

# ORDINANCE NO. 28718

An ordinance providing for the abandonment of portions of Denton Drive and Minert Street, one storm sewer easement, four sanitary sewer easements and three fire lane easements, located in and adjacent to City Blocks 1/2314, 2/2315, 4/2316, 2317 and L/2313 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to PCB Properties, L.L.C.; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of needed land to the City of Dallas; providing for the granting of new easements as necessary; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for the abandonment, relinquishment and quitclaim made herein; 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 PCB Properties, L.L.C., a Texas limited liability company, hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the hereinafter described tracts of land and easements to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portions of streets are not needed for public use and easements not needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter stated; and

**WHEREAS**, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public and the City of Dallas 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 tracts of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same are abandoned, relinquished,

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vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the conditions and future effective date hereinafter more fully set out.

**SECTION 2.** That for and in monetary consideration of the sum of **SIXTY-EIGHT THOUSAND FOUR HUNDRED TWENTY-FOUR AND NO/100 (\$68,424.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10, 11, 14 and 15, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tracts of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

**SECTION 3.** That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

**SECTION 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, and are further subject to the conditions contained in Exhibit B as to Exhibit A-Tract 1, which is attached hereto and made a part hereof for all purposes.

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**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 those interests the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish, vacate and quitclaim.

**SECTION 8.** That as a condition of this abandonment and as part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold whole and harmless the City of Dallas of, from and 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, 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 as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall complete construction of street improvements within the dedication area to be conveyed to the City as described in Section 11 herein. **GRANTEE** shall complete street improvements prior to any barricading of the abandoned streets pursuant to Section 15. All street construction shall comply with City street construction standards. Failure to complete street construction prior to barricading or removal of the abandoned street in accordance with the terms of this section shall render this ordinance null and void and of no further effect.

**SECTION 10.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tracts of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

**SECTION 11.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall cause to be conveyed by General Warranty Deed to the City of Dallas, within 90 days of the effective date of this ordinance, good, indefeasible and marketable fee simple title, subject to only those title exceptions approved by the City Attorney, and insured by an owners policy of title insurance approved as to form by the City Attorney, to certain properties located in City Blocks L/2313 and 2317, containing a total of approximately 29,377 square feet of land, a description of which is attached hereto and made a part hereof as Exhibit-C Tracts 1 and Tract 2. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

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**SECTION 12.** That at such time as the instrument described in Section 11 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney, it be accepted, and thereafter, the Director of Sustainable Development and Construction is authorized and directed to record said instrument in the official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

**SECTION 13.** That this ordinance and properly executed General Warranty Deed, approved as to form by the City Attorney, be forwarded to a title insurance company for closing. Subsequent to closing, all instruments conveying real estate interests to the City of Dallas shall be recorded in the official real property records of the county in which the subject property is located and thereafter returned to the City Secretary for permanent record.

**SECTION 14.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall pay all closing costs and title expenses associated with the acquisition of the property described in Section 11 above.

**SECTION 15.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment, but in no event prior to the completion of the street improvements required pursuant to Section 9 of this ordinance, close, barricade and/or place signs in the area described in Exhibit A-Tract 1 in accordance with detailed plans approved by the Director of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A-Tract 1 closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Sustainable Development and Construction.

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**SECTION 16.** That this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to the easements described in Exhibit A-Tracts 2 - 9 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 17.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment areas are located, 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 Sections 2 and 14, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and completion of the dedication set forth in Section 11, the Director of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance; and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the areas abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

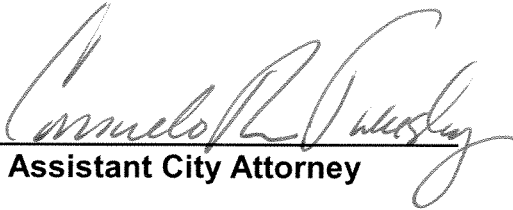
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**SECTION 18.** That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

**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 AUG 08 2012.

28718  
EXHIBIT A-TRACT 1

EXHIBIT A-TRACT 1

STREET ABANDONMENT  
DENTON DRIVE AND PART OF MINERT STREET  
ADJACENT TO BLOCKS 1/2314, 2/2315, AND 4/2316  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 34,379 SQUARE FEET TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, OUT OF THE C. GRIGSBY SURVEY, ABSTRACT NO. 532 ADJACENT TO BLOCKS 1/2314, 2/2315, AND 4/2316 AND BEING A 47 FOOT RIGHT-OF-WAY ORIGINALLY CALLED FAIRMOUNT STREET AND NOW REFERRED TO AS DENTON DRIVE, CREATED BY THE PLAT OF H. C. SMITH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4 AT PAGE 144 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING THE PORTION OF MINERT STREET, A 47 FOOT RIGHT-OF-WAY ORIGINALLY CALLED MAPLE SPRINGS BOULEVARD ALSO CREATED BY THE PLAT OF H. C. SMITH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4 AT PAGE 144 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF LOT 11 IN BLOCK 2/2315 OF SAID H.C. SMITH'S ADDITION, SAME BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF KINGS ROAD (50 FOOT RIGHT-OF-WAY) WITH THE SOUTHWESTERLY LINE OF DENTON DRIVE (47 FOOT RIGHT-OF-WAY);

THENCE NORTH 48° 28' 34" WEST (BASIS OF BEARINGS) DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID KINGS ROAD AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID DENTON DRIVE FOR A DISTANCE OF 596.51 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID MINERT STREET, SAID POINT BEING IN THE SOUTHEASTERLY LINE OF BLOCK 4/2316 OF CLIFF DWELLERS ADDITION NO. 1, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 70146 AT PAGE 2232 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 41° 57' 46" EAST FOLLOWING ALONG THE NORTHWESTERLY LINE OF SAID MINERT STREET AND ALONG THE SOUTHEASTERLY LINE OF SAID CLIFF DWELLERS ADDITION NO. 1 FOR A DISTANCE OF 182.01 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 48° 28' 34" EAST, DEPARTING THE NORTHWESTERLY LINE OF SAID MINERT STREET, AND ACROSS SAID MINERT STREET, FOR A DISTANCE OF 47.00 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHEASTERLY LINE OF SAID MINERT STREET, ALSO BEING THE NORTHWESTERLY LINE OF LOT 1, BLOCK 1/2314 OF SAID H. C. SMITH'S ADDITION;

THENCE SOUTH 41° 57' 46" WEST FOLLOWING ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MINERT STREET FOR A DISTANCE OF 135.00 FEET TO A 5/8" IRON ROD FOUND AT THE WESTERLY CORNER OF SAID LOT 1 IN BLOCK 1/2314 OF SAID H. C. SMITH'S ADDITION, IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DENTON DRIVE;

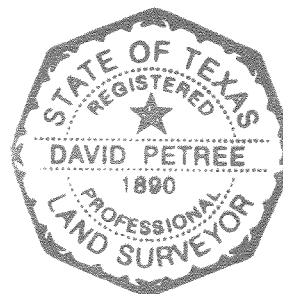
THENCE SOUTH 48° 28' 34" EAST DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MINERT STREET ALONG THE NORTHEASTERLY LINE OF SAID DENTON DRIVE FOR A DISTANCE OF 549.40 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID KINGS ROAD WITH THE NORTHEASTERLY LINE OF SAID DENTON DRIVE;

THENCE SOUTH 41° 49' 51" WEST DEPARTING FROM SAID NORTHEASTERLY LINE OF SAID DENTON DRIVE FOR A DISTANCE OF 47.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 34,379 SQUARE FEET (0.789 ACRES) OF LAND, MORE OR LESS.

*David Petree*

Date: 4-9-2012

DAVID PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890



BASIS OF BEARING: SOUTHWESTERLY RIGHT-OF-WAY LINE  
OF DENTON DRIVE (N 48°28'34" W - 596.51')  
NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH (214)-358-4500  
FAX (214)-358-4600

(For SPRG Use Only)

Reviewed By: DBF  
Date: 04-11-2012  
SPRG NO. 2335

APRIL 9, 2012

SHEET 1 of 2





## EXHIBIT A -TRACT 2

20' FIRE LANE EASEMENT ABANDONMENT  
H.C. SMITH'S ADDITION  
BLOCK 2/2315

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BEING A 9,142 SQUARE FEET TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, OUT OF THE C. GRIGSBY SURVEY, ABSTRACT NO. 532 IN LOT 6 OF BLOCK 2/2315 OF H.C. SMITH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4 AT PAGE 144 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING A PORTION OF OLD DENTON INTERURBAN RIGHT-OF-WAY (ABANDONED FAIRMOUNT STREET), AND ALSO A PART OF THAT CERTAIN TRACT CONVEYED TO PCB PROPERTIES, LLC, BY SUBSTITUTE TRUSTEE'S DEED AND BILL OF SALE, AS RECORDED IN INSTRUMENT 20080159365 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND IN PARTICULARLY BEING A 20 FOOT FIRE LANE EASEMENT TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 68083, PAGE 716, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF LOT 11 IN BLOCK 2/2315 OF SAID H.C. SMITH'S ADDITION, SAME BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF KINGS ROAD (50 FOOT RIGHT-OF-WAY) WITH THE SOUTHWESTERLY LINE OF DENTON DRIVE (47 FOOT RIGHT-OF-WAY);

THENCE NORTH 48° 28' 34" WEST (BASIS OF BEARINGS NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202), AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID DENTON DRIVE FOR A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING AT THE MOST EASTERLY CORNER OF SAID 20 FOOT FIRE LANE EASEMENT AND BEING IN THE NORTHEAST LINE OF SAID LOT 6, BLOCK 2/2315;

THENCE SOUTH 41° 49' 51" WEST DEPARTING SAID DENTON DRIVE, FOLLOWING THE SOUTHEASTERLY LINE OF SAID 20 FOOT FIRE LANE EASEMENT FOR A DISTANCE OF 177.33 FEET TO A POINT FOR CORNER;

THENCE SOUTH 46° 32' 49" EAST FOLLOWING THE NORTHEASTERLY LINE OF SAID 20 FOOT FIRE LANE EASEMENT FOR A DISTANCE OF 260.10' FEET TO A POINT FOR CORNER IN SAID NORTHWESTERLY LINE OF KINGS ROAD;

THENCE SOUTH 41° 49' 51" WEST FOLLOWING ALONG SAID NORTHWESTERLY LINE OF KINGS ROAD AND ALONG THE SOUTHEAST LINE OF SAID 20 FOOT FIRE LANE EASEMENT, FOR A DISTANCE OF 20.01 FEET TO A POINT FOR CORNER, BEING THE MOST SOUTHERLY CORNER OF SAID 20 FOOT FIRE LANE EASEMENT;

THENCE NORTH 46° 32' 49" WEST DEPARTING SAID NORTHWESTERLY LINE OF KINGS ROAD, FOLLOWING THE SOUTHWESTERLY LINE OF SAID 20 FOOT FIRE LANE EASEMENT FOR A DISTANCE OF 280.11 FEET TO A POINT FOR CORNER;

THENCE NORTH 41° 49' 51" EAST FOLLOWING THE NORTHWESTERLY LINE OF SAID 20 FOOT FIRE LANE EASEMENT A FOR A DISTANCE OF 196.66 FEET TO A POINT FOR CORNER IN SAID SOUTHWESTERLY LINE OF DENTON DRIVE, BEING THE MOST NORTHERLY CORNER OF SAID 20 FOOT FIRE LANE EASEMENT, AND BEING ON SAID NORTHEAST LINE OF LOT 6, BLOCK 2/2315;

REVIEWED BY

*JS* 10-11-2011  
SPRG 2214

OCTOBER 06, 2011

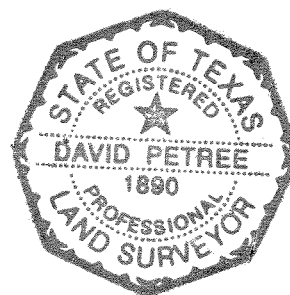
## EXHIBIT A -TRACT 2

(CONTINUED)  
20' FIRE LANE EASEMENT ABANDONMENT  
H.C. SMITH'S ADDITION  
BLOCK 2/2315

28718

THENCE SOUTH 48° 28' 34" EAST ALONG THE SOUTHWESTERLY LINE OF SAID DENTON DRIVE, ALONG THE NORTHEASTERLY LINE OF SAID 20 FOOT FIRE LANE EASEMENT, AND ALONG SAID NORTHEAST LINE OF LOT 6, BLOCK 2/2315 FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,142 SQUARE FEET (0.210 ACRES) OF LAND, MORE OR LESS.

