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CITY SECRETARY
DALLAS, TEXAS



COUNCIL AGENDA

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

November 8, 2017
Date

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

If you need interpretation in Spanish language, please contact the City Secretary's Office at 214-670-3738 with a 48 hour advance notice.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-3738 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Si necesita interpretación en idioma español, por favor comuníquese con la oficina de la Secretaria del Ayuntamiento al 214-670-3738 con notificación de 48 horas antes.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-3738 (aparato auditivo V/TDD). La Ciudad de Dallas está comprometida a cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que esté presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que esté presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, NOVEMBER 8, 2017
ORDER OF BUSINESS**

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 49

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 50 - 59

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 60 - 70

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

AGENDA
CITY COUNCIL MEETING
NOVEMBER 8, 2017
CITY OF DALLAS
1500 MARILLA STREET
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A.M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the Special City Council Meeting and City Council Meeting of October 25, 2017

CONSENT AGENDA

City Controller

2. An ordinance authorizing (1) the issuance and sale of City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2017, in an aggregate principal amount not to exceed \$350,000,000; (2) levying a tax in payment thereof; (3) awarding the sale thereof and approving execution of a Purchase Agreement, Deposit Agreement and an Escrow Agreement; (4) approving the official statement; (5) enacting other provisions relating to the subject; and (6) declaring an effective date - Not to exceed \$771,500 - Financing: 2017 General Obligation Refunding and Improvement Bond Funds

CONSENT AGENDA (continued)**Dallas Animal Services**

3. An ordinance (1) amending Chapter 7, "Animals," of the Dallas City Code by amending Sections 7-1.1, 7-3.1, and 7-4.7; (2) adding and clarifying definitions; (3) amending proper restraint for loose animals; (4) creating an offense for an owner failing to provide potable water and shelter while restraining certain animals; (5) clarifying the offense related to a tethered dog and deleting a defense to prosecution related to a tethered dog; and (6) amending requirements for tethered dogs - Financing: This action has no cost consideration to the City

Economic Development

4. Authorize a resolution supporting a housing and economic development impact study for the alternative scenarios identified for I-345 in the Dallas City Center Master Assessment Process (CityMAP) - Financing: No cost consideration to the City

Equipment & Building Services

5. Authorize a professional services contract with AECOM Technical Services, Inc. for architectural and engineering services for design, construction documents and construction administration for the Elevator and Escalator Modernization Project at the Kay Bailey Hutchison Convention Center Dallas located at 650 South Griffin Street - Not to exceed \$332,178 - Financing: Convention Center Capital Construction Funds
6. Authorize a construction contract for the Dallas Museum of Art Sculpture Garden Renovation located at 1717 North Harwood Street - Phoenix I Restoration and Construction, Ltd., best value proposer of three - Not to exceed \$1,290,000 - Financing: 2006 Bond Funds
7. Authorize additional scope of work to the construction services contract with Phoenix I Restoration and Construction, Ltd. for program changes, design improvements and corrective actions for concealed conditions discovered during demolition for the Dallas City News Studio in Fair Park located at 1620 First Avenue - Financing: This action has no cost consideration to the City
8. Authorize Supplemental Agreement No. 1 to the professional services contract with JQ Infrastructure, LLC for engineering design services to prepare construction documents for the Dallas City Hall Parking Garage Slab Repairs located at 1500 Marilla Street - Not to exceed \$75,750, from \$35,000 to \$110,750 - Financing: Capital Construction Funds

CONSENT AGENDA (continued)**Housing & Neighborhood Revitalization**

9. Authorize an amendment to Resolution No. 16-1449, previously approved on September 14, 2016, for a housing development loan with Dallas Area Habitat for Humanity for construction of 18 single family homes to be located on scattered sites in the Joppa Neighborhood area to (1) extend the completion date from August 31, 2017 to April 30, 2018; and (2) amend the terms to incorporate contract thresholds - Financing: No cost consideration to the City
10. Authorize an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Dallas Housing Acquisition and Development Corporation's (Land Bank) acquisition of unimproved tax foreclosed properties for sale to qualified developers for the development of affordable housing and commercial use - Financing: No cost consideration to the City
11. Authorize (1) a public hearing to be held on January 10, 2018, to receive comments on the proposed City of Dallas FY 2017-18 Urban Land Bank Demonstration Program Plan; and (2) at the close of the public hearing, consideration of approval of the City of Dallas FY 2017-18 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City

Office of Business Diversity

12. Authorize amendments to the City's Business Inclusion and Development Plan to (1) change Business Development and Procurement Services to Office of Business Diversity; and (2) establish a sunset date of September 30, 2020 for the existing Minority and Women Owned Business Enterprise program goals - Financing: No cost consideration to the City

Office of Cultural Affairs

13. A resolution authorizing (1) reimbursement to Dallas Center For The Performing Arts Foundation, Inc for payments made to Mooring Recovery Services, Inc. for emergency flood remediation and related repairs at the Dee and Charles Wyly Theater located at 2400 Flora Street in an amount not to exceed \$139,404; and (2) an increase in appropriations in an amount not to exceed \$139,404 in the Office of Cultural Affairs budget - Not to exceed \$139,404 - Financing: Contingency Reserve Funds (to be reimbursed by property insurance)

CONSENT AGENDA (continued)**Office of Emergency Management**

14. Authorize (1) acceptance of additional grant funds from the U.S. Department of Homeland Security under the 2015 Homeland Security Grant Program-State Homeland Security Program (Grant No. EMW-2015-SS-00080/CFDA No. 97.067) to provide funding for equipment acquisition, planning and training activities to enable the City to respond to natural and man-made disasters in an amount not to exceed \$6,000 for the period September 1, 2017 through December 31, 2017; (2) an increase in appropriations in an amount not to exceed \$6,000 in the 2015 Homeland Security Grant-State Homeland Security Program 15-16 Fund; (3) receipt and deposit of additional grant funds in an amount not to exceed \$6,000 in the 2015 Homeland Security Grant-State Homeland Security Program 15-16 Fund; and (4) execution of the grant agreement - Not to exceed \$6,000, from \$6,158,431 to \$6,164,431 - Financing: U.S. Department of Homeland Security Grant Funds
15. Authorize the (1) acceptance of a grant from the U.S. Department of Homeland Security (DHS), Federal Emergency Management Agency passed through the Texas Office of the Governor-Homeland Security Grants Division for the FY 2017 Homeland Security Grant, which includes the Urban Area Security Initiative (UASI) and the State Homeland Security Program (Federal/State Award ID No. EMW-2017-SS-00005/Grant Nos. 2979903, 2980303, 2980503, 2980703, 3176402, 3321901, 3418201, 3418301/CFDA No. 97.067) to provide funding for activities related to enhancing preparedness and building capacity to prepare for, prevent and respond to complex coordinated terrorist attacks in an amount not to exceed \$5,648,806 for the period September 1, 2017 through February 29, 2020; (2) establishment of appropriations in an amount not to exceed \$5,648,806 in the DHS-FY 2017 Homeland Security-Urban Area Security Initiative 17-20 Fund and the DHS-FY 2017 State Homeland Security Program 17-18 Fund; (3) receipt and deposit of grant funds in an amount not to exceed \$5,648,806 in the FY 2017 Homeland Security-Urban Area Security Initiative 17-20 Fund and the DHS-FY 2017 State Homeland Security Program 17-18 Fund; and (4) execution of the grant agreement - Not to exceed \$5,648,806 - Financing: U.S. Department of Homeland Security Grant Funds

Office of Procurement Services

16. Authorize a one-year service contract for licenses, maintenance, and support for McAfee VirusScan Threat Management Portfolio software - CDW Government LLC, most advantageous proposer of three - Not to exceed \$166,422 - Financing: Current Funds (subject to appropriations)
17. Authorize a (1) one-year maintenance contract for maintenance and support of existing Kronos licenses, and hardware maintenance; and (2) three-year contract, with a one-year renewal option, for the purchase of an upgraded Kronos timekeeping system using web-access software as a service with hosted cloud storage, data conversion, maintenance, and support, distributed by Kronos Incorporated and sold through immixTechnology, Inc. through the Texas Department of Information Resources - Not to exceed \$526,344 - Financing: Current Funds (subject to annual appropriations)

CONSENT AGENDA (continued)**Office of Procurement Services** (continued)

18. Authorize a four-year service contract, with one three-year renewal option, to provide payment substation and call center services for the payment of municipal court citations by defendants - Government Payment Service, Inc., most advantageous proposer of four - Financing: No cost consideration to the City (fees to be paid by the defendant)
19. Authorize a five-year service contract for arbitrage rebate calculation and compliance services for all applicable debt obligations outstanding and debt issued during the contract period - First Southwest Asset Management, LLC, most advantageous proposer of three - Not to exceed \$95,000 - Financing: Current Funds (\$57,000), Convention and Event Services Current Funds (\$4,750), and Water Utilities Current Funds (\$33,250) (subject to annual appropriations)
20. Authorize a five-year service contract for a water consumption rebate program for industrial, commercial, and institutional facilities - Alan Plummer and Associates, Inc., most advantageous proposer of three - Not to exceed \$842,320 - Financing: Water Utilities Current Funds (subject to annual appropriations)
21. Authorize (1) a two-year master agreement for the purchase of grounds maintenance equipment with Longhorn, Inc. in the amount of \$320,000, Professional Turf Products LP in the amount of \$300,000, Z-Riders of Texas dba Cypress Lawn and Turf Equipment in the amount of \$265,000, Four Brothers Outdoor Power in the amount of \$90,000, C&M Air Cooled Engine, Inc. in the amount of \$80,000, Kubota Tractor Corporation in the amount of \$70,000, Tom Loftus Inc. dba Austin Turf & Tractor in the amount of \$57,000, Luber Brothers in the amount of \$40,000, Magnum Trailers in the amount of \$33,000, Vermeer Equipment of Texas, Inc. in the amount of \$28,000, Landmark Equipment, Inc., in the amount of \$20,000, Terrain King Corporation in the amount of \$10,000, and Hustler Turf Equipment in the amount of \$10,000 through the Texas Association of School Boards; and (2) a two-year master agreement for the purchase of grounds maintenance equipment with Landmark Equipment, Inc. in the amount of \$96,000, EZ-Liner Industries in the amount of \$15,000, Earle Kinlaw Association, Inc. dba EKA, Inc. in the amount of \$14,000, Cypress Lawn and Turf Equipment dba Z-Riders of Texas in the amount of \$10,000, Luber Brothers in the amount of \$6,000, and Textron, Inc. dba Jacobsen in the amount of \$5,000 through the Houston-Galveston Area Council of Governments - Total not to exceed \$1,469,000 - Financing: Current Funds
22. Authorize Supplemental Agreement No. 1 to exercise the one-year renewal option to the service contract with ESO Solutions, Inc. for maintenance and support of Visual Fire software - Not to exceed \$168,223, from \$312,797 to \$481,020 - Financing: Current Funds (subject to appropriations)

CONSENT AGENDA (continued)**Park & Recreation**

23. Authorize a construction contract for asbestos and lead abatement at the Park and Recreation Department Operations and Maintenance Facility, the former Jules E. Muchert United States Army Reserve Center located at 10031 East Northwest Highway - HP Ecological Services, LLC dba HP EnviroVision, lowest responsible bidder of five - Not to exceed \$342,069 - Financing: 2006 Bond Funds
24. Authorize a twenty-year development, operation, and maintenance agreement, with one five-year renewal option, with Harwood International Inc. for the development, operation, and maintenance of a pedestrian sidewalk and landscape improvements for purposes of connecting to and providing public access from the adjacent street right-of-way to the Katy Trail located at northern terminus of North Harwood Street - Financing: No cost consideration to the City

Police

25. Authorize **(1)** the application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program (STEP), Overtime Enforcement Grant (Grant No. 2018-Dallas-IDM-00011, CFDA No. 20.616) from the National Highway Traffic Safety Administration passed through the Texas Department of Transportation (TxDOT) in the amount of \$38,655 for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 9, 2017 through September 30, 2018; **(2)** the establishment of appropriations in an amount not to exceed \$38,655 in the TxDOT-STEP Impaired Driving Mobilization Grant FY18 Fund; **(3)** the receipt and deposit of grant funds in an amount not to exceed \$38,655 in the TxDOT-STEP Impaired Driving Mobilization Grant FY18 Fund; **(4)** a local cash match in an amount not to exceed \$9,772; and **(5)** execution of the grant agreement - Total not to exceed \$48,427 - Financing: Texas Department of Transportation Grant Funds (\$38,655) and Current Funds (\$9,772) (subject to appropriations)

Public Works Department

26. Authorize a contract for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater improvements for Alley Reconstruction Group 12-2033 (list attached) - MACVAL Associates, LLC, lowest responsible bidder of nine - Not to exceed \$2,372,467 - Financing: 2012 Bond Funds (\$1,690,297), Water Utilities Capital Improvement Funds (\$639,620) and Water Utilities Capital Construction Funds (\$42,550)

CONSENT AGENDA (continued)**Public Works Department** (continued)

27. Authorize **(1)** the First Amendment to the Funding Agreement with the North Central Texas Council of Governments and the State of Texas for the Zang Triangle Sustainable Development Infrastructure Project to revise the project limits, change the reimbursement schedule to solely cover the construction phase, and extend the project completion deadline; and **(2)** an Amendment to Resolution No. 12-1624, previously approved on June 27, 2012, to correct the funding source to receive and deposit funds from the Texas Department of Transportation for the Zang Triangle Sustainable Development Infrastructure Project - Financing: No cost consideration to the City
28. Authorize **(1)** the First Amendment to the Project Specific Agreement with Dallas County for the Cockrell Hill Road from Moler Street to Davis Street Project to provide the City of Dallas' share of additional construction costs for water main and wastewater main improvements; and **(2)** payment to Dallas County for the City's share of additional construction costs for water main and wastewater main improvements - Not to exceed \$150,398 - Financing: Water Utilities Capital Construction Funds (\$2,000) and Water Utilities Capital Improvement Funds (\$148,398)
29. Authorize **(1)** the Second Amendment to the Project Supplemental Agreement with Dallas County for the City's share of additional construction costs for water and wastewater main improvements on Denton Drive Phase I from north of Royal Lane to south of Walnut Hill Lane; and **(2)** payment to Dallas County for the City's share of additional construction costs for water and wastewater improvements - Not to exceed \$1,099,033 - Financing: Water Utilities Capital Construction Funds (\$22,850), and Water Utilities Capital Improvement Funds (\$1,076,183)

Sustainable Development and Construction

30. Authorize acquisition from Rosa Flor Delgado, of approximately 7,500 square feet of land improved with a single family dwelling located near the intersection of Pontiac Avenue and Cadillac Drive for the Cadillac Heights Phase II Project - Not to exceed \$33,500 (\$29,500, plus closing costs not to exceed \$4,000) - Financing: General Obligation Commercial Paper Funds
31. Authorize acquisition from the Estate of Allan Zidell, of approximately 59,554 square feet of land with a manufactured dwelling located in Hunt County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$30,000 (\$26,860, plus closing costs and title expenses not to exceed \$3,140) - Financing: Water Utilities Capital Construction Funds
32. Authorize acquisition from George Bowman and Delia C. Bowman, of approximately 8,070 square feet of land with a manufactured dwelling located in Van Zandt County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$34,000 (\$31,000, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Improvement Funds

CONSENT AGENDA (continued)**Sustainable Development and Construction** (continued)

33. Authorize acquisition from Margaret Dodson, of approximately 15,853 square feet of land with a manufactured dwelling located in Van Zandt County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$55,500 (\$52,500, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Improvement Funds
34. Authorize acquisition from Judy Duncan and Raymond Anthony Duncan, of approximately 20,179 square feet of land with a manufactured dwelling located in Van Zandt County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$37,000 (\$34,400, plus closing costs and title expenses not to exceed \$2,600) - Financing: Water Utilities Capital Improvement Funds
35. Authorize acquisition from AV Prestonwood Trails, LLC, a wastewater easement of a total of approximately 21,872 square feet of land located near the southeast corner of Keller Springs Road and Campbell Road for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$274,954 (\$264,954, plus closing costs and title expenses not to exceed \$10,000) - Financing: Water Utilities Capital Construction Funds
36. Authorize acquisition from John H. Richardson, of a wastewater easement of approximately 325 square feet of land located near the intersection of Spanky Branch Court for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$5,144 (\$4,144, plus closing costs and title expenses not to exceed \$1,000) - Financing: Water Utilities Capital Construction Funds
37. A resolution authorizing the conveyance of approximately 17,641 square feet of improved City-owned land to the State of Texas located near the intersection of South Harwood Street and Park Row Avenue - Revenue: \$198,279
38. An ordinance providing for the closure and vacation of a portion of Live Oak Street containing approximately 22,120 square feet of land, located near the intersection of St. Paul and Live Oak Streets - Financing: No cost consideration to the City
39. An ordinance abandoning an alley to AHC Development Dallas I LLC, the abutting owner, containing approximately 2,250 square feet of land, located near the intersection of Lafayette and Ashby Streets; and authorizing the quitclaim - Revenue: \$76,500, plus the \$20 ordinance publication fee
40. An ordinance abandoning an alley to AHC Development Dallas I LLC, the abutting owner, containing approximately 4,725 square feet of land, located near the intersection of Lafayette Street and Carroll Avenue; and authorizing the quitclaim - Revenue: \$161,500, plus the \$20 ordinance publication fee

CONSENT AGENDA (continued)**Sustainable Development and Construction** (continued)

41. An ordinance abandoning a portion of an alley to Henderson Residential Lands (Dallas), LLC, the abutting owner, containing approximately 925 square feet of land, located near the intersection of McMillan and Henderson Avenues; authorizing the quitclaim; and providing for the dedication of approximately 4,059 square feet of land needed for street right-of-way - Revenue: \$5,400, plus the \$20 ordinance publication fee
42. An ordinance abandoning a sanitary sewer easement to the City of Dallas, the abutting owner, containing approximately 2,131 square feet of land, located near the intersection of St. Paul and Live Oak Streets - Revenue: \$5,400, plus the \$20 ordinance publication fee
43. An ordinance abandoning a sanitary sewer easement, a water easement and a public drainage easement to Whitewave Foods Company, the abutting owner, containing a total of approximately 42,365 square feet of land located near the intersection of Kiest Boulevard and Dan Morton Drive - Revenue: \$5,400, plus the \$20 ordinance publication fee
44. An ordinance abandoning a utility easement to LH Skillman Partners, Ltd., the abutting owner, containing approximately 18,757 square feet of land, located near the intersection of Skillman Street and Vintage Oaks Court - Revenue: \$5,400, plus the \$20 ordinance publication fee
45. An ordinance amending Chapter 39A, "Relocation Assistance - Eminent Domain," of the Dallas City Code, by amending Sections 39A-1, 39A-2, 39A-3; repealing and reserving Sections 39A-4, 39A-5, and 39A-6; (1) providing a purpose of the chapter; (2) adopting the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act and additional Provisions as the City's relocation assistance program; (3) adding and deleting definitions; and (4) making certain other structural, grammatical, or clarifying changes - Financing: No cost consideration to the City

Trinity Watershed Management

46. Authorize an Interlocal Agreement with the North Central Texas Council of Governments for the purchase of digital aerial orthophotography - Not to exceed \$69,300 - Financing: Stormwater Drainage Management Current Funds
47. Authorize the conveyance of a (1) pipeline easement containing a total of approximately 839,628 square feet of land; and (2) temporary construction easement containing a total of approximately 278,151 square feet of land to Atmos Energy Corporation for the installation, use, and maintenance of gas facilities across City-owned land for the transportation of gas located in the Dallas Floodway between State Highway 356 and Inwood Road - Revenue: \$54,574

CONSENT AGENDA (continued)**Trinity Watershed Management** (continued)

48. Authorize a contract for the construction of Storm Drainage Improvements Group 1 for three storm drainage improvement projects (list attached) - Quick Set Concrete, Inc., lowest responsible bidder of two - Not to exceed \$778,095 - Financing: Stormwater Drainage Management Capital Construction Funds
49. Authorize a contract for the construction of the Loop 12 Paving Improvements Project - Gibson & Associates, Inc., lowest responsible bidder of seven - Not to exceed \$572,882 - Financing: 1998 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION**City Secretary's Office**

50. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

Civil Service

51. Authorize (1) the reappointment of two Administrative Law Judges (ALJ), LaKisha Thigpen and James E. Urmin Sr.; (2) the appointment of Karen R. Washington and Hobert T. Douglas, as Administrative Law Judges for the period January 1, 2018 through December 31, 2019, to hear employee appeals of terminations and demotions; and (3) contracts with each ALJ in the amount of \$4,000 each - Total not to exceed \$16,000 (\$8,000 to be reimbursed by the appealing employees) - Financing: Current Funds (subject to appropriations)

Economic Development

52. Authorize (1) a public hearing to be held on December 13, 2017, to receive comments to consider the designation of a Tax Increment Financing Reinvestment Zone comprising the University Center area and the University Hills area (University TIF District) under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311); and, at the close of the hearing (2) consideration of an ordinance designating the University TIF District - Financing: No cost consideration to the City

Sustainable Development and Construction

53. Authorize an historic preservation tax exemption for Factory Six03 located at 603 Munger Avenue for a ten-year period on 100 percent of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at \$36,662 (Estimated revenue foregone over ten years is \$366,620)

ITEMS FOR INDIVIDUAL CONSIDERATION (continued)**Water Utilities****Walnut Hill Pump Station Facility**

***Note:** Item Nos. 54 and 55 must be considered collectively.

- 54. Ratify the use of the design-build delivery method pursuant to Texas Local Government Code Chapter 252.022(d) for improvements to the Walnut Hill Pump Station facility - Financing: No cost consideration to the City
- 55. Authorize a design-build contract with Eagle Contracting Limited Partnership for improvements to the Walnut Hill Pump Station facility - Not to exceed \$575,192 - Financing: Water Utilities Capital Improvement Funds

ITEMS FOR FURTHER CONSIDERATION**City Secretary's Office**

- 56. A resolution considering the Ethics Advisory Commission's (EAC) recommended sanction against Councilmember Philip Kingston, in connection with the EAC's finding of a violation of Chapter 12A of the Dallas City Code (Code of Ethics) - Financing: No cost consideration to the City (This item was deferred on October 25, 2017)

Department of Transportation

- 57. Authorize the City Manager to request that the Texas Department of Transportation pursue the removal of the Live Oak off-ramp (Exit 284B) from southbound Interstate Highway 345/U.S. Highway 75 - Financing: No cost consideration to the City (This item was deferred on October 25, 2017)

Sustainable Development and Construction

- 58. An ordinance abandoning an access easement to GCG-RICCA JV, LLC, the abutting owner, containing approximately 1,050 square feet of land located near the intersection of Henderson Avenue and Victor Street; and authorizing the quitclaim - Revenue: \$10,500, plus the \$20 ordinance publication fee (This item was deferred on October 25, 2017)
- 59. An ordinance abandoning a floodway easement and a floodway maintenance access easement to FWLB SKILLMAN, LP, the abutting owner, containing a total of approximately 51,408 square feet of land located near the intersection of Skillman and Larmanda Streets - Revenue: \$5,400, plus the \$20 ordinance publication fee (This item was deferred on October 25, 2017)

PUBLIC HEARINGS AND RELATED ACTIONS**Sustainable Development and Construction****ZONING CASES - CONSENT**

60. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open enrollment charter school on property zoned an RR Regional Retail District on the west line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions
Z167-151(WE)
61. A public hearing to receive comments regarding an application for and an ordinance granting a new subarea on property zoned Subarea A of Tract II within Planned Development District No. 314, the Preston Center Special Purpose District, on the northeast corner of Sherry Lane and Lomo Alto Drive
Recommendation of Staff and CPC: Approval, subject to conditions
Z167-326(SM)
62. A public hearing to receive comments regarding an application for and an ordinance granting an MF-1(A) Multifamily District on property zoned a CR Community Retail District and an R-7.5(A) Single Family District, on the south line of West Louisiana Avenue, west of South Beckley Avenue
Recommendation of Staff and CPC: Approval
Z167-332(JM)
63. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 70 for CR Community Retail District uses, on the northeast corner of Midway Road and West Northwest Highway (Loop 12)
Recommendation of Staff and CPC: Approval, subject to conditions
Z167-363(JM)
64. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-10(A) Single Family District and an R-16(A) Single Family District on the west line of Marsh Lane, north of Flair Drive
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions
Z167-364(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (continued)**Sustainable Development and Construction** (continued)**ZONING CASES - INDIVIDUAL**

65. A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict on property zoned Subdistrict C, WMU-3 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the southwest corner of North Zang Boulevard and West Neely Street
Recommendation of Staff: Approval, subject to a development plan, elevation plan and staff's recommended conditions
Recommendation of CPC: Approval, subject to a development plan, elevation plan and conditions
Z167-300(KK)
66. A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict on property zoned an MF-2(A) Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southwest line of Reagan Street, west of Congress Avenue
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to a development plan and conditions
Z167-357(PD)
67. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2161 for a tower/antenna for cellular communication limited to a mounted cellular antenna on property zoned Subdistrict 4 of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the north line of Fort Worth Avenue, west of Walter Drive
Recommendation of Staff: Approval of the renewal of Specific Use Permit No. 2161 for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Approval of the renewal of Specific Use Permit No. 2161 for a five-year period, subject to a site plan and conditions
Z167-358(JM)
68. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south side of Great Trinity Forest Way, east of Longbranch Lane
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z167-366(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

Sustainable Development and Construction (continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

69. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subdistrict 2D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, on the south side of Fort Worth Avenue, between Sylvan Avenue and Chappell Street
Recommendation of Staff and CPC: Approval, subject to conditions

Z167-266(KK)

Note: This item was considered by the City Council at public hearings on August 23, 2017 and October 25, 2017, and was deferred until November 8, 2017, with the public hearing open

STREET NAME CHANGE

70. A public hearing to receive comments regarding a proposal to change the name of Plano Road, between East Northwest Highway and Forest Lane to "N. Lake Highlands Drive" - NC167-006 - Financing: No cost consideration to the City

Alley Reconstruction Group 12-2033
Agenda Item # 26

<u>Project</u>	<u>Council District</u>
Blue Mesa Drive (6834-6922) and Hillcrest Road (17702-17726)	12
Claren Court (7114-7122) and Judi Court (7104-7112)	12
Duffield Drive (6321-6415) and Earthwind Drive (17134-17222)	12
Earthwind Drive (17101-17409) and Campbell Road (6001-6101)	12
Hillcrest Road (17226-17820) and Blue Mesa Drive (6926-6930)	12
Hillcrest Road (17920-18014) and Bremerton Drive (7003-7011)	12
Townsley Court (17203-17215)	12

Storm Drainage Improvement Group 1
Agenda Item # 48

<u>Storm Drainage Project</u>	<u>Council District</u>	<u>Construction Cost</u>
6624 & 6625 Azalea Lane Drainage Relief	11	\$ 473,390.00
Briarwood Lane Drainage Ditch Restoration	13	\$ 211,355.00
Dexter Drive Cul-De-Sac	13	\$ 93,350.00

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

**NOVEMBER 8, 2017 CITY COUNCIL ADDENDUM
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated November 8, 2017. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



T.C. Broadnax
City Manager



Date



Elizabeth Reich
Chief Financial Officer





Date

RECEIVED

2017 NOV -3 PM 5: 15

CITY SECRETARY
DALLAS, TEXAS

ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, NOVEMBER 8, 2017
CITY OF DALLAS
1500 MARILLA STREET
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.

REVISED ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. INVOCATION AND PLEDGE OF ALLEGIANCE

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 49

CONSENT ADDENDUM

Items 1 - 2

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 50 - 59

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 60 - 70

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

**ADDENDUM
CITY COUNCIL MEETING
NOVEMBER 8, 2017
CITY OF DALLAS
1500 MARILLA STREET
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A.M.**

ADDITIONS:

Closed Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- City of Dallas v. Delta Airlines Inc. et al., Civil Action No. 3:15-V-2069-K.

Personnel (Sec. 551.074 T.O.M.A.)

- Discussion regarding the search for and hiring of a candidate for the position of City Secretary.

