

ORDINANCE NO. 28243

An ordinance providing for the abandonment and relinquishment of portions of a detention area easement and drainage easement, located in City Block B/7558 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to PR Crow I-20 II, LLP; 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 PR Crow I-20 II, LLP, a Delaware limited liability 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 tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said 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 hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions and future effective date hereinafter more fully set out.

**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 Section 8, 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 tracts or parcels of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

**SECTION 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 Sustainable Development and Construction - Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 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 existing easement rights of others, 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 set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive, Environmental Response, Compensation 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 detention area easement and drainage easement shall not become effective until and unless: (i) the existing installations and facilities are relocated, at **GRANTEE's** expense, to the new easements to be provided by **GRANTEE** and acceptable to the Director of Sustainable Development and Construction, as is hereinafter provided; and (ii) plans for the construction and relocation of installations within the new easements are approved by the Director of Sustainable Development and Construction; and (iii) said construction and relocation of installations are completed, approved and accepted in writing by the Director of Sustainable Development and Construction. All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.

**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 Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

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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 Sustainable Development and  
Construction

BY   
Assistant City Attorney

BY   
Assistant Director

Passed JUN 22 2011.

EXHIBIT A

111724

20' DRAINAGE EASEMENT ABANDONMENT  
BECKLEYMEADE ADDITION NO. 2, PHASE 2  
LOT 4B, BLOCK B/7558  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

28243

BEING a 13,292 square foot (0.3051 acre) tract of land situated in the John Stephens Survey, Abstract Number 1302, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number B/7558, and being a part of Lot 4B, Block B/7558 of BECKLEYMEADE ADDITION NO. 2, PHASE 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 200900111517 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of that tract of land described as Tract 1 in Special Warranty Deed to PR Crow I-20 II LLP, as recorded in Instrument Number 201000333265, O.P.R.D.C.T., and being all of a 20' Drainage Easement described to the City of Dallas, as recorded in Instrument Number 20070442790, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF ASSOC INC." for the common northeast corner of a 33.5' R.O.W. Dedication by plat, as recorded in Instrument Number 20070446833, O.P.R.D.C.T., and the southeast corner of Lot 4A, Block B/7558 of BECKLEYMEADE ADDITION NO. 2, PHASE 1, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 20070446833, said point being on the north right-of-way line of Daniel Dale Road (a variable width right-of-way);

THENCE North 00 degrees 04 minutes 02 seconds East, with the east line of said Lot 4A, a distance of 571.33 feet to a found aluminum monument stamped "Lot 4B, Block B/7558, RPLS 5017" for an interior ell corner of said Lot 4A and the most westerly southwest corner of said Lot 4B;

THENCE North 13 degrees 10 minutes 07 seconds East, continuing with the east line of said Lot 4A and with the west line of said Lot 4B, a distance of 101.75 feet to the POINT OF BEGINNING;

THENCE North 13 degrees 10 minutes 07 seconds East, continuing with the east line of said Lot 4A, the west line of said Lot 4B and with the west line of said 20' Drainage Easement, a distance of 28.13 feet to the point of curvature of a non-tangent circular curve to the left having a radius of 190.00 feet, whose chord bears South 59 degrees 30 minutes 24 seconds East, a distance of 191.58 feet;

THENCE Southeasterly, departing the east line of said Lot 4A and the west line of said Lot 4B and with the north line of said 20' Drainage Easement and with said curve, through a central angle of 60 degrees 32 minutes 57 seconds, an arc distance of 200.79 feet to the point of tangency;

THENCE South 89 degrees 46 minutes 53 seconds East, continuing with the north line of said 20' Drainage Easement, a distance of 355.89 feet to the point of curvature of a tangent circular curve to the right having a radius of 170.00 feet, whose chord bears South 70 degrees 11 minutes 26 seconds East, a distance of 114.00 feet;

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Reviewed By: DBF  
Date: 06-08-2011  
SPRG NO.: 2145

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# EXHIBIT A

20' DRAINAGE EASEMENT ABANDONMENT  
BECKLEYMEADE ADDITION NO. 2, PHASE 2  
LOT 4B, BLOCK B/7558  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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THENCE Southeasterly, continuing with the north line of said 20' Drainage Easement and with said curve, through a central angle of 39 degrees 10 minutes 54 seconds, an arc distance of 116.25 feet to the point of curvature of a non-tangent circular curve to the left having a radius of 125.00 feet, whose chord bears South 46 degrees 26 minutes 38 seconds West, a distance of 20.17 feet;