David Petree DATE 10-06-2011  
DAVID PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890



REVIEWED BY

JS 10.11.2011  
SPRG 2214

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH (214)-358-4500  
FAX (214)-358-4600

(For SPRG Use Only)

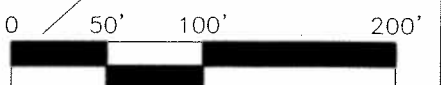
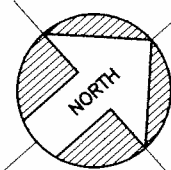
Reviewed By: \_\_\_\_\_  
Date: \_\_\_\_\_  
SPRG NO. \_\_\_\_\_

OCTOBER 06, 2011

# EXHIBIT A-TRACT 2

121928

**LEGEND**  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCING  
 DRDCT DEED RECORDS, DALLAS COUNTY, TEXAS  
 MRDCT MAP RECORDS, DALLAS COUNTY, TEXAS  
 OPRDCT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. INSTRUMENT NUMBER  
 I.R.F. IRON ROD FOUND  
 CM CONTROLLING MONUMENT



GRAPHIC SCALE: 1"=100'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 41°49'51" W	177.33'
L2	S 46°32'49" E	260.10'
L3	S 41°49'51" W	20.01'
L4	N 46°32'49" W	280.11'
L5	N 41°49'51" E	196.66'
L6	S 48°28'34" E	20.00'

FAIRMOUNT (40' R.O.W.) STREET

CLARA STREET

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 25
- 26

BLOCK 4/2316  
 CLIFF DWELLERS  
 ADDITION NO. 1  
 VOL. 70146, PG. 2232 MRDCT

PCB PROPERTIES LLC  
 INST. 20080159348  
 OPRDCT

9,142 S.F. (0.210 AC.)  
 20' FIRE LANE EASEMENT  
 VOL. 68083, PG. 716 DRDCT

BLOCK L/2313  
 R.H. TURNER ADDITION  
 VOL. 6, PG. 349  
 MRDCT

MINERT STREET (47' R.O.W.)  
 H.C. SMITH'S ADDITION VOL. 4, PG. 144 MRDCT

BLOCK 1/2314  
 H.C. SMITH'S ADDITION  
 VOL. 4, PG. 144 MRDCT

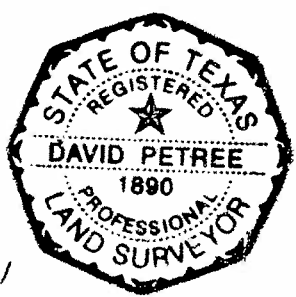
BLOCK 2317  
 P. S. PERRY'S  
 SUBDIVISION  
 VOL. 14, PG. 279  
 MRDCT

BLOCK 2317

BLOCK 2/2315  
 H.C. SMITH'S ADDITION  
 VOL. 4, PG. 144 MRDCT  
 PCB PROPERTIES, LLC  
 INST. 20080159365  
 OPRDCT

BASIS OF BEARINGS:  
 NORTH AMERICAN DATUM 1983  
 TEXAS STATE PLANE ZONE 4202

*David Petree* Date: 10-06-2011  
 David Petree  
 Registered Professional  
 Land Surveyor No. 1890



KINGS (50' R.O.W.) ROAD

BLOCK 1  
 H/2310

BLOCK G/2310  
 O.A. TEAL'S SUBDIVISION  
 VOL. 4, PG. 165, MRDCT

FAIRMOUNT STREET

BLOCK F/2309  
 A.K. LUCAS HOMESTEAD SUBDIVISION  
 VOL. 1, PG. 494, MRDCT

REVIEWED BY  
 10-11-2011  
 SPRG 2214

20' FIRE LANE EASEMENT ABANDONMENT  
 H.C. SMITH'S ADDITION  
 BLOCK 2/2315

OCTOBER 06, 2011

# EXHIBIT A -TRACT 3

121928

10' STORM SEWER EASEMENT ABANDONMENT  
CLIFF DWELLERS ADDITION NO. 1  
BLOCK 4/2316

## 28718

BEING A 3,024 SQUARE FEET TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, OUT OF THE C. GRIGSBY SURVEY, ABSTRACT NO. 532 IN BLOCK 4/2316, CLIFF DWELLERS ADDITION NO. 1, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 70146 AT PAGE 2232 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, A PART OF THAT CERTAIN TRACT CONVEYED TO PCB PROPERTIES LLC, BY SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN INSTRUMENT 20080159348 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND IN PARTICULARLY BEING A 10 FOOT STORM SEWER EASEMENT DEDICATED TO THE CITY OF DALLAS, TEXAS, BY PLAT OF SAID CLIFF DWELLERS ADDITION NO. 1 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF LOT 11 IN BLOCK 2/2315 OF H.C. SMITH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4 AT PAGE 144 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF KINGS ROAD (50 FOOT RIGHT-OF-WAY) WITH THE SOUTHWESTERLY LINE OF DENTON DRIVE (47 FOOT RIGHT-OF-WAY);

THENCE NORTH 48° 28' 34" WEST (BASIS OF BEARINGS NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202), AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID DENTON DRIVE FOR A DISTANCE OF 596.51 FEET TO A 5/8" INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION WITH THE NORTHWESTERLY LINE OF MINERT STREET (47 FOOT RIGHT-OF-WAY);

THENCE NORTH 41° 57' 48" EAST ALONG THE NORTHWESTERLY LINE OF SAID MINERT STREET AND ALONG A SOUTHEAST LINE OF SAID CLIFF DWELLERS ADDITION NO. 1 FOR A DISTANCE OF 22.97 FEET TO THE POINT OF BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID 10 FOOT STORM SEWER EASEMENT;

THENCE NORTH 47° 47' 13" WEST AND DEPARTING THE NORTHWESTERLY LINE OF SAID MINERT STREET FOLLOWING THE SOUTHWESTERLY LINE OF SAID 10 FOOT STORM SEWER EASEMENT FOR A DISTANCE OF 56.75 FEET TO A POINT FOR CORNER;

THENCE SOUTH 41° 17' 14" WEST FOLLOWING THE SOUTHEASTERLY LINE OF SAID 10 FOOT STORM SEWER EASEMENT FOR A DISTANCE OF 79.72 TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39° 16' 47", A RADIUS OF 58.31 FEET, A CHORD BEARING OF SOUTH 55° 06' 30" WEST AT A DISTANCE OF 39.20 FEET:

THENCE FOLLOWING ALONG THE SOUTHEASTERLY LINE OF SAID 10 FOOT STORM SEWER EASEMENT AND CONTINUING ALONG SAID CURVE TO THE RIGHT FOR A DISTANCE OF 39.97 FEET TO A POINT FOR CORNER;

THENCE NORTH 50° 29' 37" WEST FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID 10 STORM SEWER EASEMENT FOR A DISTANCE OF 123.96 FEET TO A POINT FOR CORNER;

THENCE NORTH 39° 30' 23" EAST FOLLOWING ALONG THE NORTHWESTERLY LINE OF SAID 10 STORM SEWER EASEMENT FOR A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 50° 29' 37" EAST FOLLOWING ALONG THE NORTHEASTERLY LINE OF SAID 10 FOOT STORM SEWER EASEMENT FOR A DISTANCE OF 118.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33° 55' 17", A RADIUS OF 48.31 FEET, A CHORD BEARING OF NORTH 51° 51' 05" EAST FOR A DISTANCE OF 28.18 FEET TO A POINT FOR CORNER;

REVIEWED BY *J2 10.11.2011*  
*SPRG-2206*

OCTOBER 06, 2011

# EXHIBIT A -TRACT 3

121928

(CONTINUED)

10' STORM SEWER EASEMENT ABANDONMENT  
CLIFF DWELLERS ADDITION NO. 1  
BLOCK 4/2316

28718

THENCE FOLLOWING ALONG THE NORTHWESTERLY LINE OF SAID 10 FOOT STORM SEWER EASEMENT AND CONTINUING ALONG SAID CURVE TO THE LEFT FOR A DISTANCE OF 28.60 FEET TO A POINT FOR CORNER;

THENCE NORTH 41° 17' 14" EAST FOLLOWING ALONG THE NORTHWESTERLY LINE OF SAID 10 FOOT STORM SEWER EASEMENT FOR A DISTANCE OF 90.41 FEET TO A POINT FOR CORNER;

THENCE SOUTH 47° 47' 13" EAST FOLLOWING ALONG THE NORTHEASTERLY LINE OF SAID 10 FOOT STORM SEWER EASEMENT FOR A DISTANCE OF 66.87 FEET TO A POINT FOR CORNER IN THE NORTHWESTERLY LINE OF SAID MINERT STREET AND BEING IN SAID SOUTHEAST LINE OF CLIFF DWELLERS ADDITION NO. 1;

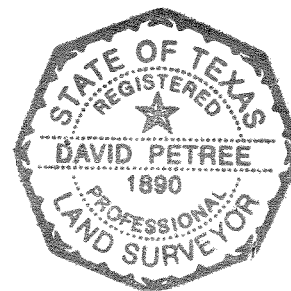
THENCE SOUTH 41° 57' 46" WEST ALONG SAID NORTHWESTERLY LINE OF MINERT STREET AND ALONG SAID SOUTHEAST LINE OF CLIFF DWELLERS ADDITION NO. 1, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,024 SQUARE FEET (0.069 ACRES) OF LAND, MORE OR LESS.

*David Petree*

DATE 10-06-2011

DAVID PETREE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890



REVIEWED BY

*Jz 10-11-2011*  
*SPRG 2206*

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH (214)-358-4500  
FAX (214)-358-4600

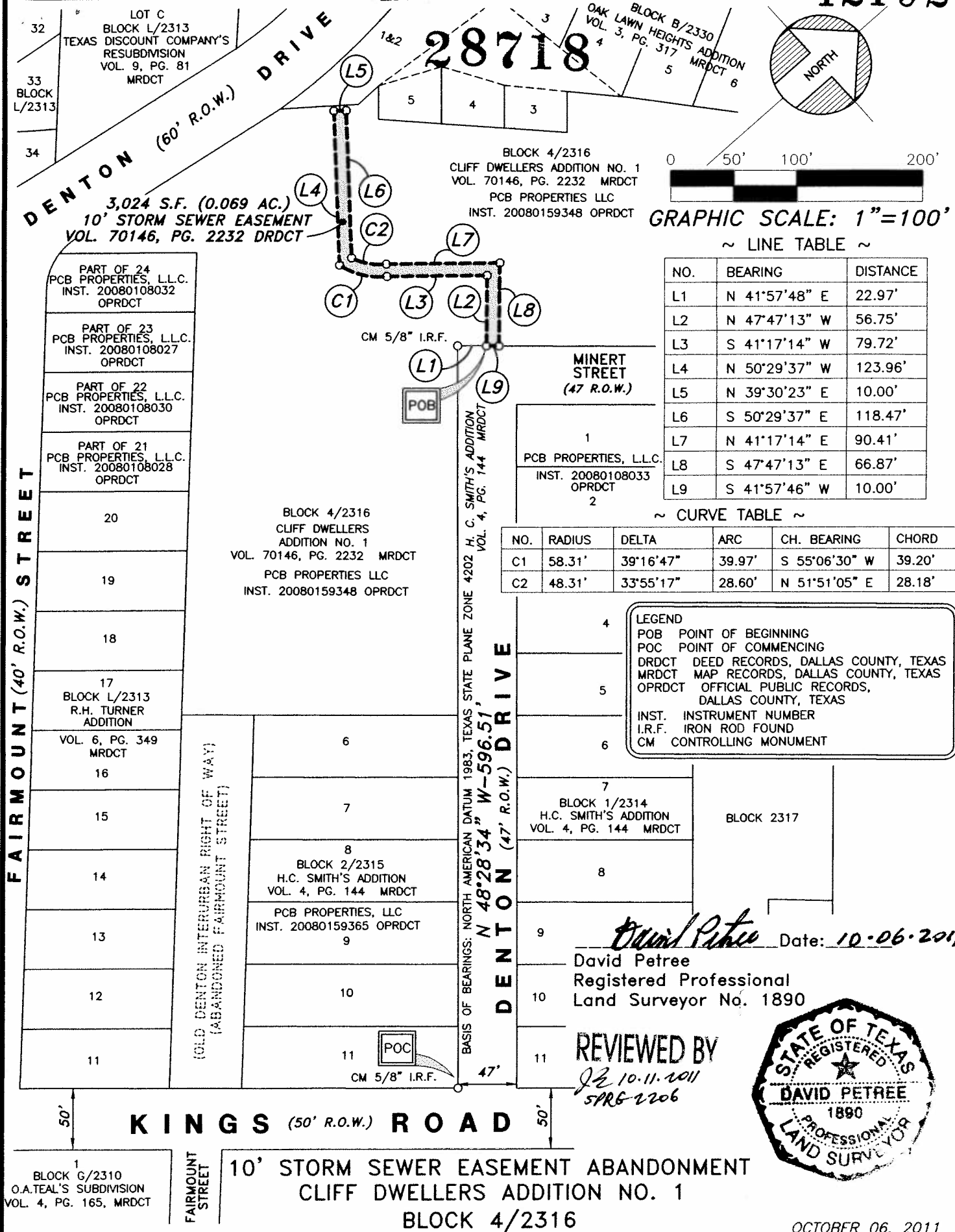
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Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