CONSENT ADDENDUM

Aviation

1. Authorize a Fifth Amendment to the Signature Flight Support Corporation Lease of Land and Facilities at Dallas Love Field dated November 1, 1993 for Lease No. 2, previously approved on June 10, 1992, by Resolution No. 92-2174 to **(1)** remove approximately 14,404 square feet of land from the leased premises to be used as additional parking to support the Aviation administration building; **(2)** grant the ability for the lessee or a sublessee to maintain title to major capital improvements the lessee or sublessee may construct on the leased premises until the lease is terminated or expires and title reverts to the City; and **(3)** include an attornment provision that would allow a subtenant who is not in default under the terms of its sublease and who invests at least \$7,000,000 of capital improvements into the leased premises to continue its peaceful possession of the subleased premises in the event Lease No. 2 terminates as a result of the actions or inactions of the lessee - Estimated Annual Revenue Foregone: \$10,018

Sustainable Development and Construction

2. An ordinance abandoning portions of alleys, Gulden Lane, Bataan Street, Beeville Street and Bedford Avenue to West Dallas Investments, L.P., the abutting owner, containing a total of approximately 72,898 square feet of land, located near the intersection of Gulden Lane and Singleton Boulevard; authorizing the quitclaim and providing for the dedication of approximately 73,162 square feet of land needed for street right-of-way - Revenue: \$5,400, plus the \$20 ordinance publication fee

**ADDENDUM
CITY COUNCIL MEETING
NOVEMBER 8, 2017**

CORRECTION:

Park & Recreation

24. Authorize a twenty-year development, operation, and maintenance agreement, with one five-year renewal option, with Harwood International Inc. for the development, operation, and maintenance of a pedestrian sidewalk and landscape improvements for purposes of connecting to and providing public access from ~~the adjacent Jack sStreet~~ right-of-way through adjacent North Texas Tollway Authority (NTTA) owned property to that portion of the Katy Trail located at the intersection with McKinnon sStreet right-of-way, contingent upon authorization and execution of a use agreement between the City and NTTA for the use of the participating NTTA property ~~northern terminus of North Harwood Street~~ - Financing: No cost consideration to the City

DELETIONS:

Economic Development

4. Authorize a resolution supporting a housing and economic development impact study for the alternative scenarios identified for I-345 in the Dallas City Center Master Assessment Process (CityMAP) - Financing: No cost consideration to the City

Sustainable Development and Construction

41. An ordinance abandoning a portion of an alley to Henderson Residential Lands (Dallas), LLC, the abutting owner, containing approximately 925 square feet of land, located near the intersection of McMillan and Henderson Avenues; authorizing the quitclaim; and providing for the dedication of approximately 4,059 square feet of land needed for street right-of-way - Revenue: \$5,400, plus the \$20 ordinance publication fee
70. A public hearing to receive comments regarding a proposal to change the name of Plano Road, between East Northwest Highway and Forest Lane to "N. Lake Highlands Drive" - NC167-006 - Financing: No cost consideration to the City

ADDENDUM DATE November 8, 2017

ITEM		IND							DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
1			2	C	AVI	REV \$-10,018	NA	NA	Authorize a Fifth Amendment to the Signature Flight Support Corporation Lease of Land and Facilities at Dallas Love Field dated November 1, 1993 for Lease No. 2, previously approved on June 10, 1992, by Resolution No. 92-2174 to (1) remove approximately 14,404 square feet of land from the leased premises to be used as additional parking to support the Aviation administration building; (2) grant the ability for the lessee or a sublessee to maintain title to major capital improvements the lessee or sublessee may construct on the leased premises until the lease is terminated or expires and title reverts to the City; and (3) include an attornment provision that would allow a subtenant who is not in default under the terms of its sublease and who invests at least \$7,000,000 of capital improvements into the leased premises to continue its peaceful possession of the subleased premises in the event Lease No. 2 terminates as a result of the actions or inactions of the lessee - Estimated Annual Revenue Foregone: \$10,018
2			6	C	DEV	REV \$5,400	NA	NA	An ordinance abandoning portions of alleys, Gulden Lane, Bataan Street, Beeville Street and Bedford Avenue to West Dallas Investments, L.P., the abutting owner, containing a total of approximately 72,898 square feet of land, located near the intersection of Gulden Lane and Singleton Boulevard; authorizing the quitclaim and providing for the dedication of approximately 73,162 square feet of land needed for street right-of-way - Revenue: \$5,400, plus the \$20 ordinance publication fee

TOTAL \$0.00

ADDENDUM ITEM # 1

**STRATEGIC
PRIORITY:**

Economic and Neighborhood Vitality

AGENDA DATE:

November 8, 2017

COUNCIL DISTRICT(S):

2

DEPARTMENT:

Aviation

CMO:

Jody Puckett, 670-3390

MAPSCO:

34F

SUBJECT

Authorize a Fifth Amendment to the Signature Flight Support Corporation Lease of Land and Facilities at Dallas Love Field dated November 1, 1993 for Lease No. 2, previously approved on June 10, 1992, by Resolution No. 92-2174 to **(1)** remove approximately 14,404 square feet of land from the leased premises to be used as additional parking to support the Aviation administration building; **(2)** grant the ability for the lessee or a sublessee to maintain title to major capital improvements the lessee or sublessee may construct on the leased premises until the lease is terminated or expires and title reverts to the City; and **(3)** include an attornment provision that would allow a subtenant who is not in default under the terms of its sublease and who invests at least \$7,000,000 of capital improvements into the leased premises to continue its peaceful possession of the subleased premises in the event Lease No. 2 terminates as a result of the actions or inactions of the lessee - Estimated Annual Revenue Foregone: \$10,018

BACKGROUND

This item is on the addendum due to the fact that the Department of Aviation was initially prepared to present the item to City Council at the October 25th meeting but was unable to do so because of a legal concern with the City Attorney's Office that has since been resolved after the deadline for the November 8th consent agenda. The City of Dallas risks losing a substantial capital investment through the development project at Love Field.

On June 10, 1992, City Council authorized the City Manager to enter into two ten-year leases ("Lease No. 1" and "Lease No. 2"), plus three ten-year options to extend the leases with Ryder Aviall, Inc. at Dallas Love Field Airport (Airport) by Resolution No. 92-2174. On February 8, 2005, the leases were assigned to Signature Flight Support Corporation (Signature). Subsequently, Lease No. 1 was terminated by a mutual agreement authorized by City Council on June 17, 2015, by Resolution No. 15-1226.

BACKGROUND (continued)

Lease No. 2 currently contains approximately 2,132,835 square feet of land with improvements including multiple hangars, aircraft ramp and office buildings/support facilities. Signature currently has a \$5,000,000 capital improvement obligation that must be expended by December 31, 2019.

Signature is prepared to enter into a sublease with a third party tenant that would result in a capital investment of no less than \$7,000,000 on its leasehold at the Airport. The improvements will include a new two-story 40,000 square foot hangar with office space, conference rooms, a lounge, and vehicular parking. In exchange for the additional capital investment into the Airport, the City would like to amend Lease No. 2 to include language that would allow Signature's subtenant to maintain its operations and attorn to the City as the sublessor in the event Lease No. 2 is terminated prior to its expiration.

Additionally, the City's Department of Aviation administration building is located on City-controlled property adjacent to the Lease No. 2 premises. In an effort to add additional parking to support the administration building's needs, the City desires to take back approximately 14,404 square feet of improved land from the Lease No. 2 premises. This would yield approximately fifty additional parking spaces for the City of Dallas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 10, 1992, City Council authorized the Lease of Land and Facilities at Dallas Love Field (Lease No. 2) between the City of Dallas and Ryder Aviall, Inc. by Resolution No. 92-2174.

On May 24, 1995, City Council authorized the First Amendment of the Lease of Land and Facilities at Dallas Love Field (Lease No. 2) to assign the of the lease to Dallas Airmotive, Inc., and to extend the term of the lease by Resolution No. 95-1895.

On December 10, 1997, City Council authorized the Second Amendment by Resolution No. 97-3896 (not executed).

On December 10, 1997, City Council authorized Inducement Resolution by Resolution No. 97-3895 (not executed).

On October 22, 2003, City Council authorized the Second Amendment to Lease No. 2 with Dallas Airmotive, Inc. to provide for two additional ten-year option periods and begin collecting rent on Hangar A, Hangar A office space, and the associated ground at the prevailing rental rates for similar premises at Dallas Love Field by Resolution No. 03-2873.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

On December 8, 2010, City Council authorized a second amendment to Lease No. 1 and third amendment to Lease No. 2 with Signature Flight Support to reduce the annual rental revenue in the amount of approximately \$513,387 from the pre-November 1, 2009 rate of \$2,045,028 to approximately \$1,531,641 in consideration of \$7,000,000 in capital improvements to be expended within ten years and reimburse, through rental credits over the next year, with signature payments in the amount of approximately \$1,059,050 at Dallas Love Field by Resolution No. 10-2984.

On June 17, 2015, City Council authorized a fourth amendment to Lease No. 2 with Signature Flight Support to annex Hangar C and adjacent parking into Lease No. 2 from Lease No. 1; grant Signature Flight Support an access and use easement for the purposes of accessing the leased premises and for the maintenance of an electrical switchgear; and extend the deadline to complete the initial \$2,000,000 capital improvement expenditure from December 31, 2015 to December 31, 2016, by Resolution No. 15-1227.

The Mobility Solutions, Infrastructure & Sustainability Committee will be briefed by memorandum regarding this matter on November 3, 2017.

FISCAL INFORMATION

Estimated Annual Revenue Foregone - \$10,018

OWNER

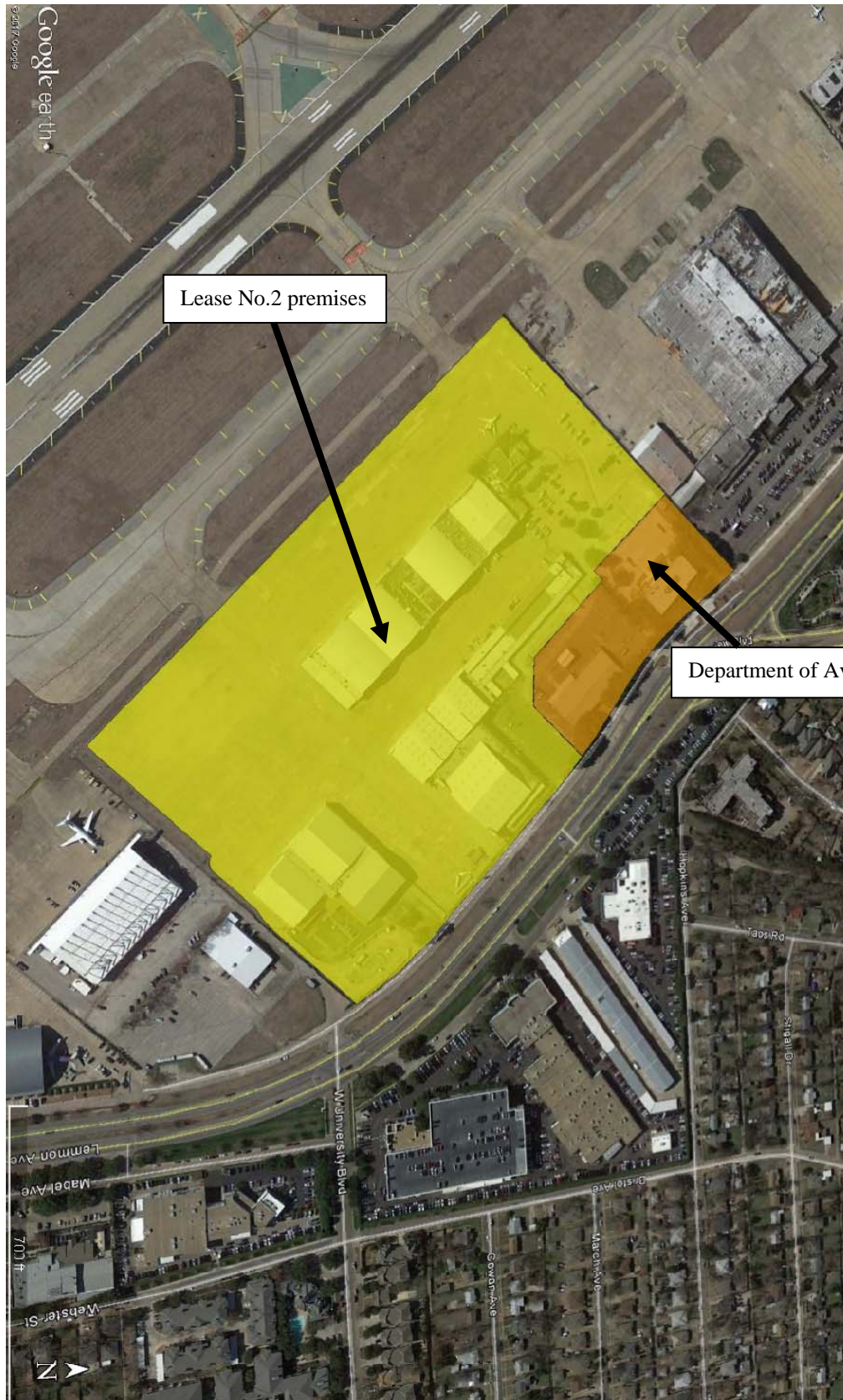
Signature Flight Support Corporation, a Delaware Corporation

Maria Sastre, President
Jeffrey Bankowitz, Secretary

MAP

Attached

Dallas Love Field
Mapsco 34F



November 8, 2017

WHEREAS, on June 10, 1992, City Council authorized two leases with the City of Dallas and Ryder Aviall, Inc., herein referred to as "Lease No. 1" and "Lease No. 2", containing a combined total of approximately 54.1 acres of land and improvements, for aviation related purposes at Dallas Love Field (Airport) beginning November 1, 1993, by Resolution No. 92-2174; and

WHEREAS, through multiple assignments, on February 8, 2005 Lease No. 1 and Lease No. 2 were assigned to Signature Flight Support Corporation (Signature); and

WHEREAS, on June 17, 2015, City Council authorized termination of Lease No. 1 by a mutual agreement by Resolution No. 15-1226; and

WHEREAS, Signature has an outstanding capital commitment obligation of \$5,000,000 to be expended no later than December 31, 2019 on the Lease No. 2 premises; and

WHEREAS, Signature is prepared to enter into a sublease with a subtenant that would result in a capital investment of no less than \$7,000,000 on its leasehold at the Airport; and

WHEREAS, in consideration of the additional capital investment into the Airport, the City desires to amend Lease No. 2 to include an attornment provision that would allow a subtenant who is not in default under the terms of its sublease and who invests at least \$7,000,000 of capital improvements into the leased premises to continue its peaceful possession of the subleased premises in the event Lease No. 2 terminates as a result of the actions or inactions of the lessee.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to sign a Fifth Amendment to the Signature Flight Support Corporation Lease of Land and Facilities at Dallas Love Field dated November 1, 1993 (Lease No. 2), approved as to form by the City Attorney.

SECTION 2. That the key terms and conditions of the Fifth Amendment include:

(i) an attornment provision that would allow a subtenant who is not in default under the terms of its sublease and who invests at least seven million dollars of capital improvements into the leased premises to continue its peaceful possession of the subleased premises in the event Lease No. 2 terminates as a result of the actions or inactions of the lessee; and

November 8, 2017

(ii) the ability for the lessee or a sublessee to maintain title to any capital improvements the lessee or sublessee constructs on the leased premises until Lease No. 2 is terminated or expires and title reverts to the City; and

(iii) the removal of approximately 14,404 square feet of land from the Lease No. 2 premises to be used as additional parking to support the Department of Aviation administration building.

SECTION 3. That this contract is designated as Contract No. AVI-2018-00004514.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 2

STRATEGIC PRIORITY:

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE:

November 8, 2017

COUNCIL DISTRICT(S):

6

DEPARTMENT:

Sustainable Development and Construction

CMO:

Majed Al-Ghafry, 670-3302

MAPSCO:

44Q

SUBJECT

An ordinance abandoning portions of alleys, Gulden Lane, Bataan Street, Beeville Street and Bedford Avenue to West Dallas Investments, L.P., the abutting owner, containing a total of approximately 72,898 square feet of land, located near the intersection of Gulden Lane and Singleton Boulevard; authorizing the quitclaim and providing for the dedication of approximately 73,162 square feet of land needed for street right-of-way - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item is on the addendum because additional review time was required. This item authorizes the abandonment of portions of alleys, Gulden Lane, Bataan Street, Beeville Street and Bedford Avenue to West Dallas Investments, L.P., the abutting owner. The owner will dedicate approximately 73,162 square feet of land needed for street right-of-way. The area will be included with the property of the abutting owner for the completion of Phase II of the Trinity Grove Development. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

Notices were sent to 30 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue - \$5,400, plus the \$20 ordinance publication fee

OWNER

West Dallas Investments, L.P.

PSL Management, LLC

Philip J. Romano, Member

MAP

Attached

ORDINANCE NO. _____

An ordinance providing for the abandonment of portions of alleys, Gulden Lane, Bataan Street, Beeville Street, and Bedford Avenue located adjacent to City Blocks 7087, 7088, 3/7089, 1/7268, 2/7268, and 6/7268 in the City of Dallas and County of Dallas Texas; providing for the quitclaim thereof to West Dallas Investments, L.P.; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of West Dallas Investments, L.P., a Texas limited partnership, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portions of right-of-ways are not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth.

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the certain provision set forth in Section 2-22.2(g)(1) of the Dallas City Code requiring dedication areas to be allowed as offset credit against the abandonment fee be in the area of the abandonment tracts, to the extent not required by state law or City Charter, is hereby waived with respect to this ordinance.

SECTION 1. (continued)

The waiver is necessary as additional property owned by the **GRANTEE** away from the abandonment area is needed for City of Dallas public streets projects.

SECTION 2. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the conditions and future effective date hereinafter more fully set out.

SECTION 3. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00)** paid by **GRANTEE**, and the further consideration described in Sections 9, 10, 11 and 12, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tracts of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 4. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

SECTION 5. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 6. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 7. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 8. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the areas described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, “Hazardous Substance” means the following: (a) any “hazardous substances” under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any “hazardous substance” under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE,

SECTION 9. (continued)

Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any “hazardous chemicals” or “toxic chemicals” under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any “hazardous waste” under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any “chemical substance” under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 10. This abandonment shall not be effective unless and until the City of Dallas shall have obtained Quitclaim Deed(s) from Dallas County for the tracts of land described in Exhibit A (Tracts 1, 2, 3, 5, 8 and 9).

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tracts of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 12. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey by General Warranty Deed to the City of Dallas, within 90 days of the effective date of this ordinance, good, indefeasible and marketable fee simple title, subject to only those title exceptions approved by the City Attorney, and insured by an owner’s policy of title insurance approved as to form by the City Attorney, to certain properties located in City Blocks 6822, E/6823, 7084, 7086, 7087, A/7087, 3/7089, 1/7268, 6/7268, 7269, and 2/7270, containing approximately 73,162 square feet of land, a description of which is attached hereto and made a part hereof as Exhibit C (Tracts 1-13).

SECTION 12. (continued)

This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 13. That at such time as the instrument described in Section 12 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 14. That this ordinance and properly executed General Warranty Deed, approved as to form by the City Attorney, be forwarded to a title insurance company for closing. Subsequent to closing, all instruments conveying real estate interests to the City of Dallas shall be recorded in the official real property records of the county in which the subject property is located and thereafter returned to the City Secretary for permanent record.

SECTION 15. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall pay all closing costs and title expenses associated with the acquisition of the property described in Section 12 above.

SECTION 16. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 17. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the receipt of Quitclaim Deed(s) described in Section 10; and completion of the dedication set forth in Section 12, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage

SECTION 18. That this contract is designated as Contract No. DEV-2017-00003675.

SECTION 19. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and
Construction

BY: 
Assistant City Attorney

BY: 
Assistant Director

Passed _____.

STREET RIGHT-OF-WAY ABANDONMENT**PART OF LOTS 9, 10, 11, 12 & 13****BLOCK 3/7089 & BLOCK 7088****CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 23,476 SQUARE FOOT (0.5389 ACRE) TRACT OF LAND SITUATED IN THE AMARIAH HANNAH SURVEY, ABSTRACT NO. 564, CITY OF DALLAS BLOCK NO. 3/7089 AND BLOCK 7088, OFFICIAL CITY BLOCK NUMBER, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 5,942 SQUARE FOOT TRACT OF LAND DESCRIBED IN QUITCLAIM DEED TO THE COUNTY OF DALLAS, TEXAS, RECORDED IN VOLUME 3595, PAGES 184, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND A RIGHT-OF-WAY DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 3595, PAGE 198, D.R.D.C.T.; A PORTION OF A CALLED 1.489 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 3586, PAGE 2 AND A CALLED 9,856 SQUARE FOOT TRACT OF LAND DESCRIBED IN A DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 3586, PAGE 23, D.R.D.C.T., AND ALSO BEING A PORTION OF A CALLED 5,489 SQUARE FOOT TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 3570, PAGE 74, D.R.D.C.T.; SAID 23,476 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON PIPE FOUND (CONTROLLING MONUMENT) FOR THE NORTHWEST CORNER OF LOT 3, BLOCK 3/7089 OF EL-HOGAR-MEXICANA ADDITION AN ADDITION TO THE CITY OF DALLAS CREATED BY THE PLAT THEREOF RECORDED IN VOLUME 2609, PAGE 138, D.R.D.C.T., SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "TRACT 2" IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NO. 20070296211, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF GULDEN LANE (50-FOOT PUBLIC RIGHT-OF-WAY AT THIS POINT);

THENCE (L1) SOUTH 00°52'36" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GULDEN LANE, A DISTANCE OF 220.91 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID GULDEN LANE;

THENCE (L2) SOUTH 00°10'42" EAST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GULDEN LANE, A DISTANCE OF 58.60 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 3/7089 OF SAID EL-HOGAR-MEXICANA ADDITION SAME BEING THE SOUTHWEST CORNER OF THAT CALLED 3,885 SQUARE FOOT TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NO. 201500310255, O.P.R.D.C.T., ALSO BEING THE NORTHWEST CORNER OF SAID 9,856 SQUARE FOOT TRACT OF LAND;

THENCE (L3) NORTH 89°26'00" EAST DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID GULDEN LANE ALONG THE COMMON LINE OF SAID LOT 9, BLOCK 3/7089 AND SAID 9,856 SQUARE FOOT TRACT OF LAND, A DISTANCE OF 6.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE **POINT OF BEGINNING**;

THENCE (L4) NORTH 89°26'00" EAST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 50.11 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS SOUTH 34°14'46" EAST, A DISTANCE OF 198.52 FEET;

THENCE (C1) NORTHEASTERLY WITH SAID CURVE TO THE RIGHT OVER AND ACROSS SAID LOT 9, BLOCK 3/7089 THROUGH A CENTRAL ANGLE OF 23°11'11", FOR AN ARC LENGTH OF 80.34 FEET, A CHORD BEARING OF NORTH 67°20'49" EAST, AND A CHORD DISTANCE OF 79.79 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 11/3/17 SPRG NO: 3581

STREET RIGHT-OF-WAY ABANDONMENT**PART OF LOTS 9, 10, 11, 12 & 13****BLOCK 3/7089 & BLOCK 7088****CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE (L5) NORTH 00°51'00" EAST, NON-TANGENT TO THE PREVIOUSLY DEFINED CURVE, CONTINUING OVER AND ACROSS SAID LOT 9, BLOCK 3/7089, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET IN THE COMMON LINE OF SAID LOT 9, BLOCK 3/7089 AND LOT 8, BLOCK 3/7089 OF SAID EL-HOGAR-MEXICANA ADDITION;

THENCE (L6) NORTH 89°26'00" EAST ALONG SAID COMMON LINE A DISTANCE OF 79.24 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE (L7) SOUTH 35°10'01" EAST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF BECKLEY AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), OVER AND ACROSS SAID 5,942 SQUARE FOOT TRACT OF LAND, SAID 9,856 SQUARE FOOT TRACT OF LAND AND SAID 1.489 ACRE TRACT OF LAND, A DISTANCE OF 173.42 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN THE NORTHEASTERLY LINE OF A CALLED 1.915 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NO. 201400295742, O.P.R.D.C.T., SAME BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 53°18'11" WEST, A DISTANCE OF 199.19 FEET;

THENCE (C2) NORTHWESTERLY DEPARTING SAID SOUTHWEST RIGHT-OF-WAY LINE, ALONG A NORTHEASTERLY LINE OF SAID 1.915 ACRE TRACT OF LAND AND WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°56'56", FOR AN ARC LENGTH OF 83.26 FEET, A CHORD BEARING OF NORTH 48°40'02" WEST AND A CHORD DISTANCE OF 82.65 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN THE EASTERLY LINE OF LOT 11, BLOCK 3/7089 OF SAID EL-HOGAR-MEXICANA ADDITION, FROM WHICH AN ALUMINUM MONUMENT FOUND (CONTROLLING MONUMENT) FOR THE SOUTHEAST CORNER OF LOT 13, BLOCK 3/7089 OF SAID EL-HOGAR-MEXICANA ADDITION, SAME BEING AN ANGLE POINT IN THE NORTHERLY LINE OF SAID 1.915 ACRE TRACT OF LAND, BEARS SOUTH 00°42'19" WEST, A DISTANCE OF 111.75 FEET;

THENCE (L8) NORTH 00°37'16" EAST ALONG THE COMMON LINE OF SAID LOT 11, BLOCK 3/7089 AND SAID 1.489 ACRE TRACT OF LAND, A DISTANCE OF 7.56 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE NORTHEAST CORNER OF SAID LOT 11, BLOCK 3/7089 SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NO. 201500235803, O.P.R.D.C.T., SAME ALSO BEING THE SOUTHEAST CORNER OF SAID 9,856 SQUARE FOOT TRACT OF LAND;

THENCE (L9) SOUTH 89°25'56" WEST ALONG THE COMMON LINE OF SAID LOT 11, BLOCK 3/7089 AND SAID 9,856 SQUARE FOOT TRACT OF LAND, A DISTANCE OF 150.53 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE NORTHEAST CORNER OF SAID 5,489 SQUARE FOOT TRACT OF LAND SAME BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 33°12'06" EAST, A DISTANCE OF 133.50 FEET;

THENCE OVER AND ACROSS LOTS 11, 12 AND 13 OF SAID EL-HOGAR-MEXICANA ADDITION, THE FOLLOWING CALLS:

(C3) SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°22'41", FOR AN ARC LENGTH OF 31.17 FEET, A CHORD BEARING OF SOUTH 50°06'33" WEST,

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Reviewed by: A. Rodriguez Date: 11/3/17 SPRG NO: 3581

STREET RIGHT-OF-WAY ABANDONMENT**PART OF LOTS 9, 10, 11, 12 & 13****BLOCK 3/7089 & BLOCK 7088****CITY OF DALLAS, DALLAS COUNTY, TEXAS**

AND A CHORD DISTANCE OF 31.10 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF TANGENCY;

(L10) SOUTH 43°25'12" WEST, A DISTANCE OF 2.69 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 46°34'48" EAST A DISTANCE OF 205.46 FEET;

(C4) SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°30'26", FOR AN ARC LENGTH OF 112.98 FEET, A CHORD BEARING OF SOUTH 27°39'59" WEST, AND A CHORD DISTANCE OF 111.57 FEET TO AN ALUMINUM MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID 1.915 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF SAID 5,489 SQUARE FOOT TRACT OF LAND AND ALSO LYING IN THE SOUTH LINE OF SAID LOT 13, BLOCK 3/7089 AND ALSO BEING THE POINT OF COMPOUND CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 75°53'48" EAST, A DISTANCE OF 208.74 FEET;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID 1.915 ACRE TRACT, THE FOLLOWING CALLS:

(C5) SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°16'54", FOR AN ARC LENGTH OF 52.03 FEET, A CHORD BEARING OF SOUTH 06°57'45" WEST, AND A CHORD DISTANCE OF 51.90 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF TANGENCY;

(L11) SOUTH 00°10'42" EAST A DISTANCE OF 23.94 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 89°49'18" EAST A DISTANCE OF 208.74 FEET;

(C6) SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42°03'06", FOR AN ARC LENGTH OF 153.20 FEET, A CHORD BEARING OF SOUTH 21°12'15" EAST AND A CHORD DISTANCE OF 149.79 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE POINT OF TANGENCY OF SAID CURVE BEARS SOUTH 43°42'15" E, A CHORD DISTANCE OF 10.74 FEET;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID 1.915 ACRE TRACT OF LAND OVER AND ACROSS SAID 1.489 ACRE TRACT OF LAND AND SAID 5,489 SQUARE FOOT TRACT OF LAND, AND SAID 9,856 SQUARE FOOT TRACT OF LAND THE FOLLOWING CALLS;

(L12) SOUTH 89°44'08" WEST, A DISTANCE OF 37.74 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

(L13) NORTH 45°22'39" WEST A DISTANCE OF 28.34 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF GULDEN LANE (56-FOOT WIDE RIGHT-OF-WAY);

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 11/3/17 SPRG NO: 3581

STREET RIGHT-OF-WAY ABANDONMENT

PART OF LOTS 9, 10, 11, 12 & 13

BLOCK 3/7089 & BLOCK 7088

CITY OF DALLAS, DALLAS COUNTY, TEXAS

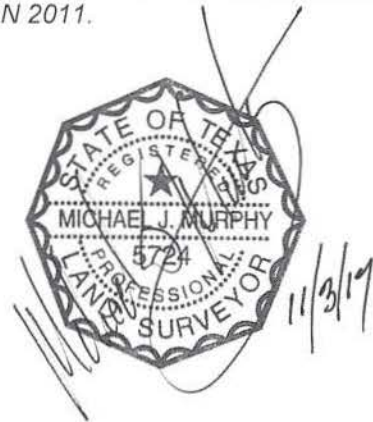
THENCE (L14) NORTH 00°29'26" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GULDEN LANE,
A DISTANCE OF 355.19 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 23,476 SQUARE FEET OR 0.5389 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE
4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: A. Rodriguez Date: 11/3/17 SPRG NO: 3581

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	80.34'	198.52'	23°11'11"	79.79'	N 67°20'49" E
C2	83.26'	199.19'	23°56'56"	82.65'	N 48°40'02" W
C3	31.17'	133.50'	13°22'41"	31.10'	S 50°06'33" W
C4	112.98'	205.46'	31°30'26"	111.57'	S 27°39'59" W
C5	52.03'	208.74'	14°16'54"	51.90'	S 06°57'45" W
C6	153.20'	208.74'	42°03'06"	149.79'	S 21°12'15" E
C7	10.74'	208.74'	2°56'54"	10.74'	S 43°42'15" E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 00°52'36" E	220.91'
L2	S 00°10'42" E	58.60'
L3	N 89°26'00" E	6.00'
L4	N 89°26'00" E	50.11'
L5	N 00°51'00" E	10.00'
L6	N 89°26'00" E	79.24'
L7	S 35°10'01" E	173.42'
L8	N 00°37'16" E	7.56'
L9	S 89°25'56" W	150.53'
L10	S 43°25'12" W	2.69'
L11	S 00°10'42" E	23.94'
L12	S 89°44'08" W	37.74'
L13	N 45°22'39" W	28.34'
L14	N 00°29'26" W	355.19'
L17	S 00°42'19" W	111.75'

(FOR SPRG USE ONLY)

REVIEWED BY: A. RodriguezDATE: 11/3/17SPRG NO. 3581

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DATE: 11/03/17 DRAWN: RSG/RDR

STREET RIGHT-OF-WAY ABANDONMENT

PART OF LOTS 9, 10, 11, 12 & 13
 BLOCK 3/7089 & BLOCK 7088
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5724

SHEET 6 OF 6

EXHIBIT A-TRACT 2

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF BATAAN STREET
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 1/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 5,187 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, ADJACENT TO CITY OF DALLAS BLOCK NO. 1/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF BATAAN STREET, FORMERLY KNOWN AS CEDAR STREET CREATED AND DEDICATED BY VOLUME 106, PAGE 233 DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), (A VARIABLE WIDTH RIGHT-OF-WAY), WHICH LIES SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AND BEING WEST OF BLOCK 1/7268, ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, (D.R.D.C.T.), AND INCLUDING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE COUNTY OF DALLAS BY THE WARRANTY DEED RECORDED IN VOLUME 1658, PAGE 567, D.R.D.C.T., AND INCLUDING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE COUNTY OF DALLAS BY THE WARRANTY DEED RECORDED IN VOLUME 1658, PAGE 570, D.R.D.C.T., SAID 5,187 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS (TRACT II) DESCRIBED IN THE WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, D.R.D.C.T., SAME BEING THE SOUTHEAST CORNER OF A CALLED 1,912 SQUARE FOOT TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NO. 201500265619, OFFICIAL PUBLIC RECORDS DALLAS, COUNTY, TEXAS, (O.P.R.D.C.T.) AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (A 50-FOOT PUBLIC RIGHT-OF-WAY, ALSO KNOWN AS BEDFORD STREET). AND BEING THE SOUTH LINE OF LOT 6, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, FROM WHICH A 3/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 10, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS BEARS NORTH 88°45'48" EAST, A DISTANCE OF 226.78 FEET;

THENCE ALONG THE COMMON LINE OF SAID TRACT II AND SAID 1,912 SQUARE FOOT TRACT OF LAND, THE FOLLOWING CALLS:

NORTH 38°55'39" WEST, A DISTANCE OF 18.18 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS POINT WHICH BEARS SOUTH 76°55'56" EAST, A DISTANCE OF 565.50 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°46'33" FOR AN ARC LENGTH OF 7.66 FEET, A CHORD BEARING OF NORTH 13°27'21" EAST AND A CHORD DISTANCE OF 7.66 FEET;

NORTH 13°50'36" EAST, A DISTANCE OF 132.78 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET IN THE SOUTH LINE OF A 15-FOOT ALLEY, CREATED BY SAID ADDISON'S PARK ADDITION TO WEST DALLAS AND BEING THE NORTHWEST CORNER OF SAID TRACT II, SAME BEING THE NORTHEAST CORNER OF SAID 1,912 SQUARE FOOT TRACT OF LAND;

(For SPRG use only)

Reviewed by: JD Date: 3/30/17 SPRG NO: 3826

EXHIBIT A-TRACT 2

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF BATAAN STREET
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 1/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE NORTH 05°19'40" EAST OVER AND ACROSS SAID 15-FOOT ALLEY, A DISTANCE OF 15.10 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF A CALLED 7,949 SQUARE FOOT TRACT OF LAND DESIGNATED AS (TRACT 2) DESCRIBED IN THE SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NO. 201500265501, O.P.R.D.C.T., SAME BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS AND ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF BATAAN STREET,;

THENCE OVER AND ACROSS SAID BATAAN STREET RIGHT-OF-WAY, THE FOLLOWING CALLS:

SOUTH 88°45'48" WEST, A DISTANCE OF 30.06 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 05°45'12" EAST, A DISTANCE OF 87.85 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET, ALSO BEING THE POINT CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS POINT WHICH BEARS NORTH 84°13'25" WEST, A DISTANCE OF 514.32 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°47'51" FOR AN ARC LENGTH OF 34.09 FEET, A CHORD BEARING OF NORTH 03°52'39" EAST AND A CHORD DISTANCE OF 34.08 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 45°16'28" EAST, A DISTANCE OF 21.58 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 89°15'55" EAST, A DISTANCE OF 34.59 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, SAME BEING THE WEST LINE OF SAID 7,949 SQUARE FOOT TRACT OF LAND;

THENCE SOUTH 12°48'03" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET AND THE WEST LINE OF SAID 7,949 SQUARE FOOT TRACT OF LAND, A DISTANCE OF 139.87 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 5,187 SQUARE FEET OR 0.1191 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

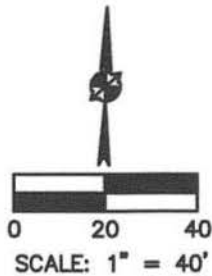
(For SPRG use only)

Reviewed by: JD Date: 3/30/17 SPRG NO: 3826



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	7.66'	565.50'	0°46'33"	7.66'	N13°27'21"E
C2	34.09'	514.32'	3°47'51"	34.08'	N03°52'39"E



**STREET
RIGHT-OF-WAY
ABANDONMENT**
5,187 SQ. FT.
(0.1191 ACRE)

LEGEND

CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
M/D.R.D.C.T.	MAP/DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
F.K.A.	FORMERLY KNOWN AS
A.K.A.	ALSO KNOWN AS
SQ. FT.	SQUARE FEET
CM	CONTROLLING MONUMENT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
	LANDHOOK DENOTES COMMON OWNERSHIP

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N38°55'39"W	18.18'
L2	N13°50'36"E	132.78'
L3	N5°19'40"E	15.10'
L4	S88°45'48"W	30.06'
L5	N5°45'12"E	87.85'
L6	N45°16'28"E	21.58'
L7	N89°15'55"E	34.59'
L8	S12°48'03"W	139.87'

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE
TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF
1983. ADJUSTMENT REALIZATION 2011.



