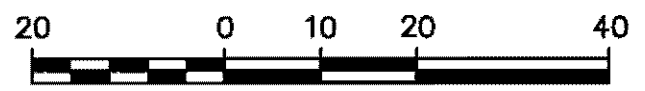
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET
- PROPOSED RIGHT OF WAY LINE

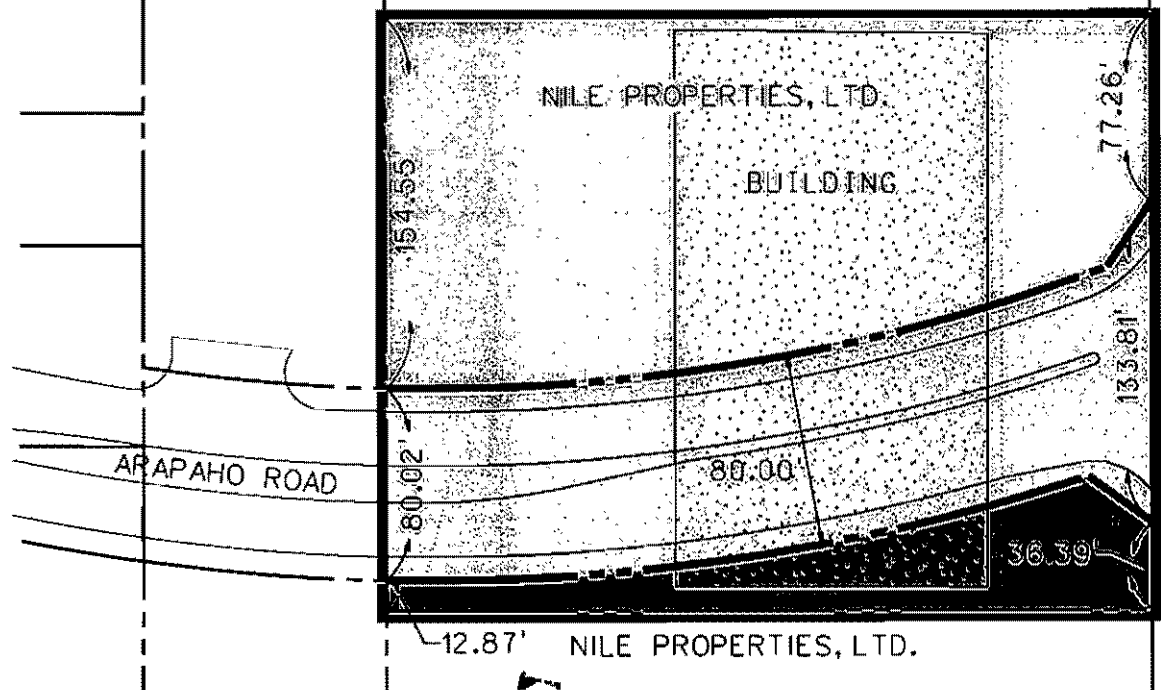


PARCEL 19-TE
A PLAT OF A
0.0268 ACRE (1,168 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

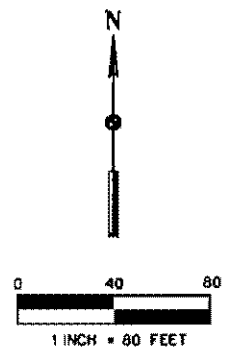


GRAPHIC SCALE
1 INCH = 20 FT.

PRAEDIUM II LONE STAR, L.P.



SURVEYOR BLVD



NILE PROPERTIES
AUGUST 2001



HNTB ARCHITECTS ENGINEERS PLANNERS
74 HNTB C

WHOLE PROPERTY 79,202 SF

NORTH REMAINDER 43,692 SF

PART TAKEN 26,700 SF

SOUTH REMAINDER 8,810 SF

Parcel 18-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1262 acre (5,496 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.1262 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the North corner of a 10 foot cutback corner located at the Southwest intersection of Realty Road (60 feet wide) with Business Avenue (60 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Northerly Northeast corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 39°02'36" EAST (Called South 38°51'40" East), along the North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 15.56 feet to a 5/8 inch iron rod set in the West right of way line of said Business Avenue for the common South corner of said 10 foot cutback corner and most Easterly Northeast corners of said called 12.463 acre tract; and said Block 2;

THENCE, SOUTH 00°06'18" EAST (Called South 00°04'38" West), departing said cutback line and along the common East lines of said called 12.463 acre tract and said Block 2 and West right of way line of said Business Avenue, a distance of 26.99 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, departing said common line and along the proposed South right of way line of Arapaho Road the following courses and distances;

PARCEL 18-1 - ARAPAHO ROAD PROJECT

NORTH 39°25'07" WEST, a distance of 50.43 feet to a 5/8" iron set for an angle point;

NORTH 78°26'42" WEST, a distance of 652.15 feet to a 5/8 inch iron rod set for an angle point;

NORTH 77°58'55" WEST, a distance of 79.56 feet to a 5/8" iron rod set in the common North lines of said 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, said point being the beginning of a non-tangent curve to the left;

THENCE, departing said line and along in the common North lines of said 12.463 acre tract and said Block 2 and South right of way line of said Realty Road the following courses and distances;

SOUTHEASTERLY, along the arc of a curve to the left having a radius of 530.00 feet, a central angle of 8°06'35", a chord bearing South 82°02'12" East for 74.95 feet, for an arc distance of 75.02 feet to a 5/8 inch iron rod set for the point of reverse curvature of a curve to the right;

SOUTHEASTERLY, along the arc of said curve to the right having a radius of 470.00 feet, a central angle of 8°06'35", a chord bearing South 82°02'12" East for 66.47 feet, for an arc distance of 66.52 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 77°58'55" EAST (Called South 77°47'59" East), a distance of 612.28 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1262 acres or 5,496 square feet of land within the metes recited.

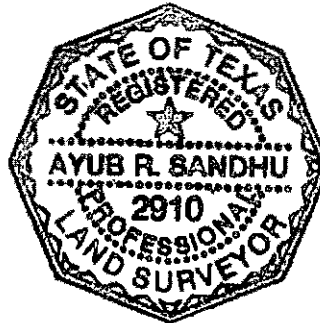
PARCEL 18-1 - ARAPAHO ROAD PROJECT

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-79
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 15
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 1.8182 acre (79,202 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being all of that certain tract of land conveyed to Nile Properties, Ltd. On August 26, 1997 and recorded in Volume 97168, Page 02624 of the Deed Records of Dallas County, Texas, said Nile Properties, Ltd. tract being all of the KJA Subdivision Part 2, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated May 11, 1978 and recorded in Volume 78105, Page 1111 of said Deed Records, said 1.8182 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a "PK" nail found in the West right of way line of Surveyor Boulevard (60 feet wide) for the common Northeast corner of said Nile Properties, Ltd. Tract and Southeast corner of a called 1.890 acre tract of land conveyed to Praedium II Lone Star, L.P. on December 16, 1997 and recorded in Volume 97247, Page 02643 of said Deed Records, said called 1.890 acre tract being all of Lot 1, Housley Addition, an Addition to the Town of Addison, as evidenced by the plat dated August 27, 1979 and recorded in Volume 79173, Page 0109 of said Deed Records;

THENCE, SOUTH 00°15'02" EAST (called South 00°05'30" East), along the common East line of said Nile Properties, Ltd. tract and West right of way line of said Surveyor Boulevard, a distance of 247.46 feet (called 247.45 feet) to an "X" in concrete found for the common Southeast corner of said Nile Properties, Ltd. Tract and Northeast corner of the KJA Subdivision, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated September 7, 1977 and recorded in Volume 77180, Page 16 of said Deed Records;

PARCEL 15 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 89°44'52" WEST, (called South 89°55'00" West), departing said common line and along the common South line of said Nile Properties, Ltd. Tract and North line of said KJA Subdivision, Addison West Industrial Park, a distance of 320.07 feet (called 320.00 feet) to an "X" in concrete found for the common Southwest corner of said Nile Properties, Ltd. Tract and Northwest corner of said KJA Subdivision, Addison West Industrial Park, said point being in the East line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records;

THENCE, NORTH 00°15'08" WEST (called North 00°05'00" West), departing said common line and along the common West line of said called Nile Properties, Ltd. tract and East line of said called 5.65 acre tract, a distance of 247.45 feet to a 5/8 inch iron rod set for the common Northwest corner of said Nile Properties, Ltd. Tract and Southwest corner of said called 1.890 acre tract;

THENCE, NORTH 89°44'49" EAST, (called North 89°55'00" East), departing said common line and along the common North line of said Niles Properties Ltd. tract and South line of said called 1.890 acre tract, a distance of 320.07 feet (called 320.00 feet) to the **POINT OF BEGINNING**;

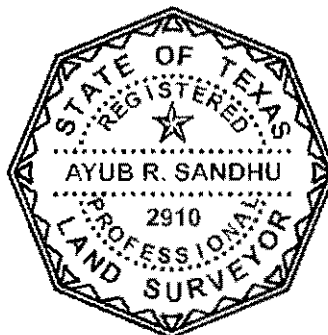
CONTAINING an area of 1.8182 acres or 79,202 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 16
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1866 acre (8,126 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of the Deed Records of Dallas County, Texas, said 0.1866 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in a curve the proposed North right of way of Arapaho Road as it intersects the common West line of said 5.65 acre tract and East line of a called 0.7313 acre right of way dedication for Arapaho Road as shown on the plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, from said point an aluminum disk found for the common most Southerly Northeast corner of Lot 4R of said "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park" and Southeast corner of a called 0.550 acre tract of land conveyed to Texas Power & Light Company on December 28, 1979 and recorded in Volume 80006, Page 0489 of said Deed Records, bears North $00^{\circ}06'18''$ West, a distance of 105.97 feet;

THENCE, EASTERLY, departing said common line and along proposed North right of way line of Arapaho Road and the arc of a non-tangent curve to the left having a radius of 810.00 feet, a central angle of $7^{\circ}10'51''$, a chord bearing South $85^{\circ}14'00''$ East for 101.45 feet, for an arc distance of 101.52 feet to a 5/8 inch iron rod set in the common East line of said called 5.65 acre tract and West line of that certain tract of land conveyed to Nile Properties, Ltd. On August 26, 1997 and recorded in Volume 97168, Page 02624 of said Deed Records, said Nile Properties, Ltd. tract being all of the KJA Subdivision Part 2, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated May 11, 1978 and recorded in Volume 78105, Page 1111 of said Deed Records;

PARCEL 16 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 00°15'08" EAST (called North), departing said line and along said common East line of said called 5.65 acre tract and West line of said Nile Properties, Ltd. tract, a distance of 80.02 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, WESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of 6°32'37", a chord bearing North 85°40'49" West for 101.59 feet, for an arc distance of 101.65 feet to a 5/8 inch iron rod set in the common West line of said called 5.65 acre tract and East lines of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of said Deed Records and Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records;

THENCE, NORTH 00°06'17" WEST (called South), departing said line and along the common West line of said called 5.65 acre tract and East lines of said called 7.728 acre tract and said Lot 3R, passing at a distance of 47.77 feet the common Northeast corner of said Lot 3 and Southeast corner of said called 0.7313 acre right of way dedication for Arapaho Road, continuing along the common East lines of said called 7.728 acre tract and of said called 0.7313 acre right of way dedication and West line of said called 5.65 acre tract, a distance of 80.80 feet to the **POINT OF BEGINNING;**

CONTAINING an area of 0.1866 acres or 8,126 square feet of land within the metes recited.

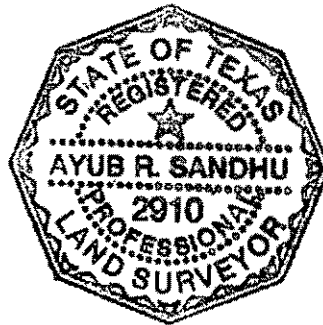
PARCEL 16 - ARAPAHO ROAD PROJECT

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu - 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1411 acre (6,147 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.1411 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, NORTHWESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of 3°57'30", a chord bearing North 80°25'45 West for 61.48 feet, for an arc distance of 61.49 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 78°27'00" WEST, continuing along the proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

PARCEL 17-1 - ARAPAHO ROAD PROJECT

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of 6°20'50", a chord bearing South 86°55'53 East for 115.37 feet, for an arc distance of 115.43 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 89°53'42" EAST (called North 89°55'22" West), continuing along said common line, a distance of 157.87 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1411 acres or 6,147 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0050 acre (220 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.0050 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common West line of said called 7.728 acre tract and East right of way line of Commercial Drive as dedicated by Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point being the common Northwest corner of said Lot 3R and most Southerly Southwest corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown on said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, EASTERLY, along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide) and along the arc of a non-tangent curve to the left having a radius of 1042.00 feet, a central angle of $1^{\circ}11'14''$, a chord bearing South $81^{\circ}11'24''$ East for 21.59 feet, for an arc distance of 21.59 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, SOUTH $50^{\circ}47'40''$ WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 27.48 feet to a 5/8 inch iron rod set in the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive (60 feet wide);

PARCEL 17-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 00°06'18 WEST (Called North 00°04'38" East), departing said line and along the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive, a distance of 20.68 feet to the **POINT OF BEGINNING;**

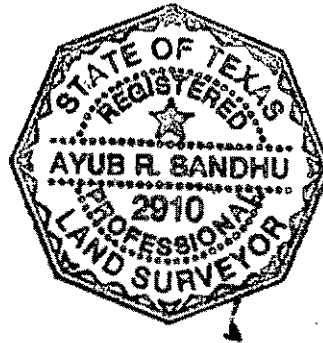
CONTAINING an area of 0.0050 acres or 220 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu - 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 18-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0029 acre (128 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0029 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a 15 foot cutback corner located at the Southeast intersection of Realty Road (variable width) with Marsh Lane (100 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Westerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, NORTH 66°51'14" EAST (Called North 67°02'44" East), along the common North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 24.53 feet to a 5/8 inch iron rod set in the South right of way line of said Realty Road for the common North corner of said cutback corner and most Northerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), departing said cutback line and along the common North lines of said called 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, a distance of 7.12 feet to a 5/8 inch iron rod set in the proposed South Right of way of Arapaho Road;

THENCE, SOUTH 66°35'18" WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 36.41 feet to a 5/8 inch iron rod set in the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane;

PARCEL 18-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 31°42'30" EAST (Called North 31°53'26" East), departing said line and along the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane, a distance of 7.42 feet to the **POINT OF BEGINNING;**

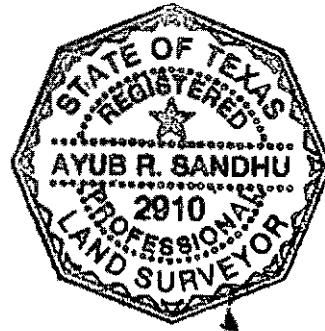
CONTAINING an area of 0.0029 acres or 128 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 19
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0031 acre (135 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of the remainder of a called 25,000 square foot tract of land conveyed to A. Lee Pfluger Children's Trust on June 29, 1995 and recorded in Volume 95134, Page 02869 of the Deed Records of Dallas County, Texas, also being out of Block 1 of Beltline/Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated March 24, 1981 and recorded in Volume 81060, Page 0170 of said Deed Records, said 0.0031 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a cutback corner located at the Northeast intersection of Realty Road (variable width) as described in a right of way dedication deed dated June 24, 1994 and recorded in Volume 94138, Page 04335 of said Deed Records, with Marsh Lane (100 feet wide), as dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Southerly Southwest corner of said called 25,000 square foot remainder tract;

THENCE, NORTH 23°08'12" WEST (Called North 22°57'16" West), along the common South line of said called 25,000 square foot remainder tract and a cutback line, a distance of 14.15 feet to a 5/8 inch iron rod set in a curve of the common West lines of said Block 1 and said called 25,000 square foot remainder tract and East right of way line of said Marsh Lane;

THENCE, NORTHEASTERLY, departing said common line and along the common West lines of said Block 1 and said called 25,000 square foot remainder tract and East right of way line of said Marsh Lane and along the arc of a non-tangent curve to the left having a radius of 1323.24 feet, a central angle of 00°21'21", a chord bearing North 31°06'37" East for 8.22 feet, for an arc distance of 8.22 feet to a 5/8 inch iron rod set in the proposed North right of way line of Arapaho Road;

PARCEL 19 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 24°59'57" EAST, departing said common line and along the proposed North right of way line of Arapaho Road, a distance of 24.22 feet to a 5/8 inch iron rod set in the common South line of said called 25,000 square foot remainder tract and North right of way line of said Realty Road;

THENCE, NORTH 77°58'55" WEST (Called South 77°47'59" East), departing said line and along the common South line of said called 25,000 square foot remainder tract and North right of way line of said Realty Road, a distance of 9.12 feet to the **POINT OF BEGINNING**;

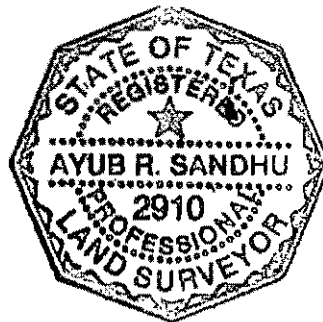
CONTAINING an area of 0.0031 acres or 135 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 20
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0978 acre (4,262 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 3.465 acre tract of land conveyed to Epina Properties Limited, et al, by the deed dated January 1, 1986 and recorded in Volume 86222, Page 3236 of the Deed Records of Dallas County, Texas, said called 3.465 acre tract being out of "Lot 1, Block 1, Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated January 10, 1983 and recorded in Volume 83042, Page 0425 of said Deed Records, said 0.0978 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum disk found at the common Southeast corner of said called 3.465 acre tract, Southwest corner of "Lots 2R, 3R, & 4R, BLOCK 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, and Southwest corner of a tract of land dedicated for Right of Way of Realty Road by said plat of "Lots 2R, 3R, & 4R, BLOCK 1 of Belt Line-Marsh Business Park", said point being in the North Right of Way line of Realty Road (60 feet wide) as dedicated by the plat of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records;

THENCE, NORTH 77°58'55" WEST, (Called NORTH 77°47'59" WEST), along the common South line of said called 3.465 acre tract and North Right of Way line of said Realty Road, a distance of 434.16 feet to a 5/8 inch iron rod set in the proposed North Right of Way line of Arapaho Road;

THENCE, SOUTH 82°22'10" EAST, departing said line and along the proposed North Right of Way line of Arapaho Road, a distance of 140.43 feet to a "PK" Nail set in saw joint for an angle point;

PARCEL 20 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 78°26'42" EAST, continuing along the proposed North Right of Way line of Arapaho Road, a distance of 294.16 feet to a RR Spike set in rock for the common East line of said called 3.465 acre tract, West line of Lot 4R of said "Lots 2R, 3R, & 4R, BLOCK 1 of Belt Line-Marsh Business Park", and West line of that called 12.463 acre tract of land conveyed to Aetna Life Insurance Company by the deed dated December 21, 1982 and recorded in Volume 82250, Page 285 of said Deed Records;

THENCE, SOUTH 12°01'05" WEST, (Called SOUTH 12°12'01" WEST), departing said proposed North Right of Way line of Arapaho Road, along said common line, passing at a distance of 1.12 feet the common Southwest corners of said Lot 4R and said called 12.463 acre tract and Northwest corner of said Right of Way dedication, continuing along the common East line of said called 3.465 acre tract and West lines of said Right of Way dedication and said "Lots 2R, 3R, & 4R, BLOCK 1 of Belt Line-Marsh Business Park", for a total distance of 13.12 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0978 acres or 4,262 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 3-22-00
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

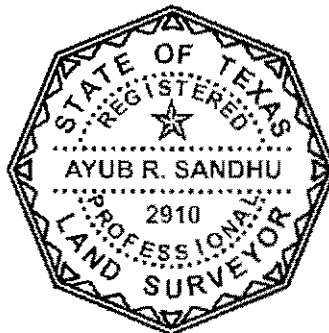


EXHIBIT "B"

LOT 1
HOUSLEY ADDITION
AUGUST 27, 1979
VOL. 79173, PG. 0109
D.R.D.C.T.

CALLED 1.890 AC.
PRAEDIUM II LONE STAR, L.P.
DECEMBER 16, 1997.
VOL. 97247, PG. 02643
D.R.D.C.T.

(CALLED N 89°55'00"E - 320.00')
N 89°44'49" E - 320.07'

P.O.B.

DAVID MYERS SURVEY
A-923

CALLLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

(CALLED N 00°05'00"W)
N 00°15'08" W - 247.45'

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

PROPOSED ARAPAHO ROAD

SURVEYOR BLVD.
(60' R.O.W.)

S 00°15'02" E - 247.46'
(CALLED S 00°05'30"E - 247.45')

FND. "X" IN CONC.

S 89°44'52" W - 320.07'
(CALLED S 89°55'00"W - 320.00')

FND. "X" IN CONC.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 2624
D.R.D.C.T.

KJA SUBDIVISION,
ADDISON WEST INDUSTRIAL PARK
SEPT. 7, 1977
VOL. 77180, PG. 16
D.R.D.C.T.

PARCEL 15
A PLAT OF A
1.8182 ACRE (79,202 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

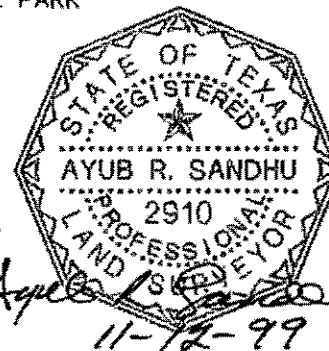
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED
HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT
PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY
LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO
THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN
VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
 - DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 60 FT.

LOT 4R

LOTS 2R, 3R & 4R,
BLOCK 1 OF BELT
LINE-MARSH
BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG.
03275
D.R.D.C.T.

TEXAS POWER &
LIGHT COMPANY
DECEMBER 28, 1979
VOL. 80006, PG. 0489
D.R.D.C.T.

FND, ALUMINUM "DISK"

BLOCK 1

EXHIBIT "B"

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	7°10'51"	810.00'	101.52'	S 85°14'00" E - 101.45'
C2	6°32'37"	890.00'	101.65'	N 85°40'49" W - 101.59'

ARAPAHO ROAD

CALLED 0.7313
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

P.O.B.

CALLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

DAVID MYERS SURVEY
A-923

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL
PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

LOTS 2R, 3R & 4R, BLOCK 1
OF BELT LINE-MARSH
BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

LOT 3R

CALLED 7.728 AC.
PROVIDENCE TRUST
COMPANY FBO
DR. HOWARD MILLER
JULY 6, 1994
VOL. 94132, PG. 00104
D.R.D.C.T.

N 00°06'18" W 105.97'
N 00°06'18" W 80.80' (CALLED SOUTH)
S 00°15'08" E 80.02' (CALLED NORTH)

PROPOSED ARAPAHO ROAD

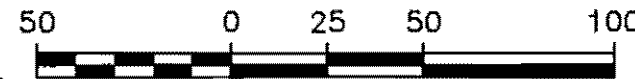
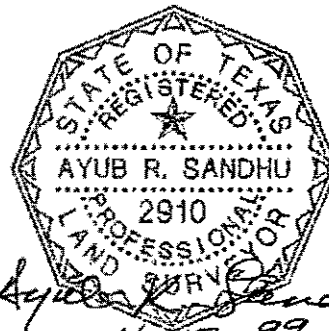
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED
HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT
PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY
LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO
THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN
VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith
ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
 - DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 50 FT.

PARCEL 16
A PLAT OF A
0.1866 ACRE (8,126 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 00°06'18" E	S 00°04'38" W	47.77'	-
L2	S 50°47'40" W	-	27.48'	-
L3	N 00°06'18" W	N 00°04'38" E	20.68'	-

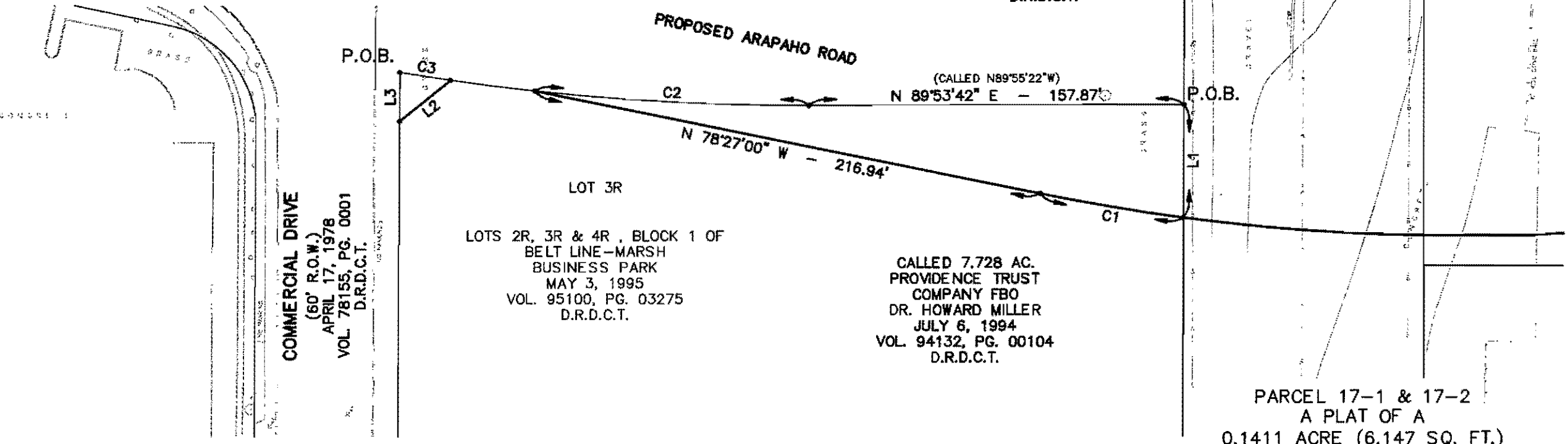
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°57'30"	890.00'	61.49'	N 80°25'45" W - 61.48'
C2	6°20'50"	1042.00'	115.43'	S 86°55'53" E - 115.37'
C3	1°11'14"	1042.00'	21.59'	S 81°11'24" E - 21.59'

EXHIBIT "B"

DAVID MYERS SURVEY
A-923

ARAPAHO ROAD
CALLED 0.7313
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

CALLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

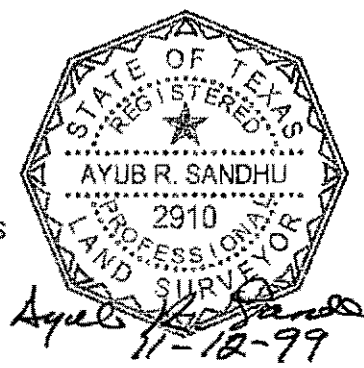


NOTES:
ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

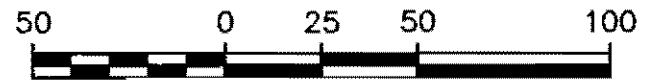
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
 - DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



PARCEL 17-1 & 17-2
A PLAT OF A
0.1411 ACRE (6,147 SQ. FT.)
AND A
0.0050 ACRE (220 SQ. FT.)
TRACTS OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

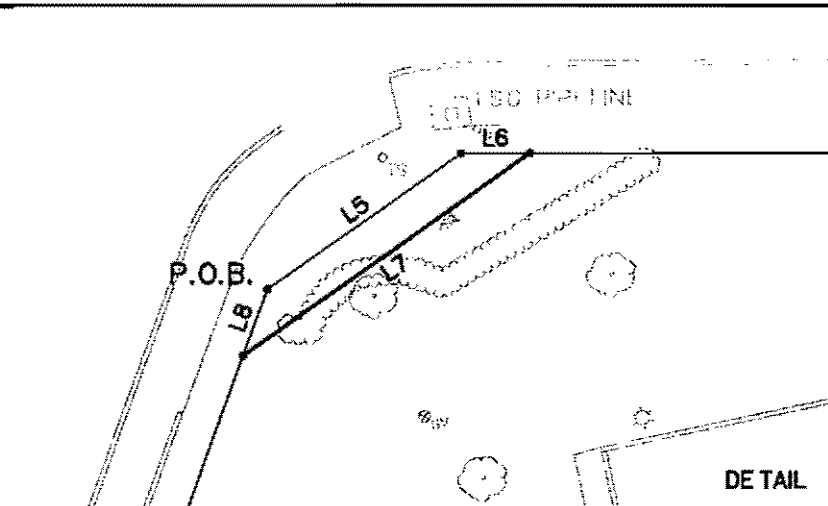


GRAPHIC SCALE
1 INCH = 50 FT.

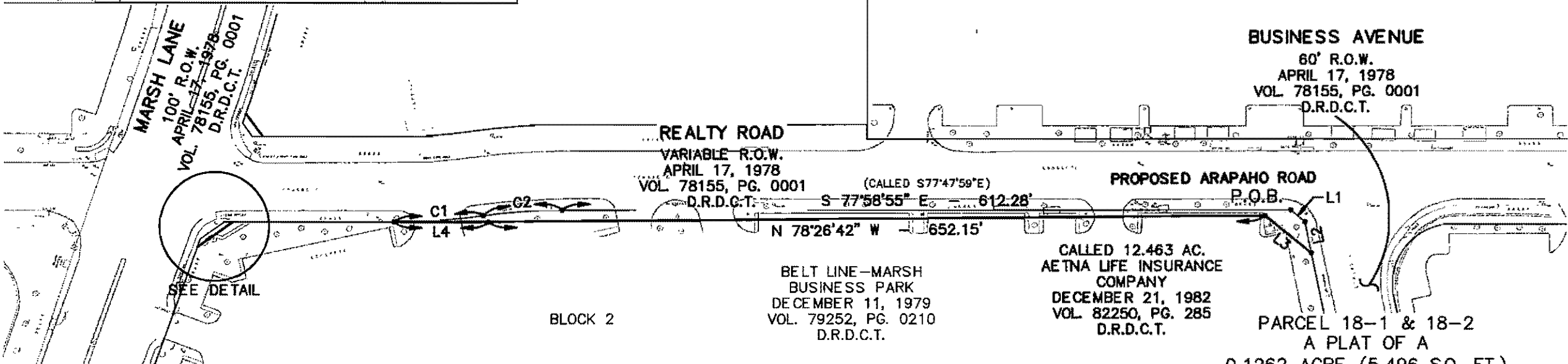
EXHIBIT "B"

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 39°02'36" E	S38°51'40"E	15.56'	-
L2	S 00°06'18" E	S00°04'38"W	26.99'	-
L3	N 39°25'07" W	-	50.43'	-
L4	N 77°58'55" W	-	79.56'	-
L5	N 66°51'14" E	N67°02'44"E	24.53'	-
L6	S 77°58'55" E	S77°47'59"E	7.12'	-
L7	S 66°35'18" W	-	36.41'	-
L8	N 31°42'30" E	N31°53'26"E	7.42'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	8°06'35"	530.00'	75.02'	S 82°02'12" E - 74.95'
C2	8°06'35"	470.00'	66.52'	S 82°02'12" E - 66.47'



DAVID MYERS SURVEY
A-923



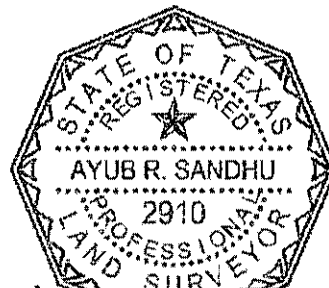
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
 - DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



Ayub R. Sandhu
11-12-99



GRAPHIC SCALE
1 INCH = 100 FT.

EXHIBIT "B"

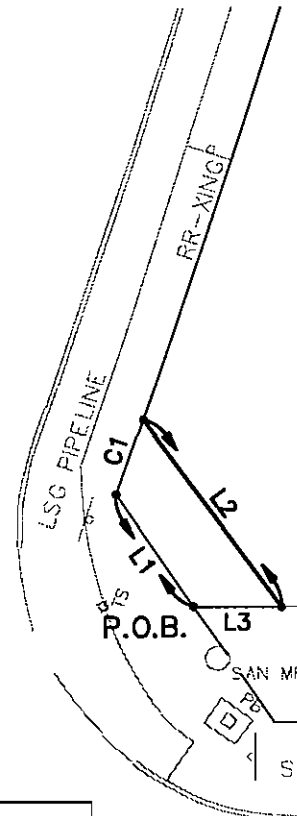
DAVID MYERS SURVEY
A-923

MARSH LANE
100' R.O.W.
VOL. APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

BLOCK 1 OF BELT
LINE/MARSH
BUSINESS PARK
MARCH 24, 1981
VOL. 81060, PG. 0170
D.R.D.C.T.

REMAINDER
(CALLED 25,000 S.F.)
A. LEE PFLUGER
CHILDREN'S TRUST
JUNE 29, 1995
VOL. 95134, PG. 02869
D.R.D.C.T.

ASPHALT



STREET / RIGHT TURN ONLY

GRASS

RIGHT OF WAY
DEDICATION

REALTY ROAD
VARIABLE R.O.W.
APRIL 17, 1978
VOL. 78455, PG. 0001
D.R.D.C.T.

JUNE 24, 1994
VOL. 94138, PG. 04335
D.R.D.C.T.

CONCRETE

X_w

PARCEL 19
A PLAT OF A
0.0031 ACRE (135 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	N 23°08'12" W	N22°57'16"W	14.15'	-
L2	S 24°59'57" E	-	24.22'	-
L3	N 77°58'55" W	S 77°47'59"E	9.12'	-

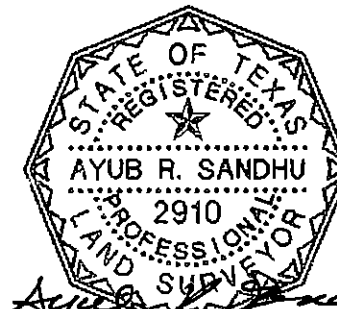
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	00°21'21"	1323.24'	8.22'	N 31°06'37" E - 8.22'

NOTES:

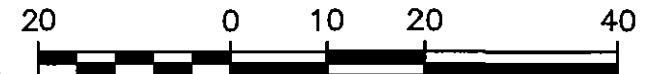
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
 - DENOTES A 5/8" IRON ROD SET
- PROPOSED RIGHT OF WAY LINE

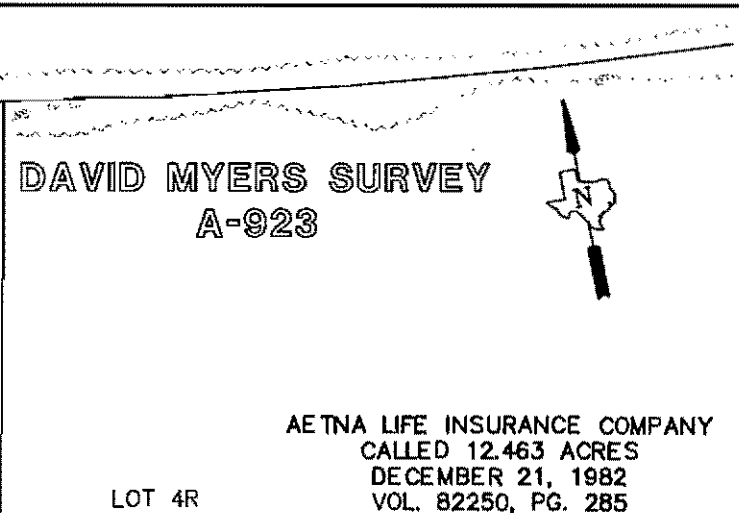
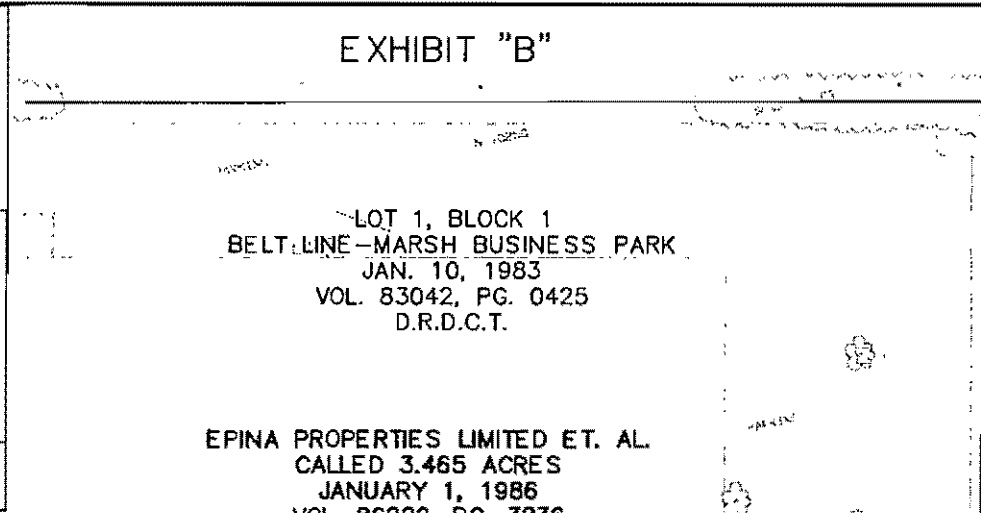
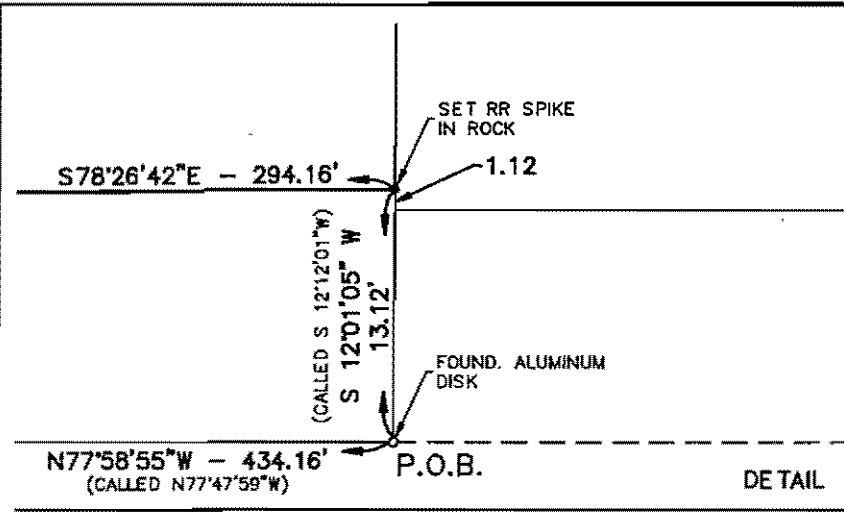


Ayub R. Sandhu
11-12-99



GRAPHIC SCALE
1 INCH = 20 FT.

EXHIBIT "B"

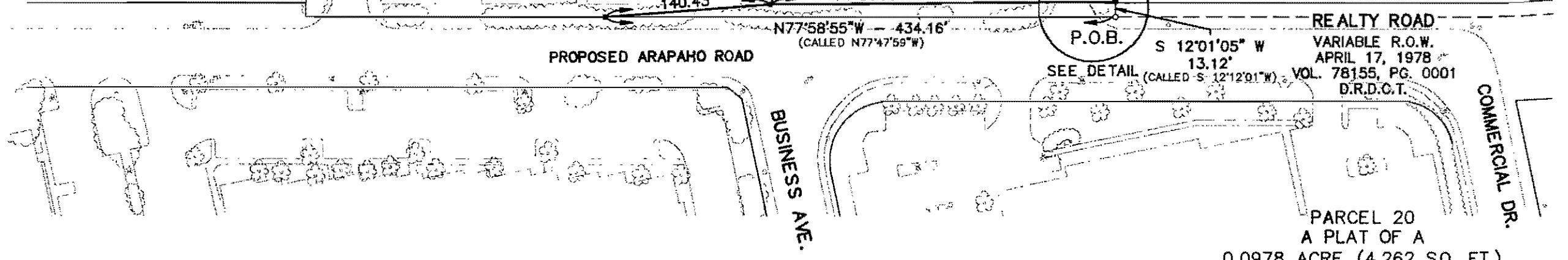


CALLLED 3.876 AC.
A. LEE PFLUGER CHILDREN'S TRUST
VOL. 95134, PG. 2868
D.R.D.C.T.

EPINA PROPERTIES LIMITED ET. AL
CALLLED 3.465 ACRES
JANUARY 1, 1986
VOL. 86222, PG. 3236
D.R.D.C.T.

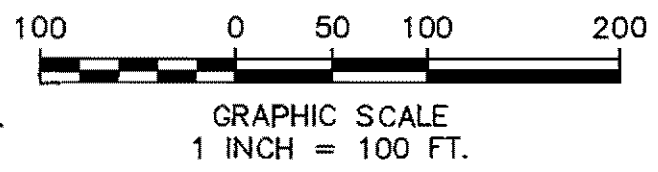
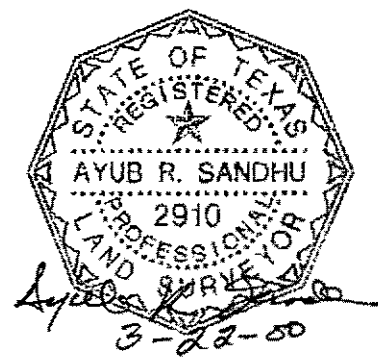
AETNA LIFE INSURANCE COMPANY
CALLLED 12.463 ACRES
DECEMBER 21, 1982
VOL. 82250, PG. 285
D.R.D.C.T.

LOTS 2R, 3R & 4R, BLOCK 1 OF
BELT LINE-MARSH BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.



NOTES:
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET
- PROPOSED RIGHT OF WAY LINE



PARCEL 20
A PLAT OF A
0.0978 ACRE (4,262 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

Don't
use!

Parcel 18-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0029 acre (128 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0029 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a 15 foot cutback corner located at the Southeast intersection of Realty Road (variable width) with Marsh Lane (100 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Westerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, NORTH 66°51'14" EAST (Called North 67°02'44" East), along the common North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 24.53 feet to a 5/8 inch iron rod set in the South right of way line of said Realty Road for the common North corner of said cutback corner and most Northerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), departing said cutback line and along the common North lines of said called 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, a distance of 7.12 feet to a 5/8 inch iron rod set in the proposed South Right of way of Arapaho Road;

THENCE, SOUTH 66°35'18" WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 36.41 feet to a 5/8 inch iron rod set in the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane;

PARCEL 18-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 31°42'30" EAST (Called North 31°53'26" East), departing said line and along the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane, a distance of 7.42 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0029 acres or 128 square feet of land within the metes recited.

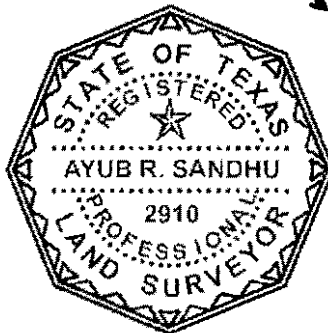
An additional 12.50 foot parallel to and South of the existing South Right of Way line of Realty Road beginning at the Northeast cut-back corner located at the intersection of the existing South Right of Way line of Realty Road with the East Right of Way line of Marsh Lane, East for 38.30 feet and then tapering back to the existing South Right of Way line of Realty Road at 138.76 feet from said cut-back corner, will be required as a temporary construction easement and will expire upon completion of the construction project.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 18-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

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CONTAINING an area of 0.0029 acres or 128 square feet of land within the metes recited.

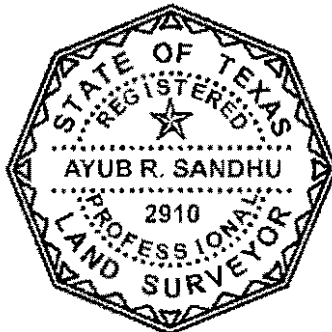
An additional 12.50 foot parallel to and South of the existing South Right of Way line of Realty Road beginning at the Northeast cut-back corner located at the intersection of the existing South Right of Way line of Realty Road with the East Right of Way line of Marsh Lane, East for 38.30 feet and then tapering back to the existing South Right of Way line of Realty Road at 138.76 feet from said cut-back corner, will be required as a temporary construction easement and will expire upon completion of the construction project.

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A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



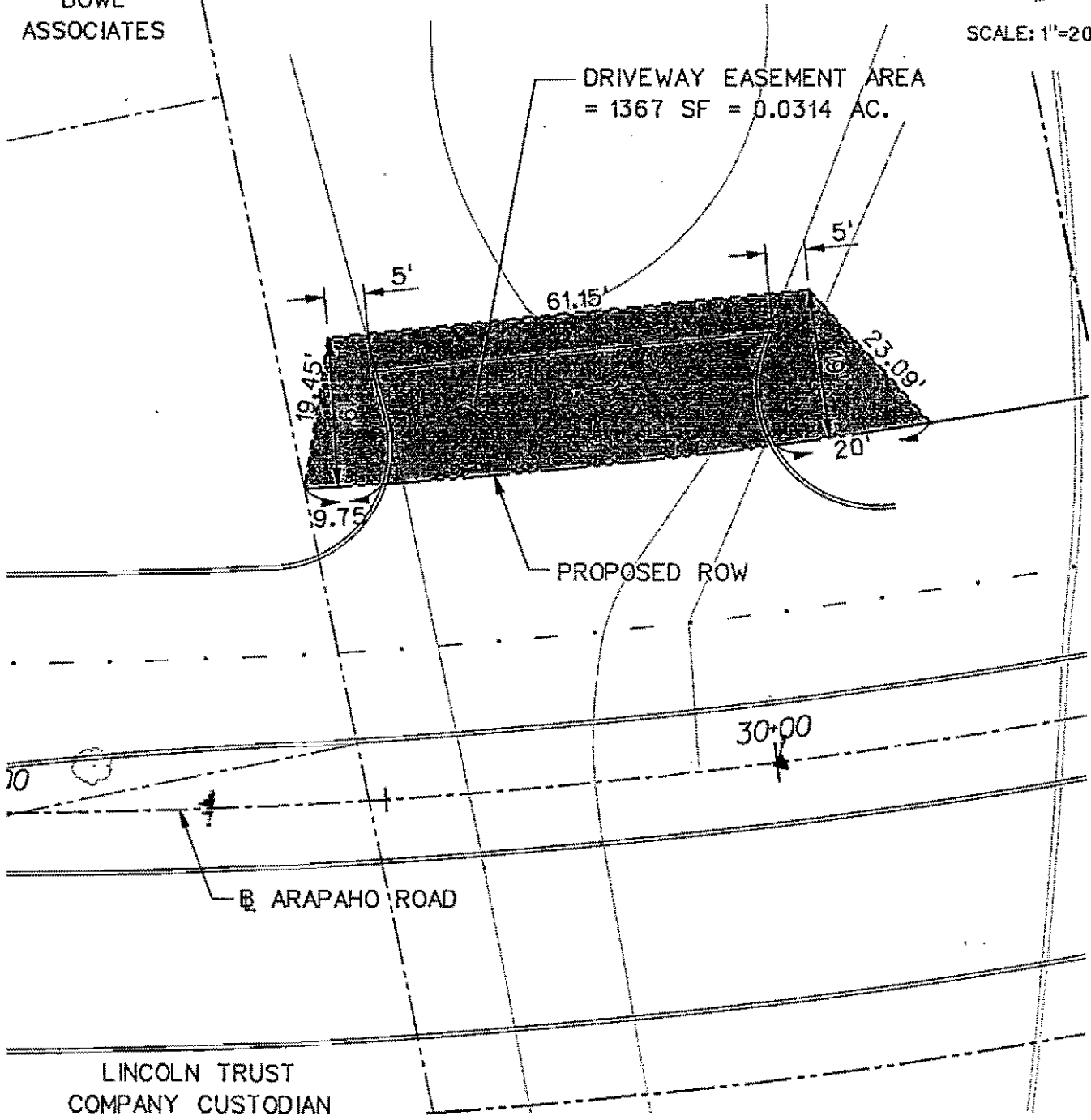


TxU ELECTRIC

SCALE: 1"=20'

TRIANGLE
BOWL
ASSOCIATES

DRIVEWAY EASEMENT AREA
= 1367 SF = 0.0314 AC.



LINCOLN TRUST
COMPANY CUSTODIAN

ARAPAHO ROAD
DRIVEWAY EXHIBIT I

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AMB PROPERTIES II, L.P.

PROPOSED ROW



SCALE: 1"=20'

ARAPAHO ROAD

22.00

DRIVEWAY EASEMENT AREA
= 202 SF = 0.0046 AC.

EXISTING ROW

TRIANGLE BOWL ASSOCIATES

ARAPAHO ROAD
DRIVEWAY EXHIBIT E

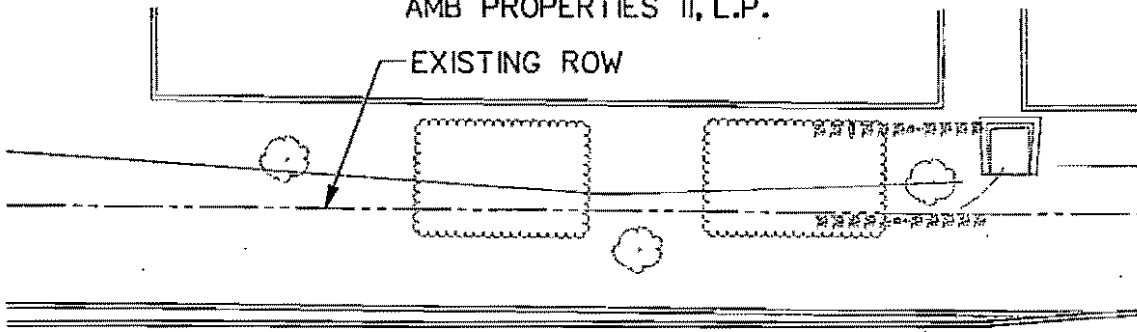
g:\25768\h1\pse\exhibits\are5.dgn

AMB PROPERTIES II, L.P.

EXISTING ROW

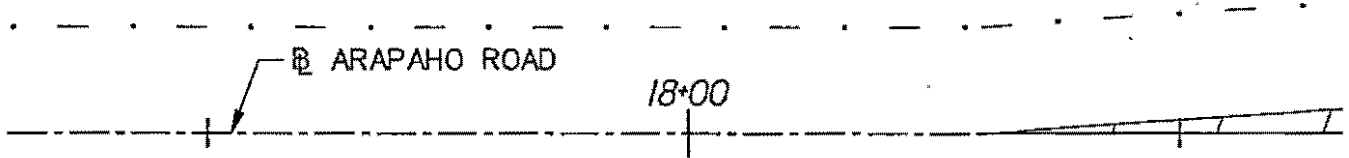


SCALE: 1"=20'



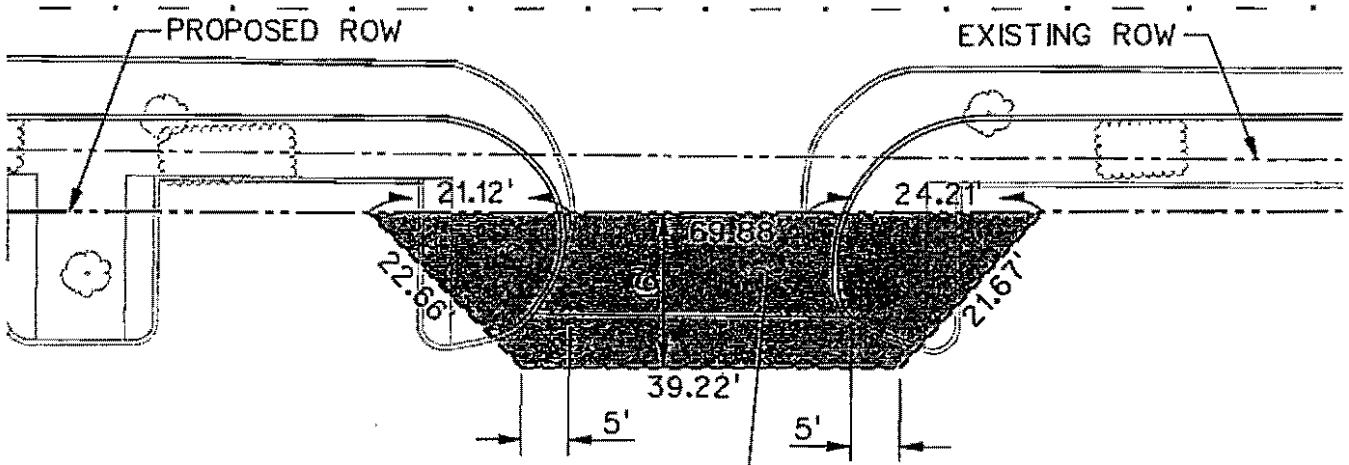
ARAPAHO ROAD

18+00



PROPOSED ROW

EXISTING ROW

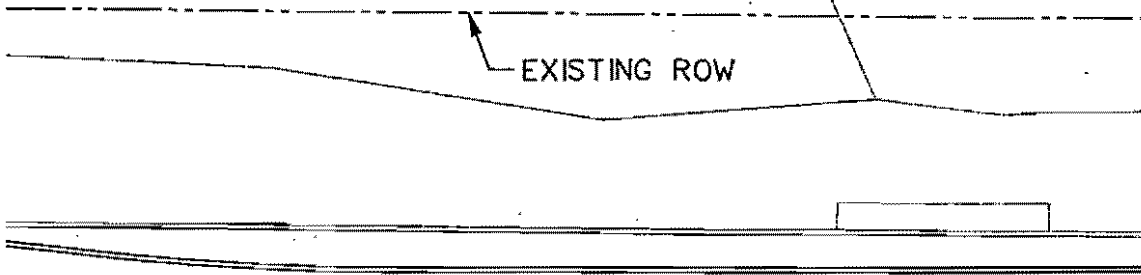


DRIVEWAY EASEMENT AREA
= 873 SF = 0.0200 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT D

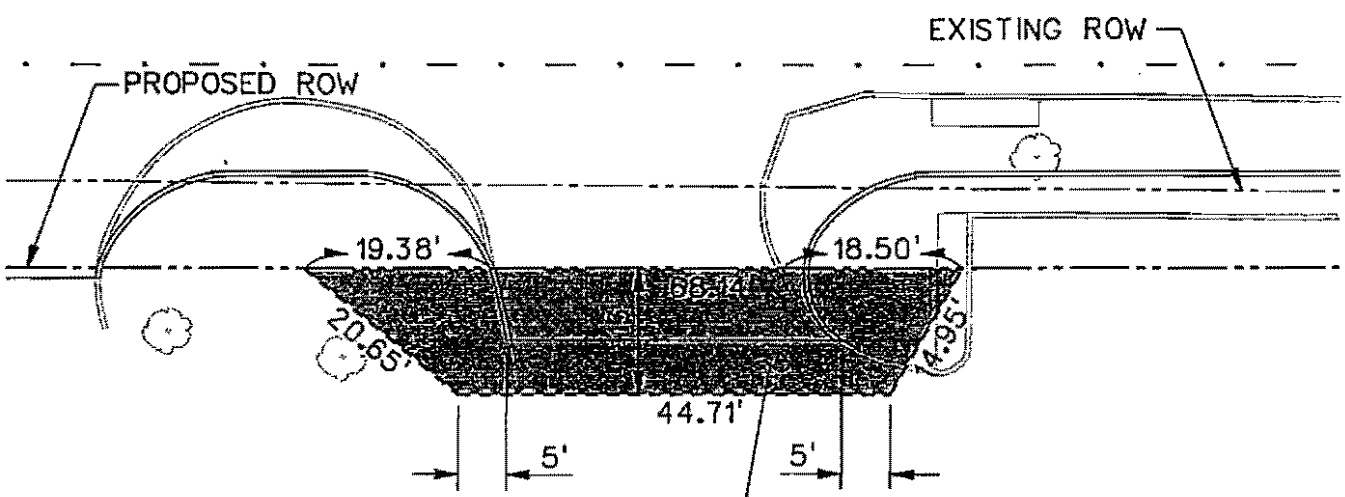
A. LEE PFLUGER CHILDREN'S TRUST



SCALE: 1"=20'

B ARAPAHO ROAD

15+00



DRIVEWAY EASEMENT AREA
= 734 SF = 0.0169 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT C

G:\25768\hl\pse\exhibits\dre3.dgn

A. LEE PFLUGER CHILDREN'S TRUST



SCALE: 1"=20'

EXISTING ROW

B ARAPAHO ROAD

14+00

EXISTING ROW

PROPOSED ROW

20.44'

16.33'

39.14'

20.97'

17.13'

5'

5'

DRIVEWAY EASEMENT AREA
= 329 SF = 0.0075 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT B

g:\25768\h1\pse\exhibits\dre2.dgn

A. LEE PFLUGER CHILDREN'S TRUST



SCALE: 1"=20'

EXISTING ROW

12+00

ARAPAHO ROAD

13+00

PROPOSED ROW

20.00'

83.06'

22.67'

EXISTING ROW

24.20'

26.22'

62.88'

5'

5'

DRIVEWAY EASEMENT AREA
= 1678 SF = 0.0385 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT A

g:\25768\hl\pse\exhibits\are1.dgn

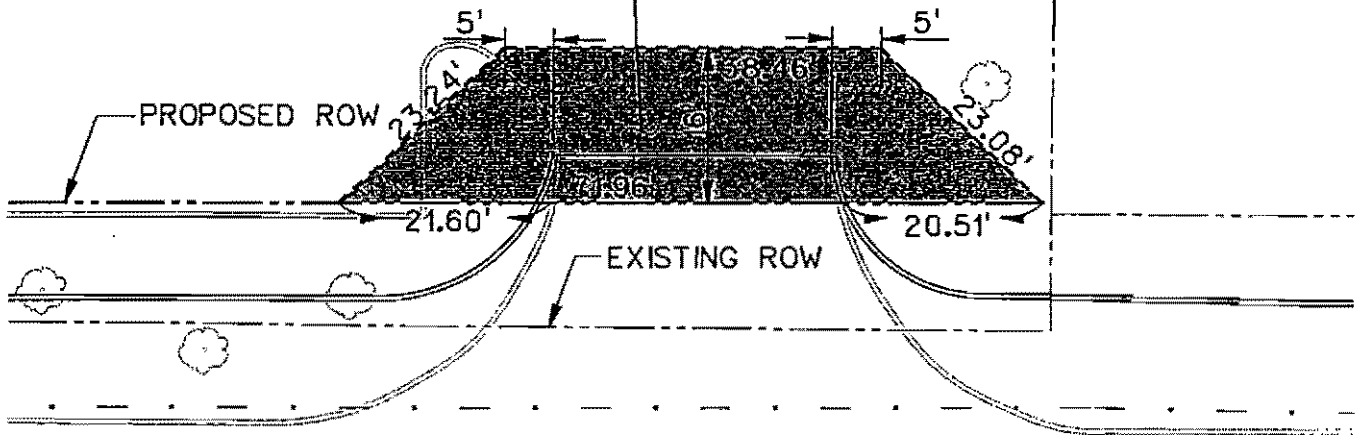
AMB PROPERTIES II, L.P.



SCALE: 1"=20'

DRIVEWAY EASEMENT AREA
= 883 SF = 0.0203 AC.

LINCOLN TRUST
COMPANY
CUSTODIAN



22+00

ARAPAHO ROAD

23+00

TRIANGLE BOWL ASSOCIATES

ARAPAHO ROAD
DRIVEWAY EXHIBIT H

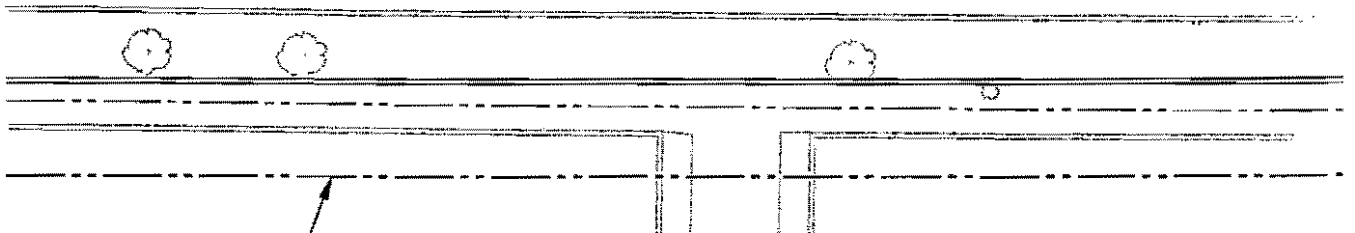
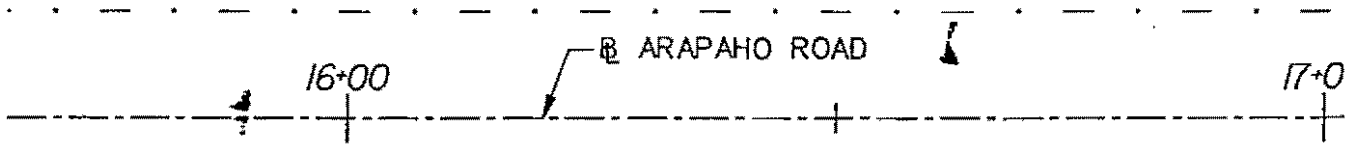
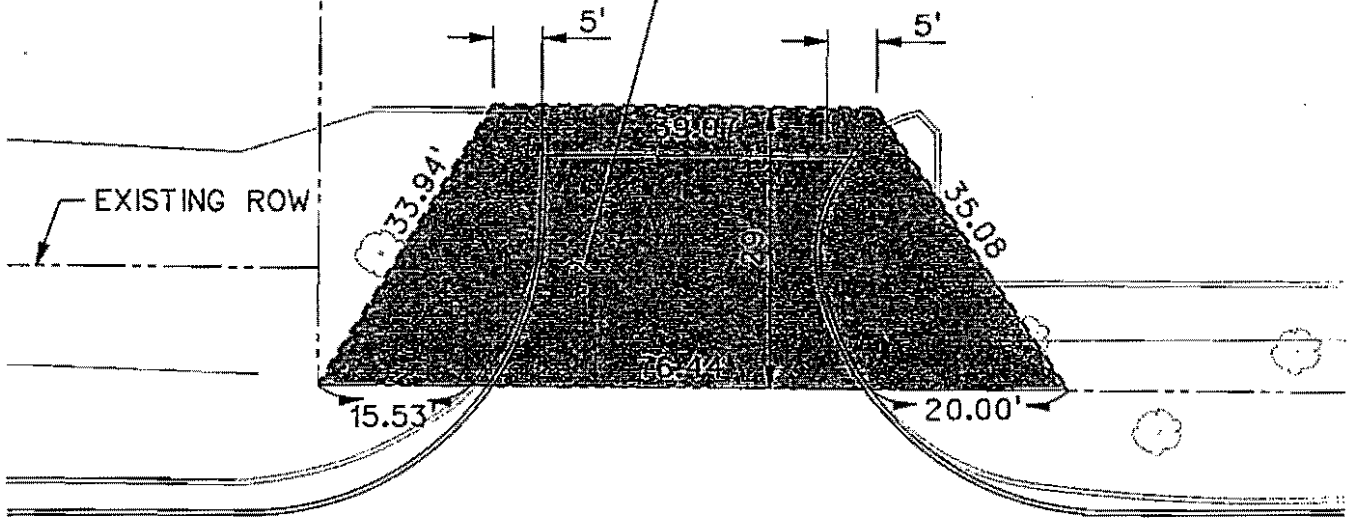
A. LEE PFLUGER
CHILDREN'S TRUST

AMB PROPERTIES II, L.P.



SCALE: 1"=20'

DRIVEWAY EASEMENT AREA
= 1675 SF = 0.0385 AC.

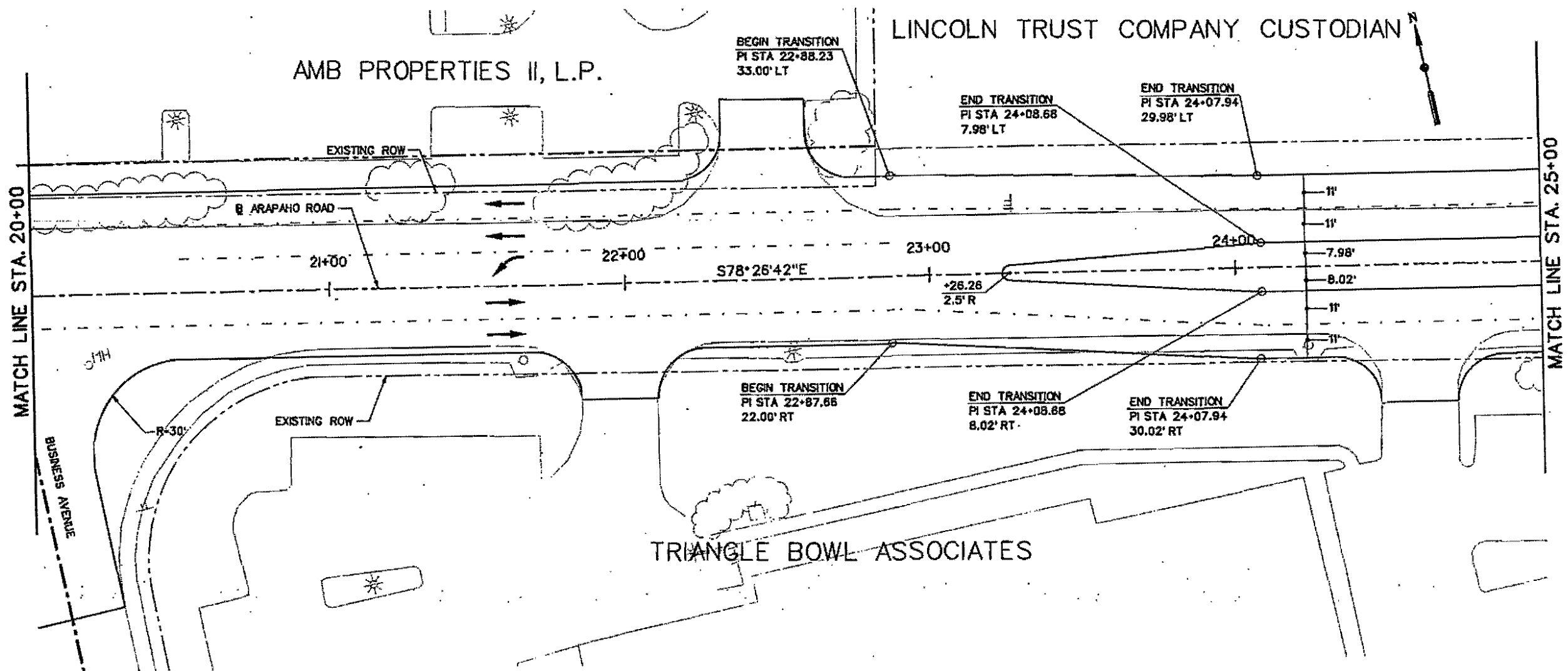


PROPOSED ROW

AETNA REALTY INVESTORS INC.