SPRG NO. \_\_\_\_\_

OCTOBER 06, 2011



**EXHIBIT A -TRACT 4**  
**SANITARY SEWER EASEMENT ABANDONMENT**  
**CLIFF DWELLERS ADDITION NO. 1**  
**BLOCK 4/2316**

121928

28718

BEING A 398 SQUARE FEET TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, OUT OF THE C. GRIGSBY SURVEY, ABSTRACT NO. 532 IN BLOCK 4/2316, CLIFF DWELLERS ADDITION NO. 1, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 70146 AT PAGE 2232 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, A PART OF THAT CERTAIN TRACT CONVEYED TO PCB PROPERTIES LLC BY SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN INSTRUMENT 20080159348 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND IN PARTICULARLY BEING A SANITARY SEWER EASEMENT TO THE CITY OF DALLAS, TEXAS AS RECORDED IN VOLUME 70171, PAGE 1107 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF LOT 11 IN BLOCK 2/2315 OF H.C. SMITH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 AT PAGE 144 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF KINGS ROAD (50 FOOT RIGHT-OF-WAY) WITH THE SOUTHWESTERLY LINE OF DENTON DRIVE (47 FOOT RIGHT-OF-WAY);

THENCE SOUTH 41° 49' 51" WEST (BASIS OF BEARINGS NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202), ALONG THE NORTHWESTERLY LINE OF SAID KINGS ROAD FOR A DISTANCE OF 231.01' FEET TO A 5/8" IRON ROD FOUND AT THE EASTERLY CORNER OF LOT 11 IN BLOCK L/2313 OF R.H. TURNER ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 349 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 46° 32' 49" WEST AND DEPARTING FROM THE NORTHWESTERLY LINE OF SAID KINGS ROAD FOLLOWING THE NORTHEASTERLY LINE OF SAID R.H. TURNER ADDITION AND OVER AND ACROSS PART OF LOTS 21, 22 AND 23, BLOCK L/2313, FOR A DISTANCE OF 611.10 FEET TO THE POINT OF BEGINNING OF SAID SANITARY SEWER EASEMENT IN THE NORTHEASTERLY LINE OF PART OF LOT 23 OF SAID BLOCK L/2313 AND BEING IN THE SOUTHWEST LINE OF SAID CLIFF DWELLERS ADDITION NO. 1;

THENCE NORTH 46° 32' 49" WEST FOLLOWING THE NORTHEASTERLY LINE OF SAID PART OF LOT 23 AND SAID SOUTHWEST LINE OF CLIFF DWELLERS ADDITION NO. 1 FOR A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 41° 43' 43" EAST DEPARTING THE NORTHEASTERLY LINE OF SAID PART OF LOT 23 AND SAID SOUTHWEST LINE OF CLIFF DWELLERS ADDITION NO. 1, FOLLOWING THE NORTHWESTERLY LINE OF SAID SANITARY SEWER EASEMENT FOR A DISTANCE OF 53.09 TO A POINT FOR CORNER;

THENCE SOUTH 26° 05' 05" WEST FOLLOWING THE SOUTHEASTERLY LINE OF SAID SANITARY SEWER EASEMENT FOR A DISTANCE OF 55.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 398 SQUARE FEET (0.009 ACRES) OF LAND, MORE OR LESS.

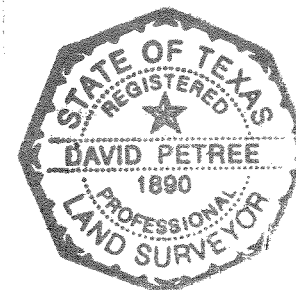
*David Petree*

DATE *10-06-2011*

DAVID PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

REVIEWED BY

*10-11-2011*  
*SPRG 2208*



DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH (214)-358-4500  
FAX (214)-358-4600

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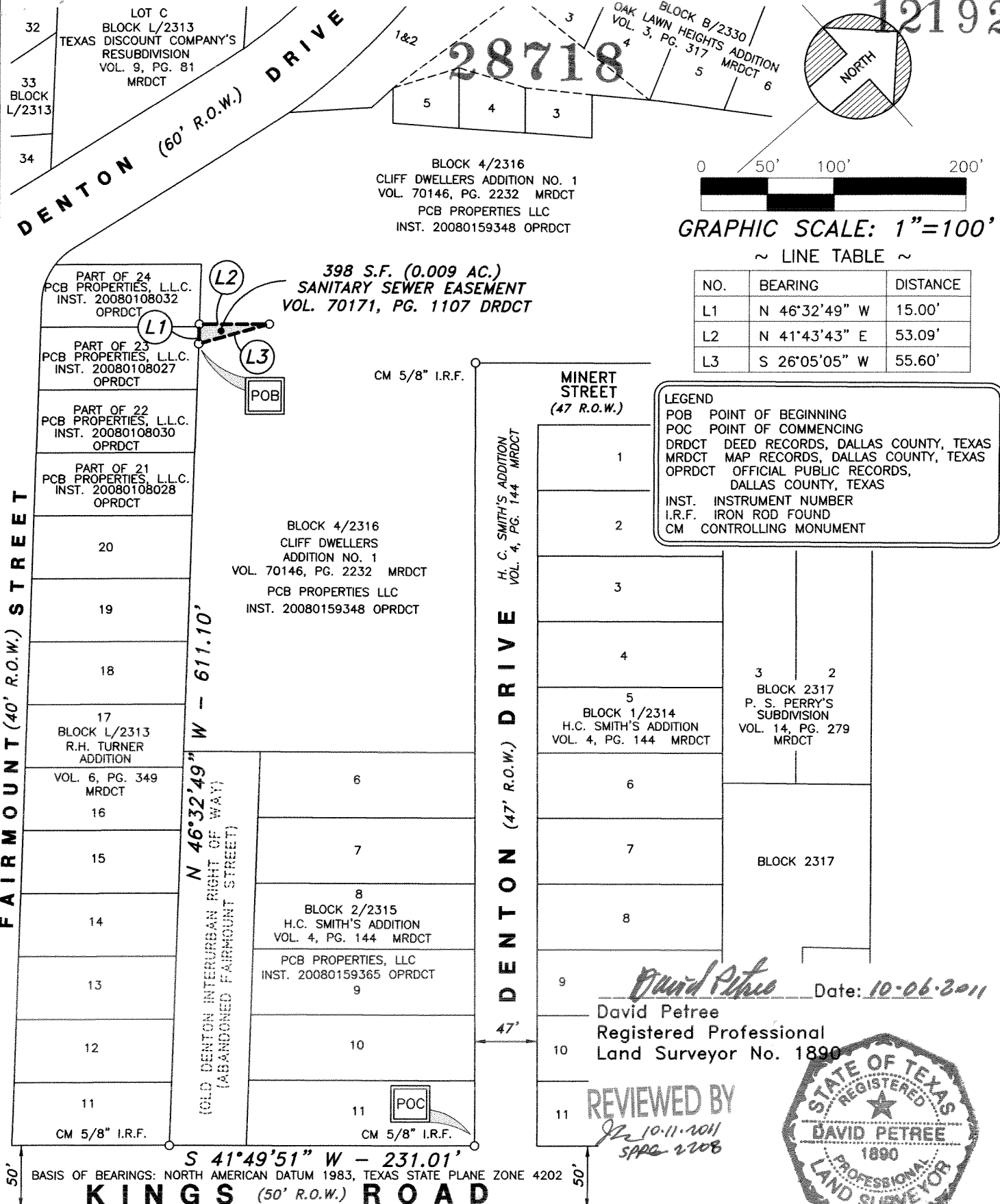
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Date: \_\_\_\_\_  
SPRG NO. \_\_\_\_\_

OCTOBER 06, 2011



# EXHIBIT A -TRACT 4

121928



**EXHIBIT A -TRACT 5****12' SANITARY SEWER EASEMENT ABANDONMENT  
CLIFF DWELLERS ADDITION NO. 1****BLOCK 4/2316****28718****121928**

BEING A 4,516 SQUARE FEET TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, OUT OF THE C. GRIGSBY SURVEY, ABSTRACT NO. 532 IN BLOCK 4/2316, CLIFF DWELLERS ADDITION NO. 1, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 70146 AT PAGE 2232 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, A PART OF THAT CERTAIN TRACT CONVEYED TO PCB PROPERTIES LLC BY SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN INSTRUMENT 20080159348 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND IN PARTICULARLY BEING A 12 FOOT SANITARY SEWER EASEMENT DEDICATED TO THE CITY OF DALLAS, TEXAS, BY PLAT OF SAID CLIFF DWELLERS ADDITION NO. 1 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF LOT 11 BLOCK L/2313 OF R.H. TURNER ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 349 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, ALSO BEING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF KINGS ROAD (50 FOOT RIGHT-OF-WAY) WITH THE NORTHEASTERLY LINE OF FAIRMOUNT STREET (40 FOOT RIGHT-OF-WAY);

THENCE NORTH 46° 32' 49" WEST (BASIS OF BEARINGS NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202), ALONG THE NORTHEASTERLY LINE OF SAID FAIRMOUNT STREET FOR A DISTANCE OF 642.47 FEET TO A 5/8" IRON ROD FOUND AND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55° 34' 58", A RADIUS OF 50.00 FEET, AND A CHORD BEARING OF NORTH 18° 28' 42" WEST AT A DISTANCE OF 46.63 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 48.51 FEET TO A POINT FOR CORNER IN THE SOUTHEASTERLY LINE OF DENTON DRIVE (60' RIGHT-OF-WAY);

THENCE NORTH 09° 18' 17" EAST ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 134.87 FEET TO THE POINT OF BEGINNING OF SAID 12 FOOT SANITARY SEWER EASEMENT AND BEING IN THE SOUTHWEST LINE OF SAID CLIFF DWELLERS ADDITION NO. 1;

THENCE NORTH 09° 18' 17" EAST CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHWEST LINE OF CLIFF DWELLERS ADDITION NO. 1, FOR A DISTANCE OF 12.13 FEET TO A POINT FOR CORNER:

THENCE SOUTH 89° 05' 32" WEST AND DEPARTING THE SOUTHEASTERLY LINE OF SAID DENTON DRIVE FOLLOWING THE NORTHWESTERLY LINE OF SAID 12 FOOT SANITARY SEWER EASEMENT FOR A DISTANCE OF 33.09 FEET TO AN ANGLE POINT;

THENCE NORTH 41° 28' 30" EAST FOLLOWING THE NORTHWESTERLY LINE OF SAID 12 FOOT SANITARY SEWER EASEMENT A FOR A DISTANCE OF 129.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38° 04' 29", A RADIUS OF 24.51 FEET, AN A CHORD BEARING OF NORTH 22° 26' 16" EAST FOR A DISTANCE OF 15.99 FEET;

THENCE ALONG SAID CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 16.29 FEET TO A POINT FOR REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34° 24' 22", A RADIUS OF 57.42 FEET, AND A CHORD BEARING OF NORTH 20° 36' 12" EAST AT A DISTANCE OF 33.97 FEET;

THENCE ALONG SAID REVERSE CURVE FOR AN ARC DISTANCE OF 34.48 FEET TO A POINT FOR CORNER;

THENCE NORTH 39° 05' 53" EAST ALONG THE NORTHWESTERLY LINE OF SAID 12 FOOT SANITARY SEWER EASEMENT FOR A DISTANCE OF 100.91 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30° 30' 42", A RADIUS OF 57.12 FEET, A CHORD BEARING OF NORTH 23° 50' 32" EAST AT A DISTANCE OF 30.06 FEET;

REVIEWED BY *JS* 10-11-2011  
SPRG 2209

OCTOBER 06, 2011

**EXHIBIT A -TRACT 5**

121928

(CONTINUED)