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DATE: 03/17/17

DRAWN: RDR

STREET RIGHT-OF-WAY ABANDONMENT

A PORTION OF BATAAN STREET
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 1/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

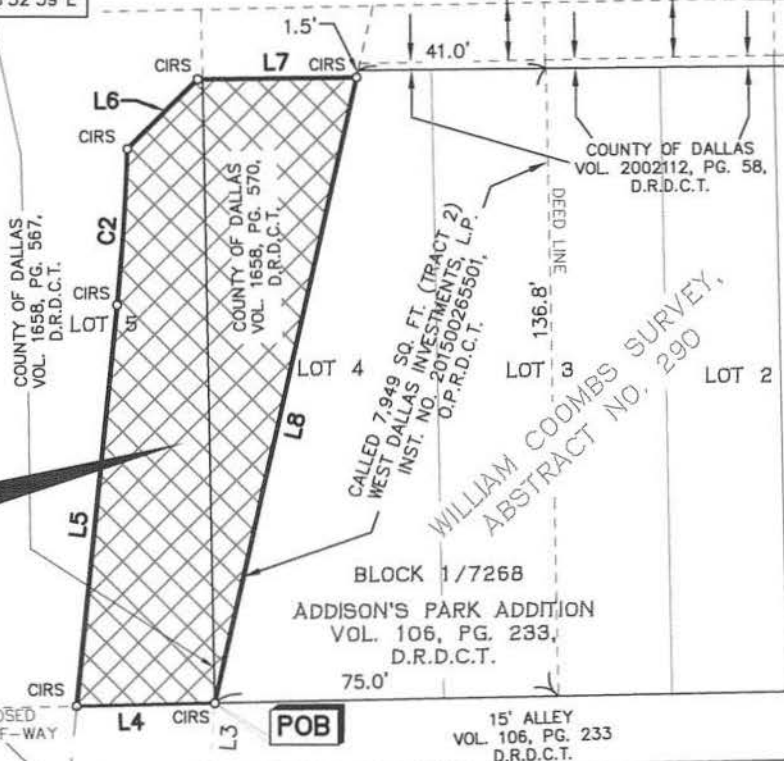
SINGLETON BOULEVARD

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
(F.K.A. EAGLE FORD AVENUE)
VOL. 106, PG. 233,
D.R.D.C.T.

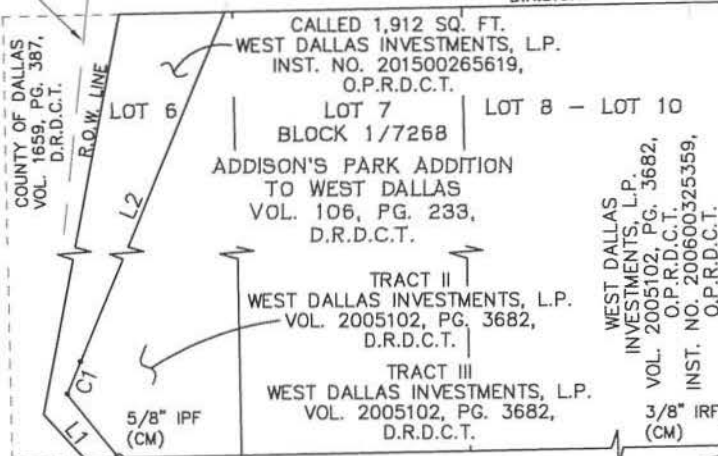
COUNTY OF DALLAS
VOL. 2288, PG. 423,
D.R.D.C.T.

APPROXIMATE LOCATION
OF SURVEY LINE
COUNTY OF DALLAS
VOL. 2207, PG. 554,
D.R.D.C.T.

COUNTY OF DALLAS
VOL. 2002112, PG. 58,
D.R.D.C.T.



BATAAN STREET
(F.K.A. CEDAR STREET)
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 106, PG. 233, D.R.D.C.T.



N 88°45'48" E 226.74'
BEDFORD AVENUE

(FOR SPRG USE ONLY)

REVIEWED BY: JD

DATE: 3/30/17

SPRG NO. 3826



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

SHEET 3 OF 3

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF BATAAN STREET
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 1/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 1,071 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, ADJACENT TO CITY OF DALLAS BLOCK NO. 1/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF BATAAN STREET, FORMERLY KNOWN AS CEDAR STREET CREATED AND DEDICATED BY VOLUME 106, PAGE 233, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.) (A VARIABLE WIDTH RIGHT-OF-WAY), WHICH LIES SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A 75-FOOT PUBLIC RIGHT-OF-WAY), AND BEING WEST OF BLOCK 1/7268, ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, (D.R.D.C.T.), AND INCLUDING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE COUNTY OF DALLAS BY THE WARRANTY DEED RECORDED IN VOLUME 1659, PAGE 387, D.R.D.C.T., SAID 1,071 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS (TRACT II) DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, D.R.D.C.T., SAME BEING THE SOUTHEAST CORNER OF A CALLED 1,912 SQUARE FOOT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NUMBER 201500265619, OFFICIAL PUBLIC RECORDS OF DALLAS, COUNTY, TEXAS, (O.P.R.D.C.T.) AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (A VARIABLE WIDTH RIGHT-OF-WAY, ALSO KNOWN AS BEDFORD STREET) AND BEING IN THE SOUTH LINE OF LOT 6, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, AND FROM WHICH A 3/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 10, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS BEARS NORTH 88°45'48" EAST, A DISTANCE OF 226.74 FEET;

THENCE SOUTH 88°45'48" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, A DISTANCE OF 6.89 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET THE **POINT OF BEGINNING**;

THENCE OVER AND ACROSS THE RIGHT-OF-WAY OF SAID BATAAN STREET, THE FOLLOWING CALLS:

SOUTH 88°45'48" WEST, A DISTANCE OF 16.29 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 05°45'12" EAST, A DISTANCE OF 151.12 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

(For SPRG use only)

Reviewed by: JD Date: 11/3/17 SPRG NO: 3827

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF BATAAN STREET
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 1/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

NORTH 88°45'48" EAST, A DISTANCE OF 7.35 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTHWEST CORNER OF SAID 1,912 SQUARE FOOT TRACT OF LAND;

THENCE ALONG THE COMMON LINE OF SAID 1,912 SQUARE FOOT TRACT OF LAND AND SAID TRACT OF LAND CONVEYED TO THE COUNTY OF DALLAS, THE FOLLOWING CALLS:

SOUTH 06°09'23" WEST, A DISTANCE OF 141.30 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

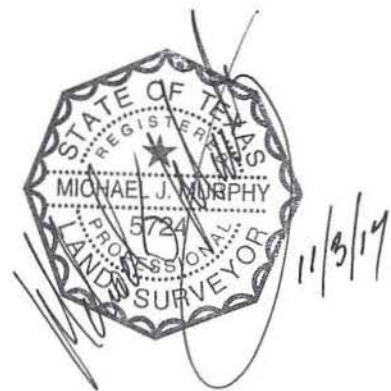
SOUTH 42°45'00" EAST, A DISTANCE OF 13.18 FEET TO THE POINT OF BEGINNING:

CONTAINING A COMPUTED AREA OF 1,071 SQUARE FEET OR 0.0246 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: JD Date: 11/3/17 SPRG NO: 3827

DATE: 11/03/17

CITY OF DALLAS, DALLAS COUNTY, TEXAS

SPRG NO. 3827

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 88°45'48" W	6.89'
L2	S 88°45'48" W	16.29'
L3	N 05°45'12" E	151.12'
L4	N 88°45'48" E	7.35'
L5	S 06°09'23" W	141.30'
L6	S 42°45'00" E	13.18'

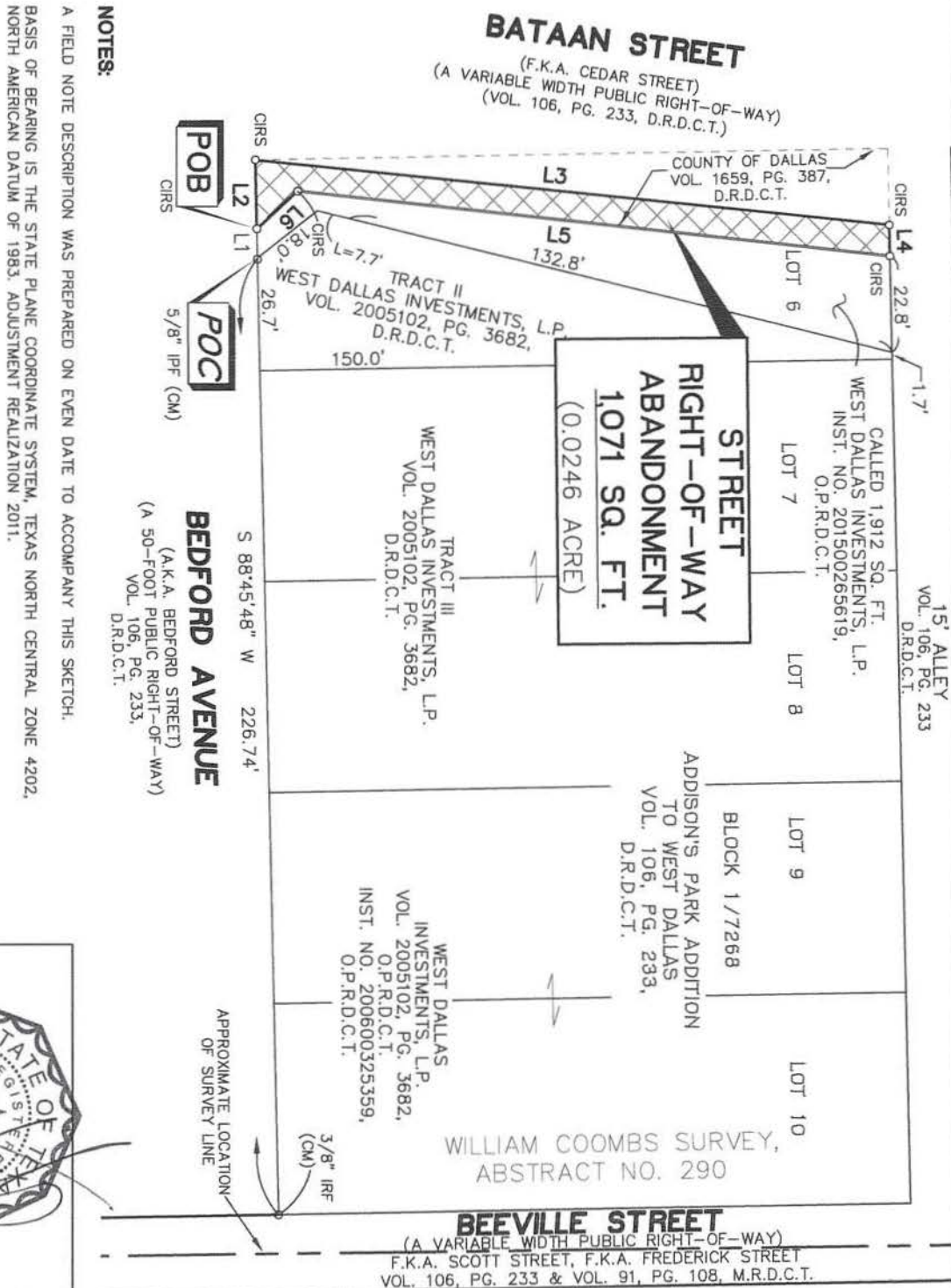
CIRS
 IRF
 M/D.R.D.C.T.
 O.P.R.D.C.T.
 VOL., PG.
 INST. NO.
 F.K.A.
 A.K.A.
 SO. FT.
 CM
POC
POB


5/8-INCH IRON ROD WITH
 YELLOW PLASTIC CAP STAMPED
 "STANTEC" SET
 IRON ROD FOUND
 IRON PIPE FOUND
 MAP/DEED RECORDS OF DALLAS
 COUNTY, TEXAS
 OFFICIAL PUBLIC RECORDS OF
 DALLAS COUNTY, TEXAS
 VOLUME, PAGE
 INSTRUMENT NUMBER
 FORMERLY KNOWN AS
 ALSO KNOWN AS
 SQUARE FEET
 CONTROLLING MONUMENT
 POINT OF COMMENCING
 POINT OF BEGINNING
 LANDHOOK DENOTES
 COMMON OWNERSHIP



0 20 40
SCALE: 1" = 40'

LEGEND



**STREET RIGHT-OF-WAY ABANDONMENT
PORTION OF BATAAN STREET & BEDFORD STREET
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 6/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

PARCEL 1

BEING A 1,029 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, ADJACENT TO CITY OF DALLAS BLOCK NO. 6/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF BATAAN STREET, (FORMERLY KNOWN AS CEDAR STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), CREATED AND DEDICATED BY VOLUME 106, PAGE 233, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.) WHICH ALSO BEING A PORTION OF BEDFORD AVENUE, (ALSO KNOWN AS BEDFORD STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AND BEING WEST OF BLOCK 6/7268, ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, D.R.D.C.T., CREATED AND DEDICATED BY VOLUME 106, PAGE 233, D.R.D.C.T., AND INCLUDING ALL OF THAT CERTAIN 44 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF DALLAS BY THE EASEMENT DEED RECORDED IN VOLUME 82137, PAGE 2279, D.R.D.C.T., SAID 1,029 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS (TRACT II) DESCRIBED IN THE WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, D.R.D.C.T., SAME BEING THE SOUTHEAST CORNER OF A CALLED 1,912 SQUARE FOOT TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NO. 201500265619, OFFICIAL PUBLIC RECORDS DALLAS, COUNTY, TEXAS, (O.P.R.D.C.T.) AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, AND BEING THE SOUTH LINE OF LOT 6, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, FROM WHICH A 3/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 10, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS BEARS NORTH 88°45'48" EAST, A DISTANCE OF 226.74 FEET;

THENCE SOUTH 88°45'48" WEST, A DISTANCE OF 6.89 FEET TO THE **POINT OF BEGINNING** AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET SAME BEING THE SOUTHWEST CORNER OF SAID 1,912 SQUARE FOOT TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO THE COUNTY OF DALLAS RECORDED IN VOLUME 1659, PAGE 387, D.R.D.C.T.;

THENCE SOUTH 05°30'30" WEST OVER AND ACROSS THE RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, A DISTANCE OF 50.35 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, BEING IN THE NORTH LINE OF LOT 5, BLOCK 6/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, ALSO BEING THE NORTHEAST CORNER OF SAID 44 SQUARE FOOT EASEMENT SAME BEING THE NORTHERLY NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS (TRACT I), DESCRIBED IN THE WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN VOLUME 2005102, PAGE 3682, D.R.D.C.T.;

THENCE SOUTH 47°34'51" WEST, AT A DISTANCE OF 13.37 FEET PASSING THE MOST SOUTHERLY CORNER OF SAID 44 SQUARE FOOT EASEMENT AND THE WESTERLY NORTHWEST CORNER OF SAID TRACT I, SAME BEING THE NORTHEAST CORNER OF A CALLED 1,379 SQUARE FOOT TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NO. 201500265619, O.P.R.D.C.T., CONTINUING A TOTAL DISTANCE OF 15.06 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, SAME BEING THE NORTHWEST CORNER OF SAID 1,379 SQUARE FOOT TRACT OF LAND;

THENCE SOUTH 06°09'02" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, A DISTANCE 18.37 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

(For SPRG use only)

Reviewed by: JD Date: 3/30/17 SPRG NO: 3828

**STREET RIGHT-OF-WAY ABANDONMENT
PORTION OF BATAAN STREET & BEDFORD STREET
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 6/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE OVER AND ACROSS THE RIGHT-OF-WAY OF SAID BATAAN STREET, THE FOLLOWING CALLS:

NORTH 42°29'26" WEST, A DISTANCE OF 8.34 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 05°45'12" EAST, A DISTANCE OF 72.40 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 88°45'48" EAST, A DISTANCE OF 16.29 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 1,029 SQUARE FEET OR 0.0236 ACRES OF LAND.

PARCEL 2

BEING A 384 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, ADJACENT TO CITY OF DALLAS BLOCK NO. 6/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF BATAAN STREET, FORMERLY KNOWN AS CEDAR STREET CREATED AND DEDICATED BY VOLUME 106, PAGE 233 DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WHICH LIES SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (ALSO KNOWN AS BEDFORD STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AND BEING WEST OF BLOCK 6/7268, ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 384 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS (TRACT II) DESCRIBED IN THE WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, D.R.D.C.T., SAME BEING THE SOUTHEAST CORNER OF A CALLED 1,912 SQUARE FOOT TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NO. 201500265619, OFFICIAL PUBLIC RECORDS DALLAS, COUNTY, TEXAS, (O.P.R.D.C.T.) AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, (A 50-FOOT PUBLIC RIGHT-OF-WAY, ALSO KNOWN AS BEDFORD STREET). AND BEING THE SOUTH LINE OF LOT 6, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS AND FROM WHICH A 3/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 10, BLOCK 1/7268 BEARS NORTH 88°45'48" EAST, A DISTANCE OF 226.74 FEET;

THENCE SOUTH 88°45'48" WEST, A DISTANCE OF 6.89 FEET TO A POINT FOR THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET SAME BEING THE SOUTHWEST CORNER OF SAID 1,912 SQUARE FOOT TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO THE COUNTY OF DALLAS RECORDED IN VOLUME 1659, PAGE 387, D.R.D.C.T.;

THENCE SOUTH 05°30'30" WEST OVER AND ACROSS THE RIGHT-OF-WAY OF SAID BEDFORD AVENUE, A DISTANCE OF 50.35 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, BEING IN THE NORTH LINE OF LOT 5, BLOCK 6/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, ALSO BEING THE NORTHEAST CORNER OF SAID 44 SQUARE FOOT EASEMENT SAME BEING THE NORTHERLY NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS (TRACT I), DESCRIBED IN THE WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN VOLUME 2005102, PAGE 3682, D.R.D.C.T.;

(For SPRG use only)

Reviewed by: JD Date: 3/30/17 SPRG NO: 3828

**STREET RIGHT-OF-WAY ABANDONMENT
PORTION OF BATAAN STREET & BEDFORD STREET
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 6/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE SOUTH 47°34'51" WEST, A DISTANCE OF 13.37 FEET TO THE WESTERLY NORTHWEST CORNER OF SAID TRACT I SAME BEING THE NORTHEAST CORNER OF A CALLED 1,379 SQUARE FOOT TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NO. 201500265619, O.P.R.D.C.T.;

THENCE SOUTH 01°06'44" EAST ALONG THE COMMON LINE OF SAID 1,379 SQUARE FOOT TRACT OF LAND AND SAID TRACT I, A DISTANCE 141.20 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF AKRON STREET, (A VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE SOUTHWEST CORNER OF SAID TRACT I AND THE SOUTHEAST CORNER OF SAID 1,379 SQUARE FOOT TRACT OF LAND;

THENCE SOUTH 88°45'48" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID AKRON STREET, A DISTANCE OF 8.88 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING**;

THENCE OVER AND ACROSS THE RIGHT-OF-WAY OF SAID BATAAN STREET, THE FOLLOWING CALLS:

SOUTH 88°45'48" WEST, A DISTANCE OF 15.66 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 05°45'12" EAST, A DISTANCE OF 53.81 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 47°30'34" EAST, A DISTANCE OF 9.06 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET IN THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, THE FOLLOWING CALLS:

SOUTH 05°59'27" WEST, A DISTANCE OF 49.95 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 42°22'23" EAST, A DISTANCE OF 13.05 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 384 SQUARE FEET OR 0.0088 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

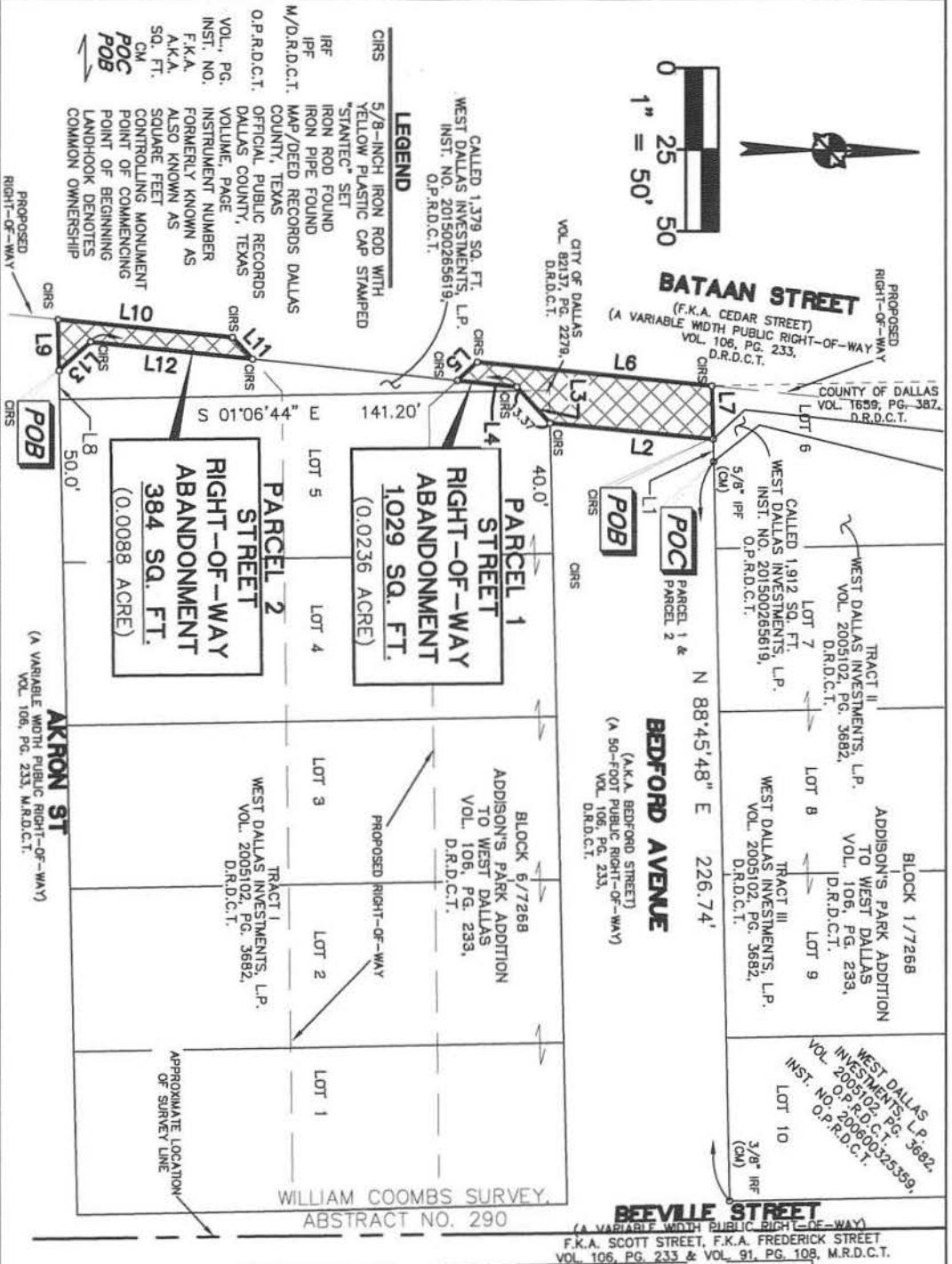
BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: JD Date: 3/30/17 SPRG NO: 3828

EXHIBIT A-TRACT 4



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°45'48"W	6.89'
L2	S5°30'30"W	50.35'
L3	S47°34'51"W	15.06'
L4	S6°09'02"W	18.37'
L5	N42°29'26"W	8.34'
L6	N5°45'12"E	72.40'
L7	N88°45'48"E	16.29'
L8	S88°45'48"W	8.88'
L9	S88°45'48"W	15.66'
L10	N5°45'12"E	53.81'
L11	N47°30'34"E	9.06'
L12	S5°59'27"W	49.95'
L13	S42°22'23"E	13.05'



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STREET RIGHT-OF-WAY

ABANDONMENT

A PORTION OF BATAN STREET & BEDFORD AVENUE

ADDITION'S PARK ADDITION

ADJACENT TO BLOCK 6/7268

WILLIAM COOMBS SURVEY, ABSTRACT NO. 290

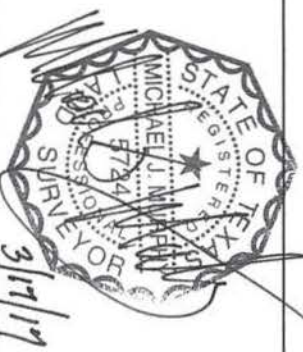
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

REVIEWED BY: JD

DATE: 3/30/17

SPRG NO. 3828



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF BEEVILLE STREET
CEDAR GLADE ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 7087
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 1/7268 & BLOCK 6/7268
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106 AND
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 7,518 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106 AND THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, ADJACENT TO CITY OF DALLAS BLOCK NO. 1/7268 AND BLOCK 6/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT PORTION OF BEEVILLE STREET, (FORMERLY KNOWN AS SCOTT STREET AND FREDERICK STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WHICH LIES BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY LINE OF AKRON STREET, (A 15-FOOT RIGHT-OF-WAY), SAID BEEVILLE STREET CREATED AND DEDICATED BY THE PLAT OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.) CREATED AND DEDICATED BY THE PLAT OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, D.R.D.C.T. AND INCLUDING A PORTION OF THAT CALLED 549 SQUARE FOOT TRACT OF LAND CONVEYED TO THE COUNTY OF DALLAS BY THE RIGHT-OF-WAY DEED RECORDED IN VOLUME 2003066, PAGE 130, D.R.D.C.T., SAID 7,518 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (ALSO KNOWN AS BEDFORD STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WITH THE WEST RIGHT-OF-WAY OF SAID BEEVILLE STREET AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED AND WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NO. 200600325359, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND IN VOLUME 2005102, PAGE 3682, D.R.D.C.T., SAME BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION;