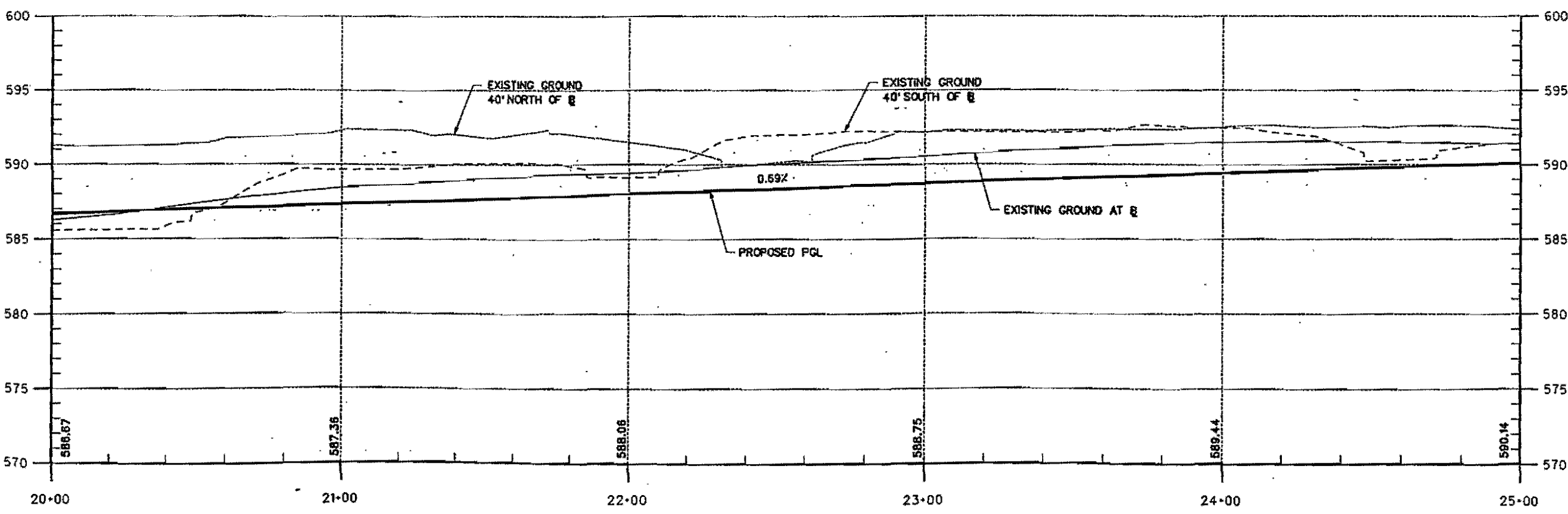
ARAPAHO ROAD
DRIVEWAY EXHIBIT G

g:\25768\h\pse\exhibits\arwl.dgn



LEGEND

- EXISTING CURB
- PROPOSED CURB
- ✕ FENCE
- ▨ STORM DRAIN
- ▨ BRIDGE
- FIRE HYDRANT
- ✱ LIGHT POLE
- POWER POLE
- MH SAN. SEWER MANHOLE
- TT SIGN
- ✱ TL TRAFFIC SIGNAL
- ☉ TREES
- W WALL



FOR INTERIM REVIEW ONLY

By Daniel F. Becker, P.E. # 26569

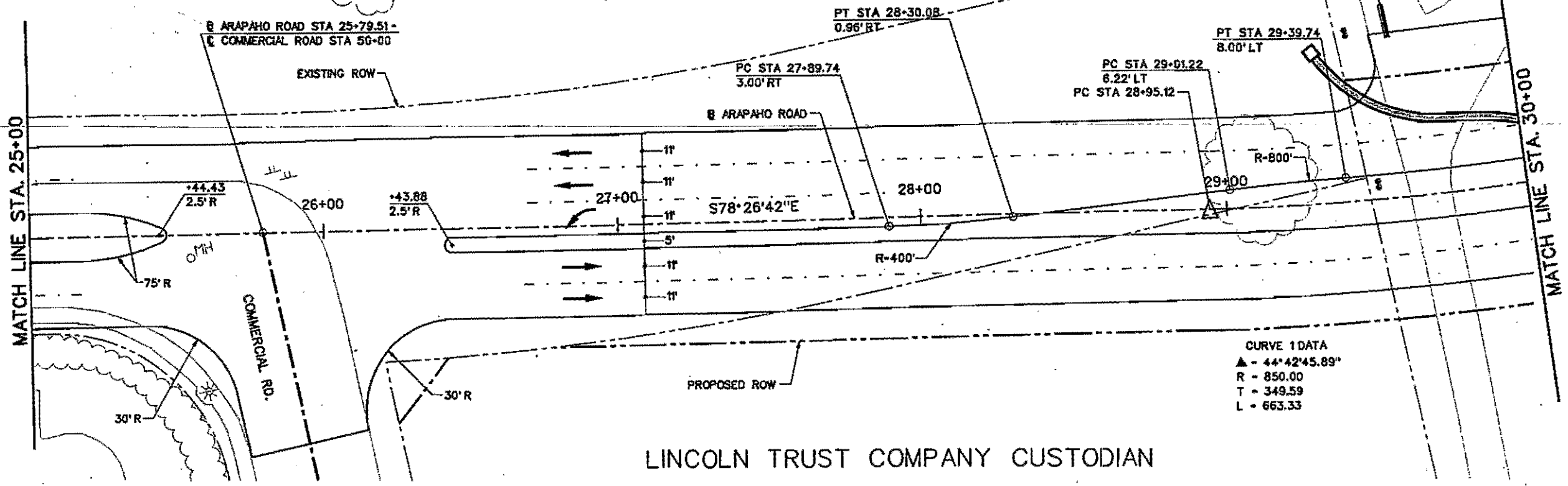
HNTB CORPORATION

Date 05-28-2009 11:02

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

NO.	DATE	REVISION	APPROV.
HNTB ARCHITECTS ENGINEERS PLANNERS The HNTB Companies			
PRELIMINARY ENGINEERING ALIGNMENT			
ARAPAHO ROAD EXTENSION			
MARSH LANE TO ADDISON ROAD STA. 20+00 - STA. 25+00			
TOWN OF ADDISON, TEXAS			
Design	RAS	DATE	
Check	DFB	12/99	
Drawn	RAS		
		SCALE	PROJECT NO.
			SHEET NO.

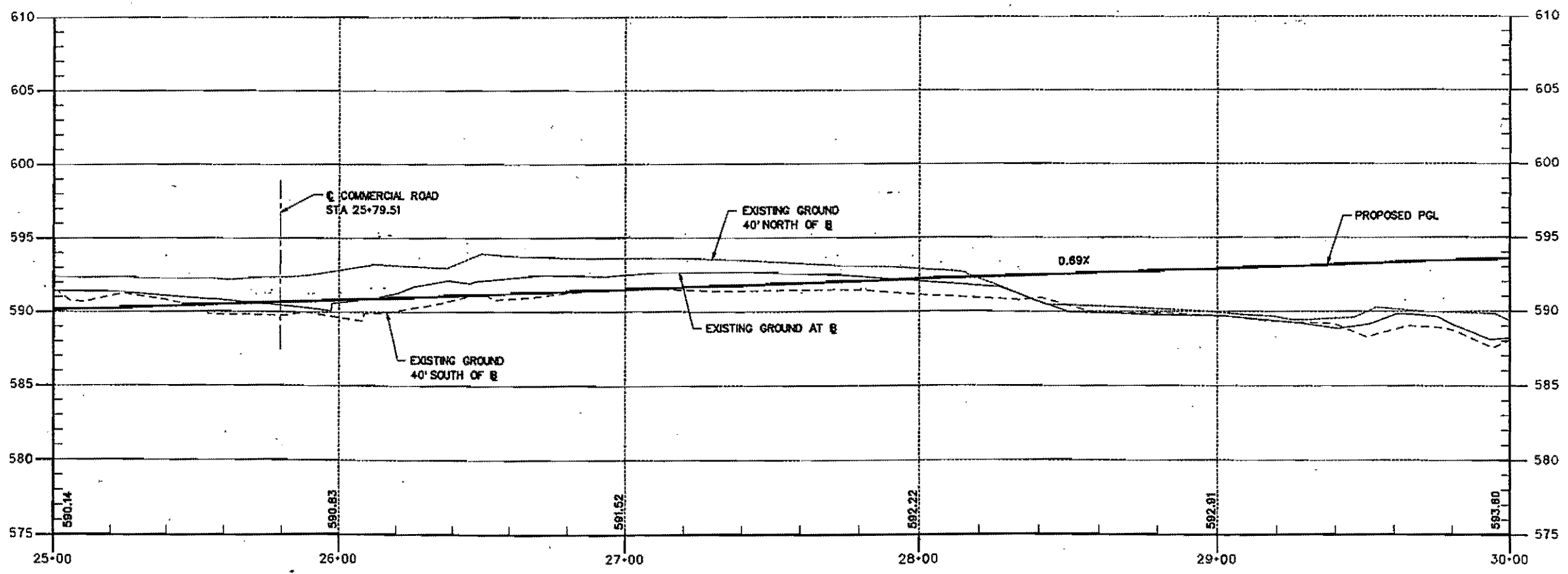
LINCOLN TRUST COMPANY CUSTODIAN



CURVE 1 DATA
 Δ - 44°42'45.89"
 R - 850.00
 T - 349.59
 L - 663.33

LEGEND

- EXISTING CURB
- PROPOSED CURB
- FENCE
- STORM DRAIN
- BRIDGE
- FIRE HYDRANT
- ⊙ LIGHT POLE
- POWER POLE
- MH SAN. SEWER MANHOLE
- ⊞ SIGN
- ⊙ TL TRAFFIC SIGNAL
- ⊙ TREES
- W WALL



FOR INTERIM REVIEW ONLY
 BY: Daniel F. Becker, P.E., No. 28569
 HNTB CORPORATION
 Date 24-MAY-2000 10:28
 NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

NO.	DATE	REVISION	APPROV.
HNTB ARCHITECTS ENGINEERS PLANNERS The HNTB Company			
PRELIMINARY ENGINEERING ALIGNMENT			
ARAPAHO ROAD EXTENSION			
MARSH LAKE TO ADDISON ROAD STA. 25+00 - STA. 30+00			
TOWN OF ADDISON, TEXAS			
Design	RAS	DATE	
Check	DFB	12/99	
Drawn	RAS		
Check	DFB		
		SCALE	PROJECT NO.
		1"=20'	25768
			4 OF 14

01-123 268 011 008 001 104 000 24-MAY-2000 10:26



MTTB 2:30 PM.

PHASE III: DESIGN-FINAL - ANAPATHO ROAD: GO AHEAD

BRIDGE DISCUSSION:
↓ ARCHITECTURAL STATEMENT

MIKE & WALLACE

①
open

CITY MANAGER DEFINITION OF BRIDGE DEFINITION

✓ ↓ = Sell C.M.

✓ ↓ = then present to Council -

② STREET SCAPE: SLADE COORDINATION WITH MTTB -
TIE INTO BRIDGE AND PART RIGHT-OF-WAY -

③ RIGHT-OF-WAY: Temporary Const. Easements: Expediate this process -
Mets & Bounds - definition on driveways for
Temporary placements -
(Const.)

④ Const. Admin. Contractor: Q.C. - Designer: Q.A.

⑤ TRAFFIC STUDY - PHASE II & III

⑥ RAILROAD CROSSING - BUDGET NUMBERS -

⑦ 30" WATERLINE =



The HNTB Companies

Suite 630, 14114 Dallas Parkway, Dallas Texas 75240 (972) 661-5626

LETTER OF TRANSMITTAL

Job No.

25768

Date

March 14, 2001

To: Steve Chutchian, PE
 Town of Addison
 16801 Westgrove Drive
 P.O. Box 9010
 Addison, TX 75001-9010

Re: Temporary Construction Easements

WE ARE FORWARDING TO YOU:

NO. OF COPIES	SHEET NO.	LAST DATED	DESCRIPTION
3			Signed and Sealed Parcel 20 Plat
3			Signed and Sealed Parcel 20 Legal Description
3			Signed and Sealed Legal Descriptions of Parcels 17-1, 18-2, and 19 to include temporary construction easement clause

THESE ARE TRANSMITTED:

- For approval
 For your use
 As requested
 For review & comment

PLEASE NOTE:

Steve,
 These plats and legal descriptions replace the ones that you currently have. The property owner was changed on Parcel 20. A sentence was added to the plats of Parcel 17-1, 18-2 and 19 for temporary construction easements.

Let me know if you have any questions.
 Thanks!
 Angie

COPY TO:

File

By: Angela M Stoddard
 Angela M. Stoddard

TRANSMITTAL FORM



- Via Regular Mail
- Via Fax
- Via Courier.....
- Via ARS Personnel
- Via Client Pickup
- Via Lone Star/Fed Ex

Before 5 p.m. ▼

5910 N. Central Expressway, Suite 1000
 Dallas, Texas 75206
 (214) 739-3152 Fax: (214) 750-8823

To HNTB
14114 Dallas Parkway Suite 630
Dallas, Texas 75240-7381

Attn Jerry Holder

Date March 13, 2001
~~September 8, 2000~~

ARS Ref. # 302-98-017

Project Arapaho Road Extension

Revised Parcels and legals

The following items are being transmitted for your:

- Review/Comments
- Signature
- Use
- Approval
- Files
- Please return
- Information copy(ies) for our files

<u>Qty</u>	<u>Description of Items</u>
3 ea.	Signed and Sealed Parcel 20
3 ea.	Signed and Sealed Legal Description for above
3 ea.	Signed and Sealed Legal Descriptions for parcels 17-1, 18-2 & 19 to include temporary construction easement clauses

Remarks

Please call me if you need anything else.

received 3/13/01 AMS

Distribution

Master File Ayub

Project File Earnie

Hugh Knight
 Transmitted By

EVALUATION ASSOCIATES
RIGHT OF WAY LAND RIGHTS ACQUISITION APPRAISAL SOLUTIONS

May 15, 2001

Mr. Steve Chutchian
Town of Addison
P.O. Box 9010
Addison, Texas 75001-9010

Re: Arapaho Road - Phase III - Sample project announcement letter

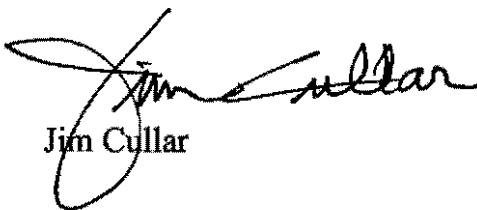
Dear Mr. Chutchian:

It was a pleasure to see you and Jim Pierce again yesterday. As mentioned, we are including a sample project announcement letter which the City might consider as the initial property owner contact. Should the City elect an open (non-stealth) mode of appraisal communication for this project, please feel free to use some of it, all of it or none of it. We would, however, like a copy of the letter which you do send to the property owners for our file.

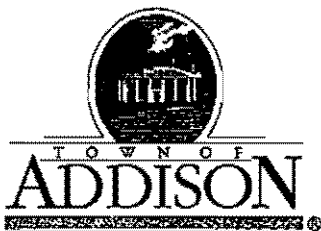
Also, we would like to prepare a follow up letter which will briefly discuss the appraisal process. Typically, we would include a questionnaire which elicits basic ownership information and property owner contact data. This information can be useful in both the appraisal and acquisition process. A sample copy for Ten Mile Creek Project has been included.

Thank you again for selecting Evaluation Associates to assist you and the Town of Addison on Arapaho Road Phase III project. We look forward to working with you.

Sincerely,



Jim Cullar



PUBLIC WORKS DEPARTMENT

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

May 9, 2001

Mr. Michael A. Peinado
Vice President
Industrial Marketing
Lincoln Property Company Commercial, Inc.
3300 Lincoln Plaza
500 North Akard
Dallas, Texas 75201

Re: Arapaho Rd., Ph. II
Right-of-way & Temporary Construction Easements
AMB Properties Site

Dear Mr. Peinado:

As we recently discussed, the Town of Addison has a need to acquire right-of-way and temporary construction easements from the AMB Properties site, as they relate to the proposed construction of Arapaho Road, from Marsh Lane to Surveyor Blvd. For your consideration, the following information is provided:

- a. Legal description and map for permanent right-of-way.
- b. Temporary construction easement exhibits.
- c. Proposed roadway alignment drawings.

It is anticipated that engineering design of this roadway improvement will be completed in late summer 2001. Subsequently, utility relocation efforts will begin. Construction is scheduled to begin in Spring 2002. Should you have any additional questions, please feel free to contact me at 972-450-2886.

Sincerely,

Steven Z. Chutchian, P.E.
Assistant City Engineer

Cc: Mike Murphy, P.E., Director of Public Works
Jim Pierce, P.E., Assistant Director of Public Works

Parcel 20
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0978 acre (4,262 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 3.465 acre tract of land conveyed to Epina Properties Limited, et al, by the deed dated January 1, 1986 and recorded in Volume 86222, Page 3236 of the Deed Records of Dallas County, Texas, said called 3.465 acre tract being out of "Lot 1, Block 1, Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated January 10, 1983 and recorded in Volume 83042, Page 0425 of said Deed Records, said 0.0978 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum disk found at the common Southeast corner of said called 3.465 acre tract, Southwest corner of "Lots 2R, 3R, & 4R, BLOCK 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, and Southwest corner of a tract of land dedicated for Right of Way of Realty Road by said plat of "Lots 2R, 3R, & 4R, BLOCK 1 of Belt Line-Marsh Business Park", said point being in the North Right of Way line of Realty Road (60 feet wide) as dedicated by the plat of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records;

THENCE, NORTH 77°58'55" WEST, (Called NORTH 77°47'59" WEST), along the common South line of said called 3.465 acre tract and North Right of Way line of said Realty Road, a distance of 434.16 feet to a 5/8 inch iron rod set in the proposed North Right of Way line of Arapaho Road;

THENCE, SOUTH 82°22'10" EAST, departing said line and along the proposed North Right of Way line of Arapaho Road, a distance of 140.43 feet to a "PK" Nail set in saw joint for an angle point;

PARCEL 20 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 78°26'42" EAST, continuing along the proposed North Right of Way line of Arapaho Road, a distance of 294.16 feet to a RR Spike set in rock for the common East line of said called 3.465 acre tract, West line of Lot 4R of said "Lots 2R, 3R, & 4R, BLOCK 1 of Belt Line-Marsh Business Park", and West line of that called 12.463 acre tract of land conveyed to Aetna Life Insurance Company by the deed dated December 21, 1982 and recorded in Volume 82250, Page 285 of said Deed Records;

THENCE, SOUTH 12°01'05" WEST, (Called SOUTH 12°12'01" WEST), departing said proposed North Right of Way line of Arapaho Road, along said common line, passing at a distance of 1.12 feet the common Southwest corners of said Lot 4R and said called 12.463 acre tract and Northwest corner of said Right of Way dedication, continuing along the common East line of said called 3.465 acre tract and West lines of said Right of Way dedication and said "Lots 2R, 3R, & 4R, BLOCK 1 of Belt Line-Marsh Business Park", for a total distance of 13.12 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0978 acres or 4,262 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 3-22-00
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

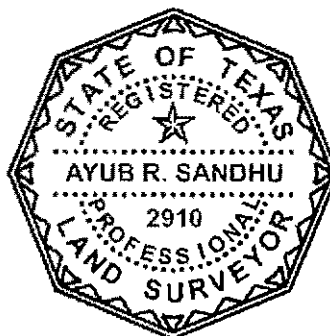
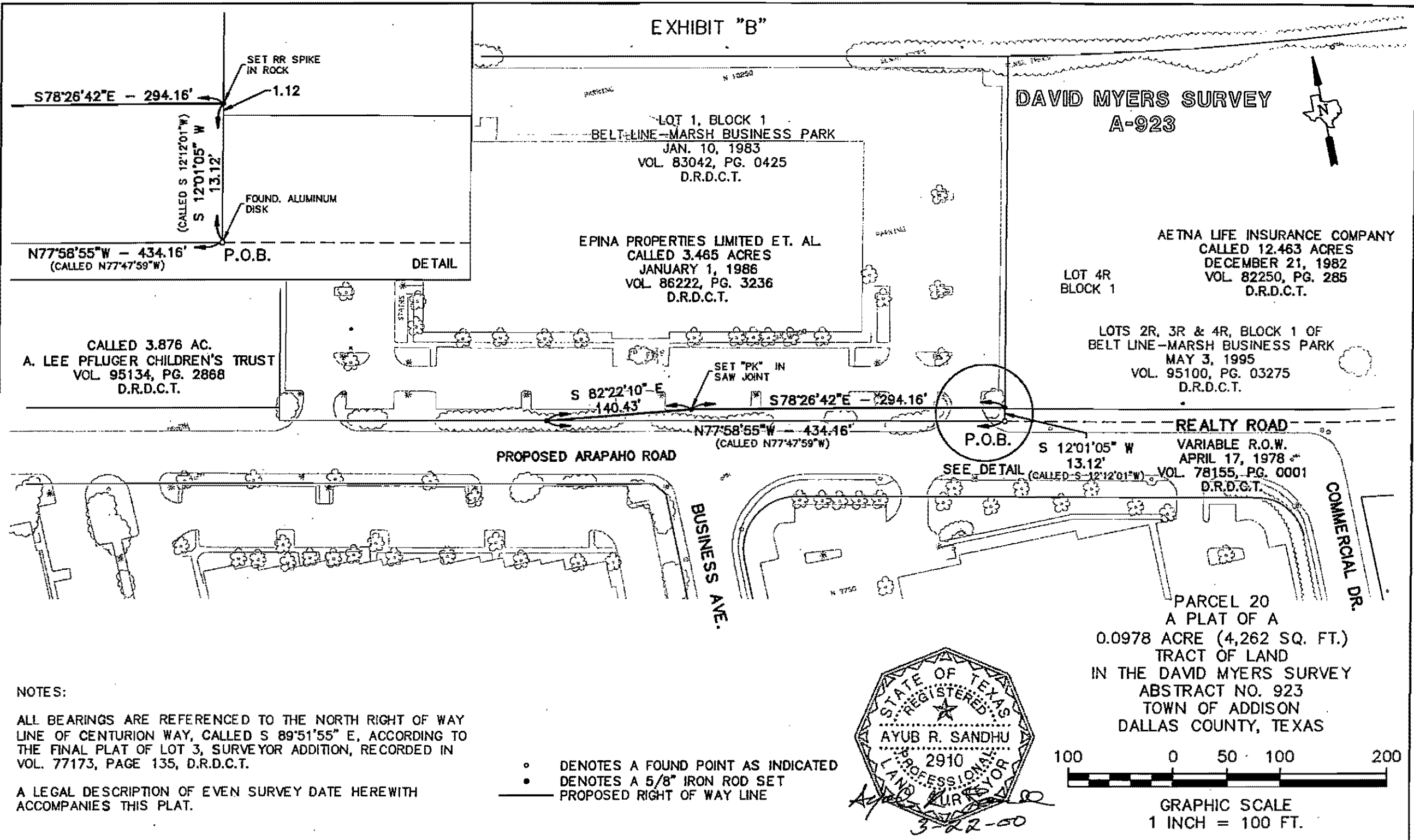


EXHIBIT "B"

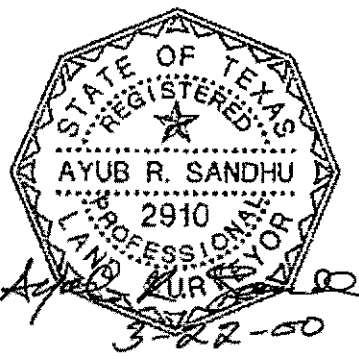


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A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 100 FT.

Parcel 20
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

@ all
clean

BEING a description of a 0.0978 acre (4,262 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 5.4319 acre tract of land conveyed to AMB Property II, L.P., by the deed dated July 31, 1998 and recorded in Volume 98157, Page 05195 of the Deed Records of Dallas County, Texas, said called 5.4319 acre tract being all of "Lot 1, Block 1, Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated January 10, 1983 and recorded in Volume 83042, Page 0425 of said Deed Records, said 0.0978 acre tract of land being more particularly described by metes and bounds as follows:

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PARCEL 20 - ARAPAHO ROAD PROJECT

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THENCE, SOUTH 12°01'05" WEST, (Called SOUTH 12°12'01" WEST), departing said proposed North Right of Way line of Arapaho Road, along said common line, passing at a distance of 1.12 feet the common Southwest corners of said Lot 4R and said called 12.463 acre tract and Northwest corner of said Right of Way dedication, continuing along the common East line of said called 5.4319 acre tract and West lines of said Right of Way dedication and said "Lots 2R, 3R, & 4R, BLOCK 1 of Belt Line-Marsh Business Park", for a total distance of 13.12 feet to the **POINT OF BEGINNING**;

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Ayub R. Sandhu, R.P.L.S.
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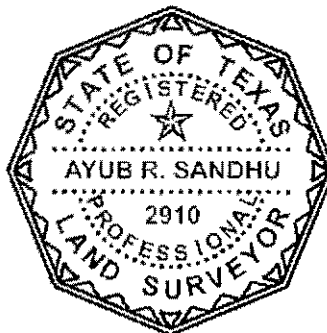
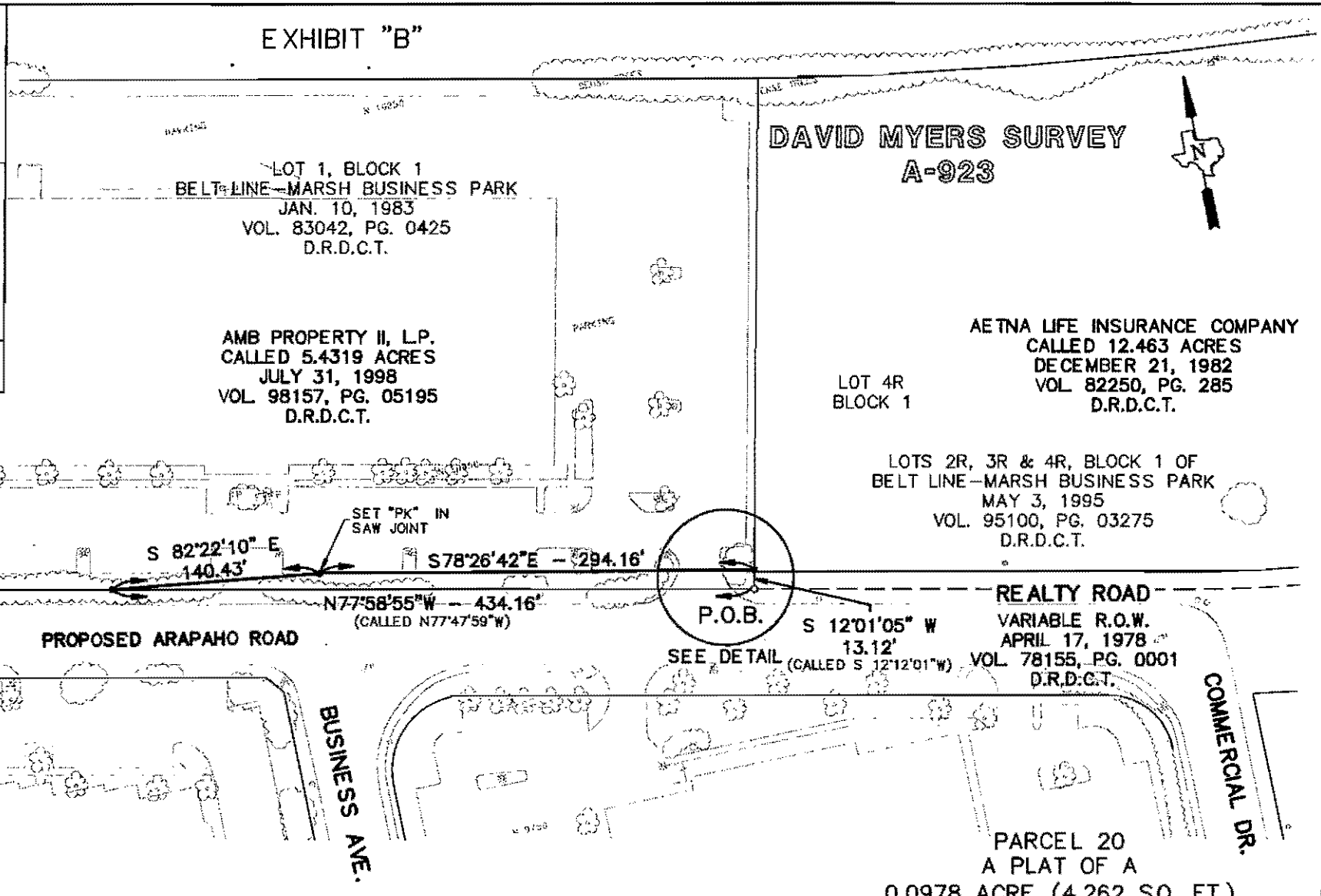
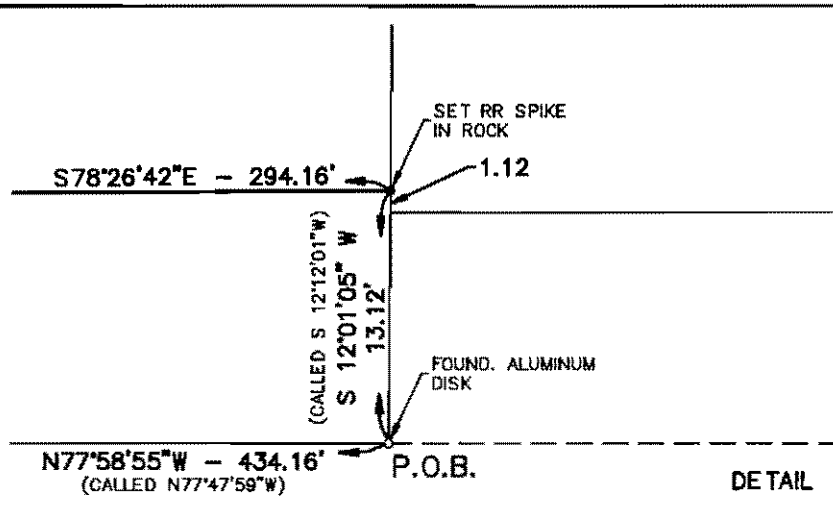


EXHIBIT "B"



DAVID MYERS SURVEY
A-923



LOT 1, BLOCK 1
BELT LINE - MARSH BUSINESS PARK
JAN. 10, 1983
VOL. 83042, PG. 0425
D.R.D.C.T.

AETNA LIFE INSURANCE COMPANY
CALLED 12.463 ACRES
DECEMBER 21, 1982
VOL. 82250, PG. 285
D.R.D.C.T.

LOT 4R
BLOCK 1

LOTS 2R, 3R & 4R, BLOCK 1 OF
BELT LINE - MARSH BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

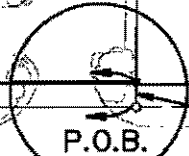
CALLED 3.876 AC.
A. LEE PFLUGER CHILDREN'S TRUST
VOL. 95134, PG. 2868
D.R.D.C.T.

S 82°22'10" E
140.43'

SET "PK" IN
SAW JOINT

S 78°26'42" E - 294.16'

N 77°58'55" W - 434.16'
(CALLED N 77°47'59" W)



REALTY ROAD
VARIABLE R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

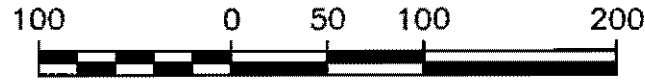
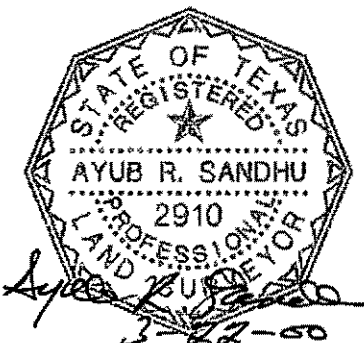
PARCEL 20
A PLAT OF A
0.0978 ACRE (4,262 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

NOTES:

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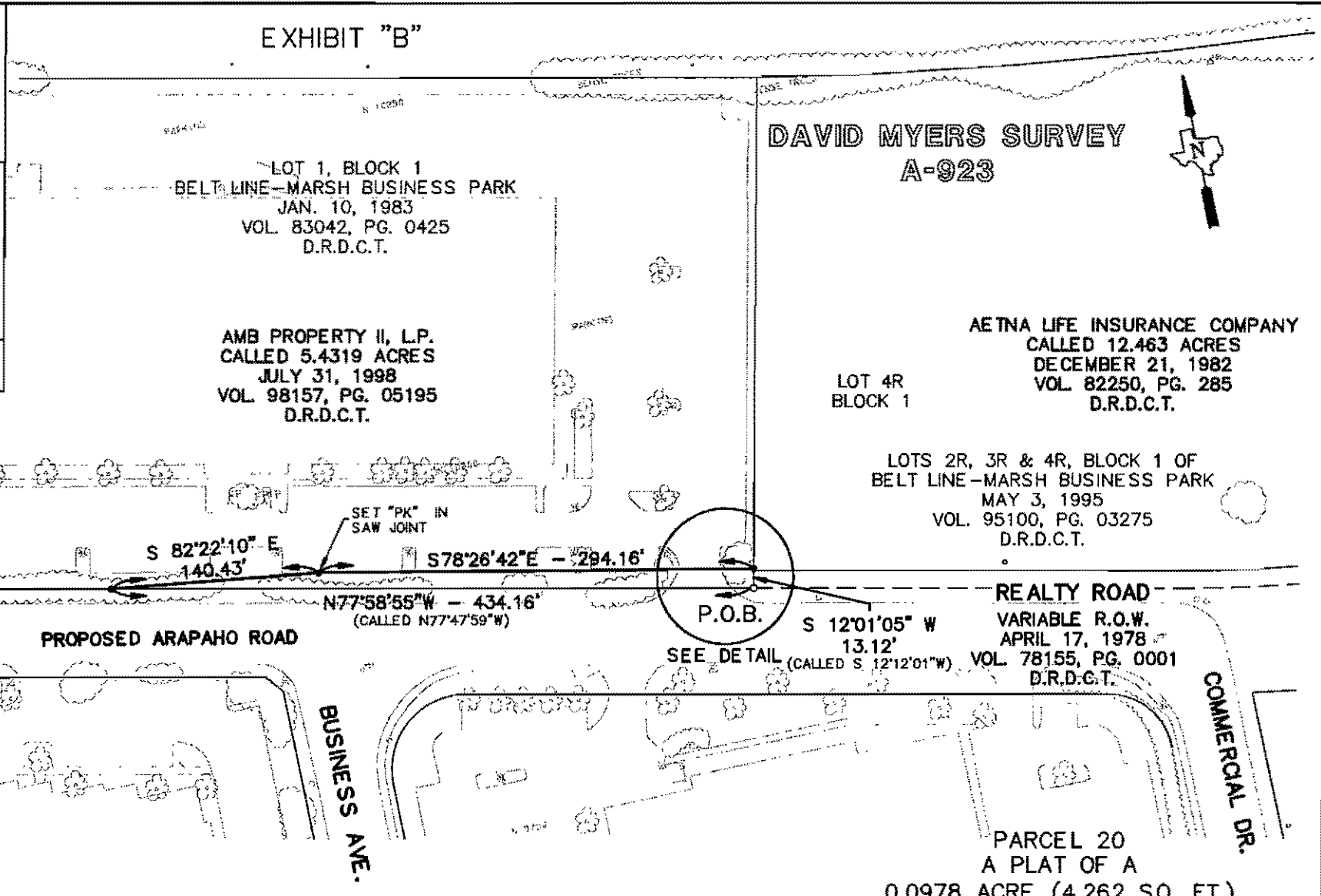
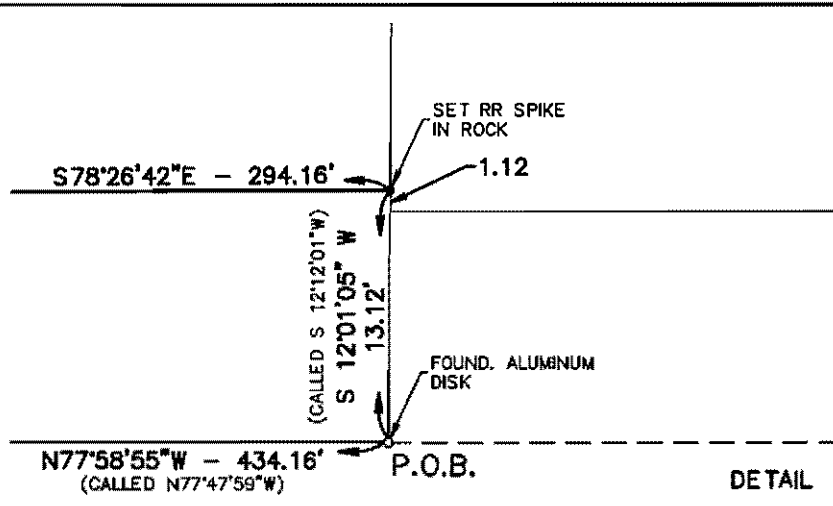
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GRAPHIC SCALE
1 INCH = 100 FT.

EXHIBIT "B"



DAVID MYERS SURVEY
A-923

LOT 1, BLOCK 1
BELT LINE - MARSH BUSINESS PARK
JAN. 10, 1983
VOL. 83042, PG. 0425
D.R.D.C.T.

AMB PROPERTY II, L.P.
CALLED 5.4319 ACRES
JULY 31, 1998
VOL. 98157, PG. 05195
D.R.D.C.T.

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VOL. 82250, PG. 285
D.R.D.C.T.

LOT 4R
BLOCK 1

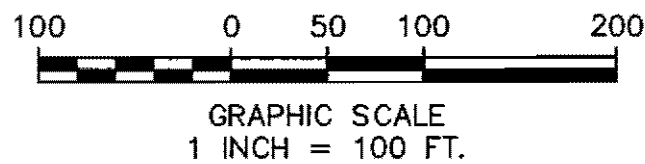
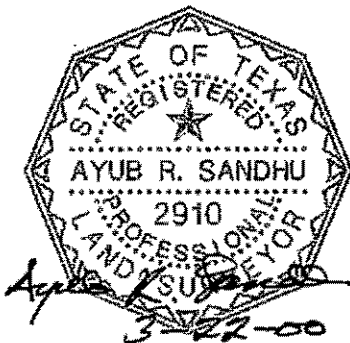
LOTS 2R, 3R & 4R, BLOCK 1 OF
BELT LINE - MARSH BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

CALLLED 3.876 AC.
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D.R.D.C.T.

REALTY ROAD
VARIABLE R.O.W.
APRIL 17, 1978
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NOT GOD!!

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Arapaho Road Project
Town of Addison
Dallas County, Texas

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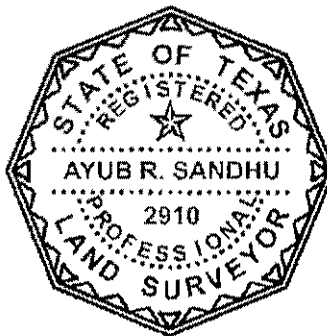
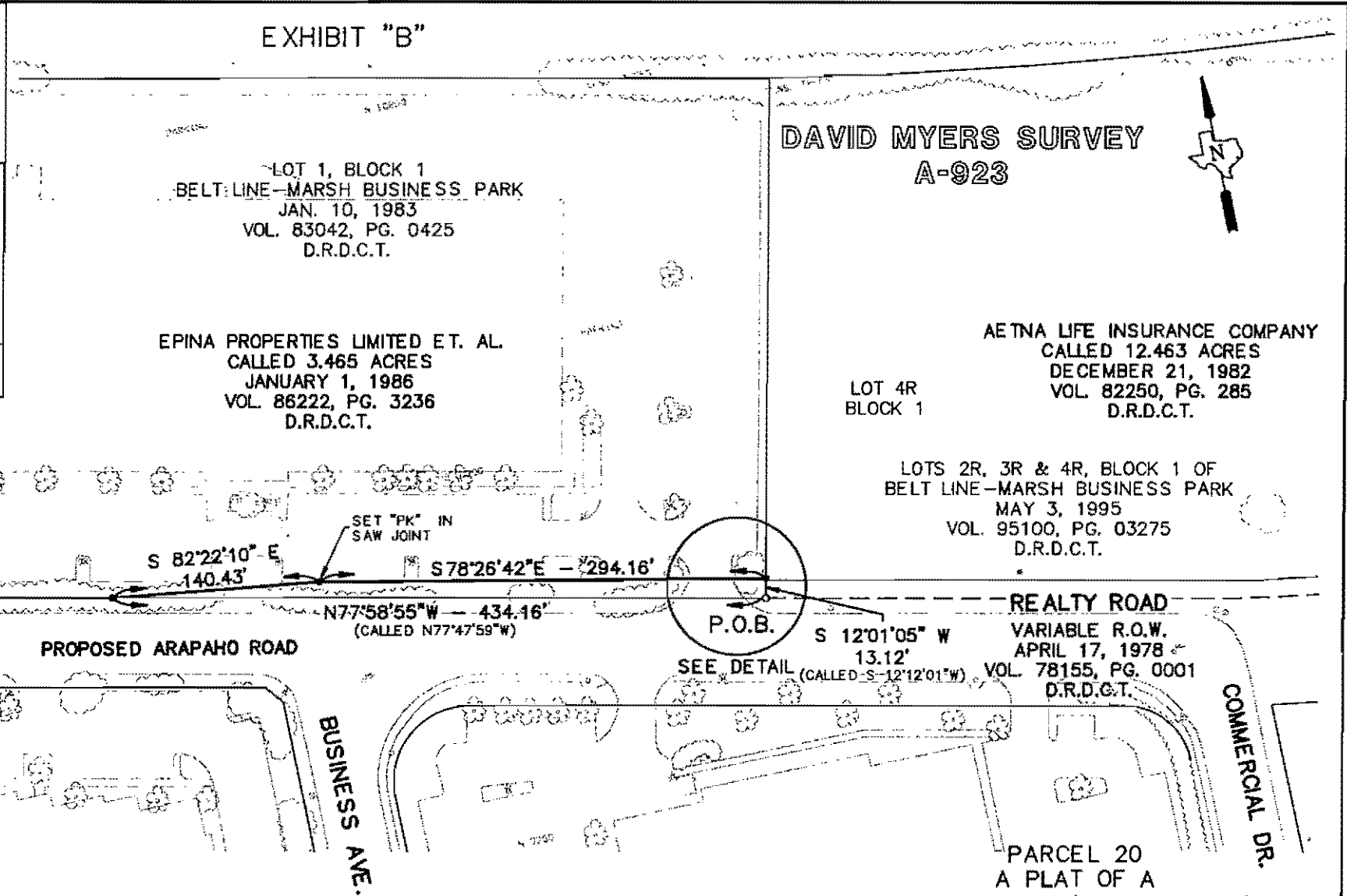
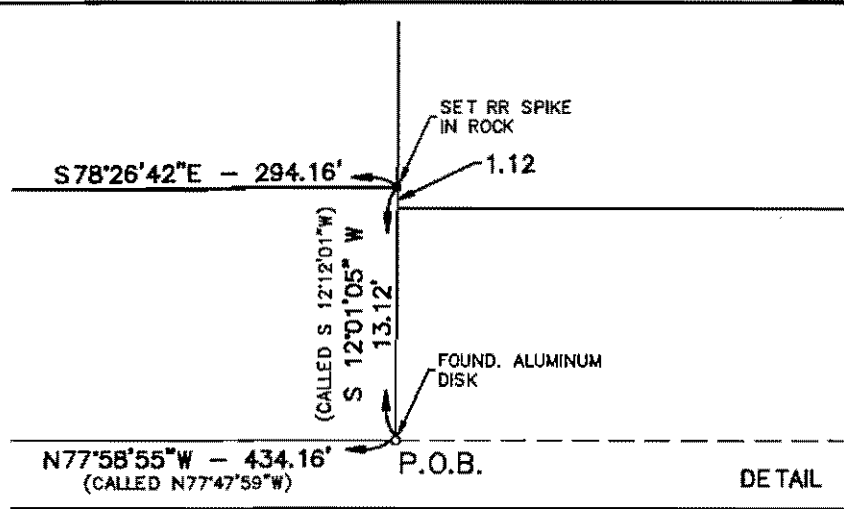


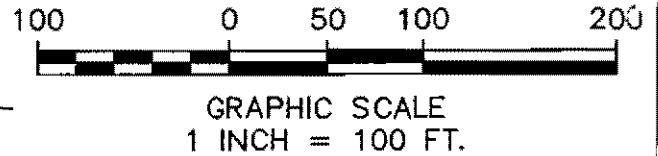
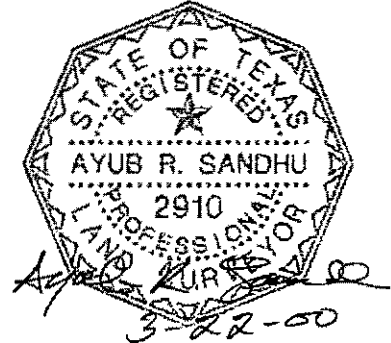
EXHIBIT "B"



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Arapaho Road Project
Town of Addison
Dallas County, Texas

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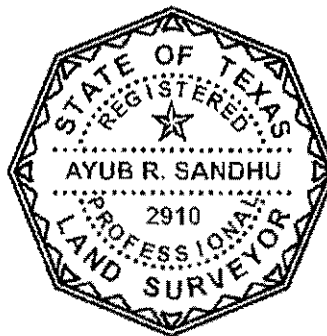
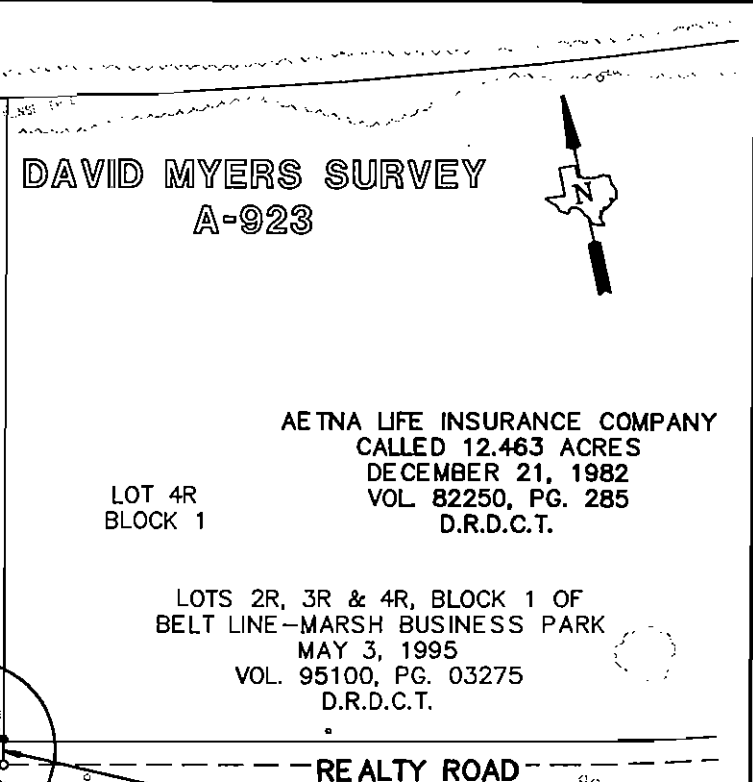
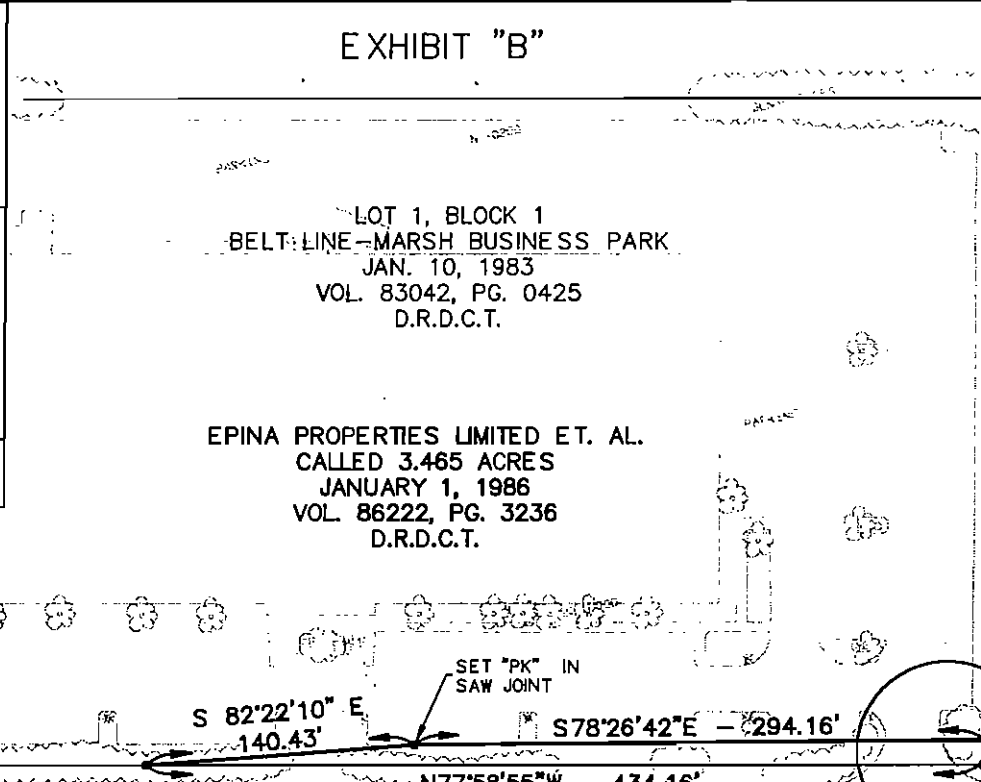
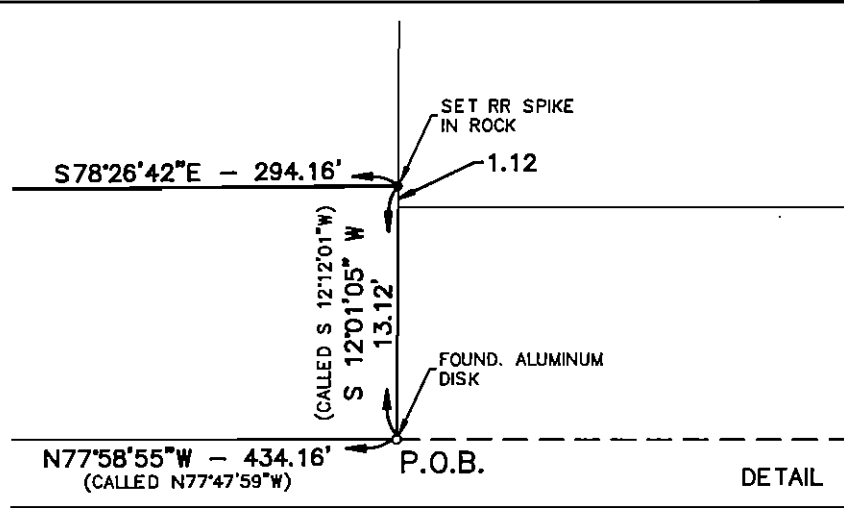


EXHIBIT "B"



CALLLED 3.876 AC.
A. LEE PFLUGER CHILDREN'S TRUST
VOL. 95134, PG. 2868
D.R.D.C.T.

EPINA PROPERTIES LIMITED ET. AL.
CALLLED 3.465 ACRES
JANUARY 1, 1986
VOL. 86222, PG. 3236
D.R.D.C.T.

AETNA LIFE INSURANCE COMPANY
CALLLED 12.463 ACRES
DECEMBER 21, 1982
VOL. 82250, PG. 285
D.R.D.C.T.

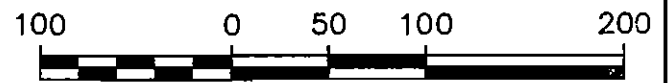
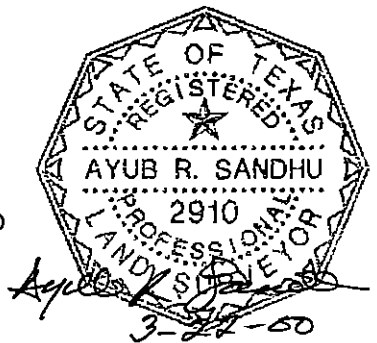
LOTS 2R, 3R & 4R, BLOCK 1 OF
BELT LINE - MARSH BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

REALTY ROAD
VARIABLE R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

PARCEL 20
A PLAT OF A
0.0978 ACRE (4,262 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

NOTES:
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 100 FT.

EXTRA
COPIES

Parcel 17-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1411 acre (6,147 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.1411 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, NORTHWESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of 3°57'30", a chord bearing North 80°25'45 West for 61.48 feet, for an arc distance of 61.49 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 78°27'00" WEST, continuing along the proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

PARCEL 17-1 - ARAPAHO ROAD PROJECT

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of 6°20'50", a chord bearing South 86°55'53 East for 115.37 feet, for an arc distance of 115.43 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 89°53'42" EAST (called North 89°55'22" West), continuing along said common line, a distance of 157.87 feet to the **POINT OF BEGINNING**;

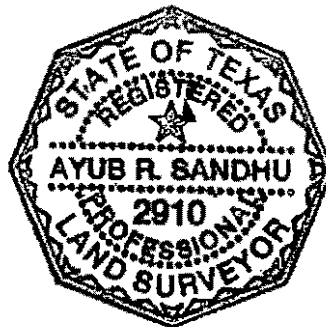
CONTAINING an area of 0.1411 acres or 6,147 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0050 acre (220 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.0050 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common West line of said called 7.728 acre tract and East right of way line of Commercial Drive as dedicated by Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point being the common Northwest corner of said Lot 3R and most Southerly Southwest corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown on said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, EASTERLY, along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide) and along the arc of a non-tangent curve to the left having a radius of 1042.00 feet, a central angle of $1^{\circ}11'14''$, a chord bearing South $81^{\circ}11'24''$ East for 21.59 feet, for an arc distance of 21.59 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, SOUTH $50^{\circ}47'40''$ WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 27.48 feet to a 5/8 inch iron rod set in the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive (60 feet wide);

PARCEL 17-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 00°06'18 WEST (Called North 00°04'38" East), departing said line and along the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive, a distance of 20.68 feet to the **POINT OF BEGINNING;**

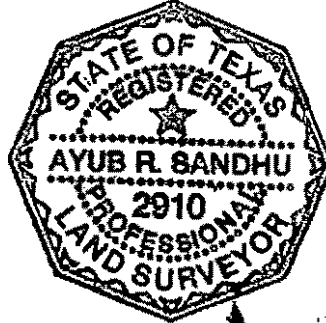
CONTAINING an area of 0.0050 acres or 220 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-TE
Field Note Description
Temporary Construction Easement
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0970 acre (4,224 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.0970 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road for the Northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), continuing along said common line, a distance of 24.21 feet to the Southeast corner of the herein described tract;

THENCE, NORTH 74°37'10" WEST, departing said common line, a distance of 173.78 feet to an angle point;

THENCE, NORTH 78°27'00" WEST, a distance of 109.31 feet to an angle point;

PARCEL 17-TE - ARAPAHO ROAD PROJECT

THENCE, NORTH 82°31'08" WEST, a distance of 45.04 feet to a point in a proposed cutback corner located at the Southeast intersection of said Arapaho Road with Commercial Drive (60 feet wide) as dedicated by Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records;

THENCE, NORTH 50°47'40" EAST, along said proposed cutback corner, a distance of 13.52 feet to a point in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of 1°58'27", a chord bearing South 82°46'15 East for 35.90 feet, for an arc distance of 35.90 feet to a 5/8 inch iron rod set in the proposed South Right of Way line of Arapaho Road;

THENCE, SOUTH 78°27'00" EAST, along said proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set for the beginning of a curve to the left;

THENCE, SOUTHEASTERLY, continuing along said proposed South right of way line of Arapaho Road and along the arc of said curve to the left having a radius of 890.00 feet, a central angle of 3°57'30", a chord bearing South 80°25'45 East for 61.48 feet, for an arc distance of 61.49 feet to the **POINT OF BEGINNING;**

CONTAINING an area of 0.0970 acres or 4,224 square feet of land within the metes recited.

PARCEL 17-TE - ARAPAHO ROAD PROJECT

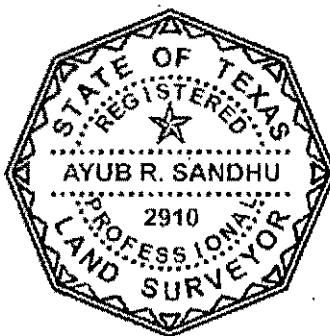
All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99

Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-TE
Field Note Description
Temporary Construction Easement
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0970 acre (4,224 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.0970 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road for the Northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), continuing along said common line, a distance of 24.21 feet to the Southeast corner of the herein described tract;

THENCE, NORTH 74°37'10" WEST, departing said common line, a distance of 173.78 feet to an angle point;

THENCE, NORTH 78°27'00" WEST, a distance of 109.31 feet to an angle point;

PARCEL 17-TE - ARAPAHO ROAD PROJECT

THENCE, NORTH $82^{\circ}31'08''$ WEST, a distance of 45.04 feet to a point in a proposed cutback corner located at the Southeast intersection of said Arapaho Road with Commercial Drive (60 feet wide) as dedicated by Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records;

THENCE, NORTH $50^{\circ}47'40''$ EAST, along said proposed cutback corner, a distance of 13.52 feet to a point in in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of $1^{\circ}58'27''$, a chord bearing South $82^{\circ}46'15$ East for 35.90 feet, for an arc distance of 35.90 feet to a 5/8 inch iron rod set in the proposed South Right of Way line of Arapaho Road;

THENCE, SOUTH $78^{\circ}27'00''$ EAST, along said proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set for the beginning of a curve to the left;

THENCE, SOUTHEASTERLY, continuing along said proposed South right of way line of Arapaho Road and along the arc of said curve to the left having a radius of 890.00 feet, a central angle of $3^{\circ}57'30''$, a chord bearing South $80^{\circ}25'45$ East for 61.48 feet, for an arc distance of 61.49 feet to the **POINT OF BEGINNING;**

CONTAINING an area of 0.0970 acres or 4,224 square feet of land within the metes recited.

PARCEL 17-TE - ARAPAHO ROAD PROJECT

THENCE, NORTH 82°31'08" WEST, a distance of 45.04 feet to a point in a proposed cutback corner located at the Southeast intersection of said Arapaho Road with Commercial Drive (60 feet wide) as dedicated by Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records;

THENCE, NORTH 50°47'40" EAST, along said proposed cutback corner, a distance of 13.52 feet to a point in in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of 1°58'27", a chord bearing South 82°46'15 East for 35.90 feet, for an arc distance of 35.90 feet to a 5/8 inch iron rod set in the proposed South Right of Way line of Arapaho Road;

THENCE, SOUTH 78°27'00" EAST, along said proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set for the beginning of a curve to the left;

THENCE, SOUTHEASTERLY, continuing along said proposed South right of way line of Arapaho Road and along the arc of said curve to the left having a radius of 890.00 feet, a central angle of 3°57'30", a chord bearing South 80°25'45 East for 61.48 feet, for an arc distance of 61.49 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0970 acres or 4,224 square feet of land within the metes recited.

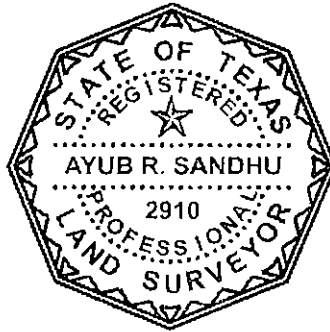
PARCEL 17-TE - ARAPAHO ROAD PROJECT

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-17-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



✓ (K) 10/11/11

→ SEPARATE EACH PERMANENT PARCEL + TEMP. EASEMENT ON EXHIBIT FOR AREA AHO! PARCEL 17-2

→ ~~ASK~~ ASK JERRY HOLDER ABOUT DESCRIPTION ON

DRIVEWAY EASEMENT

EACH TEMP EASEMENT ON AREA AHO

HOW IS IT TIED TOGETHER?

TRANSMITTAL FORM



- Via Regular Mail
- Via Fax
- Via Courier.....
- Via ARS Personnel
- Via Client Pickup
- Via Lone Star/Fed Ex

Before 5 p.m.

5910 N. Central Expressway, Suite 1000
Dallas, Texas 75206
(214) 739-3152 Fax: (214) 750-8823

APR 23 2001

HNTB CORPORATION
DALLAS, TEXAS

To HNTB April 23, 2001
14114 Dallas Parkway Suite 630 ARS Ref. # 302-98-017
Dallas, Texas 75240-7381 Project Arapaho Road Extension
Attn Jerry Holder Revised Parcel 17 Plat

The following items are being transmitted for your:

- Review/Comments
- Use
- Files
- Information
- Signature
- Approval
- Please return
- copy(ies) for our files

<u>Qty</u>	<u>Description of Items</u>
3 ea.	Signed and Sealed Parcel 17 with requested modifications

Remarks

Please call me if you need anything else.

Distribution

Master File Ayub
Project File Earnie

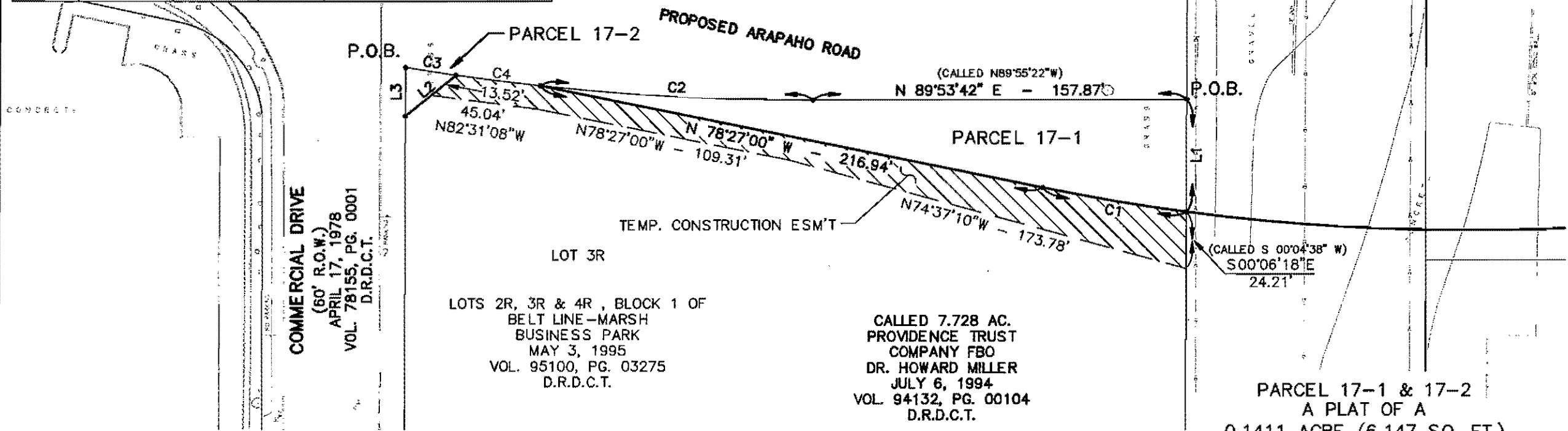
Hugh Knight
Transmitted By

EXHIBIT "B"

DAVID MYERS SURVEY
A-923

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 00°06'18" E	S 00°04'38" W	47.77'	-
L2	S 50°47'40" W	-	27.48'	-
L3	N 00°06'18" W	N 00°04'38" E	20.68'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°57'30"	890.00'	61.49'	N 80°25'45" W - 61.48'
C2	6°20'50"	1042.00'	115.43'	S 86°55'53" E - 115.37'
C3	1°11'14"	1042.00'	21.59'	S 81°11'24" E - 21.59'
C4	1°58'27"	1042.00'	35.90'	S 82°46'15" E - 35.90'



CALLLED 5.85 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

ARAPAHO ROAD
CALLED 0.7313
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

COMMERCIAL DRIVE
(60' R.O.W.)
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

LOTS 2R, 3R & 4R, BLOCK 1 OF
BELT LINE-MARSH
BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

CALLED 7.728 AC.
PROVIDENCE TRUST
COMPANY FBO
DR. HOWARD MILLER
JULY 6, 1994
VOL. 94132, PG. 00104
D.R.D.C.T.

(CALLED S 00°04'38" W)
S 00°06'18" E
24.21'

PARCEL 17-1 & 17-2
A PLAT OF A
0.1411 ACRE (6,147 SQ. FT.)
AND A
0.0050 ACRE (220 SQ. FT.)
TRACTS OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

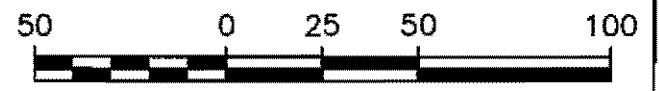
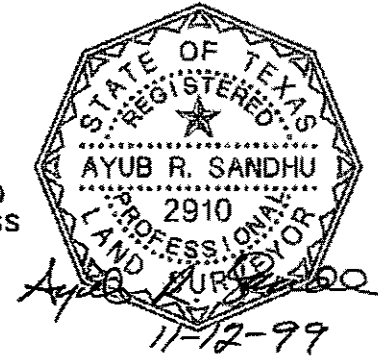
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



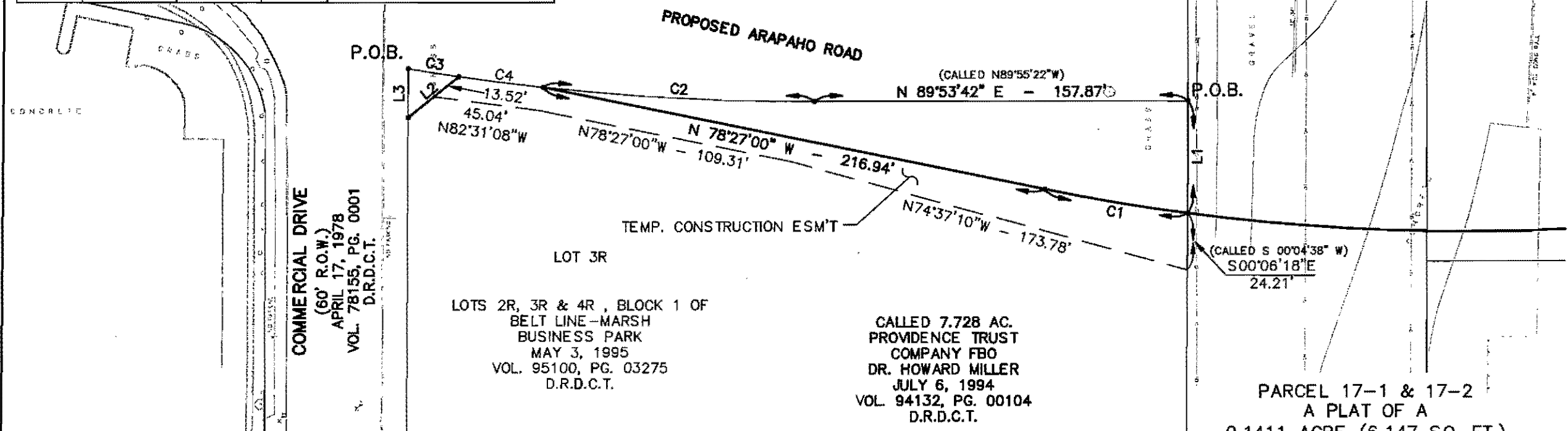
GRAPHIC SCALE
1 INCH = 50 FT.