12' SANITARY SEWER EASEMENT ABANDONMENT  
CLIFF DWELLERS ADDITION NO. 1

BLOCK 4/2316

28718

THENCE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 30.42 FEET TO A POINT FOR CORNER;

THENCE NORTH 04° 20' 18" EAST FOLLOWING THE NORTHWESTERLY LINE OF SAID 12 FOOT SANITARY SEWER EASEMENT FOR A DISTANCE OF 17.63 FEET TO POINT FOR CORNER;

THENCE NORTH 66° 22' 15" EAST FOLLOWING THE NORTHERLY LINE OF SAID 12 FOOT SANITARY SEWER EASEMENT FOR A DISTANCE OF 13.59 FEET TO A POINT FOR CORNER;

THENCE SOUTH 04° 20' 18" WEST FOLLOWING THE SOUTHEASTERLY LINE OF SAID 12 FOOT SANITARY SEWER EASEMENT FOR A DISTANCE OF 24.42 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30° 53' 53", A RADIUS OF 69.12 FEET, AND A CHORD BEARING OF SOUTH 23° 38' 56" WEST FOR A DISTANCE OF 36.82 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 37.27 FEET TO A POINT FOR CORNER;

THENCE SOUTH 39° 05' 53" WEST FOLLOWING THE SOUTHEASTERLY LINE OF SAID 12 FOOT SANITARY SEWER EASEMENT FOR A DISTANCE OF 100.77 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34° 14' 59", A RADIUS OF 45.42 FEET, AND A CHORD BEARING OF SOUTH 20° 31' 30" WEST FOR A DISTANCE OF 26.75 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 27.15 FEET TO A POINT FOR REVERSE CURVE HAVING A CENTRAL ANGLE OF 38° 04' 29", A RADIUS OF 36.51 FEET AND A CHORD BEARING OF SOUTH 22° 26' 16" WEST FOR A DISTANCE 23.82 FEET;

THENCE ALONG SAID REVERSE CURVE FOR AN ARC DISTANCE OF 24.26 FEET TO A POINT FOR CORNER;

THENCE SOUTH 41° 28' 30" WEST FOLLOWING THE SOUTHEASTERLY LINE OF SAID 12 FOOT SANITARY SEWER EASEMENT FOR A DISTANCE OF 135.52 FEET TO AN ANGLE POINT;

THENCE NORTH 89° 05' 32" WEST FOLLOWING THE SOUTHEASTERLY LINE OF SAID 12 FOOT SANITARY SEWER EASEMENT FOR A DISTANCE OF 40.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,516 SQUARE FEET (0.104 ACRES) OF LAND, MORE OR LESS.

*David Petree*DATE 10-06-2011DAVID PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

REVIEWED BY

*10-11-2011*  
*SPRG 2209*DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH (214)-358-4500  
FAX (214)-358-4600

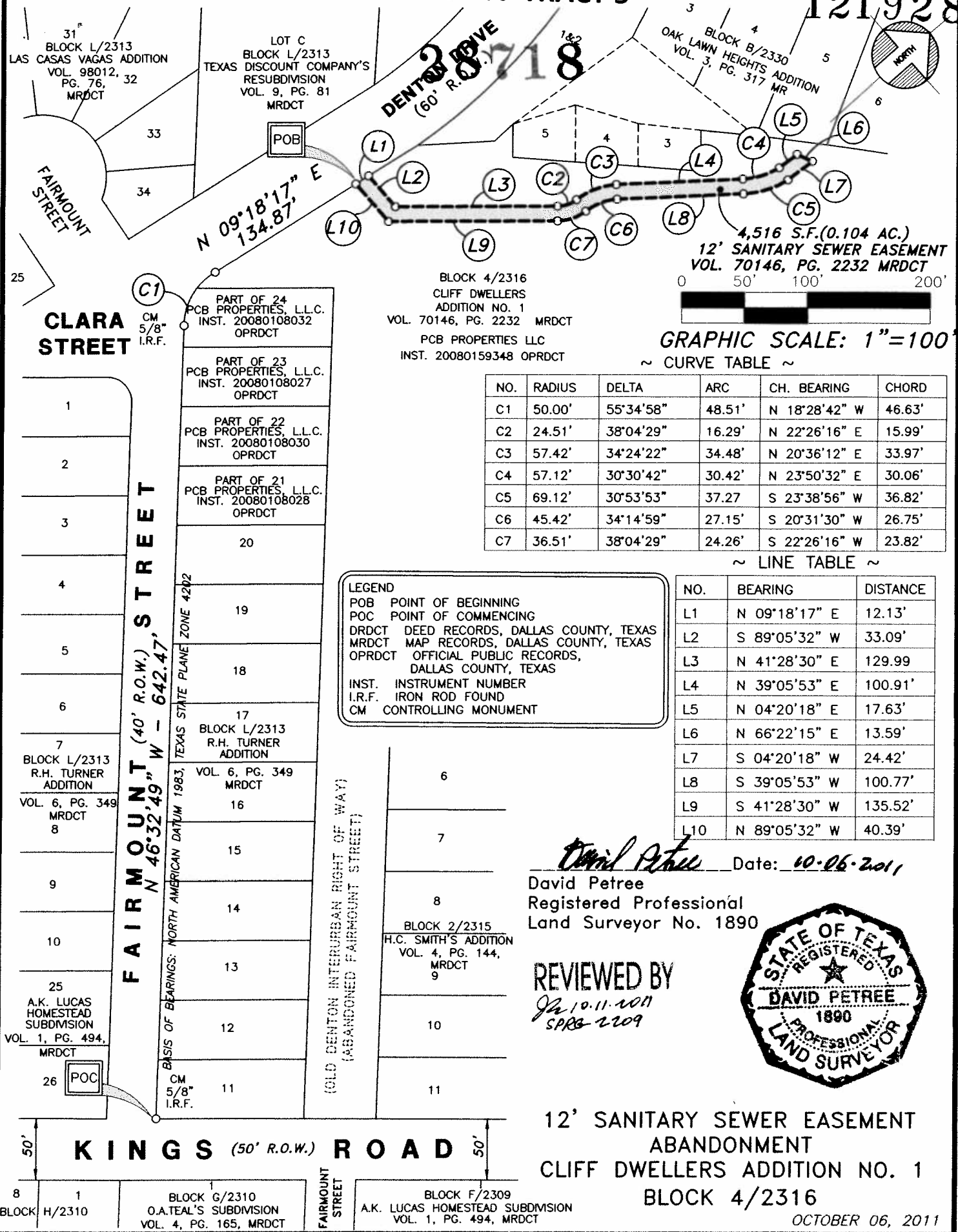
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Reviewed By: \_\_\_\_\_  
Date: \_\_\_\_\_  
SPRG NO. \_\_\_\_\_

OCTOBER 06, 2011

# EXHIBIT A - TRACT 5

121928



# EXHIBIT A -TRACT 6

121928

## 10' SANITARY SEWER EASEMENT ABANDONMENT CLIFF DWELLERS ADDITION NO. 1

BLOCK 4/2316

28718

BEING A 2,668 SQUARE FEET TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, OUT OF THE C. GRIGSBY SURVEY, ABSTRACT NO. 532 IN BLOCK 4/2316 OF CLIFF DWELLERS ADDITION NO. 1, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 70146 AT PAGE 2232 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, A PART OF THAT CERTAIN TRACT CONVEYED TO PCB PROPERTIES LLC, BY SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN INSTRUMENT 20080159348 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND IN PARTICULARLY BEING A 10 FOOT SANITARY SEWER EASEMENT DEDICATED TO THE CITY OF DALLAS, TEXAS, BY PLAT OF SAID CLIFF DWELLERS ADDITION NO. 1 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF LOT 11 IN BLOCK 2/2315 OF H.C. SMITH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 AT PAGE 144 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF KINGS ROAD (50 FOOT RIGHT-OF-WAY) WITH THE SOUTHWESTERLY LINE OF DENTON DRIVE (47 FOOT RIGHT-OF-WAY);

THENCE NORTH 48° 28' 34" WEST (BASIS OF BEARINGS NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202), AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID DENTON DRIVE FOR A DISTANCE OF 596.51 FEET TO A 5/8" INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION WITH THE NORTHWESTERLY LINE OF MINERT STREET (47 FOOT RIGHT-OF-WAY);

THENCE NORTH 41° 57' 46" EAST ALONG THE NORTHWESTERLY LINE OF SAID MINERT STREET FOR A DISTANCE OF 21.70 FEET TO THE POINT OF BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID 10 FOOT SANITARY SEWER EASEMENT AND BEING IN THE SOUTHEAST LINE OF SAID CLIFF DWELLERS ADDITION NO. 1;

THENCE NORTH 48° 16' 17" WEST DEPARTING THE NORTHWESTERLY LINE OF SAID MINERT STREET AND FOLLOWING THE SOUTHWESTERLY LINE OF SAID 10 FOOT SANITARY SEWER EASEMENT FOR A DISTANCE OF 25.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 41° 43' 43" WEST FOLLOWING THE SOUTHEASTERLY LINE OF SAID 10 FOOT SANITARY SEWER EASEMENT FOR A DISTANCE OF 231.89 FEET TO A POINT FOR CORNER IN THE NORTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO PCB PROPERTIES, L.L.C. BY SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN INSTRUMENT 20080108027 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, BEING PART OF LOT 23, BLOCK L/2313 OF R.H. TURNER ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP THEREOF AS RECORDED IN VOLUME 6, PAGE 349, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING IN THE SOUTHWEST LINE OF SAID CLIFF DWELLERS ADDITION NO. 1;

THENCE NORTH 46° 32' 49" WEST AND FOLLOWING ALONG SAID NORTHEASTERLY LINE OF PCB PROPERTIES, L.L.C. TRACT (20080108027), ALONG THE NORTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO PCB PROPERTIES, L.L.C. BY SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN INSTRUMENT 20080108032 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND ALONG SAID SOUTHWEST LINE OF CLIFF DWELLERS ADDITION NO. 1 FOR A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER IN THE NORTHEASTERLY LINE OF SAID PCB PROPERTIES, L.L.C. TRACT (20080108032), BEING PART OF LOT 24, BLOCK L/2313 OF SAID R.H. TURNER ADDITION, AND BEING IN SAID SOUTHWEST LINE OF CLIFF DWELLERS ADDITION NO. 1;

THENCE NORTH 41° 43' 43" EAST DEPARTING SAID NORTHEASTERLY LINE FOLLOWING THE NORTHWESTERLY LINE OF SAID 10 FOOT SANITARY SEWER EASEMENT FOR A DISTANCE OF 241.59 FEET TO A POINT FOR CORNER;

REVIEWED BY

*JS* 10.11.2011  
SPRG 2210

OCTOBER 06, 2011

# EXHIBIT A -TRACT 6

121928

(CONTINUED)

10' SANITARY SEWER EASEMENT ABANDONMENT  
CLIFF DWELLERS ADDITION NO. 1

BLOCK 4/2318

28718

THENCE SOUTH 48° 16' 17" EAST FOLLOWING THE NORTHEASTERLY LINE OF SAID 10 FOOT  
SANITARY SEWER EASEMENT FOR A DISTANCE OF 35.04 FEET TO A POINT FOR CORNER IN THE  
NORTHWESTERLY LINE OF SAID MINERT STREET, AND BEING IN SAID SOUTHEAST LINE OF CLIFF  
DWELLERS ADDITION NO. 1;

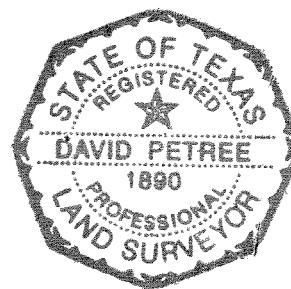
THENCE SOUTH 41° 57' 46" WEST ALONG THE NORTHWESTERLY LINE OF SAID MINERT STREET AND  
ALONG SAID SOUTHEAST LINE OF CLIFF DWELLERS ADDITION NO. 1 FOR A DISTANCE OF 10.00 FEET  
TO THE POINT OF BEGINNING AND CONTAINING 2,668 SQUARE FEET (0.061 ACRES) OF LAND, MORE  
OR LESS.

