

ORDINANCE NO. 27556

An ordinance providing for the abandonment and relinquishment of portions of three floodway easements, a floodway maintenance easement, a maintenance easement and two floodway maintenance and utility easements, located in City Blocks 1/8125 and 2/8125 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to PC LH Land Partners, L.P.; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of new easements to the City of Dallas and the relocation of existing facilities; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; and providing an effective date for this ordinance.

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WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of PC LH Land Partners, L.P., a Texas limited partnership; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described easements and/or portions of easements to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easements and/or portions of easements are no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing 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 City of Dallas, subject to the conditions, reservations, future effective date, and exceptions hereinafter more fully set out, hereby relinquishes all of its right, title and interest in and to the following:

- a) the portion of a 15' maintenance easement dedicated in that certain plat recorded at Vol. 74172, Page 1773 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), more particularly described in Exhibit A – Tract 1;
- b) the portion of a 20' floodway maintenance easement dedicated in that one certain plat recorded at Vol. 74172, Page 1773 of the D.R.D.C.T., more particularly described in Exhibit A – Tract 2;
- c) the portion of a floodway easement dedicated in that one certain plat recorded at Vol. 74172, Page 1773 of the D.R.D.C.T., more particularly described in Exhibit A – Tract 3;
- d) the portion of a 20' floodway maintenance and utility easement dedicated in that one certain plat recorded at Vol. 75150, Page 2325 of the D.R.D.C.T., more particularly described in Exhibit A – Tract 4;
- e) the portion of a floodway easement dedicated in that one certain plat recorded at Vol. 75150, Page 2325 of the D.R.D.C.T., more particularly described in Exhibit A – Tract 5;
- f) the portion of a variable width floodway easement dedicated in that one certain plat recorded at Vol. 76146, Page 1975 of the D.R.D.C.T., more particularly described in Exhibit A – Tract 6;
- g) the portion of a 20' floodway maintenance and utility easement dedicated in that one certain plat recorded at Vol. 76146, Page 1975 of the D.R.D.C.T., more particularly described in Exhibit A – Tract 7.

All said exhibits are attached hereto and made a part hereof for all purposes.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 (\$5,400.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Sections 8 and 9, 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 its right, title and interest in and to those certain easements and/or portions of easements hereinabove described in Section 1 and 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 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the City Controller is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Development Services - 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 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all other's existing easement rights, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. 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 the City of Dallas whole and harmless against 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 property 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 described 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 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 9. That this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said easements and/or portions of said easements shall not become effective until and unless within in twelve (12) months of the effective date of this ordinance: (i) new easements, as are deemed necessary and acceptable to the Director of Development Services for drainage, storm water and/or floodway purposes, are dedicated by plat in Phase II of the **GRANTEE's** project; (ii) any existing municipal installations and facilities are relocated, as is hereinafter provided, at **GRANTEE's** expense to the new easements to be provided by **GRANTEE**; (iii) plans for the construction and relocation of the new easements and related installation and facilities, if any, are approved by the Director of Development Services; (iv) construction and relocation the new easements and related installations and facilities, if any, are completed, approved and accepted in writing by the Director of Development Services; and (v) **GRANTEE** files and records an amending plat (minor) of Phase I of its project showing the effective abandonment of the easements and/or portions of said easements that are the subject of this ordinance and located with said Phase I of **GRANTEE's** project. All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Development Services. If **GRANTEE** fails to satisfy these conditions as provided herein this ordinance shall become null and void and of no further force or effect.

SECTION 10. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Development Services, 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 Director of Development Services, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Development Services, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

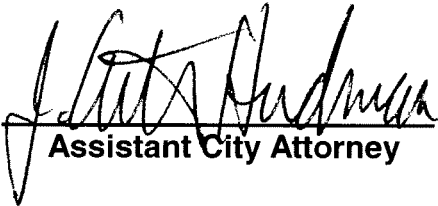
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SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

**APPROVED AS TO FORM:
THOMAS P. PERKINS, JR.
City Attorney**

**THERESA O'DONNELL
Director of Development Services**

BY 
Assistant City Attorney

BY 
Assistant Director

Passed JUN 10 2009 .

27556

15' MAINTENANCE EASEMENT ABANDONMENT

Part of Lot 1-A and Lot 1-C, Block 2/8125
Jackson Square Addition No. 1
and Part of Block 2/8125, Woodstock
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

EXHIBIT A

TRACT 1

091444

DESCRIPTION, of a 22,560 square foot (0.518 acre) tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being part of Block 2/8125 Woodstock, an addition to the City of Dallas, according to the plat recorded in Volume 76211, Page 134 of the Deed Records of Dallas County, Texas; and being part of Lot 1-A, Block 2/8125 Jackson Square Addition No. 1, an addition to the City of Dallas, according to the plat recorded in Volume 76202, Page 379 of the said Deed Records; and being part of Lot 1-C, Block 2/8125 Jackson Square Addition No. 1, an addition to the City of Dallas, Dallas according to the plat recorded in Volume 77080, Page 18 of the said Deed Records; and being part of those tracts of land described in the Special Warranty Deeds to PC LH Land Partners, LP recorded in Instrument Numbers 20070235129 and 20070235130 of the said Deed Records; and being all of that tract of land being shown as a 15' Maintenance Easement according to the plat of Jackson Square Addition No. 1 an addition to the City of Dallas recorded in Volume 74172, Page 1773 of the said Deed Records; said 22,560 square foot tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.):

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap set in the west right-of-way line of the Dallas Area Rapid Transit right-of-way (a 200-foot right-of-way at this point); said point being the southeast corner of said Lot 1-A and the northeast corner of Lot 2, Block 3/8125, Willow Park Condominiums, an addition to the City of Dallas, according to the plat recorded in Volume 83036, Page 2555 of said Deed Records;

THENCE, North 86 degrees, 03 minutes, 00 seconds West, along the south line of said Lot 1-A and the north line of said Lot 2, a distance of 15.71 feet to a point for corner;

THENCE, North 21 degrees, 17 minutes, 02 seconds East, departing the said south line of Lot 1-A and the said north line of Lot 2, a distance of 146.71 feet to a point at the beginning of a tangent curve to the left;

THENCE, in a northeasterly direction, along said curve, having a central angle of 25 degrees, 03 minutes, 00 seconds, a radius of 1,794.86 feet, a chord bearing and distance of North 08 degrees, 45 minutes, 32 seconds East, 778.49 feet, an arc distance of 784.72 feet to a point at the end of said curve;

THENCE, North 03 degrees, 45 minutes, 58 seconds West, a distance of 348.68 feet to a point for corner;

THENCE, North 09 degrees, 17 minutes, 38 seconds West, a distance of 207.90 feet to a point for corner in the east line of the said Woodstock addition and the west line of a tract of land described in the Warranty Deed to the City of Dallas, recorded in Volume 70219, Page 1291 of said Deed Records;

THENCE, South 22 degrees, 16 minutes, 21 seconds East, along the said east line of the Woodstock addition and the said west line of the City of Dallas tract, a distance of 110.35 feet to a point for corner in the said west line of the Dallas Area Rapid Transit right-of-way;

THENCE, along the said west line of the Dallas Area Rapid Transit right-of-way the following three (3) calls:

South 03 degrees, 45 minutes, 58 seconds East, a distance of 450.97 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve, having a central angle of 25 degrees, 03 minutes, 00 seconds, a radius of 1,809.86 feet, a chord bearing and distance of South 08 degrees, 45 minutes, 32 seconds West, 784.99 feet, an arc distance of 791.28 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at the end of said curve;

(For SPRG use only)	
Reviewed By:	<u>[Signature]</u>
Date:	<u>5-28-08</u>
SPRG NO:	<u>1378</u>

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15' MAINTENANCE EASEMENT ABANDONMENT

Part of Lot 1-A and Lot 1-C, Block 2/8125
Jackson Square Addition No. 1
and Part of Block 2/8125, Woodstock
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

EXHIBIT A
TRACT 1

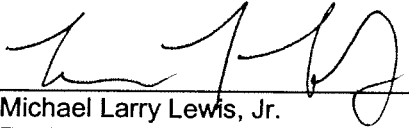
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South 21 degrees, 17 minutes, 04 seconds West, a distance of 142.03 feet to the POINT OF BEGINNING;

CONTAINING: 22,560 square feet or 0.518 acres of land, more or less.

(A survey plat of even date herewith accompanies this description.)

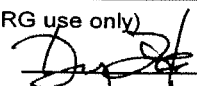
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

 5/22/08

Michael Larry Lewis, Jr. Date
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy., #1000, Dallas TX 75206
(972) 235-3031



(For SPRG use only)

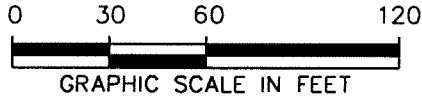
Reviewed By:	
Date:	5-28-08
SPRG NO:	1378

27556

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EXHIBIT A
TRACT 1

MATCHLINE (SEE SHEET 4)



$\Delta=25^{\circ}03'00''$
 $R=1,794.86'$
 $L=784.72'$
 $T=398.73'$
CB=N $08^{\circ}45'32''$ E
CD=778.49'

$\Delta=25^{\circ}03'00''$
 $R=1,809.86'$
 $L=791.28'$
 $T=402.06'$
CB=S $08^{\circ}45'32''$ W
CD=784.99'

FLOODWAY MANAGEMENT AREA
(VOL. 74172, PG. 1773)

LOT 1-A, BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
(VOL. 76202, PG. 379)

PC LH LAND PARTNERS, LP
(INST. NO. 20070235129)

15' MAINTENANCE EASEMENT
(VOL. 74172, PG. 1773)

15' MAINTENANCE
EASEMENT ABANDONMENT
22,560 SF
(0.518 ACRES)

**DALLAS AREA
RAPID TRANSIT
(M.K.&T.R.R.)**

(For SPRG use only)
Reviewed By: *[Signature]*
Date: 6-28-08
SPRG NO: 1378

S $86^{\circ}03'00''$ E 835.11'

N $86^{\circ}03'00''$ W
15.71'

N $21^{\circ}17'02''$ E 146.71'

S $21^{\circ}17'04''$ W 142.03'

**POINT OF
BEGINNING**

200' R.O.W.

LOT 2, BLOCK 3/8125
WILLOW PARK CONDOMINIUMS
(VOL. 83036, PG. 2555)

2003 EVERWOOD APARTMENTS LTD.
(VOL. 2003236, PG. 12428)

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	ABANDONMENT CORNER CONTROLLING MONUMENT
	1/2-INCH IRON ROD
	W/"PACHECO KOCH" CAP SET

**15' MAINTENANCE
EASEMENT ABANDONMENT**

PART OF LOT 1-A AND LOT 1-C,
BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
AND PART OF BLOCK 2/8125, WOODSTOCK
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 6

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=60'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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EXHIBIT A
TRACT 1

MATCHLINE (SEE SHEET 5)

LOT 1-A, BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
(VOL. 76202, PG. 379)

PC LH LAND PARTNERS, LP
(INST. NO. 20070235129)

150' R.O.W.

$\Delta=25^{\circ}03'00''$
 $R=1,809.86'$
 $L=791.28'$
 $T=402.06'$
 $CB=S\ 08^{\circ}45'32''\ W$
 $CD=784.99'$

15' MAINTENANCE
EASEMENT ABANDONMENT
22,560 SF
(0.518 ACRES)

$\Delta=25^{\circ}03'00''$
 $R=1,794.86'$
 $L=784.72'$
 $T=398.73'$
 $CB=N\ 08^{\circ}45'32''\ E$
 $CD=778.49'$

L=602.25'

**DALLAS AREA
RAPID TRANSIT
(M.K.&T.R.R.)**



FLOODWAY MANAGEMENT AREA
(VOL. 74172, PG. 1773)

15' MAINTENANCE EASEMENT
(VOL. 74172, PG. 1773)

200' R.O.W.

MATCHLINE (SEE SHEET 3)

0 30 60 120



GRAPHIC SCALE IN FEET

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	ABANDONMENT CORNER

(For SPRG use only)

Reviewed By: *[Signature]*

Date: 5-28-08

SPRG NO: 1378

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

**15' MAINTENANCE
EASEMENT ABANDONMENT**

PART OF LOT 1-A AND LOT 1-C,
BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
AND PART OF BLOCK 2/8125, WOODSTOCK
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 6

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=60'	APRIL 2008	2253C-07.267

27556

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MATCHLINE (SEE SHEET 6)

EXHIBIT A
TRACT 1

(For SPRG use only)
 Reviewed By: D. J. O'Keefe
 Date: 5-28-08
 SPRG NO: 1378

15' MAINTENANCE EASEMENT
(VOL. 74172, PG. 1773)

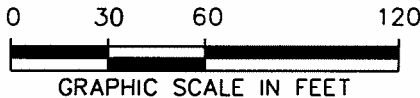
FLOODWAY MANAGEMENT AREA
(VOL. 74172, PG. 1773)

LOT 1-C, BLOCK 2/8125
 JACKSON SQUARE ADDITION NO. 1
 (VOL. 77080, PG. 18)

PC LH LAND PARTNERS, LP
 (INST. NO. 20070235129)



$\Delta=25^{\circ}03'00''$
 $R=1,794.86'$
 $L=784.72'$
 $T=398.73'$
 $CB=N\ 08^{\circ}45'32''\ E$
 $CD=778.49'$



LOT 1-A, BLOCK 2/8125
 JACKSON SQUARE ADDITION NO. 1
 (VOL. 76202, PG. 379)

PC LH LAND PARTNERS, LP
 (INST. NO. 20070235129)

MATCHLINE (SEE SHEET 4)

NOTES:

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2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	ABANDONMENT CORNER CONTROLLING MONUMENT

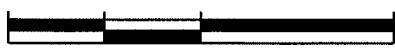
15' MAINTENANCE EASEMENT ABANDONMENT

PART OF LOT 1-A AND LOT 1-C,
 BLOCK 2/8125
 JACKSON SQUARE ADDITION NO. 1
 AND PART OF BLOCK 2/8125, WOODSTOCK
 W.P. WYCHE SURVEY, ABSTRACT NO. 1522
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 5 OF 6

Pacheco Koch Consulting Engineers
 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=60'	APRIL 2008	2253C-07.267

0 30 60 120



GRAPHIC SCALE IN FEET

**BLOCK 2/8125
WOODSTOCK**
(VOL. 76211, PG. 134)

PC LH LAND PARTNERS, LP
(INST. NO. 20070235130)

10' SANITARY SEWER EASEMENT
(VOL. 1, PG. 1540)

**LOT 1-C, BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1**
(VOL. 77080, PG. 18)

PC LH LAND PARTNERS, LP
(INST. NO. 20070235129)

FLOODWAY MANAGEMENT AREA
(VOL. 74172, PG. 1773)

15' MAINTENANCE EASEMENT
(VOL. 74172, PG. 1773)

BLOCK 8125
CITY OF DALLAS
(VOL. 70219, PG. 1291)

**S 22°16'21" E
110.35'**

1/2-INCH IRON
ROD FOUND (C.M.)

1/2-INCH IRON ROD
FOUND

10' SEWER EASEMENT
(VOL. 133, PG. 662)

**15' MAINTENANCE
EASEMENT ABANDONMENT
22,560 SF
(0.518 ACRES)**

N 03°45'58" W 348.68'
S 03°45'58" E 450.97'

**DALLAS AREA
RAPID TRANSIT
(M.K.&T.R.R.)**

150' R.O.W.