EXHIBIT "B"

DAVID MYERS SURVEY
A-923

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 00°06'18" E	S 00°04'38" W	47.77'	-
L2	S 50°47'40" W	-	27.48'	-
L3	N 00°06'18" W	N 00°04'38" E	20.68'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°57'30"	890.00'	61.49'	N 80°25'45" W - 61.48'
C2	6°20'50"	1042.00'	115.43'	S 86°55'53" E - 115.37'
C3	1°11'14"	1042.00'	21.59'	S 81°11'24" E - 21.59'
C4	1°58'27"	1042.00'	35.90'	S 82°46'15" E - 35.90'



CALLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

ARAPAHO ROAD
CALLED 0.7313
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

COMMERCIAL DRIVE
(60' R.O.W.)
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

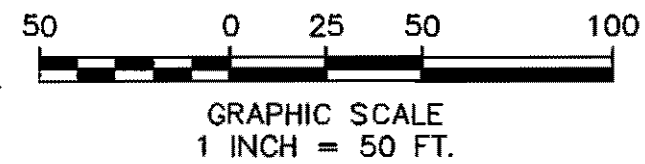
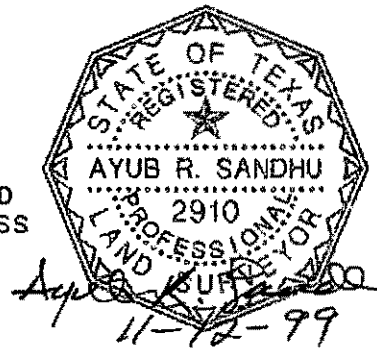
LOTS 2R, 3R & 4R, BLOCK 1 OF
BELT LINE-MARSH
BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

CALLED 7.728 AC.
PROVIDENCE TRUST
COMPANY FBO
DR. HOWARD MILLER
JULY 6, 1994
VOL. 94132, PG. 00104
D.R.D.C.T.

PARCEL 17-1 & 17-2
A PLAT OF A
0.1411 ACRE (6,147 SQ. FT.)
AND A
0.0050 ACRE (220 SQ. FT.)
TRACTS OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

NOTES:
ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED
HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT
PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY
LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO
THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN
VOL. 77173, PAGE 135, D.R.D.C.T.
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



April 30, 2001

MEMORANDUM

To: Chris Terry, Assistant City Manager

Through: Mike Murphy, P.E., Director of Public Works

From: Steve Chutchian, P.E., Assistant City Engineer 526

Cc: Jim Pierce, P.E., Assistant Director of Public Works

Subject: Right-of-Way Acquisition
Arapaho Road, Phase II
Lots 2R, 3R, & 4R, Block 1
Belt Line-Marsh Business Park

In conjunction with the proposed construction of Phase II of Arapaho Road, from Marsh Lane to Surveyor Blvd., acquisition of necessary right-of-way is underway. Through negotiation with Lincoln Trust Company (formerly Providence Trust Company), staff has reached a tentative agreement for a fee-simple taking of two permanent parcels of right-of-way, containing a total of 6,367 square feet of land, and a unit price of five dollars and fifty cents (\$5.50) per square foot. The total cost of this acquisition is \$35,018.50. In addition, 4,224 square feet of Temporary Construction Easement, located adjacent and south of the permanent parcels, is included and considered subsidiary to the total cost of the fee-simple acquisition.

Funding for this right-of-way acquisition is available from the FY 2000 Bond Program.

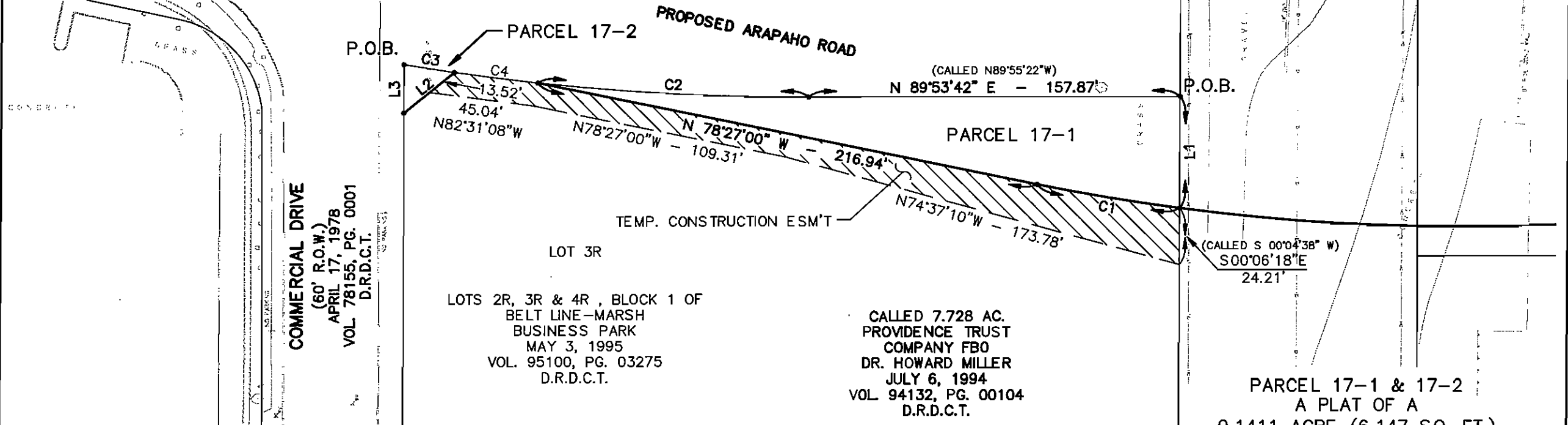
It is recommended that Council authorize the City Manager to offer a total of \$35,018.50 for the acquisition of 6,367 square feet of permanent right-of-way and 4,224 square feet of temporary construction easement on lots 2R, 3R, 4R, Block 1, Belt Line-Marsh Business Park, as owned by Lincoln Trust Company.

EXHIBIT "B"

DAVID MYERS SURVEY
A-923

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 00°06'18" E	S 00°04'38" W	47.77'	-
L2	S 50°47'40" W	-	27.48'	-
L3	N 00°06'18" W	N 00°04'38" E	20.68'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°57'30"	890.00'	61.49'	N 80°25'45" W - 61.48'
C2	6°20'50"	1042.00'	115.43'	S 86°55'53" E - 115.37'
C3	1°11'14"	1042.00'	21.59'	S 81°11'24" E - 21.59'
C4	1°58'27"	1042.00'	35.90'	S 82°46'15" E - 35.90'



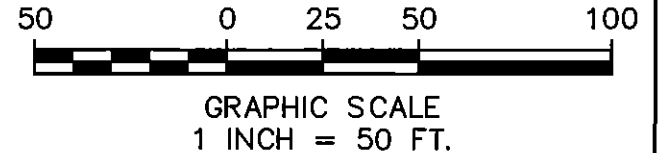
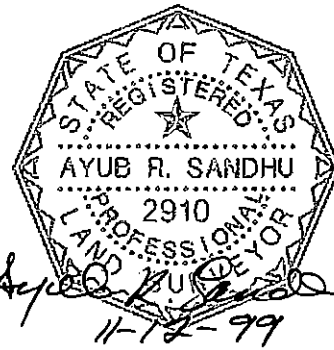
NOTES:

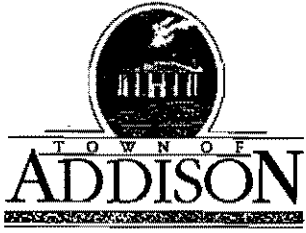
ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE





PUBLIC WORKS DEPARTMENT

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

April 30, 2001

Ms. Angela Washington
Cowles & Thompson
901 Main St., Suite 4000
Dallas, Texas 75202

Re: Arapaho Road, Phase II
Right-of-Way/Easement Exhibits

Dear Angela:

As we recently discussed, the tract of land owned by Lincoln Trust Company (Shown as Providence Trust in the exhibit) was redrawn. The attached exhibit shows parcels 17-1 & 17-2, and a temporary construction easement. Also, the other temporary construction easements along Realty Rd. (Arapaho Rd., Phase II) are also attached. Each exhibit includes a narrative "tie-down" of the easement in relation to the existing property.

A copy of a memo to Chris Terry, Assistant City Manager, is enclosed. This correspondence is intended for consideration by the Council, and it requests authorization for the City Manager to offer compensation for parcels 17-1 & 17-2 to Lincoln Trust Company. With Council approval, we can proceed to have the right-of-way documents signed and notarized by Lincoln Trust Company. Your assistance in completing the documents for the right-of-way and temporary construction easement is appreciated.

If you have any questions, please let me know.

Sincerely,

Steve Chutchian
Assistant City Engineer

Cc: File

April 30, 2001

JM - 4/30/01

MEMORANDUM

To: Chris Terry, Assistant City Manager

Through: Mike Murphy, P.E., Director of Public V

From: Steve Chutchian, P.E., Assistant City E

Cc: Jim Pierce, P.E., Assistant Director of

Subject: Right-of-Way Acquisition
 Arapaho Road, Phase II
 Lots 2R, 3R, & 4R, Block 1
 Belt Line-Marsh Business Park

FOR YOUR
 REVIEW &
 APPROVAL. MIKE
 WANTS TO PLACE IT
 ON THIS COUNCIL
 AGENDA. THANKS!

OK jcp
 Steve C.

In conjunction with the proposed construction of Phase II of Arapaho Road, from Marsh Lane to Surveyor Blvd., acquisition of necessary right-of-way is underway. Through negotiation with Lincoln Trust Company (formerly Providence Trust Company), staff has reached a tentative agreement for a fee-simple taking of two permanent parcels of right-of-way, containing a total of 6,367 square feet of land, and a unit price of five dollars and fifty cents (\$5.50) per square foot. The total cost of this acquisition is \$35,018.50. In addition, 4,224 square feet of Temporary Construction Easement, located adjacent and south of the permanent parcels, is included and considered subsidiary to the total cost of the fee-simple acquisition.

Funding for this right-of-way acquisition is available from the Five Year Capital Project Bond Program.

It is recommended that Council authorize the City Manager to offer a total of \$35,018.50 for the acquisition of 6,367 square feet of permanent right-of-way and 4,224 square feet of temporary construction easement on lots 2R, 3R, 4R, Block 1, Belt Line-Marsh Business Park, as owned by Lincoln Trust Company.

Funding for this right-of-way acquisition is available ~~as a result of~~ ^{from} the F.Y. 2000 Bond Program.

Parcel 18-TE
Field Note Description
Temporary Construction Easement
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0255 acre (1,109 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0255 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod set for the North corner of a 15 foot cutback corner located at the Southeast intersection of Realty Road (variable width) with Marsh Lane (100 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Northerly Northwest corners of said called 12.463 acre tract and said Block 2, said point also being in the South Right of Way line of said Realty Road;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), departing said cutback line and along the common North lines of said called 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, a distance of 7.12 feet to the common North corner of a proposed cutback corner located at the Southeast intersection of said Realty Road with said March Lane, West corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), continuing along said common line, a distance of 131.64 feet to the East corner of the herein described tract;

THENCE, NORTH 84°58'04" WEST, departing said common line, a distance of 101.21 feet to an angle point;

THENCE, NORTH 77°58'55" WEST, a distance of 48.48 feet to a point in said proposed cutback corner;

PARCEL 18-TE - ARAPAHO ROAD PROJECT

THENCE, NORTH 66°35'18" EAST, along said proposed cutback corner, a distance of 21.23 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0255 acres or 1,109 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

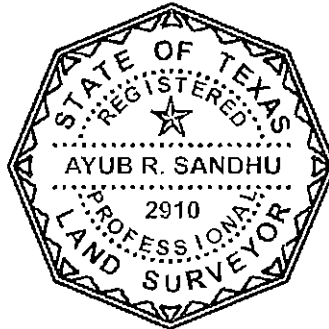


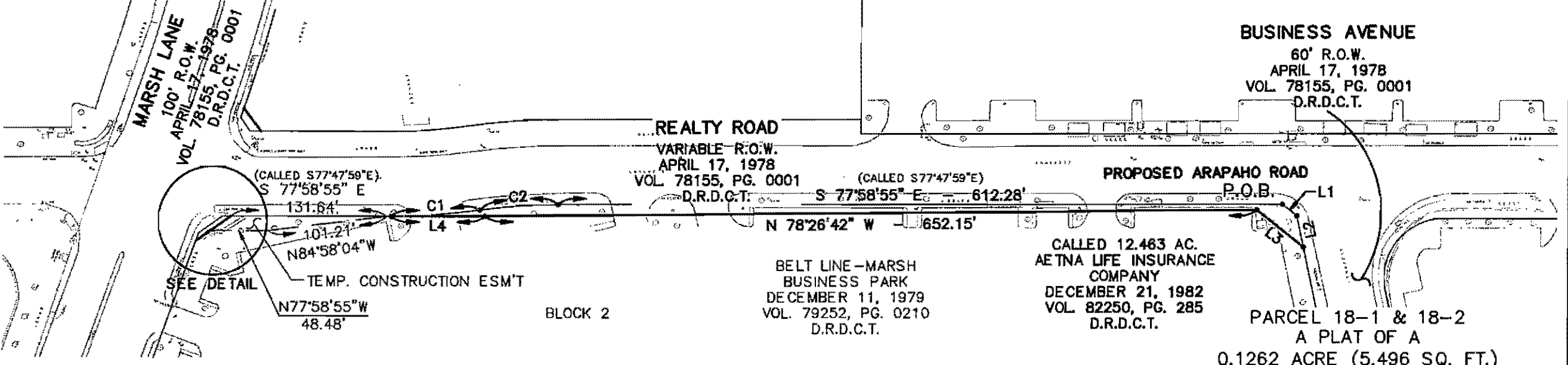
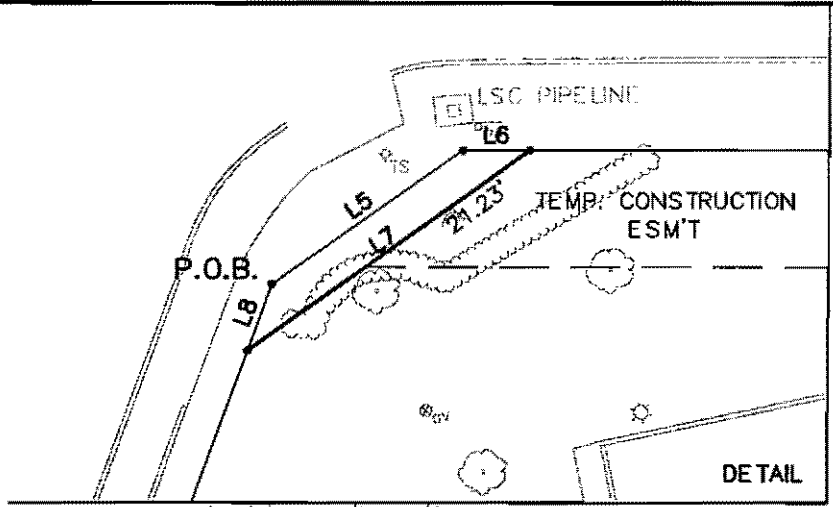
EXHIBIT "B"



LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 39°02'36" E	S38°51'40"E	15.56'	-
L2	S 00°06'18" E	S00°04'38"W	26.99'	-
L3	N 39°25'07" W	-	50.43'	-
L4	N 77°58'55" W	-	79.56'	-
L5	N 66°51'14" E	N67°02'44"E	24.53'	-
L6	S 77°58'55" E	S77°47'59"E	7.12'	-
L7	S 66°35'18" W	-	36.41'	-
L8	N 31°42'30" E	N31°53'26"E	7.42'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	8°06'35"	530.00'	75.02'	S 82°02'12" E - 74.95'
C2	8°06'35"	470.00'	66.52'	S 82°02'12" E - 66.47'

DAVID MYERS SURVEY
A-923



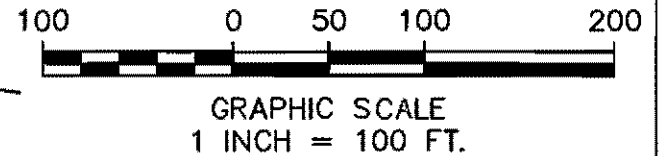
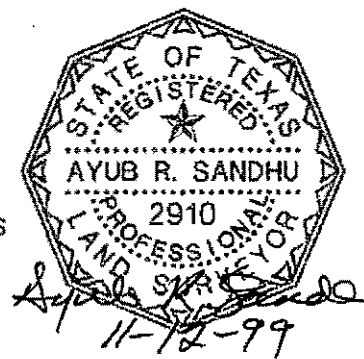
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



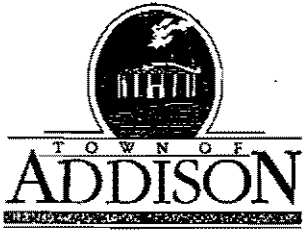
BUSINESS AVENUE
60' R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

REALTY ROAD
VARIABLE R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

PROPOSED ARAPAHO ROAD
P.O.B.

CALLER 12.463 AC.
AETNA LIFE INSURANCE COMPANY
DECEMBER 21, 1982
VOL. 82250, PG. 285
D.R.D.C.T.

PARCEL 18-1 & 18-2
A PLAT OF A
0.1262 ACRE (5,496 SQ. FT.)
AND A
0.0029 ACRE (128 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



PUBLIC WORKS DEPARTMENT

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

April 3, 2001

Ms. Angela Washington
Cowles & Thompson
901 Main St., Suite 4000
Dallas, Texas 75202

Re: Arapaho Rd., Ph. II
Temporary Construction Easements

Dear Angela:

Attached are copies of field note descriptions and related maps for several temporary construction easements in conjunction with the Arapaho Rd., Ph. II project. The easements were prepared in association with the necessary acquisition of right-of-way on parcels 17, 18, and 19. As we discussed, these individual easements were separated from the original descriptions for the permanent right-of-way documents.

Please note that the four temporary construction easements surrounding existing driveways on the Aetna tract are still needed and maps were prepared by the method of dimensioning, in lieu of metes & bounds.

Should you have any questions, please let me know.

Sincerely,

Steve Chutchian

Cc: Mike Murphy, Director of Public Works
Jim Pierce, Assistant Director of Public Works

Parcel 19
Field Note Description
Temporary Construction Easement
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0265 acre (1,155 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of the remainder of a called 25,000 square foot tract of land conveyed to A. Lee Pfluger Children's Trust on June 29, 1995 and recorded in Volume 95134, Page 02869 of the Deed Records of Dallas County, Texas, also being out of Block 1 of Beltline/Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated March 24, 1981 and recorded in Volume 81060, Page 0170 of said Deed Records, said 0.0265 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod set for the South corner of a cutback corner located at the Northeast intersection of Realty Road (variable width) as described in a right of way dedication deed dated June 24, 1994 and recorded in Volume 94138, Page 04335 of said Deed Records, with Marsh Lane (100 feet wide), as dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Southerly Southwest corner of said called 25,000 square foot remainder tract;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), along the common South line of said called 25,000 square foot remainder tract and North right of way line of said Realty Road, a distance of 9.12 feet to a 5/8 inch iron rod set for the South corner of a proposed cutback corner located at the Northeast intersection of said Realty Road with said Marsh Lane, said point being the Southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, NORTH 24°59'57" WEST, departing said common line and along said proposed cutback corner, a distance of 8.14 feet to the Northwest corner of the herein described tract;

THENCE, SOUTH 77°58'55" EAST, departing said line, a distance of 113.91 feet to a point for corner;

PARCEL 19 - ARAPAHO ROAD PROJECT

THENCE, NORTH 12°01'05" EAST, a distance of 3.00 feet to a point for corner;

THENCE, SOUTH 77°58'55" EAST, a distance of 49.56 feet to a point for the Northeast corner of the herein described tract;

THENCE, SOUTH 12°01'05" WEST, a distance of 6.97 feet to a point for corner in a curve of the common South line of said called 25,000 acre remainder tract and North Right of Way line of said Realty Road;

THENCE, NORTHWESTERLY, along said common line and along the arc of a non-tangent curve to the right, having a radius of 458.00 feet, a central angle of 06°01'33", a chord bearing North 80°59'41" West for 48.14 feet, for an arc distance of 48.17 feet to the point of tangency of said curve;

THENCE, NORTH 77°58'55" WEST (called South 77°47'59" East), continuing along said common line, a distance of 110.49 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0265 acres or 1,155 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

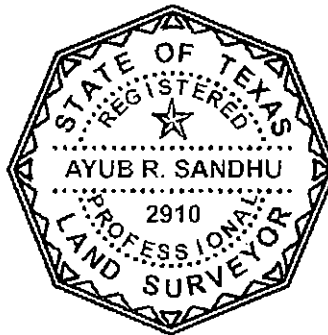
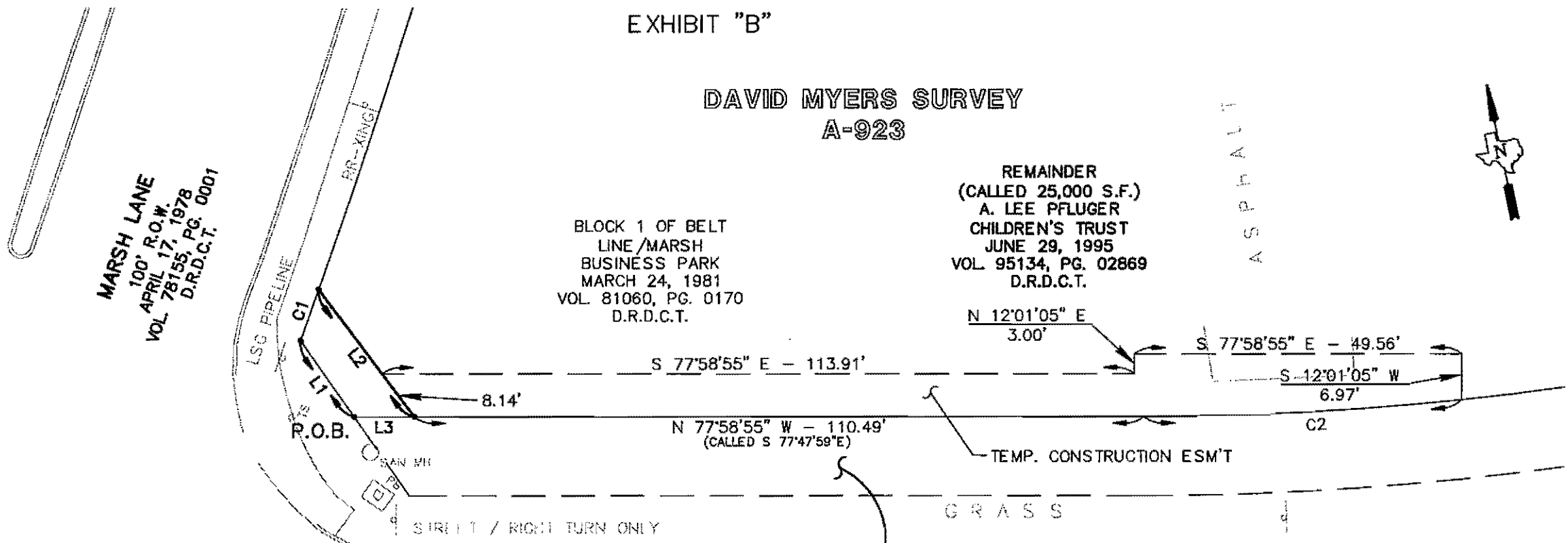


EXHIBIT "B"

DAVID MYERS SURVEY
A-923



LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	N 23'08'12" W	N22'57'16"W	14.15'	-
L2	S 24'59'57" E	-	24.22'	-
L3	N 77'58'55" W	S 77'47'59"E	9.12'	-

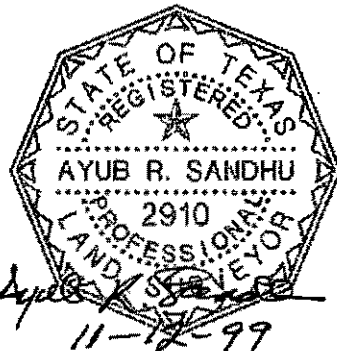
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	00'21'21"	1323.24'	8.22'	N 31'06'37" E - 8.22'
C2	06'01'33"	458.00'	48.17'	N 80'59'41" W - 48.14'

NOTES:

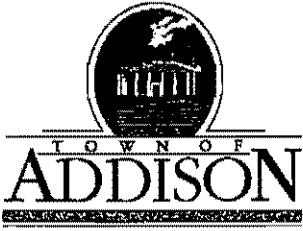
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A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 20 FT.



PUBLIC WORKS DEPARTMENT

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

April 3, 2001

Mr. Pat Haggerty
Campbell Company of Dallas Realtors
16475 Dallas Parkway #700
Addison, Texas 75001

Re: Arapaho Rd., Ph. II
Temporary Construction Easements

Excel Pkwy.
Right-of-way acquisition

Dear Pat:

In accordance with a recent discussion regarding Arapaho Rd., Ph. II right-of-way and easement requirements, certain temporary construction easements were prepared for parcels 17, 18 & 19. It is intended that these easements be acquired in addition to permanent right-of-way on each tract. Please note that four temporary construction easements that surround existing driveways on the Aetna tract should still be acquired. These four easements descriptions were prepared by the method of dimensioning, in lieu of metes bounds.

Due to the Town's attempt to acquire right-of-way through the platting process on Keller Springs Rd., between Addison Rd. and Dallas Pkwy., we asked you to temporarily terminate active acquisition of the right-of-way and drainage easement. At this time, please maintain this position until we determine the disposition of the developer's development plans and plat. Enclosed is a copy of the description and drawing for the right-of-way and easements needs at this location.

Should you have any questions, please let me know.

Sincerely

A handwritten signature in cursive script that reads "Steve Chutchian".

Steve Chutchian
Assistant City Engineer

Cc: Mike Murphy, Director of Public Works
Jim Pierce, Assistant Director of Public Works

AMB PROPERTIES II, L.P.

PROPOSED ROW



SCALE: 1"=20'

ARAPAHO ROAD

22+00

DRIVEWAY EASEMENT AREA
= 202 SF = 0.0046 AC.

EXISTING ROW

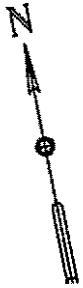
TRIANGLE BOWL ASSOCIATES

ARAPAHO ROAD
DRIVEWAY EXHIBIT E

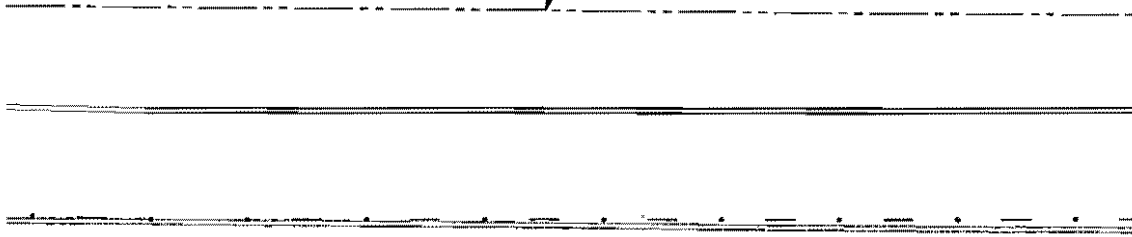
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LINCOLN TRUST COMPANY CUSTODIAN

EXISTING ROW



SCALE: 1"=20'



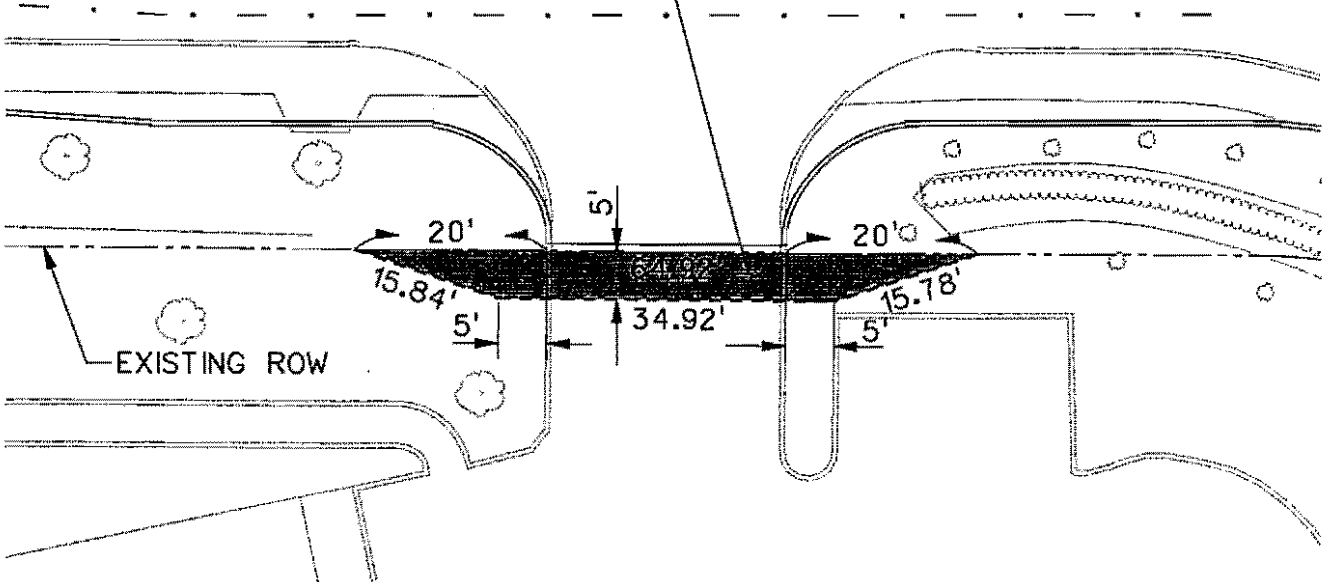
ARAPAHO ROAD

24+00

25+00



DRIVEWAY EASEMENT AREA
= 250 SF = 0.0057 AC.



TRIANGLE BOWL ASSOCIATES

ARAPAHO ROAD
DRIVEWAY EXHIBIT F

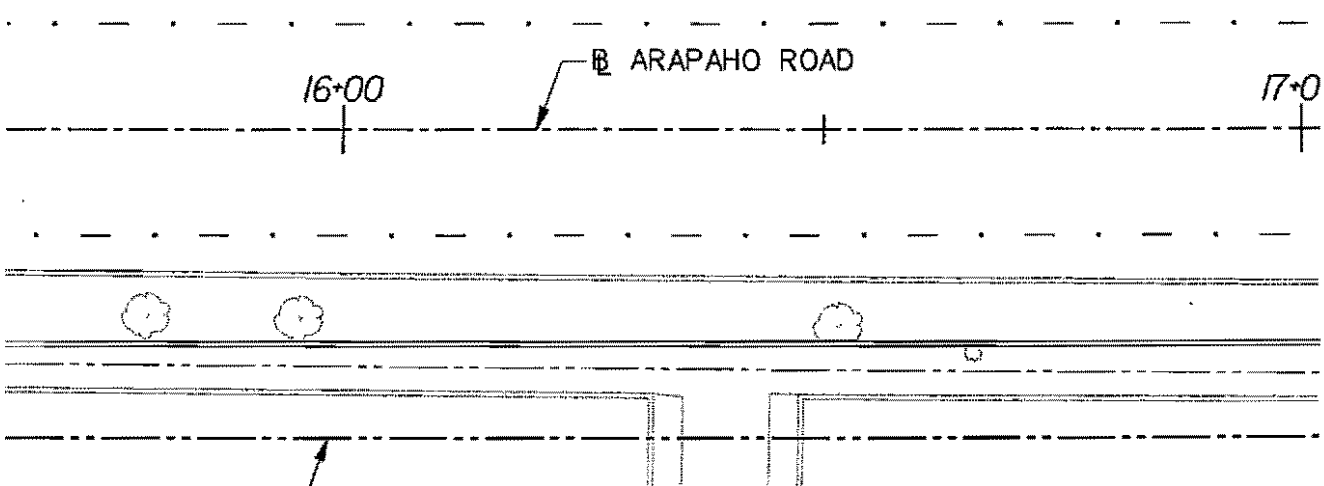
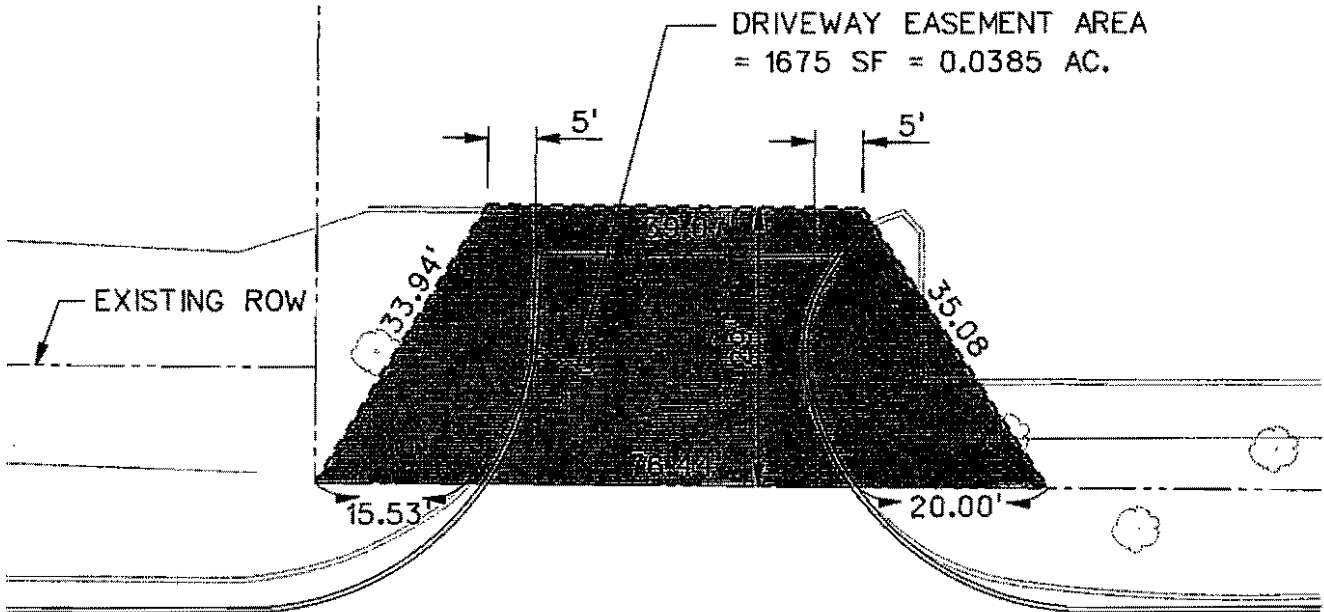
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A. LEE PFLUGER
CHILDREN'S TRUST

AMB PROPERTIES II, L.P.



SCALE: 1"=20'



PROPOSED ROW

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT G

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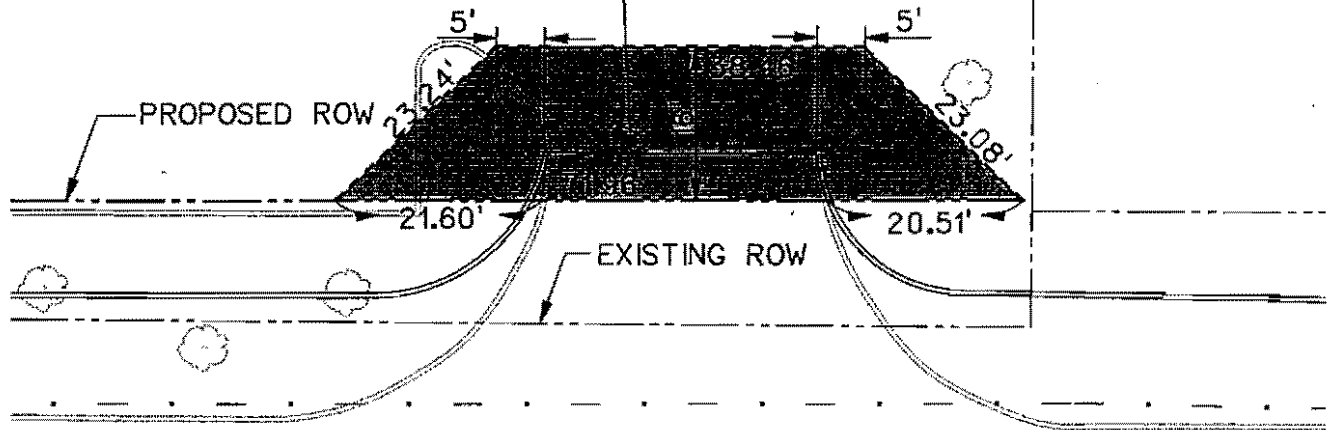
AMB PROPERTIES II, L.P.



SCALE: 1"=20'

LINCOLN TRUST
COMPANY
CUSTODIAN

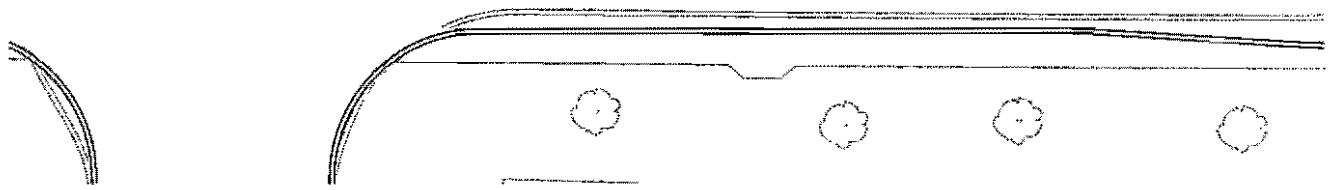
DRIVEWAY EASEMENT AREA
= 883 SF = 0.0203 AC.



22+00

ARAPAHO ROAD

23+00



TRIANGLE BOWL ASSOCIATES

ARAPAHO ROAD
DRIVEWAY EXHIBIT H

g:\25768\h1\pse\exhibits\arw2.dgn

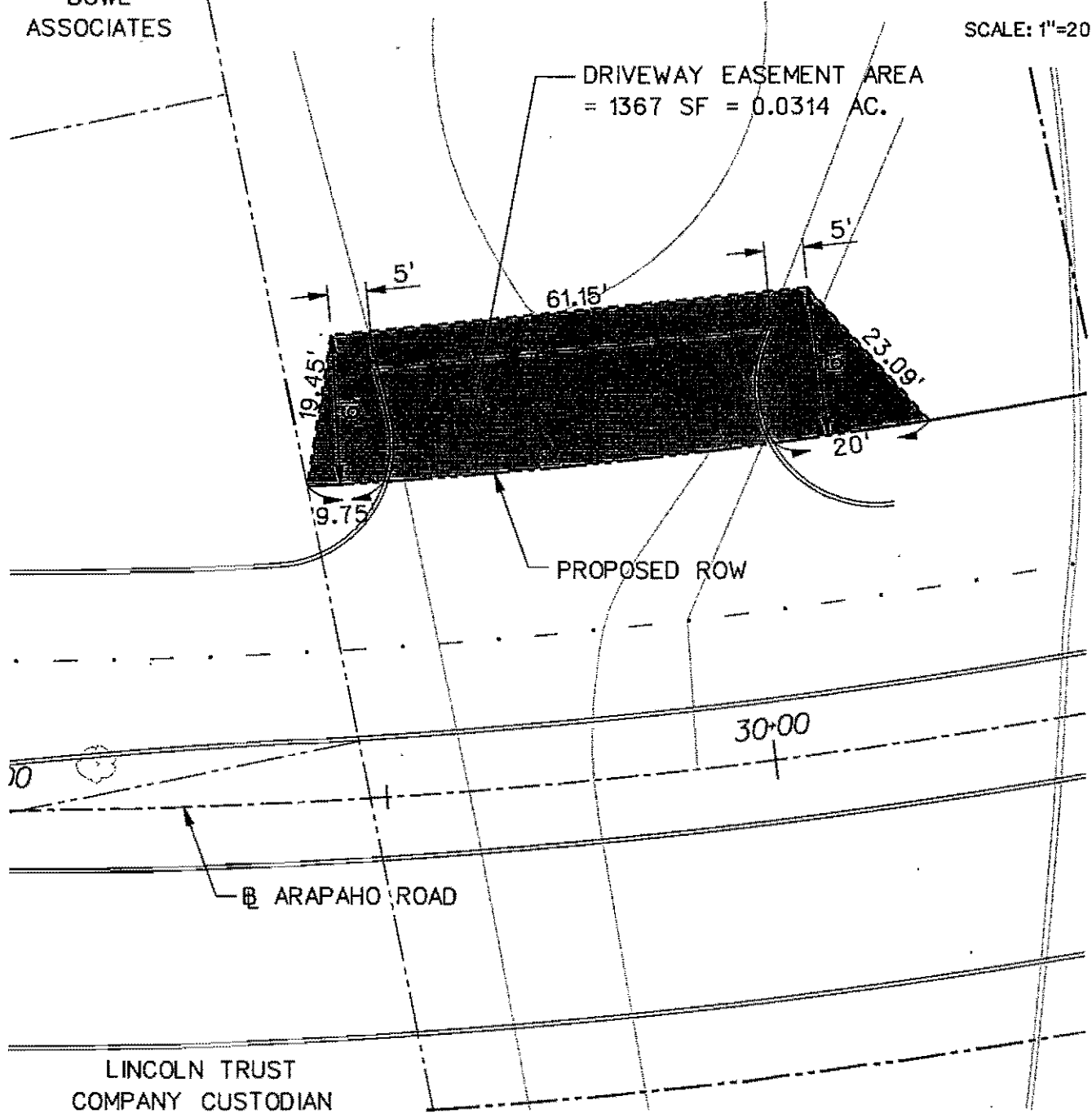


TxU ELECTRIC

TRIANGLE
BOWL
ASSOCIATES

SCALE: 1"=20'

DRIVEWAY EASEMENT AREA
= 1367 SF = 0.0314 AC.



PROPOSED ROW

30'00

ARAPAHO ROAD

LINCOLN TRUST
COMPANY CUSTODIAN

ARAPAHO ROAD
DRIVEWAY EXHIBIT I

g:\25768\hl\pse\exhibits\arw3.dgn

A. LEE PFLUGER CHILDREN'S TRUST



EXISTING ROW

SCALE: 1"=20'

12+00

ARAPAHO ROAD

13+00

PROPOSED ROW

20.00'

22.67'

EXISTING ROW

24.20'

26.22'

62.88'

5'

5'

DRIVEWAY EASEMENT AREA
= 1678 SF = 0.0385 AC.

AETNA REALTY INVESTORS INC.

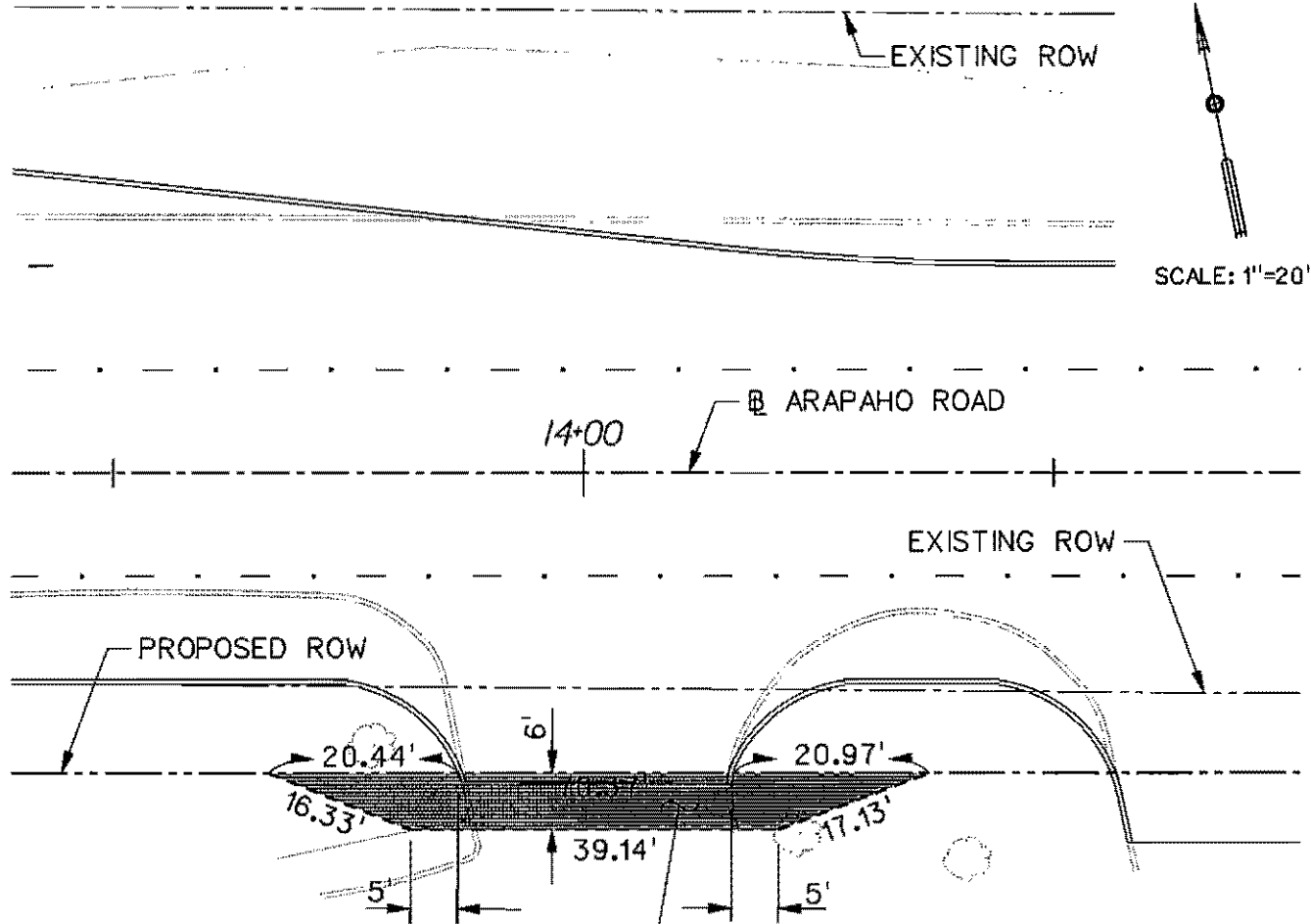
ARAPAHO ROAD
DRIVEWAY EXHIBIT A

g:\25768\h\pse\exhibits\are1.dgn

A. LEE PFLUGER CHILDREN'S TRUST



SCALE: 1"=20'



DRIVEWAY EASEMENT AREA
= 329 SF = 0.0075 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT B

g:\25768\h1\pse\exhibits\are2.dgn

A. LEE PFLUGER CHILDREN'S TRUST

EXISTING ROW



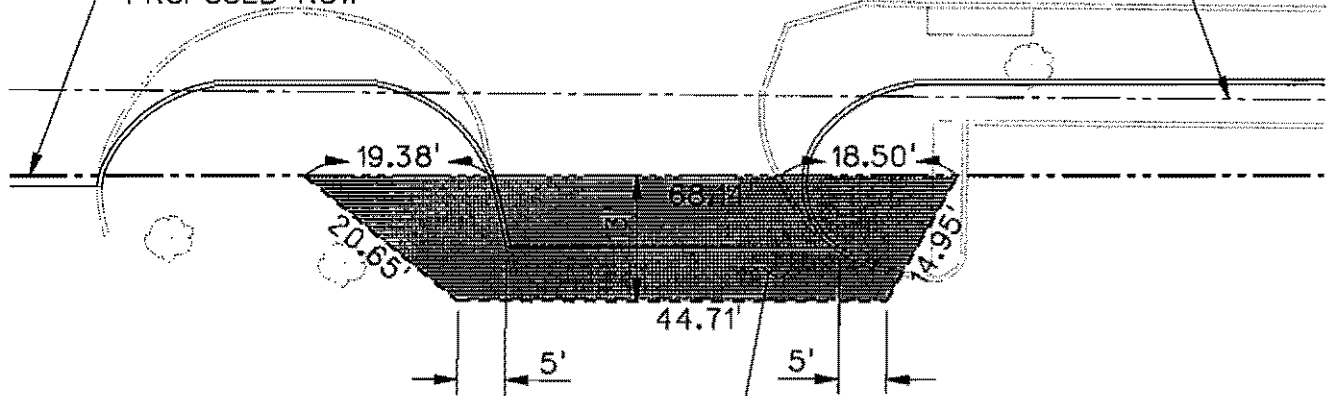
SCALE: 1"=20'

ARAPAHO ROAD

15+00

EXISTING ROW

PROPOSED ROW



DRIVEWAY EASEMENT AREA
= 734 SF = 0.0169 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT C

g:\25768\h1\pse\exhibits\are3.dgn

AMB PROPERTIES II, L.P.

EXISTING ROW



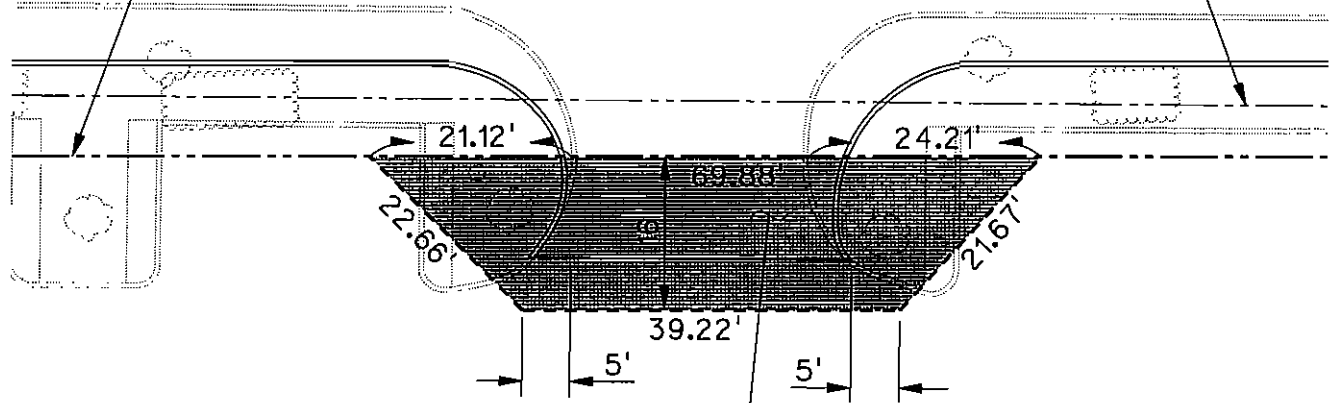
SCALE: 1"=20'

ARAPAHO ROAD

18+00

PROPOSED ROW

EXISTING ROW



DRIVEWAY EASEMENT AREA
= 873 SF = 0.0200 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT D

AMB PROPERTIES II, L.P.

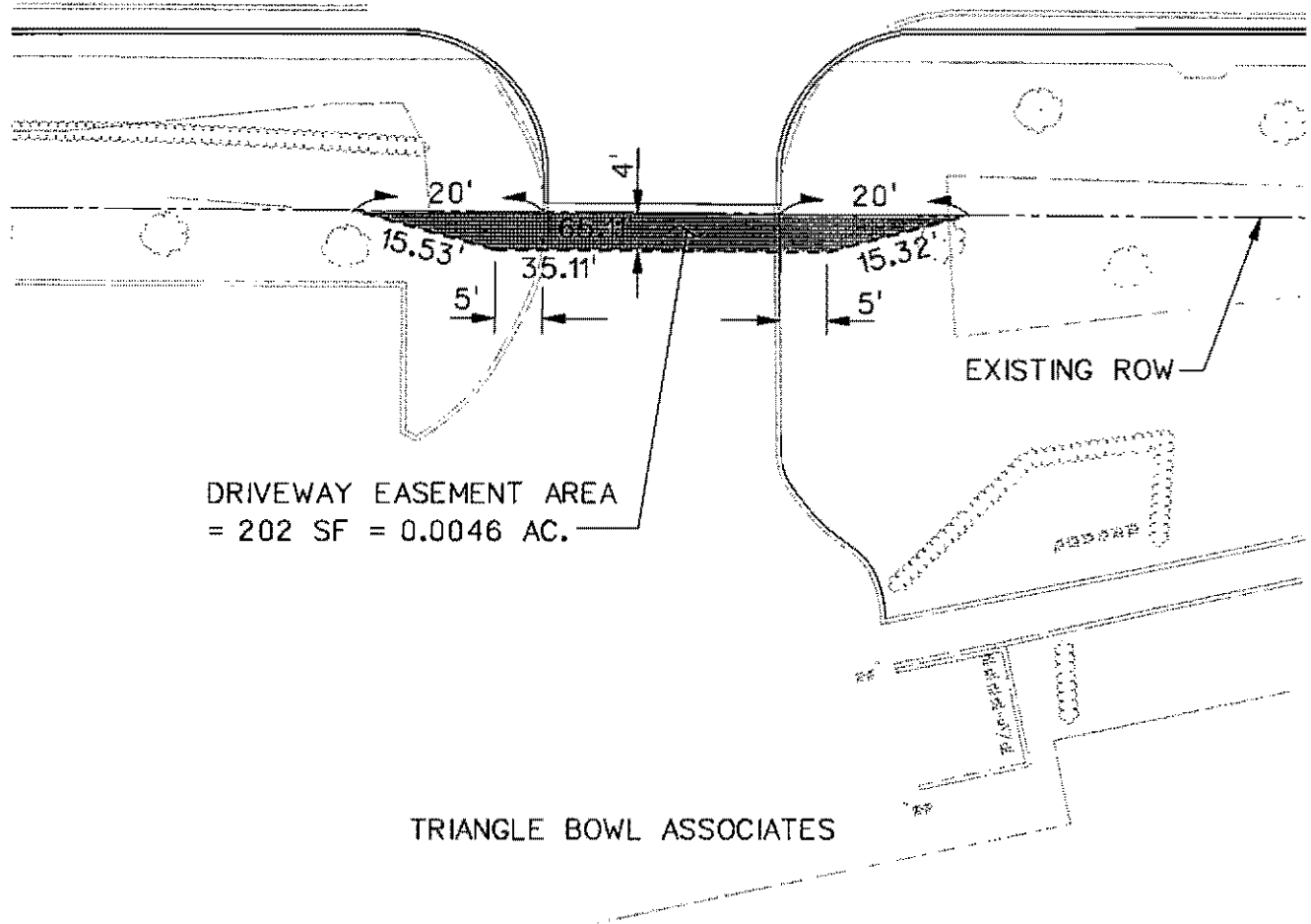
PROPOSED ROW



SCALE: 1"=20'

ARAPAHO ROAD

22+00



DRIVEWAY EASEMENT AREA
= 202 SF = 0.0046 AC.

TRIANGLE BOWL ASSOCIATES

ARAPAHO ROAD
DRIVEWAY EXHIBIT E

g:\25768\h1\pse\exhibits\ore5.dgn

LINCOLN TRUST COMPANY CUSTODIAN

EXISTING ROW



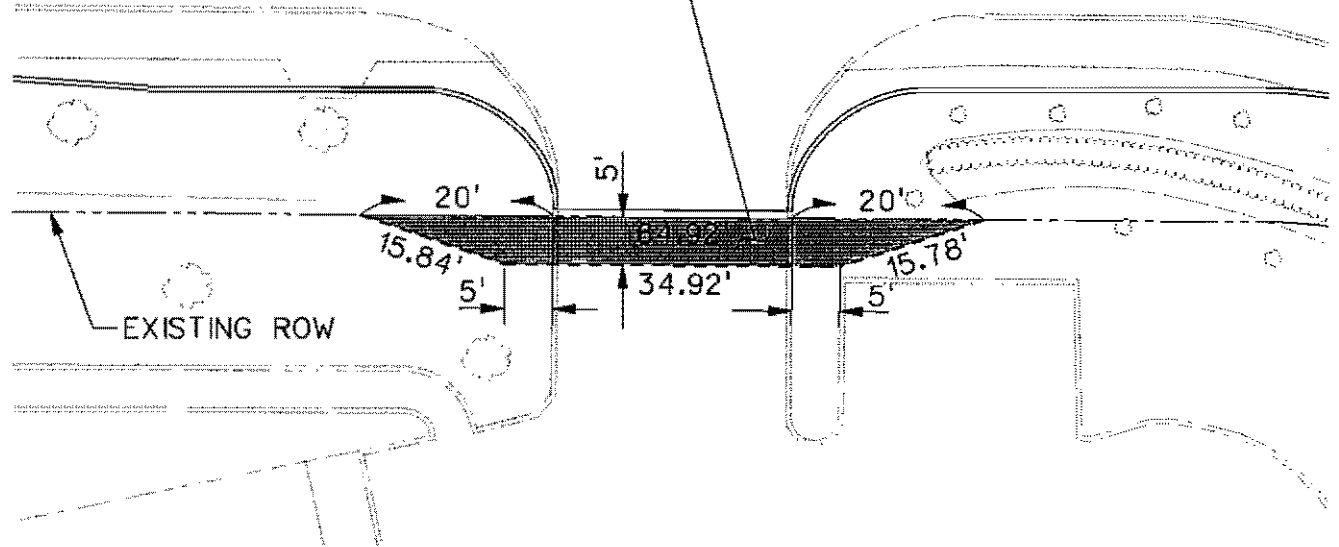
SCALE: 1"=20'

ARAPAHO ROAD

24+00

25+00

DRIVEWAY EASEMENT AREA
= 250 SF = 0.0057 AC.



TRIANGLE BOWL ASSOCIATES

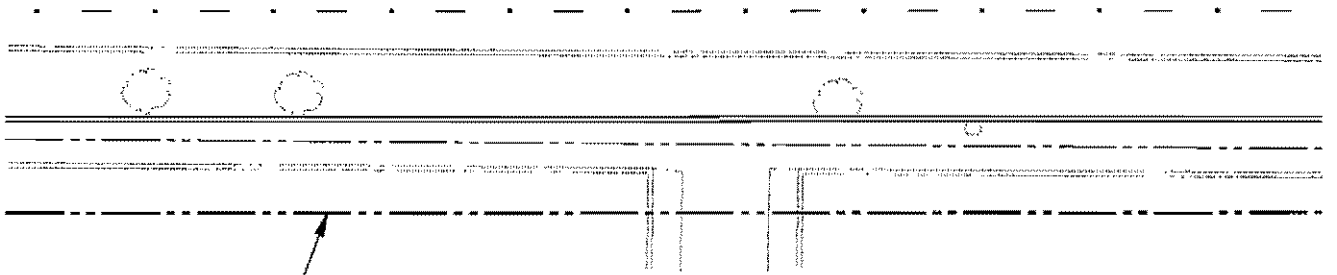
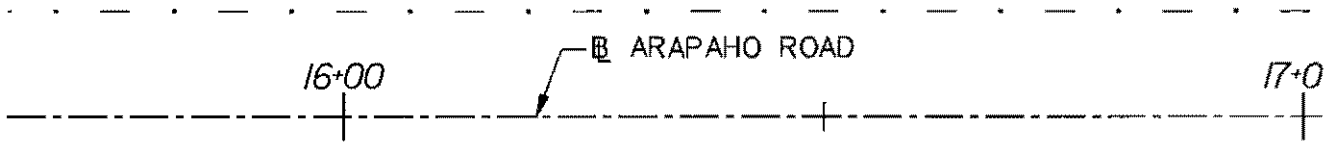
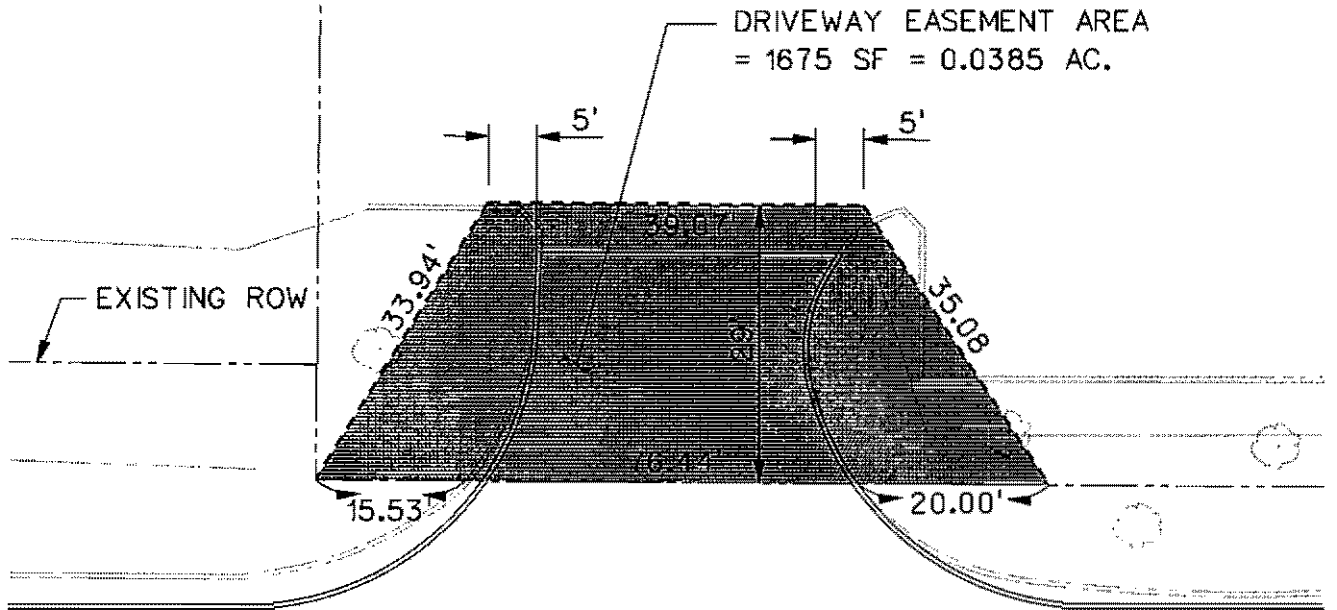
ARAPAHO ROAD
DRIVEWAY EXHIBIT F

A. LEE PFLUGER
CHILDREN'S TRUST

AMB PROPERTIES II, L.P.



SCALE: 1"=20'



PROPOSED ROW

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD DRIVEWAY EXHIBIT G

g:\25768\h1\pse\exhibits\orw1.dgn

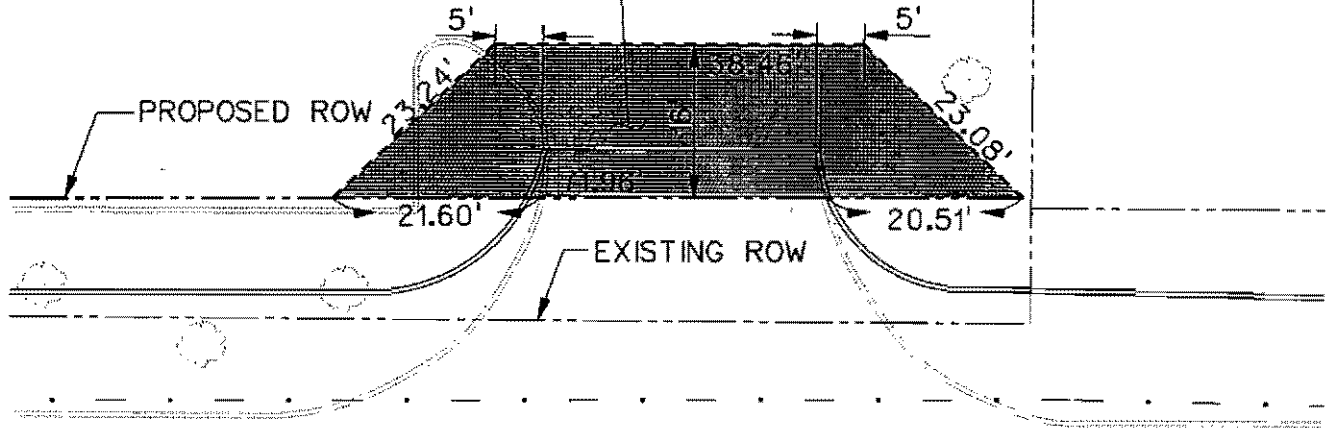
AMB PROPERTIES II, L.P.



SCALE: 1"=20'

LINCOLN TRUST
COMPANY
CUSTODIAN

DRIVEWAY EASEMENT AREA
= 883 SF = 0.0203 AC.



22+00

ARAPAHO ROAD

23+00

TRIANGLE BOWL ASSOCIATES

ARAPAHO ROAD
DRIVEWAY EXHIBIT H

g:\25768\hlpse\exhibits\arw2.dgn

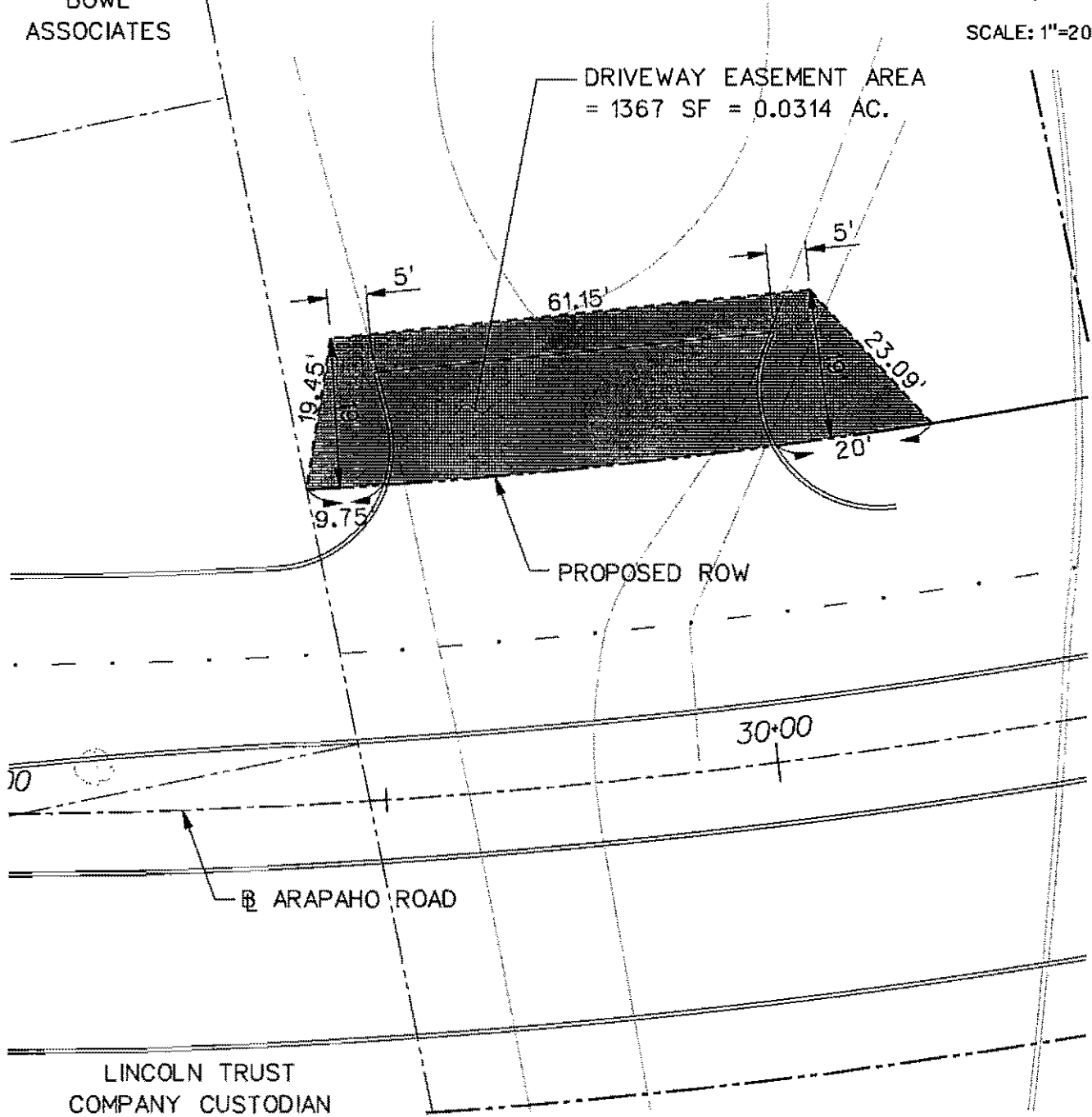
TRIANGLE
BOWL
ASSOCIATES

TxU ELECTRIC



SCALE: 1"=20'

DRIVEWAY EASEMENT AREA
= 1367 SF = 0.0314 AC.