*David Petree*

DATE *10.06.2011*

DAVID PETREE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890



REVIEWED BY

*JZ* 10.11.2011  
SPRG 2210

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH (214)-358-4500  
FAX (214)-358-4600

(For SPRG Use Only)

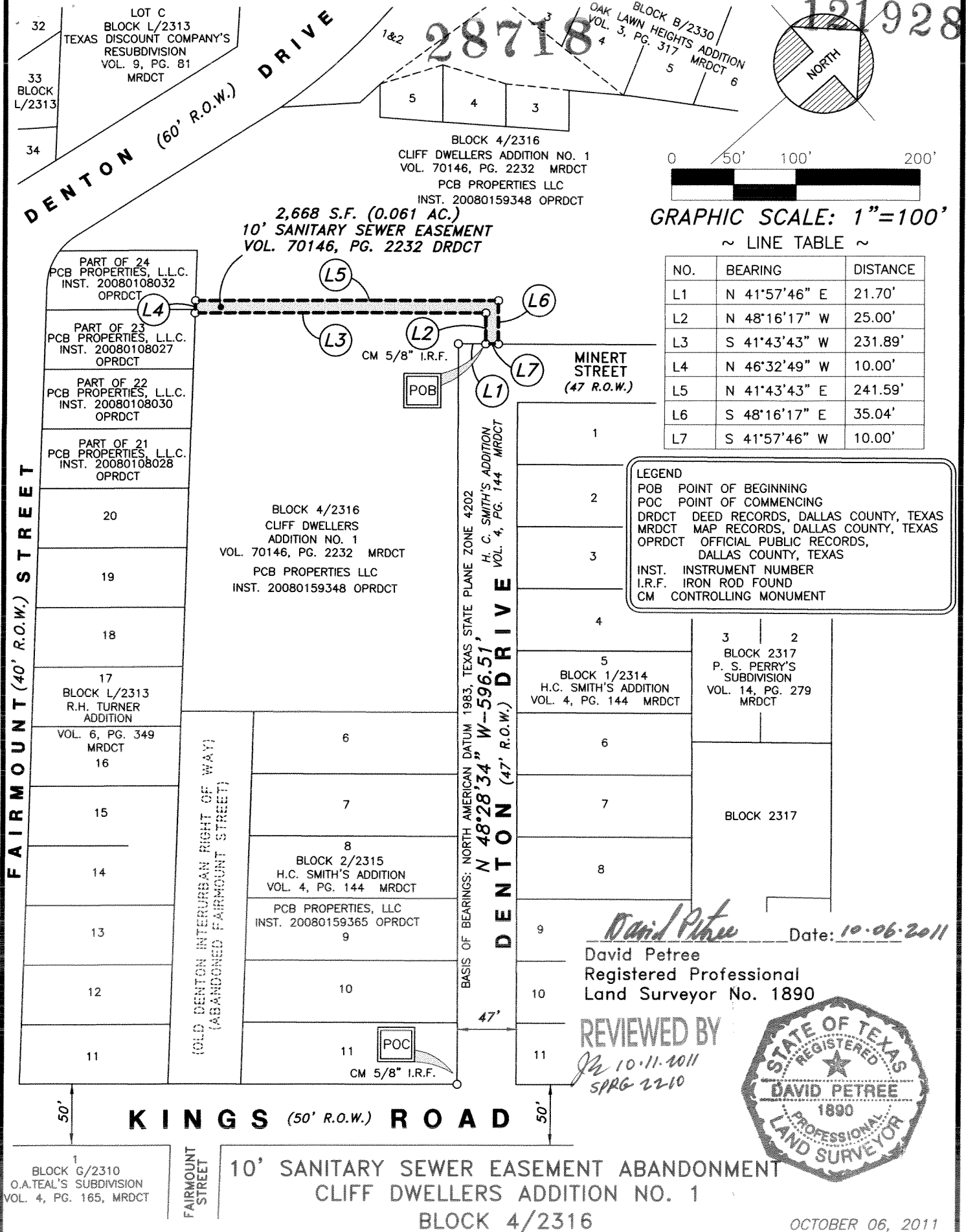
Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

SPRG NO. \_\_\_\_\_

OCTOBER 06, 2011

# EXHIBIT A -TRACT 6



# EXHIBIT A -TRACT 7

SANITARY SEWER LINE RIGHT-OF-WAY ABANDONMENT  
R.H. TURNER ADDITION - BLOCK L/2313  
CLIFF DWELLERS ADDITION NO. 1 - BLOCK 4/2316

121928

BEING A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, OUT OF THE C. GRIGSBY SURVEY, ABSTRACT NO. 532 IN LOT 24 OF BLOCK L/2313 IN THE R.H. TURNER ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP THEREOF AS RECORDED IN VOLUME 6, PAGE 349, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, ALSO IN BLOCK 4/2316 CLIFF DWELLERS ADDITION NO. 1, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 70146 AT PAGE 2232 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, A PORTION OF WHICH IS LOCATED WITHIN THAT CERTAIN TRACT CONVEYED TO PCB PROPERTIES, L.L.C. BY SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN INSTRUMENT 20080108032 AND THAT CERTAIN TRACT CONVEYED TO PCB PROPERTIES LLC BY SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN INSTRUMENT 20080159348 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND IN PARTICULARLY BEING A SANITARY SEWER LINE RIGHT-OF-WAY TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 2304, PAGE 94, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF LOT 11, BLOCK L/2313 OF SAID R.H. TURNER ADDITION, ALSO BEING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF KINGS ROAD (50 FOOT RIGHT-OF-WAY) WITH THE NORTHEASTERLY LINE OF FAIRMOUNT STREET (40 FOOT RIGHT-OF-WAY);

THENCE NORTH 46° 32' 49" WEST (BASIS OF BEARINGS NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202), AND FOLLOWING ALONG THE NORTHEASTERLY LINE OF SAID FAIRMOUNT STREET FOR A DISTANCE OF 626.06 FEET TO THE POINT OF BEGINNING OF SAID SANITARY SEWER LINE RIGHT-OF-WAY, BEING 2.5 FEET NORTHWEST OF THE COMMON LINE OF LOT 23 AND 24 IN BLOCK L/2313, OF SAID R.H. TURNER ADDITION;

THENCE NORTH 41° 35' 14" EAST DEPARTING THE NORTHEASTERLY LINE OF SAID FAIRMOUNT STREET, 2.5 FEET NORTHWEST OF AND PARALLEL TO SAID COMMON LINE OF LOT 23 AND 24 IN BLOCK L/2313 OF SAID R.H. TURNER ADDITION, FOLLOWING SAID SANITARY SEWER LINE RIGHT-OF-WAY FOR A DISTANCE OF 121.39 FEET TO A TERMINUS POINT BEING 2.5 FEET NORTHEAST OF THE SOUTHWESTERLY LINE OF SAID CLIFF DWELLERS ADDITION NO. 1;

THENCE FOLLOWING SAID SANITARY SEWER LINE RIGHT-OF-WAY, ALONG COURSES IN A (1) NORTHWESTERLY AND A (2) SOUTHEASTERLY DIRECTION RESPECTIVELY;

(1) NORTH 46° 32' 49" WEST WITHIN BLOCK 4/2316, 2.5 FEET NORTHEAST OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF SAID BLOCK 4/2316 OF SAID CLIFF DWELLERS ADDITION NO. 1, FOLLOWING SAID SANITARY SEWER LINE RIGHT-OF-WAY FOR A DISTANCE OF 45.11 FEET TO A TERMINUS POINT.

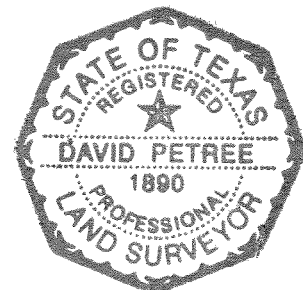
(2) SOUTH 46° 32' 49" EAST WITHIN BLOCK 4/2316, 2.5 FEET NORTHEAST OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF SAID BLOCK 4/2316 OF SAID CLIFF DWELLERS ADDITION NO. 1, FOLLOWING SAID SANITARY SEWER LINE RIGHT-OF-WAY FOR A DISTANCE OF 50.50 FEET TO A TERMINUS POINT.

*David Petree*

DATE 10-06-2011

DAVID PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

REVIEWED BY J2 10-11-1011  
SPRG-2211



DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH (214)-358-4500  
FAX (214)-358-4600

(For SPRG Use Only)

Reviewed By: \_\_\_\_\_  
Date: \_\_\_\_\_  
SPRG NO. \_\_\_\_\_

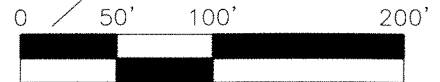
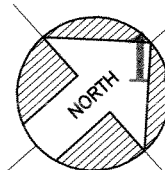
OCTOBER 06, 2011



# EXHIBIT A -TRACT 7

28718

121928



GRAPHIC SCALE: 1"=100'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 41°35'14" E	121.39'
L2	N 46°32'49" W	45.11'
L3	S 46°32'49" E	50.50'

**LEGEND**  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCING  
 DRDCT DEED RECORDS, DALLAS COUNTY, TEXAS  
 MRDCT MAP RECORDS, DALLAS COUNTY, TEXAS  
 OPRDCT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. INSTRUMENT NUMBER  
 I.R.F. IRON ROD FOUND  
 CM CONTROLLING MONUMENT

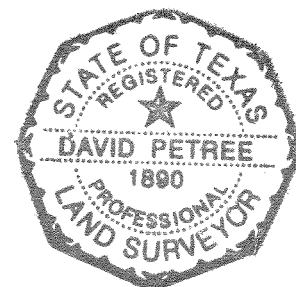
REVIEWED BY

10-11-2009  
SPRG 2211

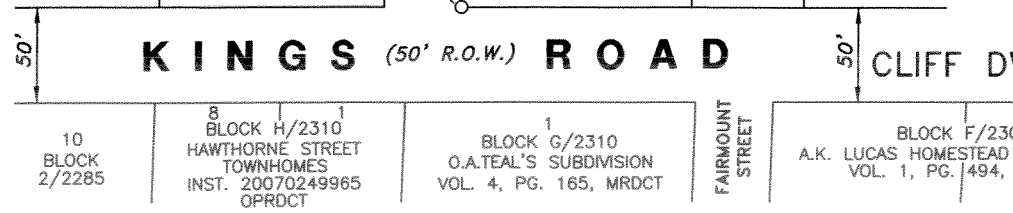
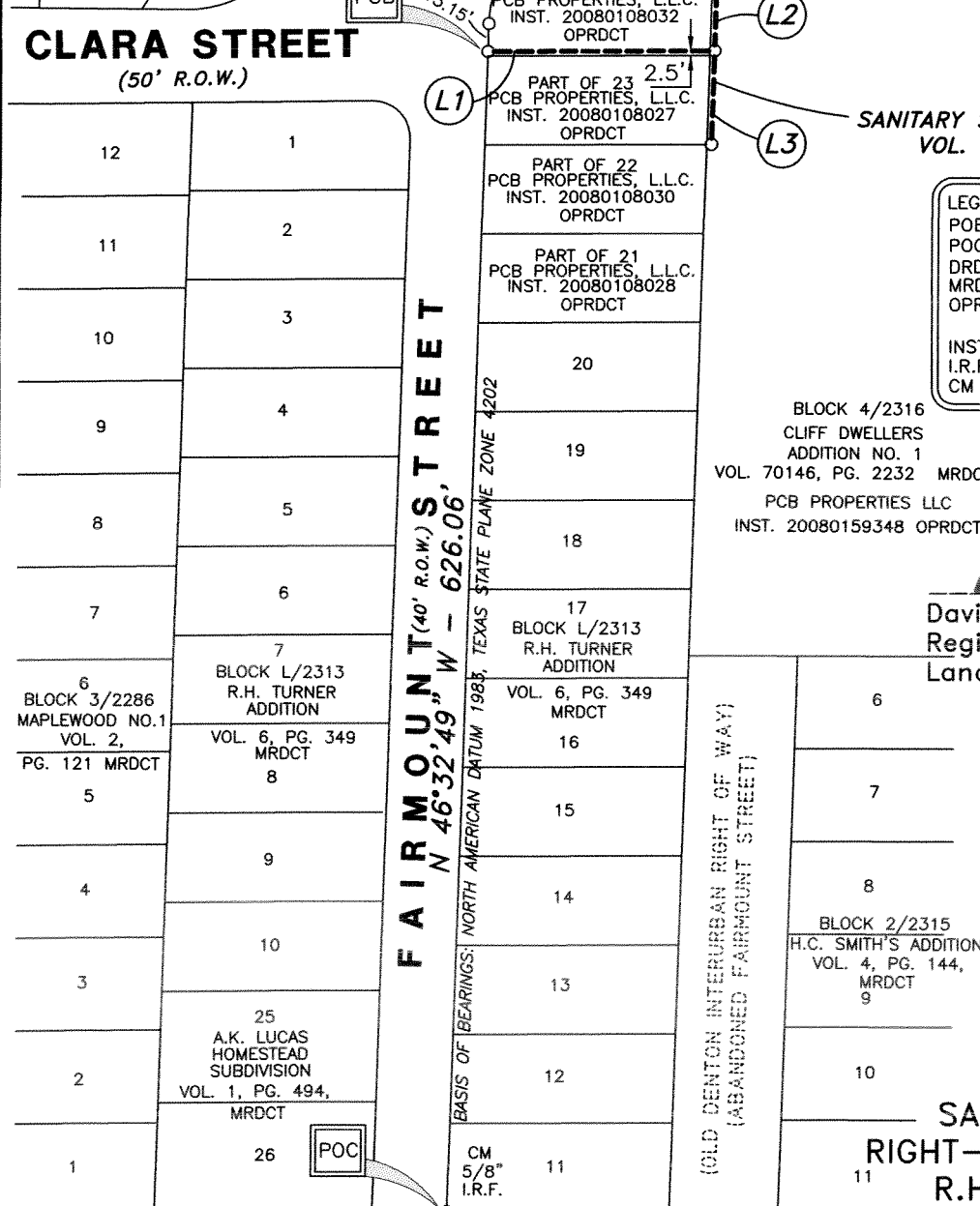
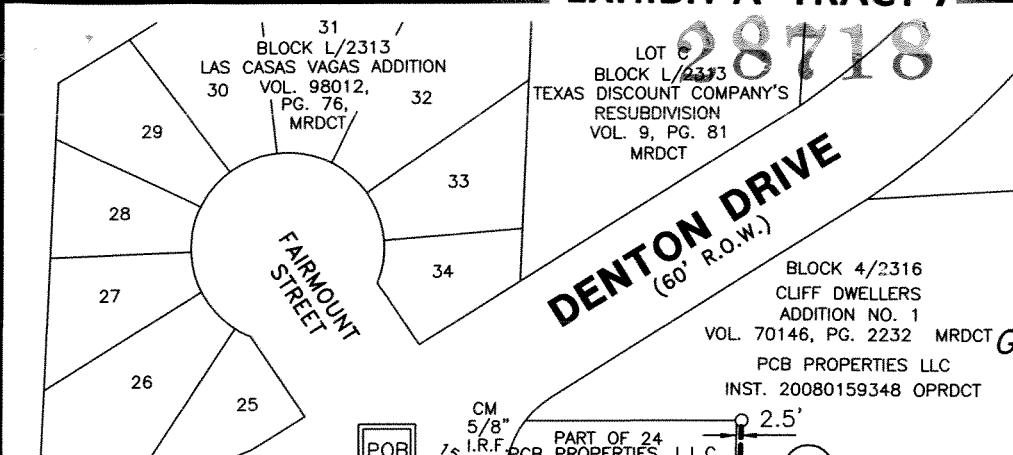
*David Petree*

