

ORDINANCE NO. 28844

An ordinance providing for the abandonment of portions of Jack Evans, Federal, Hawkins, Routh, and Leonard Streets located adjacent to City Blocks 1/262, 2/262, 263 and 267 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Spire Development Holdings, LLC; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; providing for the waiver of certain provisions of the Dallas Development Code; 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 Spire Development Holdings, LLC, a Texas limited liability company, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portions of Jack Evans, Federal, Hawkins, Routh, and Leonard Streets are not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

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

SECTION 1. That those certain provisions of Section 51A-8.506(b) of the Dallas Development Code regarding dead-end streets to the extent, not required by state law or City Charter, are hereby waived with respect to this ordinance.

SECTION 2. That the tracts of land described in Exhibit A, which is attached hereto

and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the conditions and future effective date hereinafter more fully set out.

SECTION 3. That for and in monetary consideration of the sum of **ONE MILLION EIGHT HUNDRED EIGHTY-SEVEN THOUSAND, SIX HUNDRED SIXTY-NINE AND NO/100 DOLLARS (\$1,887,669.00)** paid by **GRANTEE**, and the further consideration described in Sections 9, 10 and 11, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tracts of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 4. That upon payment of the monetary consideration set forth in Section 3, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

SECTION 5. That the City Controller is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 3 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 6. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

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

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

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold 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 area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area 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 area 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 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of the adjoining properties within one year of the effective date of this ordinance showing the fee simple dedication of not less than 15,362 square feet of needed right-of-way in City Blocks A/261, 2/262, 263 and A/316. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned areas and the dedicated property are located, after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not be effective unless and until this dedication is completed and failure to record a final replat in accordance with the term of this section shall render this ordinance null and void and of no further effect. Further, the final replat shall be recorded in the official real property records of the county in which the abandoned areas are located before a certified copy of this ordinance shall be delivered to **GRANTEE**.

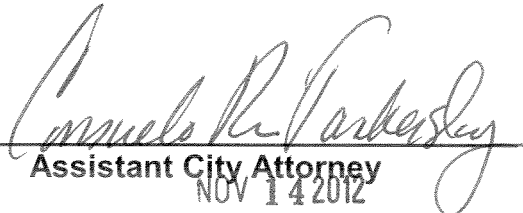
SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment, close, barricade and/or place signs in the areas described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the areas described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

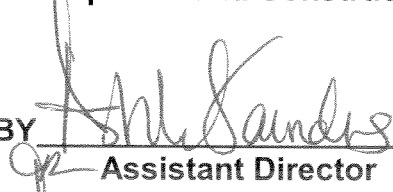
SECTION 12. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment areas are located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 3, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and the filing of the final replat set forth in Section 10, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the 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 Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 13. 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 Department of Sustainable
 Development and Construction

BY 
 Assistant City Attorney
 NOV 14 2012

BY 
 Assistant Director

Passed _____.

28844

122798

STREET ABANDONMENT

Part of Jack Evans Street
 Adjacent to Blocks 1/262 and 2/262
 John Grigsby Survey, Abstract No. 495
 City of Dallas, Dallas County, Texas

EXHIBIT A-TRACT 1

BEING a 2,912 square foot (0.067 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; Adjacent to Blocks 1/262 and 2/262; said tract being part of that tract of land being described in the Warranty Deed to the City of Dallas recorded in Volume 65, Page 491 of the Deed Records of Dallas County, Texas; and being part of Lot 11 of Burks Subdivision, an addition to the City of Dallas, according to the plat recorded in Volume W, Page 800 of the Map Records of Dallas County, Texas; and being part of Jack Evans Street with no right-of-way dedication information found and no warranty is made (the southwest line of Jack Evans Street (formerly Fairmount Street/Peak Street) and as referenced in Warranty Deeds recorded in Volume 2233, Page 221; Volume 234, Page 196; Volume 1086, Page 41; Volume 2321; Page 89 and as a 30 foot street in Volume 994, Page 24 of the said Deed Records); said 2,912 square foot tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the Plat of The Spire Addition, an addition to the City of Dallas recorded in Instrument No. 201100270076 of the Official Public Records of Dallas County, Texas.):