THENCE Southwesterly, with the southeast line of said 20' Drainage Easement and with said curve, through a central angle of 09 degrees 15 minutes 23 seconds, an arc distance of 20.19 feet to the point of curvature of a non-tangent circular curve to the left having a radius of 150.00 feet, whose chord bears North 70 degrees 39 minutes 47 seconds West, a distance of 98.26 feet;

THENCE Northwesterly, with the south line of said 20' Drainage Easement and with said curve, through a central angle of 38 degrees 14 minutes 12 seconds, an arc distance of 100.10 feet to the point of tangency;

THENCE North 89 degrees 46 minutes 53 seconds West, continuing with the south line of said 20' Drainage Easement, a distance of 355.89 feet to the point of curvature of a tangent circular curve to the right having a radius of 210.00 feet, whose chord bears North 62 degrees 20 minutes 43 seconds West, a distance of 193.52 feet;

THENCE Northwesterly, continuing with the south line of said 20' Drainage Easement and with said curve, through a central angle of 54 degrees 52 minutes 19 seconds, an arc distance of 201.12 feet to the POINT OF BEGINNING AND CONTAINING 13,292 square feet or 0.3051 acre of land, more or less.

Basis of Bearings being the south line (South 89 degrees 42 minutes 35 seconds West) of Lot 4B, Block B/7558 of BECKLEYMEADE ADDITION NO. 2, PHASE 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 200900111517 of the Official Public Records of Dallas County, Texas.

Heath W. Brown 4-22-2011  
Heath W. Brown  
Registered Professional Land Surveyor  
Texas No. 6189  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6326



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Date: 06-08-2011  
SPRG NO.: 2145

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EXHIBIT A  
28243

0 100 200 300 400

SCALE 1"=200'

111724

LOT 4B,  
BLOCK B/7558 OF  
BECKLEYMEADE ADDITION  
NO. 2, PHASE 2  
INSTR. NO. 200900111517  
O.P.R.D.C.T.  
(OWNER)  
PR CROW I-20 II LLP  
DESCRIBED AS TRACT 1  
INSTR. NO. 201000333265  
O.P.R.D.C.T.

JOHN STEPHENS SURVEY  
ABSTRACT NUMBER 1302

20' STORM DRAINAGE  
EASEMENT  
INSTR. NO. 20070446833  
O.P.R.D.C.T.

20' DRAINAGE  
EASEMENT  
TO CITY OF DALLAS  
INSTR. NO. 20070442790  
O.P.R.D.C.T.

20' DRAINAGE EASEMENT  
TO CITY OF DALLAS  
INSTR. # 20070442790  
O.P.R.D.C.T.

N13°10'07"E  
28.13'  
POINT OF  
BEGINNING

13,292 SQ. FT.  
OR 0.3051 AC.

N13°10'07"E  
101.75'

FND. MON.  
(CM)

LOT 4A,  
BLOCK B/7558 OF  
BECKLEYMEADE ADDITION  
NO. 2, PHASE 1  
INSTR. NO. 20070446833  
O.P.R.D.C.T.

MUTUAL ACCESS EASEMENT  
INSTR. NO. 20070462504

33.5' R.O.W.  
DEDICATION  
INSTR. NO. 20070446833  
O.P.R.D.C.T.

BLOCK 7558

(OWNER)  
TCDFW I-20 II, LP  
VOL. 2005167, PG 02481  
D.R.D.C.T.

UNPLATTED

DETENTION AREA EASEMENT  
TO CITY OF DALLAS  
INSTR. NO. 20070442789  
O.P.R.D.C.T.

APPROXIMATE LOCATION  
OF ABSTRACT LINE

POINT OF  
COMMENCING

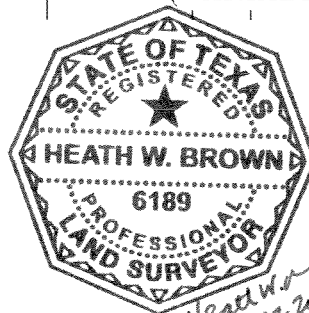
# LEGEND

- (CM) CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- 1/2" FIR 1/2-INCH FOUND IRON ROD  
W/ CAP WITH YELLOW PLASTIC CAP  
STAMPED "HALFF ASSOC INC."
- FND. MON. FOUND ALUMINUM MONUMENT STAMPED  
"LOT 4B, BLOCK B/7558, RPLS 5017"
- INSTR. NO. INSTRUMENT NUMBER