ARAPAHO ROAD
DRIVEWAY EXHIBIT I

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EXHIBIT "B"

LOT 1
HOUSLEY ADDITION
AUGUST 27, 1979
VOL. 79173, PG. 0109
D.R.D.C.T.

--- CALLED 1.890 AC.
PRAEDIUM II LONE STAR, L.P.
DECEMBER 16, 1997
VOL. 97247, PG. 02643
D.R.D.C.T.

(CALLED N89°55'00"E - 320.00')
N 89°44'49" E - 320.07'

P.O.B.

DAVID MYERS SURVEY
A-923

CALLLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

(CALLED N00°05'00"W)
N 00°15'08" W - 247.45'

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

PROPOSED ARAPAHO ROAD

FND. "X" IN CONC.

FND. "X" IN CONC.

S 89°44'52" W - 320.07'
(CALLED S89°55'00"W - 320.00')

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 2624
D.R.D.C.T.

KJA SUBDIVISION,
ADDISON WEST INDUSTRIAL PARK
SEPT. 7, 1977
VOL. 77180, PG. 16
D.R.D.C.T.

SURVEYOR BLVD.
60' R.O.W.

PARCEL 15
A PLAT OF A
1.8182 ACRE (79,202 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

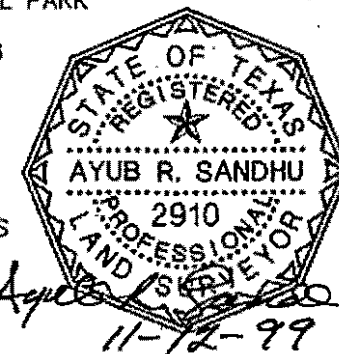
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED
HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT
PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY
LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO
THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN
VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith
ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 60 FT.

TEXAS POWER &
LIGHT COMPANY
DECEMBER 28, 1979
VOL. 80006, PG. 0489
D.R.D.C.T.

EXHIBIT "B"

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	7°10'51"	810.00'	101.52'	S 85°14'00" E - 101.45'
C2	6°32'37"	890.00'	101.65'	N 85°40'49" W - 101.59'

LOT 4R
LOTS 2R, 3R & 4R,
BLOCK 1 OF BELT
LINE-MARSH
BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG.
03275
D.R.D.C.T.

FND, ALUMINUM "DISK"
BLOCK 1

CALLLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

DAVID MYERS SURVEY
A-923

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL
PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

ARAPAHO ROAD
CALLED 0.7313
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

P.O.B.

N 00°06'18" W 105.97'
N 00°06'18" W 80.80' (CALLED SOUTH)
S 00°15'08" E 80.02' (CALLED NORTH)

LOTS 2R, 3R & 4R, BLOCK 1
OF BELT LINE-MARSH
BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

LOT 3R

CALLLED 7.728 AC.
PROVIDENCE TRUST
COMPANY FBO
DR. HOWARD MILLER
JULY 6, 1994
VOL. 94132, PG. 00104
D.R.D.C.T.

PROPOSED ARAPAHO ROAD

1 STORY CONCRETE
CONCRETE
CONCRETE

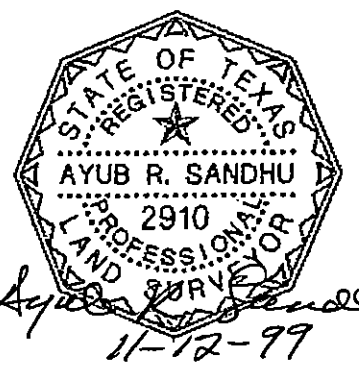
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED
HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT
PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

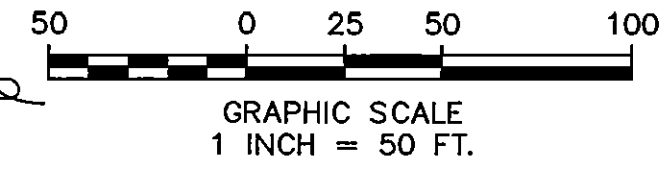
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY
LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO
THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN
VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
 - DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



PARCEL 16
A PLAT OF A
0.1866 ACRE (8,126 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

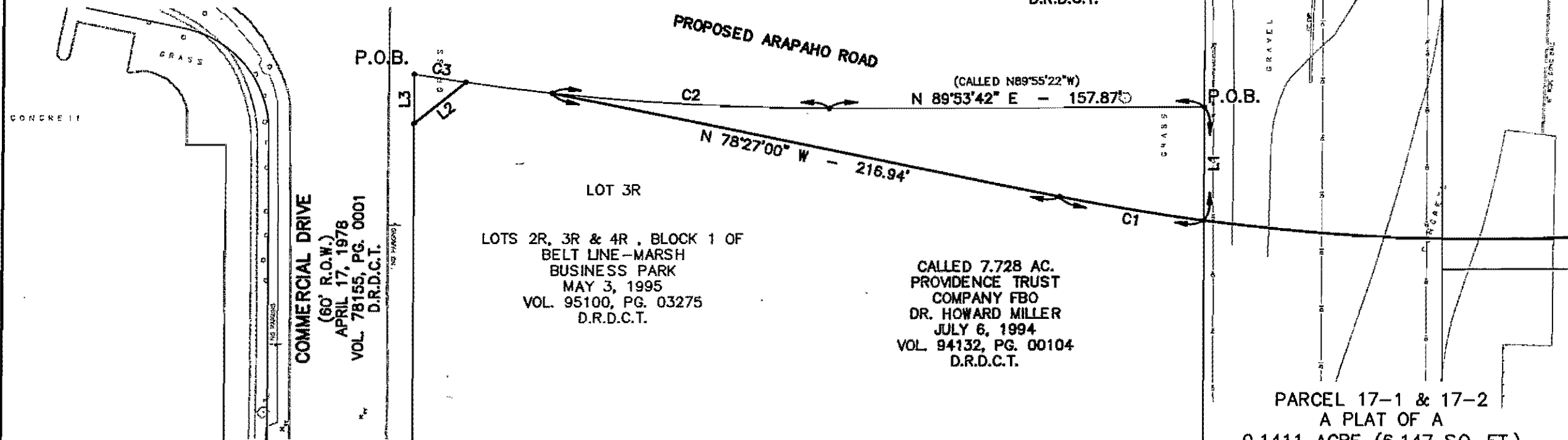


LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 00°06'18" E	S 00°04'38" W	47.77'	-
L2	S 50°47'40" W	-	27.48'	-
L3	N 00°06'18" W	N 00°04'38" E	20.68'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°57'30"	890.00'	61.49'	N 80°25'45" W - 61.48'
C2	6°20'50"	1042.00'	115.43'	S 86°55'53" E - 115.37'
C3	1°11'14"	1042.00'	21.59'	S 81°11'24" E - 21.59'

EXHIBIT "B"

DAVID MYERS SURVEY
A-923



CALLED 5.85 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

ARAPAHO ROAD
CALLED 0.7313
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

CALLED 7.728 AC.
PROVIDENCE TRUST
COMPANY FBO
DR. HOWARD MILLER
JULY 6, 1994
VOL. 94132, PG. 00104
D.R.D.C.T.

PARCEL 17-1 & 17-2
A PLAT OF A
0.1411 ACRE (6,147 SQ. FT.)
AND A
0.0050 ACRE (220 SQ. FT.)
TRACTS OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

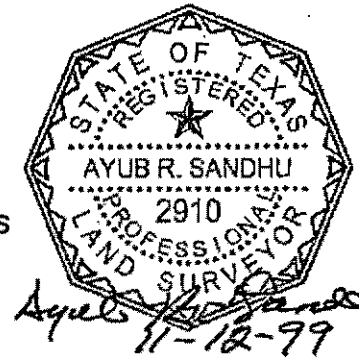
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

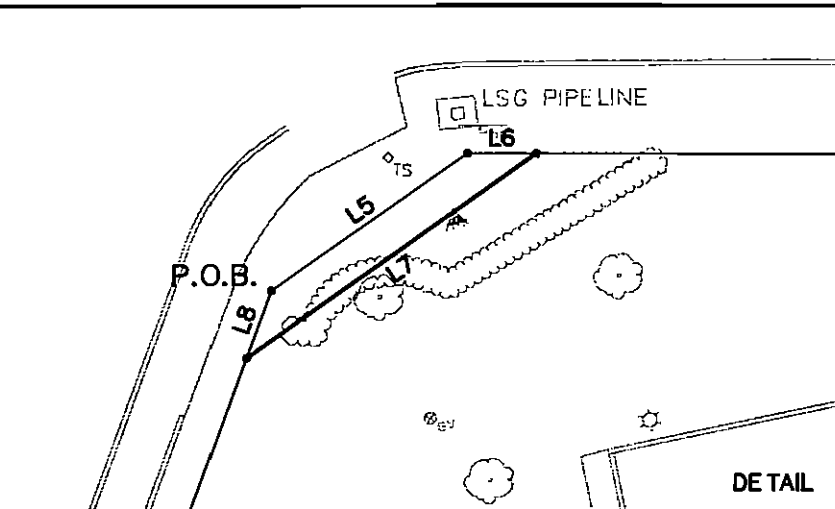
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 50 FT.

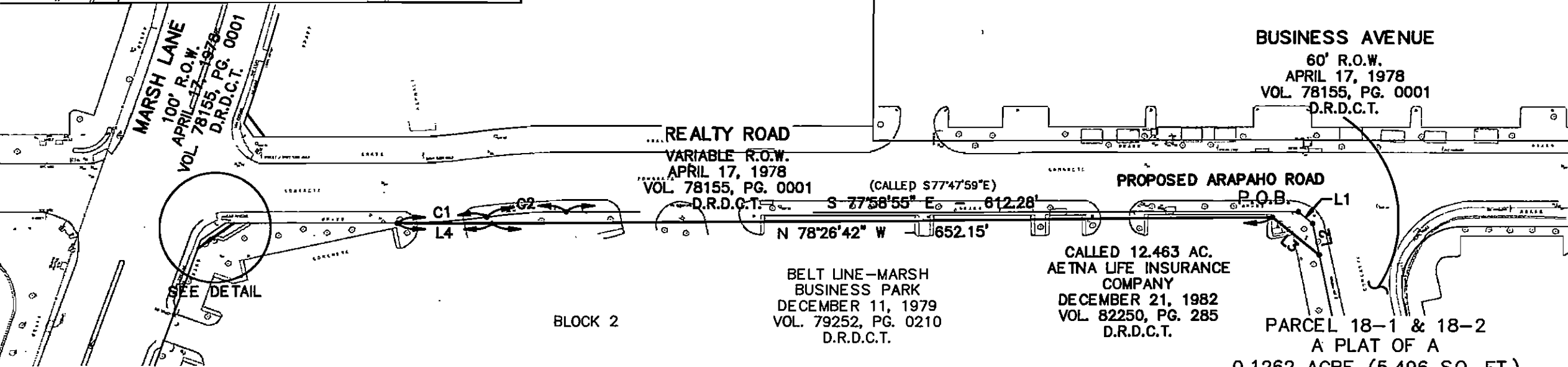
EXHIBIT "B"



DAVID MYERS SURVEY
A-923

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 39°02'36" E	S38°51'40"E	15.56'	-
L2	S 00°06'18" E	S00°04'38"W	26.99'	-
L3	N 39°25'07" W	-	50.43'	-
L4	N 77°58'55" W	-	79.56'	-
L5	N 66°51'14" E	N67°02'44"E	24.53'	-
L6	S 77°58'55" E	S77°47'59"E	7.12'	-
L7	S 66°35'18" W	-	36.41'	-
L8	N 31°42'30" E	N31°53'26"E	7.42'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	8°06'35"	530.00'	75.02'	S 82°02'12" E - 74.95'
C2	8°06'35"	470.00'	66.52'	S 82°02'12" E - 66.47'



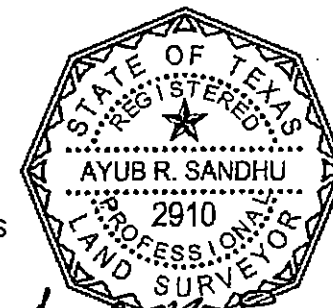
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

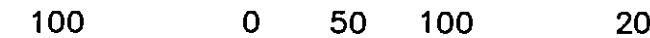
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

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 - DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



Ayub R. Sandhu
11-12-99



GRAPHIC SCALE
1 INCH = 100 FT.

EXHIBIT "B"

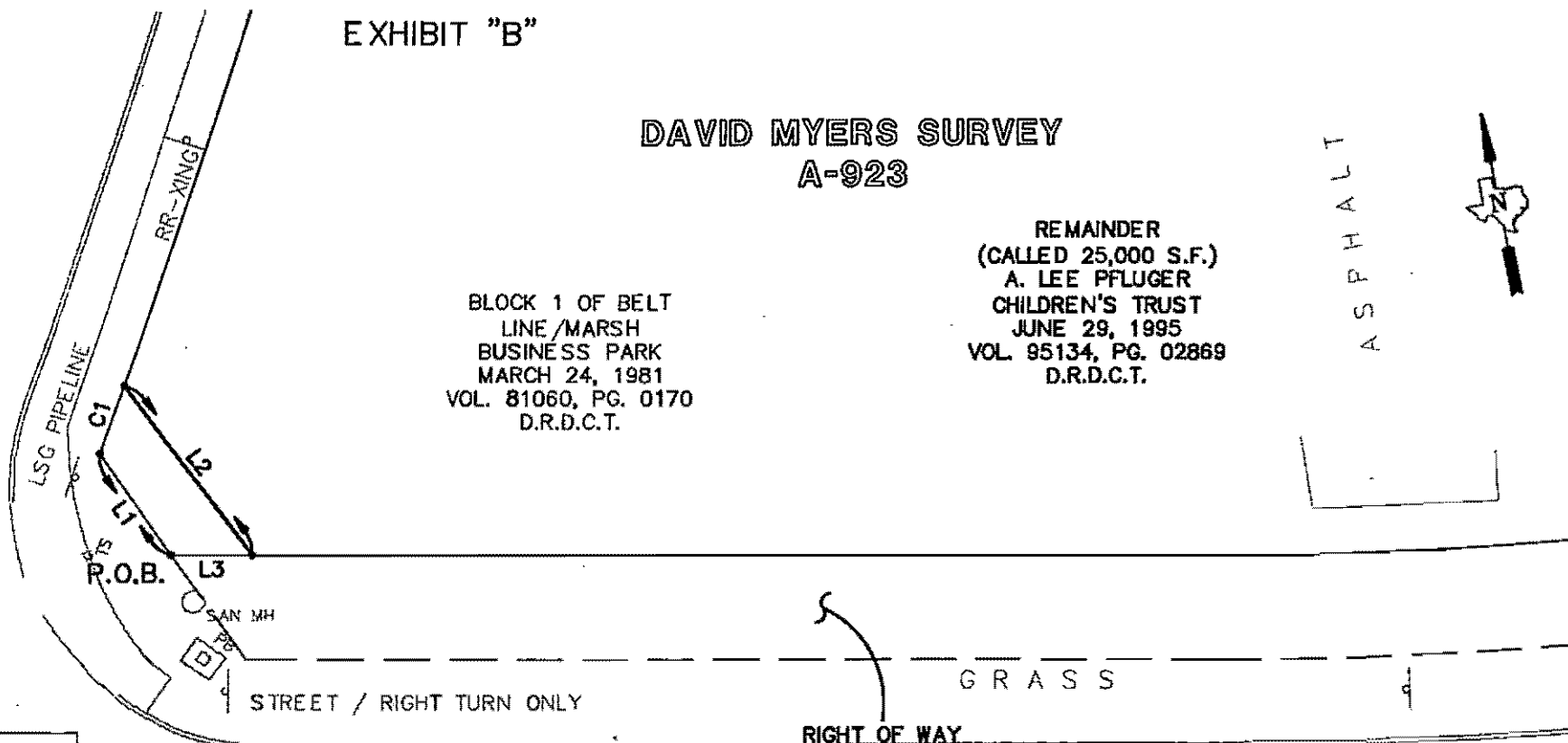
DAVID MYERS SURVEY
A-923

MARSH LANE
100' R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

BLOCK 1 OF BELT
LINE/MARSH
BUSINESS PARK
MARCH 24, 1981
VOL. 81060, PG. 0170
D.R.D.C.T.

REMAINDER
(CALLED 25,000 S.F.)
A. LEE PFLUGER
CHILDREN'S TRUST
JUNE 29, 1995
VOL. 95134, PG. 02869
D.R.D.C.T.

ASPHALT



LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	N 23°08'12" W	N22°57'16"W	14.15'	-
L2	S 24°59'57" E	-	24.22'	-
L3	N 77°58'55" W	S 77°47'59"E	9.12'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	00°21'21"	1323.24'	8.22'	N 31°06'37" E - 8.22'

REALTY ROAD
VARIABLE R.O.W.
APRIL 17, 1978
VOL. 78455, PG. 0001
D.R.D.C.T.

RIGHT OF WAY
DEDICATION
JUNE 24, 1994
VOL. 94138, PG. 04335
D.R.D.C.T.

CONCRETE

X_{WV}

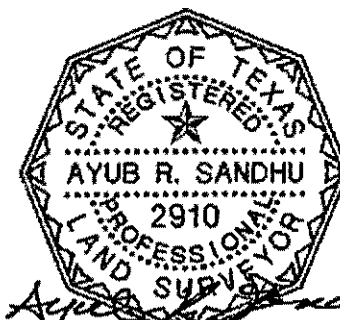
PARCEL 19
A PLAT OF A
0.0031 ACRE (135 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

NOTES:

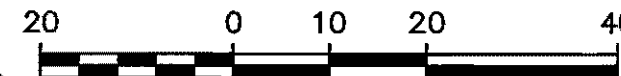
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET PROPOSED RIGHT OF WAY LINE

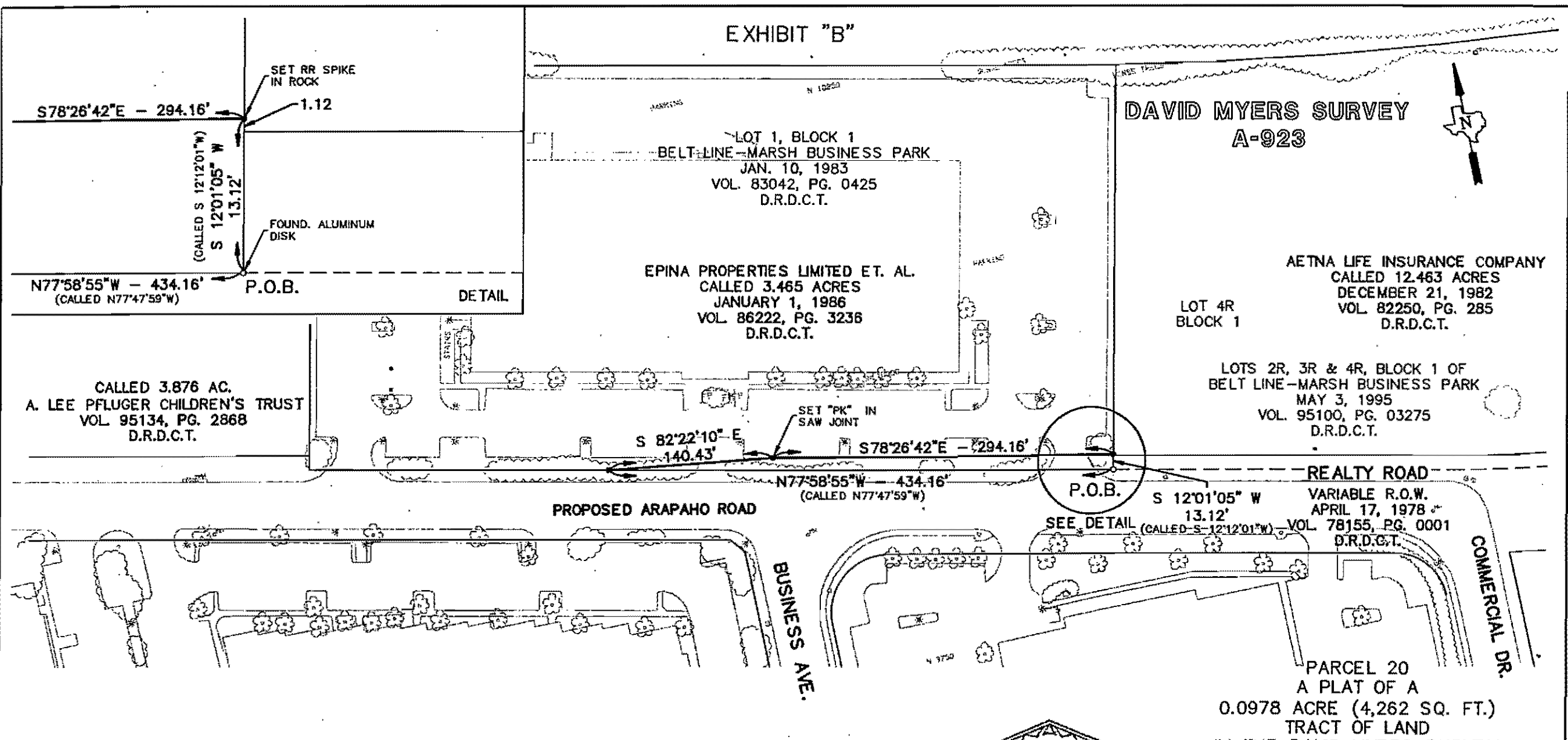


11-12-99



GRAPHIC SCALE
1 INCH = 20 FT.

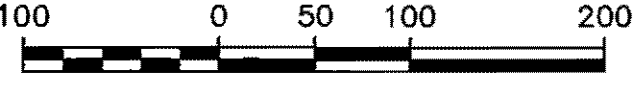
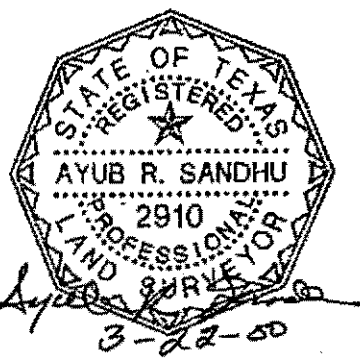
EXHIBIT "B"



NOTES:
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET
- DENOTES PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 100 FT.



The HNTB Companies

Suite 630, 14114 Dallas Parkway, Dallas Texas 75240 (214) 661-5626

SHOP DRAWING TRANSMITTAL

Job No.

25768

Date

March 28, 2000

To: James C. Pierce, Jr., P.E., DEE
 Assistant City Engineer
 Town of Addison
 16801 Westgrove
 Addison, Tx. 75001-0144

Re: Arapaho Rd. Ext Phase II & III

WE ARE FORWARDING TO YOU:

NO. OF COPIES	SUBMITTAL DATE	DESCRIPTION
3		Signed originals of Plat and Field note description for Parcel 15
3		Signed originals of revised Plat for Parcels 8, 14, and 16

THESE ARE TRANSMITTED:

- Reviewed
 Revise & Resubmit
 Furnish as Corrected
 Rejected

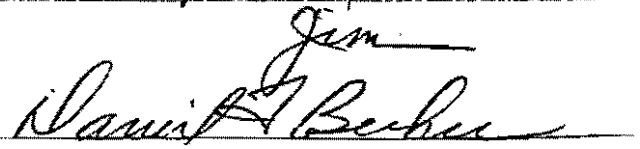
PLEASE NOTE:

Parcel 15 has been revised for a whole take and the other plats have a few minor corrections found during reviews.
 This is to also acknowledge hand delivery of 3 originals of the Plat and Field note description for Parcel 20 last Thursday.

4-11-00

Dan - Re this transmittal -
 See notes on attached parcel 14 maps
 Need 2 more of the "corrected" parcel 14

COPY TO:

BY: 
 Daniel F. Becker P.E.



The HNTB Companies

Suite 630, 14114 Dallas Parkway, Dallas Texas 75240 (214) 661-5626

SHOP DRAWING TRANSMITTAL

Job No. 25768

Date March 28, 2000

To: James C. Pierce, Jr., P.E., DEE
Assistant City Engineer
Town of Addison
16801 Westgrove
Addison, Tx. 75001-0144

Re: Arapaho Rd. Ext Phase II & III

WE ARE FORWARDING TO YOU:

NO. OF COPIES	SUBMITTAL DATE	DESCRIPTION
3		Signed originals of Plat and Field note description for Parcel 15
3		Signed originals of revised Plat for Parcels 8, 14, and 16

THESE ARE TRANSMITTED:

- Reviewed
 Revise & Resubmit
 Furnish as Corrected
 Rejected

PLEASE NOTE:

Parcel 15 has been revised for a whole take and the other plats have a few minor corrections found during reviews. This is to also acknowledge hand delivery of 3 originals of the Plat and Field note description for Parcel 20 last Thursday.

COPY TO:

By: *Daniel F. Becker*
Daniel F. Becker P.E.



ARCHITECTS ENGINEERS PLANNERS

1111 Dallas
Parkway, Suite 630
Dallas, Texas
75201-381
(972) 661-5626
FAX (972) 661-5614

March 21, 2000

Town of Addison
16801 Westgrove Drive
P.O. Box 144
Addison, Texas 75001-0144

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

ARAPAHO ROAD EXTENSION
Phase II/III

Dear Mr. Pierce:

Enclosed please find three originals of the signed and sealed plats and legal description of right-of-way parcels one through nineteen for the Arapaho Road Extension project. These are for your review and use in right-of-way negotiations.

Please let us know should you have any questions concerning these documents.

Very truly yours,

HNTB CORPORATION

for Cissy Sylo, P.E.

CES/DFB/tlf

Enclosures

25768

The HNTB Companies

OFFICES: ALEXANDRIA, VA; ATLANTA, GA; AUSTIN, TX; BAYON, ROUGE, LA; BOSTON, MA; CHARLESTON, WA; CHICAGO, IL; CLEVELAND, OH; DALLAS, TX; DENVER, CO; DETROIT, MI; FARMINGTON, UT; HOUSTON, TX; HARTFORD, CT; HOUSTON, TX; INDIANAPOLIS, IN; IRVINE, CA; KANSAS CITY, MO; LANSING, MI; LOS ANGELES, CA; LOUISVILLE, KY; MIAMI, FL; MILWAUKEE, WI; MINNEAPOLIS, MN; NASHVILLE, TN; NEW YORK, NY; OAKLAND, CA; ORLANDO, FL; OVERLAND PARK, KS; PHOENIX, AZ; PLYMOUTH, PA; PORTLAND, ME; RALEIGH, NC; SALT LAKE CITY, UT; SAN ANTONIO, TX; SEATTLE, WA; TAMPA, FL; TULSA, OK

Parcel 15
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 1.8182 acre (79,202 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being all of that certain tract of land conveyed to Nile Properties, Ltd. On August 26, 1997 and recorded in Volume 97168, Page 02624 of the Deed Records of Dallas County, Texas, said Nile Properties, Ltd. tract being all of the KJA Subdivision Part 2, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated May 11, 1978 and recorded in Volume 78105, Page 1111 of said Deed Records, said 1.8182 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a "PK" nail found in the West right of way line of Surveyor Boulevard (60 feet wide) for the common Northeast corner of said Nile Properties, Ltd. Tract and Southeast corner of a called 1.890 acre tract of land conveyed to Praedium II Lone Star, L.P. on December 16, 1997 and recorded in Volume 97247, Page 02643 of said Deed Records, said called 1.890 acre tract being all of Lot 1, Housley Addition, an Addition to the Town of Addison, as evidenced by the plat dated August 27, 1979 and recorded in Volume 79173, Page 0109 of said Deed Records;

THENCE, SOUTH 00°15'02" EAST (called South 00°05'30" East), along the common East line of said Nile Properties, Ltd. tract and West right of way line of said Surveyor Boulevard, a distance of 247.46 feet (called 247.45 feet) to an "X" in concrete found for the common Southeast corner of said Nile Properties, Ltd. Tract and Northeast corner of the KJA Subdivision, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated September 7, 1977 and recorded in Volume 77180, Page 16 of said Deed Records;

PARCEL 15 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 89°44'52" WEST, (called South 89°55'00" West), departing said common line and along the common South line of said Nile Properties, Ltd. Tract and North line of said KJA Subdivision, Addison West Industrial Park, a distance of 320.07 feet (called 320.00 feet) to an "X" in concrete found for the common Southwest corner of said Nile Properties, Ltd. Tract and Northwest corner of said KJA Subdivision, Addison West Industrial Park, said point being in the East line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records;

THENCE, NORTH 00°15'08" WEST (called North 00°05'00" West), departing said common line and along the common West line of said called Nile Properties, Ltd. tract and East line of said called 5.65 acre tract, a distance of 247.45 feet to a 5/8 inch iron rod set for the common Northwest corner of said Nile Properties, Ltd. Tract and Southwest corner of said called 1.890 acre tract;

THENCE, NORTH 89°44'49" EAST, (called North 89°55'00" East), departing said common line and along the common North line of said Niles Properties Ltd. tract and South line of said called 1.890 acre tract, a distance of 320.07 feet (called 320.00 feet) to the **POINT OF BEGINNING**;

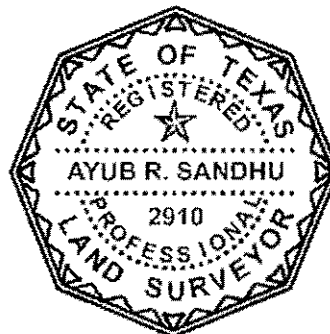
CONTAINING an area of 1.8182 acres or 79,202 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 15
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

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BEGINNING at a "PK" nail found in the West right of way line of Surveyor Boulevard (60 feet wide) for the common Northeast corner of said Nile Properties, Ltd. Tract and Southeast corner of a called 1.890 acre tract of land conveyed to Praedium II Lone Star, L.P. on December 16, 1997 and recorded in Volume 97247, Page 02643 of said Deed Records, said called 1.890 acre tract being all of Lot 1, Housley Addition, an Addition to the Town of Addison, as evidenced by the plat dated August 27, 1979 and recorded in Volume 79173, Page 0109 of said Deed Records;

THENCE, SOUTH 00°15'02" EAST (called South 00°05'30" East), along the common East line of said Nile Properties, Ltd. tract and West right of way line of said Surveyor Boulevard, a distance of 247.46 feet (called 247.45 feet) to an "X" in concrete found for the common Southeast corner of said Nile Properties, Ltd. Tract and Northeast corner of the KJA Subdivision, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated September 7, 1977 and recorded in Volume 77180, Page 16 of said Deed Records;

PARCEL 15 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 89°44'52" WEST, (called South 89°55'00" West), departing said common line and along the common South line of said Nile Properties, Ltd. Tract and North line of said KJA Subdivision, Addison West Industrial Park, a distance of 320.07 feet (called 320.00 feet) to an "X" in concrete found for the common Southwest corner of said Nile Properties, Ltd. Tract and Northwest corner of said KJA Subdivision, Addison West Industrial Park, said point being in the East line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records;

THENCE, NORTH 00°15'08" WEST (called North 00°05'00" West), departing said common line and along the common West line of said called Nile Properties, Ltd. tract and East line of said called 5.65 acre tract, a distance of 247.45 feet to a 5/8 inch iron rod set for the common Northwest corner of said Nile Properties, Ltd. Tract and Southwest corner of said called 1.890 acre tract;

THENCE, NORTH 89°44'49" EAST, (called North 89°55'00" East), departing said common line and along the common North line of said Niles Properties Ltd. tract and South line of said called 1.890 acre tract, a distance of 320.07 feet (called 320.00 feet) to the **POINT OF BEGINNING**;

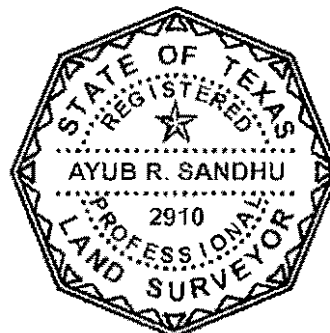
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Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



E X H I B I T " B "

LOT 1
HOUSLEY ADDITION
AUGUST 27, 1979
VOL. 79173, PG. 0109
D.R.D.C.T.

CALLED 1.890 AC.
PRAEDIUM II LONE STAR, L.P.
DECEMBER 16, 1997.
VOL. 97247, PG. 02643
D.R.D.C.T.

(CALLED N89°55'00"E - 320.00')
N 89°44'49" E - 320.07'

P.O.B.

DAVID MYERS SURVEY
A-923

CALLLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

(CALLED N00°05'00"W)
N 00°15'08" W - 247.45'

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

PROPOSED ARAPAHO ROAD

SURVEYOR BLVD.
(60' R.O.W.)

S 00°15'02" E - 247.45'
(CALLED S00°05'30"E - 247.45')

FND. "X" IN CONC.

FND. "X" IN CONC.

S 89°44'52" W - 320.07'
(CALLED S89°55'00"W - 320.00')

KJA SUBDIVISION,
ADDISON WEST INDUSTRIAL PARK
SEPT. 7, 1977
VOL. 77180, PG. 16
D.R.D.C.T.

PARCEL 15
A PLAT OF A
1.8182 ACRE (79,202 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

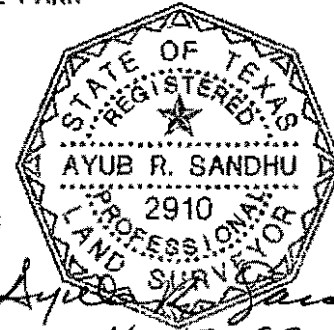
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED
HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT
PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY
LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO
THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN
VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith
ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



Ayub R. Sandhu
11-12-99



GRAPHIC SCALE
1 INCH = 60 FT.



EXHIBIT "B"

LOT 1
HOUSLEY ADDITION
AUGUST 27, 1979
VOL. 79173, PG. 0109
D.R.D.C.T.

CALLED 1.890 AC.
PRAEDIUM II LONE STAR, L.P.
DECEMBER 16, 1997
VOL. 97247, PG. 02643
D.R.D.C.T.

(CALLED N89°55'00"E - 320.00')
N 89°44'49" E - 320.07'

P.O.B.

DAVID MYERS SURVEY
A-923

CALLLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

(CALLED N00°05'00"W)
N 00°15'08" W - 247.45'

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

PROPOSED ARAPAHO ROAD

SURVEYOR BLVD.
(60' R.O.W.)

S 00°15'02" E - 247.46'
(CALLED S00°05'30"E - 247.45')

FND. "X" IN CONC.

FND. "X" IN CONC.

S 89°44'52" W - 320.07'
(CALLED S89°55'00"W - 320.00')

KJA SUBDIVISION,
ADDISON WEST INDUSTRIAL PARK
SEPT. 7, 1977
VOL. 77180, PG. 16
D.R.D.C.T.

PARCEL 15
A PLAT OF A
1.8182 ACRE (79,202 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

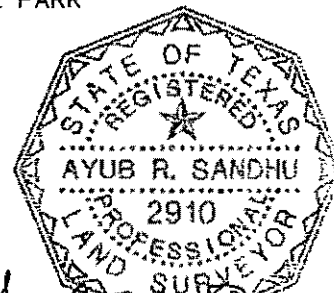
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- PROPOSED RIGHT OF WAY LINE



Ayub R. Sandhu
11-12-99



GRAPHIC SCALE
1 INCH = 60 FT.

Parcel 16
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1866 acre (8,126 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of the Deed Records of Dallas County, Texas, said 0.1866 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in a curve the proposed North right of way of Arapaho Road as it intersects the common West line of said 5.65 acre tract and East line of a called 0.7313 acre right of way dedication for Arapaho Road as shown on the plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, from said point an aluminum disk found for the common most Southerly Northeast corner of Lot 4R of said "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park" and Southeast corner of a called 0.550 acre tract of land conveyed to Texas Power & Light Company on December 28, 1979 and recorded in Volume 80006, Page 0489 of said Deed Records, bears North 00°06'18" West, a distance of 105.97 feet;

THENCE, EASTERLY, departing said common line and along proposed North right of way line of Arapaho Road and the arc of a non-tangent curve to the left having a radius of 810.00 feet, a central angle of 7°10'51", a chord bearing South 85°14'00" East for 101.45 feet, for an arc distance of 101.52 feet to a 5/8 inch iron rod set in the common East line of said called 5.65 acre tract and West line of that certain tract of land conveyed to Nile Properties, Ltd. On August 26, 1997 and recorded in Volume 97168, Page 02624 of said Deed Records, said Nile Properties, Ltd. tract being all of the KJA Subdivision Part 2, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated May 11, 1978 and recorded in Volume 78105, Page 1111 of said Deed Records;

PARCEL 16 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 00°15'08" EAST (called North), departing said line and along said common East line of said called 5.65 acre tract and West line of said Nile Properties, Ltd. tract, a distance of 80.02 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, WESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of 6°32'37", a chord bearing North 85°40'49" West for 101.59 feet, for an arc distance of 101.65 feet to a 5/8 inch iron rod set in the common West line of said called 5.65 acre tract and East lines of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of said Deed Records and Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records;

THENCE, NORTH 00°06'17" WEST (called South), departing said line and along the common West line of said called 5.65 acre tract and East lines of said called 7.728 acre tract and said Lot 3R, passing at a distance of 47.77 feet the common Northeast corner of said Lot 3 and Southeast corner of said called 0.7313 acre right of way dedication for Arapaho Road, continuing along the common East lines of said called 7.728 acre tract and of said called 0.7313 acre right of way dedication and West line of said called 5.65 acre tract, a distance of 80.80 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1866 acres or 8,126 square feet of land within the metes recited.

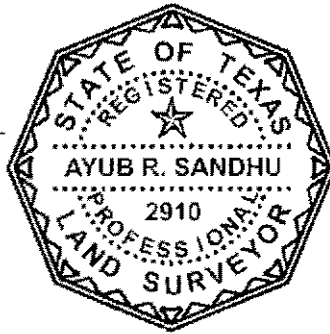
PARCEL 16 - ARAPAHO ROAD PROJECT

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



LOT 4R

LOTS 2R, 3R & 4R ,
BLOCK 1 OF BELT
LINE-MARSH
BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG.
03275
D.R.D.C.T.

TEXAS POWER &
LIGHT COMPANY
DECEMBER 28, 1979
VOL. 80006, PG. 0489
D.R.D.C.T.

FND, ALUMINUM "DISK"

BLOCK 1

EXHIBIT "B"

TRANSFORMER
CALLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	7°10'51"	810.00'	101.52'	S 85°14'00" E - 101.45'
C2	6°32'37"	890.00'	101.65'	N 85°40'49" W - 101.59'

ARAPAHO ROAD
CALLED 0.7313
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

P.O.B.

DAVID MYERS SURVEY
A-923

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL
PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

LOTS 2R, 3R & 4R , BLOCK 1
OF BELT LINE-MARSH
BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

LOT 3R

CALLLED 7.728 AC.
PROVIDENCE TRUST
COMPANY FBO
DR. HOWARD MILLER
JULY 6, 1994
VOL. 94132, PG. 00104
D.R.D.C.T.

N 00°06'18" W
105.97'

N 00°06'18" W
80.80'
(CALLED SOUTH)

S 00°15'08" E
80.02'
(CALLED NORTH)

C2

PROPOSED ARAPAHO ROAD

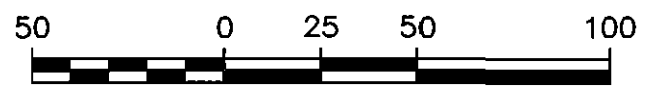
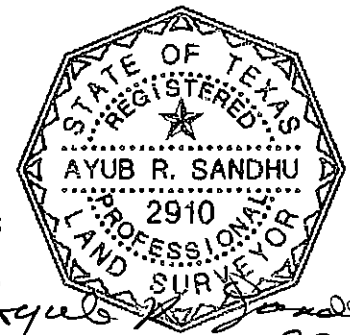
NOTES:

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ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
 - DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 50 FT.



Parcel 16
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Dallas County, Texas

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BEGINNING at a 5/8 inch iron rod set in a curve the proposed North right of way of Arapaho Road as it intersects the common West line of said 5.65 acre tract and East line of a called 0.7313 acre right of way dedication for Arapaho Road as shown on the plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, from said point an aluminum disk found for the common most Southerly Northeast corner of Lot 4R of said "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park" and Southeast corner of a called 0.550 acre tract of land conveyed to Texas Power & Light Company on December 28, 1979 and recorded in Volume 80006, Page 0489 of said Deed Records, bears North 00°06'18" West, a distance of 105.97 feet;

THENCE, EASTERLY, departing said common line and along proposed North right of way line of Arapaho Road and the arc of a non-tangent curve to the left having a radius of 810.00 feet, a central angle of 7°10'51", a chord bearing South 85°14'00" East for 101.45 feet, for an arc distance of 101.52 feet to a 5/8 inch iron rod set in the common East line of said called 5.65 acre tract and West line of that certain tract of land conveyed to Nile Properties, Ltd. On August 26, 1997 and recorded in Volume 97168, Page 02624 of said Deed Records, said Nile Properties, Ltd. tract being all of the KJA Subdivision Part 2, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated May 11, 1978 and recorded in Volume 78105, Page 1111 of said Deed Records;

PARCEL 16 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 00°15'08" EAST (called North), departing said line and along said common East line of said called 5.65 acre tract and West line of said Nile Properties, Ltd. tract, a distance of 80.02 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, WESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of 6°32'37", a chord bearing North 85°40'49" West for 101.59 feet, for an arc distance of 101.65 feet to a 5/8 inch iron rod set in the common West line of said called 5.65 acre tract and East lines of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of said Deed Records and Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records;

THENCE, NORTH 00°06'17" WEST (called South), departing said line and along the common West line of said called 5.65 acre tract and East lines of said called 7.728 acre tract and said Lot 3R, passing at a distance of 47.77 feet the common Northeast corner of said Lot 3 and Southeast corner of said called 0.7313 acre right of way dedication for Arapaho Road, continuing along the common East lines of said called 7.728 acre tract and of said called 0.7313 acre right of way dedication and West line of said called 5.65 acre tract, a distance of 80.80 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1866 acres or 8,126 square feet of land within the metes recited.

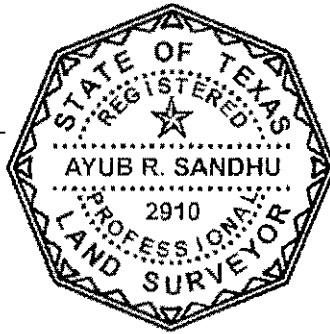
PARCEL 16 - ARAPAHO ROAD PROJECT

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



LOT 4R

LOTS 2R, 3R & 4R,
BLOCK 1 OF BELT
LINE-MARSH
BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG.
03275
D.R.D.C.T.

TEXAS POWER &
LIGHT COMPANY
DECEMBER 28, 1979
VOL. 80006, PG. 0489
D.R.D.C.T.

FND, ALUMINUM "DISK"

BLOCK 1

EXHIBIT "B"

CALLLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	7°10'51"	810.00'	101.52'	S 85°14'00" E - 101.45'
C2	6°32'37"	890.00'	101.65'	N 85°40'49" W - 101.59'

ARAPAHO ROAD
CALLED 0.7313
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

P.O.B.

DAVID MYERS SURVEY
A-923

1 STORY CONCRETE



NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL
PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

LOTS 2R, 3R & 4R, BLOCK 1
OF BELT LINE-MARSH
BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

LOT 3R

CALLLED 7.728 AC.
PROVIDENCE TRUST
COMPANY FBO
DR. HOWARD MILLER
JULY 6, 1994
VOL. 94132, PG. 00104
D.R.D.C.T.

N 00°06'18" W 105.97'
N 00°06'18" W 80.80' (CALLED SOUTH)
N 00°06'18" W 47.77'

S 00°15'08" E 80.02' (CALLED NORTH)

PROPOSED ARAPAHO ROAD

CONCRETE

1 STORY CONCRETE

CONCRETE

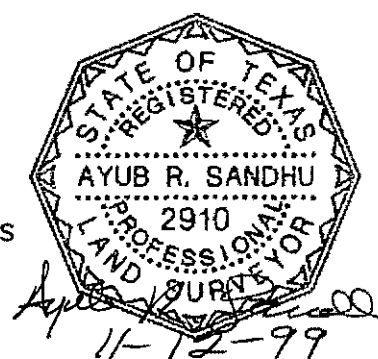
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED
HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT
PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY
LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO
THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN
VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
 - DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



PARCEL 16
A PLAT OF A
0.1866 ACRE (8,126 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



GRAPHIC SCALE
1 INCH = 50 FT.

LOT 4R

LOTS 2R, 3R & 4R,
BLOCK 1 OF BELT
LINE-MARSH
BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

TEXAS POWER &
LIGHT COMPANY
DECEMBER 28, 1979
VOL. 80006, PG. 0489
D.R.D.C.T.

FND, ALUMINUM "DISK"

BLOCK 1

EXHIBIT "B"

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	7°10'51"	810.00'	101.52'	S 85°14'00" E - 101.45'
C2	6°32'37"	890.00'	101.65'	N 85°40'49" W - 101.59'

ARAPAHO ROAD

CALLED 0.7313
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

P.O.B.

CALLLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

DAVID MYERS SURVEY
A-923

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL
PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

LOTS 2R, 3R & 4R, BLOCK 1
OF BELT LINE-MARSH
BUSINESS PARK
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

LOT 3R

CALLLED 7.728 AC.
PROVIDENCE TRUST
COMPANY FBO
DR. HOWARD MILLER
JULY 6, 1994
VOL. 94132, PG. 00104
D.R.D.C.T.

N 00°06'18" W
105.97'

N 00°06'18" W
80.80'
(CALLED SOUTH)

S 00°15'08" E
80.02'
(CALLED NORTH)

C1

C2

PROPOSED ARAPAHO ROAD

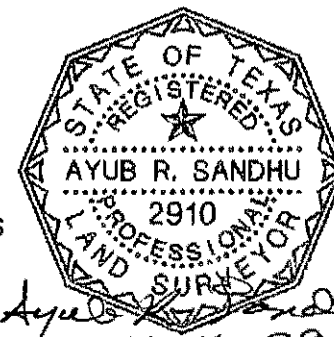
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED
HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT
PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY
LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO
THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN
VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



PARCEL 16
A PLAT OF A
0.1866 ACRE (8,126 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



GRAPHIC SCALE
1 INCH = 50 FT.



PARCEL 17-1 - ARAPAHO ROAD PROJECT

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of 6°20'50", a chord bearing South 86°55'53 East for 115.37 feet, for an arc distance of 115.43 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 89°53'42" EAST (called North 89°55'22" West), continuing along said common line, a distance of 157.87 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1411 acres or 6,147 square feet of land within the metes recited.

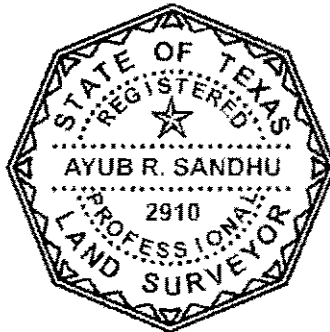
An additional 24 foot parallel to and South of the proposed South Right of Way line of Arapaho Road will be required as a temporary construction easement and will expire upon completion of the construction project.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1411 acre (6,147 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.1411 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH $00^{\circ}06'18''$ EAST (called South $00^{\circ}04'38''$ West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, NORTHWESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of $3^{\circ}57'30''$, a chord bearing North $80^{\circ}25'45''$ West for 61.48 feet, for an arc distance of 61.49 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH $78^{\circ}27'00''$ WEST, continuing along the proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

Parcel 17-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1411 acre (6,147 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.1411 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH $00^{\circ}06'18''$ EAST (called South $00^{\circ}04'38''$ West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, NORTHWESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of $3^{\circ}57'30''$, a chord bearing North $80^{\circ}25'45''$ West for 61.48 feet, for an arc distance of 61.49 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH $78^{\circ}27'00''$ WEST, continuing along the proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

PARCEL 17-1 - ARAPAHO ROAD PROJECT

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of 6°20'50", a chord bearing South 86°55'53 East for 115.37 feet, for an arc distance of 115.43 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 89°53'42" EAST (called North 89°55'22" West), continuing along said common line, a distance of 157.87 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1411 acres or 6,147 square feet of land within the metes recited.

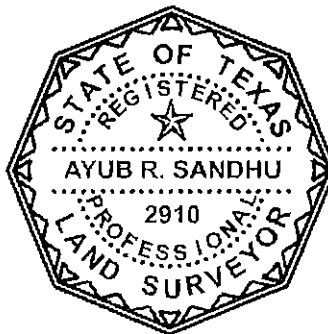
An additional 24 foot parallel to and South of the proposed South Right of Way line of Arapaho Road will be required as a temporary construction easement and will expire upon completion of the construction project.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



LOT 600

BEING a description of land situated in the Town of Addison, Dallas County, Texas, called 7.728 acre tract owned by Dallas Power & Light Company FBO Dr. Howard W. Dr. Howland, recorded in Volume 94132, Page 0 of said Deed Records, Texas, also being out of Block 1 of Belt Line in the Town of Addison, as recorded in Volume 95100, page 03275 of said Deed Records, said 0.1411 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, NORTHWESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of 3°57'30", a chord bearing North 80°25'45 West for 61.48 feet, for an arc distance of 61.49 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 78°27'00" WEST, continuing along the proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

PARCEL 17-1 - ARAPAHO ROAD PROJECT

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of 6°20'50", a chord bearing South 86°55'53 East for 115.37 feet, for an arc distance of 115.43 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 89°53'42" EAST (called North 89°55'22" West), continuing along said common line, a distance of 157.87 feet to the **POINT OF BEGINNING**;

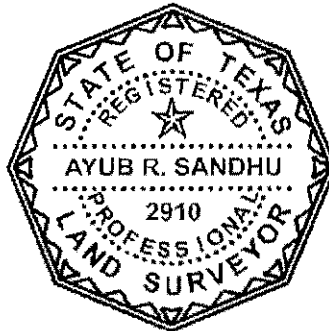
CONTAINING an area of 0.1411 acres or 6,147 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0050 acre (220 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.0050 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common West line of said called 7.728 acre tract and East right of way line of Commercial Drive as dedicated by Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point being the common Northwest corner of said Lot 3R and most Southerly Southwest corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown on said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, EASTERLY, along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide) and along the arc of a non-tangent curve to the left having a radius of 1042.00 feet, a central angle of 1°11'14", a chord bearing South 81°11'24" East for 21.59 feet, for an arc distance of 21.59 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, SOUTH 50°47'40" WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 27.48 feet to a 5/8 inch iron rod set in the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive (60 feet wide);

PARCEL 17-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 00°06'18 WEST (Called North 00°04'38" East), departing said line and along the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive, a distance of 20.68 feet to the **POINT OF BEGINNING;**

CONTAINING an area of 0.0050 acres or 220 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

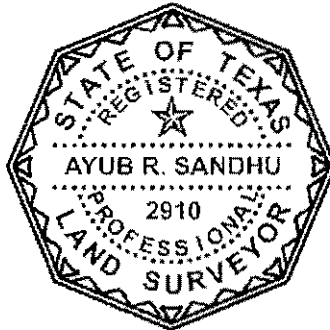
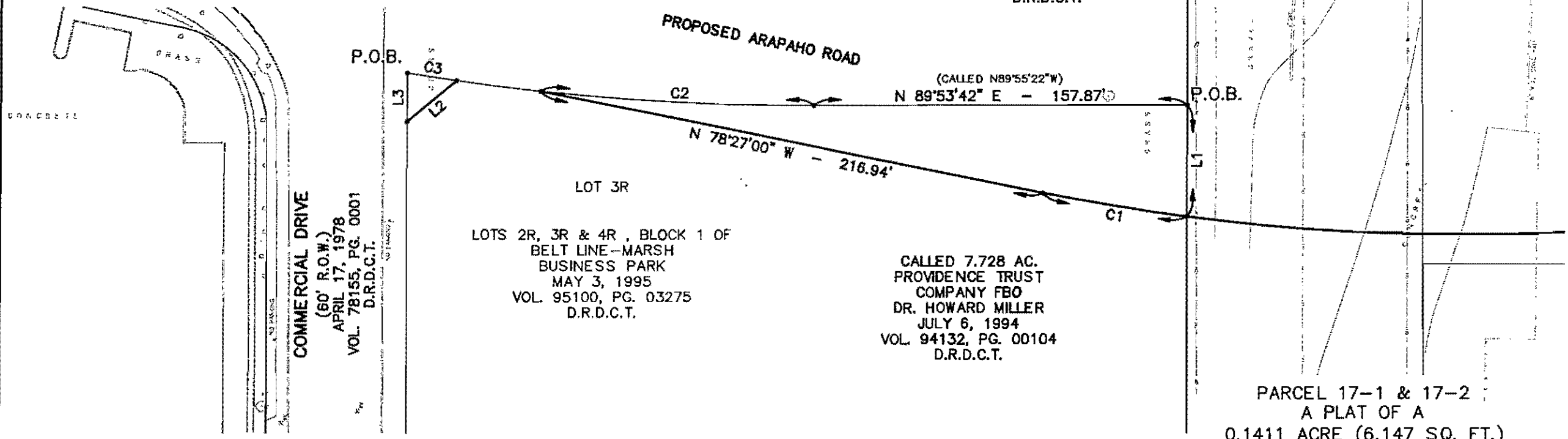


EXHIBIT "B"

DAVID MYERS SURVEY
A-923

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 00°06'18" E	S 00°04'38" W	47.77'	-
L2	S 50°47'40" W	-	27.48'	-
L3	N 00°06'18" W	N 00°04'38" E	20.68'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°57'30"	890.00'	61.49'	N 80°25'45" W - 61.48'
C2	6°20'50"	1042.00'	115.43'	S 86°55'53" E - 115.37'
C3	1°11'14"	1042.00'	21.59'	S 81°11'24" E - 21.59'



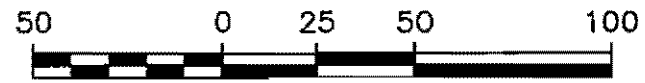
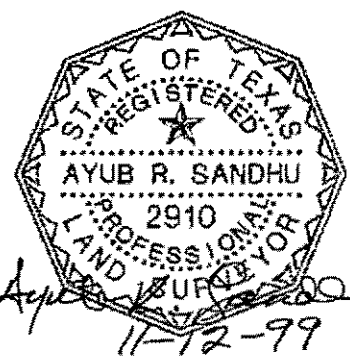
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 50 FT.

NOT GOOD

Parcel 17-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1411 acre (6,147 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.1411 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, NORTHWESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of 3°57'30", a chord bearing North 80°25'45 West for 61.48 feet, for an arc distance of 61.49 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 78°27'00" WEST, continuing along the proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

PARCEL 17-1 - ARAPAHO ROAD PROJECT

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of 6°20'50", a chord bearing South 86°55'53 East for 115.37 feet, for an arc distance of 115.43 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 89°53'42" EAST (called North 89°55'22" West), continuing along said common line, a distance of 157.87 feet to the **POINT OF BEGINNING**;

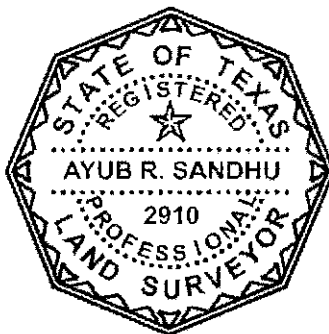
CONTAINING an area of 0.1411 acres or 6,147 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0050 acre (220 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.0050 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common West line of said called 7.728 acre tract and East right of way line of Commercial Drive as dedicated by Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point being the common Northwest corner of said Lot 3R and most Southerly Southwest corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown on said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, EASTERLY, along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide) and along the arc of a non-tangent curve to the left having a radius of 1042.00 feet, a central angle of 1°11'14", a chord bearing South 81°11'24" East for 21.59 feet, for an arc distance of 21.59 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, SOUTH 50°47'40" WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 27.48 feet to a 5/8 inch iron rod set in the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive (60 feet wide);

PARCEL 17-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 00°06'18 WEST (Called North 00°04'38" East), departing said line and along the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive, a distance of 20.68 feet to the **POINT OF BEGINNING;**

CONTAINING an area of 0.0050 acres or 220 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

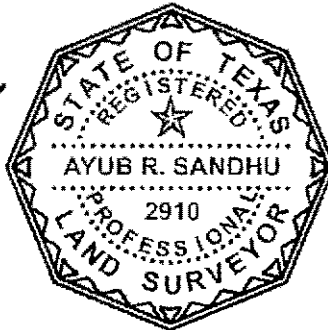
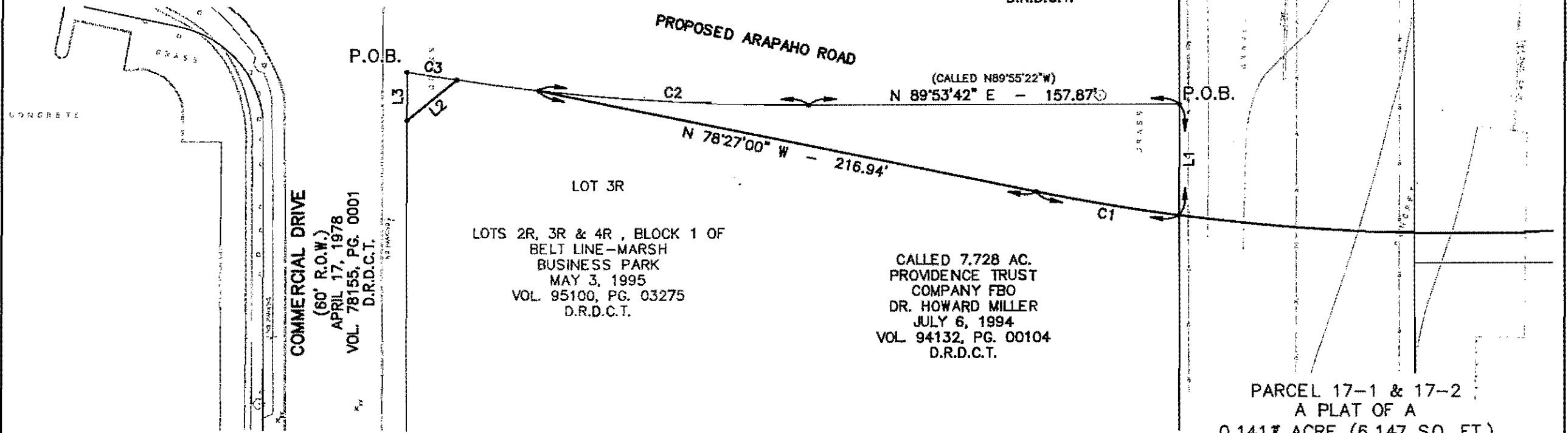


EXHIBIT "B"

DAVID MYERS SURVEY
A-923

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 00°06'18" E	S 00°04'38" W	47.77'	-
L2	S 50°47'40" W	-	27.48'	-
L3	N 00°06'18" W	N 00°04'38" E	20.68'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°57'30"	890.00'	61.49'	N 80°25'45" W - 61.48'
C2	6°20'50"	1042.00'	115.43'	S 86°55'53" E - 115.37'
C3	1°11'14"	1042.00'	21.59'	S 81°11'24" E - 21.59'



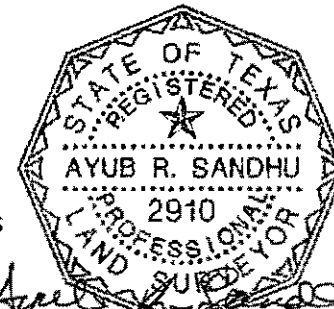
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



Ayub R. Sandhu
11-12-99



GRAPHIC SCALE
1 INCH = 50 FT.

CALLED 5.85 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

ARAPAHO ROAD
CALLED 0.7313
MAY 3, 1995
VOL. 95100, PG. 03275
D.R.D.C.T.

CALLED 7.728 AC.
PROVIDENCE TRUST
COMPANY FBO
DR. HOWARD MILLER
JULY 6, 1994
VOL. 94132, PG. 00104
D.R.D.C.T.

PARCEL 17-1 & 17-2
A PLAT OF A
0.1417 ACRE (6,147 SQ. FT.)
AND A
0.0050 ACRE (220 SQ. FT.)
TRACTS OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



Parcel 18-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0029 acre (128 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0029 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a 15 foot cutback corner located at the Southeast intersection of Realty Road (variable width) with Marsh Lane (100 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Westerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, NORTH 66°51'14" EAST (Called North 67°02'44" East), along the common North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 24.53 feet to a 5/8 inch iron rod set in the South right of way line of said Realty Road for the common North corner of said cutback corner and most Northerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), departing said cutback line and along the common North lines of said called 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, a distance of 7.12 feet to a 5/8 inch iron rod set in the proposed South Right of way of Arapaho Road;

THENCE, SOUTH 66°35'18" WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 36.41 feet to a 5/8 inch iron rod set in the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane;

PARCEL 18-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 31°42'30" EAST (Called North 31°53'26" East), departing said line and along the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane, a distance of 7.42 feet to the **POINT OF BEGINNING;**

CONTAINING an area of 0.0029 acres or 128 square feet of land within the metes recited.

An additional 12.50 foot parallel to and South of the existing South Right of Way line of Realty Road beginning at the Northeast cut-back corner located at the intersection of the existing South Right of Way line of Realty Road with the East Right of Way line of Marsh Lane, East for 38.30 feet and then tapering back to the existing South Right of Way line of Realty Road at 138.76 feet from said cut-back corner, will be required as a temporary construction easement and will expire upon completion of the construction project.

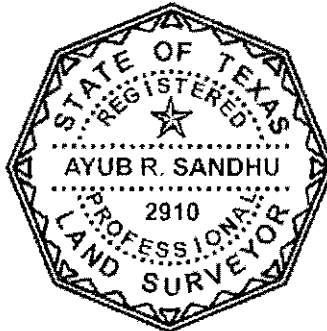
All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99

Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 18-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0029 acre (128 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0029 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a 15 foot cutback corner located at the Southeast intersection of Realty Road (variable width) with Marsh Lane (100 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Westerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, NORTH 66°51'14" EAST (Called North 67°02'44" East), along the common North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 24.53 feet to a 5/8 inch iron rod set in the South right of way line of said Realty Road for the common North corner of said cutback corner and most Northerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), departing said cutback line and along the common North lines of said called 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, a distance of 7.12 feet to a 5/8 inch iron rod set in the proposed South Right of way of Arapaho Road;

THENCE, SOUTH 66°35'18" WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 36.41 feet to a 5/8 inch iron rod set in the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane;

PARCEL 18-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 31°42'30" EAST (Called North 31°53'26" East), departing said line and along the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane, a distance of 7.42 feet to the **POINT OF BEGINNING;**

CONTAINING an area of 0.0029 acres or 128 square feet of land within the metes recited.

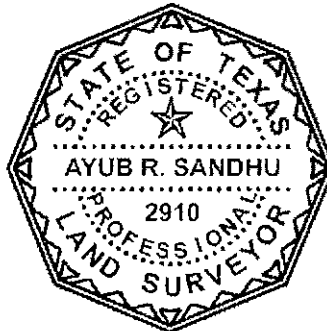
An additional 12.50 foot parallel to and South of the existing South Right of Way line of Realty Road beginning at the Northeast cut-back corner located at the intersection of the existing South Right of Way line of Realty Road with the East Right of Way line of Marsh Lane, East for 38.30 feet and then tapering back to the existing South Right of Way line of Realty Road at 138.76 feet from said cut-back corner, will be required as a temporary construction easement and will expire upon completion of the construction project.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 18-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1262 acre (5,496 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.1262 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the North corner of a 10 foot cutback corner located at the Southwest intersection of Realty Road (60 feet wide) with Business Avenue (60 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Northerly Northeast corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 39°02'36" EAST (Called South 38°51'40" East), along the North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 15.56 feet to a 5/8 inch iron rod set in the West right of way line of said Business Avenue for the common South corner of said 10 foot cutback corner and most Easterly Northeast corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 00°06'18" EAST (Called South 00°04'38" West), departing said cutback line and along the common East lines of said called 12.463 acre tract and said Block 2 and West right of way line of said Business Avenue, a distance of 26.99 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, departing said common line and along the proposed South right of way line of Arapaho Road the following courses and distances;

PARCEL 18-1 - ARAPAHO ROAD PROJECT

NORTH 39°25'07" WEST, a distance of 50.43 feet to a 5/8" iron set for an angle point;

NORTH 78°26'42" WEST, a distance of 652.15 feet to a 5/8 inch iron rod set for an angle point;

NORTH 77°58'55" WEST, a distance of 79.56 feet to a 5/8" iron rod set in the common North lines of said 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, said point being the beginning of a non-tangent curve to the left;

THENCE, departing said line and along in the common North lines of said 12.463 acre tract and said Block 2 and South right of way line of said Realty Road the following courses and distances;

SOUTHEASTERLY, along the arc of a curve to the left having a radius of 530.00 feet, a central angle of 8°06'35", a chord bearing South 82°02'12" East for 74.95 feet, for an arc distance of 75.02 feet to a 5/8 inch iron rod set for the point of reverse curvature of a curve to the right;

SOUTHEASTERLY, along the arc of said curve to the right having a radius of 470.00 feet, a central angle of 8°06'35", a chord bearing South 82°02'12" East for 66.47 feet, for an arc distance of 66.52 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 77°58'55" EAST (Called South 77°47'59" East), a distance of 612.28 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1262 acres or 5,496 square feet of land within the metes recited.