THENCE NORTH 01°06'44" WEST ALONG THE COMMON WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET WITH THE EAST LINE OF SAID ADDISON'S PARK ADDITION, BLOCK 1/ 7268, A DISTANCE 246.95 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE SOUTH CORNER OF SAID 549 SQUARE FOOT TRACT OF LAND, SAME BEING AN ANGLE POINT IN THE EAST LINE OF SAID TRACT OF LAND TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NO. 200600325359, O.P.R.D.C.T.;

THENCE NORTH 14°52'12" WEST ALONG THE COMMON LINE OF SAID 549 SQUARE FOOT TRACT OF LAND AND SAID TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P., A DISTANCE OF 53.91 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

THENCE NORTH 89°15'55" EAST, OVER AND ACROSS SAID BEEVILLE STREET, A DISTANCE OF 31.32 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET IN THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET AND BEING IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESIGNATED AS (TRACT FOUR) DESCRIBED IN THE WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN VOLUME 2005102, PAGE 3686, O.P.R.D.C.T. SAME BEING

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Reviewed by: JD Date: 4/6/17 SPRG NO: 3829

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF BEEVILLE STREET
CEDAR GLADE ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 7087
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 1/7268 & BLOCK 6/7268
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106 AND
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THE WEST LINE OF LOT 54, BLOCK 7087 OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, D.R.D.C.T.;

THENCE SOUTH 01°06'44" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, AT A DISTANCE OF 231.04 FEET PASSING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, CONTINUING OVER AND ACROSS SAID BEDFORD AVENUE, AT A DISTANCE OF 276.04 FEET PASSING A 5/8-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, SAME BEING THE NORTHWEST CORNER OF LOT 18, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED, RECORDED IN INSTRUMENT NO. 20080171064, O.P.R.D.C.T., CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A TOTAL DISTANCE OF 388.26 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, WITH THE NORTH RIGHT-OF-WAY LINE OF AKRON STREET, (15-FOOT RIGHT-OF-WAY), SAME BEING THE SOUTHWEST CORNER OF SAID LOT 18, BLOCK 7087;

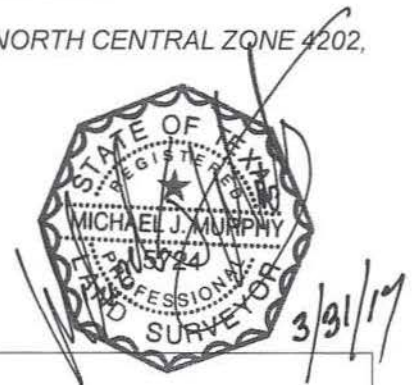
THENCE SOUTH 89°15'55" WEST, OVER AND ACROSS SAID BEEVILLE STREET, A DISTANCE OF 18.50 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET;

THENCE NORTH 01°06'44" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, AT A DISTANCE OF 39.03 FEET PASSING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, CONTINUING OVER AND ACROSS SAID BEDFORD AVENUE, A TOTAL DISTANCE OF 89.03 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 7,518 SQUARE FEET OR 0.1726 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

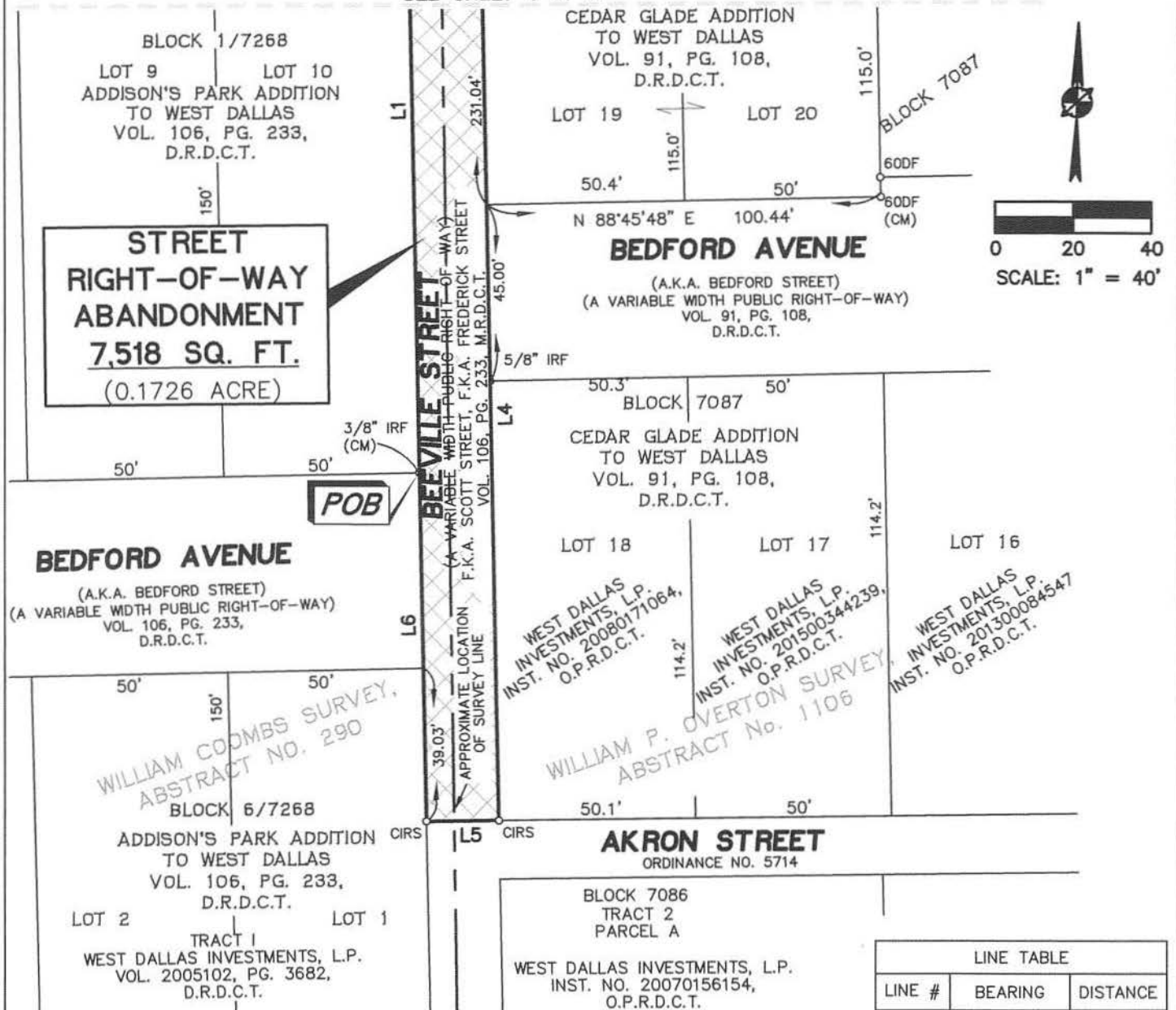
BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



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SEE SHEET 4 OF 4



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REVIEWED BY: JDDATE: 4/6/17SPRG NO. 3829**STREET RIGHT-OF-WAY ABANDONMENT**

A PORTION OF BEEVILLE STREET
CEDAR GLADE ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 7087
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT BLOCK 1/7268 & BLOCK 6/7268
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS



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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

SHEET 3 OF 4

SINGLETON BOULEVARD

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

(F.K.A. EAGLE FORD AVENUE)

VOL. 106, PG. 233,

D.R.D.C.T.

EXHIBIT A-TRACT 5

COUNTY OF DALLAS
VOL. 2237, PG. 620,
D.R.D.C.T.

CALLED 549 SQ. FT.
COUNTY OF DALLAS
VOL. 2003066, PG. 130,
D.R.D.C.T.

APPROXIMATE LOCATION
OF SURVEY LINE

COUNTY OF DALLAS
VOL. 2229, PG. 255,
D.R.D.C.T.



0 20 40
SCALE: 1" = 40'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N1°06'44"W	246.95'
L2	N14°52'12"W	53.91'
L3	N89°15'55"E	31.32'
L4	S1°06'44"E	388.26'
L5	S89°15'55"W	18.50'
L6	N1°06'44"W	89.03'

LEGEND

60DF 60D NAIL FOUND
IRF IRON ROD FOUND
CIRS 5/8-INCH IRON ROD WITH
YELLOW PLASTIC CAP STAMPED
"STANTEC" SET
M/D.R.D.C.T. MAP/DEED RECORDS OF DALLAS
COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF
DALLAS COUNTY, TEXAS
VOL., PG. VOLUME, PAGE
INST. NO. INSTRUMENT NUMBER
F.K.A. FORMERLY KNOWN AS
A.K.A. ALSO KNOWN AS
SQ. FT. SQUARE FEET
CM CONTROLLING MONUMENT
POB POINT OF BEGINNING
LANDHOOK DENOTES
COMMON OWNERSHIP

SEE SHEET 3 OF 4

TRACT 3
WEST DALLAS
INVESTMENTS, L.P.
VOL. 2005102, PG. 3682,
O.P.R.D.C.T.
INST. NO. 200600325359,
O.P.R.D.C.T.

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON
EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF 1983.
ADJUSTMENT REALIZATION 2011.

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REVIEWED BY: JD

DATE: 4/6/17

SPRG NO. 3829



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STREET RIGHT-OF-WAY ABANDONMENT

A PORTION OF BEEVILLE STREET
CEDAR GLADE ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 7087
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT BLOCK 1/7268 & BLOCK 6/7268
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

SHEET 4 OF 4

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF BEDFORD AVENUE
CEDAR GLADE ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 7087
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 13,424 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, ADJACENT TO CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF BEDFORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WHICH LIES BETWEEN THE WEST RIGHT-OF-WAY LINE OF HERBERT STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF BEEVILLE STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID BEDFORD AVENUE BEING DEDICATED BY THE PLAT OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND ALL OF A 5-FOOT STREET EASEMENT DESCRIBED TO THE CITY OF DALLAS, RECORDED IN VOLUME 625, PAGE 1457, (D.R.D.C.T.), SAID 13,424 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE AND BEING THE SOUTH LINE OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE WARRANTY DEED RECORDED IN VOLUME 2005102, PAGE 3686, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING THE SOUTH LINE OF LOT 24, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE SOUTH 01°08'32" EAST OVER AND ACROSS SAID BEDFORD STREET, A DISTANCE OF 45.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE AND BEING THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201500277563, O.P.R.D.C.T., AND ALSO BEING THE NORTH LINE OF LOT 13, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE SOUTH 88°45'48" WEST ALONG THE COMMON LINE OF SAID BEDFORD AVENUE AND LOTS 13 THROUGH 18, BLOCK 7087 OF SAID CEDAR GLADE ADDITION, A DISTANCE OF 281.66 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, SAME BEING THE NORTHWEST CORNER OF SAID LOT 18, BLOCK 7087 AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS L.P., RECORDED IN INSTRUMENT NUMBER 20080171064, O.P.R.D.C.T.;

THENCE NORTH 01°06'44" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A DISTANCE OF 45.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW

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Reviewed by: JD Date: 3/30/17 SPRG NO: 3830

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF BEDFORD AVENUE
CEDAR GLADE ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 7087
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

PLASTIC CAP STAMPED 'STANTEC' SET FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE AND BEING THE SOUTHWEST CORNER OF LOT 19, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS AND ALSO BEING THE SOUTHWEST CORNER OF THAT SAID CERTAIN TRACT OF LAND RECORDED IN VOLUME 2005102, PAGE 3686, O.P.R.D.C.T.;

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET ALONG THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE AND THE SOUTH LINE OF SAID TRACT OF LAND, THE FOLLOWING CALLS:

NORTH 88°45'48" EAST, A DISTANCE OF 100.44 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 5-FOOT STREET EASEMENT;

NORTH 01°00'35" WEST, A DISTANCE OF 5.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'STANTEC' SET FOR THE NORTHWEST CORNER OF SAID STREET EASEMENT;

NORTH 88°45'48" EAST, A DISTANCE OF 150.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'STANTEC' SET FOR THE NORTHEAST CORNER OF SAID STREET EASEMENT;

SOUTH 01°00'35" EAST, A DISTANCE OF 5.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'STANTEC' SET FOR THE SOUTHEAST CORNER OF SAID STREET EASEMENT;

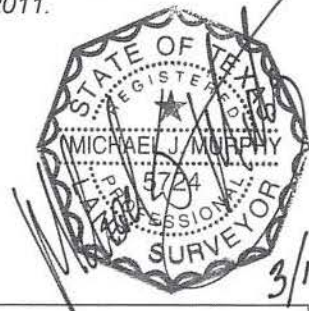
NORTH 88°45'48" EAST, A DISTANCE OF 31.21 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 13,424 SQUARE FEET OR 0.3082 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

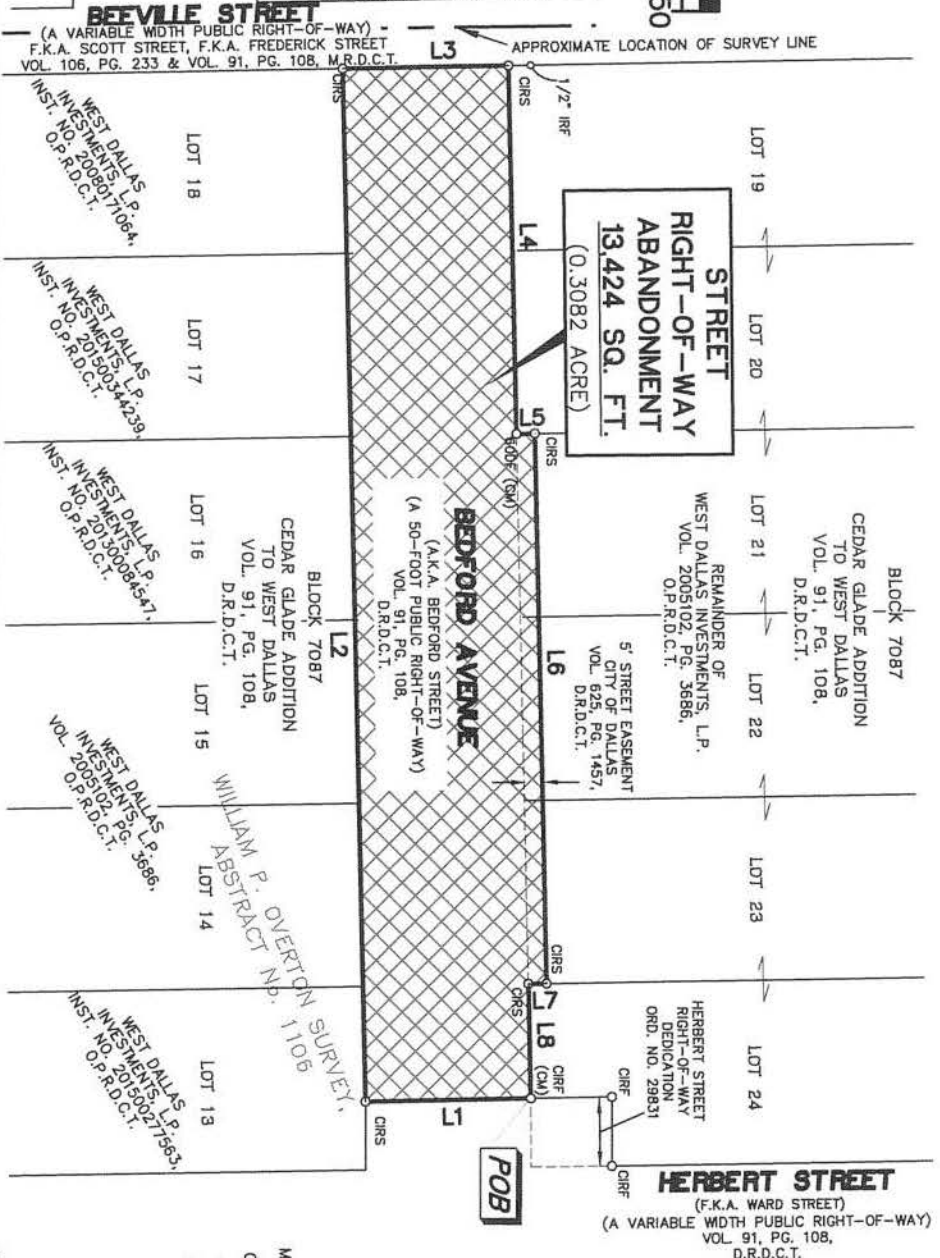


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Reviewed by: JD Date: 3/30/17 SPRG NO: 3830



WILLIAM COOMBS SURVEY,
ABSTRACT NO. 290



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S1°08'32"E	45.00'
L2	S88°45'48"W	281.66'
L3	N1°06'44"W	45.00'
L4	N88°45'48"E	100.44'
L5	N1°00'35"W	5.00'
L6	N88°45'48"E	150.00'
L7	S1°00'35"E	5.00'
L8	N88°45'48"E	31.21'

LEGEND

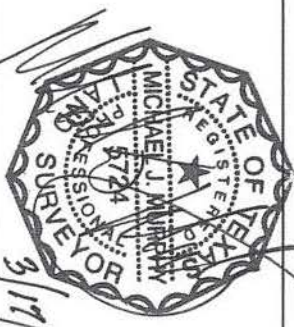
- CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP
- STAMPED "STANTEC" SET
- 60DF 60 NAIL FOUND
- IRON ROD FOUND
- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP
- STAMPED "BURY" FOUND
- MAP/DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- F.K.A. FORMERLY KNOWN AS
- A.K.A. ALSO KNOWN AS
- SQ. FT. SQUARE FEET
- CM CONTROLLING MONUMENT
- POB POINT OF BEGINNING
- LANDHOOK DENOTES COMMON OWNERSHIP



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RIGHT-OF-WAY ABANDONMENT STREET
A PORTION OF BEDFORD AVENUE
CEDAR GLADE ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 7087
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF BEDFORD AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCKS 1/7268 AND 6/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 11,827 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, ADJACENT TO CITY OF DALLAS BLOCK NO. 1/7268 AND CITY OF DALLAS BLOCK NO. 6/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT PORTION OF BEDFORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WHICH LIES BETWEEN THE WEST RIGHT-OF-WAY LINE OF BEEVILLE STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF BATAAN STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID BEDFORD AVENUE CREATED AND DEDICATED BY THE PLAT OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 11,827 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED/GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, AND IN INSTRUMENT NUMBER 200600325359, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND ALSO BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS;

THENCE SOUTH 01°06'44" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET AND BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 6 /7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND (TRACT I), DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, D.R.D.C.T.;

THENCE SOUTH 88°45'48" WEST OVER AND ACROSS SAID BEDFORD AVENUE, A DISTANCE OF 239.44 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET;

THENCE NORTH 05°30'50" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, A DISTANCE OF 50.35 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE;

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Reviewed by: JD Date: 4/6/17 SPRG NO: 3831

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF BEDFORD AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCKS 1/7268 AND 6/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

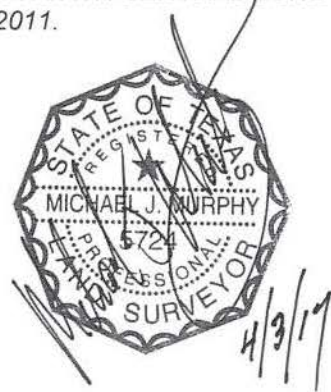
THENCE NORTH 88°45'48" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, AT A DISTANCE OF 6.89 FEET PASSING A 5/8-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND (TRACT II), DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN VOLUME 2005102, PAGE 3682, D.R.D.C.T., CONTINUING IN ALL FOR A TOTAL DISTANCE OF 233.63 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 11,827 SQUARE FEET OR 0.2715 ACRES OF LAND.

NOTES:

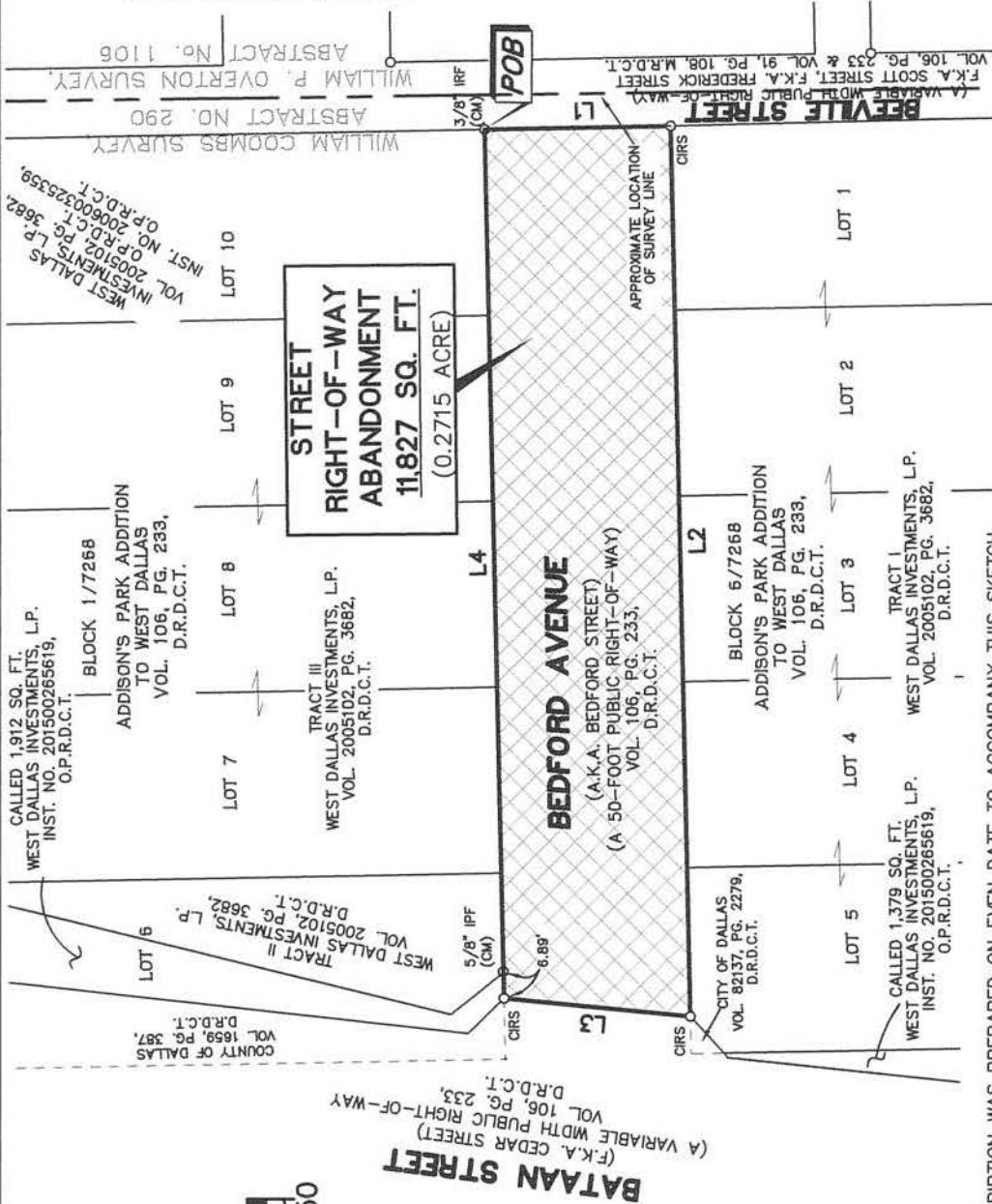
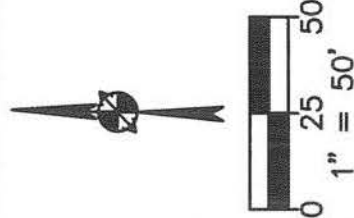
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



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NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202. NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



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V:\2222\active\222210177\survey\Exhibits\0391-10-W-BEDFORD-ABAND.dwg at Apr 03, 2017 - 8:47am

STREET

RIGHT-OF-WAY ABANDONMENT
A PORTION OF BEDFORD AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCKS 1/7268 & 6/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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REVIEWED BY: JD

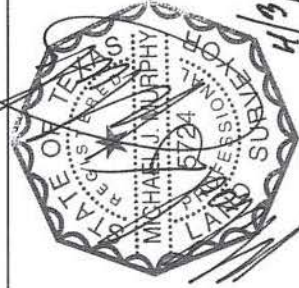
DATE: 4/6/17

SPRG NO. 3831

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 01°06'44" E	50.00'
L2	S 88°45'48" W	239.44'
L3	N 05°30'50" E	50.35'
L4	N 88°45'48" E	233.63'

LEGEND

CIRS	5/ 8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
IRF	IRON ROD FOUND
IPF	IRON ROD FOUND
M/D.R.D.C.T.	MAP/DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
F.K.A.	FORMERLY KNOWN AS
A.K.A.	ALSO KNOWN AS
Sq. Ft.	SQUARE FEET
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING LANDHOOK DENOTES COMMON OWNERSHIP
	



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

ALLEY ABANDONMENT
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 1/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 3,465 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 1/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, CREATED AS A 15-FOOT ALLEY BY THE PLAT OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 3,465 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BEEVILLE STREET, (A VARIABLE WIDTH RIGHT-OF-WAY, FORMERLY KNOWN AS SCOTT STREET AND FORMERLY KNOWN AS FREDERICK STREET); WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED/GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, D.R.D.C.T. AND IN INSTRUMENT NUMBER 200600325359, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS FROM WHICH A 5/8-INCH IRON PIPE FOUND BEARS SOUTH 88°45'48" WEST, A DISTANCE OF 226.78 FEET;

THENCE ALONG THE COMMON LINE OF SAID LOT 10 AND THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A DISTANCE OF 150.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING** AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, WITH THE SOUTH RIGHT-OF-WAY LINE OF A 15-FOOT ALLEY RECORDED IN SAID ADISON'S PARK ADDITION TO WEST DALLAS;

THENCE SOUTH 88°45'48" WEST ALONG THE COMMON SOUTH LINE OF SAID 15-FOOT ALLEY AND THE NORTH LINE OF LOTS 6 THROUGH 10, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO THE COUNTY OF DALLAS RECORDED IN VOLUME 1659, PAGE 387, D.R.D.C.T., A DISTANCE OF 231.90 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

THENCE NORTH 05°45'12" EAST OVER AND ACROSS SAID ALLEY, A DISTANCE OF 15.11 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO THE COUNTY OF DALLAS RECORDED IN VOLUME 1658, PAGE 567, D.R.D.C.T.

THENCE NORTH 88°45'48" EAST ALONG THE COMMON NORTH LINE OF SAID 15-FOOT ALLEY AND THE SOUTH LINE OF SAID COUNTY OF DALLAS TRACT OF LAND AND LOTS 1 THROUGH 4, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION, A DISTANCE OF 230.09 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC"

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Reviewed by: JD Date: 3/30/17 SPRG NO: 3832

ALLEY ABANDONMENT
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 1/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SET FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1/7268, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NO. 200600325359, O.P.R.D.C.T., AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET;

THENCE SOUTH 01°06'54" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING:

CONTAINING A COMPUTED AREA OF 3,465 SQUARE FEET OR 0.0795 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.



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ALLEY ABANDONMENT

ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 1/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS



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DATE: 3/30/17
SPRG NO. 3832



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON
EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS CALLED FOR HEREIN ARE BASED ON
THE STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202,
NAD83(CORS 96), EPOCH 2002.0 AS DERIVED
FROM GPS VECTORS OBTAINED BY RTK
METHODS.

LEGEND
CIRS 5/8" IRON ROD WITH YELLOW
PLASTIC CAP STAMPED "STANTEC" SET
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
R.O.W. MAP/DEED RECORDS OF DALLAS
M/D.R.D.C.T. COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF
DALLAS COUNTY, TEXAS
VOL., PG. INSTRUMENT NUMBER
F.K.A. FORMERLY KNOWN AS
A.K.A. ALSO KNOWN AS
SQ. FT. SQUARE FEET
CM CONTROLLING MONUMENT
POB POINT OF BEGINNING
POC LANDHOOK DENOTES
COMMON OWNERSHIP



SCALE: 1" = 40'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N1°06'54"W	150.00'
L2	S88°45'48"W	231.90'
L3	N5°45'12"E	15.11'
L4	N88°45'48"E	230.09'
L5	S1°06'54"E	15.00'



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ALLEY ABANDONMENT

ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 1/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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DATE: 3/30/17

SPRG NO. 3832



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF BATAAN STREET
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 2/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 5,517 SQUARE FOOT OR 0.1266 ACRE TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, ADJACENT TO CITY OF DALLAS BLOCK NO. 2/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF BATAAN STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS CEDAR STREET) CREATED BY ADDISON'S PARK ADDITION TO WEST DALLAS, VOLUME 106, PAGE 233, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), WHICH LIES SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS EAGLE FORD AVENUE) CREATED BY SAID ADDISON'S PARK ADDITION TO WEST DALLAS, VOLUME 106, PAGE 233, D.R.D.C.T., AND BEING EAST OF BLOCK 2/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, D.R.D.C.T., AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 1659, PAGE 387, D.R.D.C.T.; SAID 5,517 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-INCH IRON PIPE FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF PARVIA AVENUE, (45-FOOT PUBLIC RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF A CALLED 1.591 ACRE TRACT OF LAND DESIGNATED AS TRACT I, DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070186131, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS. (O.P.R.D.C.T.) AND BEING IN THE WEST LINE OF LOT 5, BLOCK 2/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS;

THENCE NORTH 88°40'16" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, A DISTANCE OF 250.64 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING**, BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, WITH THE WEST RIGHT-OF-WAY LINE OF SAID BATAAN STREET AND BEING THE NORTHEAST CORNER OF SAID 1.591 ACRE TRACT OF LAND, AND BEING IN THE EAST LINE OF LOT 1, BLOCK 2/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS;

THENCE OVER AND ACROSS THE RIGHT-OF-WAY OF SAID BATAAN STREET, THE FOLLOWING CALLS:

NORTH 88°40'16" EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 45°01'53" EAST, A DISTANCE OF 20.73 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS POINT WHICH BEARS NORTH 87°48'01" WEST, A DISTANCE OF 460.31 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°34'38" FOR AN ARC LENGTH OF 28.74 FEET, A CHORD BEARING OF SOUTH 03°59'18" WEST AND A CHORD DISTANCE OF 28.74 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 05°45'12" WEST, A DISTANCE OF 254.26 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

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Reviewed by: JD Date: 4/6/17 SPRG NO: 4021

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF BATAAN STREET
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 2/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

SOUTH 47°30'34" WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER AND FROM WHICH A 5/8-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF A CALLED 1,912 SQUARE FOOT TRACT OF LAND, DESCRIBED IN A SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NUMBER 201500265619, O.P.R.D.C.T., SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF A TRACT OF LAND DESIGNATED AS TRACT II, DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN VOLUME 2005102, PAGE 3682, D.R.D.C.T., BEARS NORTH 88°38'15" EAST, A DISTANCE OF 84.32 FEET;

SOUTH 88°40'16" WEST, A DISTANCE OF 23.95 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID BATAAN STREET WITH THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE (50-FOOT PUBLIC RIGHT-OF-WAY, ALSO KNOWN AS BEDFORD STREET), CREATED BY VOLUME 106, PAGE 233, D.R.D.C.T., SAME BEING THE SOUTH CORNER OF A CALLED 0.076 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201400218642, O.P.R.D.C.T., SAME BEING THE SOUTHWEST CORNER OF SAID COUNTY OF DALLAS TRACT OF LAND, RECORDED IN VOLUME 1659, PAGE 387, D.R.D.C.T, AND ALSO BEING THE SOUTHEAST CORNER OF SAID 1.591 ACRE TRACT OF LAND;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, THE FOLLOWING CALLS:

NORTH 13°48'32" EAST, A DISTANCE OF 155.39 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTHEAST CORNER OF SAID 0.076 ACRE TRACT OF LAND;

NORTH 01°06'35" WEST, A DISTANCE OF 152.50 FEET TO THE POINT OF BEGINNING:

CONTAINING A COMPUTED AREA OF 5,517 SQUARE FEET OR 0.1266 ACRES OF LAND.