Date: 10-06-201

David Petree  
 Registered Professional  
 Land Surveyor No. 1890



SANITARY SEWER LINE  
 RIGHT-OF-WAY ABANDONMENT  
 R.H. TURNER ADDITION  
 BLOCK L/2313  
 CLIFF DWELLERS ADDITION NO. 1  
 BLOCK 4/2316



# EXHIBIT A -TRACT 8

20' FIRE LANE EASEMENT ABANDONMENT

H.C. SMITH'S ADDITION

BLOCK 2317

121928

28718

BEING A 2,000 SQUARE FEET TRACT SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, OUT OF THE C. GRIGSBY SURVEY, ABSTRACT NO. 532 IN LOT 4 OF BLOCK 1/2314 OUT OF H.C. SMITH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 4 AT PAGE 144 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, A PART OF THE TRACT CONVEYED TO PCB PROPERTIES, L.L.C., BY SUBSTITUTE TRUSTEE'S DEED, AS RECORDED IN INSTRUMENT 20080108016 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND IN PARTICULARLY BEING A 20 FOOT FIRE LANE EASEMENT TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 67156, PAGE 821 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF LOT 11 IN BLOCK 1/2314 OF SAID H.C. SMITH'S ADDITION, SAME BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF KINGS ROAD (50 FOOT RIGHT-OF-WAY) WITH THE NORTHEASTERLY LINE OF DENTON DRIVE (47 FOOT RIGHT-OF-WAY);

THENCE NORTH 48° 28' 34" WEST (BASIS OF BEARINGS NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202), AND FOLLOWING ALONG THE NORTHEASTERLY LINE OF SAID DENTON DRIVE FOR A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID 20 FOOT FIRE LANE EASEMENT, AND BEING IN THE SOUTHWEST LINE OF SAID LOT 4, BLOCK 1/2314;

THENCE NORTH 48° 28' 34" WEST AND CONTINUING ALONG SAID NORTHEASTERLY LINE OF DENTON DRIVE AND ALONG SAID SOUTHWEST LINE OF LOT 4, BLOCK 1/2314, FOR A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER AT THE SOUTHWESTERLY CORNER OF SAID 20 FOOT FIRE LANE EASEMENT;

THENCE NORTH 41° 57' 46" EAST DEPARTING THE NORTHEASTERLY LINE OF SAID DENTON DRIVE FOLLOWING THE NORTHWESTERLY LINE OF SAID 20 FOOT FIRE LANE EASEMENT FOR A DISTANCE OF 100.08 FEET TO THE NORTHWESTERLY CORNER OF SAID 20 FOOT FIRE LANE EASEMENT;

THENCE SOUTH 48° 02' 14" EAST FOLLOWING THE NORTHEASTERLY LINE OF SAID 20 FOOT FIRE LANE EASEMENT 20.00 FEET TO THE NORTHEASTERLY CORNER OF SAID 20 FOOT FIRE LANE EASEMENT;

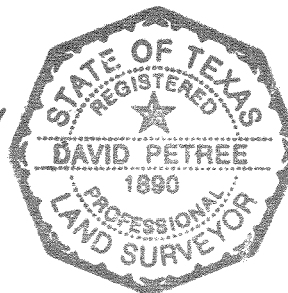
THENCE SOUTH 41° 57' 46" WEST FOLLOWING THE SOUTHEASTERLY LINE OF SAID 20 FOOT FIRE LANE EASEMENT FOR A DISTANCE OF 99.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,000 SQUARE FEET (0.046 ACRES) OF LAND, MORE OR LESS.

*David Petree*

DATE 10-06-2011

DAVID PETREE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890



REVIEWED BY

*JE 10.11.2011*  
*SPRG 2212*

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH (214)-358-4500  
FAX (214)-358-4600

(For SPRG Use Only)

Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

SPRG NO. \_\_\_\_\_

OCTOBER 06, 2011

# EXHIBIT A - TRACT 8

121928

28718

BLOCK 4/2316  
CLIFF DWELLERS ADDITION NO. 1  
VOL. 70146, PG. 2232 MRDCT

PCB PROPERTIES LLC  
INST. 20080159348 OPRDCT

BLOCK 2317  
P. S. PERRY'S  
SUBDIVISION  
VOL. 14, PG. 279  
MRDCT

KINGS ROAD  
TOWNHOMES, L.L.C.  
INST. 20080351870  
OPRDCT

BLOCK B/2330  
OAK LAWN HEIGHTS ADDITION  
VOL. 3, PG. 317 MRDCT

BLOCK 2317

KINGS ROAD TOWNHOMES, LLC  
INST. 20080351870 OPRDCT



GRAPHIC SCALE: 1"=100'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 48°28'34" W	20.00'
L2	N 41°57'46" E	100.08'
L3	S 48°02'14" E	20.00'
L4	S 41°57'46" W	99.92'

## LEGEND

POB POINT OF BEGINNING  
POC POINT OF COMMENCING  
DRDCT DEED RECORDS, DALLAS COUNTY, TEXAS  
MRDCT MAP RECORDS, DALLAS COUNTY, TEXAS  
OPRDCT OFFICIAL PUBLIC RECORDS,  
DALLAS COUNTY, TEXAS  
INST. INSTRUMENT NUMBER  
I.R.F. IRON ROD FOUND  
CM CONTROLLING MONUMENT

MINERT STREET  
(VARIABLE WIDTH R.O.W.)

DENTON DRIVE (47' R.O.W.)

H. C. SMITH'S ADDITION VOL. 4, PG. 144 MRDCT  
BASIS OF BEARINGS: NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202

CM  
5/8" I.R.F. 1

PCB PROPERTIES, L.L.C.  
INST. 20080108033  
OPRDCT 2

PCB PROPERTIES, L.L.C.  
INST. 20080108039  
OPRDCT 3

BLOCK 2317  
P. S. PERRY'S  
SUBDIVISION  
VOL. 14, PG. 279  
MRDCT  
PCB PROPERTIES, L.L.C.  
INST. 20080340976 OPRDCT  
PCB PROPERTIES, L.L.C.  
INST. 20080108038 OPRDCT

2,000 S.F. (0.046 AC.)  
20' FIRE LANE EASEMENT  
VOL. 67156, PG. 821 DRDCT

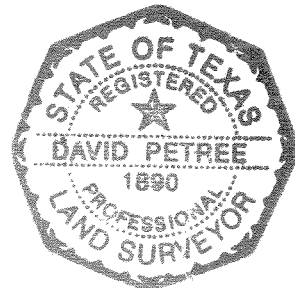
BLOCK 2317

KINGS ROAD TOWNHOMES, LLC  
INST. 20080351870 OPRDCT

REVIEWED BY  
10-11-2011  
SPRG 2212

David Petree Date: 10-06-2011

David Petree  
Registered Professional  
Land Surveyor No. 1890



KINGS (50' R.O.W.) ROAD

BLOCK F/2309  
A.K. LUCAS HOMESTEAD SUBDIVISION  
VOL. 1, PG. 494, MRDCT

20' FIRE LANE EASEMENT ABANDONMENT  
H.C. SMITH'S ADDITION  
BLOCK 2317

BLOCK E/2309  
A.K. LUCAS HOMESTEAD  
SUBDIVISION  
VOL. 1, PG. 494,  
MRDCT

OCTOBER 06, 2011

# EXHIBIT A -TRACT 9

20' FIRE LANE EASEMENT ABANDONMENT  
KINGS ROAD  
BLOCK 2317

121928

28718

BEING A 2,001 SQUARE FEET TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, OUT OF THE C. GRIGSBY SURVEY, ABSTRACT NO. 532 IN CITY BLOCK 2317, ALSO BEING A PART OF A TRACT CONVEYED TO PCB PROPERTIES, L.L.C., BY SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN INSTRUMENT 20080108016 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND IN PARTICULARLY BEING A 20 FOOT FIRE LANE EASEMENT TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 67156, PAGE 821 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF LOT 11 IN BLOCK 1/2314 OF H.C. SMITH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 AT PAGE 144 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF KINGS ROAD (50 FOOT RIGHT-OF-WAY) WITH THE NORTHEASTERLY LINE OF DENTON DRIVE (47 FOOT RIGHT-OF-WAY);

THENCE NORTH 41° 49' 51" EAST (BASIS OF BEARINGS NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202), ALONG THE NORTHWESTERLY LINE OF SAID KINGS ROAD FOR A DISTANCE OF 159.70' FEET TO THE POINT OF BEGINNING AT THE SOUTHERLY CORNER OF SAID 20 FOOT FIRE LANE EASEMENT AND BEING IN THE SOUTHEAST LINE OF SAID PCB PROPERTIES, L.L.C. TRACT;

THENCE NORTH 48° 28' 34" WEST AND DEPARTING FROM SAID NORTHWESTERLY LINE, FOLLOWING THE THE SOUTHWESTERLY LINE OF SAID 20 FOOT FIRE LANE EASEMENT FOR A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 41° 31' 26" EAST FOLLOWING THE NORTHWESTERLY LINE OF SAID 20 FOOT FIRE LANE EASEMENT FOR A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

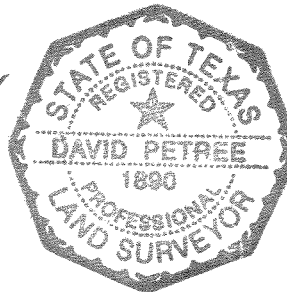
THENCE SOUTH 48° 28' 34" EAST FOLLOWING THE NORTHEASTERLY LINE OF SAID 20 FOOT FIRE LANE EASEMENT FOR A DISTANCE OF 100.11 FEET TO A POINT FOR CORNER IN THE NORTHWESTERLY LINE OF SAID KINGS ROAD, BEING THE EASTERLY CORNER OF SAID 20 FOOT FIRE LANE EASEMENT, AND BEING IN THE SOUTHEAST LINE OF SAID PCB PROPERTIES, L.L.C. TRACT;

THENCE SOUTH 41° 49' 51" WEST FOLLOWING THE SOUTHEASTERLY LINE OF SAID 20 FOOT FIRE LANE EASEMENT, ALONG SAID NORTHWESTERLY LINE OF KINGS ROAD, AND ALONG SAID SOUTHEAST LINE OF SAID PCB PROPERTIES L.L.C. TRACT, FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,001 SQUARE FEET (0.046 ACRES) OF LAND, MORE OR LESS.