## CURVE TABLE

#	DELTA	RADIUS	TANGENT	LENGTH	CHORD LENGTH	CHORD BEARING
C1	60°32'57"	190.00'	110.91'	200.79'	191.58'	S59°30'24"E
C2	39°10'54"	170.00'	60.50'	116.25'	114.00'	S70°11'26"E
C3	09°15'23"	125.00'	10.12'	20.19'	20.17'	S46°26'38"W
C4	38°14'12"	150.00'	52.00'	100.10'	98.26'	N70°39'47"W
C5	54°52'19"	210.00'	109.02'	201.12'	193.52'	N62°20'43"W

The Basis of Bearings being the south line  
(South 89 degrees 42 minutes 35 seconds West)  
of Lot 4B, Block B/7558 of BECKLEYMEADE ADDITION NO. 2,  
PHASE 2, an addition to the City of Dallas, Dallas  
County, Texas, as recorded in Instrument Number  
200900111517 of the Official Public Records of Dallas  
County, Texas.



DANIELDALE ROAD  
(VARIABLE WIDTH R.O.W.)

CITY OF DESOTO

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Reviewed By: DBF  
Date: 06-08-2011  
SPRG NO.: 2145

20' DRAINAGE EASEMENT ABANDONMENT  
BECKLEYMEADE ADDITION NO. 2, PHASE 2  
LOT 4B, BLOCK B/7558  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



1201 NORTH BOWSER ROAD  
RICHARDSON, TEXAS 75081-2275  
TEL (214) 346-6200  
FAX (214) 759-0095  
TBPE FIRM #F-312

SCALE: 1" = 200' JUNE, 2011 AVO: 28091 PAGE 3 OF 3

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# EXHIBIT A

111724

**20' DRAINAGE EASEMENT ABANDONMENT  
BECKLEYMEADE ADDITION NO. 2, PHASE 2  
LOT 4B, BLOCK B/7558  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

28243

BEING a 1,448 square foot (0.0332 acre) tract of land situated in the John Stephens Survey, Abstract Number 1302, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number B/7558, and being a part of Lot 4B, Block B/7558 of BECKLEYMEADE ADDITION NO. 2, PHASE 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 200900111517 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of that tract of land described as Tract 1 in Special Warranty Deed to PR Crow I-20 II LLP, as recorded in Instrument Number 201000333265, O.P.R.D.C.T., and being all of a 20' Drainage Easement described to the City of Dallas, as recorded in Instrument Number 20070442790, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF ASSOC INC." for the common northeast corner of a 33.5' R.O.W. Dedication by plat, as recorded in Instrument Number 20070446833, O.P.R.D.C.T., and the southeast corner of Lot 4A, Block B/7558 of BECKLEYMEADE ADDITION NO. 2, PHASE 1, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 20070446833, said point being on the north right-of-way line of Daniel Dale Road (a variable width right-of-way);

THENCE North 00 degrees 04 minutes 02 seconds East, with the east line of said Lot 4A, a distance of 571.33 feet to a found aluminum monument stamped "Lot 4B, Block B/7558, RPLS 5017" for an interior ell corner of said Lot 4A and the most westerly southwest corner of said Lot 4B;

THENCE North 13 degrees 10 minutes 07 seconds East, continuing with the east line of said Lot 4A and with the west line of said Lot 4B, a distance of 182.00 feet to the POINT OF BEGINNING;

THENCE North 13 degrees 10 minutes 07 seconds East, continuing with the east line of said Lot 4A, the west line of said Lot 4B and with the west line of said 20' Drainage Easement, a distance of 27.33 feet to a point for corner;

THENCE North 60 degrees 12 minutes 42 seconds East, departing the east line of said Lot 4A and the west line of said Lot 4B and with a northwest line of said 20' Drainage Easement, a distance of 46.01 feet to a point for corner on the south line of said Lot 4A and a north line of said Lot 4B;

THENCE South 89 degrees 55 minutes 58 seconds East, with the south line of said Lot 4A, the north line of said Lot 4B and the north line of said 20' Drainage Easement, a distance of 33.11 feet to a point for an interior ell corner of said Lot 4B and the most easterly southeast corner of said Lot 4A;

THENCE North 00 degrees 04 minutes 02 seconds East, with the east line of said Lot 4A, the west line of said Lot 4B and a west line of said 20' Drainage Easement, a distance of 2.00 feet to a point for corner;

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Reviewed By: DBF  
Date: 06-08-2011  
SPRG NO.: 2146