NOTES:

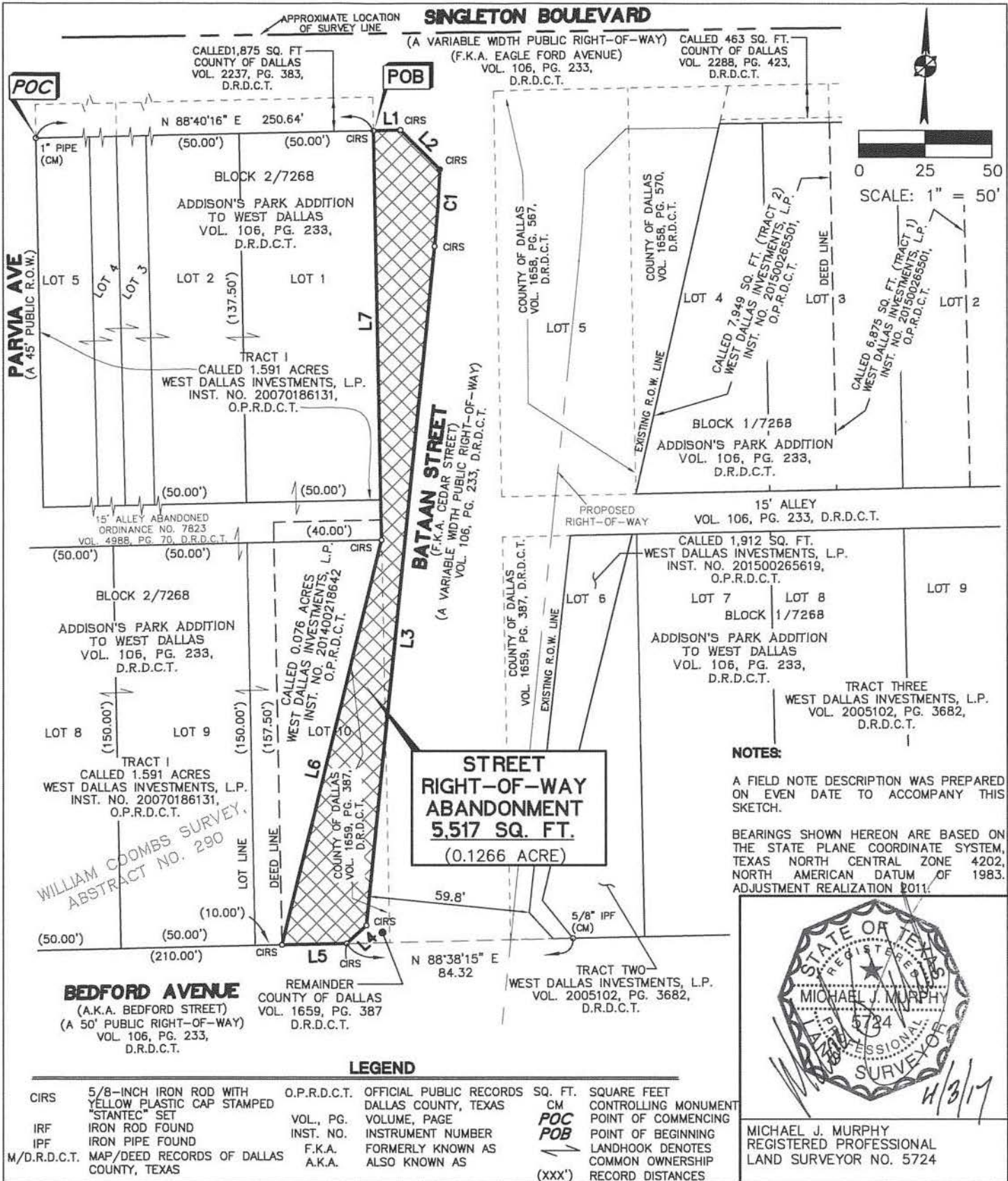
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



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Reviewed by: JD Date: 4/6/17 SPRG NO: 4021



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DRAWN: RDR

**STREET
RIGHT-OF-WAY ABANDONMENT**
A PORTION OF BATAAN STREET
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 2/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

REVIEWED BY: JD

DATE: 4/6/17

SPRG NO. 4021

SHEET 3 OF 4

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	28.74'	460.31'	3°34'38"	28.74'	S03°59'18"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°40'16"E	10.00'
L2	S45°01'53"E	20.73'
L3	S5°45'12"W	254.26'
L4	S47°30'34"W	10.00'
L5	S88°40'16"W	23.95'
L6	N13°48'32"E	155.39'
L7	N1°06'35"W	152.50'

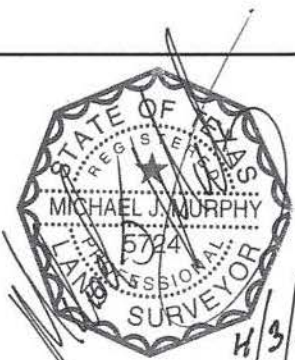
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REVIEWED BY: JDDATE: 4/6/17SPRG NO. 4021

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DATE: 04/03/17 DRAWN: RDR

STREET
RIGHT-OF-WAY ABANDONMENT
 A PORTION OF BATAAN STREET
 ADDISON'S PARK ADDITION TO WEST DALLAS
 ADJACENT TO BLOCK 1/7268
 WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5724

SHEET 4 OF 4

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

EXHIBIT C - TRACT 1

STREET RIGHT-OF-WAY DEDICATION A PORTION OF LOTS 3-9, BLOCK 3/7089 EL-HOGAR-MEXICANA ADDITION AMARIAH HANNAH SURVEY, ABSTRACT NO. 564 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 1,677 SQUARE FOOT (0.0384 ACRE) TRACT OF LAND SITUATED IN THE AMARIAH HANNAH SURVEY, ABSTRACT NO. 564, CITY OF DALLAS BLOCK NO. 3/7089, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOTS 3 THRU 9, BLOCK 3/7089 OF EL HOGAR-MEXICANA ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 2609, PAGE 138, DEED RECORDS OF DALLAS COUNTY TEXAS, (D.R.D.C.T.), AND BEING A PORTION OF A CALLED 3,885 SQUARE FOOT TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201500310255, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN WARRANTY AND GENERAL WARRANTY DEEDS TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201000095894, 20070012261, 201400179901, 20070144477, AND 20070296211, O.P.R.D.C.T.; SAID 1,677 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 3/7089 AND BEING IN THE EASTERLY RIGHT-OF-WAY OF GULDEN LANE, CREATED BY VOLUME 2609, PAGE 138, D.R.D.C.T. (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 89°25'52" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3, BLOCK 3/7089, A DISTANCE OF 6.00 FEET TO A POINT FOR CORNER, AND FROM WHICH A 1/2-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF A CALLED 3,100 SQUARE FOOT TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 3586, PAGE 12, D.R.D.C.T., BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY OF BECKLEY AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), BEARS SOUTH 89°25'52" EAST, A DISTANCE OF 38.32 FEET;

THENCE OVER AND ACROSS SAID LOTS 3 THRU 9, BLOCK 3/7089 AND SAID TRACTS OF LAND TO WEST DALLAS INVESTMENTS, L.P., THE FOLLOWING CALLS;

SOUTH 00°52'36" EAST, A DISTANCE OF 220.83 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 00°10'42" EAST, A DISTANCE OF 58.56 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE NORTH LINE OF A CALLED 9,856 SQUARE FOOT TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 3586, PAGE 23, D.R.D.C.T., AND BEING AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID GULDEN LANE;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GULDEN LANE THE FOLLOWING CALLS:

SOUTH 89°25'56" WEST, A DISTANCE OF 6.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE SOUTHWEST CORNER SAID LOT 9, BLOCK 3/7089;

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 5/22/17 SPRG NO: 4015

**STREET RIGHT-OF-WAY DEDICATION
A PORTION OF LOTS 3-9, BLOCK 3/7089
EL-HOGAR-MEXICANA ADDITION
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

NORTH 00°10'42" WEST, A DISTANCE OF 58.60 FEET TO A 1-INCH IRON PIPE FOUND FOR CORNER;

NORTH 00°52'36" WEST, A DISTANCE OF 220.91 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 1,677 SQUARE FEET OR 0.0384 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: A. Rodriguez Date: 5/22/17 SPRG NO: 4015

EXHIBIT C TRACT 1

LEGEND

CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
 IRF IRON ROD FOUND
 IPF IRON PIPE FOUND
 D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 VOL., PG. VOLUME, PAGE
 INST. NO. INSTRUMENT NUMBER
 SQ. FT. SQUARE FEET
 CM CONTROLLING MONUMENT
 F.K.A. FORMERLY KNOWN AS
POB POINT OF BEGINNING

COUNTY OF DALLAS
 VOL. 3585, PG. 644,
 D.R.D.C.T.

0 25 50
 SCALE: 1" = 50'

BECKLEY AVE
 CALLED 1.489 ACRES
 COUNTY OF DALLAS, VOL. 3586, PG. 2, D.R.D.C.T.
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

BLOCK 2/7089
EL-HOGAR-MEXICANA ADDITION
 VOL. 2609, PG. 138,
 D.R.D.C.T.

LOT 22
 COUNTY OF DALLAS
 VOL. 3595, PG. 181,
 VOL. 3595, PG. 194,
 D.R.D.C.T.

LOT 23
 COUNTY OF DALLAS
 VOL. 3595, PG. 197,
 D.R.D.C.T.

BLOCK 2/7089

LOT 24
 COUNTY OF DALLAS
 VOL. 3595, PG. 185 &
 VOL. 3595, PG. 193,
 D.R.D.C.T.

LOT 25
 COUNTY OF DALLAS
 VOL. 3595, PG. 192 &
 VOL. 3595, PG. 195,
 D.R.D.C.T.

LOT 26

GULDEN LANE
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
 VOL. 2609, PG. 138, D.R.D.C.T.

S 89°25'52" E
 6.00'

REMAINDER LOT 3
 TRACT 2
 WEST DALLAS INVESTMENTS, L.P.
 INST. NO. 20070296211
 O.P.R.D.C.T.

CALLED 3,100 SQ. FT
 COUNTY OF DALLAS
 VOL. 3586, PG. 12,
 D.R.D.C.T.

REMAINDER LOT 4
 TRACT 2
 WEST DALLAS INVESTMENTS, L.P.
 INST. NO. 20070296211
 O.P.R.D.C.T.

COUNTY OF DALLAS
 VOL. 3585, PG. 646,
 D.R.D.C.T.

REMAINDER LOT 5
 WEST DALLAS INVESTMENTS, L.P.
 INST. NO. 20070144477
 O.P.R.D.C.T.

COUNTY OF DALLAS
 VOL. 3585, PG. 642,
 D.R.D.C.T.

REMAINDER LOT 6
 WEST DALLAS INVESTMENTS, L.P.
 INST. NO. 201400179901
 O.P.R.D.C.T.

COUNTY OF DALLAS
 VOL. 3585, PG. 643,
 D.R.D.C.T.

REMAINDER LOT 7
 WEST DALLAS INVESTMENTS, L.P.
 INST. NO. 20070012261
 O.P.R.D.C.T.

REMAINDER LOT 8
 WEST DALLAS INVESTMENTS, L.P.
 INST. NO. 201000095894
 O.P.R.D.C.T.

**STREET
 RIGHT-OF-WAY
 DEDICATION**
0.0384 ACRE
 (1,677 SQ. FT.)

PUEBLO STREET
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
 F.K.A. MILDRED ST.
 VOL. 2609, PG. 138, D.R.D.C.T.

CUT "X" FND

COUNTY OF DALLAS
 VOL. 3586, PG. 4,
 D.R.D.C.T.

AMARIAH HANNAH SURVEY,
 ABSTRACT No. 564

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 5/22/17

SPRG NO. 4015

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

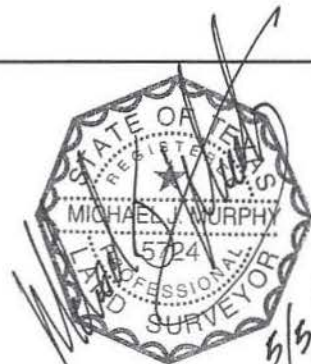


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DATE: 05/05/17 DRAWN: GDW

STREET RIGHT-OF-WAY DEDICATION

A PORTION OF LOTS 3-9, BLOCK 3/7089
 EL-HOGAR-MEXICANA ADDITION
 AMARIAH HANNAH SURVEY, ABSTRACT NO. 564
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5724

SHEET 3 OF 3

EXHIBIT C .TRACT 2

**STREET RIGHT-OF-WAY DEDICATION
HERBERT STREET
MIRZAIE ADDITION
PART OF LOT 67A, BLOCK 6822
WEST-WE-GO
PART OF LOT 66, BLOCK 6822
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 6,621 SQUARE FOOT OR 0.1520 ACRE TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 6822, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING PART OF LOT 67A, BLOCK 6822, MIRZAIE ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 2003191, PAGE 95, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING PART OF LOT 66, BLOCK 6822, WEST-WE-GO, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 1, PAGE 135, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), AND ALL OF A CALLED 0.1520 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201700245750, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.); SAID 6,621 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE SOUTHEAST CORNER OF SAID 0.1520 ACRE TRACT OF LAND, BEING IN THE SOUTH LINE OF SAID LOT 66, BLOCK 6822, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET, (40-FOOT PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS GOLDEN GATE AVENUE CREATED IN VOLUME 1, PAGE 135, M.R.D.C.T.), AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 62, BLOCK 6822, AND THE SOUTHWEST CORNER OF LOT 61, BLOCK 6822 OF SAID WEST-WE-GO ADDITION, BEARS NORTH 75°11'25" EAST, A DISTANCE OF 104.00 FEET;

THENCE SOUTH 75°11'25" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WEST MAIN STREET, A DISTANCE OF 21.07 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 0.1520 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 67A, BLOCK 6822, AND THE SOUTHWEST CORNER OF SAID LOT 66, BLOCK 6822;

THENCE NORTH 14°43'51" WEST DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WEST MAIN STREET ALONG THE COMMON LINE OF SAID LOT 67A, BLOCK 6822 AND SAID LOT 66, BLOCK 6822, A DISTANCE OF 8.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID 0.1520 ACRE TRACT OF LAND;

THENCE SOUTH 75°11'25" WEST DEPARTING SAID COMMON LINE OVER AND ACROSS SAID LOT 67A, BLOCK 6822, AND ALONG THE SOUTHERLY LINE OF SAID 0.1520 ACRE TRACT OF LAND, A DISTANCE OF 34.93 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE SOUTHWEST CORNER OF SAID 0.1520 ACRE TRACT OF LAND;

THENCE NORTH 14°43'51" WEST CONTINUING OVER AND ACROSS SAID LOT 67A, BLOCK 6822, AND ALONG THE WESTERLY LINE OF SAID 0.1520 ACRE TRACT OF LAND, A DISTANCE OF 115.27 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHWEST CORNER OF SAID 0.1520 ACRE TRACT OF LAND AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, (A VARIABLE WIDTH RIGHT-OF-WAY, 200-FOOT WIDE AT THIS LOCATION, FORMERLY KNOWN AS TEXAS AND PACIFIC RAILROAD, CREATED IN BOOK S, PAGE 366, D.R.D.C.T.);

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 10/4/17 SPRG NO: 3919

EXHIBIT C

TRACT 2

STREET RIGHT-OF-WAY DEDICATION

HERBERT STREET

MIRZAIIE ADDITION

PART OF LOT 67A, BLOCK 6822

WEST-WE-GO

PART OF LOT 66, BLOCK 6822

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106

CITY OF DALLAS, DALLAS COUNTY, TEXAS

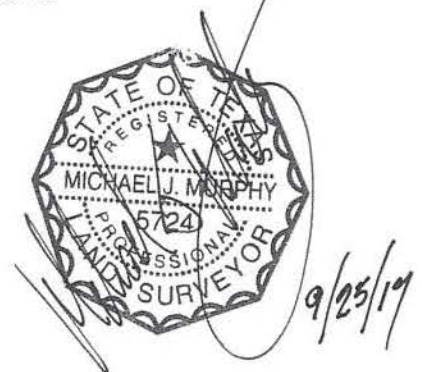
THENCE NORTH 75°16'09" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, AND ALONG THE NORTHERLY LINE OF SAID 0.1520 ACRE TRACT OF LAND, AT A DISTANCE OF 34.96 FEET PASSING THE NORTHEAST CORNER OF SAID LOT 67A, BLOCK 6822, SAME BEING THE NORTHWEST CORNER OF SAID LOT 66, BLOCK 6822, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 56.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHEAST CORNER OF SAID 0.1520 ACRE TRACT OF LAND, AND FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 3688" FOUND FOR THE NORTHEAST CORNER OF LOT 64, BLOCK 6822 OF SAID WEST-WE-GO ADDITION, SAME BEING THE NORTHWEST CORNER OF LOT 61A, BLOCK 6822 OF HUGHES ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEROF FILED FOR RECORD IN VOLUME 2004072, PAGE 29, O.P.R.D.C.T, BEARS NORTH 75°16'09" EAST, A DISTANCE OF 53.96 FEET;

THENCE SOUTH 14°43'51" EAST DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, OVER AND ACROSS SAID LOT 66, BLOCK 6822, AND ALONG THE EASTERLY LINE OF SAID 0.1520 ACRE TRACT OF LAND, A DISTANCE OF 123.19 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 6,621 SQUARE FEET OR 0.1520 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: A. Rodriguez Date: 10/4/17 SPRG NO: 3919

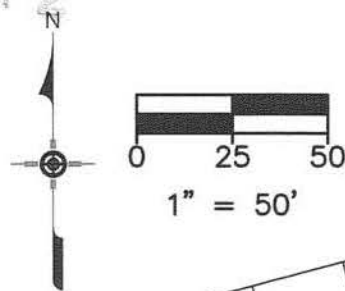
EXHIBIT C

LEGEND

CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET (UNLESS OTHERWISE NOTED)
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST., NO.	INSTRUMENT, NUMBER
F.K.A.	FORMERLY KNOWN AS
SQ. FT.	SQUARE FEET
(CM)	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
(XXX')	RECORD DISTANCES
(1)	LOT NUMBER

WILLIAM P. OVERTON SURVEY
ABSTRACT NO. 1106

UNION PACIFIC RAILROAD
VARIABLE WIDTH RIGHT-OF-WAY,
200-FOOT WIDE AT THIS LOCATION
TEXAS AND PACIFIC RAILROAD COMPANY
BOOK S, PAGE 366
D.R.D.C.T.



NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 10/4/17

SPRG NO. 3919

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 14°43'51" W	8.00'
L2	S 75°11'25" W	34.93'



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STREET RIGHT-OF-WAY DEDICATION

HERBERT STREET
MIRZAI ADDITION
PART OF LOT 67A, BLOCK 6822
WEST-WE-GO
PART OF LOT 66, BLOCK 6822
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

DATE 09-25-17

SCALE 1" = 50'

DRAWN BY RDR/JAC

PROJECT NO 222210177

SHEET NO 3 OF 3

-TRACT 3
EXHIBIT C -TRACT 3

**STREET RIGHT-OF-WAY DEDICATION
BATAAN STREET
BEING IN 1.4910 ACRES
BLOCK 7269
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 2,511 SQUARE FOOT OR 0.0576 ACRE TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 7269, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1.4910 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THE SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN VOLUME 2005095, PAGE 4916, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.); SAID 2,511 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "DC&A INC." FOUND FOR THE NORTHEAST CORNER OF LOT 2, BLOCK 2/7270, C.H. BROOKS SUBDIVISION OF LOT NO. 2 OF THE JACK SCOTT HOMESTEAD, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 1, PAGE 72, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2/7270 OF SAID C.H. BROOKS SUBDIVISION OF LOT NO. 2 OF THE JACK SCOTT HOMESTEAD, SAID POINT ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF FABRICATION STREET (30-FOOT PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS ROSS AVENUE, CREATED IN VOLUME 1, PAGE 72, M.R.D.C.T.), AND FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "DC&A INC." FOUND FOR THE NORTHEAST CORNER OF A CALLED 0.4988 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO EZ'S TRUCKING INC., RECORDED IN INSTRUMENT NUMBER 20070176843, O.P.R.D.C.T., BEARS NORTH 89°03'59" EAST, A DISTANCE OF 172.06 FEET;

THENCE NORTH 89°03'58" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FABRICATION STREET, AT A DISTANCE OF 131.8 FEET PASSING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID FABRICATION STREET WITH THE EAST RIGHT-OF-WAY LINE OF BATAAN STREET (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS TURTLE CREEK BOULEVARD, CREATED IN VOLUME 1659, PAGE 391, D.R.D.C.T.), SAME BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 2/7270 OF SAID C.H. BROOKS SUBDIVISION OF LOT NO. 2 OF THE JACK SCOTT HOMESTEAD, CONTINUING ALONG THE PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID FABRICATION STREET, IN ALL FOR A TOTAL DISTANCE OF 219.28 FEET TO THE POINT OF INTERSECTION OF THE PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID FABRICATION STREET WITH THE PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF SAID BATAAN STREET;

THENCE NORTH 05°11'21" EAST, ALONG THE PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, A DISTANCE OF 30.17 FEET TO A 5/8-INCH IRON ROAD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING** BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FABRICATION STREET WITH THE WEST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, SAME BEING THE SOUTHEAST CORNER OF SAID 1.4910 ACRE TRACT OF LAND;

THENCE SOUTH 89°03'59" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FABRICATION STREET, A DISTANCE OF 31.28 FEET TO A POINT FOR CORNER LOCATED IN THE CENTER OF A TREE AND BEING THE POINT OF A CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS WHICH BEARS SOUTH 75°11'05" EAST, A DISTANCE OF 1,227.00 FEET;

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID FABRICATION STREET, OVER AND ACROSS SAID 1.4910 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°44'45" FOR AN ARC LENGTH OF 37.38 FEET, A CHORD BEARING OF NORTH 15°41'17" EAST AND A CHORD DISTANCE OF 37.38 FEET TO A POINT FOR CORNER;

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 4/12/17 SPRG NO: 3920

EXHIBIT C - TRACT 3

STREET RIGHT-OF-WAY DEDICATION BATAAN STREET

BEING IN 1.4910 ACRES
BLOCK 7269
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

NORTH 16°33'39" EAST, A DISTANCE OF 50.04 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,173.00 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°25'32" FOR AN ARC LENGTH OF 90.60 FEET, A CHORD BEARING OF NORTH 14°20'53" EAST AND A CHORD DISTANCE OF 90.58 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID BATAAN STREET;

THENCE SOUTH 05°11'21" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, A DISTANCE OF 171.90 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 2,511 SQUARE FEET OR 0.0576 ACRE OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

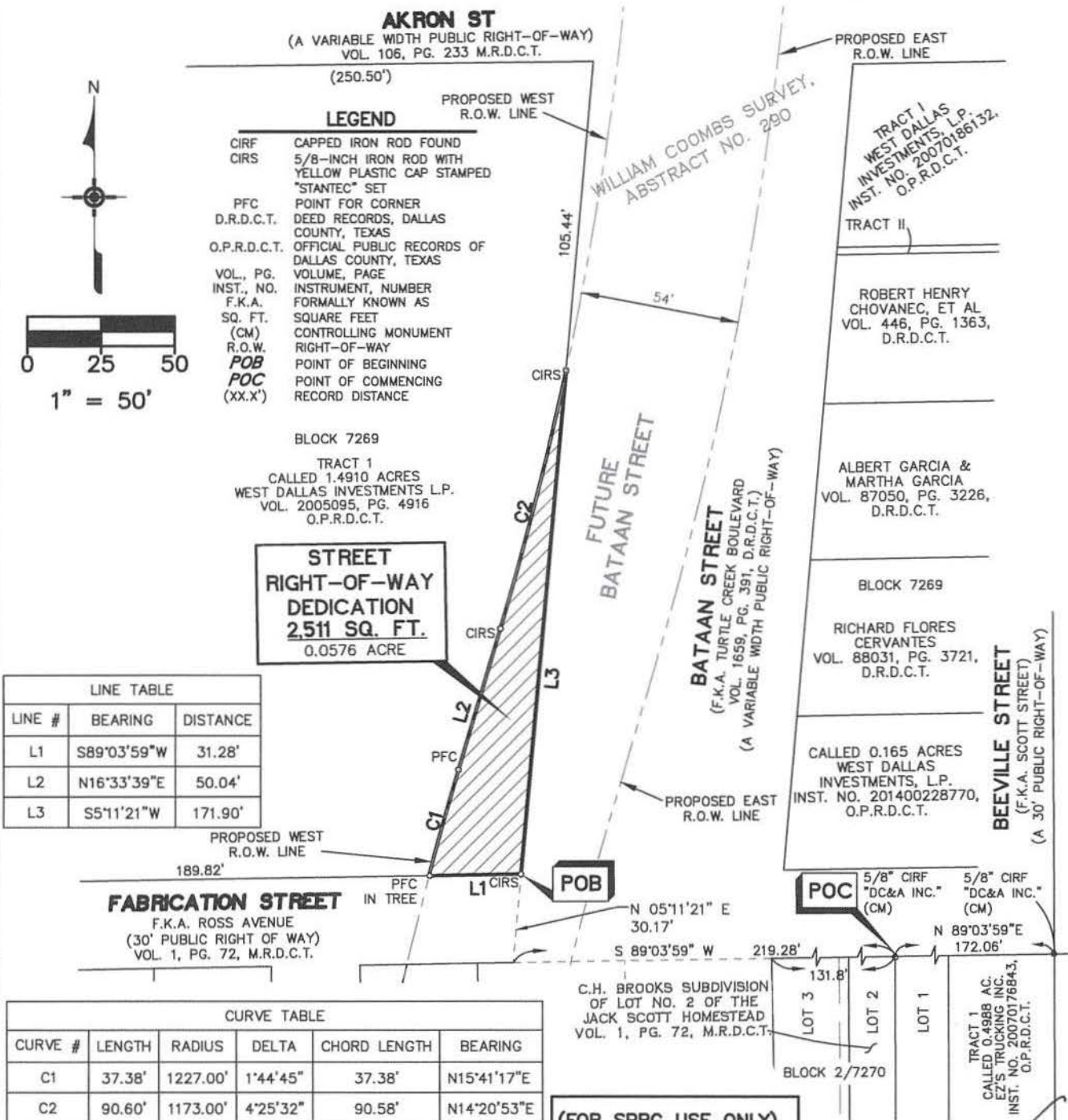
BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: A. Rodriguez Date: 4/12/17 SPRG NO: 3920

EXHIBIT C - TRACT 3



(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 4/12/17

SPRG NO. 3920



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724



12222 Merit Drive, Suite 400
Dallas, Texas 75251
Tel. (972) 991-0011
TBPE # F-6324 TBPLS # 10194229
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STREET RIGHT-OF-WAY DEDICATION

BATAAN STREET
BEING IN 1.4910 ACRES
BLOCK 7269
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE 03-17-17

SCALE: 1" = 50'

DRAWN BY: RDR

PROJECT NO. 222210177

SHEET 3 OF 3

EXHIBIT C TRACT 4
STREET RIGHT-OF-WAY DEDICATION
BATAAN STREET

C.H. BROOKS SUBDIVISION OF LOT NO. 2 OF THE JACK SCOTT HOMESTEAD
PART OF LOTS 5, 6, 10, 11 AND 12, BLOCK 2/7270
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 12,592 SQUARE FOOT OR 0.2891 ACRE TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 2/7270 CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND PART OF LOTS 5, 6, 10, 11 AND 12, BLOCK 2/7270, C.H. BROOKS SUBDIVISION OF LOT NO. 2 OF THE JACK SCOTT HOMESTEAD, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 1, PAGE 72, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), AND BEING A PORTION OF A CALLED 0.433 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NUMBER 201600138831, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.); SAID 12,592 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FABRICATION STREET, (30-FOOT PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS ROSS AVENUE, CREATED IN VOLUME 1, PAGE 72, M.R.D.C.T.), WITH THE EAST RIGHT-OF-WAY LINE OF BURR STREET (30-FOOT PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS BROOKS AVENUE, CREATED IN VOLUME 1, PAGE 72, M.R.D.C.T.), SAME BEING THE NORTHWEST CORNER OF SAID 0.433 ACRE TRACT OF LAND AND SAID LOT 6, BLOCK 2/7270 AND FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "SURVEYING ASSOCIATES", BEARS NORTH, A DISTANCE OF 3.1 FEET AND ALSO FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH, A DISTANCE OF 0.8 FEET;

THENCE NORTH 89°03'59" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FABRICATION STREET, A DISTANCE OF 15.95 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING**;

THENCE NORTH 89°03'59" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FABRICATION STREET, A DISTANCE OF 24.05 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 2/7270 SAME BEING THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 2/7270 AND BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID FABRICATION STREET WITH THE WEST RIGHT-OF-WAY LINE OF BATAAN STREET (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS TURTLE CREEK BOULEVARD, CREATED IN VOLUME 79098, PAGE 6618 AND VOLUME 1658, PAGE 562, D.R.D.C.T.) AND FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "SURVEYING ASSOCIATES" FOUND, BEARS NORTH, A DISTANCE OF 2.6 FEET AND ALSO FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "DC&A INC." FOUND FOR THE NORTHEAST CORNER OF LOT 2, BLOCK 2/7270 OF C.H. BROOKS SUBDIVISION OF LOT NO. 2 OF THE JACK SCOTT HOMESTEAD, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 1, PAGE 72, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2/7270 OF SAID C.H. BROOKS SUBDIVISION OF LOT NO. 2 OF THE JACK SCOTT HOMESTEAD, BEARS NORTH 89°03'59" EAST, A DISTANCE OF 231.33 FEET;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BATAAN STREET THE FOLLOWING CALLS:

SOUTH 01°03'55" EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 89°03'59" EAST, A DISTANCE OF 26.55 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 76°58'15" EAST, A DISTANCE OF 1,173.00 FEET;

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 4/12/17 SPRG NO: 3921

EXHIBIT C TRACT 4
STREET RIGHT-OF-WAY DEDICATION
BATAAN STREET

C.H. BROOKS SUBDIVISION OF LOT NO. 2 OF THE JACK SCOTT HOMESTEAD
PART OF LOTS 5, 6, 10, 11 AND 12, BLOCK 2/7270
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID BATAAN STREET AND A NORTH LINE OF SAID 0.433 ACRE TRACT OF LAND, OVER AND ACROSS SAID 0.433 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°51'53" FOR AN ARC LENGTH OF 181.48 FEET, A CHORD BEARING OF SOUTH 08°35'48" WEST AND A CHORD DISTANCE OF 181.30 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 47°22'56" EAST, A DISTANCE OF 11.89 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 67°23'35" EAST, A DISTANCE OF 50.00 FEET, SAME BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID BATAAN STREET;

THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BATAAN STREET WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 60°58'11" FOR AN ARC LENGTH OF 53.21 FEET, A CHORD BEARING OF SOUTH 07°52'40" EAST AND A CHORD DISTANCE OF 50.73 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID BATAAN STREET, OVER AND ACROSS SAID 0.433 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 75°16'09" WEST, A DISTANCE OF 4.45 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 37°37'33" WEST, A DISTANCE OF 23.75 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 00°01'04" EAST, A DISTANCE OF 5.68 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (100-FOOT RIGHT-OF-WAY AT THIS POINT, FORMERLY KNOWN AS TEXAS AND PACIFIC RAILROAD, CREATED IN BOOK S, PAGE 366, D.R.D.C.T.), AND FROM WHICH A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 2/7270 AND A CALLED 0.316 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201600138831, O.P.R.D.C.T., BEARS NORTH 75°16'09" EAST, A DISTANCE OF 424.07 FEET;

THENCE SOUTH 75°16'09" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 32.38 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, WITH THE EAST RIGHT-OF-WAY LINE OF SAID BURR STREET;

THENCE NORTH 01°03'55" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BURR STREET, A DISTANCE OF 219.82 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS POINT WHICH BEARS SOUTH 80°00'45" EAST, A DISTANCE OF 1,227.00 FEET;

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 4/12/17 SPRG NO: 3921

EXHIBIT C

TRACT 4

STREET RIGHT-OF-WAY DEDICATION

BATAAN STREET

C.H. BROOKS SUBDIVISION OF LOT NO. 2 OF THE JACK SCOTT HOMESTEAD
PART OF LOTS 5, 6, 10, 11 AND 12, BLOCK 2/7270
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE NORTHEASTERLY DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID BURR STREET, OVER AND ACROSS SAID 0.433 ACRE TRACT OF LAND WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°22'38" FOR AN ARC LENGTH OF 72.32 FEET, A CHORD BEARING OF NORTH 11°40'34" EAST AND A CHORD DISTANCE OF 72.31 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 12,592 SQUARE FEET OR 0.2891 ACRE OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

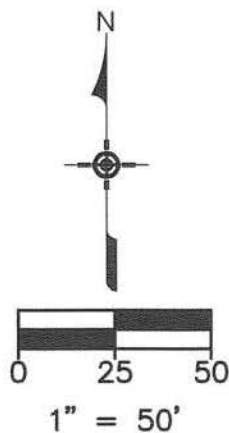
BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: A. Rodriguez Date: 4/12/17 SPRG NO: 3921

EXHIBIT C



FABRICATION STREET

F.K.A. ROSS AVENUE
(30' PUBLIC RIGHT OF WAY)
VOL. 1, PG. 72, M.R.D.C.T.