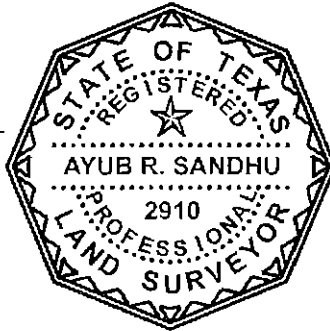
PARCEL 18-1 - ARAPAHO ROAD PROJECT

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



NOT GOOD

Parcel 18-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0029 acre (128 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0029 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a 15 foot cutback corner located at the Southeast intersection of Realty Road (variable width) with Marsh Lane (100 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Westerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, NORTH 66°51'14" EAST (Called North 67°02'44" East), along the common North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 24.53 feet to a 5/8 inch iron rod set in the South right of way line of said Realty Road for the common North corner of said cutback corner and most Northerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), departing said cutback line and along the common North lines of said called 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, a distance of 7.12 feet to a 5/8 inch iron rod set in the proposed South Right of way of Arapaho Road;

THENCE, SOUTH 66°35'18" WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 36.41 feet to a 5/8 inch iron rod set in the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane;

PARCEL 18-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 31°42'30" EAST (Called North 31°53'26" East), departing said line and along the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane, a distance of 7.42 feet to the **POINT OF BEGINNING;**

CONTAINING an area of 0.0029 acres or 128 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

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I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

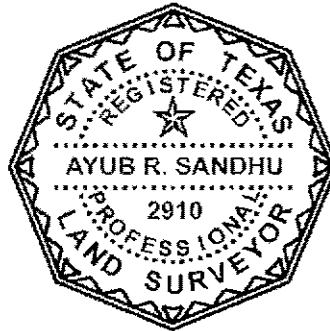
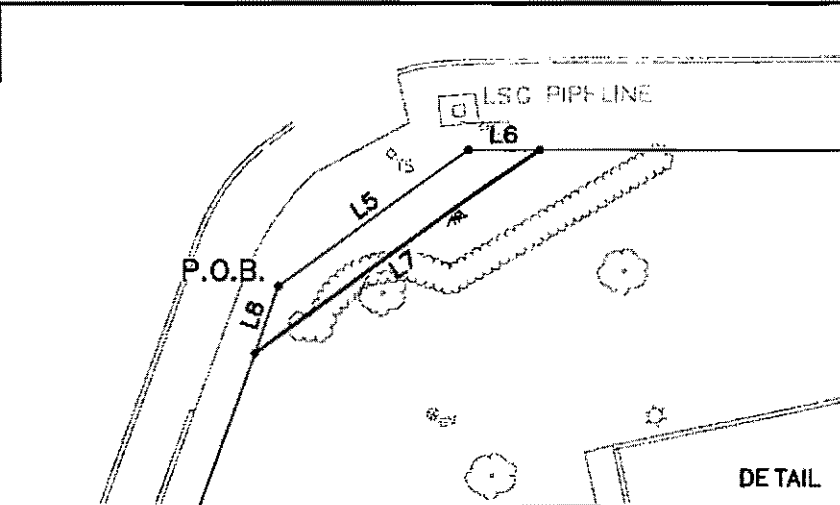


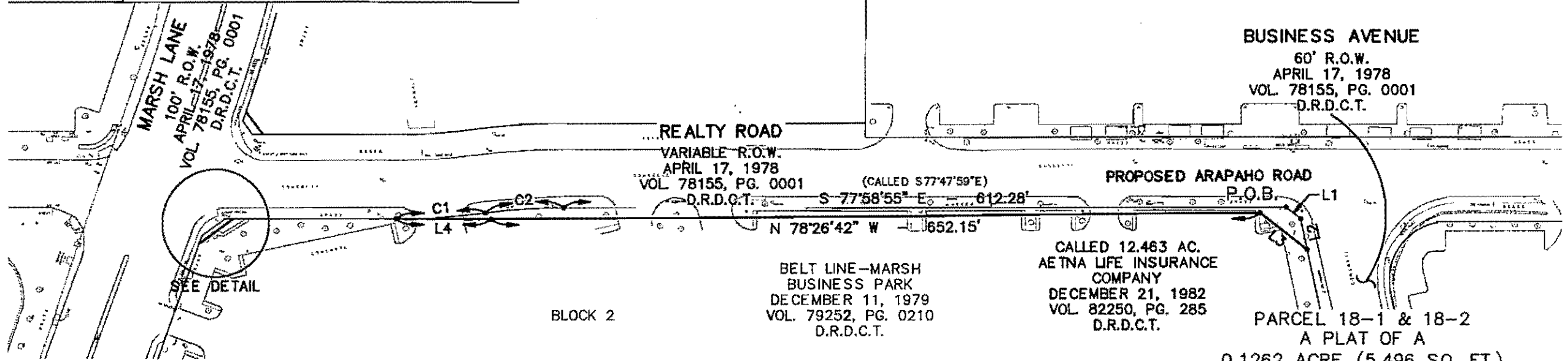
EXHIBIT "B"

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 39°02'36" E	S38°51'40"E	15.56'	-
L2	S 00°06'18" E	S00°04'38"W	26.99'	-
L3	N 39°25'07" W	-	50.43'	-
L4	N 77°58'55" W	-	79.56'	-
L5	N 66°51'14" E	N67°02'44"E	24.53'	-
L6	S 77°58'55" E	S77°47'59"E	7.12'	-
L7	S 66°35'18" W	-	36.41'	-
L8	N 31°42'30" E	N31°53'26"E	7.42'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	8°06'35"	530.00'	75.02'	S 82°02'12" E - 74.95'
C2	8°06'35"	470.00'	66.52'	S 82°02'12" E - 66.47'



DAVID MYERS SURVEY
A-923



BUSINESS AVENUE
60' R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

REALTY ROAD
VARIABLE R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

PROPOSED ARAPAHO ROAD
P.O.B.
L1
CALLED 12.463 AC.
AETNA LIFE INSURANCE
COMPANY
DECEMBER 21, 1982
VOL. 82250, PG. 285
D.R.D.C.T.

PARCEL 18-1 & 18-2
A PLAT OF A
0.1262 ACRE (5,496 SQ. FT.)
AND A
0.0020 ACRE (128 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

BLOCK 2

BELT LINE-MARSH
BUSINESS PARK
DECEMBER 11, 1979
VOL. 79252, PG. 0210
D.R.D.C.T.

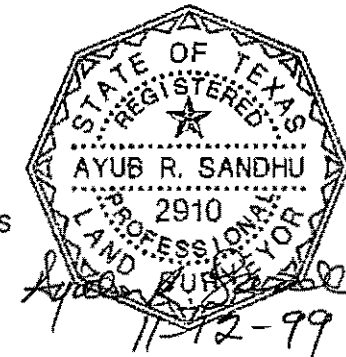
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
 - DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 100 FT.

NOT

GOOD

Parcel 18-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0029 acre (128 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0029 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a 15 foot cutback corner located at the Southeast intersection of Realty Road (variable width) with Marsh Lane (100 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Westerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, NORTH 66°51'14" EAST (Called North 67°02'44" East), along the common North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 24.53 feet to a 5/8 inch iron rod set in the South right of way line of said Realty Road for the common North corner of said cutback corner and most Northerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), departing said cutback line and along the common North lines of said called 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, a distance of 7.12 feet to a 5/8 inch iron rod set in the proposed South Right of way of Arapaho Road;

THENCE, SOUTH 66°35'18" WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 36.41 feet to a 5/8 inch iron rod set in the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane;

PARCEL 18-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 31°42'30" EAST (Called North 31°53'26" East), departing said line and along the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane, a distance of 7.42 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0029 acres or 128 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

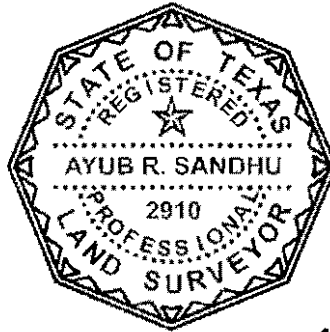
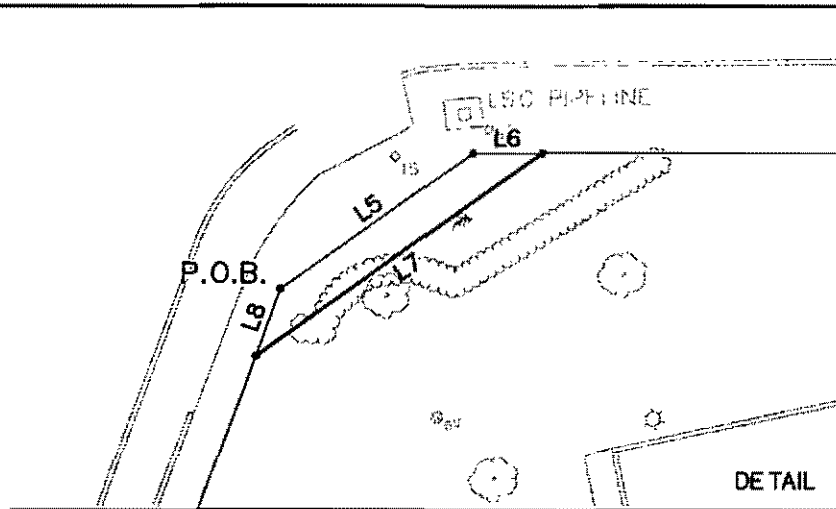


EXHIBIT "B"

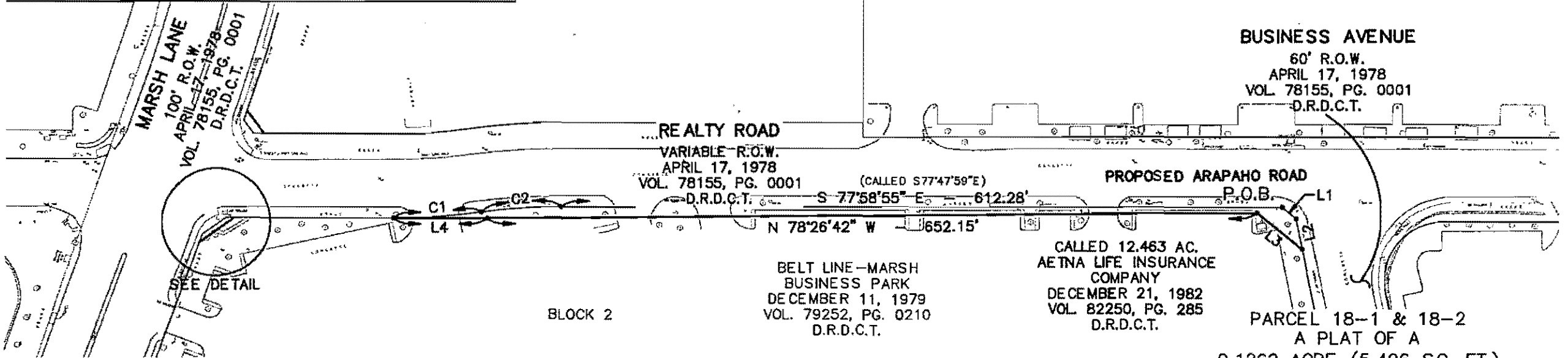


DAVID MYERS SURVEY
A-923



LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 39°02'36" E	S38°51'40"E	15.56'	-
L2	S 00°06'18" E	S00°04'38"W	26.99'	-
L3	N 39°25'07" W	-	50.43'	-
L4	N 77°58'55" W	-	79.56'	-
L5	N 66°51'14" E	N87°02'44"E	24.53'	-
L6	S 77°58'55" E	S77°47'59"E	7.12'	-
L7	S 66°35'18" W	-	36.41'	-
L8	N 31°42'30" E	N31°53'26"E	7.42'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	8°06'35"	530.00'	75.02'	S 82°02'12" E - 74.95'
C2	8°06'35"	470.00'	66.52'	S 82°02'12" E - 66.47'



BLOCK 2

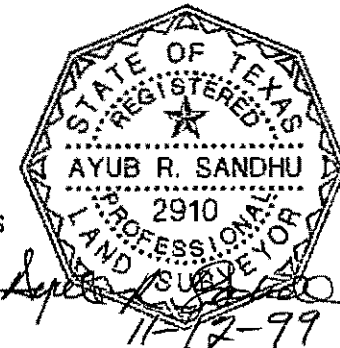
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 100 FT.

VOID

Parcel 19
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0031 acre (135 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of the remainder of a called 25,000 square foot tract of land conveyed to A. Lee Pfluger Children's Trust on June 29, 1995 and recorded in Volume 95134, Page 02869 of the Deed Records of Dallas County, Texas, also being out of Block 1 of Beltline/Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated March 24, 1981 and recorded in Volume 81060, Page 0170 of said Deed Records, said 0.0031 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a cutback corner located at the Northeast intersection of Realty Road (variable width) as described in a right of way dedication deed dated June 24, 1994 and recorded in Volume 94138, Page 04335 of said Deed Records; with Marsh Lane (100 feet wide), as dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Southerly Southwest corner of said called 25,000 square foot remainder tract;

THENCE, NORTH 23°08'12" WEST (Called North 22°57'16" West), along the common South line of said called 25,000 square foot remainder tract and a cutback line, a distance of 14.15 feet to a 5/8 inch iron rod set in a curve of the common West lines of said Block 1 and said called 25,000 square foot remainder tract and East right of way line of said Marsh Lane;

THENCE, NORTHEASTERLY, departing said common line and along the common West lines of said Block 1 and said called 25,000 square foot remainder tract and East right of way line of said Marsh Lane and along the arc of a non-tangent curve to the left having a radius of 1323.24 feet, a central angle of 00°21'21", a chord bearing North 31°06'37" East for 8.22 feet, for an arc distance of 8.22 feet to a 5/8 inch iron rod set in the proposed North right of way line of Arapaho Road;

PARCEL 19 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 24°59'57" EAST, departing said common line and along the proposed North right of way line of Arapaho Road, a distance of 24.22 feet to a 5/8 inch iron rod set in the common South line of said called 25,000 square foot remainder tract and North right of way line of said Realty Road;

THENCE, NORTH 77°58'55" WEST (Called South 77°47'59" East), departing said line and along the common South line of said called 25,000 square foot remainder tract and North right of way line of said Realty Road, a distance of 9.12 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0031 acres or 135 square feet of land within the metes recited.

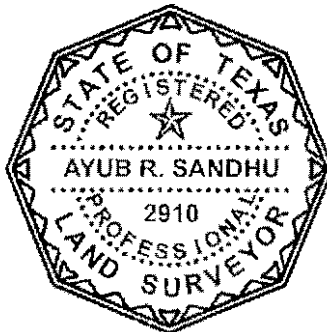
An additional 9.50 foot parallel to and North of the existing North Right of Way line of Realty Road will be required as a temporary construction easement and will expire upon completion of the construction project.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 19
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0031 acre (135 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of the remainder of a called 25,000 square foot tract of land conveyed to A. Lee Pfluger Children's Trust on June 29, 1995 and recorded in Volume 95134, Page 02869 of the Deed Records of Dallas County, Texas, also being out of Block 1 of Beltline/Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated March 24, 1981 and recorded in Volume 81060, Page 0170 of said Deed Records, said 0.0031 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a cutback corner located at the Northeast intersection of Realty Road (variable width) as described in a right of way dedication deed dated June 24, 1994 and recorded in Volume 94138, Page 04335 of said Deed Records, with Marsh Lane (100 feet wide), as dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Southerly Southwest corner of said called 25,000 square foot remainder tract;

THENCE, NORTH 23°08'12" WEST (Called North 22°57'16" West), along the common South line of said called 25,000 square foot remainder tract and a cutback line, a distance of 14.15 feet to a 5/8 inch iron rod set in a curve of the common West lines of said Block 1 and said called 25,000 square foot remainder tract and East right of way line of said Marsh Lane;

THENCE, NORTHEASTERLY, departing said common line and along the common West lines of said Block 1 and said called 25,000 square foot remainder tract and East right of way line of said Marsh Lane and along the arc of a non-tangent curve to the left having a radius of 1323.24 feet, a central angle of 00°21'21", a chord bearing North 31°06'37" East for 8.22 feet, for an arc distance of 8.22 feet to a 5/8 inch iron rod set in the proposed North right of way line of Arapaho Road;

PARCEL 19 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 24°59'57" EAST, departing said common line and along the proposed North right of way line of Arapaho Road, a distance of 24.22 feet to a 5/8 inch iron rod set in the common South line of said called 25,000 square foot remainder tract and North right of way line of said Realty Road;

THENCE, NORTH 77°58'55" WEST (Called South 77°47'59" East), departing said line and along the common South line of said called 25,000 square foot remainder tract and North right of way line of said Realty Road, a distance of 9.12 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0031 acres or 135 square feet of land within the metes recited.

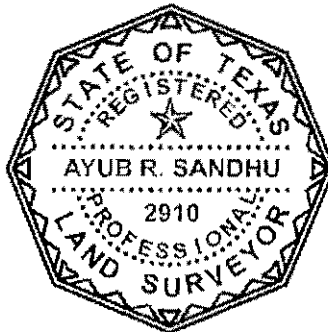
An additional 9.50 foot parallel to and North of the existing North Right of Way line of Realty Road will be required as a temporary construction easement and will expire upon completion of the construction project.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-17-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 19
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0031 acre (135 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of the remainder of a called 25,000 square foot tract of land conveyed to A. Lee Pfluger Children's Trust on June 29, 1995 and recorded in Volume 95134, Page 02869 of the Deed Records of Dallas County, Texas, also being out of Block 1 of Beltline/Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated March 24, 1981 and recorded in Volume 81060, Page 0170 of said Deed Records, said 0.0031 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set for the South corner of a cutback corner located at the Northeast intersection of Realty Road (variable width) as described in a right of way dedication deed dated June 24, 1994 and recorded in Volume 94138, Page 04335 of said Deed Records, with Marsh Lane (100 feet wide), as dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Southerly Southwest corner of said called 25,000 square foot remainder tract;

THENCE, NORTH 23°08'12" WEST (Called North 22°57'16" West), along the common South line of said called 25,000 square foot remainder tract and a cutback line, a distance of 14.15 feet to a 5/8 inch iron rod set in a curve of the common West lines of said Block 1 and said called 25,000 square foot remainder tract and East right of way line of said Marsh Lane;

THENCE, NORTHEASTERLY, departing said common line and along the common West lines of said Block 1 and said called 25,000 square foot remainder tract and East right of way line of said Marsh Lane and along the arc of a non-tangent curve to the left having a radius of 1323.24 feet, a central angle of 00°21'21", a chord bearing North 31°06'37" East for 8.22 feet, for an arc distance of 8.22 feet to a 5/8 inch iron rod set in the proposed North right of way line of Arapaho Road;

PARCEL 19 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 24°59'57" EAST, departing said common line and along the proposed North right of way line of Arapaho Road, a distance of 24.22 feet to a 5/8 inch iron rod set in the common South line of said called 25,000 square foot remainder tract and North right of way line of said Realty Road;

THENCE, NORTH 77°58'55" WEST (Called South 77°47'59" East), departing said line and along the common South line of said called 25,000 square foot remainder tract and North right of way line of said Realty Road, a distance of 9.12 feet to the **POINT OF BEGINNING;**

CONTAINING an area of 0.0031 acres or 135 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

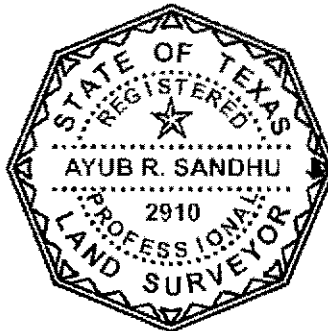


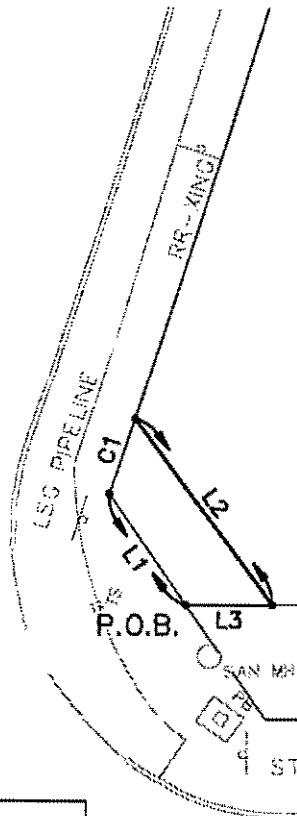
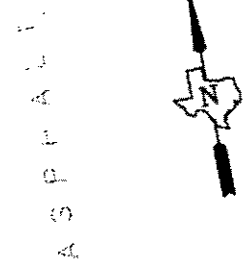
EXHIBIT "B"

DAVID MYERS SURVEY
A-923

MARSH LANE
100' R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

BLOCK 1 OF BELT
LINE/MARSH
BUSINESS PARK
MARCH 24, 1981
VOL. 81060, PG. 0170
D.R.D.C.T.

REMAINDER
(CALLED 25,000 S.F.)
A. LEE PFLUGER
CHILDREN'S TRUST
JUNE 29, 1995
VOL. 95134, PG. 02869
D.R.D.C.T.



STREET / RIGHT TURN ONLY

GRASS

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	N 23°08'12" W	N22°57'16"W	14.15'	-
L2	S 24°59'57" E	-	24.22'	-
L3	N 77°58'55" W	S 77°47'59"E	9.12'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	00°21'21"	1323.24'	8.22'	N 31°06'37" E - 8.22'

REALTY ROAD
VARIABLE R.O.W.
APRIL 17, 1978
VOL. 78455, PG. 0001
D.R.D.C.T.

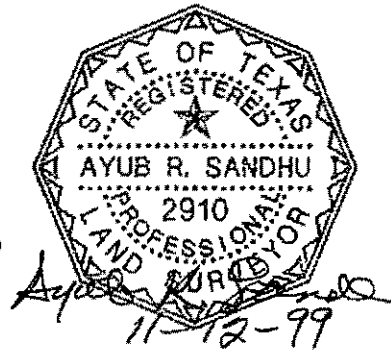
RIGHT OF WAY
DEDICATION
JUNE 24, 1994
VOL. 94138, PG. 04335
D.R.D.C.T.

CONCRETE

NOTES:
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET
- PROPOSED RIGHT OF WAY LINE



PARCEL 19
A PLAT OF A
0.0031 ACRE (135 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



GRAPHIC SCALE
1 INCH = 20 FT.

Parcel 19
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0031 acre (135 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of the remainder of a called 25,000 square foot tract of land conveyed to A. Lee Pfluger Children's Trust on June 29, 1995 and recorded in Volume 95134, Page 02869 of the Deed Records of Dallas County, Texas, also being out of Block 1 of Beltline/Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated March 24, 1981 and recorded in Volume 81060, Page 0170 of said Deed Records, said 0.0031 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a cutback corner located at the Northeast intersection of Realty Road (variable width) as described in a right of way dedication deed dated June 24, 1994 and recorded in Volume 94138, Page 04335 of said Deed Records, with Marsh Lane (100 feet wide), as dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Southerly Southwest corner of said called 25,000 square foot remainder tract;

THENCE, NORTH 23°08'12" WEST (Called North 22°57'16" West), along the common South line of said called 25,000 square foot remainder tract and a cutback line, a distance of 14.15 feet to a 5/8 inch iron rod set in a curve of the common West lines of said Block 1 and said called 25,000 square foot remainder tract and East right of way line of said Marsh Lane;

THENCE, NORTHEASTERLY, departing said common line and along the common West lines of said Block 1 and said called 25,000 square foot remainder tract and East right of way line of said Marsh Lane and along the arc of a non-tangent curve to the left having a radius of 1323.24 feet, a central angle of 00°21'21", a chord bearing North 31°06'37" East for 8.22 feet, for an arc distance of 8.22 feet to a 5/8 inch iron rod set in the proposed North right of way line of Arapaho Road;

PARCEL 19 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 24°59'57" EAST, departing said common line and along the proposed North right of way line of Arapaho Road, a distance of 24.22 feet to a 5/8 inch iron rod set in the common South line of said called 25,000 square foot remainder tract and North right of way line of said Realty Road;

THENCE, NORTH 77°58'55" WEST (Called South 77°47'59" East), departing said line and along the common South line of said called 25,000 square foot remainder tract and North right of way line of said Realty Road, a distance of 9.12 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0031 acres or 135 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

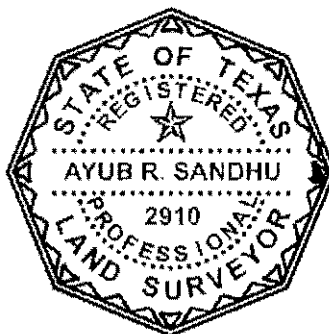


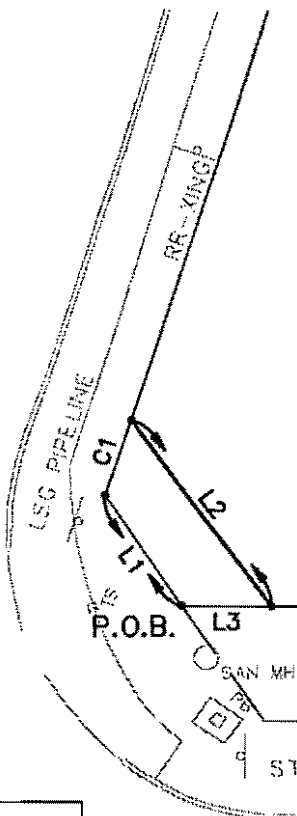
EXHIBIT "B"

DAVID MYERS SURVEY
A-923

MARSH LANE
100' R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

BLOCK 1 OF BELT
LINE/MARSH
BUSINESS PARK
MARCH 24, 1981
VOL. 81060, PG. 0170
D.R.D.C.T.

REMAINDER
(CALLED 25,000 S.F.)
A. LEE PFLUGER
CHILDREN'S TRUST
JUNE 29, 1995
VOL. 95134, PG. 02869
D.R.D.C.T.



STREET / RIGHT TURN ONLY

GRASS

RIGHT OF WAY
DEDICATION
JUNE 24, 1994
VOL. 94138, PG. 04335
D.R.D.C.T.

REALTY ROAD
VARIABLE R.O.W.
APRIL 17, 1978
VOL. 78455, PG. 0001
D.R.D.C.T.

CONCRETE

PARCEL 19
A PLAT OF A
0.0031 ACRE (135 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	N 23°08'12" W	N22°57'16"W	14.15'	-
L2	S 24°59'57" E	-	24.22'	-
L3	N 77°58'55" W	S 77°47'59"E	9.12'	-

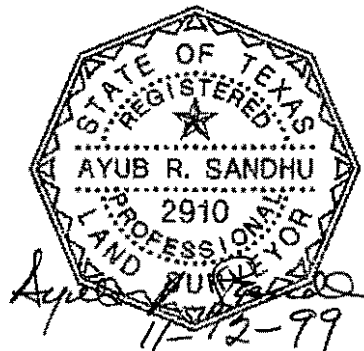
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	00°21'21"	1323.24'	8.22'	N 31°06'37" E - 8.22'

NOTES:

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 20 FT.

Parcel 18-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0782 acre (3,407 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0782 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the North corner of a 10 foot cutback corner located at the Southwest intersection of Realty Road (60 feet wide) with Business Avenue (60 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Northerly Northeast corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 39°02'36" EAST (Called South 38°51'40" East), along the North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 15.56 feet to a 5/8 inch iron rod set in the West right of way line of said Business Avenue for the common South corner of said 10 foot cutback corner and most Easterly Northeast corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 00°06'18" EAST (Called South 00°04'38" West), departing said cutback line and along the common East lines of said called 12.463 acre tract and said Block 2 and West right of way line of said Business Avenue, a distance of 22.60 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, departing said common line and along the proposed South right of way line of Arapaho Road the following courses and distances;

PARCEL 18-1 - ARAPAHO ROAD PROJECT

NORTH 40°38'25" WEST, a distance of 49.54 feet to a 5/8" iron set for an angle point;

NORTH 77°59'35" WEST, a distance of 428.48 feet to a 5/8" iron set;

SOUTH 12°22'29" WEST, a distance of 6.30 feet to a 5/8" iron set;

NORTH 78°26'42" WEST, a distance of 222.74 feet to a 5/8 inch iron rod set for an angle point;

NORTH 77°58'55" WEST, a distance of 79.56 feet to a 5/8" iron rod set in the common North lines of said 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, said point being the beginning of a non-tangent curve to the left;

THENCE, departing said line and along in the common North lines of said 12.463 acre tract and said Block 2 and South right of way line of said Realty Road the following courses and distances;

SOUTHEASTERLY, along the arc of a curve to the left having a radius of 530.00 feet, a central angle of 8°06'35", a chord bearing South 82°02'12" East for 74.95 feet, for an arc distance of 75.02 feet to a 5/8 inch iron rod set for the point of reverse curvature of a curve to the right;

SOUTHEASTERLY, along the arc of said curve to the right having a radius of 470.00 feet, a central angle of 8°06'35", a chord bearing South 82°02'12" East for 56.47 feet, for an arc distance of 66.52 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 77°58'55" EAST (Called South 77°47'59" East), a distance of 612.28 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0782 acres or 3,407 square feet of land within the metes recited.

PARCEL 18-1 - ARAPAHO ROAD PROJECT

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-5-01

Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

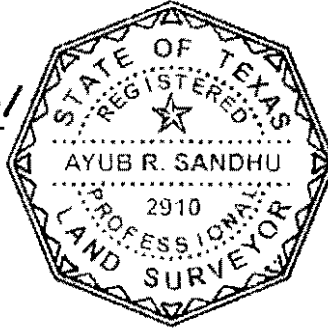


EXHIBIT "B"



LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 39°02'36" E	S38°51'40"E	15.56'	-
L2	S 00°06'18" E	S00°04'38"W	22.60'	-
L3	N 40°38'25" W	-	49.54'	-
L4	S 12°22'29" W	-	6.30'	-
L5	N 77°58'55" W	-	79.56'	-

CURVE	CURVE TABLE			CHORD
	DELTA	RADIUS	LENGTH	
C1	8°06'35"	530.00'	75.02'	S 82°02'12" E - 74.95'
C2	8°06'35"	470.00'	66.52'	S 82°02'12" E - 66.47'

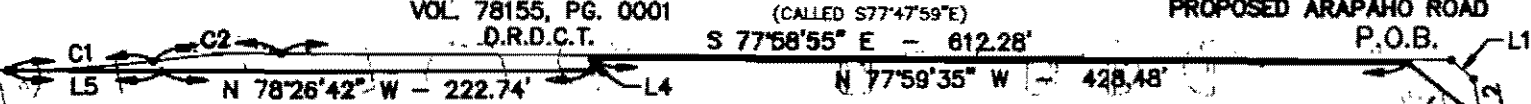
DAVID MYERS SURVEY
A-923

MARSH LANE
100' R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

BUSINESS AVENUE
60' R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

REALTY ROAD
VARIABLE R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

PROPOSED ARAPAHO ROAD
P.O.B.



BLOCK 2

BELT LINE-MARSH
BUSINESS PARK
DECEMBER 11, 1979
VOL. 79252, PG. 0210
D.R.D.C.T.

CALLED 12.463 AC.
AETNA LIFE INSURANCE
COMPANY
DECEMBER 21, 1982
VOL. 82250, PG. 285
D.R.D.C.T.

PARCEL 18-1
A PLAT OF A
0.0782 ACRE (3,407 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

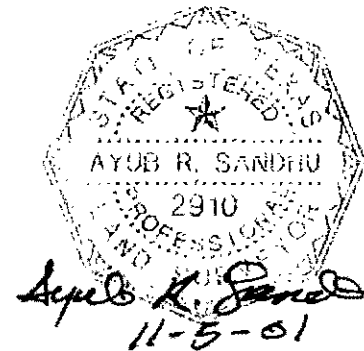
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 100 FT.



The HNTB Companies

5910 West Plano Parkway, Suite 200 - Plano, Texas 75093 (972) 661-5626

LETTER OF TRANSMITTAL

Job No.

25768 DS 001

Date

January 7, 2002

To: Steve Chutchian
 Town of Addison
 16801 Westgrove Drive
 P.O. Box 9010
 Addison, TX 75001

Re: Arapaho Phase II - Revised TCEs

WE ARE FORWARDING TO YOU:

NO. OF COPIES	SHEET NO.	LAST DATED	DESCRIPTION
1			Revised Temporary Construction Easements for Parcel 18-1 Driveways
1			Temporary Construction Easement for Parcel 18-2 Driveway

THESE ARE TRANSMITTED:

- For approval
 For your use
 As requested
 For review & comment

PLEASE NOTE:

Steve,
 Attached are the revised temporary construction easements for Parcel 18-1 driveways based on the revised ROW. In addition, the temporary construction easement for the Marsh Lane driveway is also attached.

Let me know if you have any questions.

Thanks!
 Angie

COPY TO:

File

By: Angela M Stoddard
 Angela M. Stoddard

TOWN OF
ADDISON

PUBLIC WORKS

To: MS. ANGELA WASHINGTON From: Steve CHUTCHAN

Company: COWLES & THOMPSON

FAX #: 214-672-2344

Date: 11/07/02

No. of pages (including cover): 4

Phone: 972/450-2886

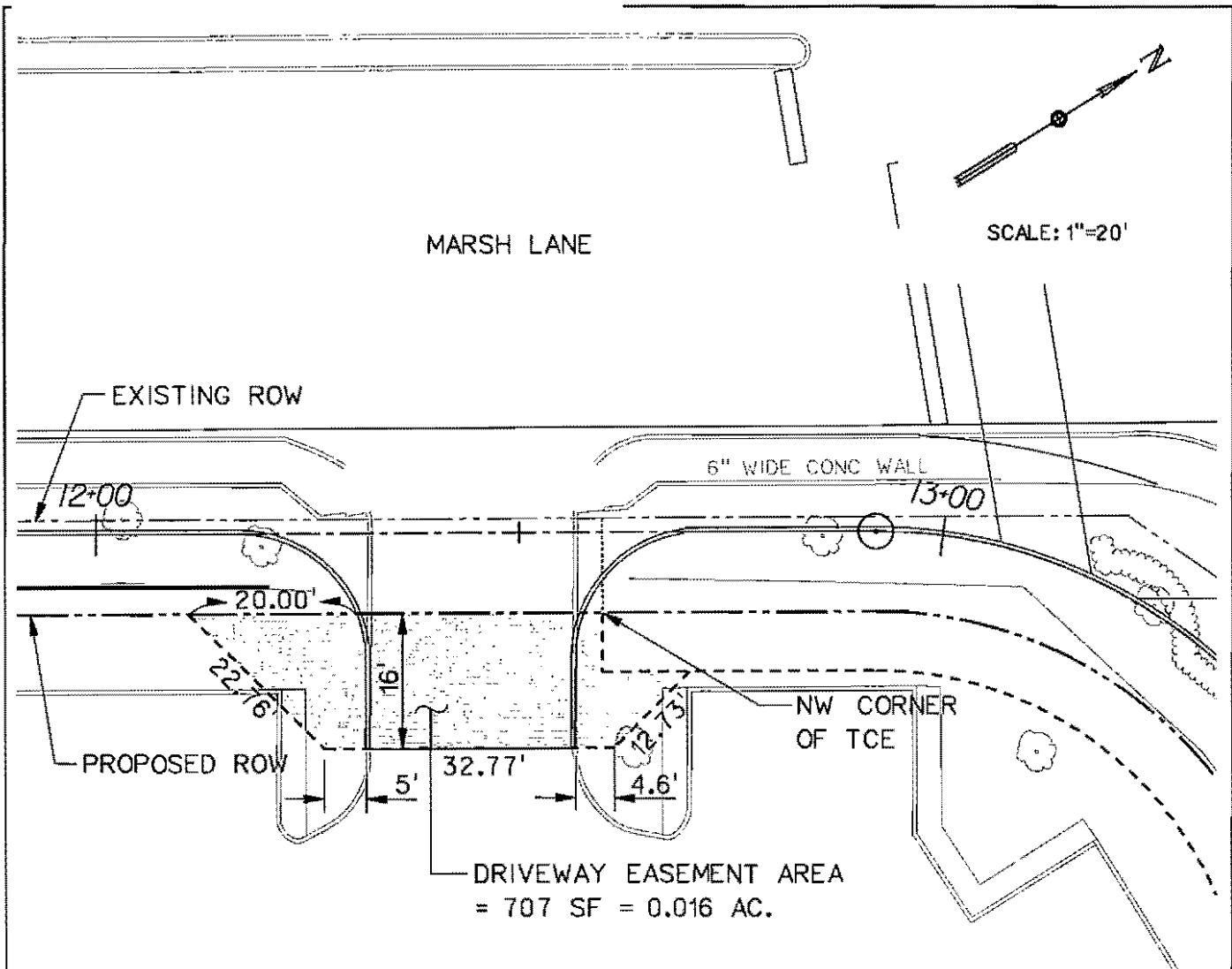
Fax: 972/450-2837

16801 Westgrove

P.O. Box 9010

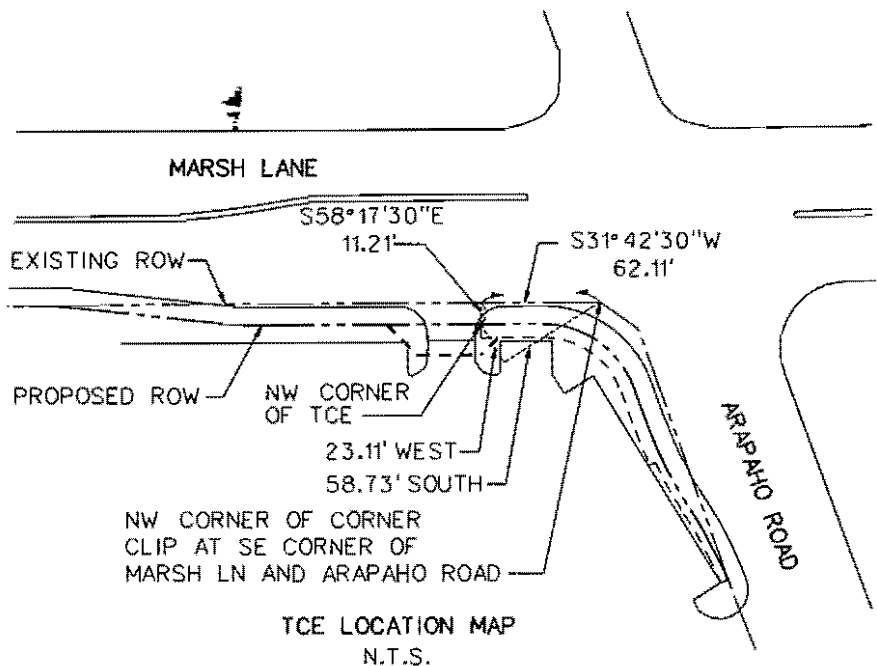
Addison, TX 75001-9010

ANGELA - OUR ENGINEER JUST SENT THESE REVISED TEMP. CONSTR. EASEMENTS FOR DRIVEWAYS ON PARCELS 18-1 & 18-2. I THOUGHT LIKE HAD ALREADY FORWARDED THEM TO YOU. CAN YOU SEND THEM TO FARLEY H. AS REPLACEMENTS!
THANKS. Steve



THE NW CORNER OF THE TEMPORARY CONSTRUCTION EASEMENT IS LOCATED 58.73' SOUTH AND 23.11' WEST OF THE NW CORNER OF CORNER CLIP AT SE CORNER OF MARSH LN AND ARAPAHO ROAD.

AETNA LIFE INSURANCE COMPANY



MARSH LANE
DRIVEWAY EXHIBIT A

A. LEE PFLUGER CHILDREN'S TRUST

EXISTING ROW



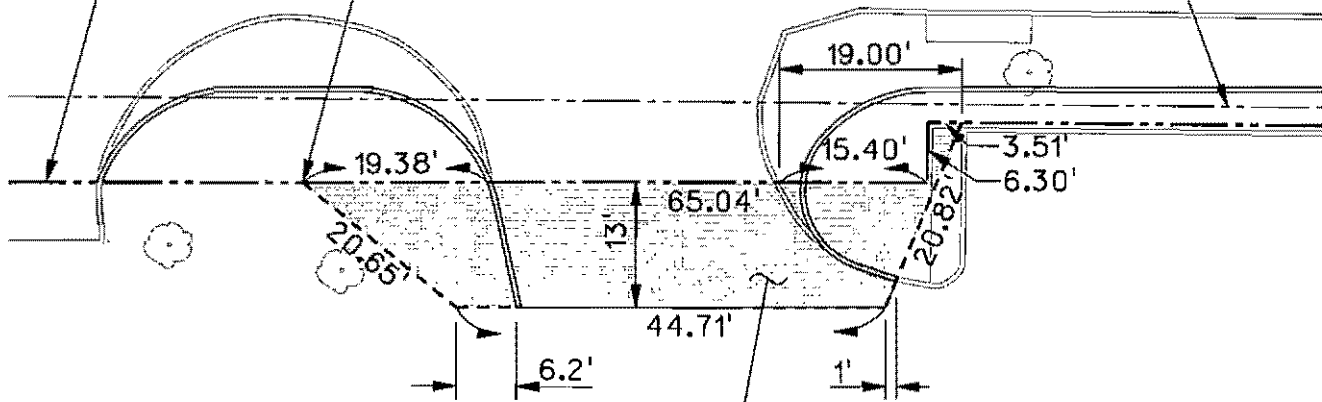
SCALE: 1"=20'

ARAPAHO ROAD

PROPOSED ROW

NW CORNER OF TCE

EXISTING ROW



DRIVEWAY EASEMENT AREA
= 734 SF = 0.0169 AC.

AETNA REALTY INVESTORS INC.

THE NW CORNER OF THE TEMPORARY CONSTRUCTION EASEMENT IS LOCATED 379.88' AT A BEARING OF S78°10'27"E FROM THE NE CORNER OF CORNER CLIP AT SE CORNER OF MARSH LN AND ARAPAHO RD.

MARSH LANE

NE CORNER OF CORNER CLIP AT SE CORNER OF MARSH LN AND ARAPAHO RD

ARAPAHO ROAD

NW CORNER OF TCE

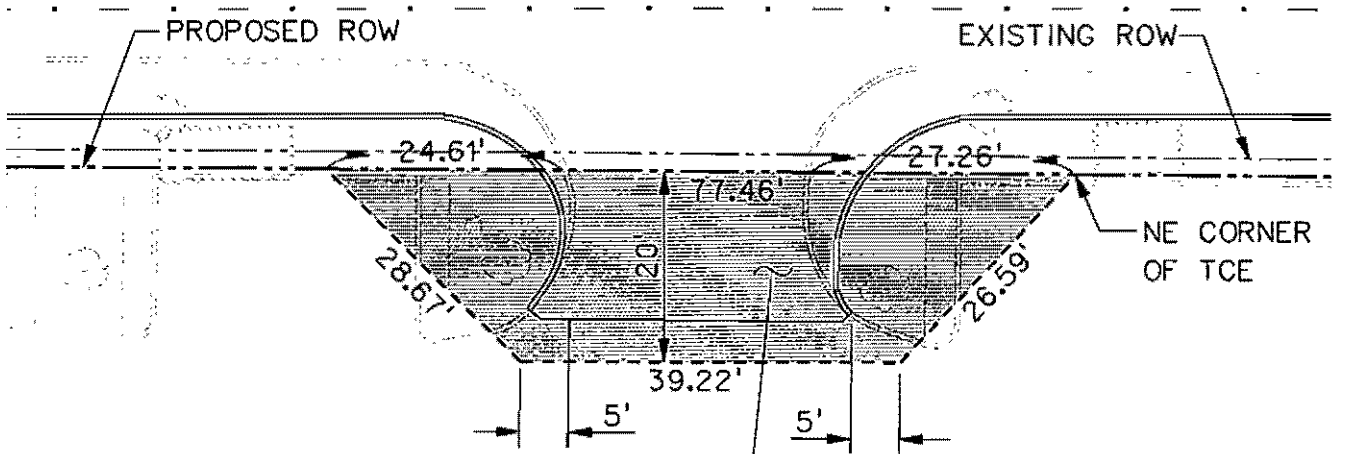
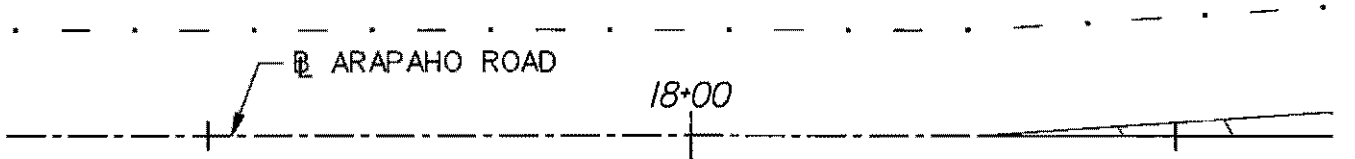
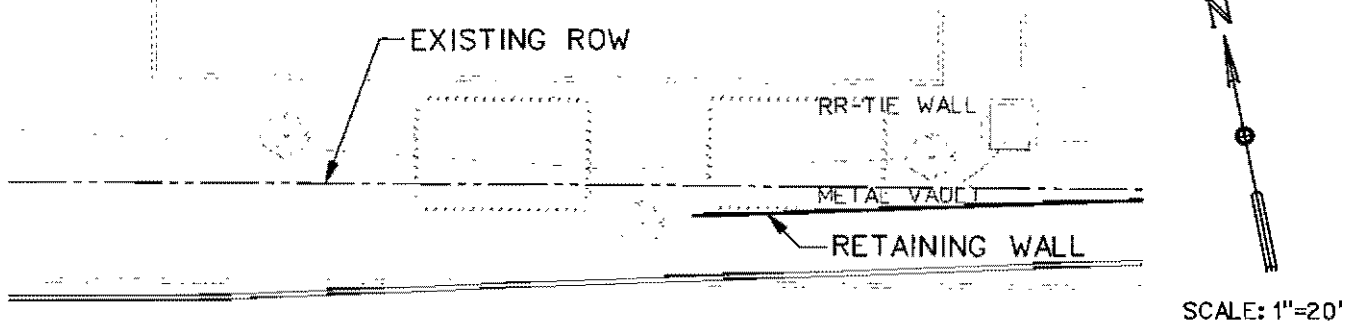
S78°10'27"E
379.88'

TCE LOCATION MAP
N.T.S.

ARAPAHO ROAD
DRIVEWAY EXHIBIT C

g:\25768\h1\pse\Exhibits\are3.dgn

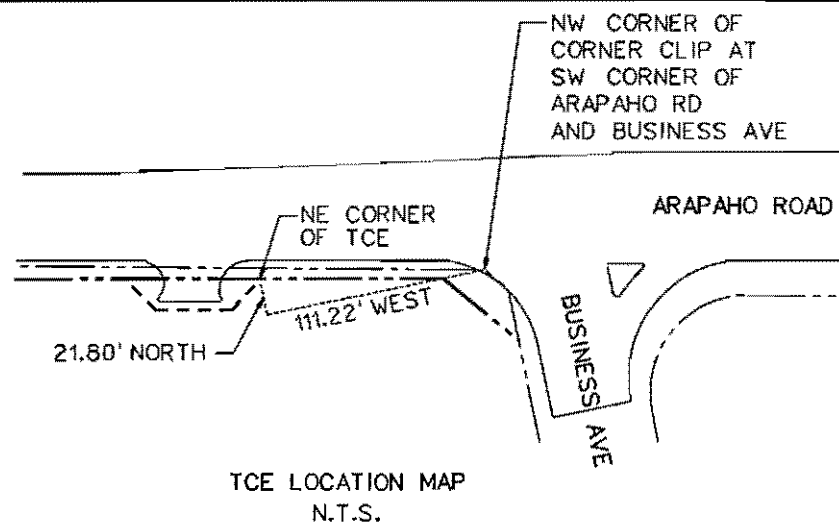
AMB PROPERTIES II, L.P.



DRIVEWAY EASEMENT AREA
= 1163 SF = 0.0267 AC.

AETNA REALTY INVESTORS INC.

THE NE CORNER OF THE TEMPORARY CONSTRUCTION EASEMENT IS LOCATED 111.22' WEST AND 21.80' NORTH OF THE NW CORNER OF CORNER CLIP AT SW CORNER OF ARAPAHO RD AND BUSINESS AVE.



ARAPAHO ROAD
DRIVEWAY EXHIBIT D

Parcel 21-TE
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0532 acre (2,315 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of Lot 4R, Block 1 of "Lots 2R, 3R, & 4R, BLOCK 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison as evidenced by the plat recorded in Volume 95100, Page 03275 of the Deed Records of Dallas County, Texas, said Lot 4R being a portion of a called 12.463 acre tract of land quitclaimed to Lincoln Trust Company FBO: Dr. Howard Miller by the deed recorded in Volume 96035, Page 0384 of said Deed Records, said 0.0532 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at an aluminum disk found at the common most Westerly Southwest corner of said called 12.463 acre tract, Southeast corner of Lot 1, Block 1, of "Lot 1, Block 1, Belt Line-Marsh Business Park", an addition to the Town of Addison as evidenced by the plat recorded in Volume 83042, Page 1983 of said Deed Records, same being a called 5.4319 acre tract of land conveyed to AMB Property II, L.P. by the deed recorded in Volume 98157, Pg. 05195 of said Deed Records, and Southwest corner of a tract of land dedicated for Right of Way of Arapaho Road by said plat of "Lots 2R, 3R, & 4R, Block 1 of Belt Line-Marsh Business Park", said point being in the North Right of Way line of Realty Road (variable width) as dedicated by the plat of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat recorded in Volume 78155, Page 0001 of said Deed Records;

THENCE, NORTH 12°01'05" EAST, (Called North 12°12'01" East), departing said line and along the common West line of said called 12.463 acre tract, West line of said Arapaho Road Right of Way dedication and East line of said Lot 1, a distance of 12.00 feet to common Northwest corner of said Arapaho Road Right of Way Dedication, Southwest corner of said Lot 4R, Southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, NORTH 12°01'05" EAST, (Called North 12°12'01" East), departing said lines and along the common West line of said Lot 4R and East line of said Lot 1, a distance of 10.00 feet to a point for corner;

PARCEL 21-TE - ARAPAHO ROAD PROJECT

THENCE, SOUTH 77°58'55" EAST, departing said common line, a distance of 231.53 feet to a point for corner;

THENCE, SOUTH 12°01'05" WEST, a distance of 10.00 feet to a point in the common South Line of said Lot 4R and North line of said Arapaho Road Right of Way Dedication;

THENCE, NORTH 77°58'55" WEST, (Called NORTH 77°47'59" WEST), along the common South line of said Lot 4R and North Right of Way line of said Arapaho Road, a distance of 231.53 feet to the **POINT OF BEGINNING**;

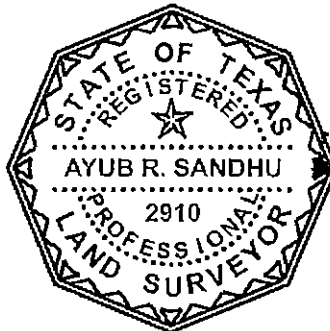
CONTAINING an area of 0.0532 acres or 2,315 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 7-24-01
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 18-TE
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0275 acre (1,197 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0029 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod set for the South corner of a 15 foot cutback corner located at the Southeast intersection of Realty Road (variable width) with Marsh Lane (100 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Westerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, NORTH 66°51'14" EAST (Called North 67°02'44" East), along the common North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 24.53 feet to a 5/8 inch iron rod set in the South right of way line of said Realty Road for the common North corner of said cutback corner and most Northerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), departing said cutback line and along the common North lines of said called 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, a distance of 138.76 feet to a 5/8 inch iron rod set in the proposed South Right of way of Arapaho Road for the Northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, SOUTH 11°33'07" WEST, departing said common line, a distance of 4.02 feet to a point for corner;

THENCE, along the Southerly line of the herein described tract the following courses and distances:

PARCEL 18-TE - ARAPAHO ROAD PROJECT

NORTH 84°19'52" WEST, a distance of 15.96 feet to the point of curvature of a curve to the left;

WESTERLY, along the arc of said curve to the left having a radius of 186.50 feet, a central angle of 07°34'55", a chord bearing North 88°07'20" West for 24.66 feet, for an arc distance of 24.68 feet to the point of reverse curvature to a curve to the right;

WESTERLY, along the arc of said curve to the right having a radius of 213.50 feet, a central angle of 08°19'37", a chord bearing North 87°44'59" West for 31.00 feet, for an arc distance of 31.03 feet to the end of said curve;

SOUTH 11°33'19 WEST, a distance of 3.01 feet to the beginning of a non-tangent curve to the right;

WESTERLY, along the arc of said curve to the right having a radius of 216.50 feet, a central angle of 05°01'11", a chord bearing North 80°58'47" West for 19.15 feet, for an arc distance of 19.16 feet to the point of tangency of said curve;

NORTH 78°26'42" WEST, a distance of 21.38 feet to the beginning of a tangent curve to the left;

SOUTHWESTERLY, along the arc of said curve to the left having a radius of 43.50 feet, a central angle of 69°49'24", a chord bearing South 66°38'36" West for 49.79 feet, for an arc distance of 53.01 feet to the point of tangency of said curve;

SOUTH 31°43'54" WEST, a distance of 32.23 feet to a point for corner;

NORTH 58°16'05" WEST, a distance of 7.00 feet to a point in the proposed East line of Marsh Lane;

THENCE, departing said line and along the common West line of the herein described tract and said proposed East line of March Lane the following courses and distances:

NORTH 31°43'54" EAST, a distance of 32.23 feet to a the beginning of a tangent curve to the right;

PARCEL 18-TE - ARAPAHO ROAD PROJECT

NORTHEASTERLY, along the arc of said curve to the right having a radius of 50.50 feet, a central angle of $69^{\circ}49'24''$, a chord bearing North $66^{\circ}38'36''$ East for 57.80 feet, for an arc distance of 61.54 feet to the point of tangency of said curve in the proposed South right of way line of Arapaho Road;

THENCE, departing said common line and along the common North line of the herein described tract and said proposed South right of way line of Arapaho Road the following courses and distances:

SOUTH $78^{\circ}26'42''$ EAST, a distance of 21.38 feet to the beginning of a tangent curve to the left;

EASTERLY, along the arc of said curve to the left having a radius of 209.50 feet, a central angle of $13^{\circ}28'05''$, a chord bearing South $85^{\circ}10'44''$ East for 49.13 feet, for an arc distance of 49.25 feet to the point of reverse curvature for a curve to the right;

EASTERLY, along the arc of said curve to the right having a radius of 190.50 feet, a central angle of $07^{\circ}34'55''$, a chord bearing South $88^{\circ}07'20''$ East for 25.19 feet, for an arc distance of 25.21 feet to the point of tangency of said curve;

SOUTH $84^{\circ}19'52''$ EAST, a distance of 16.37 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0275 acres or 1,197 square feet of land within the metes recited.

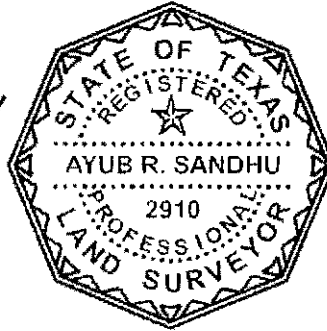
PARCEL 18-TE - ARAPAHO ROAD PROJECT

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 7-24-01
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 18-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0981 acre (4,272 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0029 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a 15 foot cutback corner located at the Southeast intersection of Realty Road (variable width) with Marsh Lane (100 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Westerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, NORTH 66°51'14" EAST (Called North 67°02'44" East), along the common North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 24.53 feet to a 5/8 inch iron rod set in the South right of way line of said Realty Road for the common North corner of said cutback corner and most Northerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), departing said cutback line and along the common North lines of said called 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, a distance of 138.76 feet to a 5/8 inch iron rod set in the proposed South Right of way of Arapaho Road;

THENCE, departing said common line and along the proposed South right of way line of Arapaho Road the following courses and distances:

NORTH 84°19'52" WEST, a distance of 16.37 feet to a 5/8 inch iron rod set for the beginning of a tangent curve to the left;

PARCEL 18-2 - ARAPAHO ROAD PROJECT

WESTERLY, along the arc of said curve to the left having a radius of 190.50 feet, a central angle of $07^{\circ}34'55''$, a chord bearing North $88^{\circ}07'20''$ West for 25.19 feet, for an arc distance of 25.21 feet to a 5/8 inch iron rod set for the point of reverse curvature to a curve to the right;

WESTERLY, along the arc of said curve to the right having a radius of 209.50 feet, a central angle of $13^{\circ}28'05''$, a chord bearing North $85^{\circ}10'44''$ West for 49.13 feet, for an arc distance of 49.25 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

NORTH $78^{\circ}26'42''$ WEST, a distance of 21.38 feet to a 5/8 inch iron rod set for the beginning of a tangent curve to the left;

SOUTHWESTERLY, along the arc of said curve to the left having a radius of 50.50 feet, a central angle of $69^{\circ}49'24''$, a chord bearing South $66^{\circ}38'36''$ West for 57.80 feet, for an arc distance of 61.54 feet to a 5/8 inch iron rod set for the point of tangency of said curve in the proposed East line of Marsh Lane;

THENCE, departing said proposed South line of Arapaho Road and along said proposed East line of Marsh Lane the following courses and distances;

SOUTH $31^{\circ}43'54''$ WEST, a distance of 149.04 feet to a 5/8 inch iron rod set for the beginning of a tangent curve to the right;

SOUTHWESTERLY, along the arc of said curve to the right having a radius of 159.50 feet, a central angle of $6^{\circ}19'20''$, a chord bearing South $34^{\circ}53'34''$ West for 17.59 feet, for an arc distance of 17.60 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

SOUTH $38^{\circ}03'14''$ WEST, a distance of 72.77 feet to a 5/8 inch iron rod set for the beginning of a tangent curve to the left;

PARCEL 18-2 - ARAPAHO ROAD PROJECT

SOUTHWESTERLY, along the arc of said curve to the left having a radius of 290.50 feet, a central angle of 7°55'19", a chord bearing South 34°05'35" West for 40.13 feet, for an arc distance of 40.17 feet to a 5/8 inch iron rod set for the end of said curve being in a curve of the common existing East right of way line of said Marsh Lane and West line of said called 12.463 acre tract and said Block 2;

THENCE, NORTHEASTERLY, departing said proposed East right of way line of Marsh Lane, along said common existing East right of way line of Marsh Land and West line of said called 12.463 acre tract and said Block 2 and along the arc of said curve to the right, having a radius of 1223.24 feet, a central angle of 01°34'35", a chord bearing North 30°55'13" East for 33.65 feet, for an arc distance of 33.65 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 31°42'30" EAST (Called North 31°53'26" East), continuing along said common line, a distance of 275.26 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0981 acres or 4,272 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith **l** accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 7-24-01
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

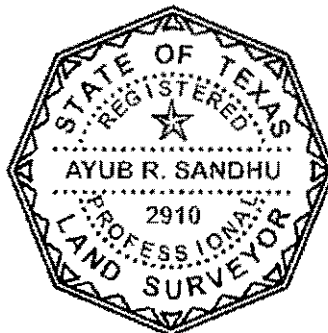
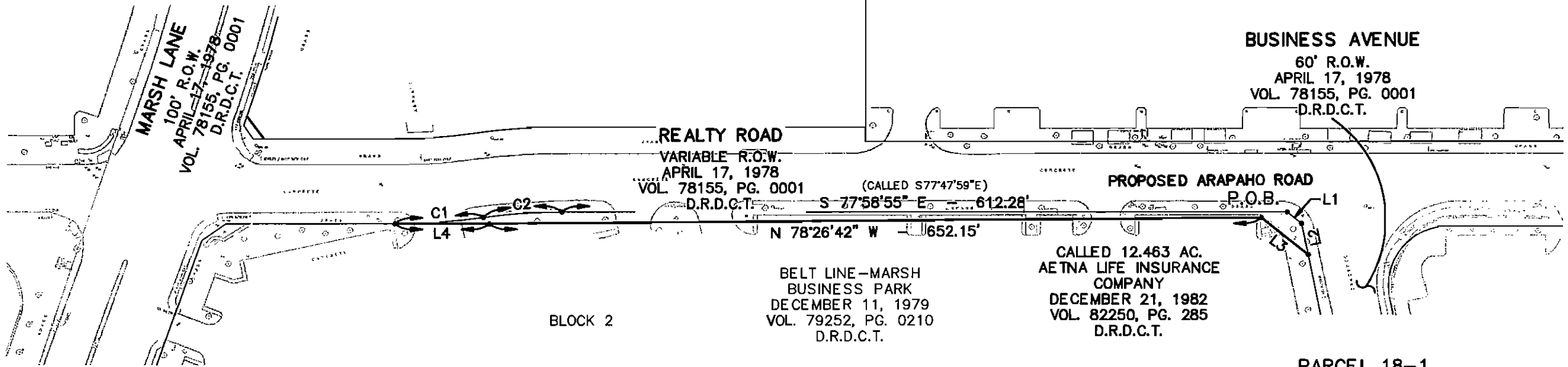


EXHIBIT "B"

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 39°02'36" E	S38°51'40"E	15.56'	-
L2	S 00°06'18" E	S00°04'38"W	26.99'	-
L3	N 39°25'07" W	-	50.43'	-
L4	N 77°58'55" W	-	79.56'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	8°06'35"	530.00'	75.02'	S 82°02'12" E - 74.95'
C2	8°06'35"	470.00'	66.52'	S 82°02'12" E - 66.47'

DAVID MYERS SURVEY
A-923



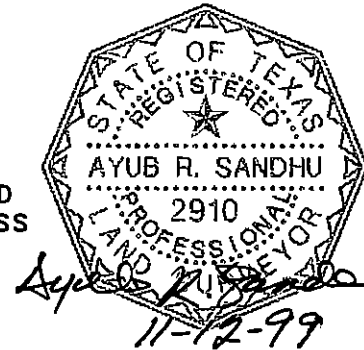
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 100 FT.

EXHIBIT "B"



BELT LINE—MARSH
BUSINESS PARK
DECEMBER 11, 1979
VOL. 79252, PG. 0210
D.R.D.C.T.

MARSH LANE

100' R.O.W.
APRIL 17, 1978
VOL. 78155, PG. 0001
D.R.D.C.T.

(CALLED N67°02'44"E)
N66°51'14"E
24.53'

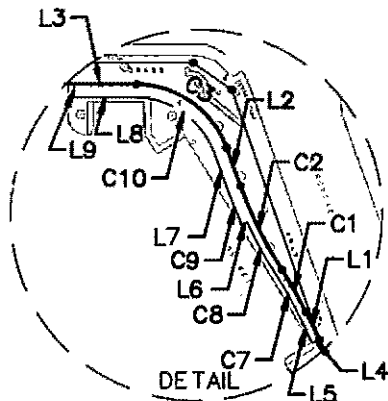
(CALLED N31°53'26"E)
N 31°42'30" E 275.26'
S38°03'14"W 72.77'
S31°43'54"W 149.04'
18-2

BLOCK 2
CALLED 12.463 AC.
AETNA LIFE INSURANCE
COMPANY
DECEMBER 21, 1982
VOL. 82250, PG. 285
D.R.D.C.T.

DETAIL
P.O.B.

(CALLED S71°47'59"E)
S71°58'55"E
153.76'
VOL. 78155, PG. 0001
APRIL 17, 1978
D.R.D.C.T.
REALTY ROAD
VARIABLE R.O.W.

DAVID MYERS SURVEY
A-923



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	7°34'55"	190.50'	25.21'	N 88°07'20" W - 25.19'
C2	13°28'05"	209.50'	49.25'	N 85°10'44" W - 49.13'
C3	69°49'24"	50.50'	61.54'	S 66°38'36" W - 57.80'
C4	6°19'20"	159.50'	17.60'	S 34°53'34" W - 17.59'
C5	7°55'19"	290.50'	40.17'	S 34°05'35" W - 40.13'
C6	1°34'35"	1,223.24'	33.65'	N 30°55'13" E - 33.65'
C7	7°34'55"	186.50'	24.68'	N 88°07'20" W - 24.66'
C8	8°19'37"	213.50'	31.03'	N 87°44'59" W - 31.00'
C9	5°01'11"	216.50'	19.16'	N 80°58'47" W - 19.15'
C10	69°49'24"	43.50'	53.01'	S 66°38'36" W - 49.79'

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	N 84°19'52" W	-	16.37'	-
L2	N 78°26'42" W	-	21.38'	-
L3	N 31°43'54" E	-	32.23'	-
L4	S 11°33'07" W	-	4.02'	-
L5	N 84°19'52" W	-	15.96'	-
L6	S 11°33'19" W	-	3.01'	-
L7	N 78°26'42" W	-	21.38'	-
L8	S 31°43'54" W	-	32.23'	-
L9	N 58°16'05" W	-	7.00'	-

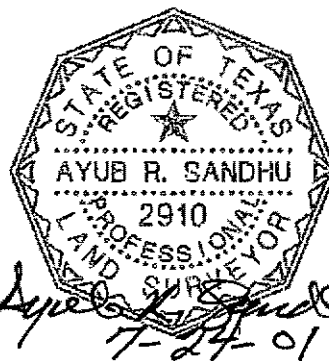
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



PARCEL 18-2, 18-TE
A PLAT OF A
0.0981 ACRE (4,272 SQ. FT.),
0.0275 ACRE (1,197 SQ. FT.)
TRACTS OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



GRAPHIC SCALE
1 INCH = 100 FT.

Parcel 18-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas



BEING a description of a 0.1262 acre (5,496 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.1262 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the North corner of a 10 foot cutback corner located at the Southwest intersection of Realty Road (60 feet wide) with Business Avenue (60 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Northerly Northeast corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 39°02'36" EAST (Called South 38°51'40" East), along the North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 15.56 feet to a 5/8 inch iron rod set in the West right of way line of said Business Avenue for the common South corner of said 10 foot cutback corner and most Easterly Northeast corners of said called 12.463 acre tract; and said Block 2;

THENCE, SOUTH 00°06'18" EAST (Called South 00°04'38" West), departing said cutback line and along the common East lines of said called 12.463 acre tract and said Block 2 and West right of way line of said Business Avenue, a distance of 26.99 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, departing said common line and along the proposed South right of way line of Arapaho Road the following courses and distances;

PARCEL 18-1 - ARAPAHO ROAD PROJECT

NORTH 39°25'07" WEST, a distance of 50.43 feet to a 5/8" iron set for an angle point;

NORTH 78°26'42" WEST, a distance of 652.15 feet to a 5/8 inch iron rod set for an angle point;

NORTH 77°58'55" WEST, a distance of 79.56 feet to a 5/8" iron rod set in the common North lines of said 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, said point being the beginning of a non-tangent curve to the left;

THENCE, departing said line and along in the common North lines of said 12.463 acre tract and said Block 2 and South right of way line of said Realty Road the following courses and distances;

SOUTHEASTERLY, along the arc of a curve to the left having a radius of 530.00 feet, a central angle of 8°06'35", a chord bearing South 82°02'12" East for 74.95 feet, for an arc distance of 75.02 feet to a 5/8 inch iron rod set for the point of reverse curvature of a curve to the right;

SOUTHEASTERLY, along the arc of said curve to the right having a radius of 470.00 feet, a central angle of 8°06'35", a chord bearing South 82°02'12" East for 66.47 feet, for an arc distance of 66.52 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 77°58'55" EAST (Called South 77°47'59" East), a distance of 612.28 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1262 acres or 5,496 square feet of land within the metes recited.