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**EXHIBIT A**  
**20' DRAINAGE EASEMENT ABANDONMENT**  
**BECKLEYMEADE ADDITION NO. 2, PHASE 2**  
**LOT 4B, BLOCK B/7558**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

111724

28243

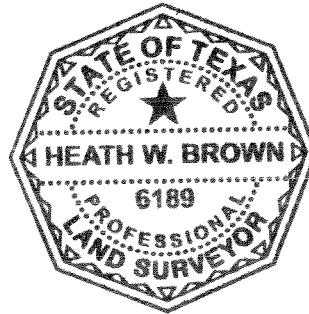
THENCE South 29 degrees 47 minutes 18 seconds East, departing the east line of said Lot 4A, the west line of said Lot 4B and with the northeast line of said 20' Drainage Easement, a distance of 5.25 feet to a point for corner;

THENCE South 60 degrees 12 minutes 42 seconds West, with the southeast line of said 20' Drainage Easement, a distance of 94.34 feet to the POINT OF BEGINNING AND CONTAINING 1,448 square feet or 0.0332 acre of land, more or less.

Basis of Bearings being the south line (South 89 degrees 42 minutes 35 seconds West) of Lot 4B, Block B/7558 of BECKLEYMEADE ADDITION NO. 2, PHASE 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 200900111517 of the Official Public Records of Dallas County, Texas.

Heath W. Brown 4-22-2011

Heath W. Brown  
Registered Professional Land Surveyor  
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EXHIBIT A

28243

0 100 200 300 400

SCALE: 1"=200'

111724

LOT 4B,  
BLOCK B/7558 OF  
BECKLEYMEADE ADDITION  
NO. 2, PHASE 2  
INSTR. NO. 200900111517  
O.P.R.D.C.T.

(OWNER)  
PR CROW I-20 II LLP  
DESCRIBED AS TRACT 1  
INSTR. NO. 201000333265  
O.P.R.D.C.T.

20' DRAINAGE  
EASEMENT  
TO CITY OF DALLAS  
INSTR. NO. 20070442790  
O.P.R.D.C.T.

20' STORM DRAINAGE  
EASEMENT

LOT 4A

LOT 4B

L4

L5

L3

L3

L6

20' DRAINAGE  
EASEMENT

L2

L1

L6

1,448 SQ. FT.  
OR 0.0332 AC.

POINT OF  
BEGINNING

FND. MON.  
(CM)

LOT 4A,  
BLOCK B/7558 OF  
BECKLEYMEADE ADDITION  
NO. 2, PHASE 1  
INSTR. NO. 20070446833  
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BLOCK 7558

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UNPLATTED

POINT OF  
COMMENCING

20' DRAINAGE EASEMENT  
TO CITY OF DALLAS  
INSTR. # 20070442790  
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DETENTION AREA EASEMENT  
TO CITY OF DALLAS  
INSTR. NO. 20070442789  
O.P.R.D.C.T.

CITY OF DALLAS

MUTUAL ACCESS EASEMENT  
INSTR. NO. 20070462504

33.5' R.O.W.  
DEDICATION  
INSTR. NO. 20070446833  
O.P.R.D.C.T.

## LINE TABLE

#	BEARING	DISTANCE
L1	N13°10'07"E	27.33'
L2	N60°12'42"E	46.01'
L3	S89°55'58"E	33.11'
L4	N00°04'02"E	2.00'
L5	S29°47'18"E	5.25'
L6	S60°12'42"W	94.34'

1/2" FIR  
W/ CAP  
(CM)

DANIELDALE ROAD  
(VARIABLE WIDTH R.O.W.)

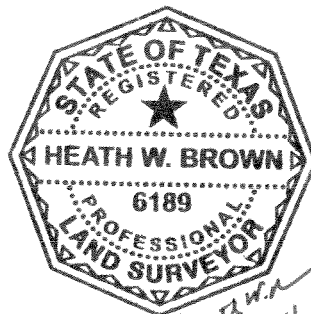
## LEGEND

- (CM) CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- 1/2" FIR 1/2-INCH FOUND IRON ROD  
W/ CAP WITH YELLOW PLASTIC CAP  
STAMPED "HALFF ASSOC INC."
- FND. MON. FOUND ALUMINUM MONUMENT STAMPED  
"LOT 4B, BLOCK B/7558, RPLS 5017"
- INSTR. NO. INSTRUMENT NUMBER

APPROXIMATE LOCATION  
OF ABSTRACT LINE

APPROXIMATE LOCATION  
OF CITY LIMIT LINE

CITY OF DESOTO



(For SPRG use only)