1/2 CIRF
"SURVEYING ASSOCIATES"
BEARS NORTH 3.1'
1/2" IRF BEARS SOUTH 0.8'

BLOCK 2/7270
LOT 8 LOT 7

WILLIAM COOMBS SURVEY,
ABSTRACT NO. 290
WEST DALLAS INVESTMENTS, L.P.
INST. NO. 20160035583,
O.P.R.D.C.T.

C.H. BROOKS SUBDIVISION
OF LOT NO. 2
OF THE JACK SCOTT HOMESTEAD
WEST DALLAS, TEXAS
VOL. 1, PG. 72,
M.R.D.C.T.

LOT 13
WEST DALLAS INVESTMENTS, L.P.
INST. NO. 201600133832,
O.P.R.D.C.T.

PROPOSED WEST
R.O.W. LINE

LOT 14
WEST DALLAS INVESTMENTS, L.P.
INST. NO. 200600146542,
O.P.R.D.C.T.

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
PFC	POINT FOR CORNER
MAGWS	MAG NAIL WITH WASHER STAMPED "STANTEC" SET
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST., NO.	INSTRUMENT, NUMBER
F.K.A.	FORMALLY KNOWN AS
SQ. FT.	SQUARE FEET
(CM)	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING LAND HOOK (DENOTES COMMON OWNERSHIP)

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO
ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF
1983. ADJUSTMENT REALIZATION 2011.

BURR STREET
F.K.A. BROOKS AVENUE
(30' PUBLIC R.O.W.)
VOL. 1, PG. 72, M.R.D.C.T.

LOT 6

LOT 10

FUTURE
MUNCIE STREET

MAGWS
(IN TREE
ROOT)

UNION PACIFIC RAILROAD
100-FOOT RIGHT-OF-WAY
TEXAS AND PACIFIC RAILROAD COMPANY
BOOK S, PAGE 366
D.R.D.C.T.

POC POB

CIRS
1/2 CIRF
"SURVEYING ASSOCIATES"
BEARS NORTH 2.6"

N 89°03'59" E 231.33'

C.H. BROOKS SUBDIVISION
OF LOT NO. 2 OF THE
JACK SCOTT HOMESTEAD
VOL. 1, PG. 72, M.R.D.C.T.

LOT 4
STREET EASEMENT TO CITY OF DALLAS-TRACT 1
VOL. 82066, PG. 68, D.R.D.C.T.

BATAAN STREET
(F.K.A. TURTLE CREEK BOULEVARD)
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 79098, PG. 3231
VOL. 1658, PG. 562
D.R.D.C.T.

STREET
RIGHT-OF-WAY
DEDICATION
12,592 SQ. FT.
0.2891 ACRE

FUTURE
MUNCIE STREET

N 75°16'09" E 424.07'

5/8" CIRF
"DC&A INC." (CM)

LOT 3 LOT 2

BLOCK 2/7270

DEED LINE
FELIPE HERNANDEZ, ET AL
VOL. 2004005, PG. 6618,
O.P.R.D.C.T.

DEED LINE
WEST DALLAS INVESTMENTS LP
INST. NO. 201100336754,
O.P.R.D.C.T.

DEED LINE
LOT 3 LOT 2

DEED LINE
CALLED 0.316 ACRE
WEST DALLAS INVESTMENTS, L.P.
INST. NO. 201600138831,
O.P.R.D.C.T.

CONC.
MON. FND.
(CM)



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STREET RIGHT-OF-WAY DEDICATION

BATAAN STREET
C.H. BROOKS SUBDIVISION OF LOT NO. 2
OF THE JACK SCOTT HOMESTEAD
PART OF LOTS 5, 6, 10, 11 AND 12, BLOCK 2/7270
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 4/12/17

SPRG NO. 3921

DATE: 03-17-17

SCALE: 1" = 50'

DRAWN BY: RDR

PROJECT NO.: 222210177

SHEET NO. 4 OF 5

EXHIBIT C

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°03'59"E	15.95'
L2	N89°03'59"E	24.05'
L3	S1°03'55"E	20.00'
L4	N89°03'59"E	26.55'
L5	S47°22'56"E	11.89'
L6	S75°16'09"W	4.45'
L7	S37°37'33"W	23.75'
L8	S0°01'04"E	5.68'
L9	S75°16'09"W	32.38'
L10	N1°03'55"W	219.82'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	181.48'	1173.00'	8°51'53"	181.30'	S08°35'48"W
C2	53.21'	50.00'	60°58'11"	50.73'	S07°52'40"E
C3	72.32'	1227.00'	3°22'38"	72.31'	N11°40'34"E

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 4/12/17

SPRG NO. 3921



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STREET RIGHT-OF-WAY DEDICATION

BATAAN STREET
C.H. BROOKS SUBDIVISION OF LOT NO. 2
OF THE JACK SCOTT HOMESTEAD
PART OF LOTS 5, 6, 10, 11 AND 12, BLOCK 2/7270
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

DATE: 03-17-17

SCALE: 1" = 50'

DRAWN BY: RDR

PROJECT NO.: 222210177

SHEET NO. 5 OF 5

**STREET RIGHT-OF-WAY DEDICATION
AKRON STREET
CITY BLOCK NO. 7086
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 8,565 SQUARE FOOT OR 0.1966 ACRE TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7086, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND (TRACT 1) & (TRACT 2), DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070156154, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAID 8,565 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH LINE OF A 15-FOOT ALLEY (KNOWN AS AKRON STREET, FORMERLY KNOWN AS WILLIAM STREET, BY ORDINANCE NUMBER 5714), CREATED BY REEVES AND KIRKPATRICK CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), WITH THE WEST RIGHT-OF-WAY LINE OF HERBERT STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), CREATED BY TRINITY GROVES NO. 1, RECORDED IN INSTRUMENT NUMBER 201500233700, O.P.R.D.C.T., AND BEING IN THE NORTH LINE OF SAID TRACT 1;

THENCE SOUTH 01°08'32" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, A DISTANCE OF 45.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, AND FROM WHICH A 3-1/4-INCH ALUMINUM DISK STAMPED "TRINITY GROVES 1 - BURY" FOUND FOR A POINT OF CURVATURE IN THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, BEARS SOUTH 01°08'32" EAST, A DISTANCE OF 55.00 FEET;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, OVER AND ACROSS SAID TRACT 1 & TRACT 2, THE FOLLOWING CALLS:

NORTH 45°58'22" WEST, A DISTANCE OF 21.30 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 89°15'55" WEST, A DISTANCE OF 266.73 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF BEEVILLE STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS SCOTT STREET AND FREDERICK STREET) CREATED BY ADDISON'S PARK ADDITION TO WEST DALLAS, RECORDED IN VOLUME 106, PAGE 233, D.R.D.C.T.;

THENCE NORTH 01°06'44" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A DISTANCE OF 30.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID AKRON STREET;

THENCE NORTH 89°15'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AKRON STREET, A DISTANCE OF 281.74 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 8,565 SQUARE FEET OR 0.1966 ACRES OF LAND.

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 4/12/17 SPRG NO: 3922

STREET RIGHT-OF-WAY DEDICATION
AKRON STREET
CITY BLOCK NO. 7086
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: A. Rodriguez Date: 4/12/17 SPRG NO: 3922

EXHIBIT C TRACT 5

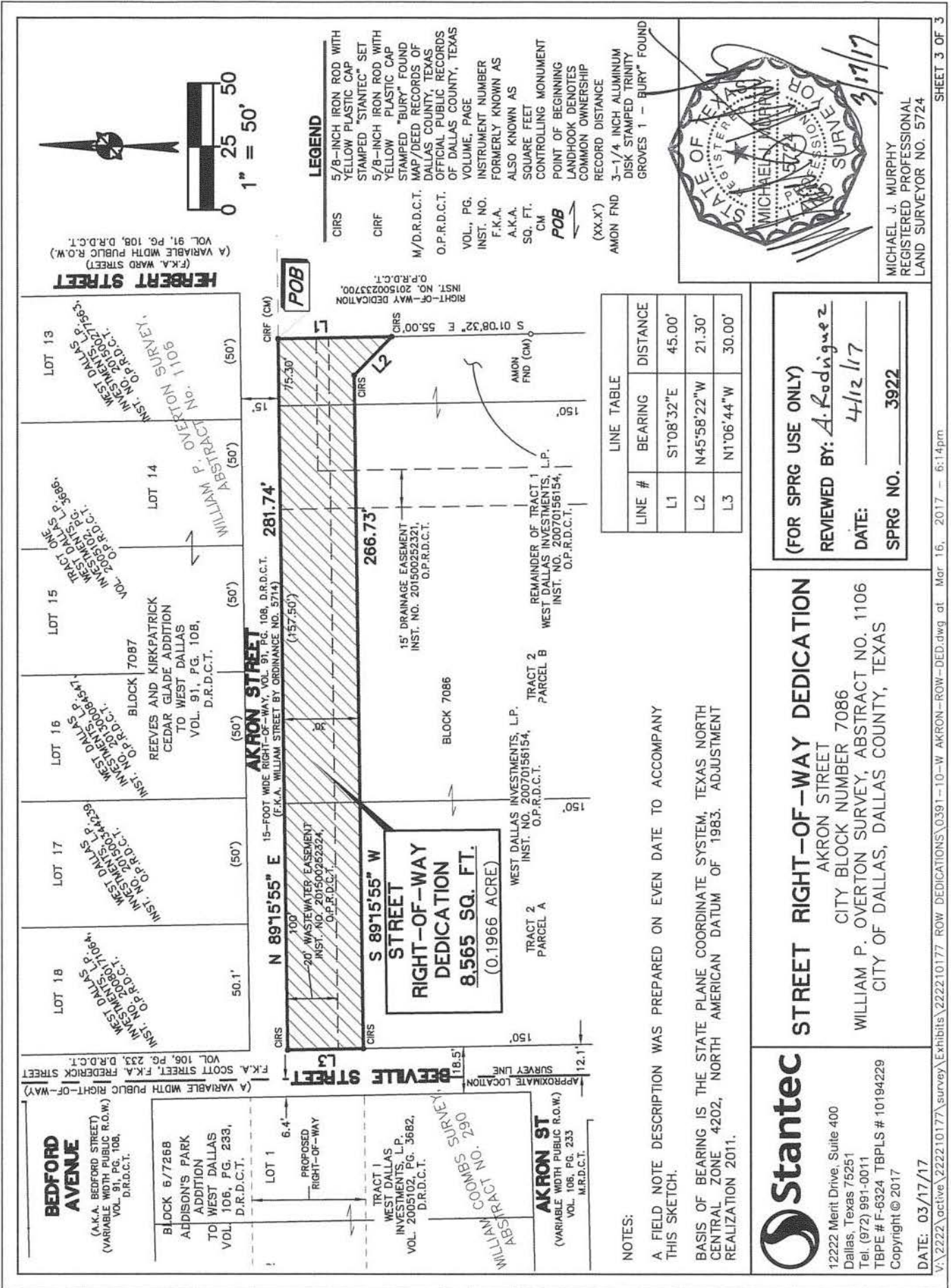


EXHIBIT C

TRACT 6

STREET RIGHT-OF-WAY DEDICATION AMONETTE STREET

L. H. BOMAR'S WEST COMMERCE STREET ADDITION
PART OF LOT 3, BLOCK E/6823
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 5,531 SQUARE FOOT OR 0.1270 ACRE TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NUMBER 6823, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING PART OF LOT 3, BLOCK E/6823, L.H. BOMAR'S WEST COMMERCE STREET ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 1, PAGE 27, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), AND BEING ALL OF A CALLED 0.1270 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201700302246, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.); SAID 5,531 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD WITH CAP STAMPED "SURVEYING ASSOCIATES" FOUND FOR THE SOUTHEAST CORNER OF A CALLED 4.4585 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO BROADSTONE TRINITY GROVES, LLC RECORDED IN INSTRUMENT NUMBER 201600033576, O.P.R.D.C.T., SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO 255 WEST COMMERCE, LLC, RECORDED IN INSTRUMENT NUMBER 201300124199, O.P.R.D.C.T., SAME BEING IN THE WEST LINE OF LOT 2, BLOCK E/6823 OF SAID L.H. BOMAR'S WEST COMMERCE STREET ADDITION, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO THE STATE OF TEXAS, RECORDED IN VOLUME 1789, PAGE 185, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID IRON ROD ALSO BEING IN THE NORTHWESTERLY RIGHT-OF-WAY OF WEST COMMERCE STREET (A CALLED 100-FOOT PUBLIC RIGHT-OF-WAY, ALSO KNOWN AS FORT WORTH CUT OFF AND FORMERLY KNOWN AS DALLAS AVENUE);

THENCE NORTH 75°07'31" EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WEST COMMERCE STREET, A DISTANCE OF 123.80 FEET TO THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WEST COMMERCE STREET WITH THE WEST RIGHT-OF-WAY LINE OF HARDWICK STREET (50-FOOT PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS HENRY STREET), SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO D & A ALVAREZ GROUP, LLC, RECORDED IN INSTRUMENT NUMBER 201300050825, O.P.R.D.C.T., SAME BEING IN THE EAST LINE OF LOT 1, BLOCK E/6823 OF SAID L.H. BOMAR'S WEST COMMERCE STREET ADDITION, AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WEST COMMERCE STREET WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARDWICK STREET, BEARS NORTH 75°07'31" EAST, A DISTANCE OF 51.39 FEET;

THENCE NORTH 01°30'47" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HARDWICK STREET, A DISTANCE OF 99.44 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK E/6823 AND THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK E/6823 OF SAID L.H. BOMAR'S WEST COMMERCE STREET ADDITION;

THENCE SOUTH 75°08'14" WEST ALONG THE COMMON LINE OF SAID LOT 1, BLOCK E/6823 AND SAID LOT 3, BLOCK E/6823, A DISTANCE OF 7.32 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE **POINT OF BEGINNING**, AND BEING THE SOUTHEAST CORNER OF SAID 0.1270 ACRE TRACT OF LAND;

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 11/1/17 SPRG NO: 3923

EXHIBIT C

TRACT 6

STREET RIGHT-OF-WAY DEDICATION AMONETTE STREET

L. H. BOMAR'S WEST COMMERCE STREET ADDITION
PART OF LOT 3, BLOCK E/6823
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE SOUTH 75°08'14" WEST CONTINUING ALONG SAID COMMON LINE, AND ALONG THE SOUTHERLY LINE OF SAID 0.1270 ACRE TRACT OF LAND, A DISTANCE OF 54.02 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE SOUTHWEST CORNER OF SAID 0.1270 ACRE TRACT OF LAND, AND FROM WHICH THE NORTHWEST CORNER OF SAID LOT 1, BLOCK E/6823 SAME BEING THE NORTHEAST CORNER OF SAID LOT 2, BLOCK E/6823 OF SAID L.H. BOMAR'S WEST COMMERCE STREET ADDITION, BEARS SOUTH 75°08'14" WEST, A DISTANCE OF 0.30 FEET;

THENCE NORTH 16°34'54" WEST, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID LOT 3, BLOCK E/6823, AND ALONG THE WESTERLY LINE OF SAID 0.1270 ACRE TRACT OF LAND, A DISTANCE OF 102.62 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHWEST CORNER OF SAID 0.1270 ACRE TRACT OF LAND, AND BEING IN THE NORTHERLY LINE OF SAID LOT 3, BLOCK E/6823, SAME BEING THE SOUTHERLY LINE OF LOT 4, BLOCK E/6823 OF SAID L.H. BOMAR'S WEST COMMERCE STREET ADDITION, SAME BEING THE SOUTHERLY LINE OF A CALLED 4.9882 ACRE TRACT OF LAND DESCRIBED IN A CORRECTION DEED WITHOUT WARRANTY TO TEXAS OAKS HOLDINGS GROUP, INC. RECORDED IN INSTRUMENT NUMBER 20070304216, O.P.R.D.C.T.;

THENCE NORTH 75°31'47" EAST ALONG THE COMMON LINE OF SAID LOT 3, BLOCK E/6823 AND SAID LOT 4, BLOCK E/6823, AND ALONG THE NORTHERLY LINE OF SAID 0.1270 ACRE TRACT OF LAND, A DISTANCE OF 54.04 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHEAST CORNER OF SAID 0.1270 ACRE TRACT OF LAND;

THENCE SOUTH 16°34'54" EAST, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID LOT 3, BLOCK E/6823, AND ALONG THE EASTERLY LINE OF SAID 0.1270 ACRE TRACT OF LAND A DISTANCE OF 102.24 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 5,531 SQUARE FEET OR 0.1270 ACRE OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: A. Rodriguez Date: 11/1/17 SPRG NO: 3923

EXHIBIT C

TRACT 6



0 25 50
1" = 50'

WILLIAM P. OVERTON SURVEY,
ABSTRACT NO. 1106

REMAINING PORTION OF
COMMERCE PROPERTIES
WEST, L.C.
INST. NO. 20080005641,
O.P.R.D.C.T.

CALLLED 4.4585 ACRES
BROADSTONE TRINITY GROVES LLC
INST. NO. 201600033576,
O.P.R.D.C.T.

LEGEND

CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST., NO.	INSTRUMENT, NUMBER
F.K.A.	FORMALLY KNOWN AS
SQ. FT.	SQUARE FEET
(CM)	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
(XX.X')	RECORD DISTANCE
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
←	LAND HOOK (DENOTES COMMON OWNERSHIP)

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO
ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF
1983. ADJUSTMENT REALIZATION 2011.

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 11/1/17

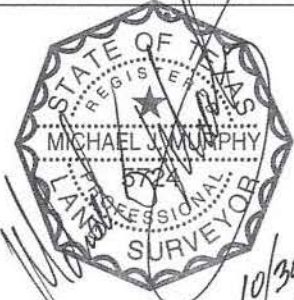
SPRG NO. 3923



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Dallas, Texas 75251
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TBPE # F-6324 TBPLS # 10194229
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STREET RIGHT-OF-WAY DEDICATION AMONETTE STREET

L.H. BOMAR'S WEST COMMERCE STREET ADDITION
PART OF LOT 3, BLOCK E/6823
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

DATE 10-30-17

SCALE 1" = 50'

DRAWN BY RDR

PROJECT NO. 222210177

SHEET 3 OF 3

STREET RIGHT-OF-WAY DEDICATION

AMONETTE STREET

WEST-WE-GO

PART OF LOTS 34 & 35, BLOCK 6822

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 3,094 SQUARE FOOT OR 0.0710 ACRE TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 6822, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 35 AND A PORTION OF LOT 34, BLOCK 6822, WEST-WE-GO, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 1, PAGE 135, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), AND BEING ALL OF A CALLED 0.0710 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201700302247, O.P.R.D.C.T.; SAID 3,094 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 27, BLOCK 6822 OF SAID WEST-WE-GO ADDITION, SAME BEING THE SOUTHWEST CORNER OF LOT 26, BLOCK 6822 OF SAID WEST-WE-GO ADDITION AND BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET, (A 40-FOOT PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS GOLDEN GATE AVENUE, CREATED IN VOLUME 1, PAGE 135, M.R.D.C.T.);

THENCE SOUTH 75°11'25" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WEST MAIN STREET, A DISTANCE OF 197.69 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE **POINT OF BEGINNING**, AND BEING THE SOUTHEAST CORNER OF SAID 0.0710 ACRE TRACT OF LAND, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID LOT 34, BLOCK 6822;

THENCE SOUTH 75°11'25" WEST CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WEST MAIN STREET, AND ALONG THE SOUTHERLY LINE OF SAID 0.0710 ACRE TRACT OF LAND, AT A DISTANCE OF 2.31 FEET PASSING THE SOUTHWEST CORNER OF SAID LOT 34, BLOCK 6822, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 35, BLOCK 6822, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 27.31 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE SOUTHWEST CORNER OF SAID 0.0710 ACRE TRACT OF LAND AND SAID LOT 35, BLOCK 6822, SAME BEING THE SOUTHEAST CORNER OF LOT 36, BLOCK 6822 OF SAID WEST-WE-GO ADDITION AND A TRACT OR LAND DESCRIBED IN A WARRANTY DEED TO CYNTHIA ANN RAMBO, RECORDED IN INSTRUMENT NUMBER 201100113776, O.P.R.D.C.T.;

THENCE NORTH 14°43'12" WEST ALONG THE COMMON LINE OF SAID LOT 35, BLOCK 6822 AND SAID LOT 36, BLOCK 6822, AND ALONG THE WESTERLY LINE OF SAID 0.0710 ACRE TRACT OF LAND, A DISTANCE OF 122.16 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHWEST CORNER OF SAID 0.0710 ACRE TRACT OF LAND AND SAID LOT 35, BLOCK 6822, SAME BEING THE NORTHEAST CORNER OF SAID LOT 36, BLOCK 6822, AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, (A VARIABLE WIDTH RIGHT-OF-WAY, 200-FOOT WIDE AT THIS LOCATION FORMERLY KNOWN AS TEXAS AND PACIFIC RAILROAD, CREATED IN BOOK S, PAGE 366, D.R.D.C.T.);

THENCE NORTH 75°16'09" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, AND ALONG THE SOUTHERLY LINE OF SAID 0.0710 ACRE TRACT OF LAND, A DISTANCE OF 23.34 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHEAST CORNER OF SAID 0.0710 ACRE TRACT OF LAND, AND FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "SURVEYING ASSOC." FOUND FOR THE NORTHEAST CORNER OF LOT 27, BLOCK 6822, SAME BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 6822 OF SAID WEST-WE-GO ADDITION, BEARS NORTH 75°16'09" EAST, A DISTANCE OF 201.66 FEET;

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 11/1/17 SPRG NO: 3924

EXHIBIT C - TRACT 7
STREET RIGHT-OF-WAY DEDICATION

AMONETTE STREET

WEST-WE-GO

PART OF LOTS 34 & 35, BLOCK 6822

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106

CITY OF DALLAS, DALLAS COUNTY, TEXAS

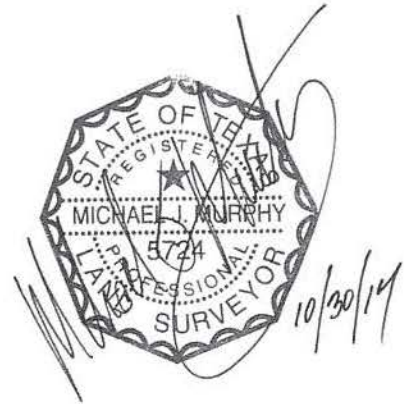
THENCE SOUTH 16°34'54" EAST, OVER AND ACROSS SAID LOTS 34 AND 35, BLOCK 6822, AND ALONG THE EASTERLY LINE OF SAID 0.0710 ACRE TRACT OF LAND, A DISTANCE OF 122.18 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 3,094 SQUARE FEET OR 0.0710 ACRE OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: A. Rodriguez Date: 11/1/17 SPRG NO: 3924

EXHIBIT C - TRACT 7

LEGEND

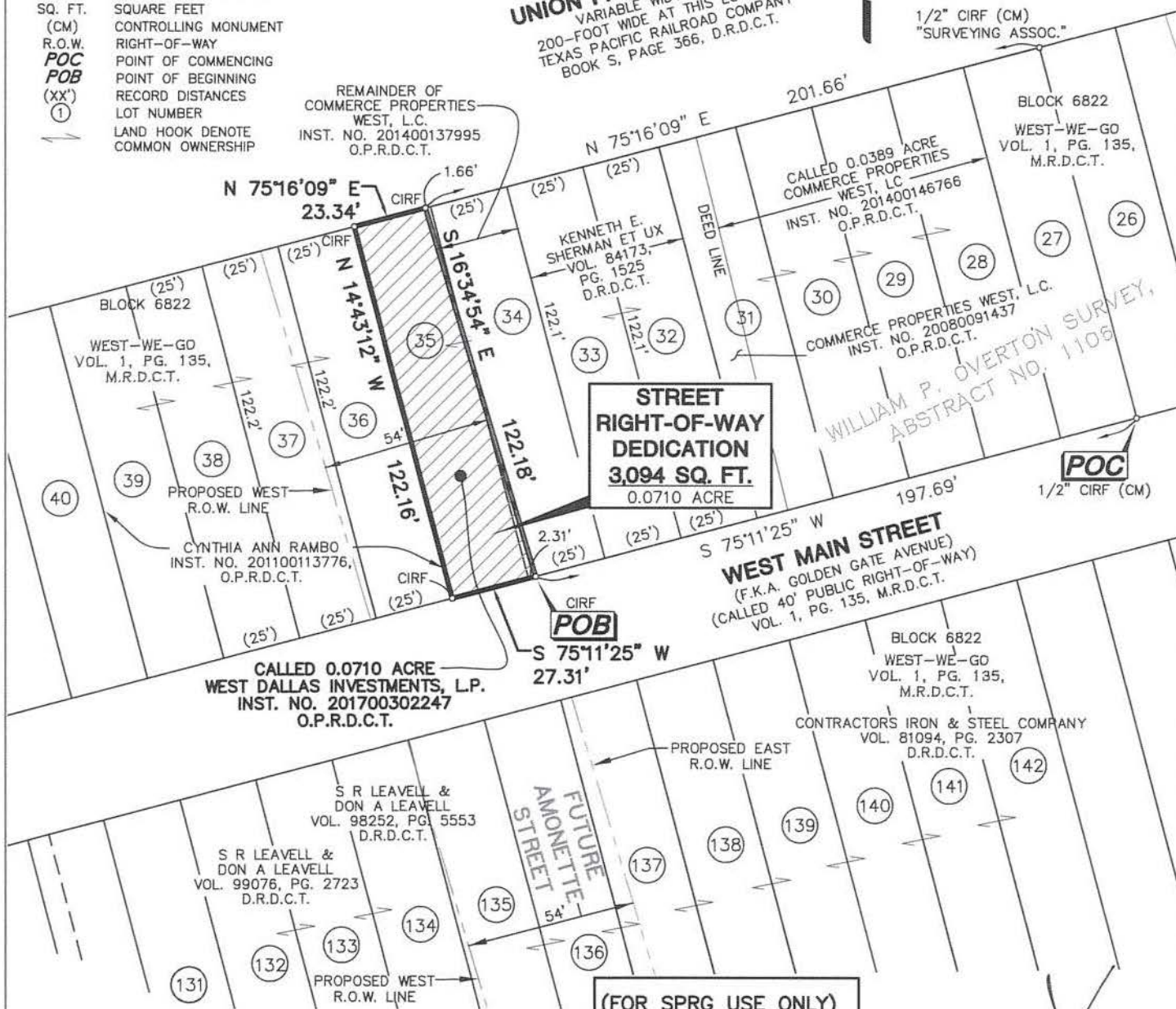
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST., NO.	INSTRUMENT, NUMBER
F.K.A.	FORMERLY KNOWN AS
SQ. FT.	SQUARE FEET
(CM)	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
(XX')	RECORD DISTANCES
(1)	LOT NUMBER
←	LAND HOOK DENOTE COMMON OWNERSHIP

UNION PACIFIC RAILROAD
VARIABLE WIDTH R.O.W.
200-FOOT WIDE AT THIS LOCATION
TEXAS PACIFIC RAILROAD COMPANY
BOOK S, PAGE 366, D.R.D.C.T.