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	ABANDONMENT LINE
	ABANDONMENT CORNER
	CONTROLLING MONUMENT



MATCHLINE (SEE SHEET 5)

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Michael Larry Lewis, Jr. Date 5/22/08
Registered Professional Land Surveyor No. 5773



(For SPRG use only)

Reviewed By:
Date: 5-28-08
SPRG NO: 1378

**15' MAINTENANCE
EASEMENT ABANDONMENT**

PART OF LOT 1-A AND LOT 1-C,
BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
AND PART OF BLOCK 2/8125, WOODSTOCK
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 6 OF 6

Pacheco Koch Consulting Engineers

8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=60'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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27556

091444

20' FLOODWAY MAINTENANCE EASEMENT ABANDONMENT

EXHIBIT A

TRACT 2

Part of Lot 1-A and Lot 1-C, Block 2/8125
Jackson Square Addition No. 1
And Part of Block 2/8125, Woodstock
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 42,817 square foot (0.983 acre) tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being part of Block 2/8125 Woodstock, an addition to the City of Dallas according to the plat recorded in Volume 76211, Page 134 of the Deed Records of Dallas County, Texas; and being part of Lot 1-A, Block 2/8125 Jackson Square Addition No. 1, an addition to the City of Dallas according to the plat recorded in Volume 76202, Page 379 of said Deed Records; and being part of Lot 1-C, Block 2/8125 Jackson Square Addition No. 1, an addition to the City of Dallas according to the plat recorded in Volume 77080, Page 18 of said Deed Records; and being part of those tracts of land described in the Special Warranty Deeds to PC LH Land Partners, LP recorded in Instrument Numbers 20070235129 and 20070235130 of the said Deed Records; and being all of that tract of land shown as a 20' Floodway Maintenance Easement according to the plat of Jackson Square Addition No. 1, an addition to the City of Dallas recorded in Volume 74172, Page 1773 of the said Deed Records; said 42,817 square foot tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.):

COMMENCING, at a 1/2-inch iron rod found in the southerly end of a corner clip at the intersection of the east right-of-way line of Skillman Street (a variable width right-of-way) with the said south line of Walnut Hill Lane;

THENCE, North 57 degrees, 36 minutes, 23 seconds East, along the said corner clip, a distance of 17.83 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, along the said south line of Walnut Hill Lane, the following five (5) calls:

North 88 degrees, 55 minutes, 17 seconds East, departing the said corner clip, a distance of 80.55 feet to a nail found at an angle point;

South 87 degrees, 59 minutes, 40 seconds East, a distance of 199.51 feet to a 1/2-inch iron rod found at an angle point;

South 87 degrees, 24 minutes, 35 seconds East, a distance of 301.40 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at an angle point;

South 85 degrees, 22 minutes, 05 seconds East, a distance of 28.38 feet to the POINT OF BEGINNING;

South 85 degrees, 22 minutes, 05 seconds East, a distance of 21.14 feet to a point for corner;

THENCE, South 14 degrees, 18 minutes, 10 seconds East, departing the said south line of Walnut Hill Lane, a distance of 64.97 feet to an angle point;

THENCE, South 35 degrees, 54 minutes, 02 seconds East, a distance of 70.53 feet to an angle point;

THENCE, South 20 degrees, 19 minutes, 56 seconds East, a distance of 442.87 feet to an angle point;

THENCE, South 03 degrees, 59 minutes, 42 seconds East, a distance of 205.78 feet to an angle point;

THENCE, South 09 degrees, 48 minutes, 37 seconds West, a distance of 421.39 feet to an angle point;

THENCE, South 20 degrees, 36 minutes, 00 seconds West, a distance of 196.97 feet to an angle point;

(For SPRG use only)	
Reviewed By:	<u>Dy [Signature]</u>
Date:	<u>5-28-08</u>
SPRG NO:	<u>1379</u>

27556

091444

20' FLOODWAY MAINTENANCE EASEMENT ABANDONMENT

EXHIBIT A
TRACT 2

Part of Lot 1-A and Lot 1-C, Block 2/8125
Jackson Square Addition No. 1
And Part of Block 2/8125, Woodstock
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

THENCE, South 30 degrees, 30 minutes, 33 seconds West, a distance of 320.29 feet to an angle point;

THENCE, South 26 degrees, 58 minutes, 57 seconds West, a distance of 417.59 feet to a point for corner; said point being on the south line of said Lot 1-A and the north line of Lot 2, Block 3/8125 Willow Park Condominiums, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 83036, Page 2555 of said Deed Records;

THENCE, North 86 degrees, 03 minutes, 00 seconds West, along the said south line of Lot 1-A and the said north line of Lot 2, a distance of 21.73 feet to a point for corner;

THENCE, North 26 degrees, 58 minutes, 57 seconds East, departing the said south line of Lot 1-A and the said north line of Lot 2, a distance of 426.71 feet to a point for corner;

THENCE, North 30 degrees, 30 minutes, 33 seconds East, a distance of 319.17 feet to an angle point;

THENCE, North 20 degrees, 36 minutes, 00 seconds East, a distance of 193.35 feet to an angle point;

THENCE, North 09 degrees, 48 minutes, 37 seconds East, a distance of 417.08 feet to an angle point;

THENCE, North 03 degrees, 59 minutes, 42 seconds West, a distance of 200.49 feet to an angle point;

THENCE, North 20 degrees, 19 minutes, 56 seconds West, a distance of 437.27 feet to an angle point;

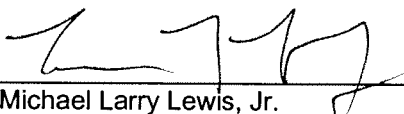
THENCE, North 35 degrees, 54 minutes, 02 seconds West, a distance of 71.61 feet to an angle point;

THENCE, North 14 degrees, 18 minutes, 10 seconds West, a distance of 75.65 feet to the POINT OF BEGINNING;

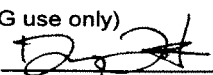
CONTAINING: 42,817 square feet or 0.983 acres of land, more or less.

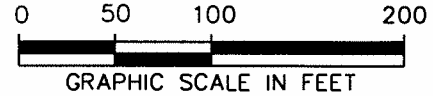
(A survey plat of even date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

 5/22/08
Date
Michael Larry Lewis, Jr.
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy., #1000, Dallas TX 75206
(972) 235-3031



(For SPRG use only)
Reviewed By: 
Date: 5-28-08
SPRG NO: 1379



SKILLMAN STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

IRS

20' UTILITY EASEMENT
(VOL. 75150, PG. 2325)

1/2-INCH IRON ROD FOUND

1/2-INCH IRON ROD FOUND

WALNUT HILL LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

N 57°36'23" E
17.83'

N 88°55'17" E
180.55'

1/2-INCH IRON ROD FOUND (C.M.)

S 87°59'40" E 199.51'

S 87°24'35" E 301.40'

POINT OF COMMENCING

180'

L=113.10

1/2-INCH IRON ROD FOUND

NAIL FOUND

25' BUILDING LINE
(VOL. 76211, PG. 134)

10' WATER EASEMENT
(VOL. 76211, PG. 134)

15' SOUTHWESTERN BELL
TELEPHONE COMPANY EASEMENT
(VOL. 77084, PG. 830)

**BLOCK 2/8125
WOODSTOCK**
(VOL. 76211, PG. 134)

PC LH LAND PARTNERS, LP
(INST. NO. 20070235130)

10' SANITARY SEWER EASEMENT
(VOL. 76211, PG. 134)

MATCHLINE (SEE SHEET 4)

(For SPRG use only)

Reviewed By: *[Signature]*

Date: *5-28-08*

SPRG NO: 1379

LEGEND

	PROPERTY LINE
	EASEMENT LINE
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
C.M.	CONTROLLING MONUMENT

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

**20' FLOODWAY
MAINTENANCE EASEMENT
ABANDONMENT**

PART OF LOT 1-A AND LOT 1-C,
BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
AND PART OF BLOCK 2/8125, WOODSTOCK
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 7

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=100'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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WALNUT HILL LANE

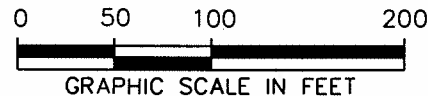
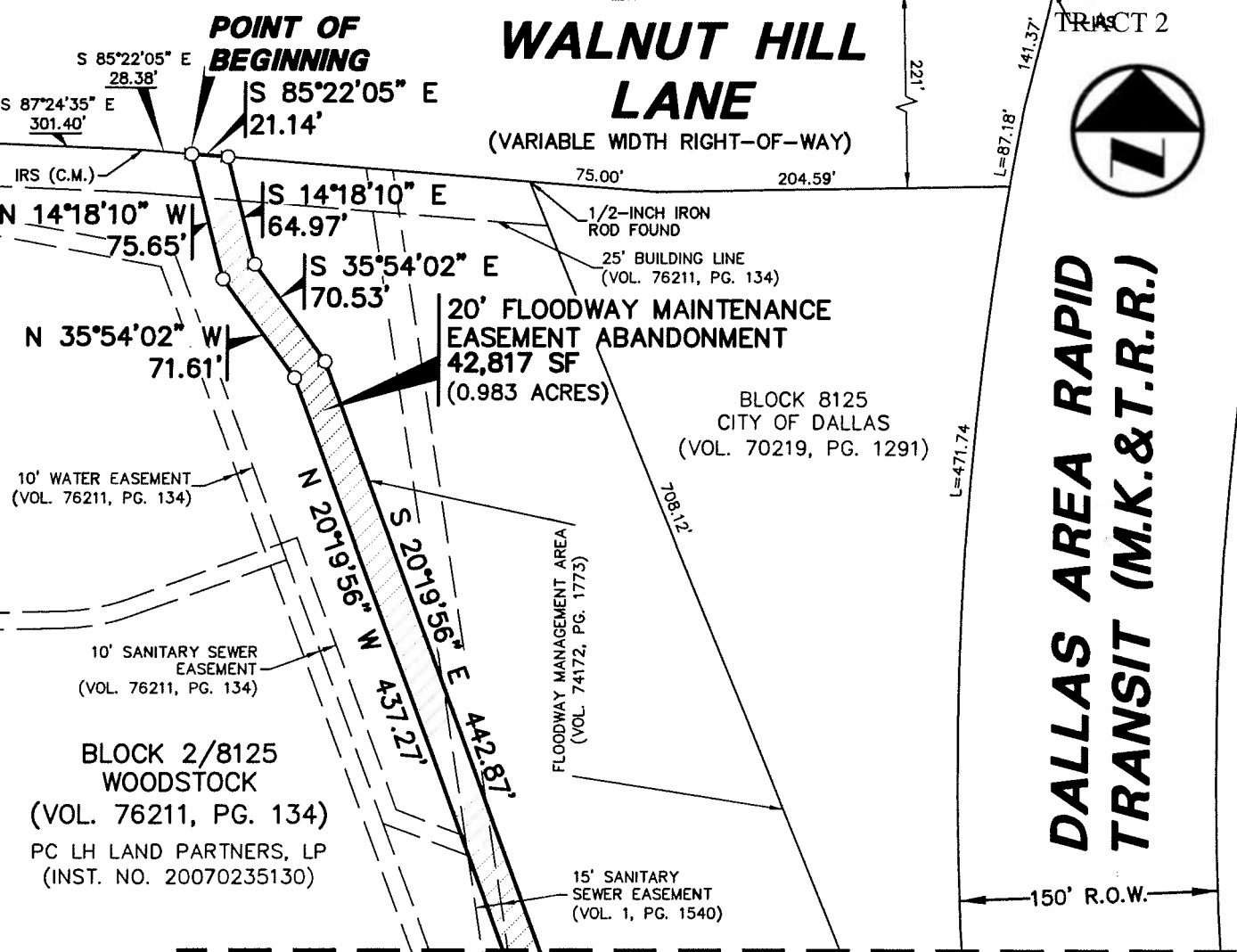
(VARIABLE WIDTH RIGHT-OF-WAY)



**DALLAS AREA RAPID
TRANSIT (M.K.&T.R.R.)**

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 5)



(For SPRG use only)
Reviewed By: Dy [Signature]
Date: 5-28-08
SPRG NO: 1379

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER
IRS	1/2-INCH IRON ROD
C.M.	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

**20' FLOODWAY
MAINTENANCE EASEMENT
ABANDONMENT**

PART OF LOT 1-A AND LOT 1-C,
BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
AND PART OF BLOCK 2/8125, WOODSTOCK
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 7

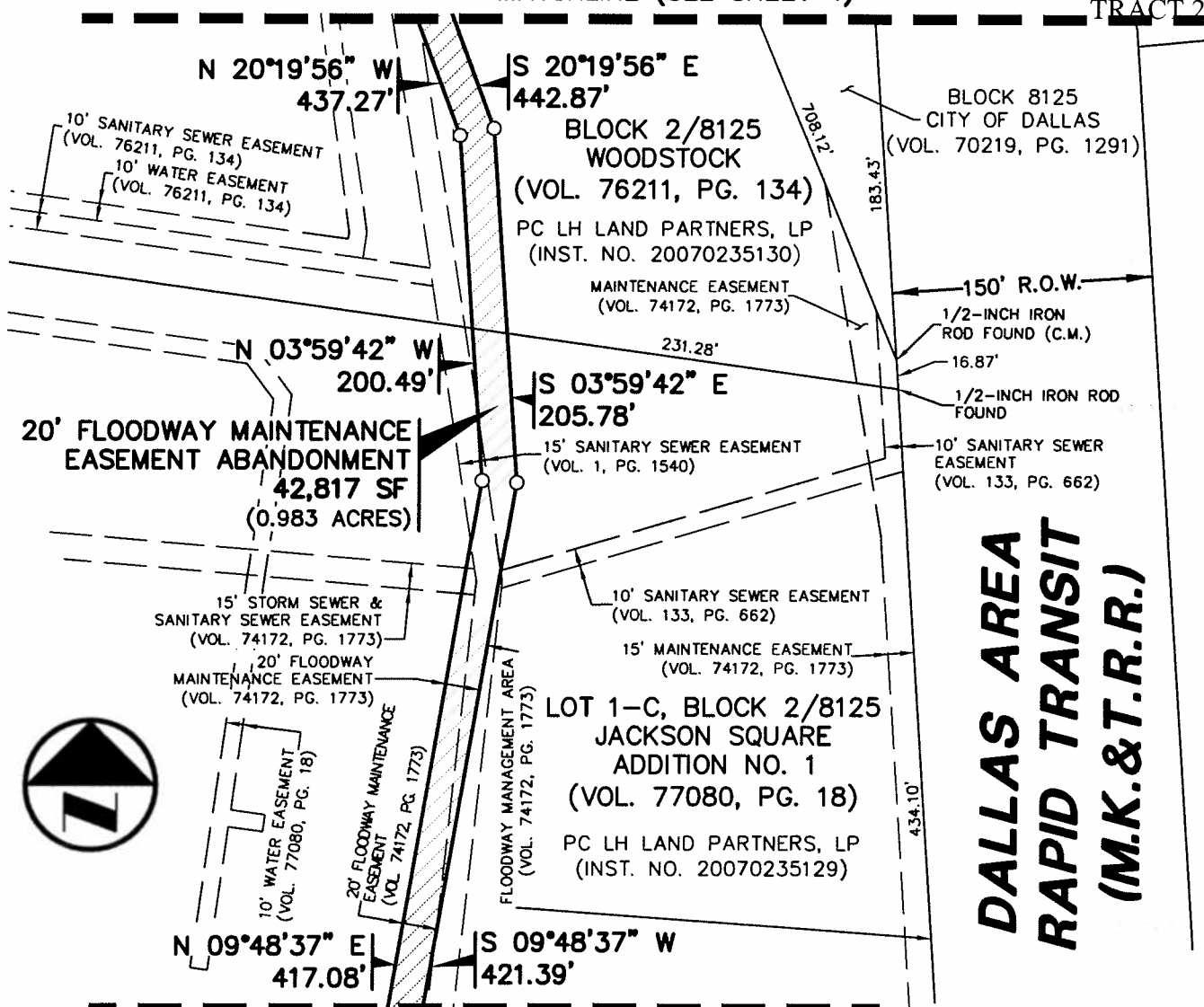
Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=100'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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MATCHLINE (SEE SHEET 4)