BEGINNING at the intersection of the southwest right-of-way line of said Jack Evans Street (a 29.71-foot right-of-way) and the northwest right-of-way line of Federal Street (a 30-foot wide right-of-way); said point being an easterly corner of Lot 9A, Block 2/262, of said Spire Addition and the south corner of said Lot 11; from said point a 1-inch iron pipe found bears South 27 degrees, 41 minutes West, a distance of 0.5 feet;

THENCE, North 44 degrees, 44 minutes, 48 seconds West, along the said southwest line of Jack Evans Street, the northeast line of said Lot 9A, and the southwest line of said Lot 11, a distance of 97.99 feet to a 60D nail found for corner; said point being the south corner of the right-of-way abandonment of Jack Evans Street abandoned to Spire Development Holdings, LLC by Ordinance No's. 27931 and 28282 and the west corner of said lot 11;

THENCE, North 45 degrees, 28 minutes, 28 seconds East, continuing along the northeast line of said Lot 9A, the southeast line of said right-of-way abandonment, and the northwest line of said Lot 11, a distance of 29.71 feet to a PK nail with shiner found for the east corner of said right-of-way abandonment; said point also being the west corner of a tract of land described as Parcel CBD-4-XS-3 in Special Warranty Deed to Spire Development Holdings, LLC. recorded in Instrument No. 201100251898 of said Official Public Records;

THENCE, South 44 degrees, 44 minutes, 48 seconds East, departing the said northeast line of Lot 9A and the northwest line of Lot 11 and along the northeast right-of-way line of said Jack Evans Street and the southwest line of said Parcel CBD-4-XS-3, a distance of 98.03 feet to a 3/4-inch iron rod found in the southeast line of Lot 11 and at the intersection of said northeast line of Jack Evans Street and the said northwest line of Federal Street; said point being the south corner of said Parcel CBD-4-XS-3;

(For SRG use only)

Reviewed by: JLDate: 6-28-12SPRG NO: 2320

28844

122798

STREET ABANDONMENT
Part of Jack Evans Street
Adjacent to Blocks 1/262 and 2/262
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

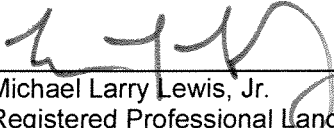
EXHIBIT A-TRACT 1

THENCE, South 45 degrees, 33 minutes, 05 seconds West, along the said northwest line of Federal Street and the southeast line of Lot 11, a distance of 29.71 feet the POINT OF BEGINNING;

CONTAINING: 2,912 square feet or 0.067 acres of land, more or less.

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

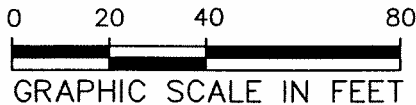
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the street abandonment tract described.

 6/26/12
Michael Larry Lewis, Jr.
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc.
6000 Western Place, #625, Fort Worth TX 76017
(817) 412-7155
TX Reg. Surveying Firm LS-100080-01



2991-11.109EX4.doc
2991-11.109EX4.dwg RMT

(For SRG use only)
Reviewed by: JL
Date: 6-28-12
SPRG NO: 2320



28844 122798
EXHIBIT A-TRACT 1



LOT 9A, BLOCK 2/262
THE SPIRE ADDITION
(INST. NO. 201100270076)
(O.P.R.D.C.TX)

SPIRE DEVELOPMENT
HOLDINGS, LLC
(INST. NO. 201000151195)
(O.P.R.D.C.TX)

LOT 12
BLOCK 1/262
BURKS SUBDIVISION
(VOL. W, PG. 800)
(D.R.D.C.T.)

PART OF LOT 11
PARCEL CBD-4-XS-3
SPIRE DEVELOPMENT
HOLDINGS, LLC.
(INST. NO. 201100251898)
(O.P.R.D.C.TX)

**JACK EVANS
STREET**

S 44°44'48" E 98.03'

**STREET
ABANDONMENT**
2,912 SF
(0.067 ACRES)

LOT 9A, BLOCK 2/262
THE SPIRE ADDITION
(INST. NO. 201100270076)
(O.P.R.D.C.TX)

SPIRE DEVELOPMENT
HOLDINGS, LLC
(INST. NO. 201000151193)
(O.P.R.D.C.TX)

LOT 6

LOT 5
PART OF BLOCK 263
BURKS SUBDIVISION
(VOL. W, PG. 800)
(M.R.D.C.T.)