PARCEL 18-1 - ARAPAHO ROAD PROJECT

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

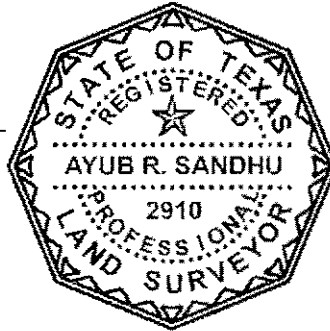


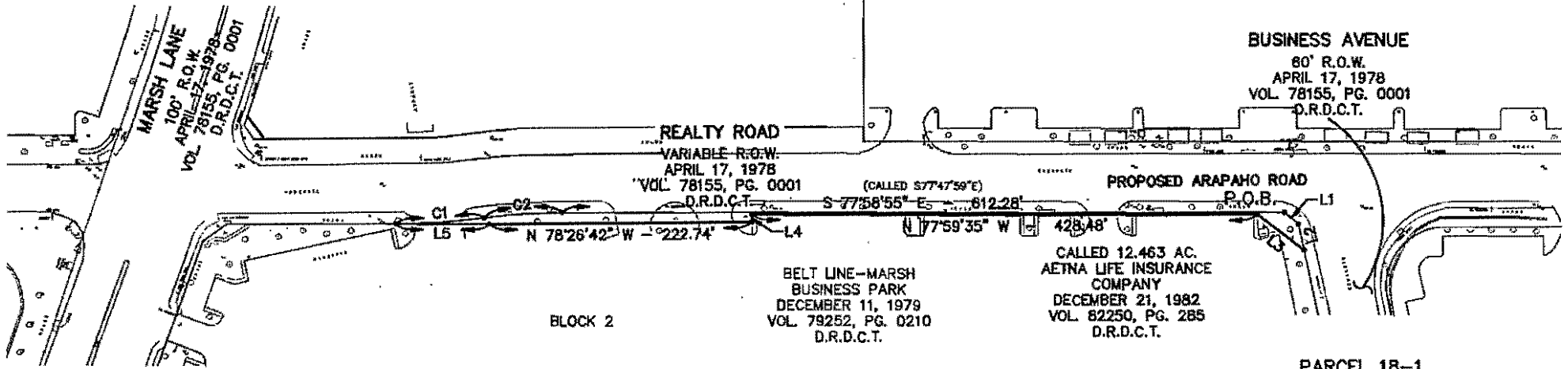
EXHIBIT "B"



LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 39°02'36" E	S38°51'40"E	15.56'	-
L2	S 00°06'18" E	S00°04'38"W	22.80'	-
L3	N 40°38'25" W	-	49.54'	-
L4	S 12°22'29" W	-	8.30'	-
L5	N 77°58'55" W	-	79.56'	-

CURVE TABLE				CHORD
CURVE	DELTA	RADIUS	LENGTH	
C1	8°06'35"	530.00'	75.02'	S 82°02'12" E - 74.95'
C2	8°06'35"	470.00'	66.52'	S 82°02'12" E - 66.47'

DAVID MYERS SURVEY
A-923



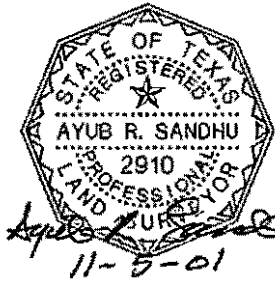
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

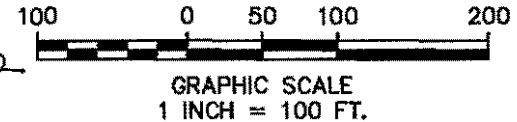
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



PARCEL 18-1
A PLAT OF A
0.0782 ACRE (3,407 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



Parcel 18-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0981 acre (4,272 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0029 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a 15 foot cutback corner located at the Southeast intersection of Realty Road (variable width) with Marsh Lane (100 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Westerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, NORTH 66°51'14" EAST (Called North 67°02'44" East), along the common North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 24.53 feet to a 5/8 inch iron rod set in the South right of way line of said Realty Road for the common North corner of said cutback corner and most Northerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), departing said cutback line and along the common North lines of said called 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, a distance of 138.76 feet to a 5/8 inch iron rod set in the proposed South Right of way of Arapaho Road;

THENCE, departing said common line and along the proposed South right of way line of Arapaho Road the following courses and distances:

NORTH 84°19'52" WEST, a distance of 16.37 feet to a 5/8 inch iron rod set for the beginning of a tangent curve to the left;

PARCEL 18-2 - ARAPAHO ROAD PROJECT

WESTERLY, along the arc of said curve to the left having a radius of 190.50 feet, a central angle of $07^{\circ}34'55''$, a chord bearing North $88^{\circ}07'20''$ West for 25.19 feet, for an arc distance of 25.21 feet to a 5/8 inch iron rod set for the point of reverse curvature to a curve to the right;

WESTERLY, along the arc of said curve to the right having a radius of 209.50 feet, a central angle of $13^{\circ}28'05''$, a chord bearing North $85^{\circ}10'44''$ West for 49.13 feet, for an arc distance of 49.25 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

NORTH $78^{\circ}26'42''$ WEST, a distance of 21.38 feet to a 5/8 inch iron rod set for the beginning of a tangent curve to the left;

SOUTHWESTERLY, along the arc of said curve to the left having a radius of 50.50 feet, a central angle of $69^{\circ}49'24''$, a chord bearing South $66^{\circ}38'36''$ West for 57.80 feet, for an arc distance of 61.54 feet to a 5/8 inch iron rod set for the point of tangency of said curve in the proposed East line of Marsh Lane;

THENCE, departing said proposed South line of Arapaho Road and along said proposed East line of Marsh Lane the following courses and distances;

SOUTH $31^{\circ}43'54''$ WEST, a distance of 149.04 feet to a 5/8 inch iron rod set for the beginning of a tangent curve to the right;

SOUTHWESTERLY, along the arc of said curve to the right having a radius of 159.50 feet, a central angle of $6^{\circ}19'20''$, a chord bearing South $34^{\circ}53'34''$ West for 17.59 feet, for an arc distance of 17.60 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

SOUTH $38^{\circ}03'14''$ WEST, a distance of 72.77 feet to a 5/8 inch iron rod set for the beginning of a tangent curve to the left;

PARCEL 18-2 - ARAPAHO ROAD PROJECT

SOUTHWESTERLY, along the arc of said curve to the left having a radius of 290.50 feet, a central angle of $7^{\circ}55'19''$, a chord bearing South $34^{\circ}05'35''$ West for 40.13 feet, for an arc distance of 40.17 feet to a 5/8 inch iron rod set for the end of said curve being in a curve of the common existing East right of way line of said Marsh Lane and West line of said called 12.463 acre tract and said Block 2;

THENCE, NORTHEASTERLY, departing said proposed East right of way line of Marsh Lane, along said common existing East right of way line of Marsh Land and West line of said called 12.463 acre tract and said Block 2 and along the arc of said curve to the right, having a radius of 1223.24 feet, a central angle of $01^{\circ}34'35''$, a chord bearing North $30^{\circ}55'13''$ East for 33.65 feet, for an arc distance of 33.65 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH $31^{\circ}42'30''$ EAST (Called North $31^{\circ}53'26''$ East), continuing along said common line, a distance of 275.26 feet to the **POINT OF BEGINNING**;

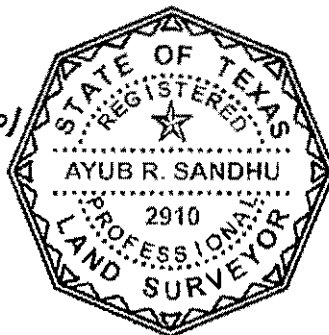
CONTAINING an area of 0.0981 acres or 4,272 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S $89^{\circ}51'55''$ E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 7-24-01
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 18-TE
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0275 acre (1,197 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0029 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod set for the South corner of a 15 foot cutback corner located at the Southeast intersection of Realty Road (variable width) with Marsh Lane (100 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Westerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, NORTH 66°51'14" EAST (Called North 67°02'44" East), along the common North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 24.53 feet to a 5/8 inch iron rod set in the South right of way line of said Realty Road for the common North corner of said cutback corner and most Northerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), departing said cutback line and along the common North lines of said called 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, a distance of 138.76 feet to a 5/8 inch iron rod set in the proposed South Right of way of Arapaho Road for the Northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, SOUTH 11°33'07" WEST, departing said common line, a distance of 4.02 feet to a point for corner;

THENCE, along the Southerly line of the herein described tract the following courses and distances:

PARCEL 18-TE - ARAPAHO ROAD PROJECT

NORTH 84°19'52" WEST, a distance of 15.96 feet to the point of curvature of a curve to the left;

WESTERLY, along the arc of said curve to the left having a radius of 186.50 feet, a central angle of 07°34'55", a chord bearing North 88°07'20" West for 24.66 feet, for an arc distance of 24.68 feet to the point of reverse curvature to a curve to the right;

WESTERLY, along the arc of said curve to the right having a radius of 213.50 feet, a central angle of 08°19'37", a chord bearing North 87°44'59" West for 31.00 feet, for an arc distance of 31.03 feet to the end of said curve;

SOUTH 11°33'19 WEST, a distance of 3.01 feet to the beginning of a non-tangent curve to the right;

WESTERLY, along the arc of said curve to the right having a radius of 216.50 feet, a central angle of 05°01'11", a chord bearing North 80°58'47" West for 19.15 feet, for an arc distance of 19.16 feet to the point of tangency of said curve;

NORTH 78°26'42" WEST, a distance of 21.38 feet to the beginning of a tangent curve to the left;

SOUTHWESTERLY, along the arc of said curve to the left having a radius of 43.50 feet, a central angle of 69°49'24", a chord bearing South 66°38'36" West for 49.79 feet, for an arc distance of 53.01 feet to the point of tangency of said curve;

SOUTH 31°43'54" WEST, a distance of 32.23 feet to a point for corner;

NORTH 58°16'05" WEST, a distance of 7.00 feet to a point in the proposed East line of Marsh Lane;

THENCE, departing said line and along the common West line of the herein described tract and said proposed East line of March Lane the following courses and distances:

NORTH 31°43'54" EAST, a distance of 32.23 feet to a the beginning of a tangent curve to the right;

PARCEL 18-TE - ARAPAHO ROAD PROJECT

NORTHEASTERLY, along the arc of said curve to the right having a radius of 50.50 feet, a central angle of $69^{\circ}49'24''$, a chord bearing North $66^{\circ}38'36''$ East for 57.80 feet, for an arc distance of 61.54 feet to the point of tangency of said curve in the proposed South right of way line of Arapaho Road;

THENCE, departing said common line and along the common North line of the herein described tract and said proposed South right of way line of Arapaho Road the following courses and distances:

SOUTH $78^{\circ}26'42''$ EAST, a distance of 21.38 feet to the beginning of a tangent curve to the left;

EASTERLY, along the arc of said curve to the left having a radius of 209.50 feet, a central angle of $13^{\circ}28'05''$, a chord bearing South $85^{\circ}10'44''$ East for 49.13 feet, for an arc distance of 49.25 feet to the point of reverse curvature for a curve to the right;

EASTERLY, along the arc of said curve to the right having a radius of 190.50 feet, a central angle of $07^{\circ}34'55''$, a chord bearing South $88^{\circ}07'20''$ East for 25.19 feet, for an arc distance of 25.21 feet to the point of tangency of said curve;

SOUTH $84^{\circ}19'52''$ EAST, a distance of 16.37 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.0275 acres or 1,197 square feet of land within the metes recited.

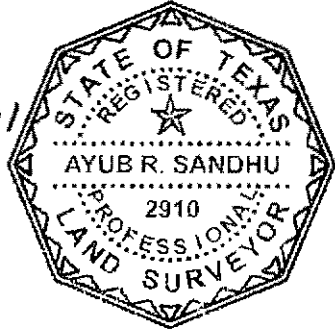
PARCEL 18-TE - ARAPAHO ROAD PROJECT

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 7-24-01
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



A. LEE PFLUGER CHILDREN'S TRUST



SCALE: 1"=20'

EXISTING ROW

12+00

ARAPAHO ROAD

13+00

PROPOSED ROW

20.00'

22.67'

EXISTING ROW

24.20'

26.22'

62.88'

5'

5'

DRIVEWAY EASEMENT AREA
= 1678 SF = 0.0385 AC.

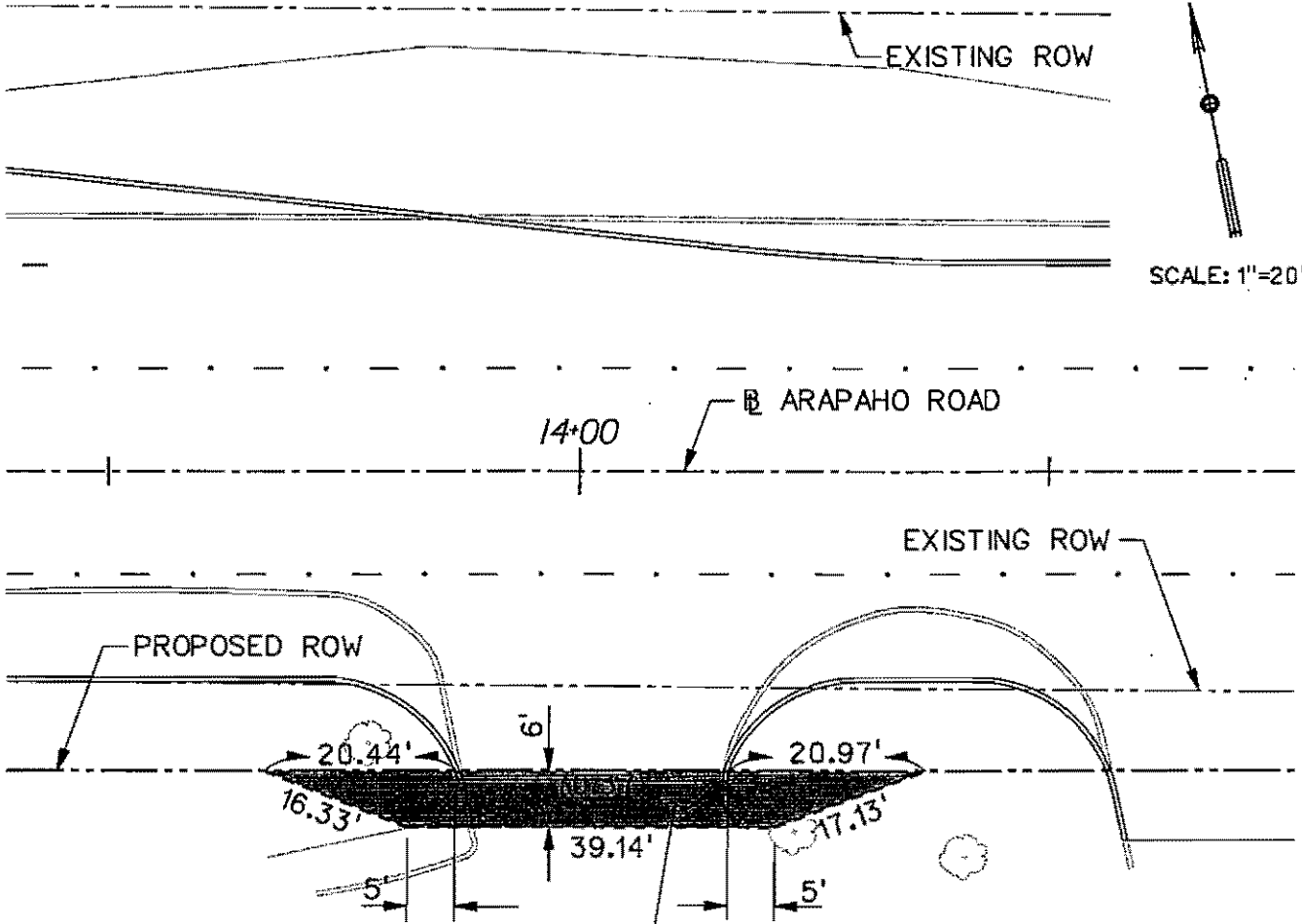
AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT A

A. LEE PFLUGER CHILDREN'S TRUST



SCALE: 1"=20'



DRIVEWAY EASEMENT AREA
= 329 SF = 0.0075 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT B

A. LEE PFLUGER CHILDREN'S TRUST

EXISTING ROW



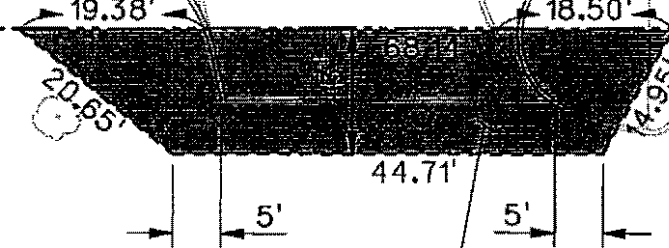
SCALE: 1"=20'

ARAPAHO ROAD

15+00

EXISTING ROW

PROPOSED ROW



DRIVEWAY EASEMENT AREA
= 734 SF = 0.0169 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT C

AMB PROPERTIES II, L.P.

EXISTING ROW



SCALE: 1"=20'

ARAPAHO ROAD

18+00

PROPOSED ROW

EXISTING ROW

DRIVEWAY EASEMENT AREA
= 873 SF = 0.0200 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT D

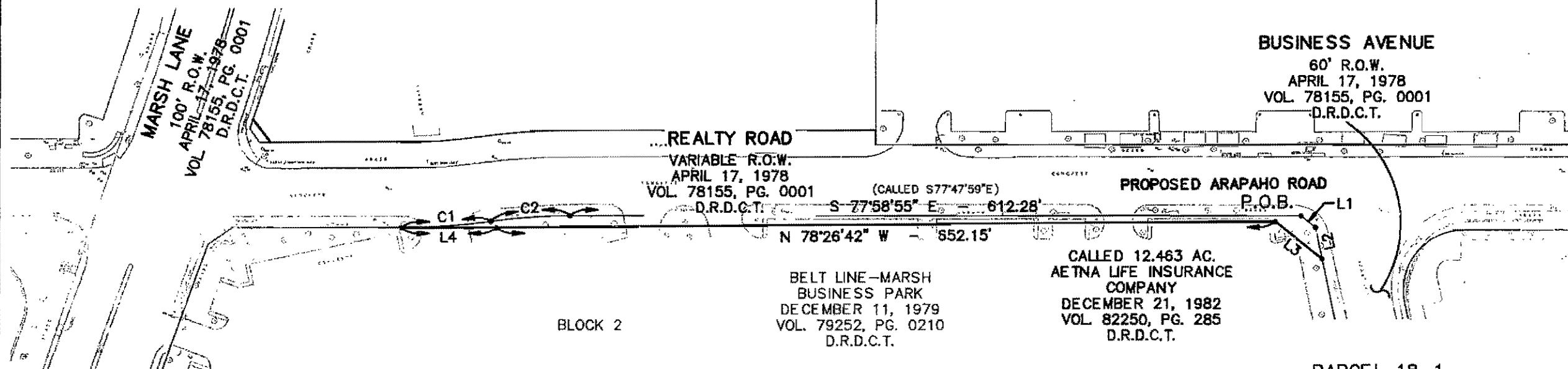
EXHIBIT "B"



LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 39°02'36" E	S38°51'40"E	15.56'	--
L2	S 00°06'18" E	S00°04'38"W	26.99'	--
L3	N 39°25'07" W	--	50.43'	--
L4	N 77°58'55" W	--	79.56'	--

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	8°06'35"	530.00'	75.02'	S 82°02'12" E - 74.95'
C2	8°06'35"	470.00'	66.52'	S 82°02'12" E - 66.47'

DAVID MYERS SURVEY
A-923



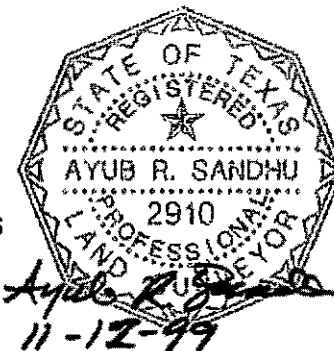
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE

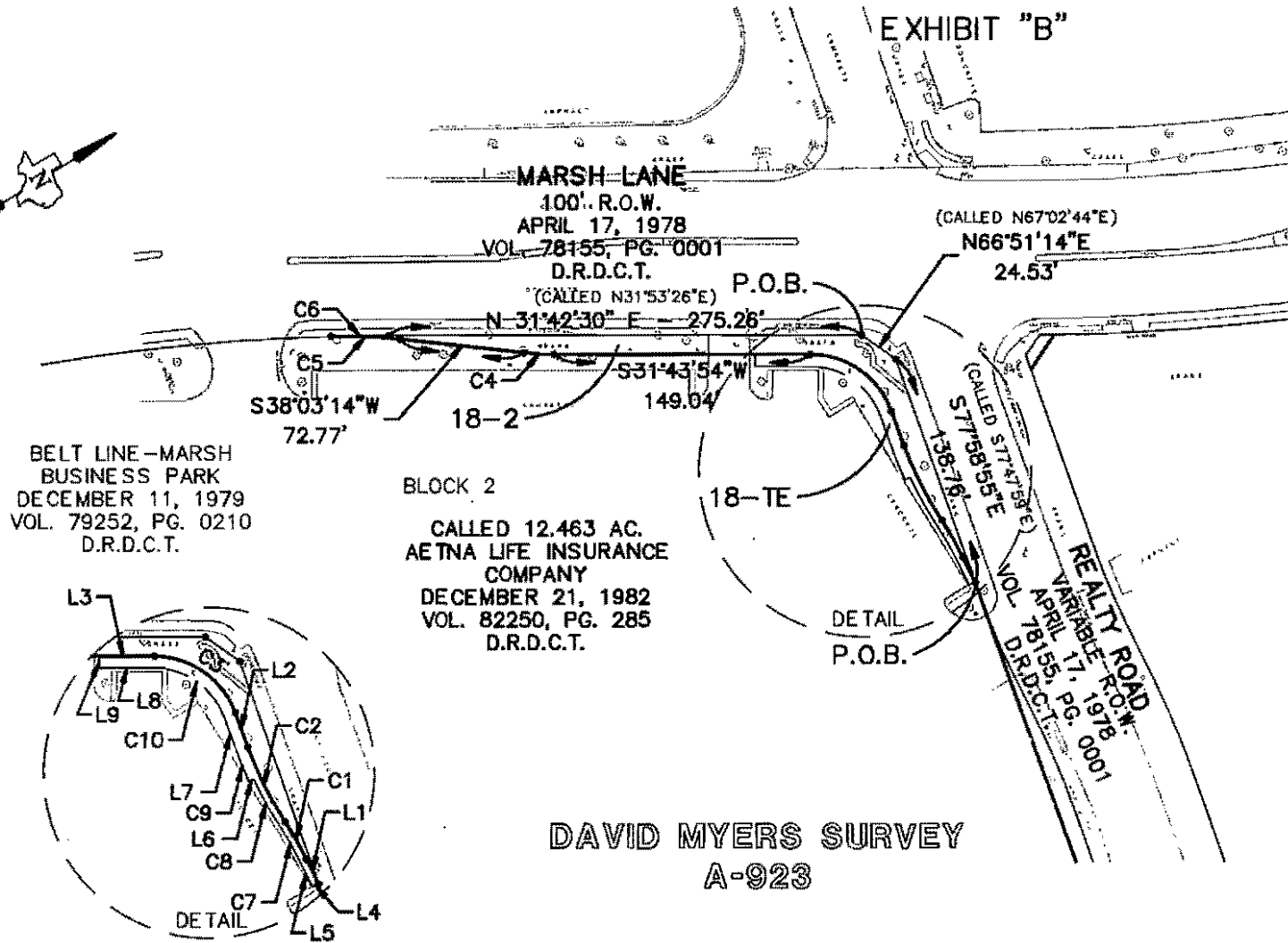


PARCEL 18-1
A PLAT OF A
0.1262 ACRE (5,496 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



GRAPHIC SCALE
1 INCH = 100 FT.

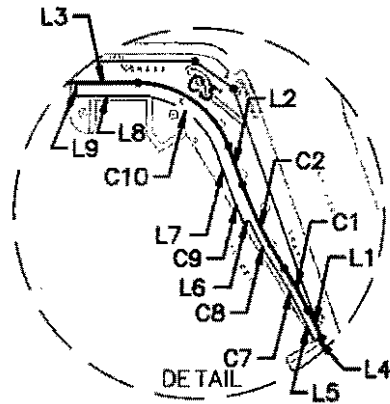
EXHIBIT "B"



BELT LINE - MARSH
BUSINESS PARK
DECEMBER 11, 1979
VOL. 79252, PG. 0210
D.R.D.C.T.

BLOCK 2

CALLED 12.463 AC.
AETNA LIFE INSURANCE
COMPANY
DECEMBER 21, 1982
VOL. 82250, PG. 285
D.R.D.C.T.



DAVID MYERS SURVEY
A-923

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	7°34'55"	190.50'	25.21'	N 88°07'20" W - 25.19'
C2	13°28'05"	209.50'	49.25'	N 85°10'44" W - 49.13'
C3	69°49'24"	50.50'	61.54'	S 66°38'36" W - 57.80'
C4	6°19'20"	159.50'	17.60'	S 34°53'34" W - 17.59'
C5	7°55'19"	290.50'	40.17'	S 34°05'35" W - 40.13'
C6	1°34'35"	1,223.24'	33.65'	N 30°55'13" E - 33.65'
C7	7°34'55"	186.50'	24.68'	N 88°07'20" W - 24.66'
C8	8°19'37"	213.50'	31.03'	N 87°44'59" W - 31.00'
C9	5°01'11"	216.50'	19.16'	N 80°58'47" W - 19.15'
C10	69°49'24"	43.50'	53.01'	S 66°38'36" W - 49.79'

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	N 84°19'52" W	-	16.37'	-
L2	N 78°26'42" W	-	21.38'	-
L3	N 31°43'54" E	-	32.23'	-
L4	S 11°33'07" W	-	4.02'	-
L5	N 84°19'52" W	-	15.96'	-
L6	S 11°33'19" W	-	3.01'	-
L7	N 78°26'42" W	-	21.38'	-
L8	S 31°43'54" W	-	32.23'	-
L9	N 58°16'05" W	-	7.00'	-

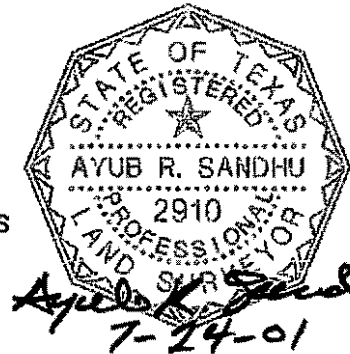
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A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

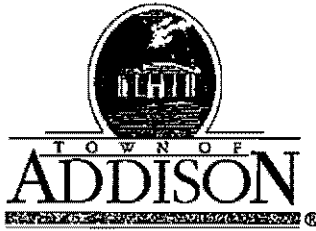
- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



PARCEL 18-2, 18-TE
A PLAT OF A
0.0981 ACRE (4,272 SQ. FT.),
0.0275 ACRE (1,197 SQ. FT.)
TRACTS OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



GRAPHIC SCALE
1 INCH = 100 FT.



PUBLIC WORKS DEPARTMENT

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

June 20, 2001

Mr. Hugh Knight
ARS Engineers, Inc.
5910 N. Central Expressway, Suite 1000
Dallas, Texas 75206

Re: Property Survey
Parcel 15-Arapaho Rd., Phase II Project

Dear Mr. Knight:

As we recently discussed, the Town of Addison requests that your firm perform a full property survey, including illustration of all on-site improvements, for the Niles Properties, LTD tract. We have previously referenced this location as Parcel 15, as it relates to our proposed Arapaho Rd., Phase II project. Your timely submittal of a cost proposal for this work is greatly appreciated. Do to an anticipated condemnation hearing on this parcel, our City Attorney has asked that we provide this plat with the full property survey by the end of the first week in July 2001.

Should you have any questions, please let me know.

Sincerely,

Steven Z. Chutchian, P.E.
Assistant City Engineer

HP LaserJet 3200se



TOALASERJET 3200
9724502837
JUN-21-2001 10:40

Fax Call Report

Job	Date	Time	Type	Identification	Duration	Pages	Result
474	6/21/2001	10:39:49	Send	92147508823	0:38	1	OK



PUBLIC WORKS DEPARTMENT
Post Office Box 9010 Addison, Texas 75010-9010

(972) 450-5871
15801 Westgrove

June 20, 2001

Mr. Hugh Knight
ARS Engineers, Inc.
5910 N. Central Expressway, Suite 1000
Dallas, Texas 75206

Re: Property Survey
Parcel 15-Arapaho Rd., Phase II Project

Dear Mr. Knight:

As we recently discussed, the Town of Addison requests that your firm perform a full property survey, including illustration of all on-site improvements, for the Niles Properties, LTD tract. We have previously referenced this location as Parcel 15, as it relates to our proposed Arapaho Rd., Phase II project. Your timely submittal of a cost proposal for this work is greatly appreciated. Do to an anticipated condemnation hearing on this parcel, our City Attorney has asked that we provide this plat with the full property survey by the end of the first week in July 2001.

Should you have any questions, please let me know.

Sincerely,


Steven Z. Chutchan, P.E.
Assistant City Engineer

EXHIBIT "B"

LOT 1
HOUSLEY ADDITION
AUGUST 27, 1979
VOL. 79173, PG. 0109
D.R.D.C.T.

CALLED 1.890 AC.
PRAEDIUM II LONE STAR, L.P.
DECEMBER 16, 1997
VOL. 97247, PG. 02643
D.R.D.C.T.

(CALLED N89°55'00"E - 320.00')
N 89°44'49" E - 320.07'

P.O.B.

DAVID MYERS SURVEY
A-923

CALLLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

(CALLED N00°05'00"W)
N-00°15'08" W - 247.45'

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

PROPOSED ARAPAHO ROAD

SURVEYOR BLVD.
(60' R.O.W.)

S. 00°15'02" E - 247.46'
(CALLED S00°05'30"E - 247.45')

FND. "X" IN CONC.

FND. "X" IN CONC.

S 89°44'52" W - 320.07'
(CALLED S89°55'00"W - 320.00')

KJA SUBDIVISION,
ADDISON WEST INDUSTRIAL PARK
SEPT. 7, 1977
VOL. 77180, PG. 16
D.R.D.C.T.

PARCEL 15
A PLAT OF A
1.8182 ACRE (79,202 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

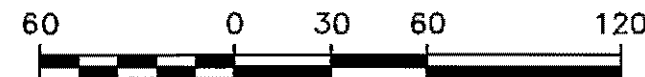
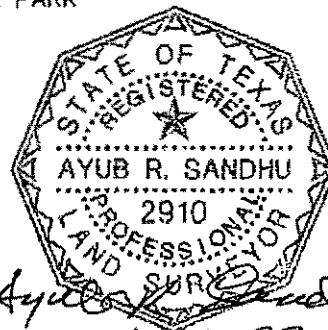
NOTES:

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HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT
PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY
LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO
THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN
VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 60 FT.



HEXTER-FAIR TITLE COMPANY
COMMERCIAL DIVISION

8333 Douglas Avenue, Suite 130
Dallas, TX 75225
214-373-9999
Fax: 214-987-3351

Fax Transmittal

Kenneth Dippel

fax #:

214-672-2020

From:

David Spence - Commercial Escrow Assistant

Date:

October 3, 2000

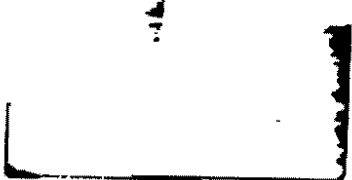
Re:

PC00128218 - 15115 Surveyor Blvd.

Pages:

14 (including this one)

**NOTES: Enclosed is the current Title Commitment for the above-referenced property.
Please call if you have any questions.**



ISSUED BY

COMMITMENT FOR TITLE INSURANCE

Lawyers Title Insurance Corporation

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We, LAWYERS TITLE INSURANCE CORPORATION will issue our (the insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule B and Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, expedited delivery expenses.

The Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

IN WITNESS WHEREOF, LAWYERS TITLE INSURANCE CORPORATION has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.

LAWYERS TITLE INSURANCE CORPORATION

Date:

By:

Janet A. Albert

President

Countersigned:

Hexter-Fair Title Company



Attest:

J. D. West

Secretary

By:

Carol Dick
Authorized Officer or Agent

TEXAS TITLE INSURANCE INFORMATION

<p>Title insurance insures you against loss resulting from certain risks to your title.</p> <p>The Commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The Commitment is a legal document. You should review it carefully to completely understand it before your closing date.</p>	<p>El seguro de título la asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.</p> <p>El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.</p>
--	---

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- **EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- **EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the State Board of Insurance by calling the Title Insurance Company at 1-800-825-0985 or by calling the title insurance agent that issued the Commitment. The State Board of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey. On the Owner Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy.
- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

SCHEDULE A

CF OR FILE NO...: FC00128218

PAGE: A- 1

EFFECTIVE DATE OF COMMITMENT : September 6, 2000

1. POLICY OR POLICIES TO BE ISSUED:

(a) OWNER POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: \$ 1,750,000.00
PROPOSED INSURED : Town of Addison

(b) TEXAS RESIDENTIAL OWNER POLICY OF TITLE INSURANCE -
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount: \$
PROPOSED INSURED :

(c) MORTGAGE POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount: \$
PROPOSED INSURED :
Proposed Borrower:

(d) MORTGAGE TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount \$
PROPOSED INSURED :
Proposed Borrower:

(e) OTHER
Policy Amount: \$
PROPOSED INSURED :

2. THE INTEREST IN THE LAND COVERED BY THIS COMMITMENT IS:

FEW SIMPLE

3. RECORD TITLE TO THE LAND ON THE EFFECTIVE DATE APPEARS TO BE VESTED IN:

Wile Properties, Ltd., a Texas limited partnership

4. LEGAL DESCRIPTION OF THE LAND:

BEING all of EJA SUBDIVISION PART 2, ADDISON WEST INDUSTRIAL PARK an Addition to the Town of Addison, Dallas County, Texas, according to the Plat thereof recorded in Volume 78105, Page 1111, of the Map Records of Dallas County, Texas.

GP OR FILE NO.: PC00128219

PAGE: B- 1

SCHEDULE B

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your policy will not cover loss, costs, attorneys' fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Those recorded in Volume 78105, Page 1111, Map Records of Dallas County, Texas. Certain documents recorded in the public records may have language restricting land ownership or use because of race, color, creed, national origin, religion, disabilities, handicap, sex, or familial status (called herein "Personal Restrictions"). Federal law prohibits enforcement of such personal restrictions and even limits the ability of the title company to report or show them. To the extent such personal restrictions are contained in any documents listed as an exception to title in this insuring form, such personal restrictions or covenants are omitted from the exception. If the Company or its title insurance agent have provided copies of documents containing such personal restrictions or covenants, we are simply providing a true copy of the recorded documents and do not publish, state, or imply such personal restrictions or covenants are enforceable.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured.
(Applies to the Owner Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
(Applies to the Owner Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2000, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien instrument described in SCHEDULE A, if the land is part of the homestead of the owner. (Applies to

Better-Fair Title Company

Commitment for Title Insurance - Schedule B
Effective January 1, 1993

VALID ONLY IF SCHEDULES A, B, C
AND COVER PAGE ARE ATTACHED

GF OR FILE NO.: PC00128218

PAGE: B- 2

the Mortgage Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a Binder is issued.)

- B. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Mortgage Policy Only.)
- P. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- a. The following, all according to the map or plat recorded in Volume 78105, Page 1111 of the Map Records of Dallas County, Texas.
An easement fifty (50) feet in width located along the West property line for drainage channel.
Covenants as contained thereon.
 - b. Easement granted to Texas Power & Light Company by instrument dated July 28, 1965, executed by Ely Straus and Max Feldman and recorded in Volume 635, Page 1295, Deed Records of Dallas County, Texas.
 - c. Easement reserved in Warranty Deed dated February 5, 1970, executed by Ely Straus and Max Feldman, as recorded in Volume 70043, Page 566, Deed Records of Dallas County, Texas.
 - d. Any portion of the property described herein within the limits or boundaries of any public or private roadway.
 - e. Rights of tenants in possession under unrecorded leases or rental agreements.
 - f. Easements, or claims of easements, which are not recorded in the public records.
 - g. Subject to any visible or apparent easement over, under or across subject property.
 - h. Rights of parties in possession.
 - i. Company shall require review of eminent domain proceedings. Additional requirements may be made upon review.

GP OR FILE NO.: PC00128218

PAGE: C- 1

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in SCHEDULE B of the Policy, unless you dispose of these matters to our satisfaction before the date the policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - * no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - * all standby fees, taxes, assessments and charges against the property have been paid,
 - * all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, subcontractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialman's liens have attached to the property,
 - * there is legal right of access to and from the land,
 - * (on a Mortgage Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. Note to all Buyers, Sellers, Borrowers, Lenders and all parties having a vested interest in the transaction covered by this Commitment. The following constitutes a major change in the procedures and requirements for disbursement of funds by the Title Agent pursuant to this transaction.

Effective August 1, 1988, the State Board of Insurance has adopted Procedural Rule P-27 which will require that "Good Funds" be received and deposited before a Title Agent may disburse from this Trust Fund Account. "Good Funds" is defined as: (1) Cash or wire transfers (2) Certified funds, including certified checks and cashier's checks; (3) Uncertified funds in amounts less than \$1,500.00, including checks, traveler's checks, money orders and negotiable orders of withdrawal, provided multiple items shall not be used to avoid the \$1,500.00 limitation; and (4) Uncertified funds in amounts of \$1,500.00 or more, drafts and any other item when collected by the financial institution.

6. Deed of Trust dated September 23, 1997, and recorded in Volume 97188, Page 4144 of the Deed of Trust Records of Dallas County, Texas, executed by Nile Properties, Ltd., a Texas limited partnership to Chris Peirson, Trustee, and all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby, securing one promissory note of even date therewith in the principal amount of \$1,650,000.00, payable to Bank of America Texas, N.A.

(ENCUMBERS ADDITIONAL PROPERTY)

7. Company must be furnished the following items for examination and possible additional requirements: (a) Certificate from the appropriate Secretary of State showing Nile Properties, Ltd., is a properly registered limited partnership and giving the names of the general partners; (b) Satisfactory proof that the general partners have the power to convey.

Heiter-Fair Title Company

Commitment for Title Insurance - Schedule C
Effective January 1, 1995

VALID ONLY IF SCHEDULES A, B, C
AND COVER PAGE ARE ATTACHED

GF OR FILE NO.: FC00128218

PAGE: C- 2

8. Prior conveyance (Warranty Deed recorded in Volume 78178, Page 3027) indicates that Julia M. Amelang may have an interest in ten percent (10%) of subject property. Company requires a deed in form and substance satisfactory to it, to be executed by the said Julia M. Amelang and filed in the Real Property Records of Dallas County, Texas.
9. Mechanic's Lien by Affidavit dated January 15, 2000, executed by Bluebonnet Waste Control, Inc., filed for record in Volume 2000010, Page 4907, of the Mechanics Lien Records of Dallas County, Texas, claiming a lien in the sum of \$184.04.
10. Company shall require the payment of the award compensation into the registry of the court and the recordation of a certified copy of the final decree or judgment in condemnation suit.
11. Company shall require review of eminent domain proceedings. Additional requirements may be made upon review.

COUNTERSIGNED:

Hexter-Fair Title Company



AUTHORIZED SIGNATURE

Commitment for Title Insurance - Schedule C
Effective January 1, 1993VALID ONLY IF SCHEDULES A, B, C
AND COVER PAGE ARE ATTACHED

COWLES & THOMPSON

A Professional Corporation

ATTORNEYS AND COUNSELORS



FACSIMILE COVER PAGE

Date: June 21, 2001

Time: _____

Total Number of Pages (including this sheet): 14

Normal/Rush: Normal

Client/Matter #: _____

**TO: Steve Chutchian
TOWN OF ADDISON**

FAX: (972) 450-2837

FROM: Angela Washington

Direct Dial #: (214) 672-2144

MESSAGE: I found this in the file. I hope it helps.

Angie

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

or June Phipps at (214) 672-2509

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 this communication is strictly prohibited. If you have received this communication in error, please notify us immediately at our telephone number (214) 672-2000. We will be happy to arrange for the return of this message to us, via the United States Postal Service, at no cost to you.

G.F. No. PC00128218

COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of Lawyers Title Insurance Corporation, a wholly owned subsidiary of LendAmerica Financial Group, Inc.

Chairman and Chief Operating Officer Charles N. Foster, Jr.	Directors Janet A. Alpert John W. Carter B. William Evans Charles N. Foster, Jr. Russell W. Jordan, III Jeffrey A. Tischler Herbert Vender
Vice Chairman Herbert Vender	
President Janet A. Alpert	
Exec. Vice President, Chief Financial Officer and Treasurer Jeffrey A. Tischler	
Secretary and General-Counsel Russell W. Jordan, III	

2. The following disclosures are made by the Title Insurance Agent issuing this commitment.

HEXTER-FAIR TITLE COMPANY

SHAREHOLDERS

Alamo Title Holding Company (50%)
David L. Fair (50%)

DIRECTORS

David L. Fair
Darryl J. Tyson
Stanley E. Keston
Brian J. Wette

OFFICERS

David L. Fair, Chairman
Darryl J. Tyson, Vice-Chairman
Stanley E. Keston, Vice-Chairman
Brian J. Wette, President
Winfrad L. Myra, Executive Vice-President

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving any sum from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium¹ is

Owners Policy	\$ <u>10,507.00</u>
Mortgage Policy	\$ _____
Endorsement Charges	\$ _____
Total	\$ <u>10,507.00</u>

Of this total amount: \$ 15.00% (or X) will be paid to the policy issuing Title Insurance Company; \$ 10% (or X) will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount	To Whom	For Services ²
\$ <u>75.00%</u> (or X)	<u>David L. Fair</u>	_____
\$ _____ (or X)	_____	_____
\$ _____ (or X)	_____	_____

¹The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Texas Department of Insurance.

²Confirmation of taxes, document execution, issuance of commitments (including updates), document recording, issuance of policies, and other closing services.

This commitment is invalid unless the insuring provisions and Schedules A, B, C are attached.

Commitment No. _____

G.F. No. FC00129216**DELETION OF ARBITRATION PROVISION**

(Not applicable to the Texas Residential Owner Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$1,000,000 or less. If you want to retain your right to sue the company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the company at or before the closing of your real estate transaction or by writing to the Company.

The Arbitration provision in the Policy is as follows:

"Unless prohibited by applicable law or unless this arbitration section is deleted by specific provision in Schedule B of this policy, either the Company or the Insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this Policy and service of the Company in connection with its issuance or the breach of a policy provision or other obligation. All arbitrable matters when the Amount of the Insurance is \$1,000,000 or less SHALL BE arbitrated at the request of either the Company or the Insured, unless the Insured is an individual person (as distinguished from a corporation, trust, partnership, association or other legal entity). All arbitrable matters when the Amount of Insurance is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this Policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the Insured, the rules in effect at the Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request."

I request deletion of the Arbitration provision.

SIGNATURE

DATE

G.P. No. PC00126218

IMPORTANT NOTICE

FOR INFORMATION, OR TO MAKE A COMPLAINT CALL OUR TOLL-FREE TELEPHONE NUMBER

1-800-442-7067

ALSO YOU MAY CONTACT THE TEXAS DEPARTMENT OF INSURANCE AT

1-800-252-3439

to obtain information on:

1. filing a complaint against an insurance company or agent,
2. whether an insurance company or agent is licensed,
3. complaints received against an insurance company or agent,
4. policyholder rights, and
5. a list of consumer publications and services available through the Department.

YOU MAY ALSO WRITE TO THE TEXAS DEPARTMENT OF INSURANCE

P. O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 475-1771

AVISO IMPORTANTE

PARA INFORMACION, O PARA SOMETER UNA QUEJA LLAME AL NUMERO GRATIS

1-800-442-7067

TAMBIEN PUEDE COMUNICARSE CON EL DEPARTAMENTO DE SEGUROS DE TEXAS AL

1-800-252-3439

para obtener informacion sobre:

1. como someter una queja en contra de una compania de seguros o agente de seguros,
2. si una compania de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compania de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a traves del Departamento.

TAMBIEN PUEDE ESCRIBIR AL DEPARTAMENTO DE SEGUROS DE TEXAS

P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 475-1771

G.F. No. PC00128218**TEXAS TITLE INSURANCE INFORMATION**

Title Insurance insures you against loss resulting from certain risks to your title.

The Commitment for Title Insurance is the title insurance company's promise to insure the title insurance policy. The Commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

-EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

-EXCLUSIONS are title risks that a Policy generally does not cover.

Exclusions are contained in the Policy but not shown or discussed in the Commitment.

-CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the State Board of Insurance by calling the Title Insurance Company at 1-800-442-7067 or by calling the title insurance agent that issued the Commitment. The State Board of Insurance may review the policy form from time to time.

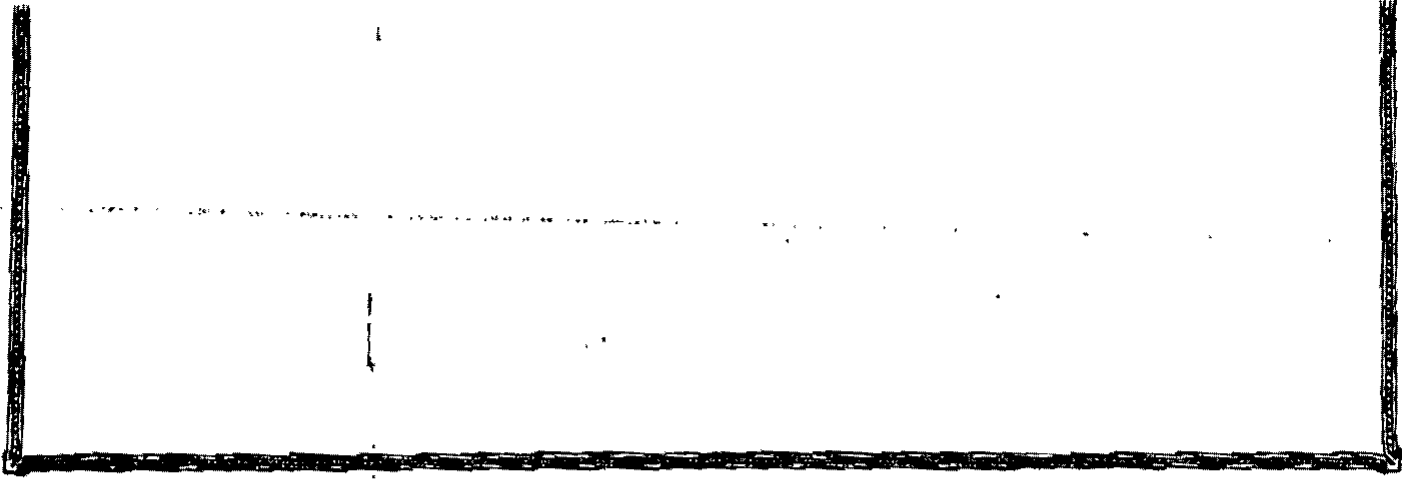
You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "Area and Boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey. On the Owner Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy.

- Allow the Company to add an exception to "Rights of parties in Possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premium unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

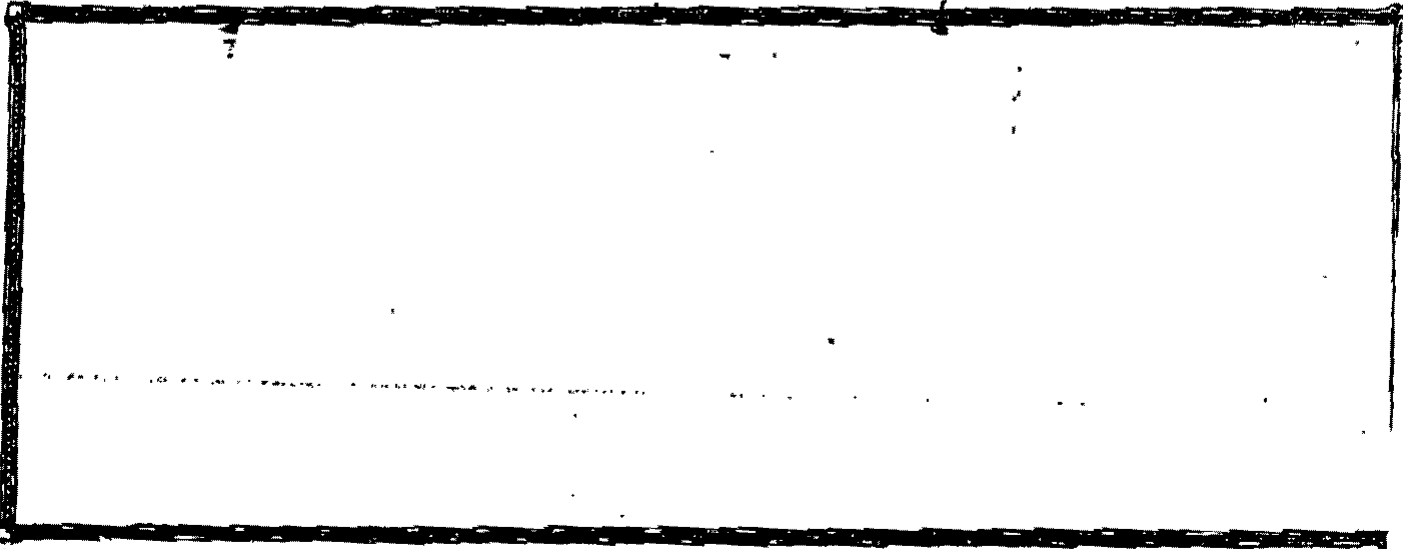


Lawyers Title
Insurance Corporation
AN AMERICAN COMPANY

**TEXAS COMMITMENT
FOR TITLE INSURANCE**

Insured By
Lawyers Title Insurance Corporation

Head Office:
101 Gateway Center Parkway, Gateway One
Richmond, Virginia 23235-5733



TOWN OF
ADDISON

PUBLIC WORKS

To: HUGH KNIGHT

From: STEVE CHUTCHIAN

Company: ARS

FAX #: 214-750-8823

Date: 6/21/01

No. of pages (including cover): ~~10~~ 15

Phone: 972/450-2886

Fax: 972/450-2837

16801 Westgrove

P.O. Box 9010

Addison, TX 75001-9010

Parcel 15
Field Note Description
Arapaho Road Project
Town of Addison
Dallas Coun

7/25/01

BEING a description of a 0.6129 a of land situated in the David Myer Town of Addison, Dallas County, that certain tract of land conveyed August 26, 1997 and recorded in Volume Deed Records of Dallas County, Texas, tract being all of the KJA Subd: Industrial Park, an addition to evidenced by the plat dated May 11, 1978, Page 1111 of said Deed Records, land being more particularly described as follows:

MIKE - THIS IS FOR
FOUR 9:30 A.M. t
MTG. WITH KEN e
DIPPEL ON THURSDAY. r
Steve C. :
PLEASE PASS THE
RESULTS OF THIS MTG.
TO LUKE J. HE WILL
HAVE THE ENGINEER
MAKE THE CHANGES

BEGINNING at a 5/8 inch iron rod set in the West right of way line of Surveyor Boulevard (60 feet wide) at the North corner of a proposed cut back corner located at the Northwest intersection of said Surveyor Boulevard with proposed Arapaho Road, from said corner the common Northeast corner of said Nile Properties, Ltd. Tract and Southeast corner of a called 1.890 acre tract of land conveyed to Praedium II Lone Star, L.P. on December 16, 1997 and recorded in Volume 97247, Page 02643 of said Deed Records, said called 1.890 acre tract being all of Lot 1, Housley Addition, an Addition to the Town of Addison, as evidenced by the plat dated August 27, 1979 and recorded in Volume 79173, Page 0109 of said Deed Records, bears North $00^{\circ}15'02''$ West, a distance of 77.26 feet;

THENCE, SOUTH $00^{\circ}15'02''$ EAST (called South $00^{\circ}05'30''$ East), departing said proposed cut back corner and along the common East line of said Nile Properties, Ltd. tract and West right of way line of said Surveyor Boulevard, a distance of 133.81 feet to 5/8 inch iron rod set for the South corner of a proposed cut back corner located at the Southwest intersection of said Surveyor Boulevard with said proposed Arapaho Road;

THENCE, NORTH $54^{\circ}43'10''$ WEST, departing said common line and along said proposed cut back corner, a distance of 32.98 feet to an "X" in concrete set for the North corner of said cut back corner and being the beginning of a non tangent curve to the right of the proposed South Right of Way line of Arapaho Road;

PARCEL 15 - ARAPAHO ROAD PROJECT

THENCE, WESTERLY, departing said proposed cut back corner and along said proposed South Right of Way line of Arapaho Road and said curve to the right having a radius of 890.00 feet, a central angle of $19^{\circ}09'55''$, a chord bearing South $81^{\circ}27'55''$ West for 296.32 feet, for an arc distance of 297.70 feet to an "X" in concrete set in the common West line of said Nile Properties, Ltd. Tract and East line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records;

THENCE, NORTH $00^{\circ}15'08''$ WEST (called North $00^{\circ}05'00''$ West), departing said proposed South Right of Way line of Arapaho Road and along said common line, a distance of 80.02 feet to an "X" in concrete set in the proposed North Right of Way line of Arapaho Road, said point being the beginning of a non tangent curve to the left;

THENCE, EASTERLY, departing said common line and along the proposed North Right of Way line of Arapaho Road and the arc of said curve to the left having a radius of 810.00 feet, a central angle of $21^{\circ}44'35''$, a chord bearing North $80^{\circ}18'17''$ East for a distance of 305.54 feet, for an arc distance of 307.38 feet to an "X" in concrete set for the South corner of said cut back corner located at Northwest intersection of said Surveyor Boulevard with said proposed Arapaho Road;

THENCE, NORTH $34^{\circ}14'14''$ EAST, departing said proposed North Right of Way line of Arapaho Road and along said cut back corner, a distance of 32.97 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.6129 acres or 26,700 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S $89^{\circ}51'55''$ E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

PARCEL 15 - ARAPAHO ROAD PROJECT

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 9-8-00
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

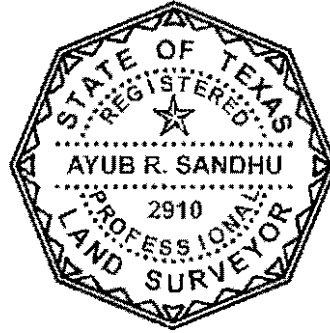


EXHIBIT "B"

LOT 1
HOUSLEY ADDITION
AUGUST 27, 1979
VOL. 79173, PG. 0109
D.R.D.C.T.

CALLED 1.890 AC.
PRAEDIUM II LONE STAR, L.P.
DECEMBER 16, 1997
VOL. 97247, PG. 02643
D.R.D.C.T.

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

KJA SUBDIVISION,
ADDISON WEST INDUSTRIAL PARK
SEPT. 7, 1977
VOL. 77180, PG. 16
D.R.D.C.T.

PARCEL 15
A PLAT OF A
0.6129 ACRE (26,700 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	19°09'55"	890.00	297.70	S81°27'55"W - 296.32
C2	21°44'35"	810.00	307.38	N80°18'17"E - 305.54

DAVID MYERS SURVEY
A-923

CALLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

(CALLED N00°05'00"W)
N 00°15'08" W
80.02'

SET "X" IN CONC.

PROPOSED ARAPAHO ROAD

SET "X" IN CONC.

N 54°43'10" W
32.98'

FND. "X" IN CONC.

FND. "X" IN CONC.

SURVEYOR BLVD.
(80' R.O.W.)

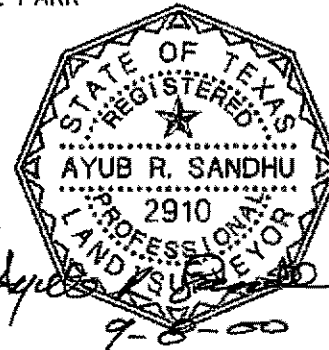
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- o DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 60 FT.



The HNTB Companies

Suite 630, 14114 Dallas Parkway, Dallas Texas 75240 (972) 661-5626

LETTER OF TRANSMITTAL

Job No.

25768

Date

July 27, 2001

To: Steve Chutchian, PE
Assistant City Engineer
Town of Addison
16801 Westgrove Drive
Addison, TX 75001

Re: Arapaho Road ROW and Temporary
Construction Easements

WE ARE FORWARDING TO YOU:

NO. OF COPIES	SHEET NO.	LAST DATED	DESCRIPTION
2			Plats and legal descriptions for Parcel 18-1(plat only), 18-2, 18-TE, and 21-TE (Arapaho Road Phase II)
3			Plats and legal descriptions for Parcel 3-TE,4-TE, 5-TE, 10-TE and 11-TE (Arapaho Road Phase III)

THESE ARE TRANSMITTED:

- For approval
 For your use
 As requested
 For review & comment

PLEASE NOTE:

Steve,
There are only two original copies of Parcel 18 and Parcel 21. We will provide you with the third original of these plats and descriptions early next week.

Thanks!
Angie

COPY TO:

File

By: Angela M Stoddard
Angela M. Stoddard, PE

Steve Chutchian

From: Randy Moravec
Sent: Tuesday, June 19, 2001 10:51 AM
To: Steve Chutchian
Cc: Sandra Goforth
Subject: Title Company Draft

Steve,

Just wanted you to know, we have been working with Angela and we will be doing an electronic transfer of funds, so a check will not be needed.

Randy

TXU easement

Mr. Jerry Rider

ENERGY PLAZA
Downtown

214-875-3092

TXU LAND RECORDS & R.O.L.

After Recording Return To:

**Kenneth C. Dippel
Cowles & Thompson
901 Main Street, Suite 4000
Dallas, Texas 75202**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

RIGHT-OF-WAY DEED

DATE: _____, 2001

GRANTOR: LINCOLN TRUST COMPANY
 FBO Dr. Howard Miller

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

CONSIDERATION:

THIRTY-FIVE THOUSAND EIGHTEEN DOLLARS AND 50/100 (\$35,018.50), in hand paid by Grantee, the receipt and sufficiency of which is acknowledged by Grantor.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

Two tracts of land, herein referred to as Parcels 17-1 and 17-2, together containing approximately 6,367 square feet of land, and more particularly described in Exhibit A-1, Parcel 17-1 (Field Note Description), and Exhibit A-2, Parcel 17-2 (Field Note Description), and depicted on Exhibit B (Survey Depiction), all of which are attached hereto and incorporated herein by reference.

CONVEYANCE:

Grantor, a Trust acting for the benefit of Dr. Howard Miller, for the consideration described above grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

MISCELLANEOUS:

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

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

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

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

EXECUTED effective as of the day first written above.

Lincoln Trust Company

By: _____
Print Name: _____
Print Title: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before Me, the undersigned notary public in and for said county and state, on this _____ day of _____, 2001, personally appeared _____, known to me to be the identical person who executed the within and foregoing document, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or entity upon behalf of which he acted, executed the instrument, for the uses and purposes therein set forth.

Notary Public, State of Texas
Print Name: _____

My Commission Expires:

[SEAL]

Parcel 17-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1411 acre (6,147 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Lincoln Trust Company Custodian FBO: Dr. Howard Miller on February 2, 1996 and recorded in Volume 96035, Page 0384 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.1411 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, NORTHWESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of 3°57'30", a chord bearing North 80°25'45 West for 61.48 feet, for an arc distance of 61.49 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 78°27'00" WEST, continuing along the proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

PARCEL 17-1 - ARAPAHO ROAD PROJECT

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of 6°20'50", a chord bearing South 86°55'53 East for 115.37 feet, for an arc distance of 115.43 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 89°53'42" EAST (called North 89°55'22" West), continuing along said common line, a distance of 157.87 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1411 acres or 6,147 square feet of land within the metes recited.

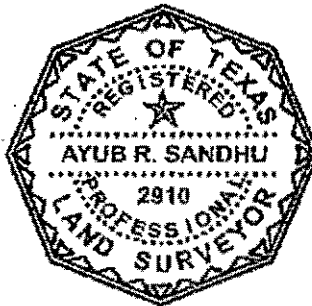
An additional 24 foot parallel to and South of the proposed South Right of Way line of Arapaho Road will be required as a temporary construction easement and will expire upon completion of the construction project.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0050 acre (220 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Lincoln Trust Company Custodian FBO: Dr. Howard Miller on February 2, 1996 and recorded in Volume 96035, Page 0384 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.0050 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set in the common West line of said called 7.728 acre tract and East right of way line of Commercial Drive as dedicated by Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point being the common Northwest corner of said Lot 3R and most Southerly Southwest corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown on said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, EASTERLY, along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide) and along the arc of a non-tangent curve to the left having a radius of 1042.00 feet, a central angle of 1°11'14", a chord bearing South 81°11'24" East for 21.59 feet, for an arc distance of 21.59 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, SOUTH 50°47'40" WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 27.48 feet to a 5/8 inch iron rod set in the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive (60 feet wide);

PARCEL 17-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 00°06'18 WEST (Called North 00°04'38" East), departing said line and along the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive, a distance of 20.68 feet to the **POINT OF BEGINNING;**

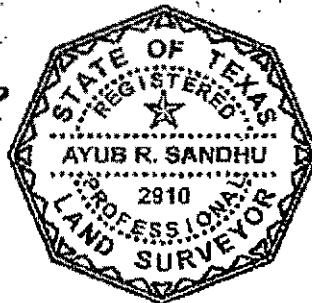
CONTAINING an area of 0.0050 acres or 220 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



P. 9

9724502837

TORLASERJET 3200

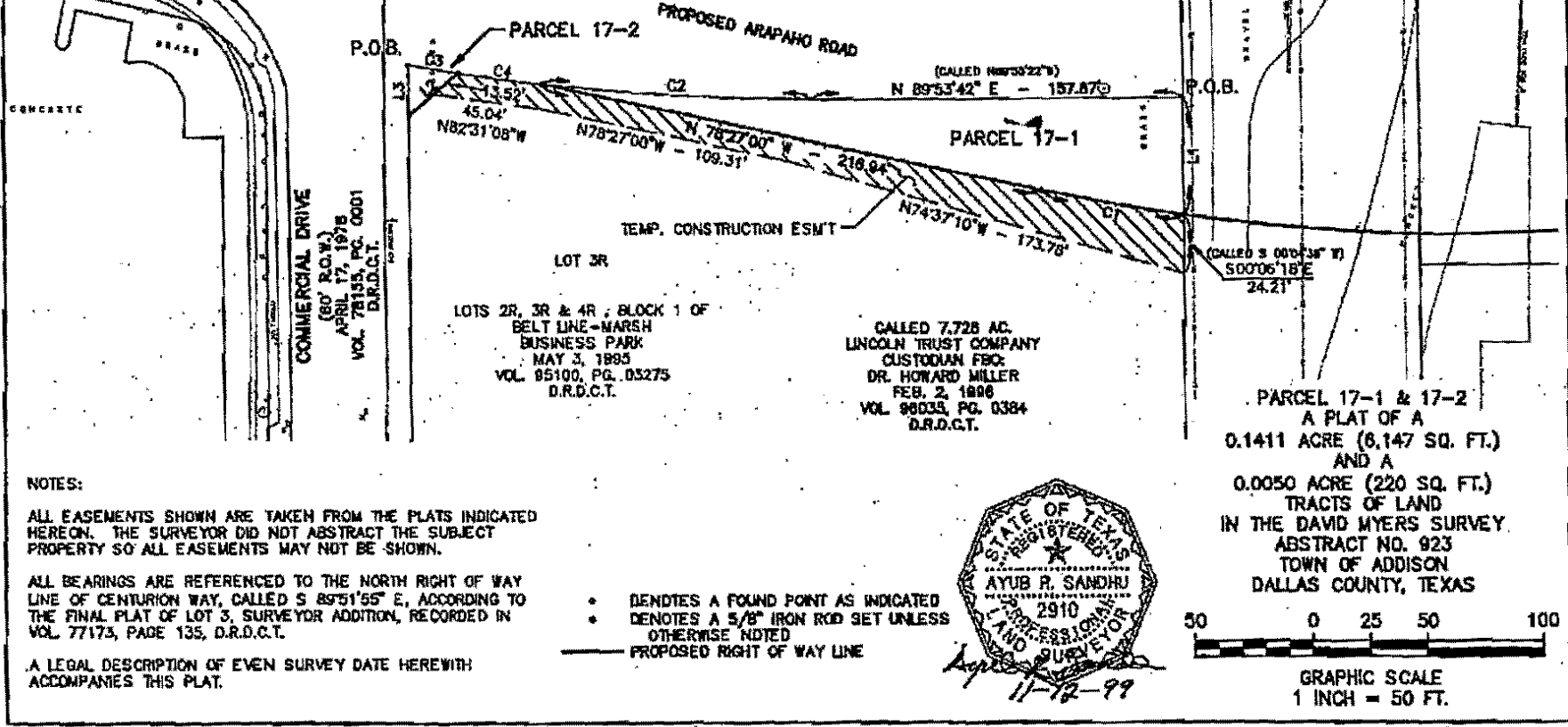
MAY 14 2001 11:06

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 00°08'18" E	S 00°04'36" W	47.77'	-
L2	S 50°47'40" W	-	27.46'	-
L3	N 00°06'18" W	N 00°04'32" E	20.68'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°57'30"	890.00'	61.49'	N 80°25'45" W - 61.49'
C2	8°20'50"	1042.00'	115.43'	S 86°55'53" E - 115.37'
C3	1°11'14"	1042.00'	21.68'	S 81°11'24" E - 21.58'
C4	1°58'27"	1042.00'	35.90'	S 82°46'15" E - 35.90'

EXHIBIT "B"

DAVID MYERS SURVEY
A-923



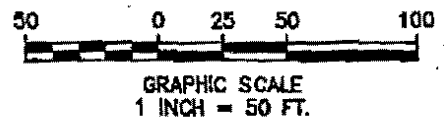
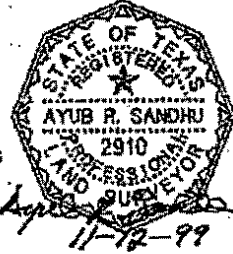
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
 - DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF DALLAS

§

§

THAT LINCOLN TRUST COMPANY, acting for the benefit of Dr. Howard Miller, hereinafter called GRANTOR of the County of Dallas, State of Texas, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, sell and convey to the Town of Addison, hereinafter called GRANTEE of the County of Dallas and State of Texas, a temporary easement and right to pass over, along, under and across a portion (the "Easement Area") of GRANTOR'S property, which easement and right of passage is shown and depicted on Exhibit B, attached to and incorporated herein, for the purpose of constructing a roadway to be known as Arapaho Road. The Easement Area is described as follows:

See attached Exhibit A (Field Note Description for Parcel 17-TE), which is made a part of this easement as if fully copied herein.

This temporary construction easement shall only be used by GRANTEE and its contractors in connection with the construction of a public right-of-way adjacent to the Easement Area. GRANTEE shall restore the Easement Area to the condition that existed before the construction of the roadway.

This temporary easement shall terminate 24 months from the date of the Notice to Proceed with construction under the construction contract for the roadway adjacent to the Easement Area, or upon completion of the construction of the portion of the roadway adjacent to the Easement Area, whichever is earlier.

TO HAVE AND TO HOLD unto the Town of Addison, Texas as aforesaid, for the purposes and on the conditions set forth hereinabove, the easement and Easement Area described above. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and defend all and singular the Easement Area to Grantee for the duration and purposes set out herein against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, 2001.

**GRANTOR
LINCOLN TRUST COMPANY**

By: _____
Print Name: _____
Print Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

§
§

BEFORE ME, the undersigned notary public in and for said county and state, on this _____ day of _____, 2001, personally appeared _____, known to me to be the identical person who executed the within and foregoing document, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or entity upon behalf of which he acted, executed the instrument, for the uses and purposes therein set forth.