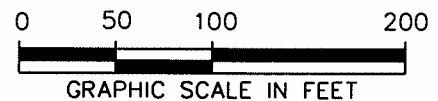
EXHIBIT A

TRACT 2



**DALLAS AREA
RAPID TRANSIT
(M.K.&T.R.R.)**

MATCHLINE (SEE SHEET 6)



(For SPRG use only)
 Reviewed By: [Signature]
 Date: 5-28-08
 SPRG NO: 1379

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

**20' FLOODWAY
MAINTENANCE EASEMENT
ABANDONMENT**

PART OF LOT 1-A AND LOT 1-C,
 BLOCK 2/8125
 JACKSON SQUARE ADDITION NO. 1
 AND PART OF BLOCK 2/8125, WOODSTOCK
 W.P. WYCHE SURVEY, ABSTRACT NO. 1522
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 5 OF 7

Pacheco Koch Consulting Engineers
 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=100'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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27556

091444

EXHIBIT A
TRACT 2

MATCHLINE (SEE SHEET 5)

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER

LOT 1-C, BLOCK 2/8125
JACKSON SQUARE
ADDITION NO. 1
(VOL. 77080, PG. 18)
PC LH LAND PARTNERS, LP
(INST. NO. 20070235129)

WATER AND SEWER EASEMENT
(VOL. 76202, PG. 379)



0 50 100 200
GRAPHIC SCALE IN FEET

N 20°36'00" E
193.35'

S 20°36'00" W
196.97'

FLOODWAY MANAGEMENT AREA
(VOL. 74172, PG. 1773)

20' FLOODWAY MAINTENANCE
EASEMENT ABANDONMENT
42,817 SF
(0.983 ACRES)

15' SANITARY SEWER EASEMENT
(VOL. 1, PG. 1540)

LOT 1-A, BLOCK 2/8125
JACKSON SQUARE
ADDITION NO. 1
(VOL. 76202, PG. 379)

PC LH LAND PARTNERS, LP
(INST. NO. 20070235129)

10' SANITARY SEWER
EASEMENT
(VOL. 74172, PG. 1773)

20' FLOODWAY
MAINTENANCE EASEMENT
(VOL. 74172, PG. 1773)

N 26°58'57" E
426.71'

S 26°58'57" W
417.59'

MATCHLINE (SEE SHEET 7)

(For SPRG use only)

Reviewed By:
Date: 5-28-08
SPRG NO: 1379

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

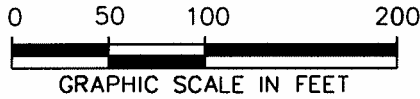
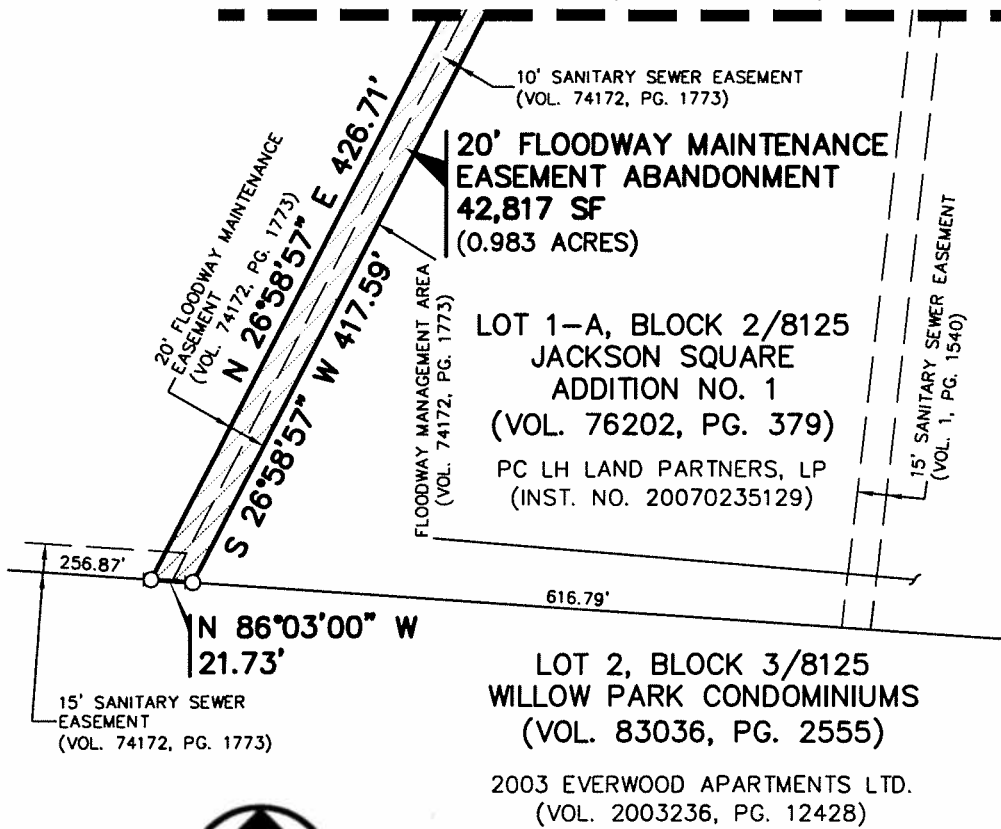
20' FLOODWAY MAINTENANCE EASEMENT ABANDONMENT

PART OF LOT 1-A AND LOT 1-C,
BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
AND PART OF BLOCK 2/8125, WOODSTOCK
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 6 OF 7

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=100'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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MATCHLINE (SEE SHEET 6)



LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Michael L. Lewis, Jr.
 Michael Larry Lewis, Jr.
 Registered Professional
 Land Surveyor No. 5773
 Date 5/22/08



(For SPRG use only)
 Reviewed By: *[Signature]*
 Date: 6-28-08
 SPRG NO: 1379

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

**20' FLOODWAY
 MAINTENANCE EASEMENT
 ABANDONMENT**

PART OF LOT 1-A AND LOT 1-C,
 BLOCK 2/8125
 JACKSON SQUARE ADDITION NO. 1
 AND PART OF BLOCK 2/8125, WOODSTOCK
 W.P. WYCHE SURVEY, ABSTRACT NO. 1522
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 7 OF 7

Pacheco Koch Consulting Engineers
 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=100'	APRIL 2008	2253C-07.267

27556

091444

FLOODWAY EASEMENT ABANDONMENT

Part of Lot 1-A and Lot 1-C, Block 2/8125
Jackson Square Addition No. 1
and Part of Block 2/8125, Woodstock
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

EXHIBIT A
TRACT 3

DESCRIPTION, of a 15.109 acre (658,159 square foot) tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being part of Block 2/8125 Woodstock, an addition to the City of Dallas according to the plat recorded in Volume 76211, Page 134 of the Deed Records of Dallas County, Texas; and being part of Lot 1-A, Block 2/8125 Jackson Square Addition No. 1, an addition to the City of Dallas according to the plat recorded in Volume 76202, Page 379 of said Deed Records; and being part of Lot 1-C, Block 2/8125 Jackson Square Addition No. 1, an addition to the City of Dallas according to the plat recorded in Volume 77080, Page 18 of said Deed Records; and being part of those tracts of land described in the Special Warranty Deeds to PC LH Land Partners, LP recorded in Instrument Numbers 20070235129 and 20070235130 of the said Deed Records; and being all of that tract of land shown as a Floodway Easement according to the plat of Jackson Square Addition No. 1, an addition to the City of Dallas recorded in Volume 74172, Page 1773 of the said Deed Records; said 15.109 acre tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.):

COMMENCING, at a 1/2-inch iron rod found in the southerly end of a corner clip at the intersection of the east right-of-way line of Skillman Street (a variable width right-of-way) with the said south line of Walnut Hill Lane;

THENCE, North 57 degrees, 36 minutes, 23 seconds East, along the said corner clip, a distance of 17.83 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at an angle point;

THENCE, along the said south line of Walnut Hill Lane the following five (5) calls:

North 88 degrees, 55 minutes, 17 seconds East, departing the said corner clip, a distance of 80.55 feet to a nail found at an angle point;

South 87 degrees, 59 minutes, 40 seconds East, a distance of 199.51 feet to a 1/2-inch iron rod found at an angle point;

South 87 degrees, 24 minutes, 35 seconds East, a distance of 301.40 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at an angle point;

South 85 degrees, 22 minutes, 05 seconds East, a distance of 49.52 feet to the POINT OF BEGINNING;

South 85 degrees, 22 minutes, 05 seconds East, a distance of 176.98 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of the said Woodstock addition and the northwest corner of a tract of land described in the Warranty Deed to the City of Dallas, recorded in Volume 70219, Page 1291 of said Deed Records;

THENCE, South 22 degrees, 16 minutes, 21 seconds East, departing the said south line of Walnut Hill Lane, along the east line of said Woodstock addition and the west line of said City of Dallas tract, a distance of 708.12 feet to a 1/2-inch iron rod found for corner in the west line of a Dallas Area Rapid Transit right-of-way (150-foot wide at this point);

THENCE, along the said west line of the Dallas Area Rapid Transit right-of-way, the following three (3) calls:

South 03 degrees, 45 minutes, 58 seconds East, passing at a distance of 16.87 feet a 1/2-inch iron rod found, said point being the southeast corner of said Woodstock addition and being the northeast

(For SPRG use only)	
Reviewed By:	<u>DyG</u>
Date:	<u>12-16-2008</u>
SPRG NO:	<u>1381</u>

27556

FLOODWAY EASEMENT ABANDONMENT

Part of Lot 1-A and Lot 1-C, Block 2/8125
Jackson Square Addition No. 1
and Part of Block 2/8125, Woodstock
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

091444

EXHIBIT A
TRACT 3

corner of said Lot 1-C, continuing along the east line of said Lot 1-C, a total distance of 450.97 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve, having a central angle of 25 degrees, 03 minutes, 00 seconds, a radius of 1,809.86 feet, a chord bearing and distance of South 08 degrees, 45 minutes, 32 seconds West, 784.99 feet, passing at an arc distance of 180.03 feet a 1/2-inch iron rod found for the southeast corner of said Lot 1-C and the northeast corner of said Lot 1-A, continuing a total arc distance of 791.28 feet to an 1/2-inch iron rod with "Pacheco Koch" cap set at the end of said curve;

South 21 degrees, 17 minutes, 04 seconds West, a distance of 142.03 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the southeast corner of said Lot 1-A and being the northeast corner of Lot 2, Block 3/8125, Willow Park Condominiums, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 83036, Page 2555 of said Deed Records;

THENCE, North 86 degrees, 03 minutes, 00 seconds West, departing the said west line of Dallas Area Rapid Transit right-of-way, along the south line of said Lot 1-A and the north line of said Lot 2, a distance of 572.22 feet to a point for corner;

THENCE, North 26 degrees, 58 minutes, 57 seconds East, departing the said south line of Lot 1-A and the said north line of Lot 2, a distance of 417.59 feet to an angle point;

THENCE, North 30 degrees, 30 minutes, 33 seconds East, a distance of 320.29 feet to an angle point;

THENCE, North 20 degrees, 36 minutes, 00 seconds East, a distance of 196.97 feet to an angle point;

THENCE, North 09 degrees, 48 minutes, 37 seconds East, a distance of 421.39 feet to an angle point;

THENCE, North 03 degrees, 59 minutes, 42 seconds West, a distance of 205.78 feet to an angle point;

THENCE, North 20 degrees, 19 minutes, 56 seconds West, a distance of 442.87 feet to an angle point;

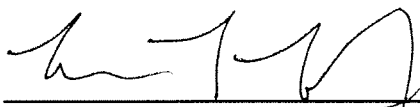
THENCE, North 35 degrees, 54 minutes, 02 seconds West, a distance of 70.53 feet to an angle point;

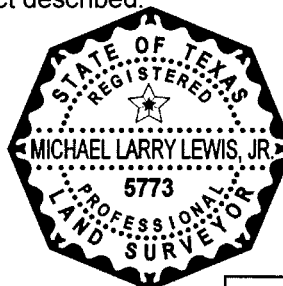
THENCE, North 14 degrees, 18 minutes, 10 seconds West, a distance of 64.97 feet to the POINT OF BEGINNING;

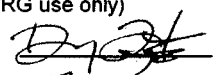
CONTAINING: 658,159 square feet or 15.109 acres of land, more or less.

(A survey plat of even date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

 12/8/08
Michael Larry Lewis, Jr. Date
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy., #1000, Dallas TX 75206
(972) 235-3031



(For SPRG use only)
Reviewed By: 
Date: 12.16.2008
SPRG NO: 1381

27556

091444

EXHIBIT A
TRACT 3



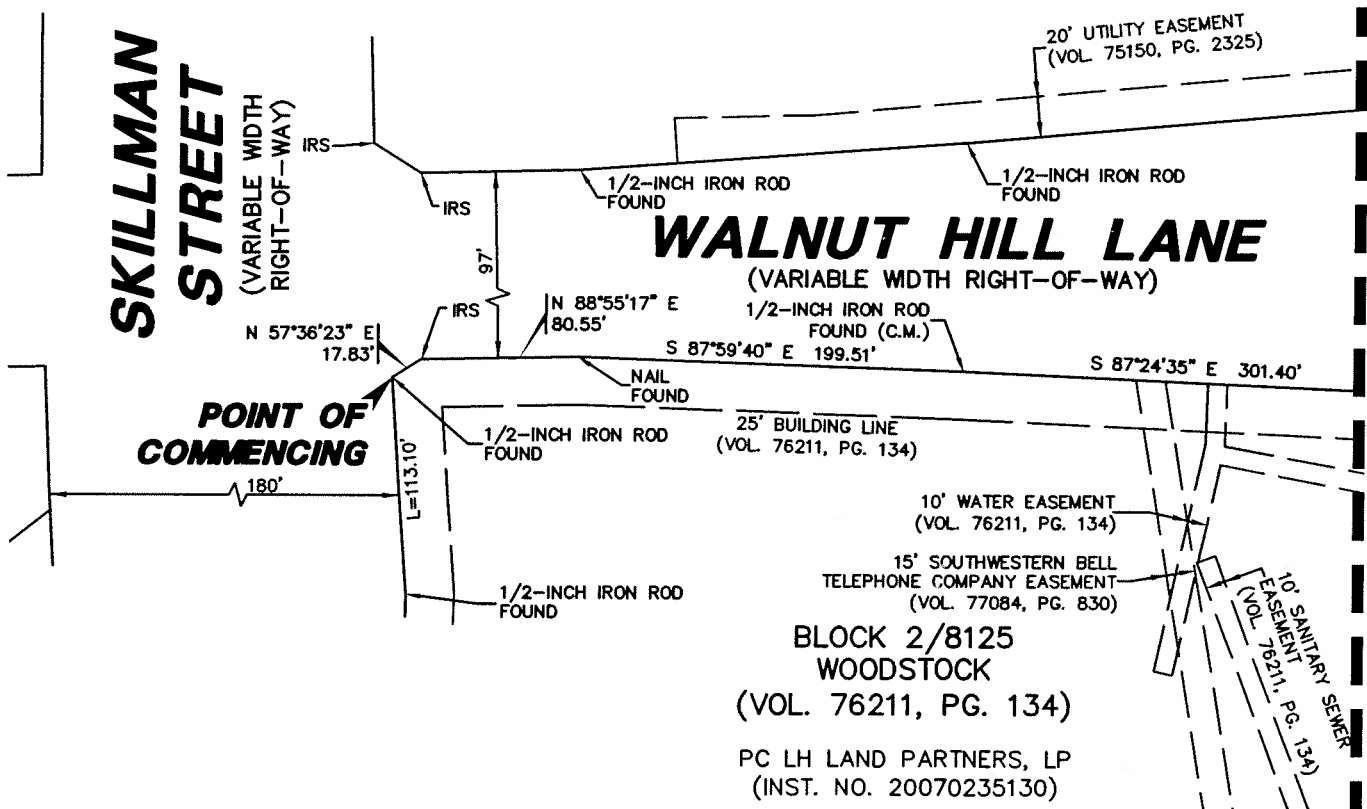
SKILLMAN STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