*David Petree*

DATE 10.06.2011

DAVID PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890



REVIEWED BY

*PR 10.11.2011*  
*SPRG 2213*

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH (214)-358-4500  
FAX (214)-358-4600

(For SPRG Use Only)

Reviewed By: \_\_\_\_\_  
Date: \_\_\_\_\_  
SPRG NO. \_\_\_\_\_

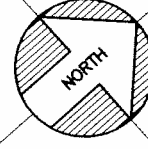
OCTOBER 06, 2011

# EXHIBIT A - TRACT 9

121928

28718

BLOCK B/2330  
OAK LAWN HEIGHTS ADDITION  
VOL. 3, PG. 317 MRDCT



BLOCK 4/2316  
CLIFF DWELLERS ADDITION NO. 1  
VOL. 70146, PG. 2232 MRDCT

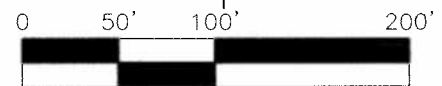
PCB PROPERTIES LLC  
INST. 20080159348 OPRDCT

BLOCK 2317  
P. S. PERRY'S  
SUBDIVISION  
VOL. 14, PG. 279  
MRDCT

KINGS ROAD  
TOWNHOMES, LLC  
INST. 20080351870  
OPRDCT

BLOCK 2317

KINGS ROAD TOWNHOMES, LLC  
INST. 20080351870 OPRDCT



GRAPHIC SCALE: 1"=100'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 48°28'34" W	100.00'
L2	N 41°31'26" E	20.00'
L3	S 48°28'34" E	100.11'
L4	S 41°49'51" W	20.00'

**LEGEND**  
POB POINT OF BEGINNING  
POC POINT OF COMMENCING  
DRDCT DEED RECORDS, DALLAS COUNTY, TEXAS  
MRDCT MAP RECORDS, DALLAS COUNTY, TEXAS  
OPRDCT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. INSTRUMENT NUMBER  
I.R.F. IRON ROD FOUND  
CM CONTROLLING MONUMENT

BLOCK 2317

KINGS ROAD TOWNHOMES, LLC  
INST. 20080351870 OPRDCT

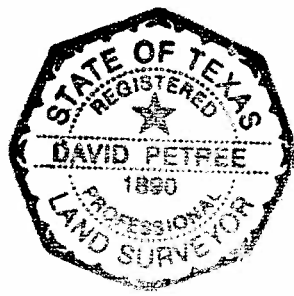
**REVIEWED BY**

*10-11-1011*  
*SPRG-2213*

*David Petree*

Date: 10-06-2011

David Petree  
Registered Professional  
Land Surveyor No. 1890



**MINERT STREET**  
(VARIABLE WIDTH R.O.W.)

**DENTON (47' R.O.W.) DRIVE**  
H. C. SMITH'S ADDITION VOL. 4, PG. 144 MRDCT

1  
PCB PROPERTIES, L.L.C.  
INST. 20080108033  
OPRDCT

3  
PCB PROPERTIES, L.L.C.  
INST. 20080108039  
OPRDCT

2  
BLOCK 2317  
P. S. PERRY'S  
SUBDIVISION  
VOL. 14, PG. 279  
MRDCT  
PCB PROPERTIES L.L.C. INST. 20080108038 OPRDCT

7  
BLOCK 1/2314  
H.C. SMITH'S ADDITION  
VOL. 4, PG. 144 MRDCT

8/  
PCB PROPERTIES, L.L.C.  
INST. 20080108016  
OPRDCT

BLOCK 2317  
PCB PROPERTIES, L.L.C.  
INST. 20080108016  
OPRDCT

2,001 S.F. (0.046 AC.)  
20' FIRE LANE EASEMENT  
VOL. 67156, PG. 821 DRDCT

BLOCK 2/2315  
H.C. SMITH'S ADDITION  
VOL. 4, PG. 144 MRDCT

PCB PROPERTIES, LLC  
INST. 20080159365  
OPRDCT

POC

L1

L4

POB

L2

PCB PROPERTIES, L.L.C.  
INST. 20080108019  
OPRDCT

L3

N 41°49'51" E-159.70'

BASIS OF BEARINGS: NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202

**KINGS (50' R.O.W.) ROAD**

BLOCK F/2309  
A.K. LUCAS HOMESTEAD SUBDIVISION  
VOL. 1, PG. 494, MRDCT

**20' FIRE LANE EASEMENT ABANDONMENT  
KINGS ROAD  
BLOCK 2317**

BLOCK E/2309  
A.K. LUCAS HOMESTEAD  
SUBDIVISION  
VOL. 1, PG. 494,  
MRDCT

OCTOBER 06, 2011

## EXHIBIT B

### ADDITIONAL ABANDONMENT PROVISIONS

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

# EXHIBIT C-TRACT 1

121928

3' RIGHT-OF-WAY DEDICATION  
FAIRMOUNT STREET  
BLOCK L/2313

28718

BEING A 1,820 SQUARE FEET TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, OUT OF THE C. GRIGSBY SURVEY, ABSTRACT NO. 532 IN BLOCK L/2313, A PORTION OF LOTS 12-24, R.H. TURNER ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 349 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AS CONVEYED TO PCB PROPERTIES, L.L.C. BY SUBSTITUTE TRUSTEE'S DEEDS AS RECORDED IN INSTRUMENT 20080108017, INSTRUMENT 20080108018, INSTRUMENT 20080108024, INSTRUMENT 20080108025, INSTRUMENT 20080108026, INSTRUMENT 20080108027, INSTRUMENT 20080108028, INSTRUMENT 20080108030, INSTRUMENT 20080108031, INSTRUMENT 20080108032, INSTRUMENT 20080108036, INSTRUMENT 20080108037, INSTRUMENT 20080159365 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF LOT 11 OF SAID R.H. TURNER ADDITION, ALSO BEING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF KINGS ROAD (50 FOOT RIGHT-OF-WAY) WITH THE NORTHEASTERLY LINE OF FAIRMOUNT STREET (40 FOOT RIGHT-OF-WAY);

THENCE NORTH 46° 32' 49" WEST (BASIS OF BEARINGS NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202), AND FOLLOWING ALONG THE NORTHEASTERLY LINE OF SAID FAIRMOUNT STREET FOR A DISTANCE OF 47.65 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 11, ALSO BEING THE MOST SOUTHEASTERLY CORNER OF LOT 12 IN BLOCK L/2313 OF SAID R.H. TURNER ADDITION, AND BEING THE POINT OF BEGINNING;

THENCE NORTH 46° 32' 49" WEST ALONG NORTHEASTERLY LINE OF SAID FAIRMOUNT STREET FOR A DISTANCE OF 594.82 FEET TO A 5/8" IRON ROD FOUND AND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20° 13' 39", A RADIUS OF 50.00 FEET, AND A CHORD BEARING OF NORTH 36° 42' 37" WEST AT A DISTANCE OF 17.56 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 17.65 TO A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTHWESTERLY LINE OF LOT 24 IN BLOCK L/2313 OF SAID R.H. TURNER ADDITION;

THENCE SOUTH 46° 32' 49" EAST DEPARTING AND 3.00 FEET PARALLEL TO THE NORTHEASTERLY LINE OF SAID FAIRMOUNT STREET FOR A DISTANCE OF 612.12 FEET TO 5/8" IRON ROD FOUND FOR CORNER IN THE COMMON LINE OF SAID LOT 11 AND LOT 12;

THENCE SOUTH 43° 27' 11" WEST ALONG THE COMMON LINE OF SAID LOT 11 AND LOT 12 FOR A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,820 SQUARE FEET (0.042 ACRES) OF LAND, MORE OR LESS.

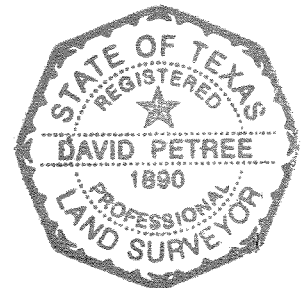
*David Petree*

DATE 10.06.2011

DAVID PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

REVIEWED BY

*10.11.2011*  
*SPRG 2203*

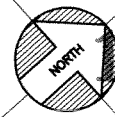


DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH (214)-358-4500  
FAX (214)-358-4600

(For SPRG Use Only)

Reviewed By: \_\_\_\_\_  
Date: \_\_\_\_\_  
SPRG NO. \_\_\_\_\_

# EXHIBIT C-TRACT 1



21928



GRAPHIC SCALE: 1"=100'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	50.00'	20°13'39"	17.65'	N 36°42'37" W	17.56'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 46°32'49" W	47.65'
L2	N 46°32'49" W	594.82'
L3	S 46°32'49" E	612.12'
L4	S 43°27'11" W	3.00'

## LEGEND

POB POINT OF BEGINNING  
 POC POINT OF COMMENCING  
 DRDCT DEED RECORDS, DALLAS COUNTY, TEXAS  
 MRDCT MAP RECORDS, DALLAS COUNTY, TEXAS  
 OPRDCT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. INSTRUMENT NUMBER  
 I.R.F. IRON ROD FOUND  
 CM CONTROLLING MONUMENT

BLOCK 4/2316  
 CLIFF DWELLERS ADDITION NO. 1  
 VOL. 70146, PG. 2232 MRDCT

BLOCK L/2313  
 R.H. TURNER ADDITION  
 VOL. 6, PG. 349  
 MRDCT

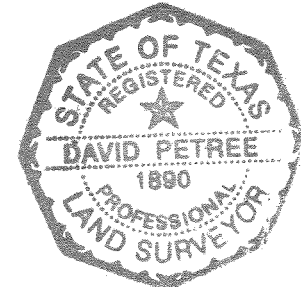
REVIEWED BY

10-11-2011  
 SPRG 2203

David Petree  
 Registered Professional Land Surveyor No. 1890

Date: 10-06-2011

BLOCK 2/2315  
 H.C. SMITH'S ADDITION  
 VOL. 4, PG. 144,  
 MRDCT

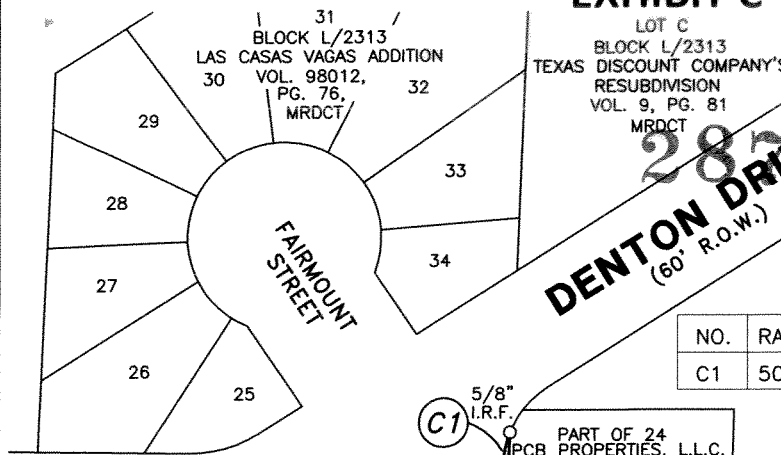


3' RIGHT-OF-WAY DEDICATION  
 FAIRMOUNT STREET  
 BLOCK L/2313

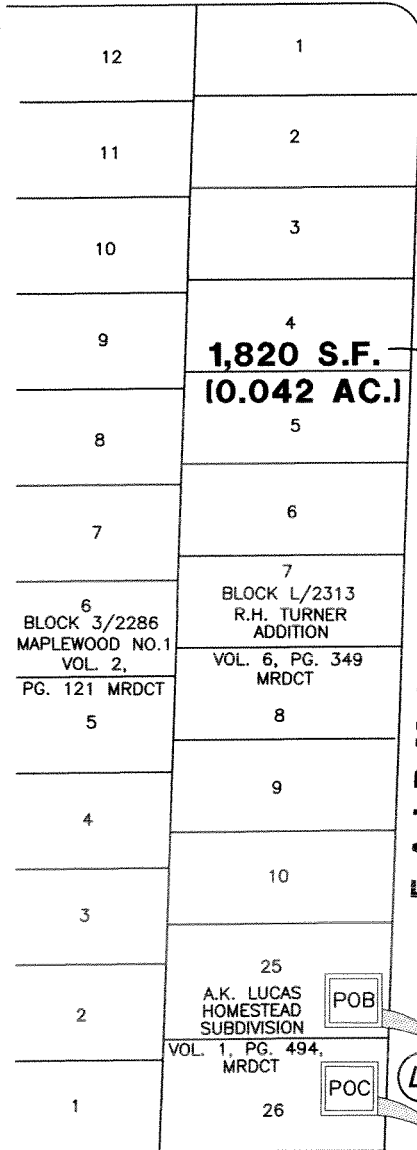
BLOCK F/2309  
 A.K. LUCAS HOMESTEAD SUBDIVISION  
 VOL. 1, PG. 494, MRDCT

OCTOBER 06, 2011

SHEET 2 of 2



CLARA STREET  
 (50' R.O.W.)