0 25 50
1" = 50'

1/2" CIRF (CM)
"SURVEYING ASSOC."



NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(FOR SPRG USE ONLY)

REVIEWED BY: *A. Rodriguez*

DATE: *11/1/17*

SPRG NO. *3924*



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STREET RIGHT-OF-WAY DEDICATION

AMONETTE STREET
WEST-WE-GO
PART OF LOTS 34 & 35, BLOCK 6822
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

DATE: 10-30-17

SCALE: 1" = 50'

DRAWN BY: RDR/JAC

PROJECT NO: 222210177

SHEET 3 OF 3

EXHIBIT C TRACT 8

STREET RIGHT-OF-WAY DEDICATION

AMONETTE STREET

GIFFORD-HILL BATCH PLANT

PART OF LOT 1, BLOCK 7084

TRINITY GROVES NO. 1

PART OF LOT 3, BLOCK A/7087

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 16,517 SQUARE FOOT OR 0.3792 ACRE TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7084 AND A/7087, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 7084, GIFFORD-HILL BATCH PLANT, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 72223, PAGE 259, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), A PORTION OF LOT 3, BLOCK A/7087, TRINITY GROVES NO. 1, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN INSTRUMENT NUMBER 201500233700, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND A PORTION OF A CALLED 5.682 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND TRACT 2 DESCRIBED IN THE SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS LP RECORDED IN INSTRUMENT NUMBER 201500339118, O.P.R.D.C.T., AND ALSO BEING A PORTION OF A 2.50-FOOT SIDEWALK EASEMENT CREATED BY SAID TRINITY GROVE NO. 1 ADDITION, A PORTION OF A 10-FOOT STORM SEWER EASEMENT CREATED BY GIFFORD-HILL TRUCK PLANT ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 74042, PAGE 1520, D.R.D.C.T., AND ALSO BEING A PORTION OF A 16.50-FOOT PERMANENT TELECOMMUNICATIONS EASEMENT DESCRIBED IN A SUPPLEMENTAL FINAL ORDER AND JUDGMENT TO AT&T, RECORDED IN INSTRUMENT NUMBER 20070393899, O.P.R.D.C.T.; SAID 16,517 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-1/4-INCH ALUMINUM DISK STAMPED "TRINITY GROVES 1 - BURY" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK A/ 7087, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 7084, BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, (A 100-FOOT RIGHT-OF-WAY FORMERLY KNOWN AS TEXAS AND PACIFIC RAILROAD, CREATED IN BOOK S, PAGE 366, D.R.D.C.T.);

THENCE NORTH 75°16'09" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 69.81 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, OVER AND ACROSS SAID LOT 1, BLOCK 7084, THE FOLLOWING CALLS:

NORTH 16°34'54" WEST, A DISTANCE OF 5.01 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 60°39'23" WEST, A DISTANCE OF 21.55 FEET TO A CUT "X" IN CONCRETE SET FOR CORNER;

SOUTH 75°16'09" WEST, A DISTANCE OF 14.07 FEET TO A CUT "X" IN CONCRETE SET FOR CORNER;

NORTH 17°27'07" WEST, A DISTANCE OF 45.05 FEET TO A POINT FOR CORNER;

NORTH 75°16'09" EAST, A DISTANCE OF 14.76 FEET TO A POINT FOR CORNER;

NORTH 29°20'37" EAST, A DISTANCE OF 20.87 FEET TO A POINT FOR CORNER;

NORTH 16°34'54" WEST, A DISTANCE OF 128.06 FEET TO A CUT "X" IN CONCRETE SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 347.00 FEET;

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 4/12/17 SPRG NO: 3925

EXHIBIT C TRACT 8

STREET RIGHT-OF-WAY DEDICATION

AMONETTE STREET

GIFFORD-HILL BATCH PLANT

PART OF LOT 1, BLOCK 7084

TRINITY GROVES NO. 1

PART OF LOT 3, BLOCK A/7087

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106

CITY OF DALLAS, DALLAS COUNTY, TEXAS

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $09^{\circ}40'09''$ FOR AN ARC LENGTH OF 58.56 FEET, A CHORD BEARING OF NORTH $11^{\circ}44'49''$ WEST AND A CHORD DISTANCE OF 58.49 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH $48^{\circ}12'16''$ WEST, AT A DISTANCE OF 2.31 FEET PASSING THE COMMON LINE OF SAID LOT 1, BLOCK 7084 AND SAID LOT 3, BLOCK A/7087, CONTINUING OVER AND ACROSS SAID LOT 3, BLOCK A/7087 IN ALL FOR A TOTAL DISTANCE OF 22.11 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AKRON STREET, (A 45-FOOT PUBLIC RIGHT-OF-WAY, CREATED IN INSTRUMENT NUMBER 201500233700, O.P.R.D.C.T., AND ORDINANCE NUMBER 5714);

THENCE NORTH $89^{\circ}15'55''$ EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AKRON STREET, A DISTANCE OF 68.49 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID AKRON STREET, WITH THE EAST RIGHT-OF-WAY LINE OF AMONETTE STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, CREATED IN VOLUME 91, PAGE 108, VOLUME 72223, PAGE 259, D.R.D.C.T. AND INSTRUMENT NUMBER 201500233700, O.P.R.D.C.T.);

THENCE NORTH $01^{\circ}08'32''$ WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID AMONETTE STREET, A DISTANCE OF 14.21 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 293.00 FEET, AND FROM WHICH A 3-1/4-INCH ALUMINUM DISK STAMPED "TRINITY GROVES 1-BURY" AFFIXED TO A 5/8-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID AMONETTE STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), BEARS NORTH $01^{\circ}08'32''$ WEST, A DISTANCE OF 369.07 FEET;

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID AMONETTE STREET, OVER AND ACROSS SAID LOT 1, BLOCK 7084, THE FOLLOWING CALLS:

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $14^{\circ}14'43''$ FOR AN ARC LENGTH OF 72.85 FEET, A CHORD BEARING OF SOUTH $09^{\circ}27'32''$ EAST AND A CHORD DISTANCE OF 72.66 FEET TO A CUT "X" IN CONCRETE SET;

SOUTH $16^{\circ}34'54''$ EAST, A DISTANCE OF 209.84 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD;

THENCE SOUTH $75^{\circ}16'09''$ WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 54.03 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 16,517 SQUARE FEET OR 0.3792 ACRE OF LAND.

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 4/12/17 SPRG NO: 3925

EXHIBIT C

STREET RIGHT-OF-WAY DEDICATION

AMONETTE STREET

GIFFORD-HILL BATCH PLANT

PART OF LOT 1, BLOCK 7084

TRINITY GROVES NO. 1

PART OF LOT 3, BLOCK A/7087

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106

CITY OF DALLAS, DALLAS COUNTY, TEXAS

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

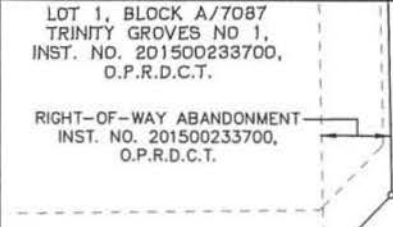
BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: A. Rodriguez Date: 4/12/17 SPRG NO: 3925

TRACT 2



AKRON STREET
(45' PUBLIC R.O.W.)
INST. NO. 201500233700,
O.P.R.D.C.T.
& ORDINANCE NO. 5714

PORTION OF 2.5' SIDEWALK
EASEMENT INST. NO.
201500233700, O.P.R.D.C.T.

LOT 3, BLOCK A/7087
TRINITY GROVES NO 1,
INST. NO. 201500233700,
O.P.R.D.C.T.

TRACT 2
WEST DALLAS INVESTMENTS L.P.
INST. NO. 201500339118,
O.P.R.D.C.T.

10' STORM SEWER
EASEMENT
VOL. 74042, PG. 1520,
D.R.D.C.T.

DALLAS POWER & LIGHT COMPANY AND
SOUTHWESTERN BELL TELEPHONE COMPANY
EASEMENT OF RIGHT-OF-WAY
VOL. 2794, PG. 217,
D.R.D.C.T.

LONE STAR GAS
R.O.W. & EASEMENT
VOL. 4141, PG. 393,
D.R.D.C.T.

16.5' AT & T EASEMENT
INST. NO. 20070393899-
1.02') O.P.R.D.C.T.

AMONETTE STREET
(F.K.A. DILLON STREET)
(A VARIABLE WIDTH PUBLIC R.O.W.)
VOL. 91, PG. 108,
VOL. 72223, PG. 259,
D.R.D.C.T.

AMON FND (CM)

SINGLETON BOULEVARD
(A VARIABLE WIDTH PUBLIC R.O.W.)

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE
TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

LOT 1, BLOCK 7084
GIFFORD HILL BATCH PLANT
VOL. 72223, PG. 259,
D.R.D.C.T.

CALLED 5.682 ACRES
 (TRACT 1)
 WEST DALLAS INVESTMENTS L.P.
 INST. NO. 201500339118,
 O.P.R.D.C.T.

STREET
RIGHT-OF-WAY
DEDICATION
16,517 SQ. FT.
0.3792 ACRE

10' STORM SEWER EASEMENT
VOL. 74042, PG. 1520, —
D.R.D.C.T.

WILLIAM P. OVERTON SURVEY,
ABSTRACT NO. 1106

L12
UNION PACIFIC RAILROAD
100-FOOT RIGHT-OF-WAY
TEXAS AND PACIFIC
RAILROAD COMPANY
BOOK 5, PAGE 366
D.R.D.C.T.



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AMONETTE STREET
GIFFORD HILL BATCH PLANT
PART OF LOT 1, BLOCK 7084
TRINITY GROVES NO. 1
PART OF LOT 3, BLOCK A/7087
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 4/12/17

SPRG NO. 3925

DATE 03-17-17

SCALE 1" = 50'

DRAWN BY: RDR

PROJECT NO. 222210177

SHEET 4 OF 5

EXHIBIT C TRUST 8

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N16°34'54"W	5.01'
L2	N60°39'23"W	21.55'
L3	S75°16'09"W	14.07'
L4	N17°27'07"W	45.05'
L5	N75°16'09"E	14.76'
L6	N29°20'37"E	20.87'
L7	N16°34'54"W	128.06'
L8	N48°12'16"W	22.11'
L9	N89°15'55"E	68.49'
L10	N1°08'32"W	14.21'
L11	S16°34'54"E	209.84'
L12	S75°16'09"W	54.03'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	58.56'	347.00'	9°40'09"	58.49'	N11°44'49"W
C2	72.85'	293.00'	14°14'43"	72.66'	S09°27'32"E

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 4/12/17

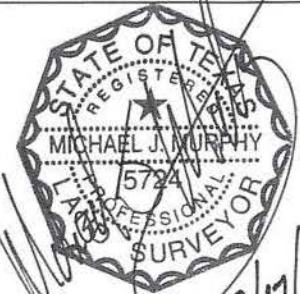
SPRG NO. 3925



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STREET RIGHT-OF-WAY DEDICATION

AMONETTE STREET
GIFFORD HILL BATCH PLANT
PART OF LOT 1, BLOCK 7084
TRINITY GROVES NO. 1
PART OF LOT 3, BLOCK A/7087
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

DATE: 03-17-17

SCALE: 1" = 50'

DRAWN BY: RDR

PROJECT NO.: 222210177

SHEET 5 OF 5

**STREET RIGHT-OF-WAY DEDICATION
ADDISON'S PARK ADDITION TO WEST DALLAS
CITY BLOCK NUMBER 1/7268
WILLIAMS COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 230 SQUARE FOOT (0.0053 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 1/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1 THRU LOT 4, BLOCK 1/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND ALSO BEING A PORTION OF A TRACT OF LAND, DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 200600325359, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND A CALLED 6,875 SQUARE FOOT TRACT OF LAND (TRACT 1) AND A CALLED 7,949 SQUARE FOOT TRACT OF LAND (TRACT 2) DESCRIBED IN A TEXAS SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201500265501, O.P.R.D.C.T.; SAID 230 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, ALSO KNOWN AS BEDFORD STREET, CREATED BY VOLUME 91, PAGE 108, D.R.D.C.T. (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF BEEVILLE STREET, FORMERLY KNOWN AS SCOTT STREET AND FREDERICK STREET, CREATED BY VOLUME 106, PAGE 233 AND VOLUME 91, PAGE 108, D.R.D.C.T., (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 200600325359, O.P.R.D.C.T., AND ALSO BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK 1/7268, OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, AND FROM WHICH A 5/8-INCH IRON PIPE FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND (TRACT II) DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, O.P.R.D.C.T., BEARS SOUTH 88°45'48" WEST, A DISTANCE OF 226.74 FEET;

THENCE NORTH 01°06'44" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A DISTANCE OF 246.95 FEET TO AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, SAME BEING THE MOST SOUTHERLY CORNER OF A CALLED 549 SQUARE FOOT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY RIGHT-OF-WAY DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 2003066, PAGE 130, D.R.D.C.T.;

THENCE NORTH 14°52'13" WEST CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, AND ALONG A WEST LINE OF SAID 549 SQUARE FOOT TRACT OF LAND, A DISTANCE OF 53.91 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING**;

THENCE SOUTH 89°15'55" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, OVER AND ACROSS SAID LOT 1 THRU LOT 4, BLOCK 1/7268, AND SAID WEST DALLAS INVESTMENTS, L.P. TRACTS OF LAND, A DISTANCE OF 153.55 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE EASTERLY RIGHT-OF-WAY LINE OF BATAAN STREET, FORMERLY KNOWN AS CEDAR STREET, CREATED BY VOLUME 106, PAGE 233, D.R.D.C.T. (VARIABLE WITH PUBLIC RIGHT-OF-WAY);
THENCE NORTH 12°55'06" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BATAAN STREET, A DISTANCE OF 1.54 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 11/3/17 SPRG NO: 4100

EXHIBIT C

TRACT 9

**STREET RIGHT-OF-WAY DEDICATION
ADDISON'S PARK ADDITION TO WEST DALLAS
CITY BLOCK NUMBER 1/7268
WILLIAMS COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID BATAAN STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, FORMERLY KNOWN AS EAGLE FORD AVENUE, CREATED BY VOLUME 106, PAGE 233, D.R.D.C.T. (75-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 89°15'55" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, A DISTANCE OF 152.81 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD WITH THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET;

THENCE SOUTH 14°52'10" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A DISTANCE OF 1.55 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 230 SQUARE FEET OR 0.0053 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



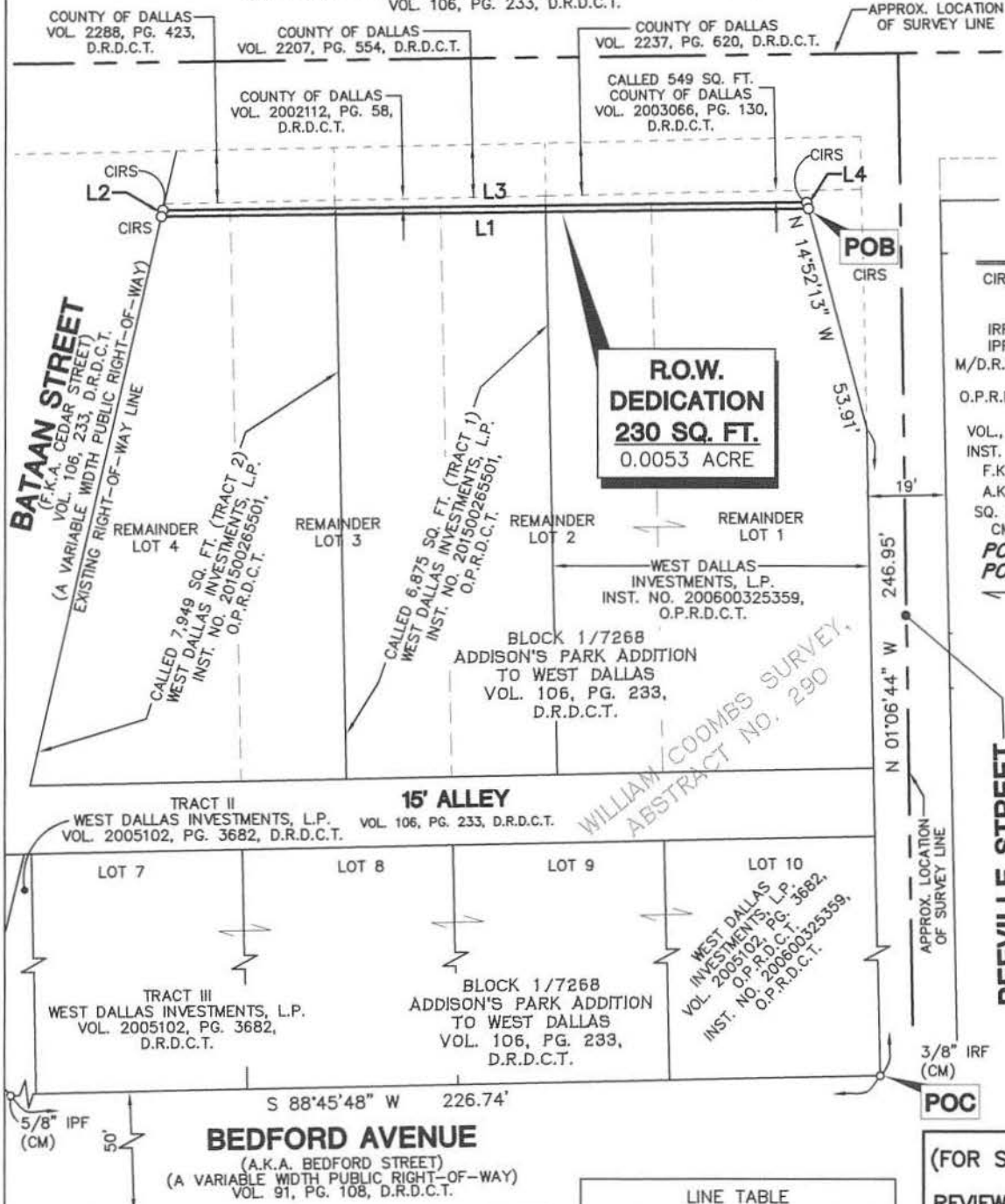
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Reviewed by: A. Rodriguez Date: 11/3/17 SPRG NO: 4100

EXHIBIT C

SINGLETON BOULEVARD

(75-FOOT PUBLIC RIGHT-OF-WAY) (F.K.A. EAGLE FORD AVENUE)
VOL. 106, PG. 233, D.R.D.C.T.

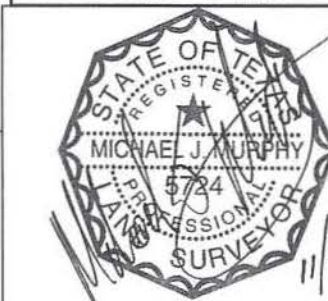


(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 11/3/17

SPRG NO. 4100



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724



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DATE: 11/03/17

STREET RIGHT-OF-WAY DEDICATION

ADDISON'S PARK ADDITION TO WEST DALLAS
CITY BLOCK NUMBER 1/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT C TRACT 10

STREET RIGHT-OF-WAY DEDICATION CEDAR GLADE ADDITION TO WEST DALLAS PART OF LOT 24, BLOCK 7087 & A 13-FOOT ALLEY WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 1,881 SQUARE FOOT (0.0432 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 24, BLOCK 7087 OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND A PORTION OF A 13-FOOT WIDE ALLEY ABANDONED BY CITY OF DALLAS ORDINANCE NO. 14884, AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND (TRACT ONE) DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3686, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.); SAID 1,881 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, ALSO KNOWN AS BEDFORD STREET, CREATED BY VOLUME 91, PAGE 108, D.R.D.C.T. (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WITH THE WEST RIGHT-OF-WAY LINE OF HERBERT STREET, FORMERLY KNOWN AS WARD STREET, CREATED BY VOLUME 91, PAGE 108, D.R.D.C.T. (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAME BEING THE SOUTHWEST CORNER OF A CALLED 420 SQUARE FOOT TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF DALLAS, RECORDED IN INSTRUMENT NUMBER 201500236103, O.P.R.D.C.T., AND BEING IN THE SOUTH LINE OF THE REMAINDER OF SAID LOT 24, BLOCK 7087;

THENCE NORTH 01°08'32" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, A DISTANCE OF 22.33 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE **POINT OF BEGINNING**, SAME BEING THE NORTHWEST CORNER OF SAID 420 SQUARE FOOT TRACT OF LAND, AND BEING AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET;

THENCE NORTH 01°08'32" WEST, OVER AND ACROSS THE REMAINDER OF SAID LOT 24, BLOCK 7087, A DISTANCE OF 99.17 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE CENTER LINE OF SAID ABANDONED ALLEY;

THENCE NORTH 89°10'23" EAST ALONG THE CENTER LINE OF SAID ABANDONED ALLEY, A DISTANCE OF 19.05 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET;

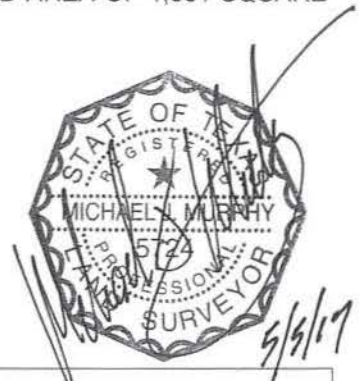
THENCE SOUTH 01°00'35" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, A DISTANCE OF 99.41 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTHEAST OF SAID 420 SQUARE FOOT TRACT OF LAND AND BEING AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET;

THENCE SOUTH 89°53'30" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, A DISTANCE OF 18.83 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 1,881 SQUARE FEET OR 0.0432 ACRE OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



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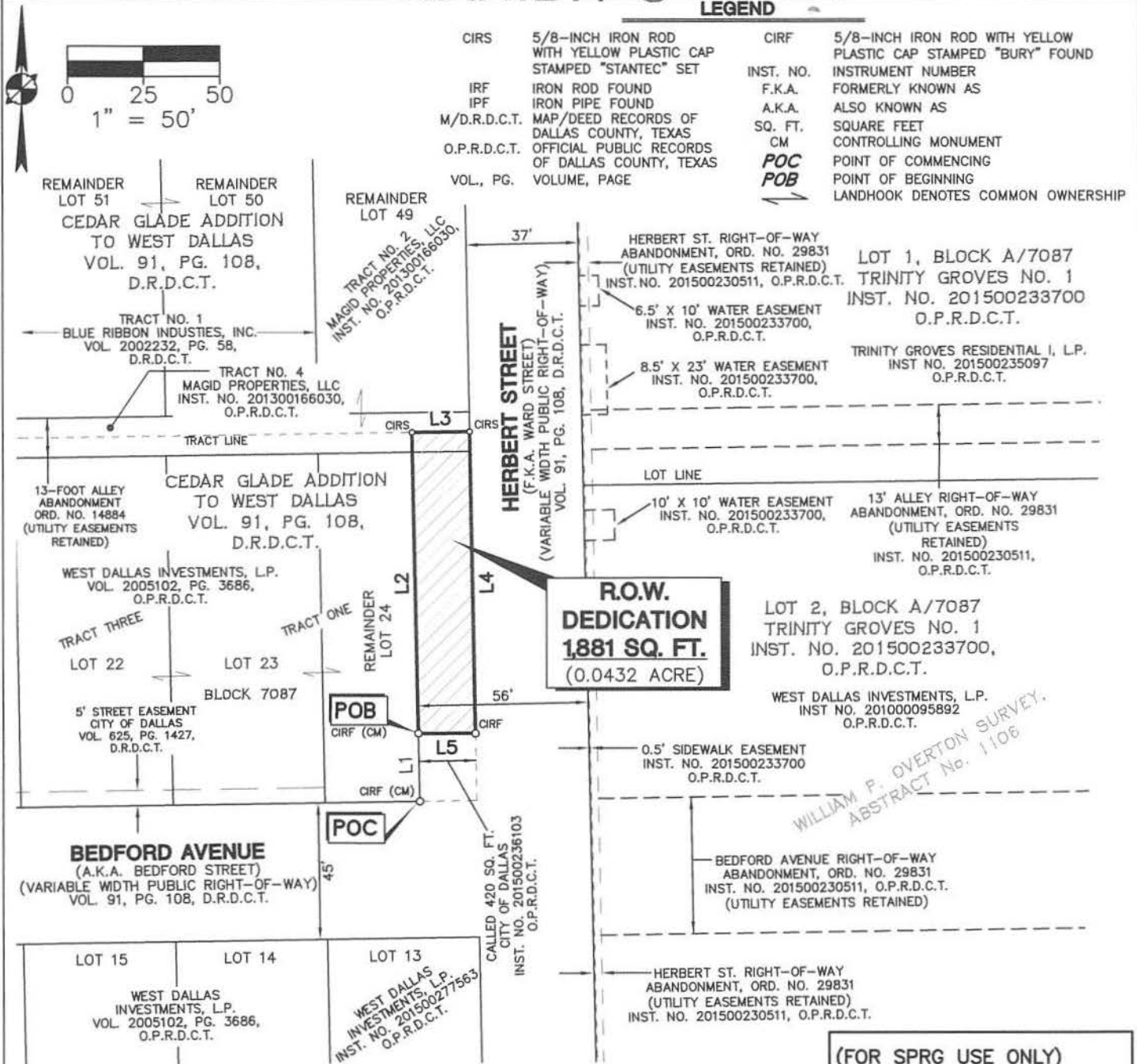
Reviewed by: A. Rodriguez Date: 5/22/17 SPRG NO: 4101

EXHIBIT C TRACT 10

LEGEND

CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
 IRF IRON ROD FOUND
 IPF IRON PIPE FOUND
 M/D.R.D.C.T. MAP/DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 VOL., PG. VOLUME, PAGE

CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND
 INST. NO. INSTRUMENT NUMBER
 F.K.A. FORMERLY KNOWN AS
 A.K.A. ALSO KNOWN AS
 SQ. FT. SQUARE FEET
 CM CONTROLLING MONUMENT
 POC POINT OF COMMENCING
 POB POINT OF BEGINNING
 LANDHOOK DENOTES COMMON OWNERSHIP



NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N01° 08' 32"W	22.33'
L2	N01° 08' 32"W	99.17'
L3	N89° 10' 23"E	19.05'
L4	S01° 00' 35"E	99.41'
L5	S89° 53' 30"W	18.83'

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 5/22/17

SPRG NO. 4101



MICHAEL J. MURPHY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5724

SHEET 2 OF 2



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 DATE: 05/05/17

STREET RIGHT-OF-WAY DEDICATION

CEDAR GLADE ADDITION TO WEST DALLAS
 PART OF LOT 24, BLOCK 7087 & A 13-FOOT ALLEY
 WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT C

TRACT 1

STREET RIGHT-OF-WAY DEDICATION ADDISON'S PARK ADDITION TO WEST DALLAS PART OF LOTS 1 THRU 5, BLOCK 6/7268 AND A PORTION OF A CALLED 1,379 SQUARE FOOT TRACT OF LAND WILLIAMS COOMBS SURVEY, ABSTRACT NO. 290 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 11,637 SQUARE FOOT (0.2671 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 6/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1 THRU LOT 5, BLOCK 6/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND ALSO BEING A PORTION OF A TRACT OF LAND (TRACT 1), DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND A CALLED 1,379 SQUARE FOOT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201500265619, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.); SAID 11,637 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, O.P.R.D.C.T., AND A GENERAL WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 200600325359, O.P.R.D.C.T., SAME BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK 1/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, AND BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, ALSO KNOWN AS BEDFORD STREET, CREATED BY VOLUME 91, PAGE 108, D.R.D.C.T. (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF BEEVILLE STREET, FORMERLY KNOWN AS SCOTT STREET AND FREDERICK STREET, CREATED BY VOLUME 106, PAGE 233 AND VOLUME 91, PAGE 108, D.R.D.C.T., AND FROM WHICH A 5/8-INCH IRON PIPE FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND (TRACT II) DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, O.P.R.D.C.T., BEARS SOUTH 88°45'48" WEST, A DISTANCE OF 226.74 FEET;

THENCE SOUTH 01°06'44" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, AT A DISTANCE OF 50.00 FEET PASSING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 6/7268 AND SAID TRACT 1, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 89.03 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING**;

THENCE SOUTH 01°06'44" EAST CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A DISTANCE OF 45.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, OVER AND ACROSS SAID BLOCK 6/7268, AND SAID 1,379 SQUARE FOOT TRACT OF LAND, THE FOLLOWING CALLS:

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 5/22/17 SPRG NO: 4102

EXHIBIT C 1

STREET RIGHT-OF-WAY DEDICATION ADDISON'S PARK ADDITION TO WEST DALLAS PART OF LOTS 1 THRU 5, BLOCK 6/7268 AND A PORTION OF A CALLED 1,379 SQUARE FOOT TRACT OF LAND WILLIAMS COOMBS SURVEY, ABSTRACT NO. 290 CITY OF DALLAS, DALLAS COUNTY, TEXAS

SOUTH 89°15'55" WEST, A DISTANCE OF 250.80 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 47°30'34" WEST, A DISTANCE OF 13.32 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET IN THE EAST RIGHT-OF-WAY LINE OF BATAAN STREET, FORMERLY KNOWN AS CEDAR STREET, CREATED BY VOLUME 106, PAGE 233, D.R.D.C.T. (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AND BEING IN THE WEST LINE OF SAID 1,379 SQUARE FOOT TRACT OF LAND;