WALNUT HILL LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

**BLOCK 2/8125
WOODSTOCK**
(VOL. 76211, PG. 134)

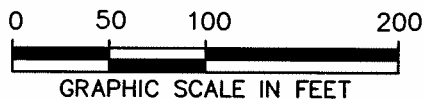
PC LH LAND PARTNERS, LP
(INST. NO. 20070235130)

POINT OF COMMENCING



MATCHLINE (SEE SHEET 4)

(For SPRG use only)
Reviewed By: [Signature]
Date: 12-16-2008
SPRG NO: 1381



LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	1/2-INCH IRON ROD
	W/"PACHECO KOCH" CAP SET
	C.M. CONTROLLING MONUMENT

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

**FLOODWAY EASEMENT
ABANDONMENT**

PART OF LOT 1-A AND LOT 1-C,
BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
AND PART OF BLOCK 2/8125, WOODSTOCK
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 8

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=100'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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27556

091444

EXHIBIT A
TRACT 3
-IRS

WALNUT HILL LANE



POINT OF BEGINNING

S 87°24'35" E 301.40'
S 85°22'05" E 49.52'

S 85°22'05" E (VARIABLE WIDTH RIGHT-OF-WAY)
176.98'

75.00' 204.59'

221'
141'
81.28-7

MATCHLINE (SEE SHEET 3)

IRS (C.M.)

N 14°18'10" W 64.97'

1/2-INCH IRON ROD FOUND
25' BUILDING LINE
(VOL. 76211, PG. 134)

N 35°54'02" W 70.53'

FLOODWAY EASEMENT ABANDONMENT
15.109 ACRES
(658,159 SF)

10' WATER EASEMENT
(VOL. 76211, PG. 134)

15' SANITARY SEWER EASEMENT
(VOL. 1, PG. 1540)

BLOCK 8125
CITY OF DALLAS
(VOL. 70219, PG. 1291)

N 20°19'56" W 442.81'

FLOODWAY EASEMENT
(VOL. 74172, PG. 1773)

S 22°46'21" E 708.12'

171.74

BLOCK 2/8125
WOODSTOCK
(VOL. 76211, PG. 134)

PC LH LAND PARTNERS, LP
(INST. NO. 20070235130)

10' SANITARY SEWER EASEMENT
(VOL. 76211, PG. 134)

150' R.O.W.

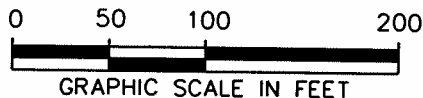
MATCHLINE (SEE SHEET 5)

(For SPRG use only)

Reviewed By: *[Signature]*

Date: 12-16-2008

SPRG NO: 1381



NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER
	1/2-INCH IRON ROD
	W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT

FLOODWAY EASEMENT ABANDONMENT

PART OF LOT 1-A AND LOT 1-C,
BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
AND PART OF BLOCK 2/8125, WOODSTOCK
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 8

Pacheco Koch Consulting Engineers

8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=100'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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27256

091444

EXHIBIT A
TRACT 3

MATCHLINE (SEE SHEET 4)

FLOODWAY MAINTENANCE EASEMENT
(VOL. 74172, PG. 1773)

N 20°19'56" W
442.87'

10' SANITARY SEWER EASEMENT
(VOL. 76211, PG. 134)
10' WATER EASEMENT
(VOL. 76211, PG. 134)

BLOCK 2/8125
WOODSTOCK
(VOL. 76211, PG. 134)
PC LH LAND PARTNERS, LP
(INST. NO. 20070235130)

S 22°16'21" E
708.12'

BLOCK 8125
CITY OF DALLAS
(VOL. 70219, PG. 1291)

MAINTENANCE EASEMENT
(VOL. 74172, PG. 1773)

150' R.O.W.

1/2-INCH IRON
ROD FOUND (C.M.)

16.87'

1/2-INCH IRON ROD
FOUND

10' SANITARY SEWER
EASEMENT
(VOL. 133, PG. 662)

LOT 1-C, BLOCK 2/8125
JACKSON SQUARE
ADDITION NO. 1
(VOL. 77080, PG. 18)

15' STORM SEWER &
SANITARY SEWER EASEMENT
(VOL. 74172, PG. 1773)

10' SANITARY SEWER EASEMENT
(VOL. 133, PG. 662)

10' WATER EASEMENT
(VOL. 77080, PG. 18)

20' FLOODWAY MAINTENANCE
EASEMENT
(VOL. 74172, PG. 1773)

15' MAINTENANCE EASEMENT
(VOL. 74172, PG. 1773)



PC LH LAND PARTNERS, LP
(INST. NO. 20070235129)

N 09°48'37" E
421.39'

15' SANITARY SEWER EASEMENT
(VOL. 1, PG. 1840)

FLOODWAY EASEMENT
(VOL. 74172, PG. 1773)

FLOODWAY
EASEMENT
ABANDONMENT
15.109 ACRES
(658,159 SF)

S 03°45'58" E 450.97'

**DALLAS AREA
RAPID TRANSIT
(M.K.&T.R.R.)**

MATCHLINE (SEE SHEET 6)

(For SPRG use only)

Reviewed By: *[Signature]*

Date: 12-16-2008

SPRG NO: 1381

0 50 100 200



GRAPHIC SCALE IN FEET

LEGEND

	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

FLOODWAY EASEMENT ABANDONMENT

PART OF LOT 1-A AND LOT 1-C,
BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
AND PART OF BLOCK 2/8125, WOODSTOCK
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 5 OF 8

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=100'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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MATCHLINE (SEE SHEET 5)

091444

S 03°45'58" E
450.97'

(For SPRG use only)
Reviewed By: *[Signature]*
Date: 12-16-2008
SPRG NO: 1381



WATER AND SEWER EASEMENT
(VOL. 76202, PG. 379)

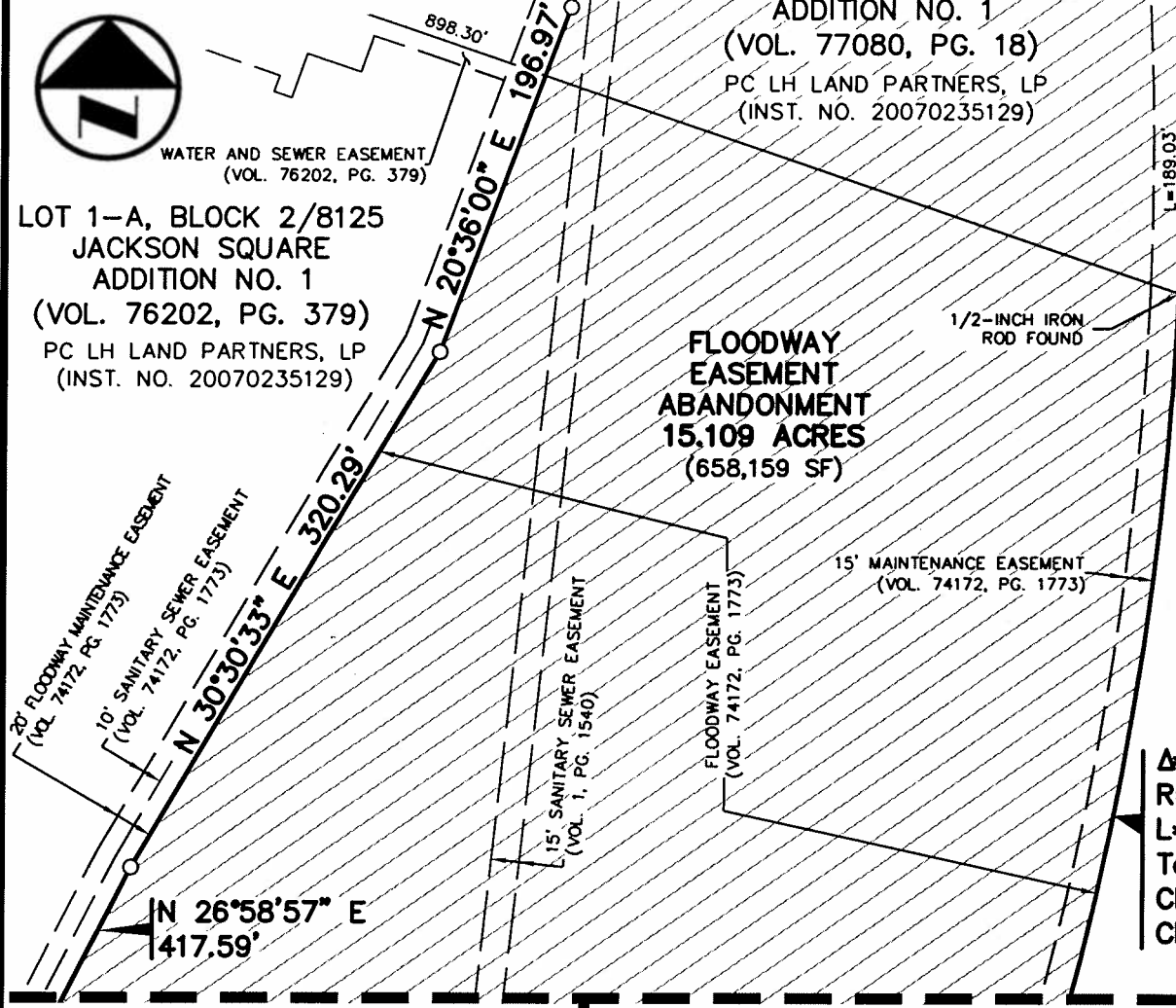
LOT 1-A, BLOCK 2/8125
JACKSON SQUARE
ADDITION NO. 1
(VOL. 76202, PG. 379)
PC LH LAND PARTNERS, LP
(INST. NO. 20070235129)

LOT 1-C, BLOCK 2/8125
JACKSON SQUARE
ADDITION NO. 1
(VOL. 77080, PG. 18)
PC LH LAND PARTNERS, LP
(INST. NO. 20070235129)

FLOODWAY
EASEMENT
ABANDONMENT
15.109 ACRES
(658,159 SF)

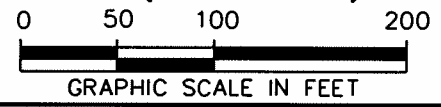
DALLAS AREA RAPID
TRANSIT (M.K.&T.R.R.)

$\Delta = 25^{\circ}03'00''$
 $R = 1,809.86'$
 $L = 791.28'$
 $\text{Tan} = 402.06'$
 $CB = S 08^{\circ}45'32'' W$
 $CD = 784.99'$



MATCHLINE (SEE SHEET 8)

MATCHLINE (SEE SHEET 7)



- NOTES:
1. A legal description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER

**FLOODWAY EASEMENT
ABANDONMENT**
PART OF LOT 1-A AND LOT 1-C,
BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
AND PART OF BLOCK 2/8125, WOODSTOCK
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 6 OF 8

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=100'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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27556

091444

EXHIBIT A
TRACT 3

MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 8)

LOT 1-A, BLOCK 2/8125
JACKSON SQUARE
ADDITION NO. 1
(VOL. 76202, PG. 379)
PC LH LAND PARTNERS, LP
(INST. NO. 20070235129)

$\Delta=25^{\circ}03'00''$
 $R=1,809.86'$
 $L=791.28'$
 $\text{Tan}=402.06'$
 $\text{CB}=\text{S } 08^{\circ}45'32'' \text{ W}$
 $\text{CD}=784.99'$

FLOODWAY
EASEMENT
ABANDONMENT
15.109 ACRES
(658,159 SF)

FLOODWAY EASEMENT
(VOL. 74172, PG. 1773)

15' MAINTENANCE EASEMENT
(VOL. 74172, PG. 1773)

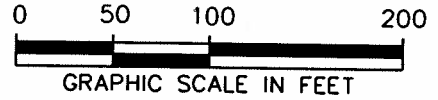
DALLAS AREA
RAPID TRANSIT
(M.K.&T.R.R.)

N $86^{\circ}03'00''$ W
572.22'

758.16'

200' R.O.W.

LOT 2, BLOCK 3/8125
WILLOW PARK CONDOMINIUMS
(VOL. 83036, PG. 2555)
2003 EVERWOOD APARTMENTS LTD.
(VOL. 2003236, PG. 12428)



LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER
	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET

(For SPRG use only)

Reviewed By: *[Signature]*

Date: 12-16-2008

SPRG NO: 1381

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=100'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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**FLOODWAY EASEMENT
ABANDONMENT**
PART OF LOT 1-A AND LOT 1-C,
BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
AND PART OF BLOCK 2/8125, WOODSTOCK
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 7 OF 8

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27556

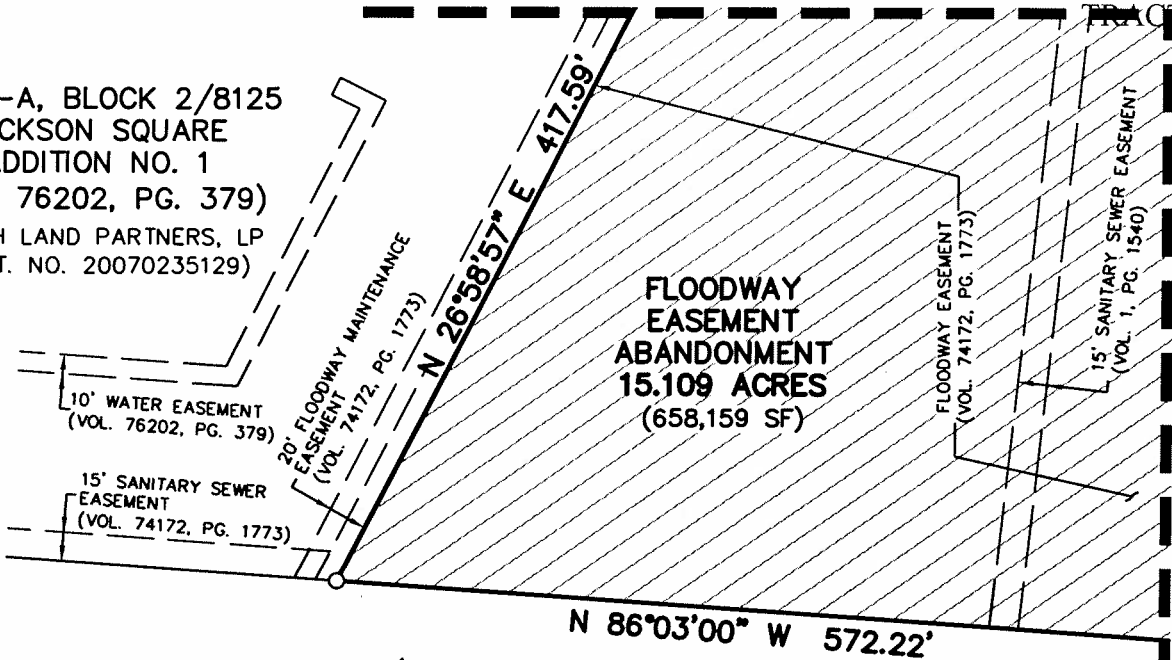
MATCHLINE (SEE SHEET 6)

091444

EXHIBIT A

TRACT 3

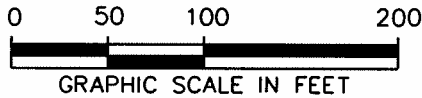
LOT 1-A, BLOCK 2/8125
JACKSON SQUARE
ADDITION NO. 1
(VOL. 76202, PG. 379)
PC LH LAND PARTNERS, LP
(INST. NO. 20070235129)



MATCHLINE (SEE SHEET 7)

LOT 2, BLOCK 3/8125
WILLOW PARK CONDOMINIUMS
(VOL. 83036, PG. 2555)

2003 EVERWOOD APARTMENTS LTD.
(VOL. 2003236, PG. 12428)



LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER

(For SPRG use only)
 Reviewed By: *[Signature]*
 Date: 12.16.2008
 SPRG NO: 1381

NOTES:

1. A legal description of even survey date herewith accompanies this plot of survey.
2. Bearing system for this survey is based on a bearing of North 03 degrees 46 minutes 00 seconds West, for the west right-of-way line of Skillman Street (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070235129 of the Deed Records of Dallas County.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plot of survey accurately sets out the metes and bounds of the easement tract described.