Reviewed By: DBF  
Date: 06-08-2011  
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20' DRAINAGE EASEMENT ABANDONMENT  
BECKLEYMEADE ADDITION NO. 2, PHASE 2  
LOT 4B, BLOCK B/7558  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**HALFF**

1201 NORTH BOWSER ROAD  
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TBPE FIRM #F-312

SCALE: 1" = 200' JUNE, 2011 AVO: 28091 PAGE 3 OF 3

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JOHN STEPHENS SURVEY  
ABSTRACT NUMBER 1302

The Basis of Bearings being the south line  
(South 89 degrees 42 minutes 35 seconds West)  
of Lot 4B, Block B/7558 of BECKLEYMEADE ADDITION NO. 2,  
PHASE 2, an addition to the City of Dallas, Dallas  
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BECKLEYMEADE ADDITION NO. 2, PHASE 2  
LOT 4B, BLOCK B/7558  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

111724

28243

BEING a 4.923 acre (214,436 square foot) tract of land situated in the John Stephens Survey, Abstract Number 1302, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number B/7558, and being a part of Lot 4B, Block B/7558 of BECKLEYMEADE ADDITION NO. 2, PHASE 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 200900111517 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of that tract of land described as Tract 1 in Special Warranty Deed to PR Crow I-20 II LLP, as recorded in Instrument Number 201000333265, O.P.R.D.C.T., and being part of that tract of land described in Detention Area Easement to the City of Dallas, as recorded in Instrument Number 20070442789, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a found aluminum monument stamped "LOT 4B, BLOCK B/7558, RPLS 5017" for the common north corner of a 33.5' Street Right-of-Way Dedication by plat, as recorded in Instrument Number 200900111517, O.P.R.D.C.T., and the southeast corner of said Lot 4B, said point being on the north right-of-way line of Danieldale Road (a variable width right-of-way), said point also being on the west line of that tract of land, known as Hulcy Park, described in Special Warranty Deed to the City of Dallas, as recorded in Volume 96127, Page 00326 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and corrected by Correction Special Warranty Deed, as recorded in Volume 97016, Page 01265, D.R.D.C.T., and re-recorded by Correction Special Warranty Deed, as recorded in Volume 97055, Page 02556, D.R.D.C.T.;

THENCE South 89 degrees 42 minutes 35 seconds West, with the common north line of said 33.5' Street Right-of-Way Dedication, the south line of said Lot 4B and the north right-of-way line of said Danieldale Road, a distance of 10.00 feet to the POINT OF BEGINNING, said point being on the east line of said Detention Area Easement;

THENCE South 89 degrees 42 minutes 35 seconds West, continuing with said common line, a distance of 325.64 feet to a point on the west line of said Detention Area Easement, said point being the point of curvature of a non-tangent circular curve to the right having a radius of 125.00 feet, whose chord bears North 26 degrees 18 minutes 36 seconds West, a distance of 110.98 feet;

THENCE Northwesterly, departing said common line and with the west line of said Detention Area Easement and with said curve, through a central angle of 52 degrees 42 minutes 22 seconds, an arc distance of 114.99 feet to the point of tangency;

THENCE North 00 degrees 02 minutes 35 seconds East, continuing with the west line of said Detention Area Easement, a distance of 360.67 feet to the point of curvature of a tangent circular curve to the right having a radius of 125.00 feet, whose chord bears North 45 degrees 02 minutes 35 seconds East, a distance of 176.78 feet;

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Reviewed By: DBF  
Date: 06-08-2011  
SPRG NO.: 2144

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LD4\_923-ABANDONMENT.doc

**EXHIBIT A**  
**DETENTION AREA EASEMENT ABANDONMENT**  
**BECKLEYMEADE ADDITION NO. 2, PHASE 2**  
**LOT 4B, BLOCK B/7558**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

111724

28243

THENCE Northeasterly, continuing with the west line of said Detention Area Easement and with said curve, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 196.35 feet to the point of tangency, said point being on the north line of said Detention Area Easement;

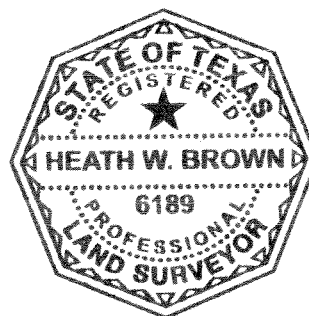
THENCE South 89 degrees 57 minutes 25 seconds East, with the north line of said Detention Area Easement, a distance of 250.65 feet to a point for the northeast corner of said Detention Area Easement;

THENCE South 00 degrees 07 minutes 00 seconds West, with the east line of said Detention Area Easement, a distance of 583.22 feet to the POINT OF BEGINNING AND CONTAINING 4.923 acres or 214,436 square feet of land, more or less.