GIVEN UNDER my hand and seal of office the day and year last above written.

MY COMMISSION EXPIRES:

[SEAL]

Parcel 17-TE
 Field Note Description
 Temporary Construction Easement
 Arapaho Road Project
 Town of Addison
 Dallas County, Texas

BEING a description of a 0.0970 acre (4,224 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Lincoln Trust Company Custodian FBO: Dr. Howard Miller on February 2, 1996 and recorded in Volume 96035, Page 0384 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.0970 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road for the Northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), continuing along said common line, a distance of 24.21 feet to the Southeast corner of the herein described tract;

THENCE, NORTH 74°37'10" WEST, departing said common line, a distance of 173.78 feet to an angle point;

THENCE, NORTH 78°27'00" WEST, a distance of 109.31 feet to an angle point;

PARCEL 17-TE - ARAPAHO ROAD PROJECT

THENCE, NORTH 82°31'08" WEST, a distance of 45.04 feet to a point in a proposed cutback corner located at the Southeast intersection of said Arapaho Road with Commercial Drive (60 feet wide) as dedicated by Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records;

THENCE, NORTH 50°47'40" EAST, along said proposed cutback corner, a distance of 13.52 feet to a point in in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of 1°58'27", a chord bearing South 82°46'15 East for 35.90 feet, for an arc distance of 35.90 feet to a 5/8 inch iron rod set in the proposed South Right of Way line of Arapaho Road;

THENCE, SOUTH 78°27'00" EAST, along said proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set for the beginning of a curve to the left;

THENCE, SOUTHEASTERLY, continuing along said proposed South right of way line of Arapaho Road and along the arc of said curve to the left having a radius of 890.00 feet, a central angle of 3°57'30", a chord bearing South 80°25'45 East for 61.48 feet, for an arc distance of 61.49 feet to the **POINT OF BEGINNING;**

CONTAINING an area of 0.0970 acres or 4,224 square feet of land within the metes recited.

PARCEL 17-TE - ARAPAHO ROAD PROJECT

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

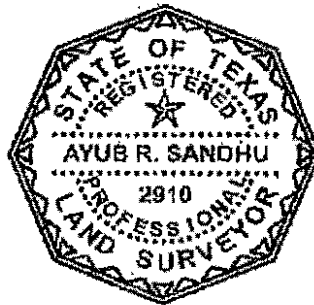


EXHIBIT "B"

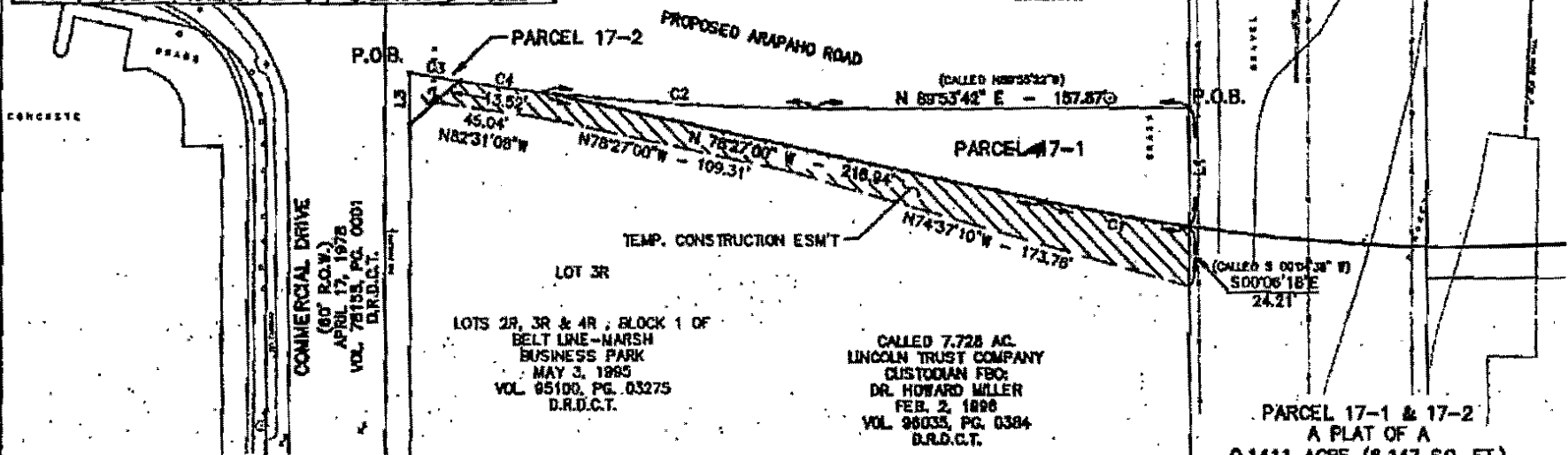
DAVID MYERS SURVEY
A-923

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 00°00'18" E	S 00°04'38" W	47.77'	-
L2	S 80°47'40" W	-	27.48'	-
L3	N 00°08'18" W	N 00°04'38" E	20.68'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°37'30"	890.00'	81.48'	N 80°25'45" W - 61.48'
C2	8°20'50"	1042.00'	113.43'	S 85°55'53" E - 115.37'
C3	1°11'14"	1042.00'	21.59'	S 81°11'24" E - 21.59'
C4	1°58'27"	1042.00'	35.90'	S 82°46'15" E - 35.90'

ARAPAHO ROAD
CALLED 0.7313
MAY 3, 1895
VOL. 95100, PG. 03275
D.R.D.C.T.

CALLED 0.39 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1857
VOL. 4632, PG. 368
D.R.D.C.T.



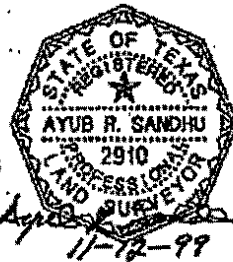
NOTES:

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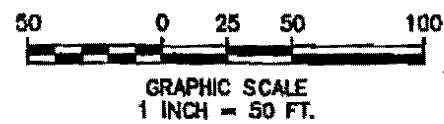
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A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



PARCEL 17-1 & 17-2
A PLAT OF A
0.1411 ACRE (8,147 SQ. FT.)
AND A
0.0050 ACRE (220 SQ. FT.)
TRACTS OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS



P.9

9724502837

TO LASERJET 3200

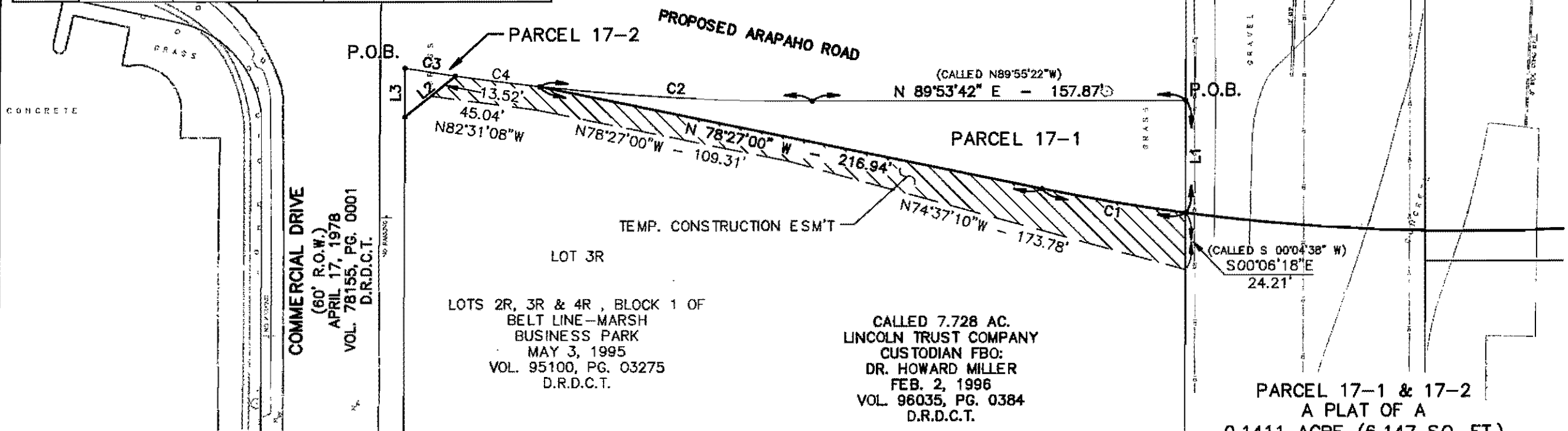
MAY 14 2001 11:06

EXHIBIT "B"

DAVID MYERS SURVEY
A-923

LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 00°06'18" E	S 00°04'38" W	47.77'	-
L2	S 50°47'40" W	-	27.48'	-
L3	N 00°06'18" W	N 00°04'38" E	20.68'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°57'30"	890.00'	61.49'	N 80°25'45" W - 61.48'
C2	6°20'50"	1042.00'	115.43'	S 86°55'53" E - 115.37'
C3	1°11'14"	1042.00'	21.59'	S 81°11'24" E - 21.59'
C4	1°58'27"	1042.00'	35.90'	S 82°46'15" E - 35.90'



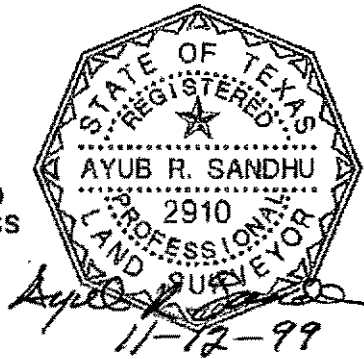
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A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



GRAPHIC SCALE
1 INCH = 50 FT.

HP LaserJet 3200se



TOALASERJET 3200
9724502837
MAY-14-2001 11:09

Fax Call Report

Job	Date	Time	Type	Identification	Duration	Pages	Result
791	5/14/2001	11:04:43	Send	92146722344	4:20	9	OK

TOWN OF
ADDISON

PUBLIC WORKS

To: ANGELA WASHINGTON

From: STEVE CRITCHAN

Company: COLLES & THOMPSON

Phone: 972/450-2886

FAX #: 214-672-2344

Fax: 972/450-2837

Date: 5/14/01

No. of pages (including cover): _____

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

Arapaho Rd. Ph. II/III Right-of-Way Acquisition

Parcel #	Description	Status	Purchase Amount
Phase II (Marsh to Surveyor)			
15	1.182 acres, Nile Properties, Ltd.	Condemnation Hearing Date to be set	
16	.1866 acres, TXU Electric	Draft license agreement being prepared by TXU	
17-1	.1411 acres, Lincoln Trust Company	Property acquisition closed on 6/21/01	\$35,018.50
17-2	.0050 acres (220 square feet), Lincoln Trust Company	Property acquisition closed on 6/21/02	included with 17-1
18-1	.1262 acres, Aetna Life Insurance Company	R.O.W. & easements are being reused	
18-2	.0029 acres (128 Square Feet), Aetna Life Insurance Company	R.O.W. & easements are being reused	
19	.0031 acres (135 square feet), A. Lee Pfluger Children's Trust	R.O.W. acquired through platting, easment being negotiated	
20	.0978 acres (4262 Square Feet), AMB Property II, L.P.	Owner has agreed to sell R.O.W. & easments	\$21,310.00
Phase III (Surveyor to Addison Rd.)			
1	.0380 acres (1657 square feet), Metro Brick	Appraisal performed for purchase of entire property	
2	.0556 acres (2432 square feet), Joe's Auto Body	Appraisail performed for R.O.W. acquisition	
3	1.8723 acres, St. Louis Southwestern Railway Company	Under negotiation	
4	.0256 acres (1114 square feet), The City of Dallas	Ownership update & easement determination underway	
5	.5792 acres, Heritage Inn	Ownership update & easement determination underway	
6	.6430 acres, Motel 6	Ownership update & easement determination underway	
7	.9387 acres, 15101 Midway Road Partners, Ltd	Ownership update & easement determination underway	
8	.6709 acres, J.H. Crouch Jr. and Doris Crouch	Ownership update & easement determination underway	
9	.4737 acres, Michael Schiff	Ownership update & easement determination underway	
10	.3664 acres, 4125 Centurion Way	Ownership update & easement determination underway	
11	.2950 acres, Bullough/Lykos Office Building No. 1	Ownership update & easement determination underway	
12	1.0855 acres, Public Storage of Dallas, Ltd.	Ownership update & easement determination underway	
13	1.0955 acres, Public Storage of Dallas, Ltd. ➡	Ownership update & easement determination underway	
14	.4730 acres, Town of Addison	Currently owned by town	

Parcel 17-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1411 acre (6,147 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Lincoln Trust Company Custodian FBO: Dr. Howard Miller on February 2, 1996 and recorded in Volume 96035, Page 0384 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.1411 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH $00^{\circ}06'18''$ EAST (called South $00^{\circ}04'38''$ West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, NORTHWESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of $3^{\circ}57'30''$, a chord bearing North $80^{\circ}25'45''$ West for 61.48 feet, for an arc distance of 61.49 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH $78^{\circ}27'00''$ WEST, continuing along the proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

PARCEL 17-1 - ARAPAHO ROAD PROJECT

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of 6°20'50", a chord bearing South 86°55'53 East for 115.37 feet, for an arc distance of 115.43 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 89°53'42" EAST (called North 89°55'22" West), continuing along said common line, a distance of 157.87 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1411 acres or 6,147 square feet of land within the metes recited.

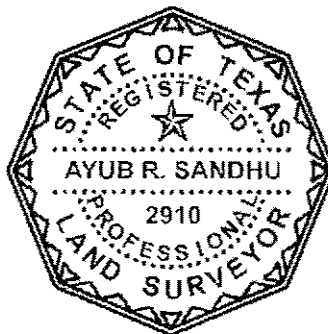
An additional 24 foot parallel to and South of the proposed South Right of Way line of Arapaho Road will be required as a temporary construction easement and will expire upon completion of the construction project.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1411 acre (6,147 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Lincoln Trust Company Custodian FBO: Dr. Howard Miller on February 2, 1996 and recorded in Volume 96035, Page 0384 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.1411 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, NORTHWESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of 3°57'30", a chord bearing North 80°25'45 West for 61.48 feet, for an arc distance of 61.49 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 78°27'00" WEST, continuing along the proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

PARCEL 17-1 - ARAPAHO ROAD PROJECT

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of 6°20'50", a chord bearing South 86°55'53 East for 115.37 feet, for an arc distance of 115.43 feet to a 5/8 inch iron rod set for the point of tangency of said curve;

THENCE, NORTH 89°53'42" EAST (called North 89°55'22" West), continuing along said common line, a distance of 157.87 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1411 acres or 6,147 square feet of land within the metes recited.

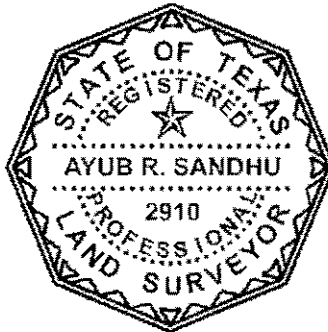
An additional 24 foot parallel to and South of the proposed South Right of Way line of Arapaho Road will be required as a temporary construction easement and will expire upon completion of the construction project.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0050 acre (220 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Lincoln Trust Company Custodian FBO: Dr. Howard Miller on February 2, 1996 and recorded in Volume 96035, Page 0384 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.0050 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the common West line of said called 7.728 acre tract and East right of way line of Commercial Drive as dedicated by Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point being the common Northwest corner of said Lot 3R and most Southerly Southwest corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown on said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, EASTERLY, along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide) and along the arc of a non-tangent curve to the left having a radius of 1042.00 feet, a central angle of $1^{\circ}11'14''$, a chord bearing South $81^{\circ}11'24''$ East for 21.59 feet, for an arc distance of 21.59 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, SOUTH $50^{\circ}47'40''$ WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 27.48 feet to a 5/8 inch iron rod set in the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive (60 feet wide);

PARCEL 17-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 00°06'18 WEST (Called North 00°04'38" East), departing said line and along the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive, a distance of 20.68 feet to the **POINT OF BEGINNING;**

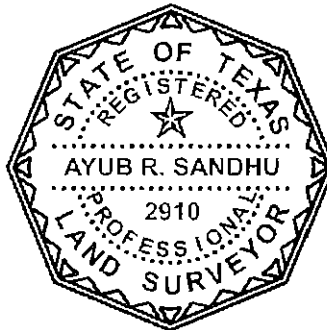
CONTAINING an area of 0.0050 acres or 220 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
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Parcel 17-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

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THENCE, EASTERLY, along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide) and along the arc of a non-tangent curve to the left having a radius of 1042.00 feet, a central angle of 1°11'14", a chord bearing South 81°11'24" East for 21.59 feet, for an arc distance of 21.59 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, SOUTH 50°47'40" WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 27.48 feet to a 5/8 inch iron rod set in the common West lines of said called 7.728 acre tract and said Lot 3R and East right of way line of said Commercial Drive (60 feet wide);

PARCEL 17-2 - ARAPAHO ROAD PROJECT

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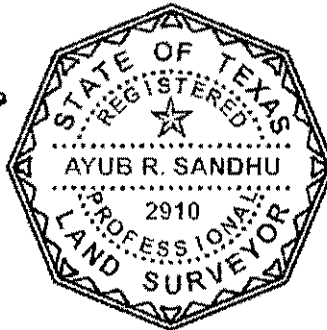
CONTAINING an area of 0.0050 acres or 220 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

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Ayub R. Sandhu 11-17-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-TE
Field Note Description
Temporary Construction Easement
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0970 acre (4,224 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 7.728 acre tract of land conveyed to Lincoln Trust Company Custodian FBO: Dr. Howard Miller on February 2, 1996 and recorded in Volume 96035, Page 0384 of the Deed Records of Dallas County, Texas, also being out of Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, said 0.0970 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod set in the common East line of said called 7.728 acre tract and West line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records, said point being the common Northeast corner of said Lot 3R and Southeast corner of a called 0.7313 acre right of way dedication for Arapaho Road as shown of said plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park";

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), along the common East lines of said called 7.728 acre tract and said Lot 3R and West line of said called 5.65 acre tract, a distance of 47.77 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road for the Northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, SOUTH 00°06'18" EAST (called South 00°04'38" West), continuing along said common line, a distance of 24.21 feet to the Southeast corner of the herein described tract;

THENCE, NORTH 74°37'10" WEST, departing said common line, a distance of 173.78 feet to an angle point;

THENCE, NORTH 78°27'00" WEST, a distance of 109.31 feet to an angle point;

PARCEL 17-TE - ARAPAHO ROAD PROJECT

THENCE, NORTH $82^{\circ}31'08''$ WEST, a distance of 45.04 feet to a point in a proposed cutback corner located at the Southeast intersection of said Arapaho Road with Commercial Drive (60 feet wide) as dedicated by Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records;

THENCE, NORTH $50^{\circ}47'40''$ EAST, along said proposed cutback corner, a distance of 13.52 feet to a point in in a curve of the common North line of said Lot 3R and existing South right of way line of said Arapaho Road (84 feet wide);

THENCE, EASTERLY, departing said line and along the common North line of said Lot 3R and existing South right of way line of said Arapaho Road and along the arc of a non-tangent curve to the left, having a radius of 1042.00 feet, a central angle of $1^{\circ}58'27''$, a chord bearing South $82^{\circ}46'15$ East for 35.90 feet, for an arc distance of 35.90 feet to a 5/8 inch iron rod set in the proposed South Right of Way line of Arapaho Road;

THENCE, SOUTH $78^{\circ}27'00''$ EAST, along said proposed South right of way of Arapaho Road, a distance of 216.94 feet to a 5/8 inch iron rod set for the beginning of a curve to the left;

THENCE, SOUTHEASTERLY, continuing along said proposed South right of way line of Arapaho Road and along the arc of said curve to the left having a radius of 890.00 feet, a central angle of $3^{\circ}57'30''$, a chord bearing South $80^{\circ}25'45$ East for 61.48 feet, for an arc distance of 61.49 feet to the **POINT OF BEGINNING;**

CONTAINING an area of 0.0970 acres or 4,224 square feet of land within the metes recited.

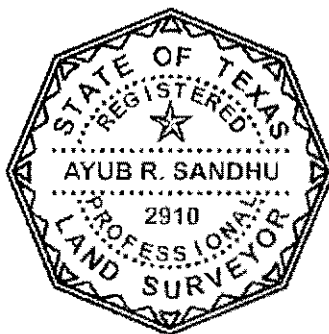
PARCEL 17-TE - ARAPAHO ROAD PROJECT

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Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 17-TE
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Arapaho Road Project
Town of Addison
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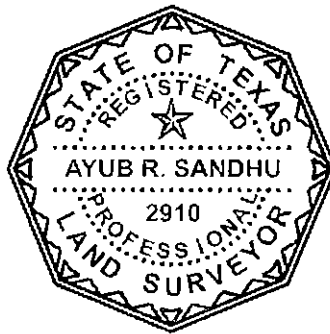
PARCEL 17-TE - ARAPAHO ROAD PROJECT

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Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



CITY COUNCIL AGENDA ITEM ATTACH: LEGAL

Date: GIVE TO JIM P. MONDAY! DESCRIPTION: R.O.W. MAP

SUBJECT: RIGHT-OF-WAY ACQUISITION ARAPAHO ROAD, PHASE II LOT —, BLOCK —, — ADDITION

IN CONJUNCTION WITH THE PROPOSED CONSTRUCTION OF ARAPAHO ROAD, FROM MARSH LN. TO SURVEYOR BEVD. THE PROCESS OF ACQUISITION OF NECESSARY RIGHT-OF-WAY IS UNDERWAY. THROUGH NEGOTIATION WITH LINCOLN TRUST COMPANY, STAFF HAS REACHED A TENTATIVE AGREEMENT FOR A FEE-SIMPLE TAKING OF — SQUARE FEET OF PERMANENT RIGHT-OF-WAY, AT A UNIT COST OF FIVE DOLLARS AND FIFTY CENTS (\$5.50) PER SQUARE FOOT. THE TOTAL COST OF THIS PARCEL OF LAND IS \$. IN ADDITION, — SQUARE FEET OF TEMPORARY CONSTRUCTION EASEMENT, LOCATED ADJACENT SOUTH OF THE PERMANENT PARCEL, IS INCLUDED AND IS CONSIDERED SUBSIDIARY TO THE TOTAL COST OF THE FEE-SIMPLE ACQUISITION.

PHASE II OF ARAPAHO ROAD, FROM MARSH LN. TO SURVEYOR BEVD. DRIVE? A FEE-SIMPLE ACQUISITION FUNDING SOURCE IDENTIFIED AS

FUNDING FOR THIS RIGHT-OF-WAY ACQUISITION IS AVAILABLE FROM

IT IS RECOMMENDED THAT THE COUNCIL AUTHORIZE THE CITY MANAGER TO OFFER A TOTAL OF \$ FOR THE ACQUISITION OF SF OF PERMANENT RIGHT-OF-WAY AND SF OF TEMPORARY CONSTRUCTION EASEMENT ON LOT —, BLOCK —, ADDITION, OF TRACT —, AS CURRENTLY OWNED BY LINCOLN TRUST

April 30, 2001

DRAFT

MEMORANDUM

To: Chris Terry, Assistant City Manager

Through: Mike Murphy, P.E., Director of Public Works

From: Steve Chutchian, P.E., Assistant City Engineer

Cc: Jim Pierce, P.E., Assistant Director of Public Works

Subject: Right-of-Way Acquisition
Arapaho Road, Phase II
Lots 2R, 3R, & 4R, Block 1
Belt Line-Marsh Business Park

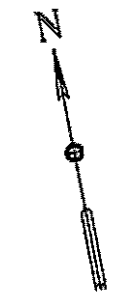
In conjunction with the proposed construction of Phase II of Arapaho Road, from Marsh Lane to Surveyor Blvd., acquisition of necessary right-of-way is underway. Through negotiation with Lincoln Trust Company (formerly Providence Trust Company), staff has reached a tentative agreement for a fee-simple taking of two permanent parcels of right-of-way, containing a total of 6,367 square feet of land, and a unit price of five dollars and fifty cents (\$5.50) per square foot. The total cost of this acquisition is \$35,018.50. In addition, 4,224 square feet of Temporary Construction Easement, located adjacent and south of the permanent parcels, is included and considered subsidiary to the total cost of the fee-simple acquisition.

Funding for this right-of-way acquisition is available from the Five Year Capital Project Bond Program.

It is recommended that Council authorize the City Manager to offer a total of \$35,018.50 for the acquisition of 6,367 square feet of permanent right-of-way and 4,224 square feet of temporary construction easement on lots 2R, 3R, 4R, Block 1, Belt Line-Marsh Business Park, as owned by Lincoln Trust Company.

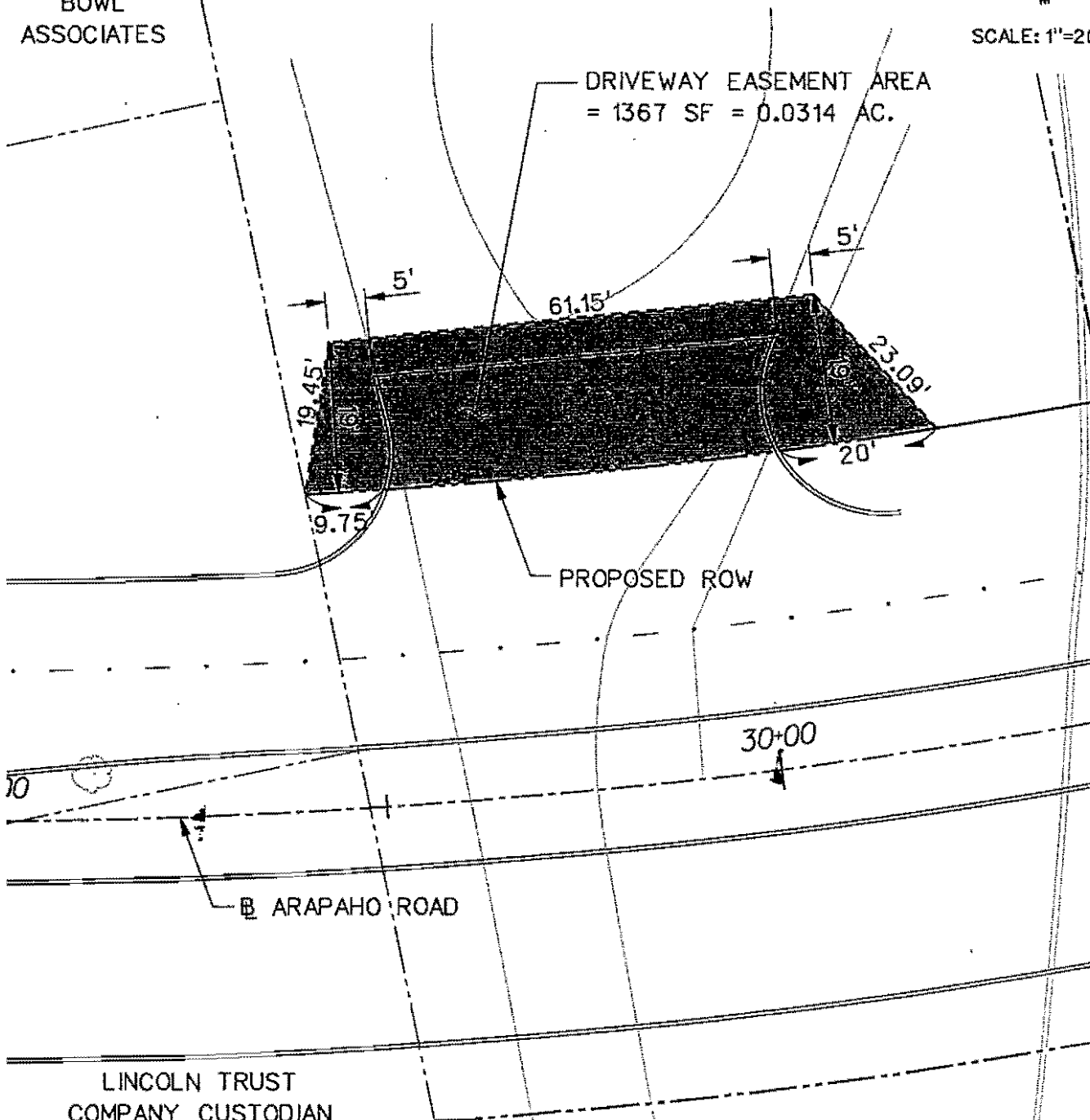
TxU ELECTRIC

TRIANGLE
BOWL
ASSOCIATES



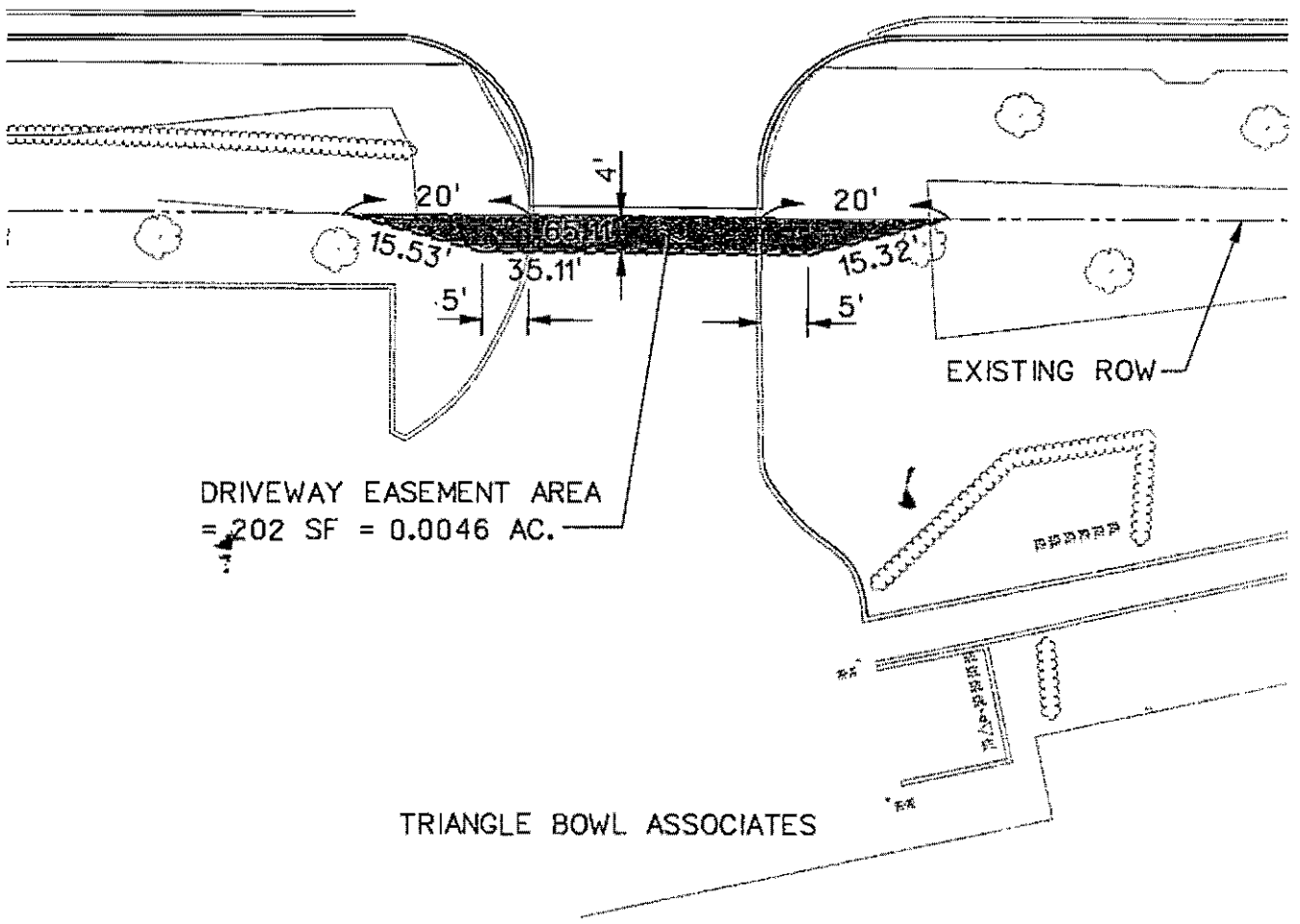
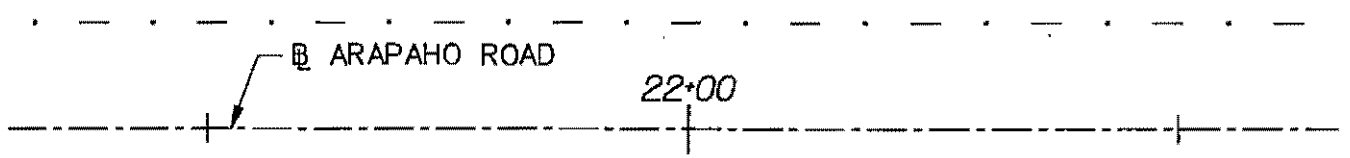
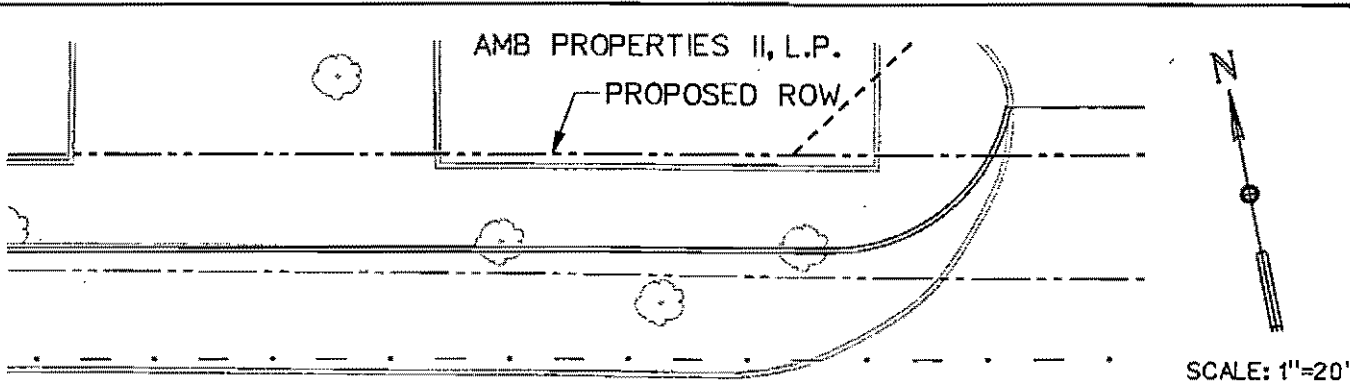
SCALE: 1"=20'

DRIVEWAY EASEMENT AREA
= 1367 SF = 0.0314 AC.



LINCOLN TRUST
COMPANY CUSTODIAN

ARAPAHO ROAD
DRIVEWAY EXHIBIT I



ARAPAHO ROAD
DRIVEWAY EXHIBIT E

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LINCOLN TRUST COMPANY CUSTODIAN

EXISTING ROW



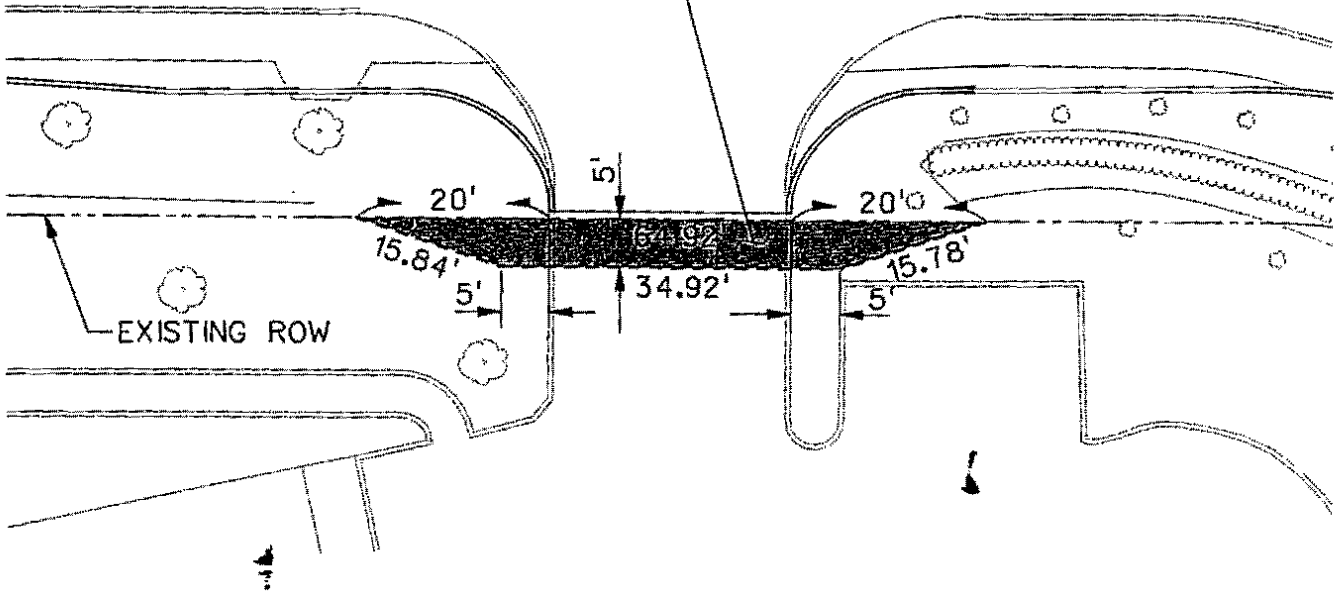
SCALE: 1"=20'

ARAPAHO ROAD

24+00

25+00

DRIVEWAY EASEMENT AREA
= 250 SF = 0.0057 AC.



EXISTING ROW

TRIANGLE BOWL ASSOCIATES

ARAPAHO ROAD
DRIVEWAY EXHIBIT F

AMB PROPERTIES II, L.P.

EXISTING ROW



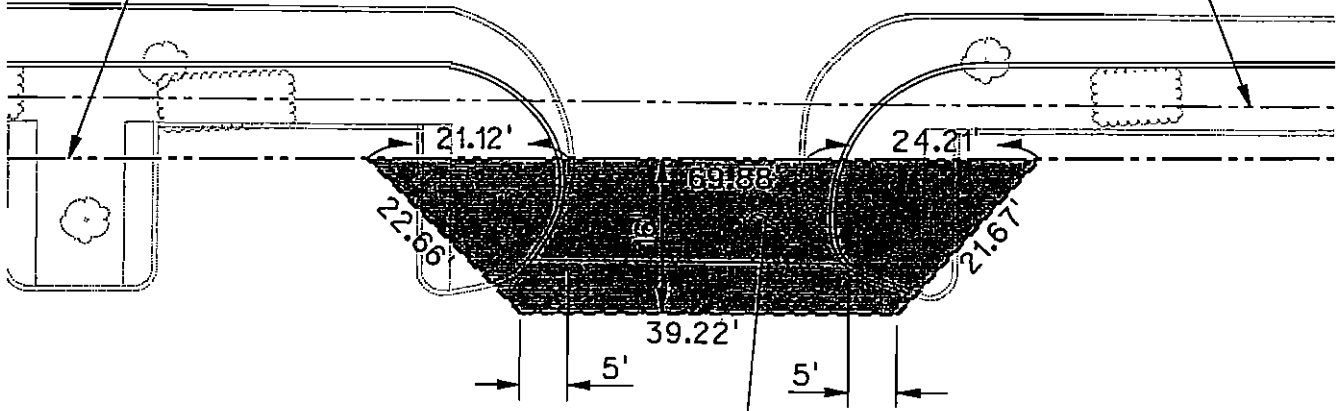
SCALE: 1"=20'

ARAPAHO ROAD

18'00"

PROPOSED ROW

EXISTING ROW



DRIVEWAY EASEMENT AREA
= 873 SF = 0.0200 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT D

A. LEE PFLUGER CHILDREN'S TRUST



SCALE: 1"=20'

EXISTING ROW

ARAPAHO ROAD

15.00

EXISTING ROW

PROPOSED ROW

19.38'

18.50'

20.65'

14.95'

44.71'

5'

5'

DRIVEWAY EASEMENT AREA
= 734 SF = 0.0169 AC.

AETNA REALTY INVESTORS INC.

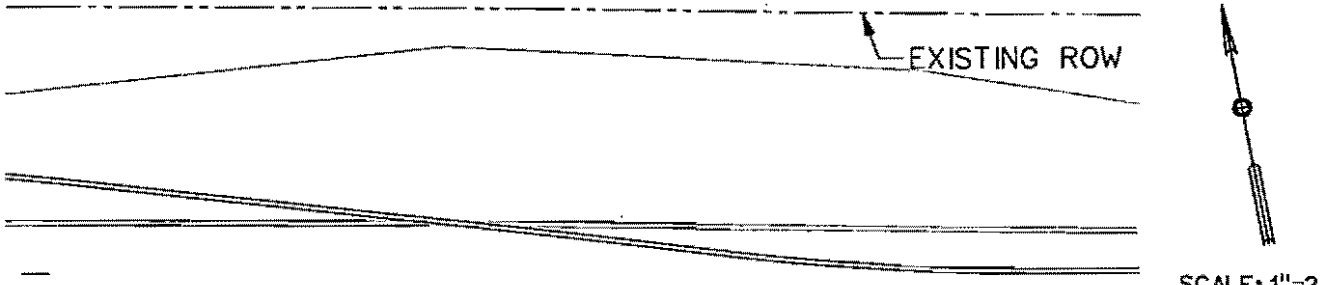
ARAPAHO ROAD
DRIVEWAY EXHIBIT C

g:\25768\h1\pse\exhibits\ore3.dgn

A. LEE PFLUGER CHILDREN'S TRUST



SCALE: 1"=20'

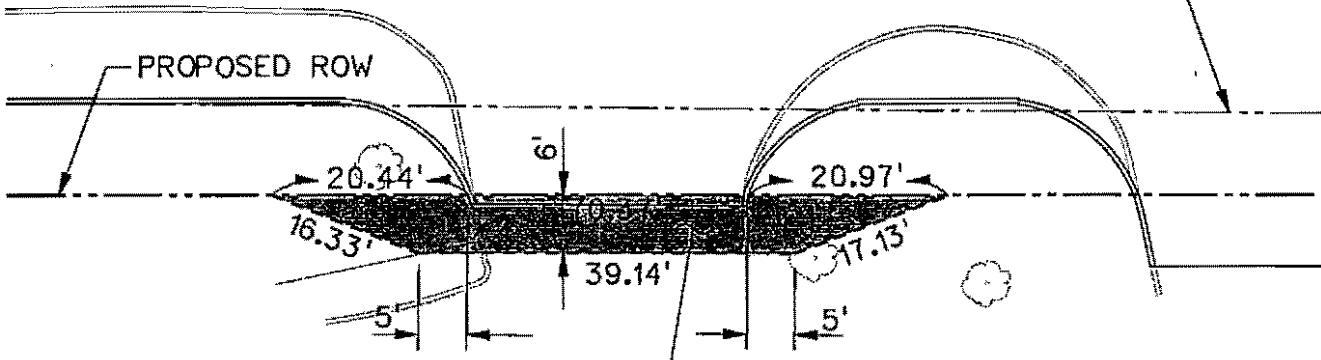


14+00

ARAPAHO ROAD

EXISTING ROW

PROPOSED ROW



DRIVEWAY EASEMENT AREA
= 329 SF = 0.0075 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT B

A. LEE PFLUGER CHILDREN'S TRUST



SCALE: 1"=20'

EXISTING ROW

12+00

ARAPAHO ROAD

13+00

PROPOSED ROW

20.00'

53.06'

22.67'

EXISTING ROW

24.20'

26.22'

62.88'

5'

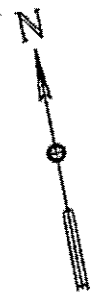
5'

DRIVEWAY EASEMENT AREA
= 1678 SF = 0.0385 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT A

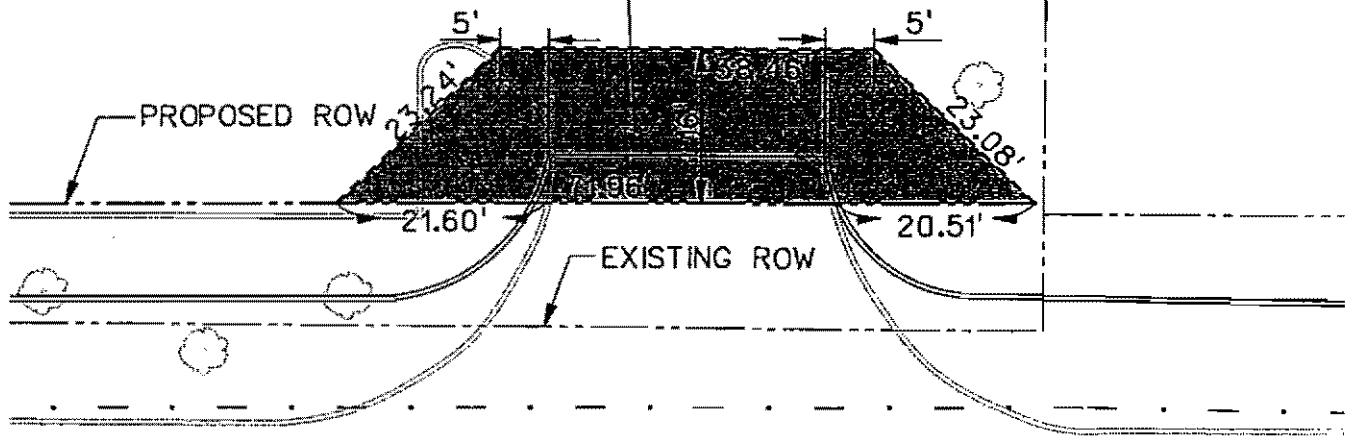
AMB PROPERTIES II, L.P.



SCALE: 1"=20'

LINCOLN TRUST
COMPANY
CUSTODIAN

DRIVEWAY EASEMENT AREA
= 883 SF = 0.0203 AC.



22+00

ARAPAHO ROAD

23+00

TRIANGLE BOWL ASSOCIATES

ARAPAHO ROAD
DRIVEWAY EXHIBIT H

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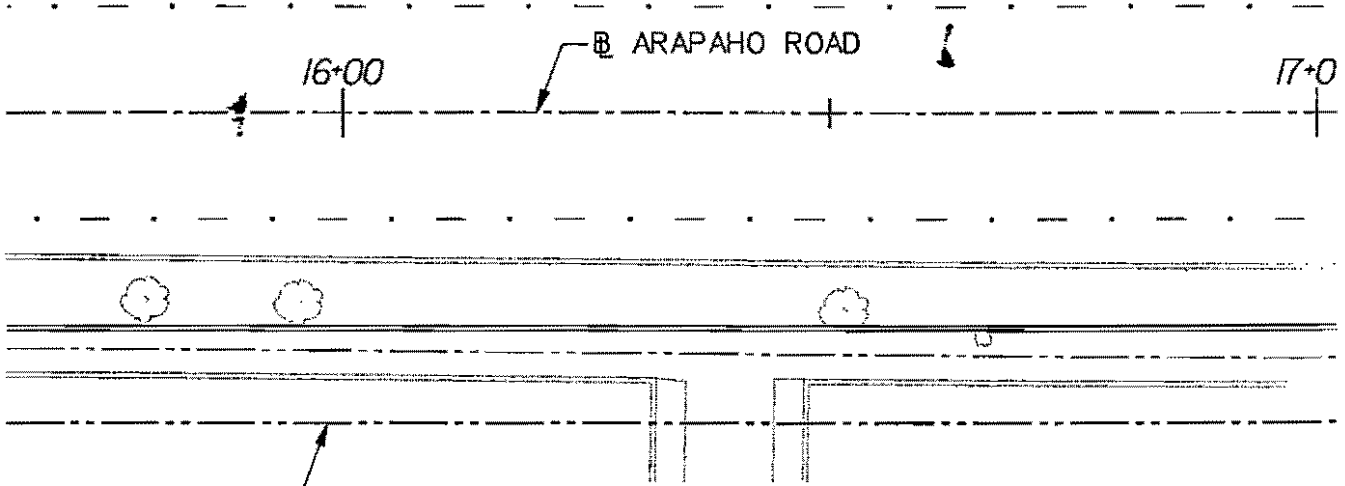
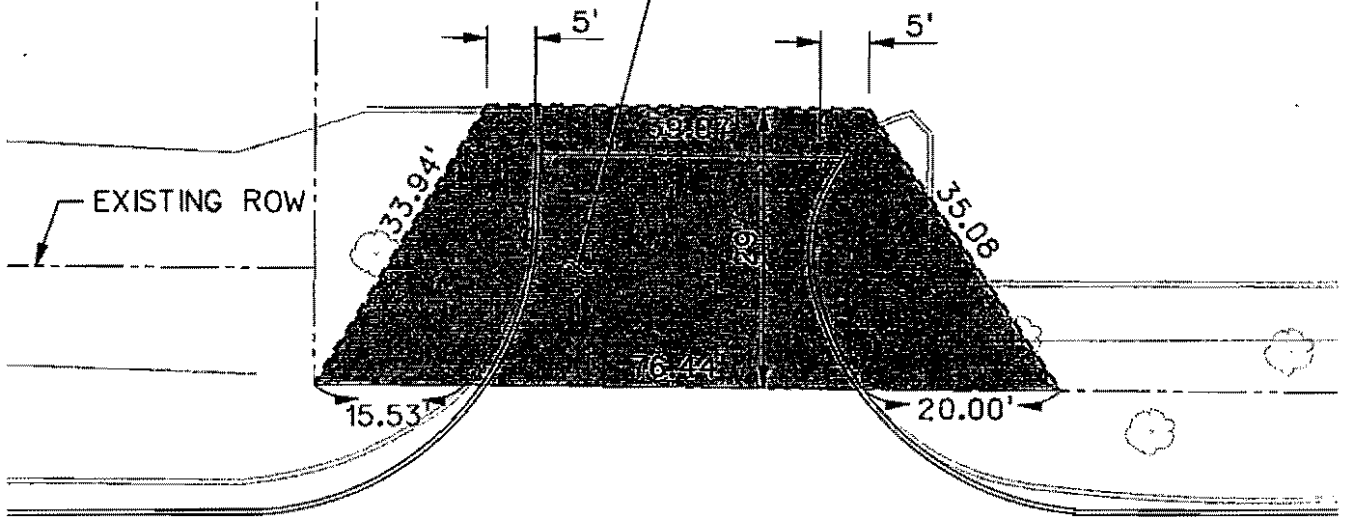
A. LEE PFLUGER
CHILDREN'S TRUST

AMB PROPERTIES II, L.P.



SCALE: 1"=20'

DRIVEWAY EASEMENT AREA
= 1675 SF = 0.0385 AC.



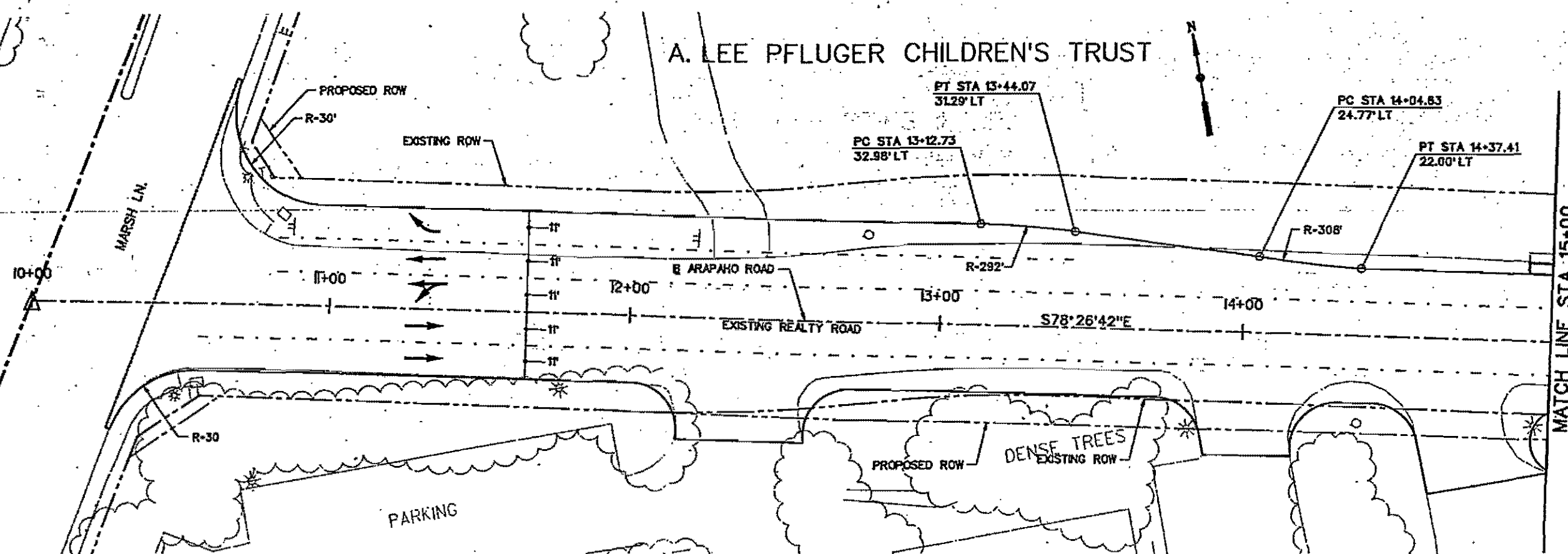
PROPOSED ROW

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT G

g:\25768\h\pse\exhibits\arw1.dgn

A. LEE PFLUGER CHILDREN'S TRUST



AETNA REALTY INVESTORS INC.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- ✕ FENCE
- ▨ STORM DRAIN
- ▨ BRIDGE
- FIRE HYDRANT
- * LIGHT POLE
- POWER POLE
- MH SAN SEWER MANHOLE
- TT SIGN
- * TL TRAFFIC SIGNAL
- ☁ TREES
- WALL

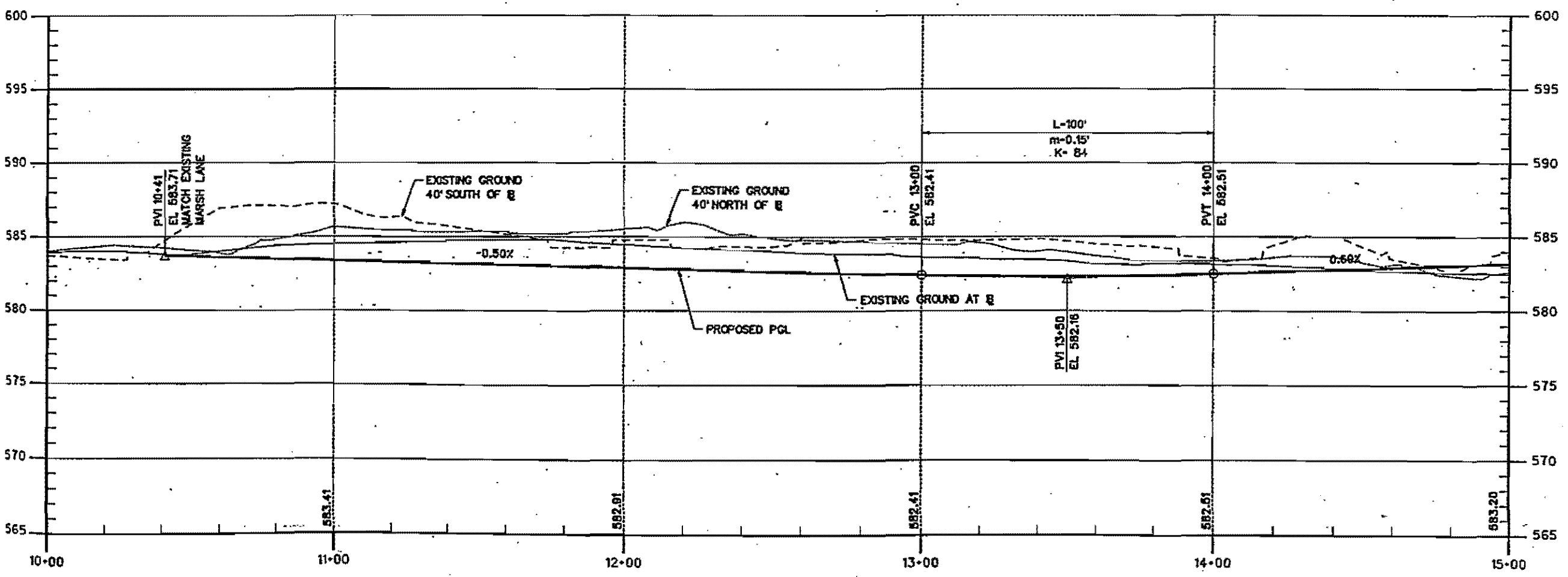
FOR INTERIM REVIEW ONLY

Daniel F. Becker 28569

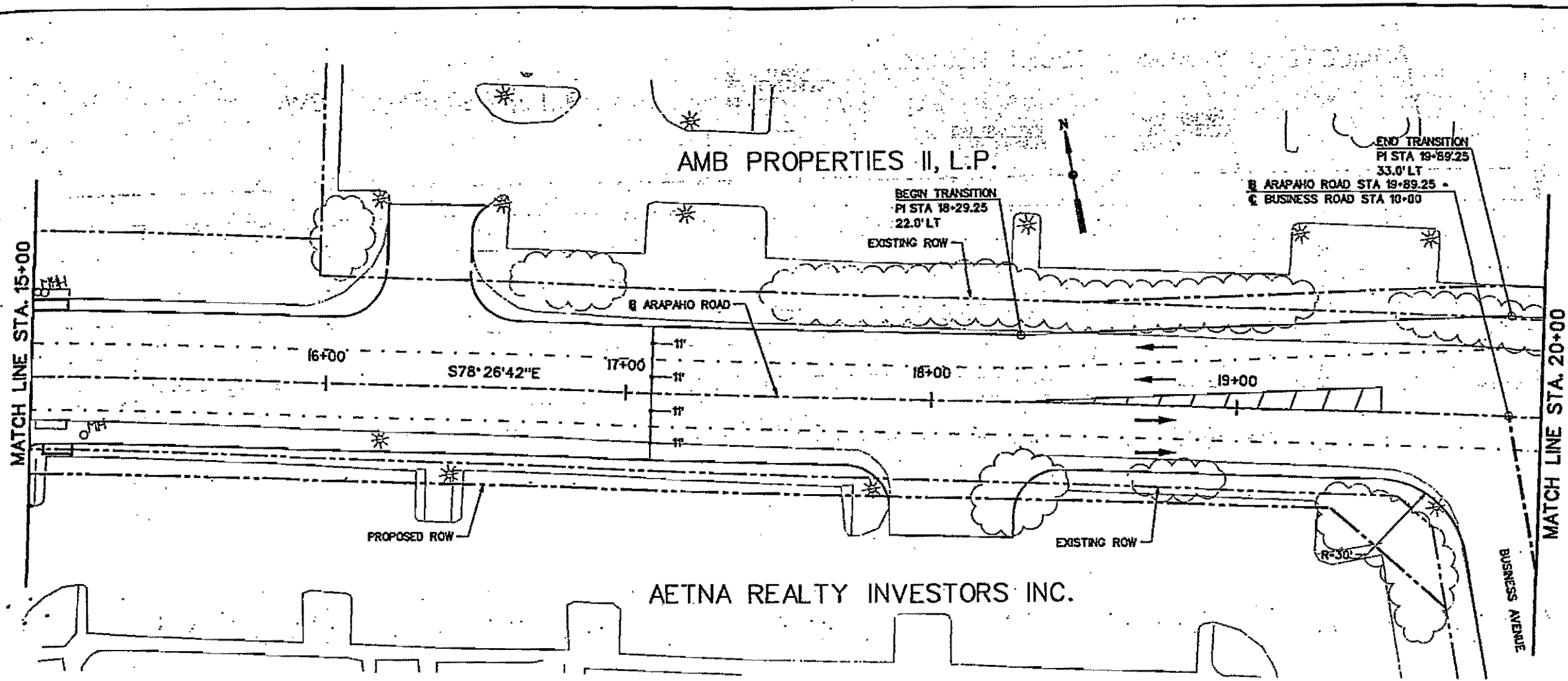
HNTB CORPORATION

Date: 26-JAN-2008 13:32

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

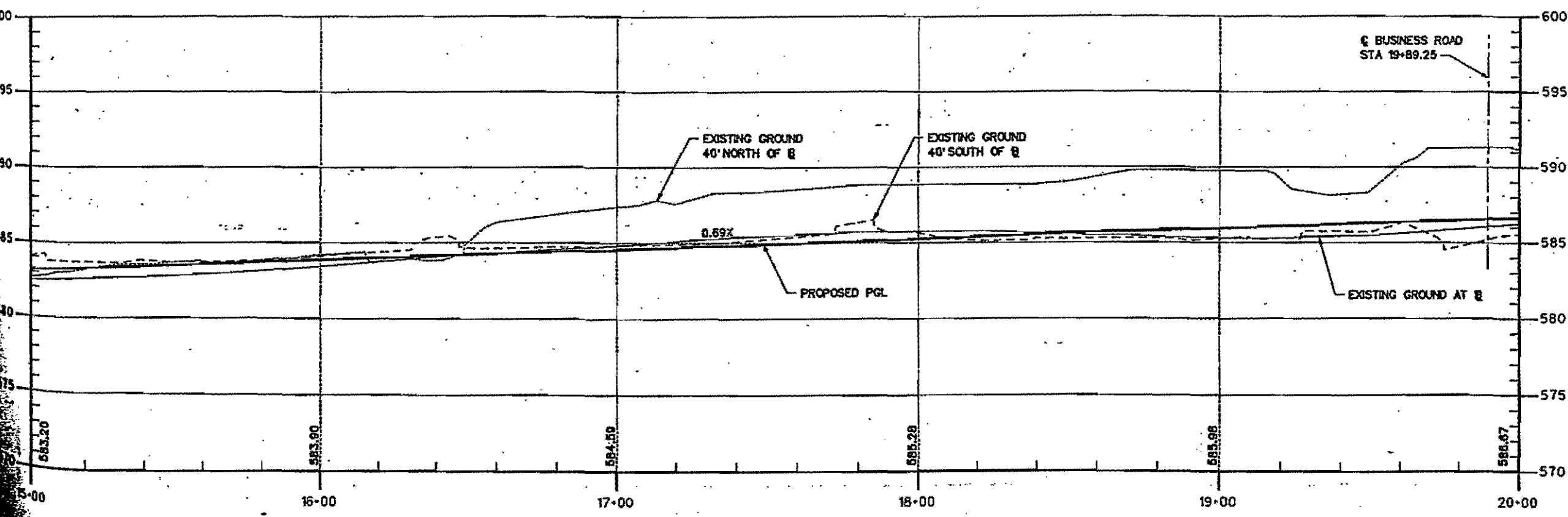


NO.	DATE	REVISION	APPROV.
HNTB ARCHITECTS ENGINEERS PLANNERS The HNTB Company			
PRELIMINARY ENGINEERING ALIGNMENT			
ARAPAHO ROAD EXTENSION			
MARSH LAKE TO ADDISON ROAD STA. 10+00 - STA. 15+00			
TOWN OF ADDISON, TEXAS			
Design	RAS	DATE	
Check	DFB	12/23	
Drawn	RAC		



LEGEND

- EXISTING CURB
- PROPOSED CURB
- - - FENCE
- ▨ STORM DRAIN
- ▧ BRIDGE
- FIRE HYDRANT
- * LIGHT POLE
- POWER POLE
- ⊕ SAN. SEWER MANHOLE
- ⊞ SIGN
- ⊗ TL TRAFFIC SIGNAL
- ☁ TREES
- WALL



FOR INTERIM REVIEW ONLY

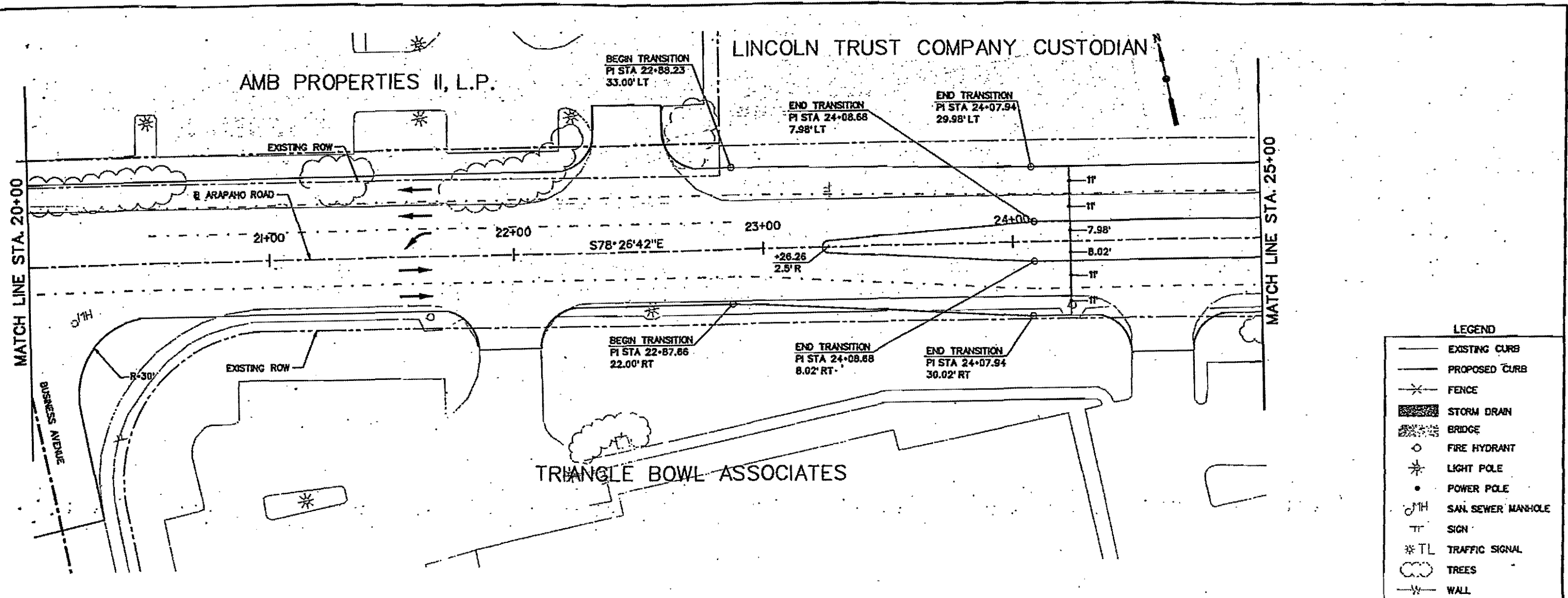
By Donal F. Becker, P.E. # 25549

HNTB CORPORATION

Date 06-22-2000 M/01

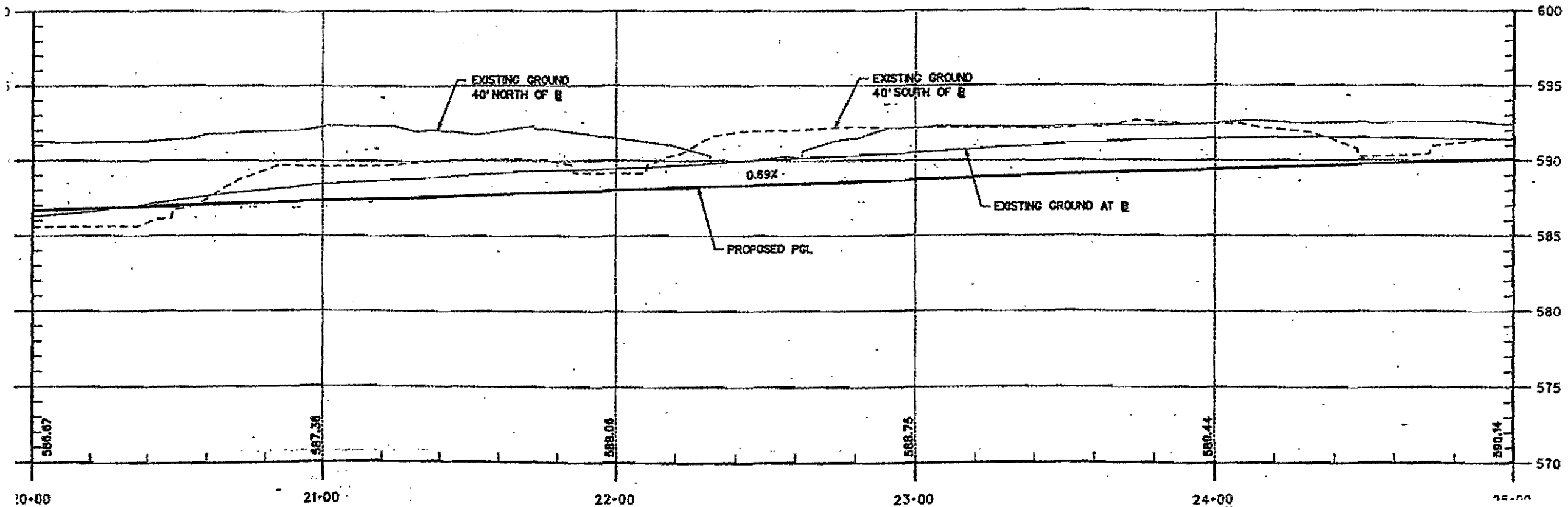
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