[Signature] 12/8/08
Date
Michael Larry Lewis, Jr.
Registered Professional
Land Surveyor No. 5773



FLOODWAY EASEMENT ABANDONMENT

PART OF LOT 1-A AND LOT 1-C,
BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
AND PART OF BLOCK 2/8125, WOODSTOCK
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 8 OF 8

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=100'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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27556

091444
EXHIBIT A
TRACT 4

**20' FLOODWAY MAINTENANCE &
UTILITY EASEMENT ABANDONMENT**

Part of Lot 1, Block 1/8125
Kingsley Creek Apartments Phase 1
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 18,111 square foot (0.416 acre) tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being part of Lot 1, Block 1/8125, Kingsley Creek Apartments Phase 1, an addition to the City of Dallas according to the plat recorded in Volume 75150, Page 2325 of the Deed Records of Dallas County, Texas; and being part of that tract described in the Special Warranty Deed to PC LH Land Partners recorded in Instrument Number 20070253731 of the Deed Records of Dallas County, Texas; and being all of that tract shown as a 20' Floodway Maintenance & Utility Easement according to the said Kingsley Creek Apartments Phase 1 addition; said 18,111 square foot tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.):

COMMENCING, at a 1/2-inch iron rod with "Pacheco Koch" cap set at the intersection of the said north line of Walnut Hill Lane with the west line of the Dallas Area Rapid Transit right-of-way (a 150-foot right of way) and being the southeast corner of said Lot 2;

THENCE, along the said north line of Walnut Hill Lane, the following three (3) calls:

South 88 degrees, 40 minutes, 42 seconds West, along the south line of said Lot 2, a distance of 256.85 feet to a point;

South 82 degrees, 58 minutes, 04 seconds West, continuing along the said south line of Lot 2, a distance of 254.50 feet to the POINT OF BEGINNING; said point being the southwest corner of said Lot 2 and the southeast corner of said Lot 1;

South 82 degrees, 58 minutes, 04 seconds West, a distance of 20.00 feet to a point for corner;

THENCE, North 08 degrees, 13 minutes, 06 seconds West, departing the said north line of Walnut Hill Lane, a distance of 404.25 feet to an angle point;

THENCE, North 08 degrees, 15 minutes, 16 seconds West, a distance of 222.99 feet to an angle point;

THENCE, North 27 degrees, 31 minutes, 04 seconds West, a distance of 280.23 feet to a point for corner; said point being in the north line of said Lot 1 and the south line of Lot 1D, Block 5/8125, Huntington Lakes Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 95207, Page 3742 of the said Deed Records;

THENCE, South 88 degrees, 40 minutes, 05 seconds East, along the said north line of Lot 1 and the said south line of Lot 1D, a distance of 22.83 feet to a point for corner;

THENCE, South 27 degrees, 31 minutes, 04 seconds East, departing the said north line of Lot 1 and the said south line of Lot 1D, a distance of 272.61 feet to an angle point;

THENCE, South 08 degrees, 15 minutes, 16 seconds East, a distance of 226.44 feet to an angle point;

(For SPRG use only)	
Reviewed By:	<u>D. J. [Signature]</u>
Date:	<u>5-28-08</u>
SPRG NO:	<u>1387</u>

27556

091444

**20' FLOODWAY MAINTENANCE &
UTILITY EASEMENT ABANDONMENT**

EXHIBIT A
TRACT 4

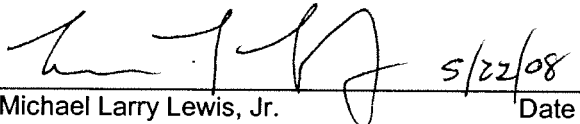
Part of Lot 1, Block 1/8125
Kingsley Creek Apartments Phase 1
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

THENCE, South 08 degrees, 13 minutes, 06 seconds East, a distance of 404.62 feet to the POINT OF BEGINNING;

CONTAINING: 18,111 square feet or 0.416 acres of land, more or less.

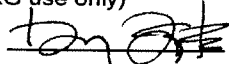
(A survey plat of even date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

 5/22/08

Michael Larry Lewis, Jr. Date
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy., #1000, Dallas TX 75206
(972) 235-3031



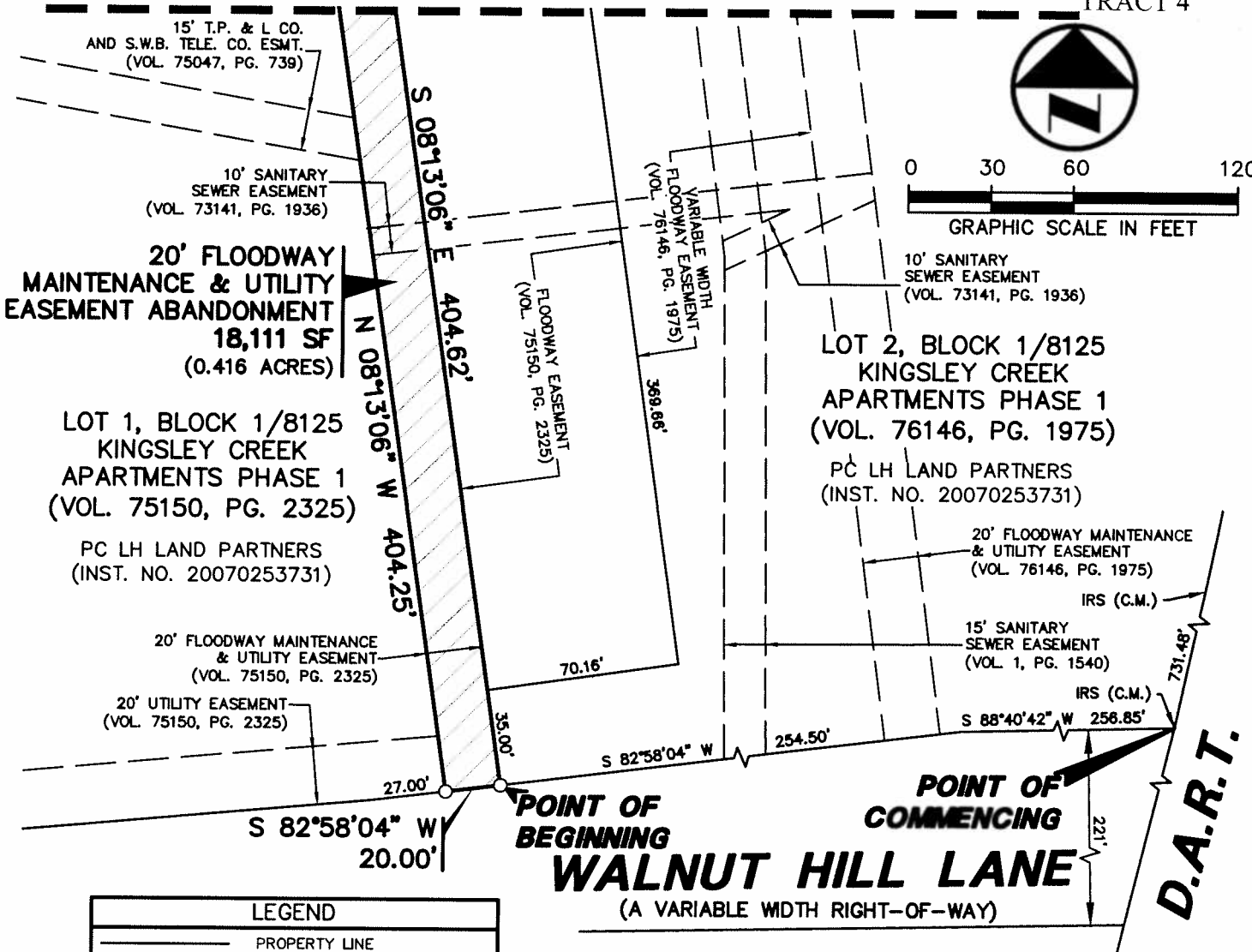
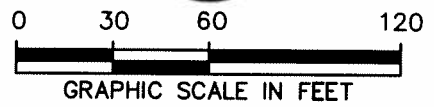
(For SPRG use only)	
Reviewed By:	
Date:	5-28-08
SPRG NO:	1387

27556

091444

MATCHLINE (SEE SHEET 4)

EXHIBIT A
TRACT 4



LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER
IRS	1/2-INCH IRON ROD
D.A.R.T.	W/"PACHECO KOCH" CAP SET
	DALLAS AREA RAPID TRANSIT
	(A 150' RIGHT-OF-WAY)
C.M.	CONTROLLING MONUMENT

(For SPRG use only)
 Reviewed By: Daryll [Signature]
 Date: 5-28-08
 SPRG NO: 1387

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.

**20' FLOODWAY
MAINTENANCE & UTILITY
EASEMENT ABANDONMENT**

PART OF LOT 1, BLOCK 1/8125
KINGSLEY CREEK APARTMENTS PHASE 1
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 3 OF 5

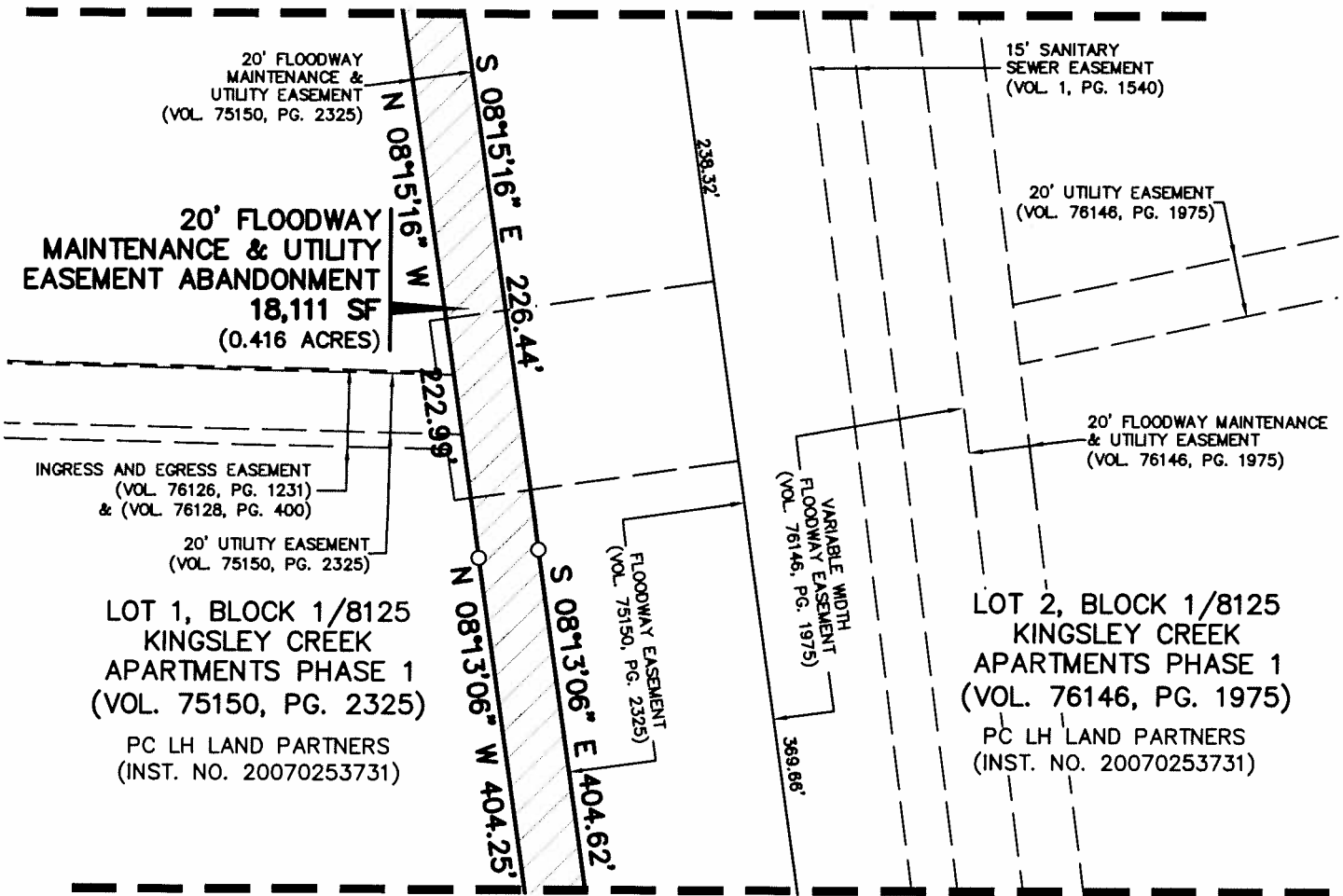
Pacheco Koch Consulting Engineers
 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75208 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=60'	APRIL 2008	2253C-07.267

05/22/2008 - 8:57AM
C:\TEMP\ACUBLISH_3604\2253C-07.267EX_12.DWG

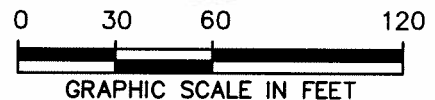
27556

MATCHLINE (SEE SHEET 5)



MATCHLINE (SEE SHEET 3)

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER



NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.