1,820 S.F.  
 (0.042 AC.)

FAIRMOUNT STREET  
 (40' R.O.W.)  
 BASIS OF BEARINGS: NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202

OLD DENTON INTERURBAN RIGHT OF WAY  
 (ABANDONED FAIRMOUNT STREET)

KINGS ROAD  
 (50' R.O.W.)



SPRG 2203



# EXHIBIT C-TRACT 2

STREET RIGHT-OF-WAY DEDICATION  
MINERT STREET

BLOCKS 1/2314 & 2317  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

121928

BEING A 27,557 SQUARE FEET TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, OUT OF THE C. GRIGSBY SURVEY, ABSTRACT NO. 532 AND BEING A PORTION OF LOTS 2 AND 3, BLOCK 2317 OF P. S. PERRY'S SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGE 279 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND A PORTION OF LOT 1, BLOCK 1/2314 OF H. C. SMITH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 4, PAGE 144 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND ALSO BEING A PORTION OF FIVE TRACTS OF LAND CONVEYED TO PCB PROPERTIES, L.L.C. BY CORRECTION SUBSTITUTE TRUSTEE'S DEED, INSTRUMENT NUMBER 20080340976; SUBSTITUTE TRUSTEE'S DEED, INSTRUMENT NUMBER 20080108038; SUBSTITUTE TRUSTEE'S DEED, INSTRUMENT NUMBER 20080108016; SUBSTITUTE TRUSTEE'S DEED, INSTRUMENT NUMBER 20080108019; AND SUBSTITUTE TRUSTEE'S DEED, INSTRUMENT NUMBER 20080108033 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF LOT 11 IN BLOCK 1/2314 OF H. C. SMITH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 AT PAGE 144 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF KINGS ROAD (50 FOOT RIGHT-OF-WAY) WITH THE NORTHEASTERLY LINE OF DENTON DRIVE (47 FOOT RIGHT-OF-WAY);

THENCE NORTH 41° 49' 51" EAST (BASIS OF BEARINGS) DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID DENTON DRIVE ALONG THE NORTHWESTERLY LINE OF SAID KINGS ROAD FOR A DISTANCE OF 204.89 FEET TO A 3" ALUMINUM DISK STAMPED "RPLS 1890" SET FOR THE POINT OF BEGINNING;

THENCE NORTH 48° 16' 13" WEST DEPARTING FROM THE NORTHWESTERLY LINE OF SAID KINGS ROAD, FOR A DISTANCE OF 495.28 FEET TO A 3" ALUMINUM DISK STAMPED "RPLS 1890" SET FOR CORNER;

THENCE SOUTH 41° 43' 47" WEST, FOR A DISTANCE OF 21.84 FEET TO A 3" ALUMINUM DISK STAMPED "RPLS 1890" SET FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89° 47' 40", A CHORD BEARING OF SOUTH 86° 37' 37" WEST AT A DISTANCE OF 70.59 FEET;

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 78.37 FEET TO A 3" ALUMINUM DISK STAMPED "RPLS 1890" SET FOR CORNER;

THENCE NORTH 48° 28' 34" WEST FOR A DISTANCE OF 4.11 FEET TO A 3" ALUMINUM DISK STAMPED "RPLS 1890" SET FOR CORNER IN THE SOUTHEASTERLY LINE OF MINERT STREET (47 FOOT RIGHT-OF-WAY) IN THE NORTHWESTERLY LINE OF LOT 1, BLOCK 1/2314 OF H. C. SMITH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 144 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 41° 57' 46" EAST ALONG THE SOUTHEASTERLY LINE OF SAID MINERT STREET FOR A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MINERT STREET (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE MOST WESTERLY CORNER OF LOT 3 IN BLOCK 2317 OF AFORESAID P. S. PERRY'S SUBDIVISION, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 212.51 FEET, A CENTRAL ANGLE OF 31° 53' 00", A CHORD BEARING OF NORTH 56° 32' 02" EAST AT A DISTANCE OF 116.73 FEET;

THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE TO THE RIGHT AND ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MINERT STREET, FOR AN ARC DISTANCE OF 118.26 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 48° 16' 13" EAST DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MINERT STREET, FOR A DISTANCE OF 519.45 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE NORTHWESTERLY LINE OF SAID KINGS ROAD;

THENCE SOUTH 41° 49' 51" WEST, ALONG THE NORTHWESTERLY LINE OF SAID KINGS ROAD FOR A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 27,557 SQUARE FEET (0.633 ACRES) OF LAND, MORE OR LESS.

*David Petree*  
DAVID PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

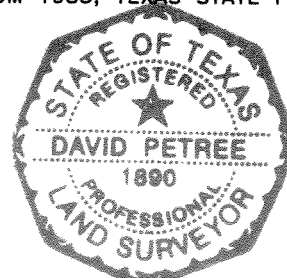
Date: 4-17-2012

BASIS OF BEARING: NORTHWESTERLY RIGHT-OF-WAY LINE  
OF KINGS ROAD (N 41°49'51" E - 204.89')  
NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH (214)-358-4500  
FAX (214)-358-4600

(For SPRG Use Only)

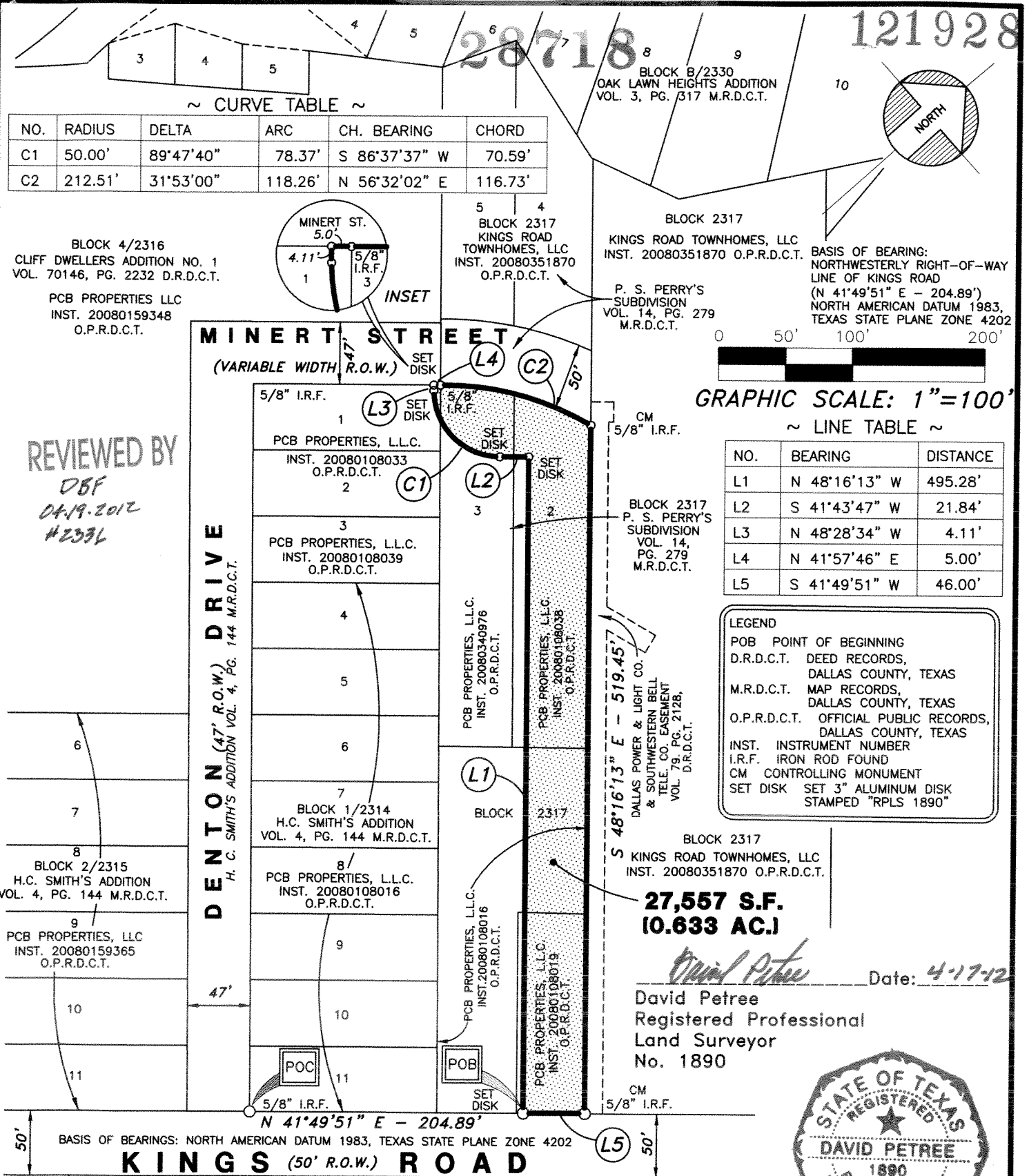
Reviewed By: *DBF*  
Date: 04-19-2012  
SPRG NO. 2336



APRIL 17, 2012

SHEET 1 of 2

# EXHIBIT C-TRACT 2



REVIEWED BY  
DBF  
04/19/2012  
#2336

BLOCK 2/2315  
H.C. SMITH'S ADDITION  
VOL. 4, PG. 144 M.R.D.C.T.

PCB PROPERTIES, LLC  
INST. 20080159365  
O.P.R.D.C.T.

**DENTON DRIVE**  
(47' R.O.W.)  
H.C. SMITH'S ADDITION VOL. 4, PG. 144 M.R.D.C.T.

BLOCK 1/2314  
H.C. SMITH'S ADDITION  
VOL. 4, PG. 144 M.R.D.C.T.

PCB PROPERTIES, L.L.C.  
INST. 20080108016  
O.P.R.D.C.T.

PCB PROPERTIES, L.L.C.  
INST. 20080340976  
O.P.R.D.C.T.

BLOCK 2317

PCB PROPERTIES, L.L.C.  
INST. 20080108016  
O.P.R.D.C.T.

PCB PROPERTIES, L.L.C.  
INST. 20080108019  
O.P.R.D.C.T.

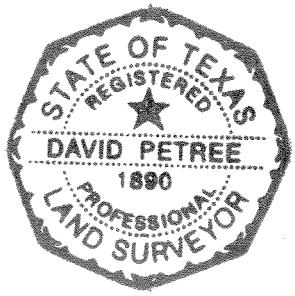
DALLAS POWER & LIGHT CO.  
& SOUTHWESTERN BELL  
TELE. CO. EASEMENT  
VOL. 79, PG. 212B,  
D.R.D.C.T.

BLOCK 2317  
KINGS ROAD TOWNHOMES, LLC  
INST. 20080351870 O.P.R.D.C.T.

**27,557 S.F.**  
**10.633 AC.**

David Petree  
Registered Professional  
Land Surveyor  
No. 1890

Date: 4-17-12



BASIS OF BEARINGS: NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE ZONE 4202

**KINGS ROAD**  
(50' R.O.W.)

BLOCK F/2309  
A.K. LUCAS HOMESTEAD SUBDIVISION  
VOL. 1, PG. 494, M.R.D.C.T.

**STREET RIGHT-OF-WAY DEDICATION**  
**MINERT STREET**

**BLOCKS 1/2314 & 2317**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BLOCK E/2309  
A.K. LUCAS HOMESTEAD  
SUBDIVISION  
VOL. 1, PG. 494,  
M.R.D.C.T.