PARCEL CBD-4-XS-1
SPIRE DEVELOPMENT
HOLDINGS, LLC.
(INST. NO. 201100251898)
(O.P.R.D.C.TX)

LOT 4

UTILITY EASEMENT RETAINED
ABANDONED R.O.W.
ABANDONMENT AUTHORIZED BY
ORDINANCE NOS. 27931 AND 28282

SPIRE DEVELOPMENT
HOLDINGS, LLC
(INST. NO. 201000151191)
(O.P.R.D.C.TX)

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.) -	CONTROLLING MONUMENT
(D.R.D.C.TX)	DEED RECORDS DALLAS COUNTY TEXAS
(O.P.R.D.C.TX)	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
(M.R.D.C.T.)	MAP RECORDS DALLAS COUNTY TEXAS

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

Michael Larry Lewis, Jr.
Registered Professional
Land Surveyor No. 5773

Date



(For SPRG use only)

Reviewed By: JL
Date: 6-28-12
SPRG NO: 2320

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the Plat of The Spire Addition recorded in Instrument No. 201100270076 of the Official Public Records of Dallas County, Texas.

**STREET
ABANDONMENT**

PART OF JACK EVANS STREET ADJACENT
TO BLOCKS 1/262 AND 2/262
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 3

Pacheco Koch

DALLAS • FORT WORTH • HOUSTON

6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-01

DRAWN BY
RMT

CHECKED BY
MLL

SCALE
1"=40'

DATE
NOV. 2011

JOB NUMBER
2991-11.109

Part of Federal Street
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

BEING a 358 square foot (0.008 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being part of Federal Street dedicated by City Ordinance recorded in Book 1-A, Page 131 of the City of Dallas Secretary's Office as shown and recorded in Burks Subdivision, recorded in Volume W, Page, 800 of the Map Records of Dallas County, Texas; said 358 square foot tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the plat of The Spire Addition, an addition to the City of Dallas, recorded in Instrument No. 201100270076 of the Official Public Records of Dallas County, Texas.):

BEGINNING at a "+" cut in concrete set at the intersection of the southeast right-of-way line of said Federal Street (a 30-foot wide right-of-way) and the southwest right-of-way line of Hawkins Street (a 50-foot wide right-of-way); said point being the north corner of City Block 263;

THENCE, South 45 degrees, 33 minutes, 05 seconds West, along the said southeast line of Federal Street and the northwest line of said City Block 263, a distance of 23.87 feet to a 5/8-inch iron rod with "LTRA" cap found for the north corner of that tract of land being described as Parcel CBD-4-XS-1 in the Special Warranty Deed to Spire Development Holdings, LLC. recorded in Instrument No. 201100251898 of the Official Public Records of Dallas County, Texas and the west corner of that tract of land being described as Parcel CBD-6A in the Special Warranty Deed to Dallas Area Rapid Transit, recorded in Volume 94061, Page 4026 of the Deed Records of Dallas County, Texas;

THENCE, North 44 degrees, 44 minutes, 48 seconds West, departing the said southeast line of Federal Street and the said northwest line of City Block 263, a distance of 15.00 feet to a "+" cut in concrete set for corner in the centerline line of said Federal Street;

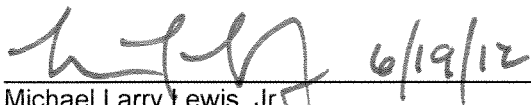
THENCE, North 45 degrees, 33 minutes, 05 seconds East, along the said centerline line of Federal Street, a distance of 23.87 feet to a "+" cut in concrete set for corner at the intersection of the said centerline line of Federal Street and the said southwest line of Hawkins Street also being the northeast right-of-way line of said Federal Street;

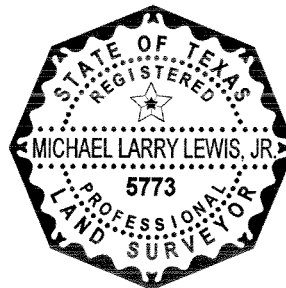
THENCE, South 44 degrees, 44 minutes, 48 seconds East, along the said northeast line of Federal Street and the southwest line of Hawkins Street, a distance of 15.00 feet to the POINT OF BEGINNING;

CONTAINING: 358 square feet or 0.008 acres of land, more or less.