(For SPRG use only)

Reviewed By: Dy [Signature]
 Date: 5-28-08
 SPRG NO: 1387

20' FLOODWAY MAINTENANCE & UTILITY EASEMENT ABANDONMENT

PART OF LOT 1, BLOCK 1/8125
 KINGSLEY CREEK APARTMENTS PHASE 1
 W.P. WYCHE SURVEY, ABSTRACT NO. 1522
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 4 OF 5

Pacheco Koch Consulting Engineers

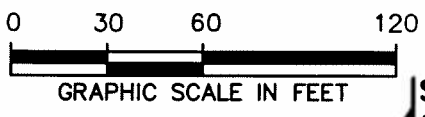
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75208 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=60'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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27556

LOT 1D, BLOCK 5/8125
HUNTINGTON LAKES ADDITION
(VOL. 95207, PG. 3742)



LOT 1, BLOCK 1/8125
KINGSLEY CREEK
APARTMENTS PHASE 1
(VOL. 75150, PG. 2325)

PC LH LAND PARTNERS
(INST. NO. 20070253731)

**20' FLOODWAY
MAINTENANCE & UTILITY
EASEMENT ABANDONMENT**
18,111 SF
(0.416 ACRES)

15 T.P. & L CO. AND S.W.B.
TELE. CO EASEMENT
(VOL. 75047, PG. 739)

N 27°31'04" W 280.23'
S 27°31'04" E 272.61'

15' SANITARY
SEWER EASEMENT
(VOL. 1, PG. 1540)

VARIABLE WIDTH
FLOODWAY EASEMENT
(VOL. 76146, PG. 1975)

20' FLOODWAY MAINTENANCE
& UTILITY EASEMENT
(VOL. 76146, PG. 1975)

LOT 2, BLOCK 1/8125
KINGSLEY CREEK
APARTMENTS PHASE 1
(VOL. 76146, PG. 1975)

PC LH LAND PARTNERS
(INST. NO. 20070253731)

S 08°15'16" E 222.99'

S 08°15'16" E 226.44'

MATCHLINE (SEE SHEET 4)

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER

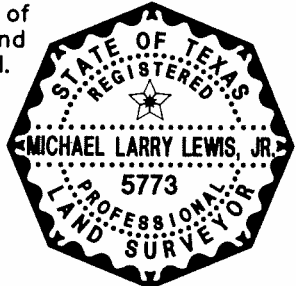
NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.

(For SPRG use only)
 Reviewed By: *[Signature]*
 Date: 5-28-08
 SPRG NO: 1387

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

[Signature] 5/22/08
 Michael Larry Lewis, Jr. Date
 Registered Professional
 Land Surveyor No. 5773



**20' FLOODWAY
MAINTENANCE & UTILITY
EASEMENT ABANDONMENT**

PART OF LOT 1, BLOCK 1/8125
KINGSLEY CREEK APARTMENTS PHASE 1
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 5 OF 5

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=60'	APRIL 2008	2253C-07.267

05/22/2008 - 8:58AM
C:\TEMP\ACUBLISH_3604\2253C-07.267EX_12.DWG
KHARRIS

27556

091444

FLOODWAY EASEMENT ABANDONMENT

EXHIBIT A
TRACT 5

Part of Lot 1, Block 1/8125
Kingsley Creek Apartments Phase 1
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 1.387 acre (60,425 square foot) tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being part of Lot 1, Block 1/8125, Kingsley Creek Apartments Phase 1, an addition to the City of Dallas according to the plat recorded in Volume 75150, Page 2325 of the Deed Records of Dallas County, Texas; and being part of that tract described in the Special Warranty Deed to PC LH Land Partners recorded in Instrument Number 20070253731 of the Deed Records of Dallas County, Texas; and being all of that tract shown as a Floodway Easement according to the said Kingsley Creek Apartments Phase 1 addition; said 1.387 acre tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.):

COMMENCING, at a 1/2-inch iron rod with "Pacheco Koch" cap set at the intersection of the said north line of Walnut Hill Lane with the west line of the Dallas Area Rapid Transit right-of-way (a 150-foot right-of-way) and being the southeast corner of said Lot 2;

THENCE, along the said north line of Walnut Hill Lane, the following two (2) calls:

South 88 degrees, 40 minutes, 42 seconds West, a distance of 256.85 feet to an angle point;

South 82 degrees, 58 minutes, 04 seconds West, a distance of 254.50 feet to the southwest corner of said Lot 2 and the southeast corner of said Lot 1;

THENCE, North 08 degrees, 13 minutes, 06 seconds West, along the west line of said Lot 2 and the east line of said Lot 1, a distance of 35.00 feet to the POINT TO BEGINNING;

THENCE, North 08 degrees, 13 minutes, 06 seconds West, departing the said west line of Lot 2 and the said east line of Lot 1, a distance of 369.66 feet to an angle point;

THENCE, North 08 degrees, 15 minutes, 16 seconds West, a distance of 226.40 feet to an angle point;

THENCE, North 27 degrees, 31 minutes, 04 seconds West, a distance of 272.61 feet to a point for corner; said point being in the north line of said Lot 1 and the south line of Lot 1D, Block 5/8125, Huntington Lakes Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 95207, Page 3742 of the said Deed Records;

THENCE, South 88 degrees, 40 minutes, 05 seconds East, along the said north line of Lot 1 and the said south line of Lot 1D, a distance of 80.09 feet to the northwest corner of said Lot 2 and the northeast corner of said Lot 1;

THENCE, departing the said north line of Lot 1 and the said south line of Lot 1D and along the west line of said Lot 2 and the east line of said Lot 1, the following four (4) calls:

South 27 degrees, 31 minutes, 04 seconds East, a distance of 245.89 feet to an angle point;

South 08 degrees, 15 minutes, 16 seconds East, a distance of 238.32 feet to an angle point;

(For SPRG use only)	
Reviewed By:	<u>Dyche</u>
Date:	<u>5-23-02</u>
SPRG NO:	<u>1388</u>

27556

FLOODWAY EASEMENT ABANDONMENT

Part of Lot 1, Block 1/8125
Kingsley Creek Apartments Phase 1
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

091444

EXHIBIT A
TRACT 5

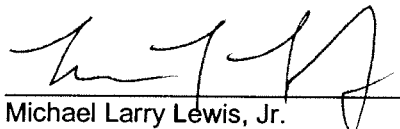
South 08 degrees, 13 minutes, 06 seconds East, a distance of 369.66 feet to a point for corner;

South 81 degrees, 46 minutes, 44 seconds West, a distance of 70.16 feet to the POINT OF BEGINNING;

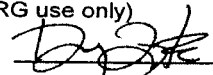
CONTAINING: 60,425 square feet or 1.387 acres of land, more or less.

(A survey plat of even date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

 5/22/08
Date
Michael Larry Lewis, Jr.
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy., #1000, Dallas TX 75206
(972) 235-3031



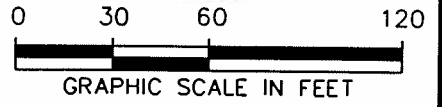
(For SPRG use only)	
Reviewed By:	
Date:	5-28-08
SPRG NO:	1388

27256

091444

MATCHLINE (SEE SHEET 4)

EXHIBIT A
TRACT 5



15' T.P. & L CO.
AND S.W.B. TELE. CO. ESMT.
(VOL. 75047, PG. 739)

10' SANITARY
SEWER EASEMENT
(VOL. 73141, PG. 1936)

LOT 1, BLOCK 1/8125
KINGSLEY CREEK
APARTMENTS PHASE 1
(VOL. 75150, PG. 2325)

PC LH LAND PARTNERS
(INST. NO. 20070253731)

20' FLOODWAY MAINTENANCE
& UTILITY EASEMENT
(VOL. 75150, PG. 2325)

20' UTILITY EASEMENT
(VOL. 75150, PG. 2325)

FLOODWAY EASEMENT
ABANDONMENT
1.387 ACRES
(60,425 SF)

VARIABLE WIDTH
FLOODWAY EASEMENT
(VOL. 76146, PG. 1975)

10' SANITARY
SEWER EASEMENT
(VOL. 73141, PG. 1936)

LOT 2, BLOCK 1/8125
KINGSLEY CREEK
APARTMENTS PHASE 1
(VOL. 76146, PG. 1975)

PC LH LAND PARTNERS
(INST. NO. 20070253731)

20' FLOODWAY MAINTENANCE
& UTILITY EASEMENT
(VOL. 76146, PG. 1975)

15' SANITARY
SEWER EASEMENT
(VOL. 1, PG. 1540)

POINT OF
BEGINNING

N 08°13'06" W 369.66'
S 81°46'44" W 70.16'

S 82°58'04" W

254.50'

S 88°40'42" W 256.85'

POINT OF
COMMENCING

WALNUT HILL LANE

(A VARIABLE WIDTH RIGHT-OF-WAY)

D.A.R.T.

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER
	1/2-INCH IRON ROD
	W/"PACHECO KOCH" CAP SET
	DALLAS AREA RAPID TRANSIT (A 150' RIGHT-OF-WAY)
	C.M.

(For SPRG use only)

Reviewed By: D. J. H.

Date: 5-28-08

SPRG NO: 1387

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

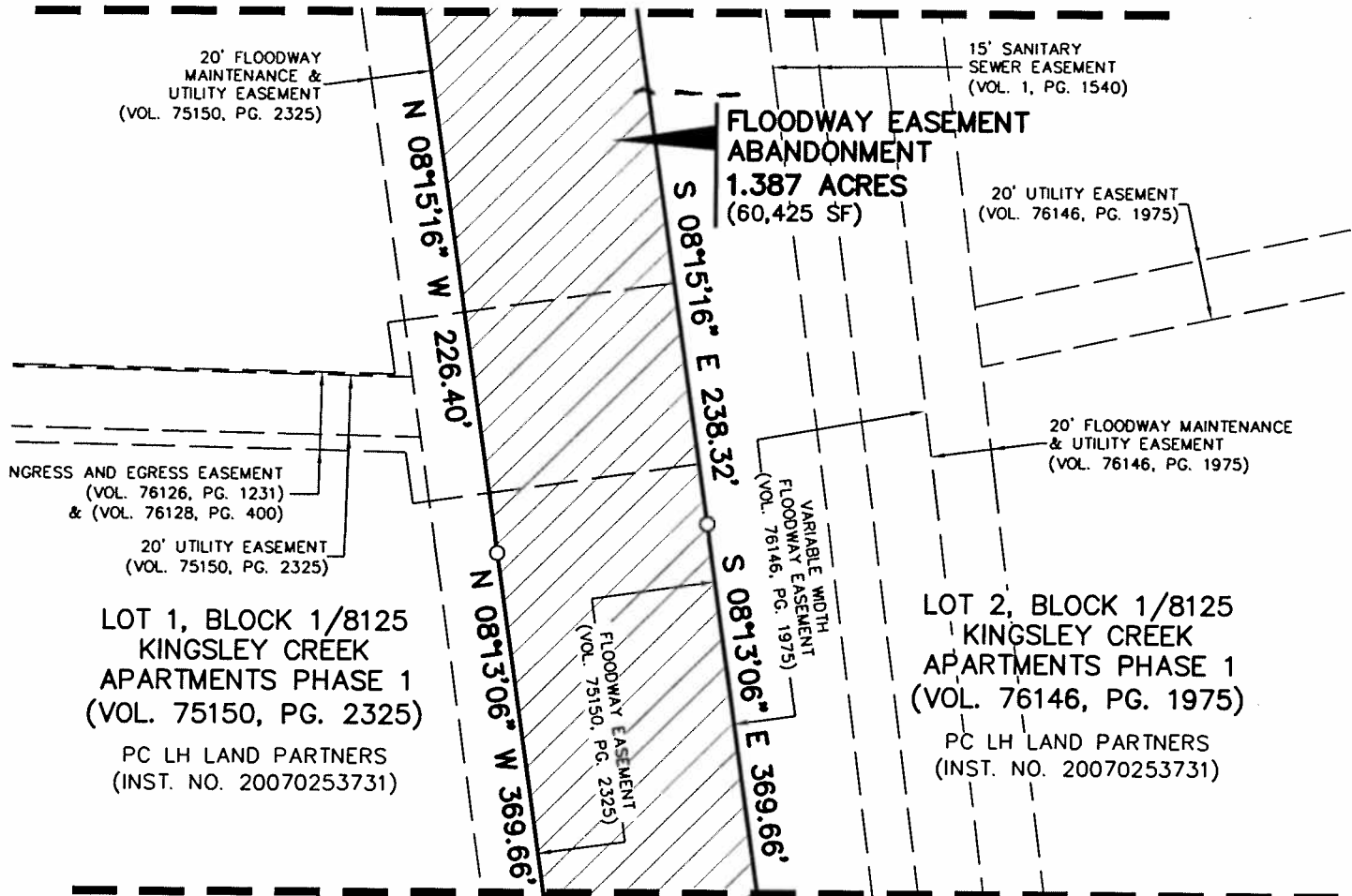
DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=60'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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**FLOODWAY EASEMENT
ABANDONMENT**

PART OF LOT 1, BLOCK 1/8125
KINGSLEY CREEK APARTMENTS PHASE 1
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 5

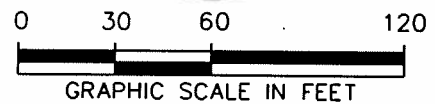
C:\TEMP\ACPUBLISH\3472\2253C-07.267EX_13.DWG

MATCHLINE (SEE SHEET 5)



MATCHLINE (SEE SHEET 3)

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER



NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.