Basis of Bearings being the south line (South 89 degrees 42 minutes 35 seconds West) of Lot 4B, Block B/7558 of BECKLEYMEADE ADDITION NO. 2, PHASE 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 200900111517 of the Official Public Records of Dallas County, Texas.

Heath W. Brown 4-22-2011

Heath W. Brown  
Registered Professional Land Surveyor  
Texas No. 6189  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6326



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N



SCALE: 1"=200'

CURVE TABLE

#	DELTA	RADIUS	TANGENT	LENGTH	CHORD	LENGTH	CHORD BEARING
C1	52°42'22"	125.00'	61.92'	114.99'	110.98'		N26°18'36"W
C2	90°00'00"	125.00'	125.00'	196.35'	176.78'		N45°02'35"E

(OWNER)

CITY OF DALLAS  
KNOWN AS HULCY PARK  
VOL. 96127, PG. 00326  
AND CORRECTED BY  
VOL. 97016, PG. 01265  
AND RE-RECORDED BY  
VOL. 97055, PG. 02556  
D.R.D.C.T.

(OWNER)

PR CROW I-20 II LLP  
DESCRIBED AS TRACT 1  
INSTR. NO. 201000333265  
O.P.R.D.C.T.

LINE TABLE

#	BEARING	DISTANCE
L1	S89°42'35"W	325.64'
L2	N00°02'35"E	360.67'
L3	S89°57'25"E	250.65'
L4	S00°07'00"W	583.22'

L3

20' DRAINAGE  
EASEMENT TO  
CITY OF DALLAS  
INSTR. # 20070442790  
O.P.R.D.C.T.

BLOCK 7558

DETENTION AREA EASEMENT  
TO CITY OF DALLAS  
INSTR. NO. 20070442789  
O.P.R.D.C.T.

UNPLATTED

(OWNER)  
TCDFW I-20 II LP  
VOL. 2005167, PG. 02481  
D.R.D.C.T.

4.923 AC.  
OR  
214,436 SQ. FT.

APPROXIMATE LOCATION  
OF ABSTRACT LINE

FND. MON.  
(CM)

DETENTION AREA  
EASEMENT

LOT 4B

L4

POINT OF  
BEGINNING

CITY OF  
DALLAS

FND. MON.  
(CM)

POINT OF  
COMMENCING

33.5' STREET  
RIGHT-OF-WAY  
DEDICATION

S89°42'35"W  
10.00'

CITY OF DALLAS

DANIELDALE ROAD

(VARIABLE WIDTH R.O.W.)

APPROXIMATE LOCATION  
OF CITY LIMIT LINE

CITY OF DESOTO

33.5' STREET RIGHT-OF-WAY  
DEDICATION INSTR. NO. 20090011517  
O.P.R.D.C.T.

TRACT 1, BLOCK 1 OF  
EAGLE PARK PHASE VII  
VOL. 97236, PG. 00066  
D.R.D.C.T.

LEGEND

- (CM) CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- 1/2" FIR W/ CAP 1/2-INCH FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF ASSOC INC."
- FND. MON. FOUND ALUMINUM MONUMENT STAMPED "LOT 4B, BLOCK B/7558, RPLS 5017"
- INSTR. NO. INSTRUMENT NUMBER

(For SPRG use only)

Reviewed By: DBF  
Date: 06-08-2011  
SPRG NO.: 2144

DETENTION AREA EASEMENT ABANDONMENT  
BECKLEYMEAD ADDITION NO. 2, PHASE 2  
LOT 4B, BLOCK B/7558  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



1201 NORTH BOWSER ROAD  
RICHARDSON, TEXAS 75081-2275  
TEL (214) 346-6200  
FAX (214) 738-0095  
TYPED FROM P-317

The Basis of Bearings being the south line  
(South 89 degrees 42 minutes 35 seconds West)  
of Lot 4B, Block B/7558 of BECKLEYMEAD ADDITION NO. 2,  
PHASE 2, an addition to the City of Dallas, Dallas  
County, Texas, as recorded in instrument Number  
20090011517 of the Official Public Records of Dallas  
County, Texas.