THENCE NORTH 05°59'27" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, A DISTANCE OF 62.92 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID BATAAN STREET, OVER AND ACROSS SAID BLOCK 6/7268, AND SAID 1,379 SQUARE FOOT TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 42°29'26" EAST, A DISTANCE OF 11.54 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 89°15'55" EAST, A DISTANCE OF 245.38 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 11,637 SQUARE FEET OR 0.2671 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: A. Rodriguez Date: 5/22/17 SPRG NO: 4102

SHEET 3 OF 3

EXHIBIT C TRACT 12

STREET RIGHT-OF-WAY DEDICATION CEDAR GLADE ADDITION TO WEST DALLAS PART OF LOT 13, BLOCK 7087 WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 290 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 2,230 SQUARE FOOT (0.0512 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 13, BLOCK 7087 OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.) AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201500277563, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.); SAID 2,230 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH 3-1/4-INCH ALUMINUM DISK STAMPED "TRINITY GROVES 1-BURY" FOUND FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF AKRON STREET CREATED AS A 13-FOOT ALLEY BY VOLUME 91, PAGE 108, D.R.D.C.T., (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WITH THE EAST RIGHT-OF-WAY LINE OF HERBERT STREET, FORMERLY KNOWN AS WARD STREET, CREATED BY VOLUME 91, PAGE 108, D.R.D.C.T. (40-FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 2, BLOCK A/7087 OF TRINITY GROVES NO. 1, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN INSTRUMENT NUMBER 201500233700, O.P.R.D.C.T., AND FROM WHICH A 5/8-INCH IRON ROD WITH 3-1/4-INCH ALUMINUM DISK STAMPED "TRINITY GROVES 1-BURY" FOUND FOR THE NORTH END OF A CORNER CLIP OF THE INTERSECTION OF HERBERT STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID AKRON STREET, BEARS SOUTH 01°08'43" EAST, A DISTANCE OF 45.00 FEET;

THENCE SOUTH 89°15'55" WEST DEPARTING SAID CORNER CLIP, OVER AND ACROSS SAID HERBERT STREET, A DISTANCE OF 52.59 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING**, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 13, BLOCK 7087 AND SAID WEST DALLAS INVESTMENTS, L.P. TRACT OF LAND AND ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID AKRON STREET;

THENCE SOUTH 89°15'55" WEST ALONG THE COMMON SOUTH LINE OF SAID LOT 13, BLOCK 7087 WITH THE NORTH RIGHT-OF-WAY LINE OF AKRON STREET, A DISTANCE OF 32.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID LOT 13, BLOCK 7087, THE FOLLOWING CALLS;

NORTH 42°42'15" EAST, A DISTANCE OF 20.65 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 01°08'32" WEST, A DISTANCE OF 99.39 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, ALSO KNOWN AS BEDFORD STREET, CREATED BY VOLUME 91, PAGE 108, D.R.D.C.T. (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAME BEING THE NORTH LINE OF SAID LOT 13, BLOCK 7087;

THENCE NORTH 88°45'48" EAST ALONG THE COMMON NORTH LINE OF SAID LOT 13, BLOCK 7087 WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, A DISTANCE OF 18.67 FEET

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 5/22/17 SPRG NO: 4103

EXHIBIT C - TRACT 12

STREET RIGHT-OF-WAY DEDICATION CEDAR GLADE ADDITION TO WEST DALLAS PART OF LOT 13, BLOCK 7087 WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 290 CITY OF DALLAS, DALLAS COUNTY, TEXAS

TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTHEAST CORNER OF SAID LOT 13, BLOCK 7087, AND BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, SAME BEING THE;

THENCE SOUTH $01^{\circ}00'35''$ EAST ALONG THE COMMON EAST LINE OF SAID LOT 13, BLOCK 7087 WITH THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, A DISTANCE OF 114.55 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 2,230 SQUARE FEET OR 0.0512 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



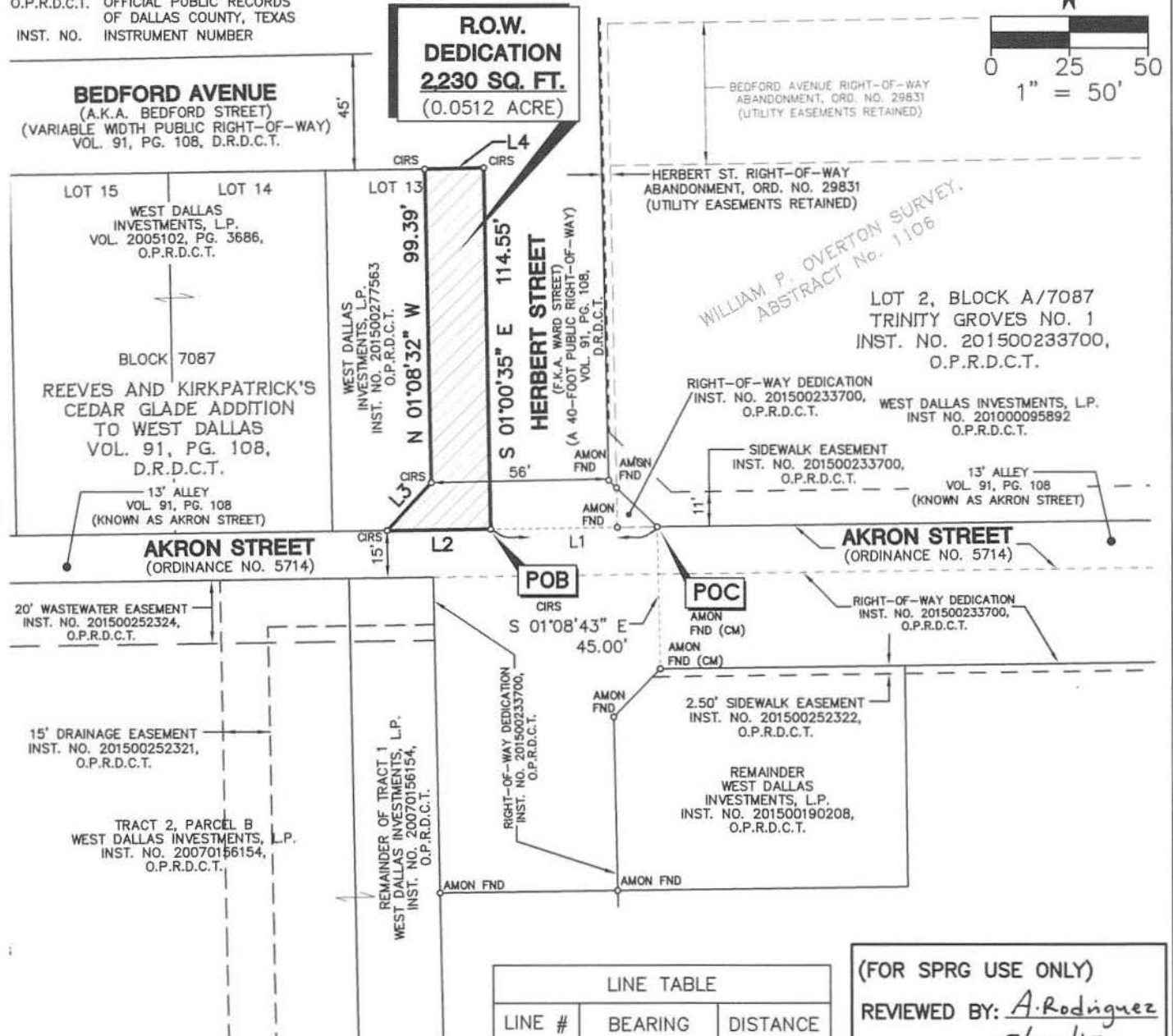
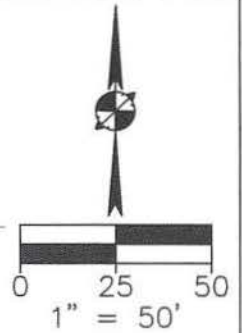
(For SPRG use only)

Reviewed by: A. Rodriguez Date: 5/22/17 SPRG NO: 4103

EXHIBIT C TRACT 12

LEGEND

CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET	VOL., PG.	VOLUME, PAGE
AMON FND	5/8-INCH IRON ROD WITH 3-1/4 INCH ALUMINUM DISK STAMPED "TRINITY GROVES 1-BURY" FOUND	SQ. FT.	SQUARE FEET
M/D.R.D.C.T.	MAP/DEED RECORDS OF DALLAS COUNTY, TEXAS	CM	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	POC	POINT OF COMMENCING
INST. NO.	INSTRUMENT NUMBER	POB	POINT OF BEGINNING
			LANDHOOK DENOTES COMMON OWNERSHIP



NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°15'55"W	52.59'
L2	S89°15'55"W	32.71'
L3	N42°42'15"E	20.65'
L4	N88°45'48"E	18.67'

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 5/22/17

SPRG NO. 4103

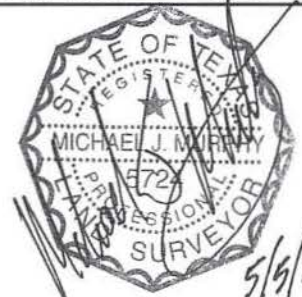


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DATE: 05/05/17

STREET RIGHT-OF-WAY DEDICATION

CEDAR GLADE ADDITION TO WEST DALLAS
PART OF LOT 13, BLOCK 7087
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

**STREET RIGHT-OF-WAY DEDICATION
CEDAR GLADE ADDITION TO WEST DALLAS
PART OF LOT 54, CITY BLOCK NUMBER 7087
WILLIAMS P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 76 SQUARE FOOT (0.0018 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF LOT 54, BLOCK 7087, CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND (TRACT FOUR), DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3686, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.); SAID 76 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, O.P.R.D.C.T., AND A GENERAL WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 200600325359, O.P.R.D.C.T., SAME BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK 1/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS OF DALLAS COUNTY, TEXAS, D.R.D.C.T., AND BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, ALSO KNOWN AS BEDFORD STREET, CREATED BY VOLUME 91, PAGE 108, D.R.D.C.T. (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF BEEVILLE STREET, FORMERLY KNOWN AS SCOTT STREET AND FREDERICK STREET, CREATED BY VOLUME 106, PAGE 233 AND VOLUME 91, PAGE 108, D.R.D.C.T., AND FROM WHICH A 5/8-INCH IRON PIPE FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND (TRACT II) DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3682, O.P.R.D.C.T., BEARS SOUTH 88°45'48" WEST, A DISTANCE OF 226.74 FEET;

THENCE NORTH 01°06'44" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A DISTANCE OF 246.95 FEET TO AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, SAME BEING THE MOST SOUTHERLY CORNER OF A CALLED 549 SQUARE FOOT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY RIGHT-OF-WAY DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 2003066, PAGE 130, D.R.D.C.T.;

THENCE NORTH 14°52'13" WEST CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, AND ALONG A WEST LINE OF SAID 549 SQUARE FOOT TRACT OF LAND, A DISTANCE OF 55.46 FEET TO THE POINT OF INTESECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, FORMERLY KNOWN AS EAGLE FORD AVENUE, CREATED BY VOLUME 106, PAGE 233, D.R.D.C.T. (75-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 89°15'55" EAST OVER AND ACROSS SAID BEEVILLE STREET, A DISTANCE OF 31.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING**, AND BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD;

(For SPRG use only)

Reviewed by: A. Rodriguez Date: 5/22/17 SPRG NO: 4104

EXHIBIT C

TRACT 13

**STREET RIGHT-OF-WAY DEDICATION
CEDAR GLADE ADDITION TO WEST DALLAS
PART OF LOT 54, CITY BLOCK NUMBER 7087
WILLIAMS P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE NORTH 89°15'55" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, A DISTANCE OF 50.84 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE COMMON EAST LINE OF SAID LOT 54, BLOCK 7087 WITH THE WEST LINE OF LOT 53, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE SOUTH 01°06'44" EAST ALONG THE COMMON LINE OF SAID LOT 54, BLOCK 7087 AND SAID LOT 53, BLOCK 7087, A DISTANCE OF 1.50 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

THENCE SOUTH 89°15'55" WEST, OVER AND ACROSS SAID LOT 54, BLOCK 7087, A DISTANCE OF 50.84 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET;

THENCE NORTH 01°06'44" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 76 SQUARE FEET OR 0.0018 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

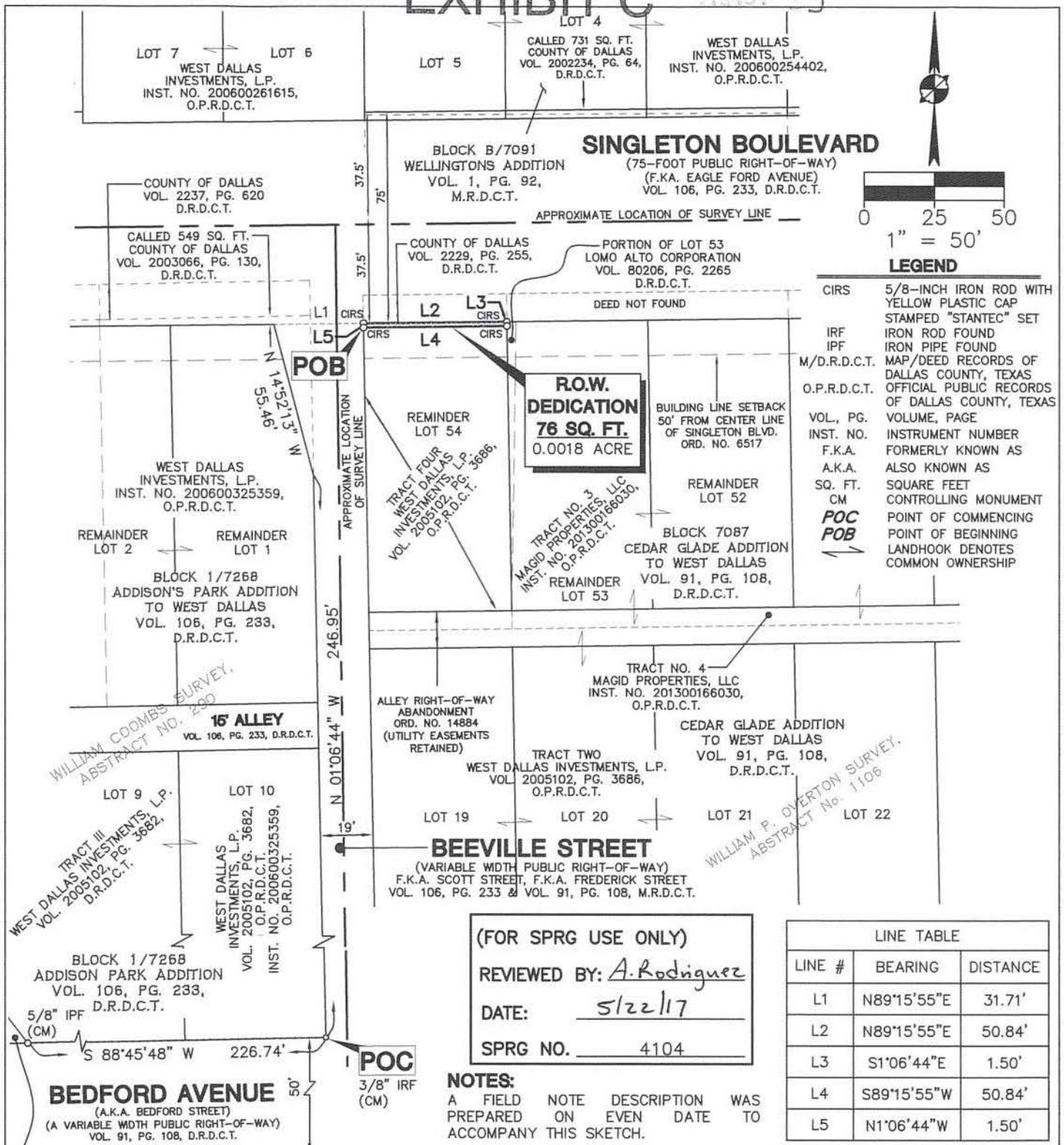


(For SPRG use only)

Reviewed by: A. Rodriguez Date: 5/22/17 SPRG NO: 4104

EXHIBIT C

TRUST 23



LEGEND

- CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- M/D.R.D.C.T. MAP/DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- F.K.A. FORMERLY KNOWN AS
- A.K.A. ALSO KNOWN AS
- SQ. FT. SQUARE FEET
- CM CONTROLLING MONUMENT
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- LANDHODK DENOTES COMMON OWNERSHIP

(FOR SPRG USE ONLY)
 REVIEWED BY: A. Rodriguez
 DATE: 5/22/17
 SPRG NO. 4104

NOTES:
 A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°15'55"E	31.71'
L2	N89°15'55"E	50.84'
L3	S1°06'44"E	1.50'
L4	S89°15'55"W	50.84'
L5	N1°06'44"W	1.50'



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 DATE: 05/05/17

**STREET
 RIGHT-OF-WAY DEDICATION**
 CEDAR GLADE ADDITION TO WEST DALLAS
 PART OF LOT 54, CITY BLOCK NUMBER 7087
 WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 290
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5724

REVISED AGENDA ITEM # 18**STRATEGIC
PRIORITY:**

Government Performance and Financial Management

AGENDA DATE:

November 8, 2017

COUNCIL DISTRICT(S):

All

DEPARTMENT:Office of Procurement Services
Court & Detention Services**CMO:**Elizabeth Reich, 670-7804
Jon Fortune, 670-1204**MAPSCO:**

N/A

SUBJECT

Authorize a four-year service contract, with one three-year renewal option, to provide payment substation and call center services for the payment of municipal court citations by defendants – Government Payment Service, Inc., most advantageous proposer of four - Financing: No cost consideration to the City (fees to be paid by the defendant)

BACKGROUND

This service contract will provide call center services and retail store outlets to accept municipal court citation payments. Defendants will have the option to call into a bilingual call center that operates 24/7, and submit a payment with a credit or debit card. If the defendant only has cash, then the call agent will send the defendant a pay order by email or text with a bar code that can be paid at a neighborhood retail outlet. The retail stores available for payment include: 7-Eleven, Family Dollar, CVS, and Ace Cash Express. There are 774 locations in the greater Dallas-Fort Worth area of which 240 are neighborhood locations in the City of Dallas for defendants to make cash payments. User fees associated with the payment transaction will be paid by the defendant. Anyone wishing to avoid user fees may still pay in person at the Municipal Court or send payment by mail.

Currently, over 40 percent of court transactions are handled online, however, there is a segment of the population that does not have easy access to online services. This service contract will provide more options for defendants to resolve their citations.

BACKGROUND (continued)

A seven member committee from the following departments reviewed and evaluated the qualifications:

- Court & Detention Services (2)
- Dallas Water Utilities (1)
- Management Services (1)
- Dallas Fire-Rescue (1)
- Office of Business Diversity (1)*
- Office of Procurement Services (1)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development plan.

The committee selected the successful respondent on the basis of demonstrated competence and qualifications under the following criteria:

- Cost 30%
- Overall approach and methodology 30%
- Capability and expertise 25%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 253 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity's ResourceLINK Team sent notifications to 25 chambers of commerce, the DFW Minority Business Council, and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of \$10.37, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Public Safety and Criminal Justice Committee was briefed on this item as part of the Court Technology Improvements briefing on September 11, 2017.

The Government Performance & Financial Management Committee will receive this item for consideration on November 6, 2017.

FISCAL INFORMATION

No cost consideration to the City (fees to be paid by the defendant as follows: for cash payments at retail locations a defendant may be charged \$4.74 (for a cash payment up to \$995.00 with cash payments over \$995.00 requiring multiple transactions); and for call center card payment transactions a defendant may be charged \$3.85 for debit card transactions and 2.35 percent of the payment amount (minimum fee \$3.050) for credit card transactions.)

M/WBE INFORMATION

31 - Vendors contacted
31 - No response
0 - Response (Bid)
0 - Response (No bid)
0 - Successful

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

PROPOSAL INFORMATION

The Office of Procurement Services received the following proposals from solicitation number BKZ1705. We opened them on April 7, 2017. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*Government Payment Service, Inc.	7102 Lakeview Pkwy. West Drive Indianapolis, IN 46268	Group 1 - 87.45% Group 2 - 92.20%
NCourt, LLC	955A Cobb Place Blvd. N.W. Kennesaw, GA 30144	Group 1 - 82.80% Group 2 - 69.02%
The Payment Group, LLC	5151 Beltline Rd. Suite 505 Dallas, TX 75254	Group 1 - No bid Group 2 - 60.63%
MoneyGram International	2828 N. Harwood St. Dallas, TX 75201	Non-responsive**

**Moneygram International was deemed non-responsive due to not meeting the specifications.

OWNER

Government Payment Service, Inc.

Mark E. MacKenzie, President

Brian Kibble-Smith, Vice President

November 8, 2017

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to sign a service contract with Government Payment Service, Inc. (VS93947), approved as to form by the City Attorney, to provide payment substation and call center services for the payment of municipal court citations by defendants for a term of four years, with one three-year renewal option.

SECTION 2. That Government Payment Service, Inc. and subcontractors may charge the following convenience fees to defendants who elect to use the vendor's facilities for payment of municipal citations: for cash payments at retail locations a defendant may be charged \$4.74 (for a cash payment up to \$995.00 with cash payments over \$995.00 requiring multiple transactions); and for call center card payment transactions a defendant may be charged \$3.85 for debit card transactions and 2.35 percent of the payment amount (minimum fee \$3.05) for credit card transactions.

SECTION 3. That the Chief Financial Officer is hereby authorized to deposit all funds received from Government Payment Service, Inc. to the appropriate department.

SECTION 4. That this contract is designated as Contract No. POM-2017-00003085.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**STRATEGIC
PRIORITY:**

Quality of Life

AGENDA DATE:

November 8, 2017

COUNCIL DISTRICT(S):

2

DEPARTMENT:

Park & Recreation

CMO:

Willis Winters, 670-4071

MAPSCO:

45A E

SUBJECT

Authorize a twenty-year development, operation, and maintenance agreement, with one five-year renewal option, with Harwood International Inc. for the development, operation, and maintenance of a pedestrian sidewalk and landscape improvements for purposes of connecting to and providing public access from ~~the adjacent Jack sStreet~~ right-of-way through adjacent North Texas Tollway Authority (NTTA) owned property to that portion of the Katy Trail located at the intersection with McKinnon sStreet right-of-way, contingent upon authorization and execution of a use agreement between the City and NTTA for the use of the participating NTTA property northern terminus of North Harwood Street - Financing: No cost consideration to the City

BACKGROUND

This action will authorize a twenty-year development, operation, and maintenance agreement, with one five-year renewal option, with Harwood International Inc. (Harwood) for the development, operation, and maintenance of a pedestrian sidewalk and landscape improvements for purposes of connecting to and providing public access from ~~the Jack sStreet right-of-way through adjacent NTTA owned property to that portion of the Katy Trail located at the intersection with McKinnon sStreet right-of way, contingent upon authorization and execution of a use agreement between the City and NTTA for the use of the participating NTTA property North Harwood Street~~ (Exhibit A, attached to the Resolution).

The agreement will be subject to the following terms:

1. The term is for 20 years with one consecutive five-year renewal option.

BACKGROUND (continued)

2. Harwood at its own cost, is responsible for the development of the design, plans, and specifications for the improvements to be made to the park. Harwood will submit the design to the Park and Recreation Department for review and approval prior to commencement of construction.
3. Harwood at their own cost, is responsible for the maintenance and repair of the improvements during the term of the agreement.
4. Harwood will manage the design and construction through its own consultants and contractors and will be responsible for all permits and other approvals. All consultants and contractors are required to provide insurance that is consistent with what is required by City consultants and contractors.
5. Harwood agrees to allow the public access to the Katy Trail ~~from North Harwood Street~~.
6. The City of Dallas will retain the right to require Harwood to modify the improvements if and when necessary to maintain the public safety of the Katy Trail.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

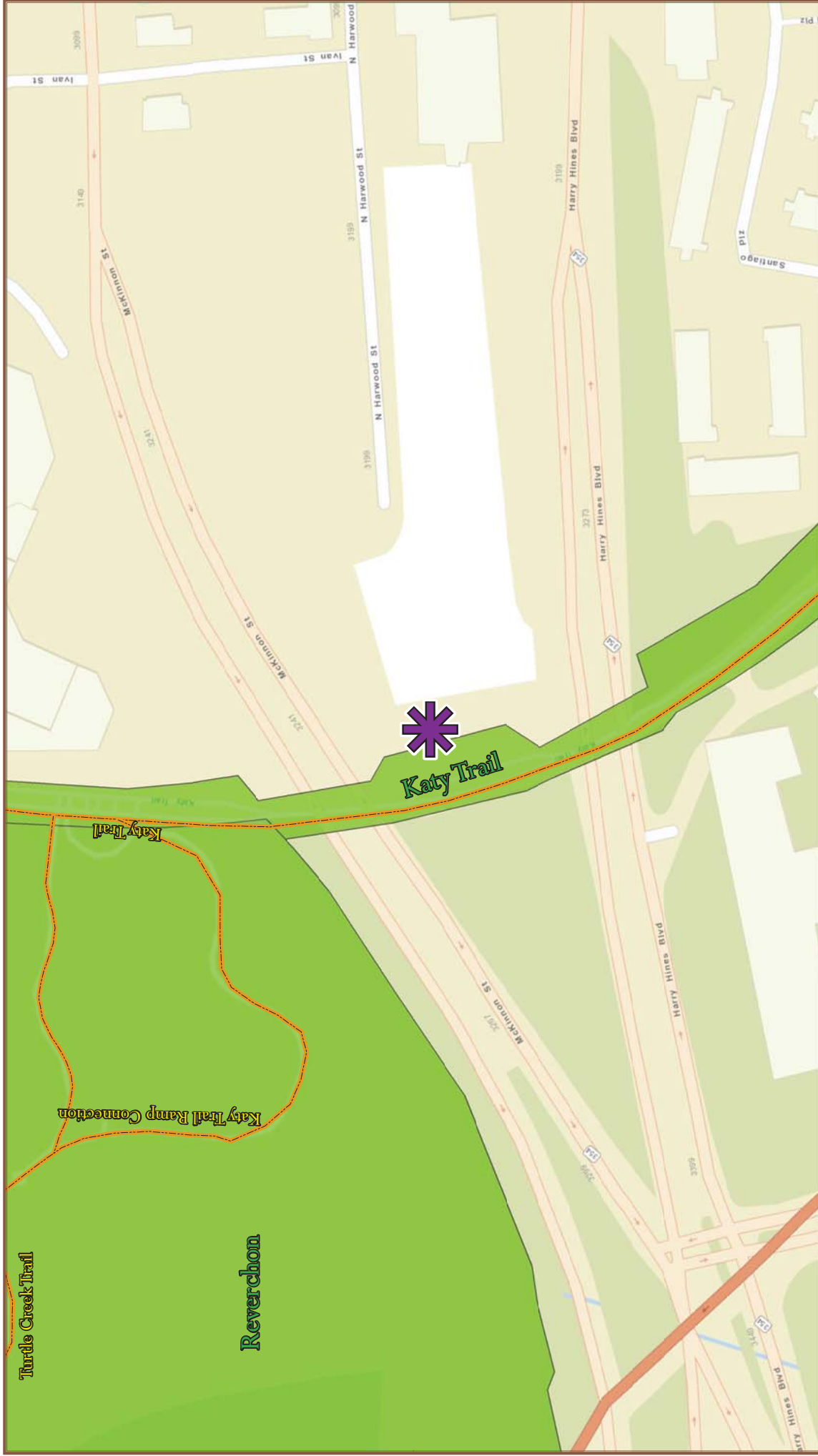
On September 7, 2017, the Park and Recreation Board authorized a twenty-year development, operation, and maintenance agreement, with one five-year renewal option, with Harwood International Inc.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



August 3, 2017

Katy Trail Agreement—Harwood International (northern terminus of North Harwood Street)

MapSCO
45 A,E

District
2

November 8, 2017

WHEREAS, the City Charter provides for the Park and Recreation Board to grant contracts and agreements regarding improvements supporting ~~within~~ park facilities with such terms and conditions as it shall deem proper; and

WHEREAS, the North Texas Tollway Authority (NTTA) is the owner of a certain tract of land located at the intersection of McKinnon sStreet right-of-way and the Katy Trail (the "adjacent NTTA owned property") which the City of Dallas is desirous to use as a pedestrian accessway to the Katy Trail; and

WHEREAS, the City of Dallas Park and Recreation Department (City) and Harwood International Inc. (Harwood), a Texas Corporation, desire to enter into a twenty-year development, operation, and maintenance agreement, with one five-year renewal option for the purpose of ~~development, operation, and maintenance of a portion of parkland at the Katy Trail located at North Harwood Street~~ developing and maintaining a pedestrian accessway and landscape improvements from Jack sStreet right-of-way through the adjacent NTTA owned property to that portion of the Katy Trail located at the intersection with McKinnon sStreet right-of-way shown in Exhibit A; and

WHEREAS, the City of Dallas is currently seeking the necessary use authorization of the adjacent NTTA owned property to facilitate the pedestrian accessway to the Katy Trail; and

WHEREAS, the City desires to have Harwood develop, operate, and maintain a public pedestrian accessway and landscape improvements on the adjacent NTTA owned property and the participating portion of the Katy Trail ~~parkland~~ during the Term of the Agreement for use and enjoyment of all City of Dallas citizens.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That upon execution and authorization of a use agreement between the City and NTTA for the use of the adjacent NTTA owned property, the City Manager is hereby authorized to sign a twenty-year development, operation, and maintenance agreement, with one five-year renewal option, with Harwood International, Inc., approved as to form by the City Attorney, for the development, operation, and maintenance of a portion of parkland at the Katy Trail.

SECTION 2. That the President of the Park and Recreation Board and City Manager are hereby authorized to execute a twenty-year development, operation, and maintenance agreement, with one five-year renewal option, with Harwood, approved as to form by the City Attorney.

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SECTION 3. That the duration of the agreement will be for a term of 20 years with one five-year renewal option.

SECTION 4. That this contract is designated as Contract No. PKR-2017-00002000.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



RENDERING



COLORED SITE PLAN