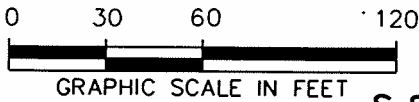
(For SPRG use only)
 Reviewed By: D. J. E.
 Date: 5-28-08
 SPRG NO: 1388

**FLOODWAY EASEMENT
 ABANDONMENT**
 PART OF LOT 1, BLOCK 1/8125
 KINGSLEY CREEK APARTMENTS PHASE 1
 W.P. WYCHE SURVEY, ABSTRACT NO. 1522
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 4 OF 5

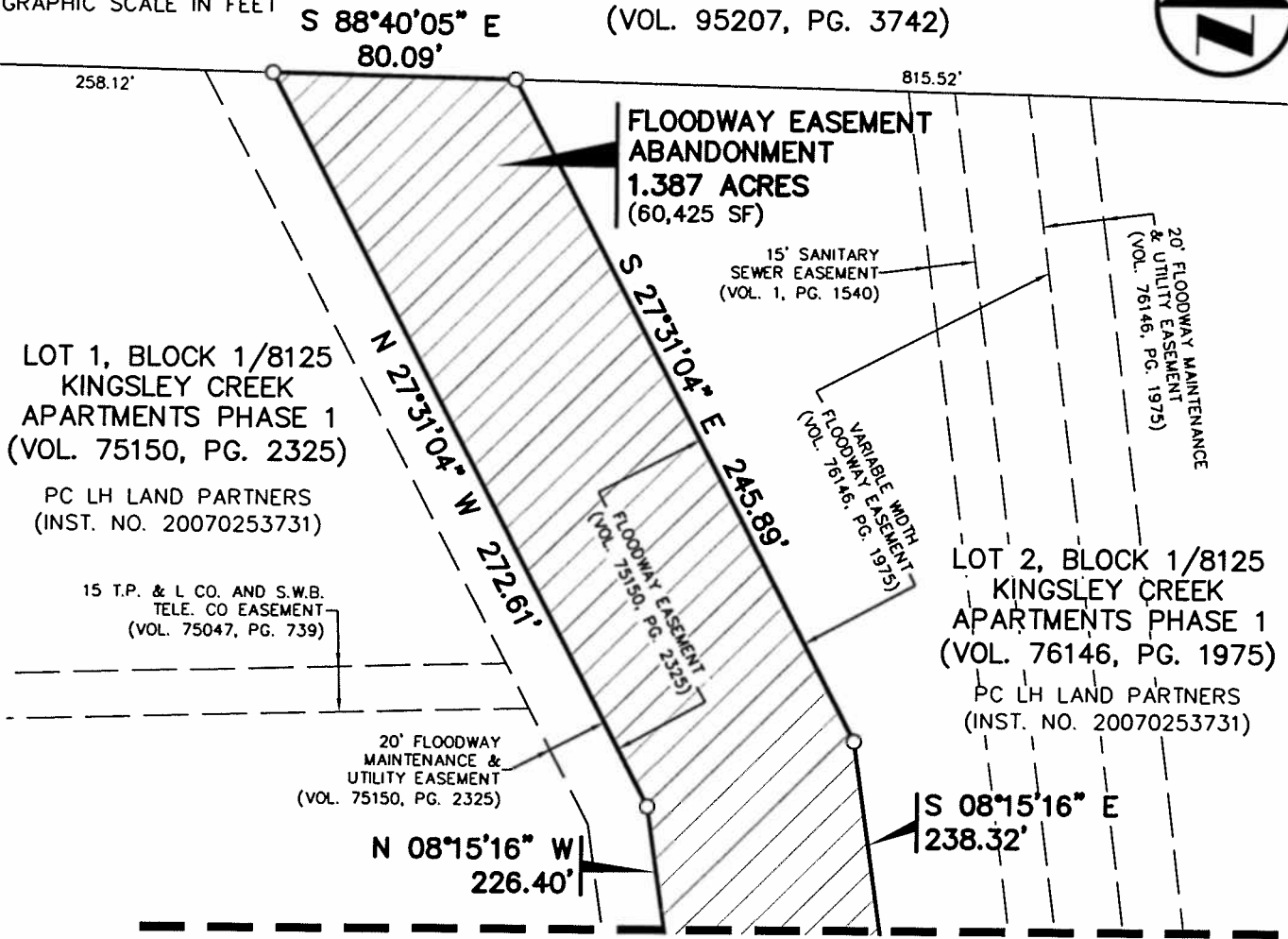
Pacheco Koch Consulting Engineers
 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=60'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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27556 LOT 1D, BLOCK 5/8125 HUNTINGTON LAKES ADDITION (VOL. 95207, PG. 3742)



LOT 1, BLOCK 1/8125 KINGSLEY CREEK APARTMENTS PHASE 1 (VOL. 75150, PG. 2325) PC LH LAND PARTNERS (INST. NO. 20070253731)

LOT 2, BLOCK 1/8125 KINGSLEY CREEK APARTMENTS PHASE 1 (VOL. 76146, PG. 1975) PC LH LAND PARTNERS (INST. NO. 20070253731)

15 T.P. & L. CO. AND S.W.B. TELE. CO EASEMENT (VOL. 75047, PG. 739)

20' FLOODWAY MAINTENANCE & UTILITY EASEMENT (VOL. 75150, PG. 2325)

15' SANITARY SEWER EASEMENT (VOL. 1, PG. 1540)

20' FLOODWAY MAINTENANCE & UTILITY EASEMENT (VOL. 76146, PG. 1975)

VARIABLE WIDTH FLOODWAY EASEMENT (VOL. 76146, PG. 1975)

FLOODWAY EASEMENT (VOL. 75150, PG. 2325)

N 08°15'16" W 226.40'

S 08°15'16" E 238.32'

MATCHLINE (SEE SHEET 4)

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER

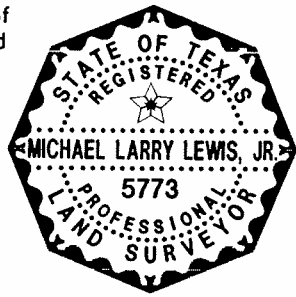
(For SPRG use only)
 Reviewed By: *[Signature]*
 Date: 5-28-08
 SPRG NO: 1388

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

[Signature] 5/22/08
Michael Larry Lewis, Jr. Date
Registered Professional Land Surveyor No. 5773



FLOODWAY EASEMENT ABANDONMENT

PART OF LOT 1, BLOCK 1/8125 KINGSLEY CREEK APARTMENTS PHASE 1 W.P. WYCHE SURVEY, ABSTRACT NO. 1522 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 5 OF 5

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75208 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=60'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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27556

VARIABLE WIDTH FLOODWAY EASEMENT ABANDONMENT

EXHIBIT A

Part of Lot 2, Block 1/8125

TRACT 6

Kingsley Creek Apartments Phase 2
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

091444

DESCRIPTION, of a 1.772 acre (77,170 square foot) tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being part of Lot 2, Block 1/8125, Kingsley Creek Apartments Phase 2, an addition to the City of Dallas according to the plat recorded in Volume 76146, Page 1975 of the Deed Records of Dallas County, Texas; and being part of that tract described in the Special Warranty Deed to PC LH Land Partners recorded in Instrument Number 20070253731 of the Deed Records of Dallas County, Texas; and being all of that tract shown as a Variable Width Floodway Easement according to the said Kingsley Creek Apartments Phase 2 addition; said 1.772 acre tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.):

COMMENCING, at a 1/2-inch iron rod with "Pacheco Koch" cap set at the intersection of the said north line of Walnut Hill Lane with the west line of the Dallas Area Rapid Transit right-of-way (a 150 foot right of way) and being the southeast corner of said Lot 2;

THENCE, along the said north line of Walnut Hill Lane, the following three (3) calls:

South 88 degrees, 40 minutes, 42 seconds West, a distance of 256.85 feet to an angle point;

South 82 degrees, 58 minutes, 04 seconds West, a distance of 114.17 feet to the POINT OF BEGINNING;

South 82 degrees, 58 minutes, 04 seconds West, a distance of 140.33 feet to a point for corner; said point being the southeast corner of Lot 1, Block 1/8125, Kingsley Creek Apartments Phase 1, an addition to the City of Dallas according to the plat recorded in Volume 75150, Page 2325 of the said Deed Records and the southwest corner of said Lot 2;

THENCE, departing the said north line of Walnut Hill Lane and along the east line of said Lot 1, and the west line of said Lot 2, the following five (5) calls:

North 08 degrees, 13 minutes, 06 seconds West, a distance of 35.00 feet to a point for corner;

North 81 degrees, 46 minutes, 44 seconds East, a distance of 70.16 feet to a point for corner;

North 08 degrees, 13 minutes, 06 seconds West, a distance of 369.66 feet to an angle point;


North 08 degrees, 15 minutes, 16 seconds West, a distance of 238.32 feet to an angle point;

North 27 degrees, 31 minutes, 04 seconds West, a distance of 245.89 feet to a point for corner; said point being the northeast corner of said Lot 1, the northwest corner of said Lot 2, and in the south line of Lot 1D, Block 5/8125, Huntington Lakes Addition, an addition to the City of Dallas recorded in Volume 95207, Page 3742 of said Deed Records;

THENCE, South 88 degrees, 40 minutes, 05 seconds East, along the south line of said Lot 1D and the north line of said Lot 2, a distance of 168.23 feet to a point for corner;

THENCE, South 07 degrees, 05 minutes, 30 seconds East, departing the south line of said Lot 1D and the north line of said Lot 2, a distance of 442.37 feet to an angle point;

(For SPRG use only)

Reviewed By: 

Date: 5-29-08

SPRG NO: 1389

27556

VARIABLE WIDTH FLOODWAY EASEMENT ABANDONMENT

EXHIBIT A

Part of Lot 2, Block 1/8125

TRACT 6

Kingsley Creek Apartments Phase 2
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

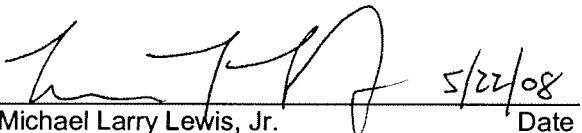
091444

THENCE, South 07 degrees, 25 minutes, 35 seconds East, a distance of 407.80 feet to the POINT OF BEGINNING;

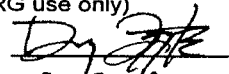
CONTAINING: 77,170 square feet or 1.772 acres of land, more or less.

(A survey plat of even date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.


Michael Larry Lewis, Jr. Date 5/22/08
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy., #1000, Dallas TX 75206
(972) 235-3031



(For SPRG use only)	
Reviewed By:	
Date:	5-29-08
SPRG NO:	1389

21220

MATCHLINE (SEE SHEET 4)

EXHIBIT A

TRACT 6

091444

VARIABLE WIDTH FLOODWAY EASEMENT ABANDONMENT
1.772 ACRES
(77,170 SF)

10' SANITARY SEWER EASEMENT
(VOL. 73141, PG. 1936)

LOT 2, BLOCK 1/8125
KINGSLEY CREEK
APARTMENTS PHASE 1
(VOL. 76146, PG. 1975)

PC LH LAND PARTNERS
(INST. NO. 20070253731)

15' SANITARY SEWER EASEMENT
(VOL. 1, PG. 1540)

IRS (C.M.)

20' FLOODWAY MAINTENANCE & UTILITY EASEMENT
(VOL. 76146, PG. 1975)

IRS (C.M.)

S 82°58'04" W 114.17'

S 88°40'42" W 256.85'

731.48'

POINT OF COMMENCING BEGINNING

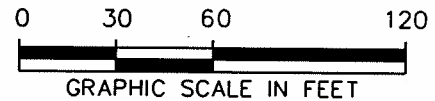
S 82°58'04" W 140.33'

WALNUT HILL LANE

(A VARIABLE WIDTH RIGHT-OF-WAY)

D.A.R.T.

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER
	1/2-INCH IRON ROD
	W/"PACHECO KOCH" CAP SET
	DALLAS AREA RAPID TRANSIT (A 150' RIGHT-OF-WAY)
	CONTROLLING MONUMENT



(For SPRG use only)

Reviewed By: Dyck
 Date: 5-27-08
 SPRG NO: 1389

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.

VARIABLE WIDTH FLOODWAY EASEMENT ABANDONMENT

PART OF LOT 2, BLOCK 1/8125
 KINGSLEY CREEK APARTMENTS PHASE 2
 W.P. WYCHE SURVEY, ABSTRACT NO. 1522
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 3 OF 5

Pacheco Koch Consulting Engineers
 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=60'	APRIL 2008	2253C-07.267

C:\TEMP\AC PUBLISH_3472\2253C-07.267EX_14.DWG

091444



LOT 1, BLOCK 1/8125
KINGSLEY CREEK
APARTMENTS PHASE 1
(VOL. 75150, PG. 2325)

PC LH LAND PARTNERS
(INST. NO. 20070253731)

15' SANITARY
SEWER EASEMENT
(VOL. 1, PG. 1540)

20' UTILITY EASEMENT
(VOL. 76146, PG. 1975)

INGRESS AND
EGRESS EASEMENT
(VOL. 76126, PG. 1231)
& (VOL. 76128, PG. 400)

**VARIABLE WIDTH FLOODWAY
EASEMENT ABANDONMENT
1.772 ACRES
(77,170 SF)**

LOT 2, BLOCK 1/8125
KINGSLEY CREEK
APARTMENTS PHASE 1
(VOL. 76146, PG. 1975)

PC LH LAND PARTNERS
(INST. NO. 20070253731)

20' FLOODWAY
MAINTENANCE &
UTILITY EASEMENT
(VOL. 75150, PG. 2325)

FLOODWAY EASEMENT
(VOL. 75150, PG. 2325)

VARIABLE WIDTH
FLOODWAY EASEMENT
(VOL. 76146, PG. 1975)

N 08°15'16" W 238.32'

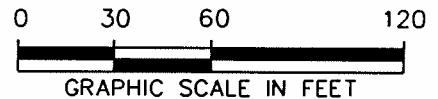
S 07°05'30" E 442.37'

N 08°13'06" W
369.66'

S 07°25'35" E 407.80'

MATCHLINE (SEE SHEET 3)

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER



NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.

(For SPRG use only)

Reviewed By: *[Signature]*

Date: 5-29-08

SPRG NO: 1389

**VARIABLE WIDTH
FLOODWAY EASEMENT
ABANDONMENT**

PART OF LOT 2, BLOCK 1/8125
KINGSLEY CREEK APARTMENTS PHASE 2
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 5

Pacheco Koch Consulting Engineers

8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

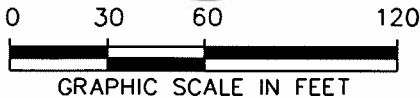
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=60'	APRIL 2008	2253C-07.267



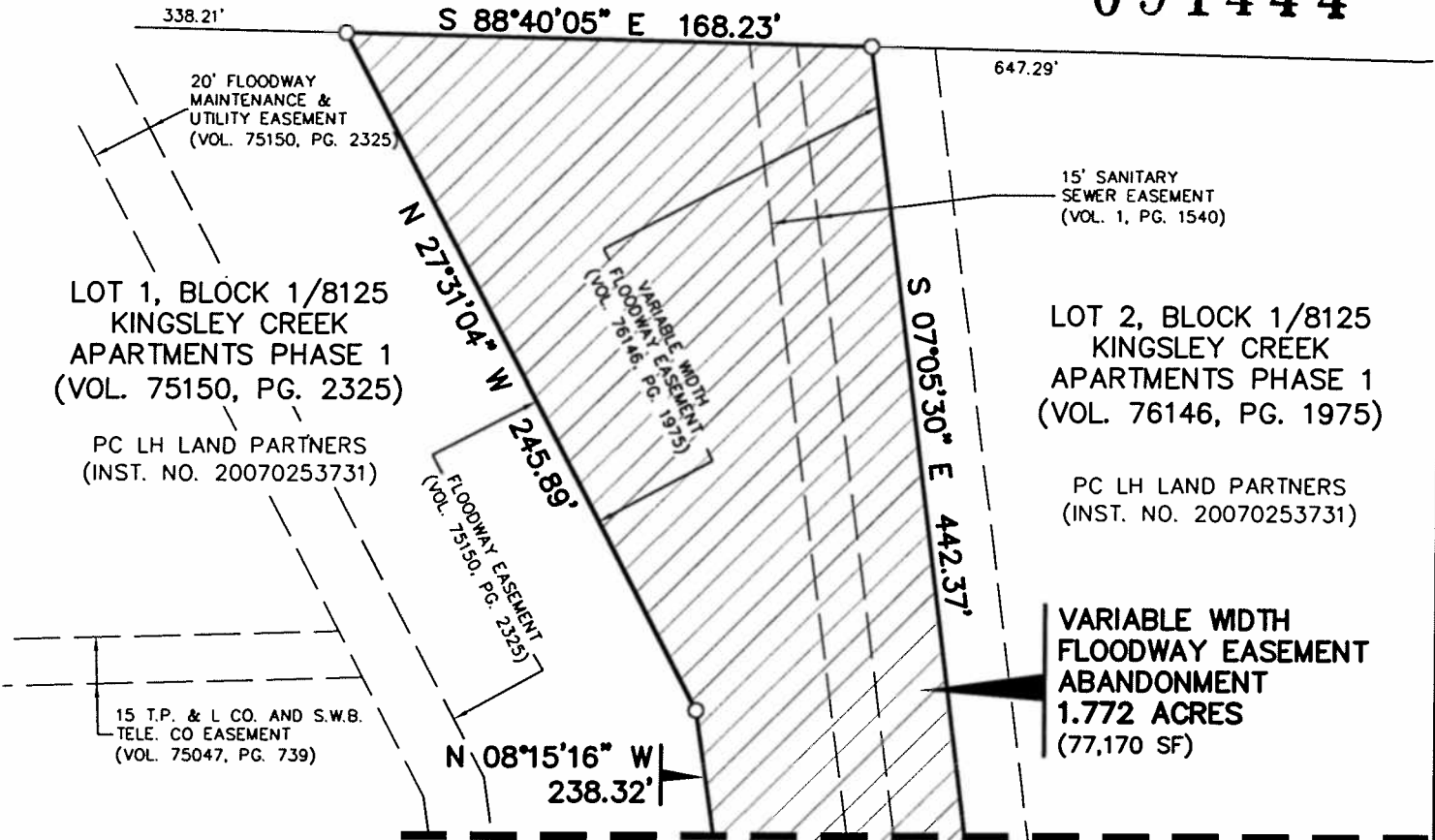
27556

LOT 1D, BLOCK 5/8125
HUNTINGTON LAKES ADDITION
(VOL. 95207, PG. 3742)