NO.	DATE	REVISION	APPROV.
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PRELIMINARY ENGINEERING ALIGNMENT			
ARAPAHO ROAD EXTENSION			
MARSH LANE TO ADDISON ROAD STA. 15+00 - STA. 20+00			
TOWN OF ADDISON, TEXAS			
Design	RAS	DATE	
Check	DFB	12/99	



LEGEND

- EXISTING CURB
- PROPOSED CURB
- ✕ FENCE
- ▨ STORM DRAIN
- ▨ BRIDGE
- FIRE HYDRANT
- ✱ LIGHT POLE
- POWER POLE
- ⊙/TH SAN SEWER MANHOLE
- ⊞ SIGN
- ✱ TL TRAFFIC SIGNAL
- ☁ TREES
- W WALL



FOR INTERIM REVIEW ONLY

By Daniel F. Becker, P.E. # 26369

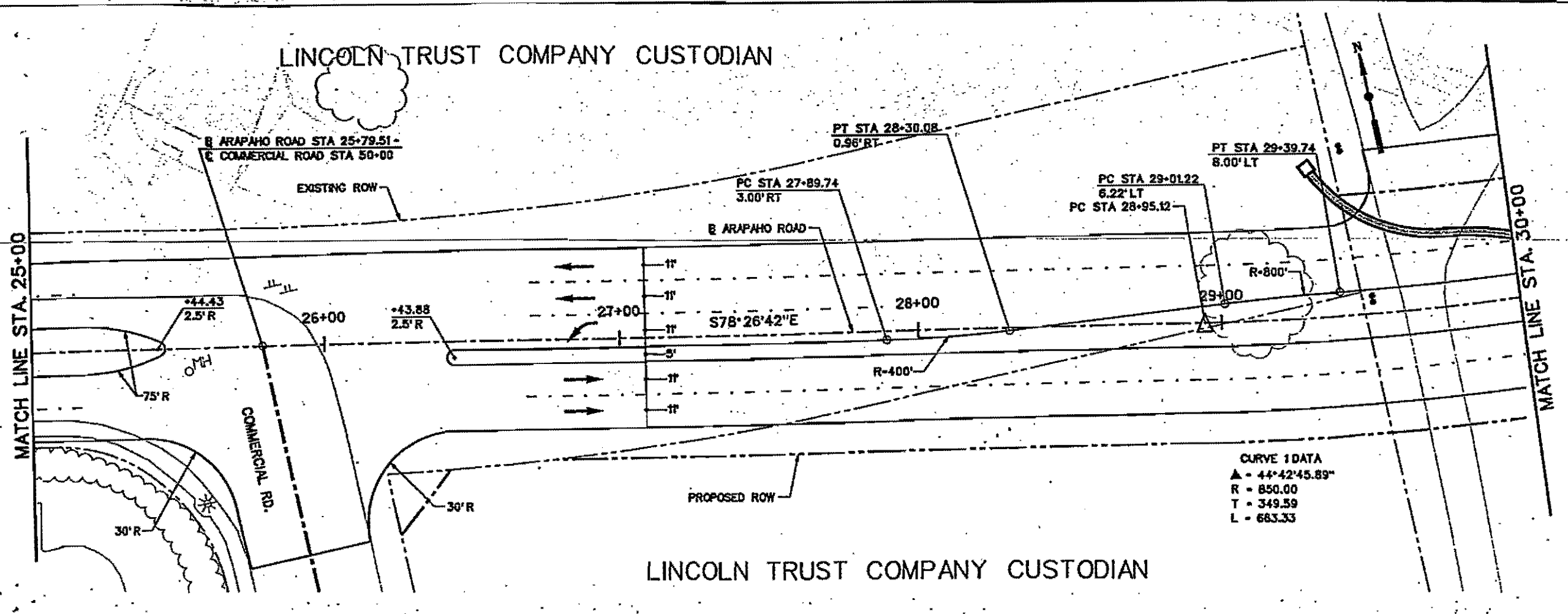
HNTB CORPORATION

Date 05-JUN-2009 14:02

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

NO.	DATE	REVISION	APPROV.
HNTB ARCHITECTS ENGINEERS PLANNERS The 2012 Company			
PRELIMINARY ENGINEERING ALIGNMENT			
ARAPAHO ROAD EXTENSION			
MARSH LAKE TO ADDISON ROAD STA. 20+00 - STA. 25+00			
TOWN OF ADDISON, TEXAS			
Design	RAS	Date	05/27/09
Check	DFB	Date	12/1/09

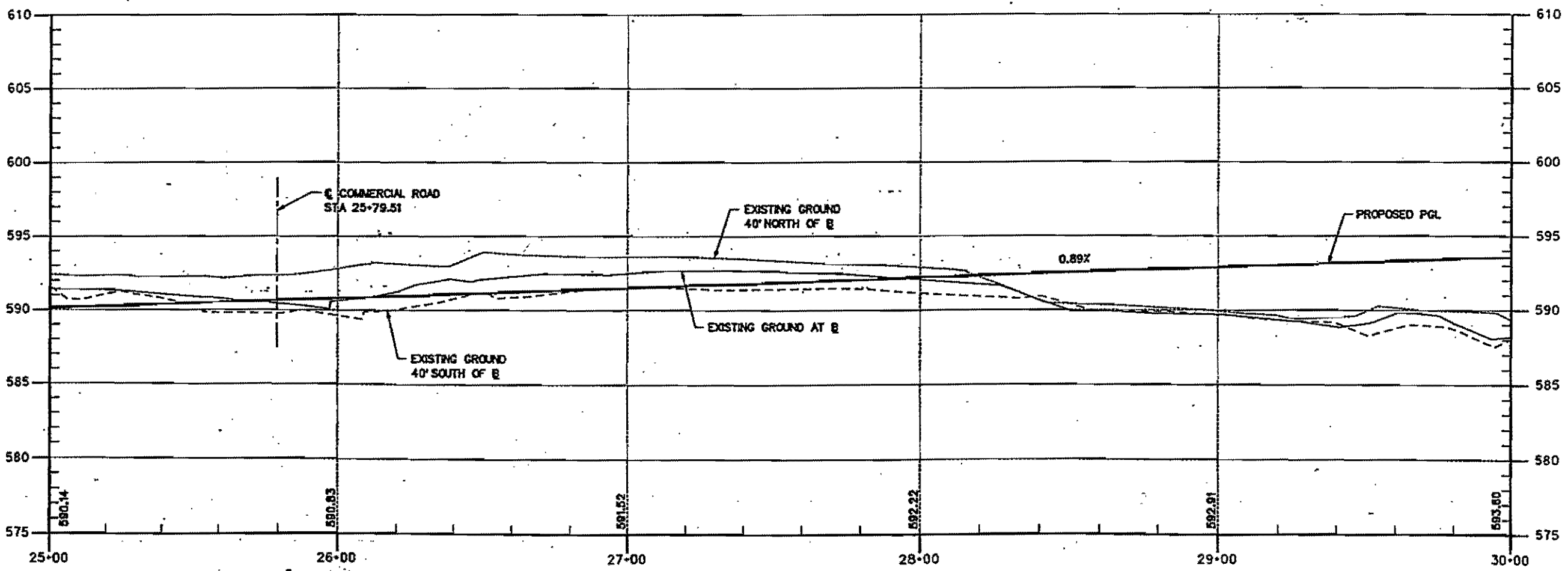
LINCOLN TRUST COMPANY CUSTODIAN



LEGEND

- EXISTING CURB
- PROPOSED CURB
- ✕ FENCE
- ▨ STORM DRAIN
- ▨ BRIDGE
- FIRE HYDRANT
- * LIGHT POLE
- POWER POLE
- MH SAN SEWER MANHOLE
- T SIGN
- * TL TRAFFIC SIGNAL
- ☁ TREES
- WALL

LINCOLN TRUST COMPANY CUSTODIAN



FOR INTERIM REVIEW ONLY

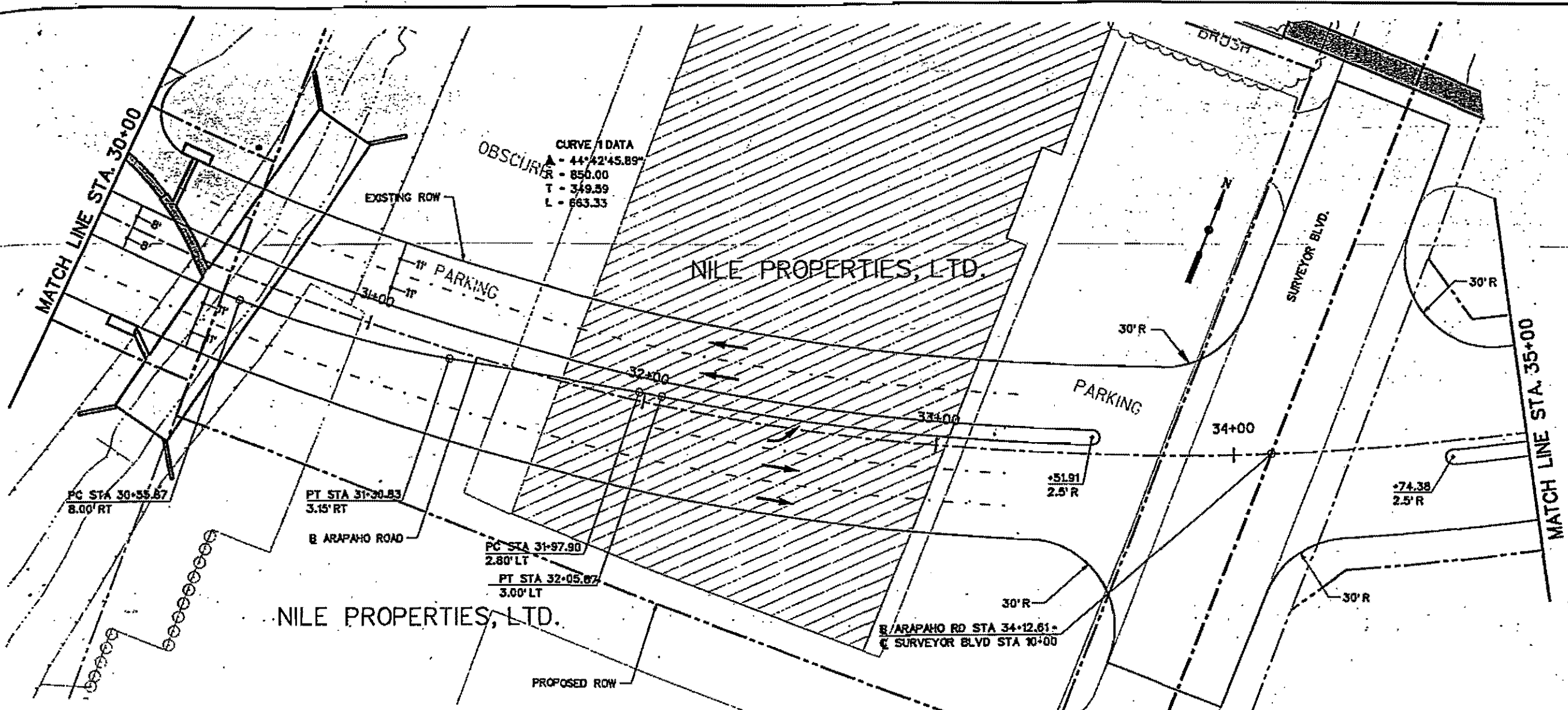
By: *Daniel F. Becker*, P.E. # 28589

HNTB CORPORATION

Date: 24-MAY-2000 10:25

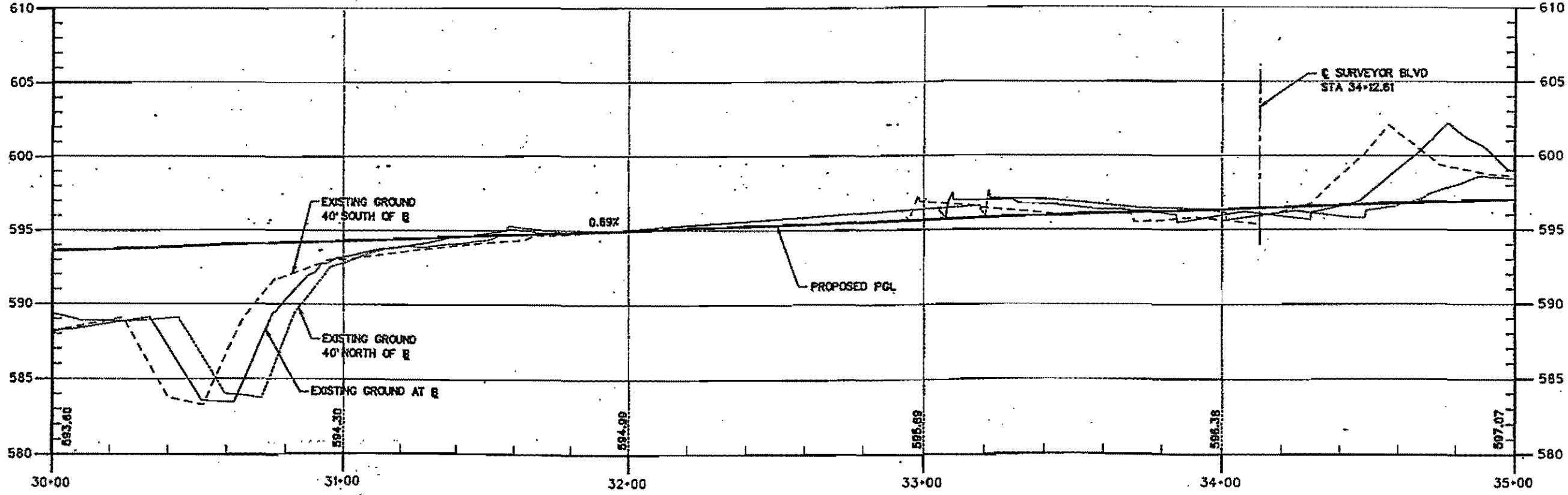
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

NO.	DATE	REVISION	APPROV.
HNTB ARCHITECTS ENGINEERS PLANNERS The 2722 Company			
PRELIMINARY ENGINEERING ALIGNMENT			
ARAPAHO ROAD EXTENSION			
MARSH LANE TO ADDISON ROAD STA. 25+00 - STA. 30+00			
TOWN OF ADDISON, TEXAS			
Design:	RAS	DATE:	
Check:	DFB	12/99	



LEGEND

- EXISTING CURB
- - - PROPOSED CURB
- ✕ FENCE
- ▨ STORM DRAIN
- ▤ BRIDGE
- FIRE HYDRANT
- ⊛ LIGHT POLE
- POWER POLE
- MH SAN SEWER MANHOLE
- - - SIGN
- * TL TRAFFIC SIGNAL
- ⊖ TREES
- WALL



FOR INTERIM REVIEW ONLY
 By David F. Becker, P.E. # 26569
HNTB CORPORATION
 Date 25-MAY-2000 08:35
 NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

NO.	DATE	REVISION	APPROV.
HNTB ARCHITECTS ENGINEERS PLANNERS The HNTB Companies			
PRELIMINARY ENGINEERING ALIGNMENT			
ARAPAHO ROAD EXTENSION			
MARSH LAKE TO ADDISON ROAD STA. 30+00 - STA. 35+00			
TOWN OF ADDISON, TEXAS			
Design	RAS	DATE	
Check	DFB	12/99	
Drawn	RAS		
SCALE		PROJECT NO.	SHEET NO.



Public Works / Engineering

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

LETTER OF TRANSMITTAL

DATE	12/20/01	JOB NO.
ATTENTION	ANGELA WASHINGTON	
RE		

TO ANGELA WASHINGTON

GENTLEMAN:

WE ARE SENDING YOU

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

COPIES	DATE	NO.	DESCRIPTION
1	2/01	25768	ARAPAHO ROAD "ROW SWAP" WITH PARCEL 17

THESE ARE TRANSMITTED as checked below:

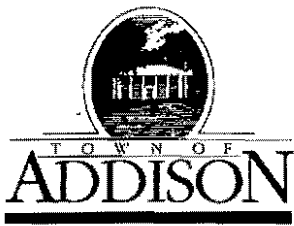
- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE 7 19
- Approved as submitted
- Approved as noted
- Returned for corrections
- _____
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return 1 corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS THANKS FOR YOUR HELP!

COPY TO FILE.

SIGNED: Jim Nelson
972-450-2860

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



Public Works / Engineering

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

LETTER OF TRANSMITTAL

DATE	2/22/01	JOB NO.	
ATTENTION	ANGELA WASHINGTON		
RE:	ARAPAHO ROAD PROJECT		

TO ANGELA WASHINGTON

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

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 SEE PARCEL 17-1: SMALL Δ IS O.K BUT REST
WILL CHANGE - WILL SEND REV'D. EXH. B3 WITH ENGR.
COMPLETES - PLEASE CALL JIM WILSON @ 972-450-
2860.

COPY TO FIVE

SIGNED: THANKS!
JIM WILSON

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

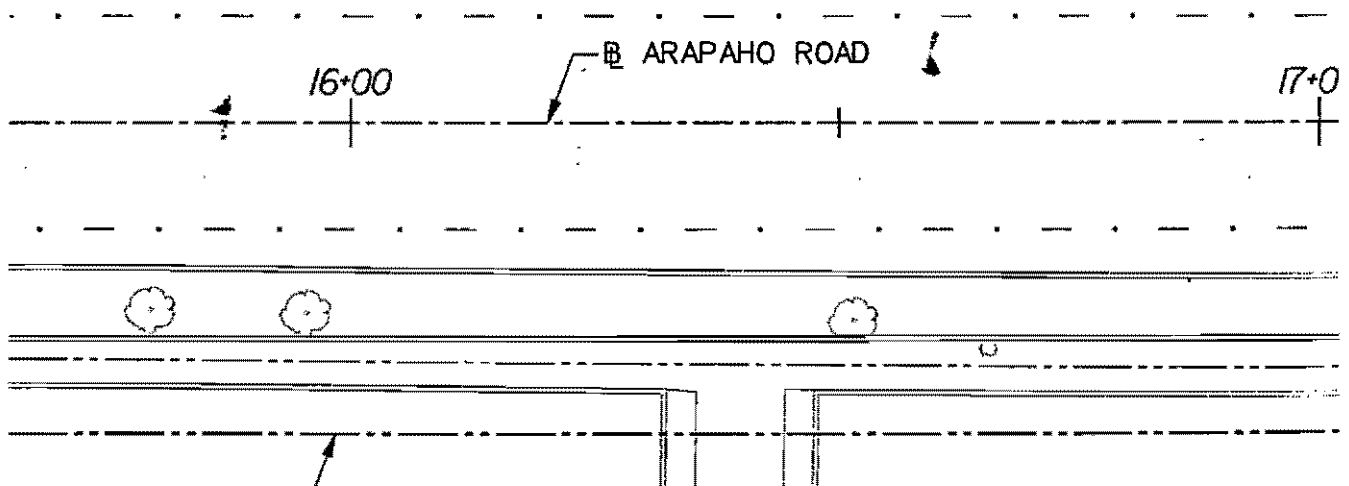
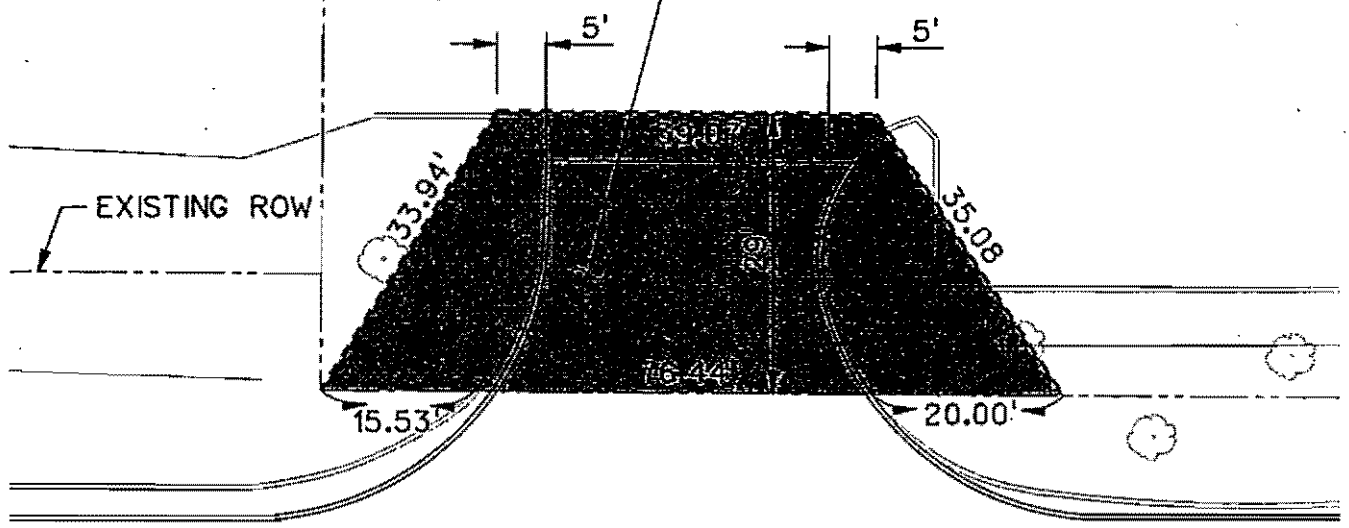
A. LEE PFLUGER
CHILDREN'S TRUST

AMB PROPERTIES II, L.P.



SCALE: 1"=20'

DRIVEWAY EASEMENT AREA
= 1675 SF = 0.0385 AC.



PROPOSED ROW

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT G

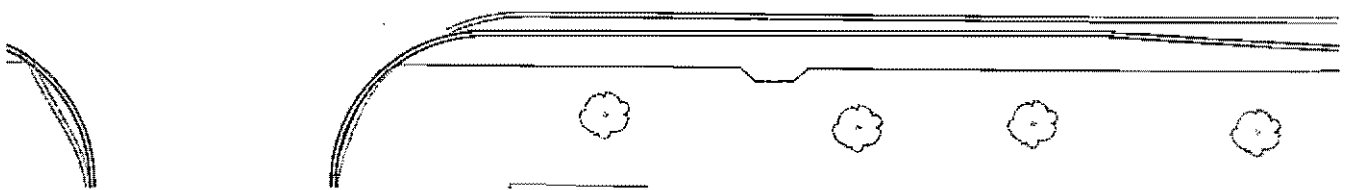
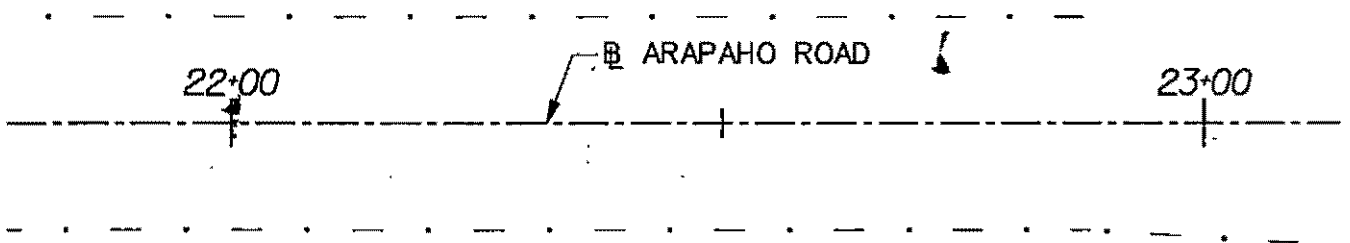
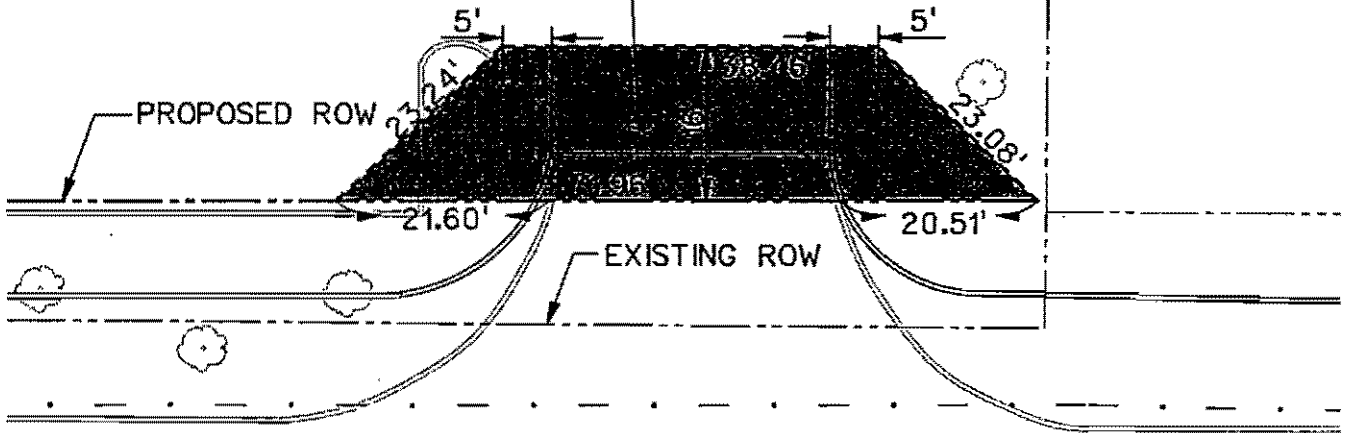
AMB PROPERTIES II, L.P.



SCALE: 1"=20'

LINCOLN TRUST COMPANY
CUSTODIAN

DRIVEWAY EASEMENT AREA
= 883 SF = 0.0203 AC.



TRIANGLE BOWL ASSOCIATES

ARAPAHO ROAD
DRIVEWAY EXHIBIT H

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TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF DALLAS

THAT AETNA LIFE INSURANCE COMPANY, hereinafter called GRANTOR of the County of Dallas, State of Texas, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, sell and convey to the Town of Addison, hereinafter called GRANTEE of the County of Dallas and State of Texas, a temporary easement and right to pass over, along, under and across a portion (the "Easement Area") of GRANTOR'S property, which easement and right of passage is shown and depicted on EXHIBIT B, attached to and incorporated herein, for the purpose of constructing a roadway to be known as Arapaho Road. The Easement Area is described as follows:

See attached EXHIBIT A, which is made a part of this deed as if fully copied herein.

This temporary construction easement shall only be used by GRANTEE and its contractors in connection with the construction of a public right-of-way adjacent to the Easement Area. GRANTEE shall restore the Easement Area to the condition that existed before the construction of the roadway.

This temporary easement may be used only during, and shall terminate and expire upon the completion of the construction of the portion of the roadway adjacent to the Easement Area.

TO HAVE AND TO HOLD unto the Town of Addison, Texas as aforesaid, for the purposes and on the conditions set forth hereinabove, the easement and Easement Area described above.

EXECUTED this _____ day of _____, 2001.

GRANTOR
AETNA LIFE INSURANCE COMPANY

By: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public in and for said county and state, on this _____ day of _____, 2001, personally appeared _____, known to me to be the identical person who executed the within and foregoing document, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

GIVEN UNDER my hand and seal of office the day and year last above written.

MY COMMISSION EXPIRES:

[SEAL]

A. LEE PFLUGER CHILDREN'S TRUST



SCALE: 1"=20'

EXISTING ROW

12+00

B ARAPAHO ROAD

13+00

PROPOSED ROW

20.00'

22.67'

EXISTING ROW

83.06

24.22'

26.22'

62.88'

5'

5'

DRIVEWAY EASEMENT AREA
= 1678 SF = 0.0385 AC.

TEMP.

AETNA REALTY INVESTORS INC.

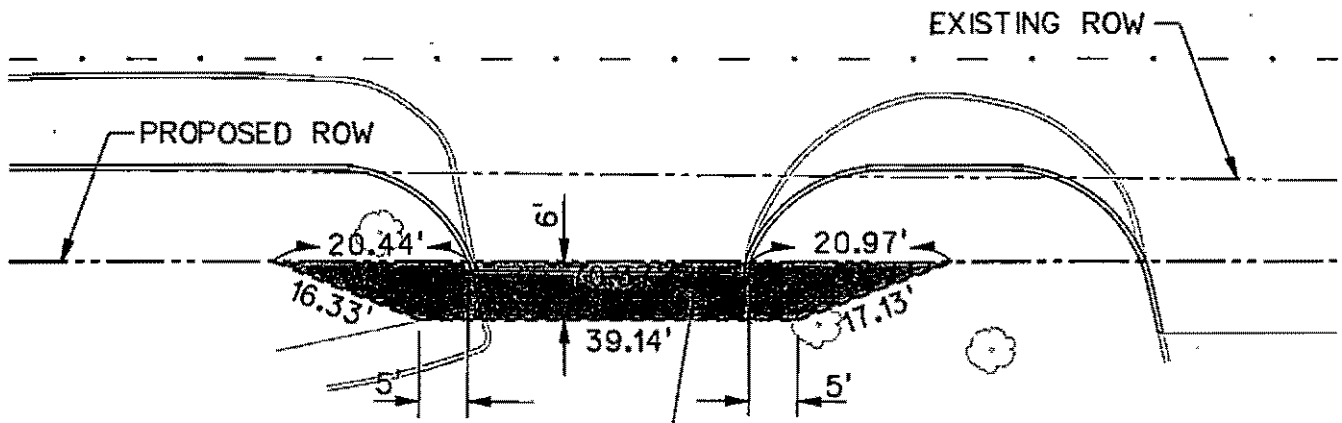
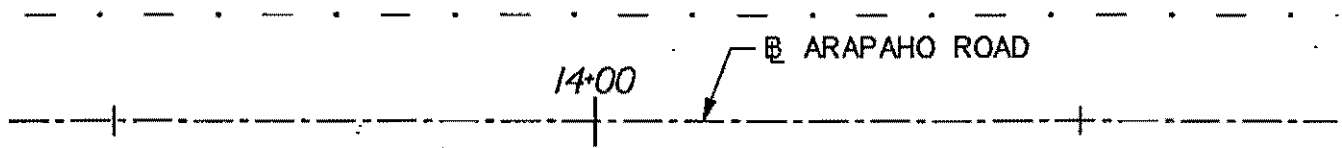
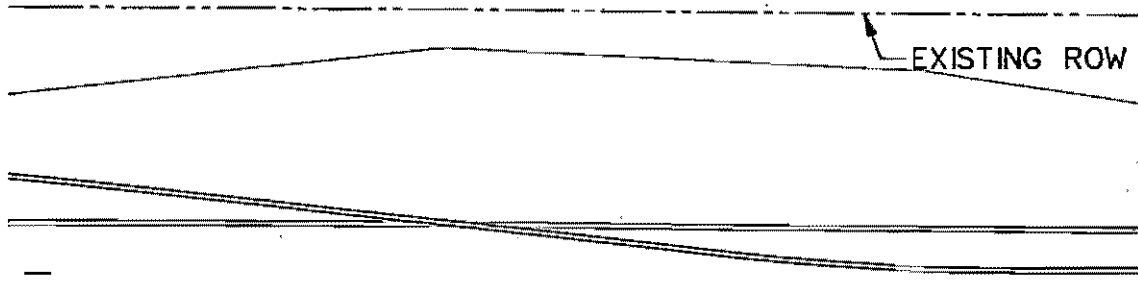
ARAPAHO ROAD
DRIVEWAY EXHIBIT A

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A. LEE PFLUGER CHILDREN'S TRUST



SCALE: 1"=20'



DRIVEWAY EASEMENT AREA
= 329 SF = 0.0075 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT B

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A. LEE PFLUGER CHILDREN'S TRUST

EXISTING ROW



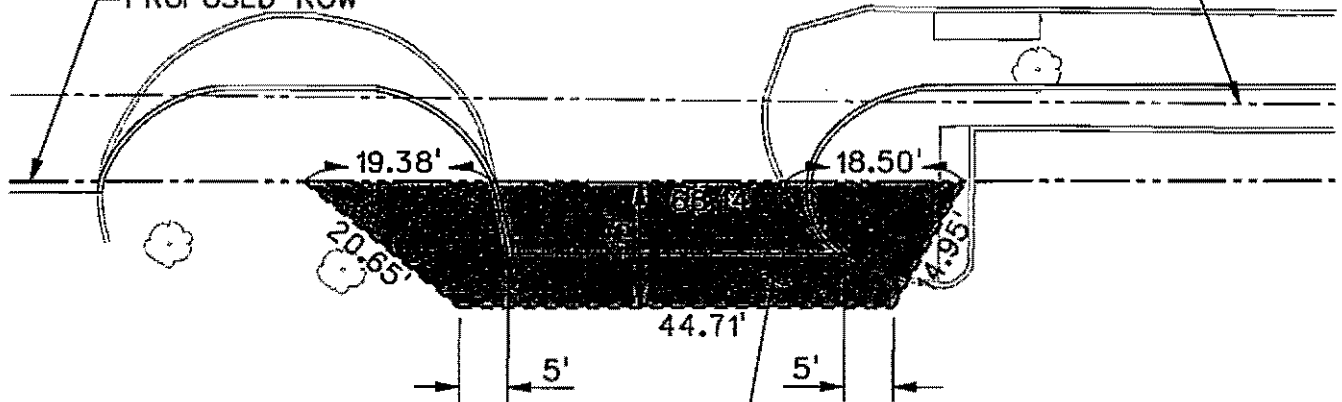
SCALE: 1"=20'

B ARAPAHO ROAD

15+00

EXISTING ROW

PROPOSED ROW



DRIVEWAY EASEMENT AREA
= 734 SF = 0.0169 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT C

AMB PROPERTIES II, L.P.

EXISTING ROW



SCALE: 1"=20'

ARAPAHO ROAD

18+00

PROPOSED ROW

EXISTING ROW

DRIVEWAY EASEMENT AREA
= 873 SF = 0.0200 AC.

AETNA REALTY INVESTORS INC.

ARAPAHO ROAD
DRIVEWAY EXHIBIT D

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LINCOLN TRUST COMPANY CUSTODIAN

EXISTING ROW



SCALE: 1"=20'

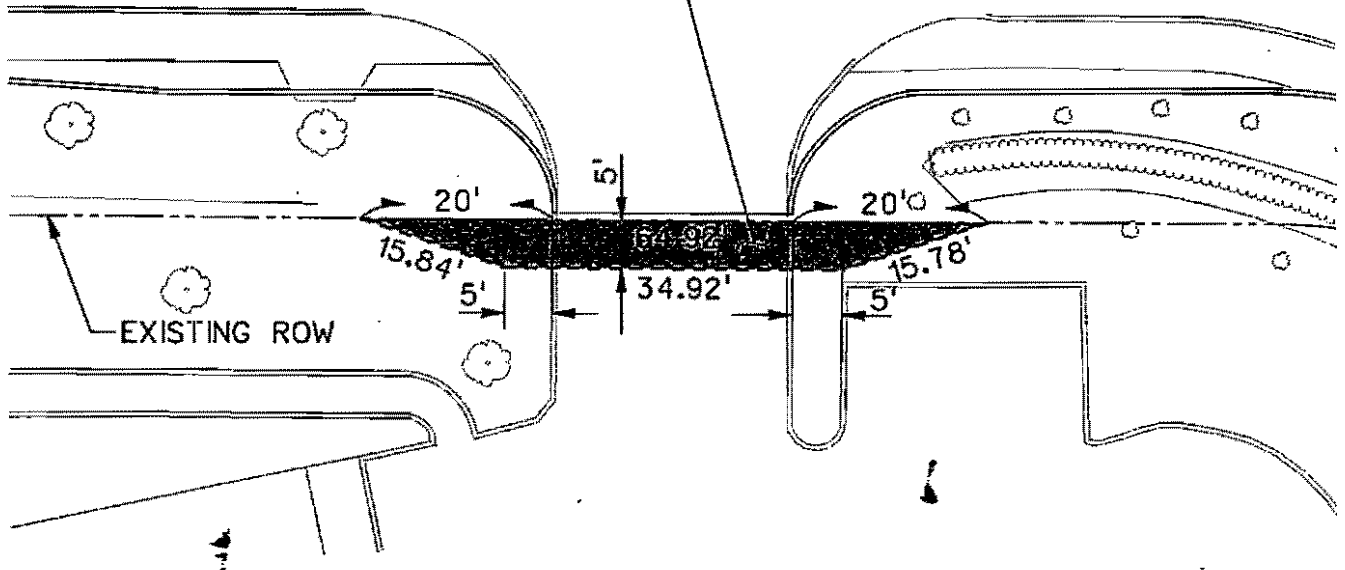
TEMPORARY EASEMENTS

ARAPAHO

24'00"

25'00"

DRIVEWAY EASEMENT AREA
= 250 SF = 0.0057 AC.



TRIANGLE BOWL ASSOCIATES

ARAPAHO ROAD
DRIVEWAY EXHIBIT F

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TEMPORARY EASEMENTS

AMB PROPERTIES II, L.P.

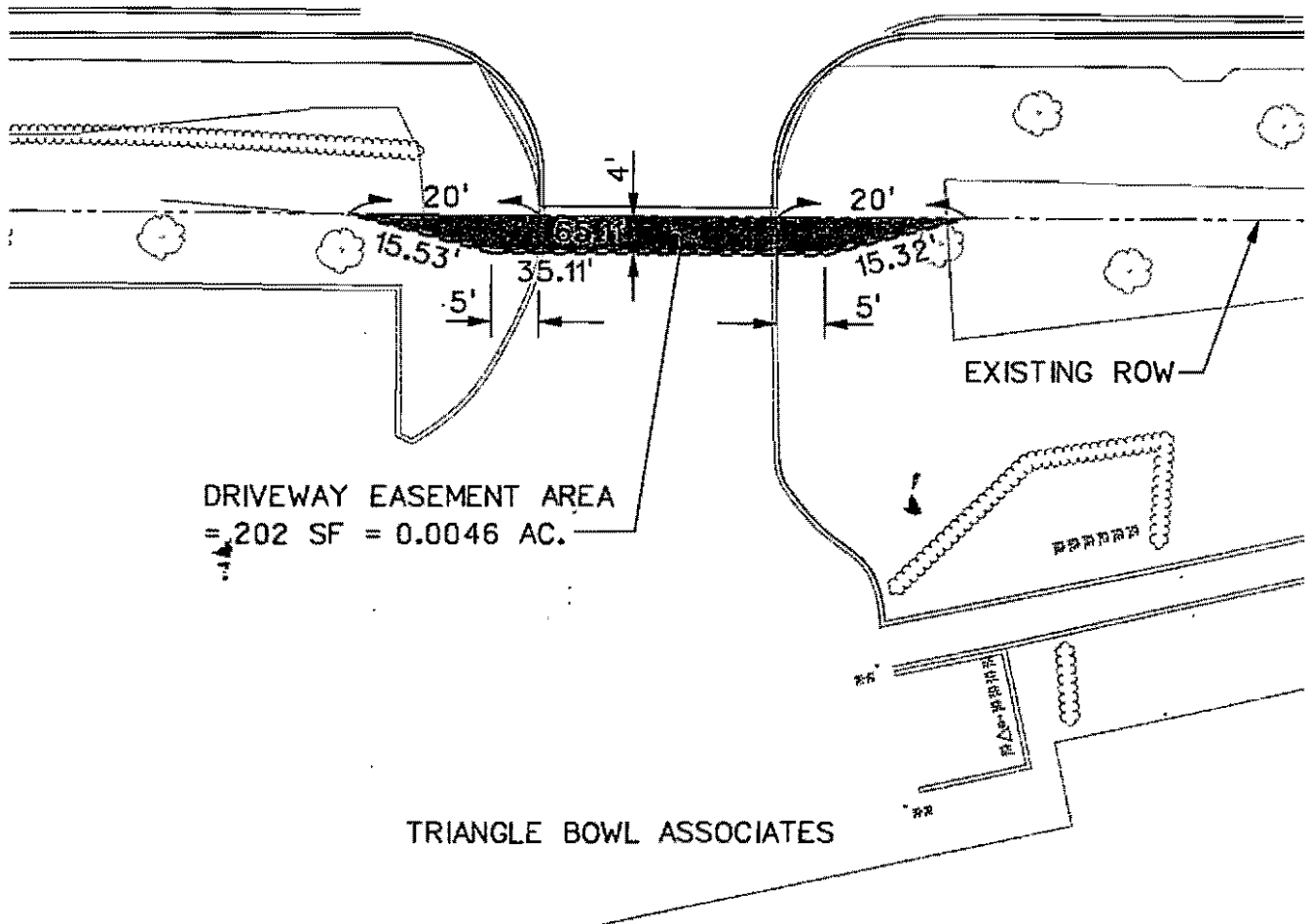
PROPOSED ROW



SCALE: 1"=20'

ARAPAHO ROAD

22+00



DRIVEWAY EASEMENT AREA
= 202 SF = 0.0046 AC.

EXISTING ROW

TRIANGLE BOWL ASSOCIATES

ARAPAHO ROAD
DRIVEWAY EXHIBIT E

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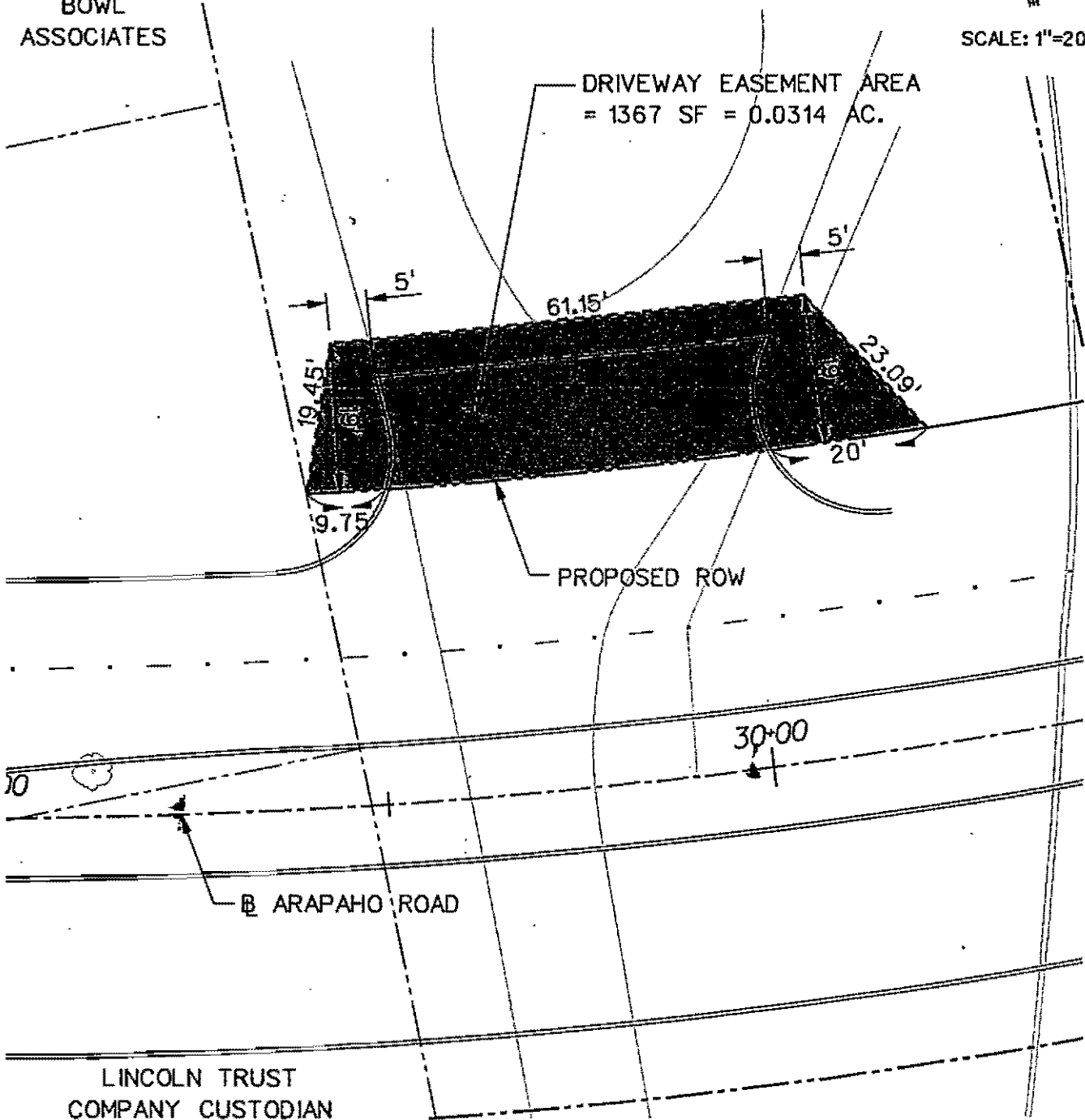
TxU ELECTRIC

TRIANGLE
BOWL
ASSOCIATES



SCALE: 1"=20'

DRIVEWAY EASEMENT AREA
= 1367 SF = 0.0314 AC.



LINCOLN TRUST
COMPANY CUSTODIAN

ARAPAHO ROAD
DRIVEWAY EXHIBIT I

Parcel 18-1
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1262 acre (5,496 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.1262 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the North corner of a 10 foot cutback corner located at the Southwest intersection of Realty Road (60 feet wide) with Business Avenue (60 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Northerly Northeast corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 39°02'36" EAST (Called South 38°51'40" East), along the North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 15.56 feet to a 5/8 inch iron rod set in the West right of way line of said Business Avenue for the common South corner of said 10 foot cutback corner and most Easterly Northeast corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 00°06'18" EAST (Called South 00°04'38" West), departing said cutback line and along the common East lines of said called 12.463 acre tract and said Block 2 and West right of way line of said Business Avenue, a distance of 26.99 feet to a 5/8 inch iron rod set in the proposed South right of way line of Arapaho Road;

THENCE, departing said common line and along the proposed South right of way line of Arapaho Road the following courses and distances;

PARCEL 18-1 - ARAPAHO ROAD PROJECT

NORTH 39°25'07" WEST, a distance of 50.43 feet to a 5/8" iron set for an angle point;

NORTH 78°26'42" WEST, a distance of 652.15 feet to a 5/8 inch iron rod set for an angle point;

NORTH 77°58'55" WEST, a distance of 79.56 feet to a 5/8" iron rod set in the common North lines of said 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, said point being the beginning of a non-tangent curve to the left;

THENCE, departing said line and along in the common North lines of said 12.463 acre tract and said Block 2 and South right of way line of said Realty Road the following courses and distances;

SOUTHEASTERLY, along the arc of a curve to the left having a radius of 530.00 feet, a central angle of 8°06'35", a chord bearing South 82°02'12" East for 74.95 feet, for an arc distance of 75.02 feet to a 5/8 inch iron rod set for the point of reverse curvature of a curve to the right;

SOUTHEASTERLY, along the arc of said curve to the right having a radius of 470.00 feet, a central angle of 8°06'35", a chord bearing South 82°02'12" East for 66.47 feet, for an arc distance of 66.52 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 77°58'55" EAST (Called South 77°47'59" East), a distance of 612.28 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1262 acres or 5,496 square feet of land within the metes recited.

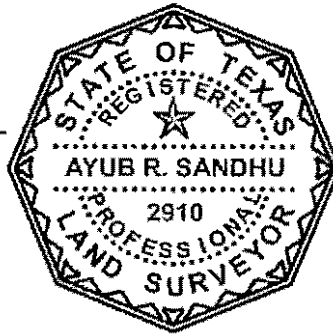
PARCEL 18-1 - ARAPAHO ROAD PROJECT

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 18-2
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.0029 acre (128 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 12.463 acre tract of land conveyed to Aetna Life Insurance Company on December 21, 1982 and recorded in Volume 82250, Page 0285 of the Deed Records of Dallas County, Texas, also being out of Block 2 of Belt Line-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated December 11, 1979 and recorded in Volume 79252, Page 0210 of said Deed Records, said 0.0029 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the South corner of a 15 foot cutback corner located at the Southeast intersection of Realty Road (variable width) with Marsh Lane (100 feet wide), both streets being dedicated by the plat of Beltline-Marsh Business Park, an addition to the Town of Addison, as evidenced by the plat dated April 17, 1978 and recorded in Volume 78155, Page 0001 of said Deed Records, said point also being the most Westerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, NORTH 66°51'14" EAST (Called North 67°02'44" East), along the common North lines of said called 12.463 acre tract and said Block 2 and a cutback line, a distance of 24.53 feet to a 5/8 inch iron rod set in the South right of way line of said Realty Road for the common North corner of said cutback corner and most Northerly Northwest corners of said called 12.463 acre tract and said Block 2;

THENCE, SOUTH 77°58'55" EAST (Called South 77°47'59" East), departing said cutback line and along the common North lines of said called 12.463 acre tract and said Block 2 and South right of way line of said Realty Road, a distance of 7.12 feet to a 5/8 inch iron rod set in the proposed South Right of way of Arapaho Road;

THENCE, SOUTH 66°35'18" WEST, departing said common line and along the proposed South right of way line of Arapaho Road, a distance of 36.41 feet to a 5/8 inch iron rod set in the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane;

PARCEL 18-2 - ARAPAHO ROAD PROJECT

THENCE, NORTH 31°42'30" EAST (Called North 31°53'26" East), departing said line and along the common West lines said called 12.463 acre tract and said Block 2 and East right of way line of said Marsh Lane, a distance of 7.42 feet to the **POINT OF BEGINNING;**

CONTAINING an area of 0.0029 acres or 128 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

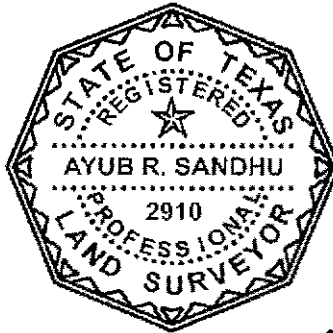
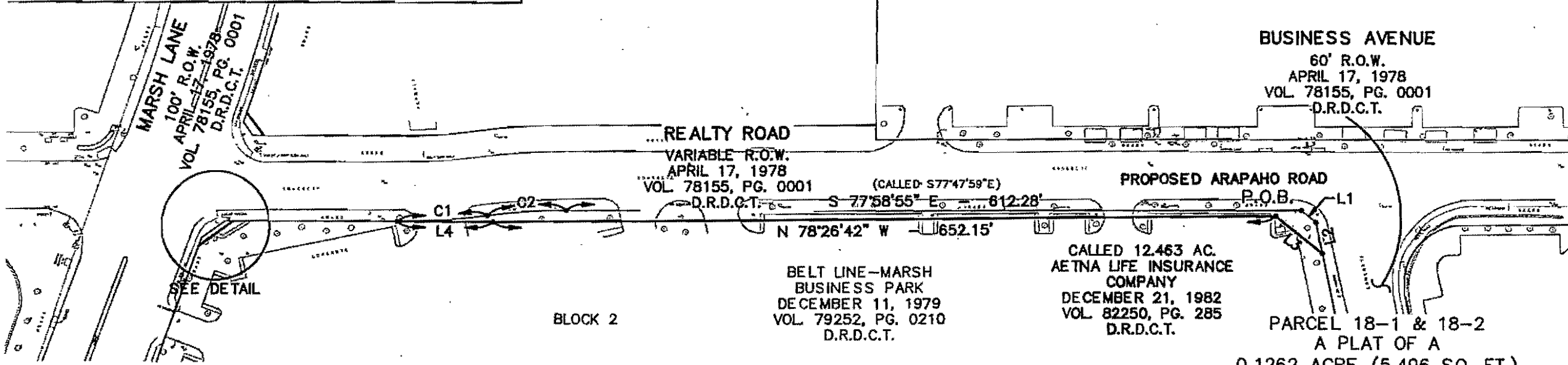
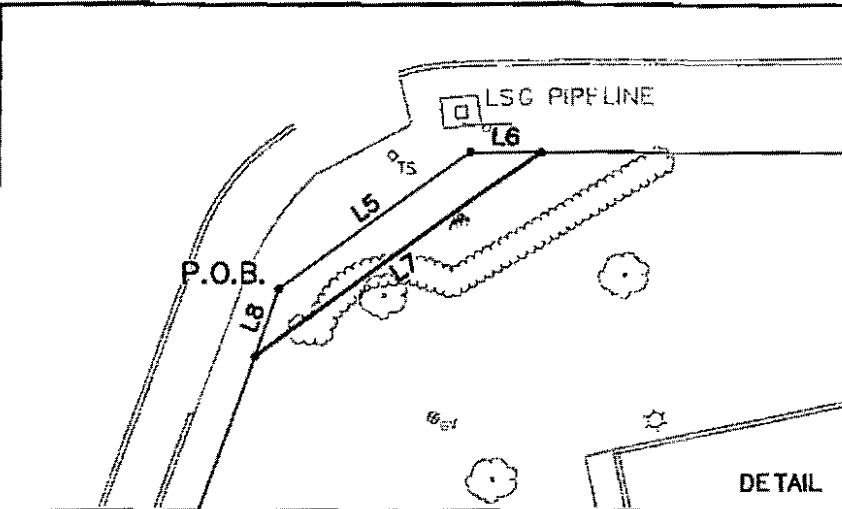


EXHIBIT "B"

DAVID MYERS SURVEY
A-923

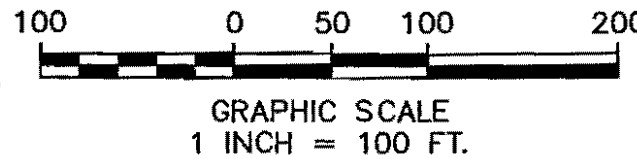
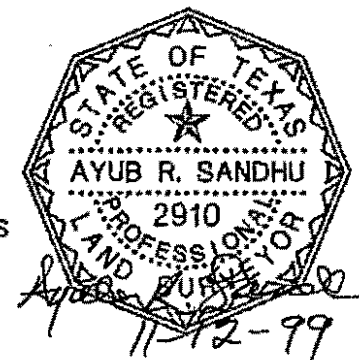
LINE TABLE				
LINE	BEARING	CALLED	DIST	CALLED
L1	S 39°02'36" E	S38°51'40"E	15.56'	-
L2	S 00°06'18" E	S00°04'38"W	26.99'	-
L3	N 39°25'07" W	-	50.43'	-
L4	N 77°58'55" W	-	79.56'	-
L5	N 66°51'14" E	N67°02'44"E	24.53'	-
L6	S 77°58'55" E	S77°47'59"E	7.12'	-
L7	S 66°35'18" W	-	36.41'	-
L8	N 31°42'30" E	N31°53'26"E	7.42'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	8°06'35"	530.00'	75.02'	S 82°02'12" E - 74.95'
C2	8°06'35"	470.00'	66.52'	S 82°02'12" E - 66.47'



NOTES:
 ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.
 ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL. 77173, PAGE 135, D.R.D.C.T.
 A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



BUSINESS AVENUE
 60' R.O.W.
 APRIL 17, 1978
 VOL. 78155, PG. 0001
 D.R.D.C.T.

PROPOSED ARAPAHO ROAD
 P.O.B. L1

CALLER 12.463 AC.
 AETNA LIFE INSURANCE COMPANY
 DECEMBER 21, 1982
 VOL. 82250, PG. 285
 D.R.D.C.T.

PARCEL 18-1 & 18-2
 A PLAT OF A
 0.1262 ACRE (5,496 SQ. FT.)
 AND A
 0.0029 ACRE (128 SQ. FT.)
 TRACT OF LAND
 IN THE DAVID MYERS SURVEY
 ABSTRACT NO. 923
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS

Parcel 16
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 0.1866 acre (8,126 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being a portion of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of the Deed Records of Dallas County, Texas, said 0.1866 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in a curve the proposed North right of way of Arapaho Road as it intersects the common West line of said 5.65 acre tract and East line of a called 0.7313 acre right of way dedication for Arapaho Road as shown on the plat of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records, from said point an aluminum disk found for the common most Southerly Northeast corner of Lot 4R of said "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park" and Southeast corner of a called 0.550 acre tract of land conveyed to Texas Power & Light Company on December 28, 1979 and recorded in Volume 80006, Page 0489 of said Deed Records, bears North $00^{\circ}06'18''$ West, a distance of 105.97 feet;

THENCE, EASTERLY, departing said common line and along proposed North right of way line of Arapaho Road and the arc of a non-tangent curve to the left having a radius of 810.00 feet, a central angle of $7^{\circ}10'51''$, a chord bearing South $85^{\circ}14'00''$ East for 101.45 feet, for an arc distance of 101.52 feet to a 5/8 inch iron rod set in the common East line of said called 5.65 acre tract and West line of that certain tract of land conveyed to Nile Properties, Ltd. On August 26, 1997 and recorded in Volume 97168, Page 02624 of said Deed Records, said Nile Properties, Ltd. tract being all of the KJA Subdivision Part 2, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated May 11, 1978 and recorded in Volume 78105, Page 1111 of said Deed Records;

PARCEL 16 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 00°15'08" EAST (called North), departing said line and along said common East line of said called 5.65 acre tract and West line of said Nile Properties, Ltd. tract, a distance of 80.02 feet to a 5/8 inch iron rod set in a curve of the proposed South right of way line of Arapaho Road;

THENCE, WESTERLY, departing said common line and along the proposed South right of way line of Arapaho Road and along the arc of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of 6°32'37", a chord bearing North 85°40'49" West for 101.59 feet, for an arc distance of 101.65 feet to a 5/8 inch iron rod set in the common West line of said called 5.65 acre tract and East lines of a called 7.728 acre tract of land conveyed to Providence Trust Company FBO Dr. Howard Miller on July 6, 1994 and recorded in Volume 94132, Page 00104 of said Deed Records and Lot 3R, Block 1 of "Lots 2R, 3R & 4R, Block 1 of Belt Line-Marsh Business Park", an addition to the Town of Addison, as evidenced by the plat dated May 3, 1995 and recorded in Volume 95100, Page 03275 of said Deed Records;

THENCE, NORTH 00°06'17" WEST (called South), departing said line and along the common West line of said called 5.65 acre tract and East lines of said called 7.728 acre tract and said Lot 3R, passing at a distance of 47.77 feet the common Northeast corner of said Lot 3 and Southeast corner of said called 0.7313 acre right of way dedication for Arapaho Road, continuing along the common East lines of said called 7.728 acre tract and of said called 0.7313 acre right of way dedication and West line of said called 5.65 acre tract, a distance of 80.80 feet to the **POINT OF BEGINNING**;

CONTAINING an area of 0.1866 acres or 8,126 square feet of land within the metes recited.

PARCEL 16 - ARAPAHO ROAD PROJECT

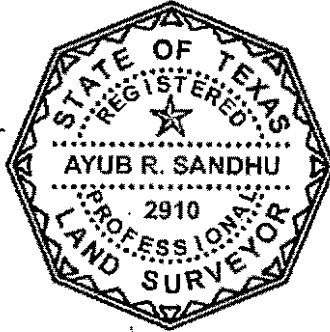
All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99

Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910



Parcel 15
Field Note Description
Arapaho Road Project
Town of Addison
Dallas County, Texas

BEING a description of a 1.8182 acre (79,202 square foot) tract of land situated in the David Myers Survey, Abstract Number 923, Town of Addison, Dallas County, Texas, and being all of that certain tract of land conveyed to Nile Properties, Ltd. On August 26, 1997 and recorded in Volume 97168, Page 02624 of the Deed Records of Dallas County, Texas, said Nile Properties, Ltd. tract being all of the KJA Subdivision Part 2, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated May 11, 1978 and recorded in Volume 78105, Page 1111 of said Deed Records, said 1.8182 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a "PK" nail found in the West right of way line of Surveyor Boulevard (60 feet wide) for the common Northeast corner of said Nile Properties, Ltd. Tract and Southeast corner of a called 1.890 acre tract of land conveyed to Praedium II Lone Star, L.P. on December 16, 1997 and recorded in Volume 97247, Page 02643 of said Deed Records, said called 1.890 acre tract being all of Lot 1, Housley Addition, an Addition to the Town of Addison, as evidenced by the plat dated August 27, 1979 and recorded in Volume 79173, Page 0109 of said Deed Records;

THENCE, SOUTH 00°15'02" EAST (called South 00°05'30" East), along the common East line of said Nile Properties, Ltd. tract and West right of way line of said Surveyor Boulevard, a distance of 247.46 feet (called 247.45 feet) to an "X" in concrete found for the common Southeast corner of said Nile Properties, Ltd. Tract and Northeast corner of the KJA Subdivision, Addison West Industrial Park, an addition to the Town of Addison, as evidenced by the plat dated September 7, 1977 and recorded in Volume 77180, Page 16 of said Deed Records;

PARCEL 15 - ARAPAHO ROAD PROJECT

THENCE, SOUTH 89°44'52" WEST, (called South 89°55'00" West), departing said common line and along the common South line of said Nile Properties, Ltd. Tract and North line of said KJA Subdivision, Addison West Industrial Park, a distance of 320.07 feet (called 320.00 feet) to an "X" in concrete found for the common Southwest corner of said Nile Properties, Ltd. Tract and Northwest corner of said KJA Subdivision, Addison West Industrial Park, said point being in the East line of a called 5.65 acre tract of land conveyed to Dallas Power & Light Company on January 2, 1957, and recorded in Volume 4632, Page 398 of said Deed Records;

THENCE, NORTH 00°15'08" WEST (called North 00°05'00" West), departing said common line and along the common West line of said called Nile Properties, Ltd. tract and East line of said called 5.65 acre tract, a distance of 247.45 feet to a 5/8 inch iron rod set for the common Northwest corner of said Nile Properties, Ltd. Tract and Southwest corner of said called 1.890 acre tract;

THENCE, NORTH 89°44'49" EAST, (called North 89°55'00" East), departing said common line and along the common North line of said Niles Properties Ltd. tract and South line of said called 1.890 acre tract, a distance of 320.07 feet (called 320.00 feet) to the **POINT OF BEGINNING**;

CONTAINING an area of 1.8182 acres or 79,202 square feet of land within the metes recited.

All bearings are referenced to the North Right of Way line of Centurion Way, called S 89°51'55" E, according to the final plat of Lot 3, Surveyor Addition, recorded in Vol. 77173, Page 135, Deed Records of Dallas County, Texas.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 11-12-99
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910

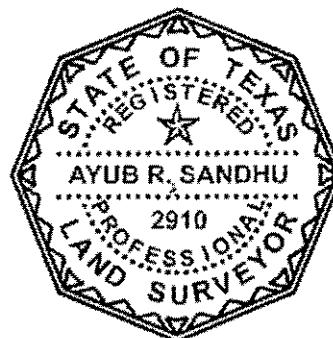


EXHIBIT "B"

LOT 1
HOUSLEY ADDITION
AUGUST 27, 1979
VOL. 79173, PG. 0109
D.R.D.C.T.

--- CALLED 1.890 AC.
PRAEDIUM II LONE STAR, LP.
DECEMBER 16, 1997
VOL. 97247, PG. 02643
D.R.D.C.T.

(CALLED N89°55'00"E - 320.00')
N 89°44'49" E - 320.07'

P.O.B.

DAVID MYERS SURVEY
A-923

CALLED 5.65 AC.
DALLAS POWER &
LIGHT COMPANY
JANUARY 2, 1957
VOL. 4632, PG. 398
D.R.D.C.T.

(CALLED N00°05'00"W)
N-00°15'08" W - 247.45'

KJA SUBDIVISION PART 2,
ADDISON WEST INDUSTRIAL PARK
MAY 11, 1978
VOL. 78105, PG. 1111
D.R.D.C.T.

NILE PROPERTIES, LTD.
AUGUST 26, 1997
VOL. 97168, PG. 02624
D.R.D.C.T.

PROPOSED ARAPAHO ROAD

SURVEYOR BLVD.
(80' R.O.W.)

S. 00°15'02" E - 247.46'
(CALLED S00°05'30"E - 247.45')

S 89°44'52" W - 320.07'
(CALLED S89°55'00"W - 320.00')

KJA SUBDIVISION,
ADDISON WEST INDUSTRIAL PARK
SEPT. 7, 1977
VOL. 77180, PG. 16
D.R.D.C.T.

PARCEL 15
A PLAT OF A
1.8182 ACRE (79,202 SQ. FT.)
TRACT OF LAND
IN THE DAVID MYERS SURVEY
ABSTRACT NO. 923
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

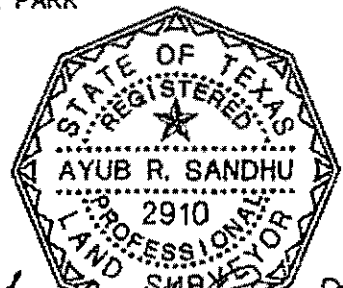
NOTES:

ALL EASEMENTS SHOWN ARE TAKEN FROM THE PLATS INDICATED
HEREON. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT
PROPERTY SO ALL EASEMENTS MAY NOT BE SHOWN.

ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY
LINE OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO
THE FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN
VOL. 77173, PAGE 135, D.R.D.C.T.

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.

- DENOTES A FOUND POINT AS INDICATED
- DENOTES A 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- PROPOSED RIGHT OF WAY LINE



Ayub R. Sandhu
11-12-99



GRAPHIC SCALE
1 INCH = 60 FT.