EXHIBIT A
(For SPRG use only)
TRACT 6
Reviewed By: *[Signature]*
Date: 5-29-08
SPRG NO: 1389



091444



MATCHLINE (SEE SHEET 4)

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

[Signature] 5/22/08
Date
Michael Larry Lewis, Jr.
Registered Professional
Land Surveyor No. 5773



**VARIABLE WIDTH
FLOODWAY EASEMENT
ABANDONMENT**
PART OF LOT 2, BLOCK 1/8125
KINGSLEY CREEK APARTMENTS PHASE 2
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 5 OF 5

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=60'	APRIL 2008	2253C-07.267

C:\TEMP\ACVPUBLISH_3472\2253C-07.267EX_14.DWG

27556

20' FLOODWAY MAINTENANCE AND UTILITY EASEMENT ABANDONMENT

EXHIBIT A TRACT 7

Part of Lot 2, Block 1/8125 Kingsley Creek Apartments Phase 2 W.P. Wyche Survey, Abstract No. 1522 City of Dallas, Dallas County, Texas

091444

DESCRIPTION, of a 16,977 square foot (0.390 acre) tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being part of Lot 2, Block 1/8125, Kingsley Creek Apartments Phase 2, an addition to the City of Dallas according to the plat recorded in Volume 76146, Page 1975 of the Deed Records of Dallas County, Texas; and being part of that tract described in the Special Warranty Deed to PC LH Land Partners recorded in Instrument Number 20070253731 of the Deed Records of Dallas County, Texas; and being all of that tract shown as a 20' Floodway Easement according to the said Kingsley Creek Apartments Phase 2 addition; said 16,977 square foot tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.):

COMMENCING, at a 1/2-inch iron rod with "Pacheco Koch" cap set at the intersection of the said north line of Walnut Hill Lane with the west line of the Dallas Area Rapid Transit right-of-way (a 150 foot right-of-way) and being the southeast corner of said Lot 2;

THENCE, along the said north line of Walnut Hill Lane, the following three (3) calls:

South 88 degrees, 40 minutes, 42 seconds West, a distance of 256.85 feet to an angle point;

South 82 degrees, 58 minutes, 04 seconds West, a distance of 94.17 feet to the POINT OF BEGINNING;

South 82 degrees, 58 minutes, 04 seconds West, a distance of 20.00 feet to a point for corner;

THENCE, North 07 degrees, 25 minutes, 35 seconds West, a distance of 407.80 feet to an angle point;

THENCE, North 07 degrees, 05 minutes, 30 seconds West, a distance of 442.37 feet to a point for corner; said point being in the north line of said Lot 2 and the south line of Lot 1D, Block 5/8125, Huntington Lakes Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 95207, Page 3742 of said Deed Records;

THENCE, South 88 degrees, 40 minutes, 05 seconds East, along the said north line of Lot 2 and the said south line of Lot 1D, a distance of 20.22 feet to a point for corner;

THENCE, South 07 degrees, 05 minutes, 30 seconds East, departing the said north line of Lot 2 and the said south line of Lot 1D, a distance of 440.43 feet to an angle point;

(For SPRG use only)	
Reviewed By:	<u>Dyck</u>
Date:	<u>5-29-08</u>
SPRG NO:	<u>1390</u>

27556

20' FLOODWAY MAINTENANCE AND
UTILITY EASEMENT ABANDONMENT

Part of Lot 2, Block 1/8125
Kingsley Creek Apartments Phase 2
W.P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

EXHIBIT A
TRACT 7

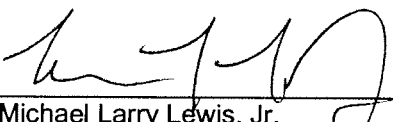
091444

THENCE, South 07 degrees, 25 minutes, 35 seconds East, a distance of 406.80 feet to the
POINT OF BEGINNING;

CONTAINING: 16,977 square feet or 0.390 acres of land, more or less.

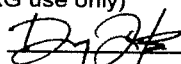
(A survey plat of even date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing
description accurately sets out the metes and bounds of the easement tract described.

 5/22/08

Michael Larry Lewis, Jr. Date
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy., #1000, Dallas TX 75206
(972) 235-3031



(For SPRG use only)
Reviewed By: 
Date: 5-29-08
SPRG NO: 1390

27556

MATCHLINE (SEE SHEET 4)

EXHIBIT A

TRACT 7

091444

20' FLOODWAY MAINTENANCE & UTILITY EASEMENT ABANDONMENT
16,977 SF
(0.390 ACRES)



10' SANITARY SEWER EASEMENT
(VOL. 73141, PG. 1936)

LOT 2, BLOCK 1/8125
KINGSLEY CREEK
APARTMENTS PHASE 1
(VOL. 76146, PG. 1975)

PC LH LAND PARTNERS
(INST. NO. 20070253731)

15' SANITARY SEWER EASEMENT
(VOL. 1, PG. 1540)

20' FLOODWAY MAINTENANCE & UTILITY EASEMENT
(VOL. 76146, PG. 1975)

LOT 1, BLOCK 1/8125
KINGSLEY CREEK
APARTMENTS PHASE 1
(VOL. 75150, PG. 2325)

PC LH LAND PARTNERS
(INST. NO. 20070253731)

20' FLOODWAY MAINTENANCE & UTILITY EASEMENT
(VOL. 75150, PG. 2325)

20' UTILITY EASEMENT
(VOL. 75150, PG. 2325)

VARIABLE WIDTH FLOODWAY EASEMENT
(VOL. 76146, PG. 1975)
607.98'
N 07°25'35" W 407.80'
S 07°25'35" E 406.80'

IRS (C.M.)

IRS (C.M.)

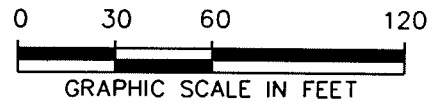
S 82°58'04" W 20.00'
POINT OF COMMENCING
POINT OF BEGINNING

WALNUT HILL LANE

(A VARIABLE WIDTH RIGHT-OF-WAY)

D.A.R.T.

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER
	1/2-INCH IRON ROD
	W/"PACHECO KOCH" CAP SET
	DALLAS AREA RAPID TRANSIT (A 150' RIGHT-OF-WAY)
	C.M.
	CONTROLLING MONUMENT



(For SPRG use only)

Reviewed By: [Signature]
Date: 5-29-08
SPRG NO: 1390

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.

20' FLOODWAY MAINTENANCE & UTILITY EASEMENT ABANDONMENT

PART OF LOT 2, BLOCK 1/8125
KINGSLEY CREEK APARTMENTS PHASE 2
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 5

Pacheco Koch Consulting Engineers

8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=60'	APRIL 2008	2253C-07.267

27556 091444
MATCHLINE (SEE SHEET 5)

EXHIBIT A
TRACT 7



LOT 1, BLOCK 1/8125
KINGSLEY CREEK
APARTMENTS PHASE 1
(VOL. 75150, PG. 2325)

PC LH LAND PARTNERS
(INST. NO. 20070253731)

INGRESS AND
EGRESS EASEMENT
(VOL. 76126, PG. 1231)
& (VOL. 76128, PG. 400)

15' SANITARY
SEWER EASEMENT
(VOL. 1, PG. 1540)

20' UTILITY EASEMENT
(VOL. 76146, PG. 1975)

20' FLOODWAY
MAINTENANCE & UTILITY
EASEMENT ABANDONMENT
16,977 SF
(0.390 ACRES)

LOT 2, BLOCK 1/8125
KINGSLEY CREEK
APARTMENTS PHASE 1
(VOL. 76146, PG. 1975)

PC LH LAND PARTNERS
(INST. NO. 20070253731)

607.98'
20' FLOODWAY
MAINTENANCE &
UTILITY EASEMENT
(VOL. 75150, PG. 2325)

VARIABLE WIDTH
FLOODWAY EASEMENT
(VOL. 76146, PG. 1975)

N 07°05'30" W 442.37'

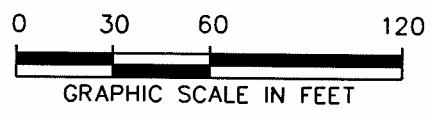
S 07°05'30" E 440.43'

N 07°25'35" W 407.80'

S 07°25'35" E 406.80'

MATCHLINE (SEE SHEET 3)

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER



(For SPRG use only)

Reviewed By: D. J. [Signature]
Date: 5-29-08
SPRG NO: 1390

NOTES:

1. A legal description of even survey date herewith accompanies this plat of survey.
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**20' FLOODWAY
MAINTENANCE & UTILITY
EASEMENT ABANDONMENT**

PART OF LOT 2, BLOCK 1/8125
KINGSLEY CREEK APARTMENTS PHASE 2
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 5

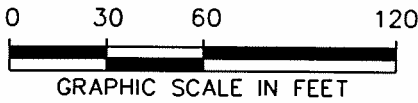
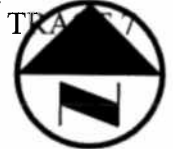
Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=60'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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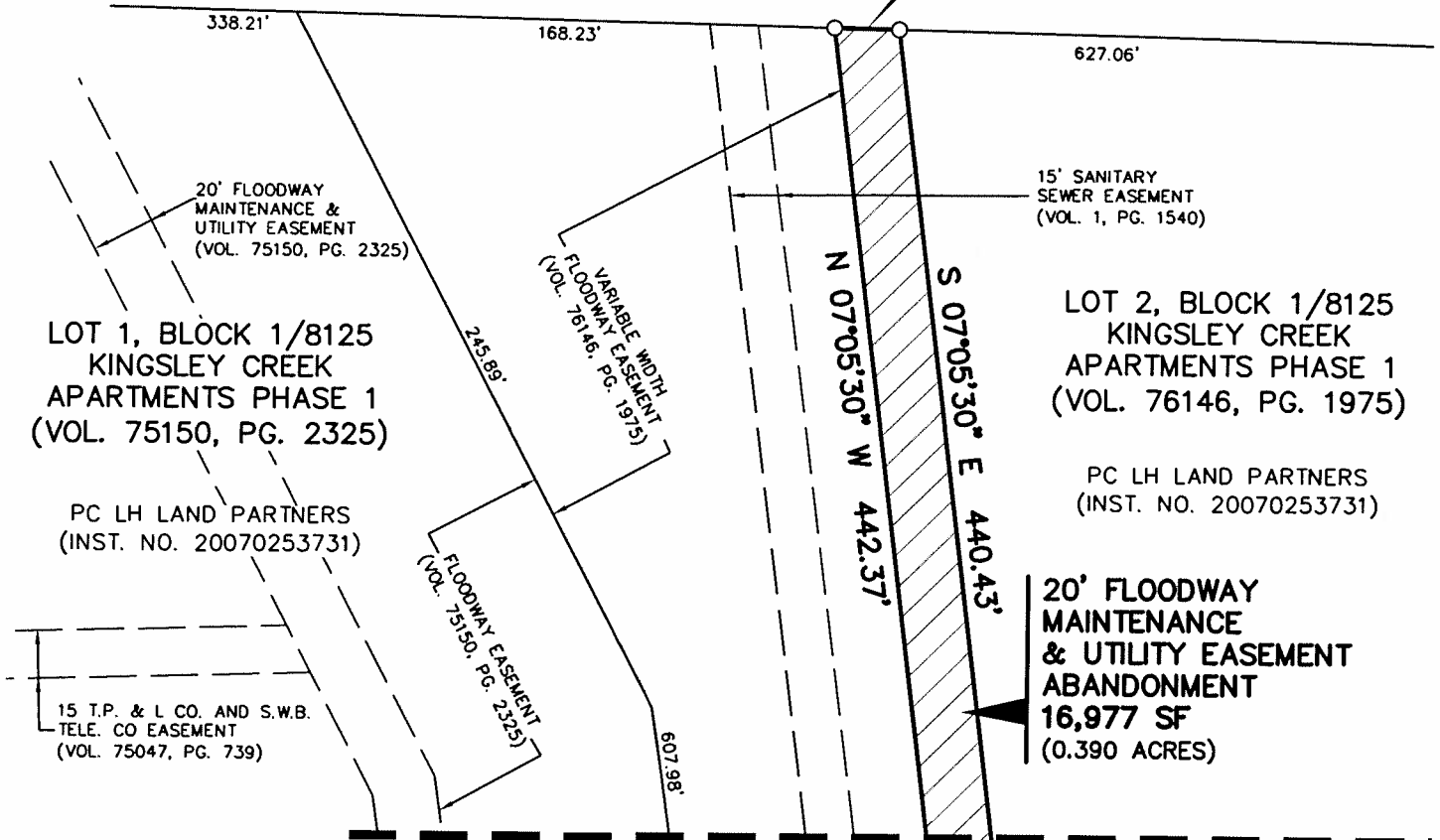
27556

091444 EXHIBIT A



LOT 1D, BLOCK 5/8125
HUNTINGTON LAKES ADDITION
(VOL. 95207, PG. 3742)

S 88°40'05" E
20.22'



LOT 2, BLOCK 1/8125
KINGSLEY CREEK
APARTMENTS PHASE 1
(VOL. 76146, PG. 1975)

PC LH LAND PARTNERS
(INST. NO. 20070253731)

20' FLOODWAY
MAINTENANCE
& UTILITY EASEMENT
ABANDONMENT
16,977 SF
(0.390 ACRES)

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	ABANDONMENT CORNER

MATCHLINE (SEE SHEET 4)

(For SPRG use only)
 Reviewed By: *[Signature]*
 Date: 5-29-08
 SPRG NO: 1390

- NOTES:
1. A legal description of even survey date herewith accompanies this plot of survey.
 2. Bearing system for this survey is based on a bearing of North 88 degrees, 40 seconds, 42 minutes East for the north right-of-way line of Walnut Hill Lane (a variable width right-of-way) according to the Special Warranty Deed to PC LH Land Partners, LP recorded in Instrument Number 20070253731 of the Deed Records of Dallas County.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plot of survey accurately sets out the metes and bounds of the easement tract described.

[Signature] 5/22/08
 Michael Larry Lewis, Jr. Date
 Registered Professional
 Land Surveyor No. 5773



**20' FLOODWAY
MAINTENANCE & UTILITY
EASEMENT ABANDONMENT**

PART OF LOT 2, BLOCK 1/8125
KINGSLEY CREEK APARTMENTS PHASE 2
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 5 OF 5

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DRAWN BY JAD	CHECKED BY MLL	SCALE 1"=60'	DATE APRIL 2008	JOB NUMBER 2253C-07.267
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