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

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


Michael Larry Lewis, Jr.
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc.
6000 Western Place, #625, Fort Worth TX 76017
(817) 412-7155
TX Reg. Surveying Firm LS-100080-01



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2991-11.109EX11.dwg jad

(For SRG use only)
Reviewed by: JL
Date: 7-23-12
SPRG NO: 2324

28844

EXHIBIT A-TRACT 2

122798



0 20 40 80
GRAPHIC SCALE IN FEET

(For SPRG use only)

Reviewed By: JL
Date: 7-23-12
SPRG NO: 2324

LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
LTRA	5/8-INCH IRON ROD W/"LTRA" CAP FOUND
XS	"+" CUT IN CONCRETE SET
(C.M.)	CONTROLLING MONUMENT
(D.R.D.C.T.)	DEED RECORDS DALLAS COUNTY TEXAS
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
(M.R.D.C.T.)	MAP RECORDS DALLAS COUNTY TEXAS

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

Michael Larry Lewis, Jr.
Registered Professional
Land Surveyor No. 5773

6/19/12
Date



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the Plat of The Spire Addition recorded in Instrument No. 201100270076 of the Official Public Records of Dallas County, Texas.

STREET ABANDONMENT

PART OF FEDERAL STREET
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 2 OF 2

6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-469
DALLAS ■ FORT WORTH ■ HOUSTON TX REG. SURVEYING FIRM LS-100080-01

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=40'	DEC. 2011	2991-11.109

DWG FILE: 2991-11.109EX11.DWG

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06/19/2012 - 3:35PM

DANIELS

28844

122798

STREET ABANDONMENT**EXHIBIT A-TRACT 3**

Part of Federal Street
 Adjacent to Blocks 1/262, 2/262 and 263
 John Grigsby Survey, Abstract No. 495
 City of Dallas, Dallas County, Texas

BEING a 10,675 square foot (0.245 acre) tract of land situated adjacent to Blocks 1/262, 2/262, and 263 in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being part of Federal Street dedicated by City Ordinance recorded in Book 1-A, Page 131 of the City of Dallas Secretary's Office as shown and recorded in Burks Subdivision, recorded in Volume W, Page 800 of the Map Records of Dallas County, Texas; said 10,675 square foot tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the plat of The Spire Addition, an addition to the City of Dallas, recorded in Instrument No. 201100270076 of the Official Public Records of Dallas County, Texas.):

BEGINNING at a 5/8-inch iron rod with "LTRA" cap found in the southeast right-of-way line of said Federal Street (a 30-foot wide right-of-way); said point being South 45 degrees, 33 minutes, 05 seconds West, a distance of 23.87 feet from the intersection of the said southeast line of Federal Street and the southwest right-of-way line of said Hawkins Street (a 50-foot wide right-of-way); said point being the north corner of City Block 263, the north corner of that tract of land being described as Parcel CBD-4-XS-1 in Special Warranty Deed to Spire Development Holdings, LLC, recorded in Instrument No. 201100251898 of said Official Public Records, and the west corner of that tract of land described as Parcel CBD-6A in Special Warranty Deed to Dallas Area Rapid Transit recorded in Volume 94061, Page 4026 of the Deed Records of Dallas County, Texas;

THENCE, South 45 degrees, 33 minutes, 05 seconds West, along the said southeast line of Federal Street and the northwest line of said City Block 263, a distance of 343.91 feet to a "+" cut in concrete set for corner; said point being in the northeast right-of-way line of Leonard Street being parallel and 27.50 feet northeast of the centerline of said Leonard Street; from said point a "+" cut in concrete found bears South 45 degrees, 33 minutes, 05 seconds West, a distance of 1.40 feet for the west corner of said Parcel CBD-4-XS-1;

THENCE, North 44 degrees, 46 minutes, 03 seconds West, departing the said southeast line of Federal Street and the said northwest line of City Block 263 and along the northwest line of said Leonard Street, being parallel and 27.50 feet northeast of the centerline of said Leonard Street, a distance of 30.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner at the intersection of the said northeast line of said Leonard Street and the northwest right-of-way line of said Federal Street; said point being the southwest corner of Lot 9A, Block 2/262, The Spire Addition, an addition to the City of Dallas, according to the plat recorded in Instrument No. 201100270076 of said Official Public Records;

THENCE, North 45 degrees, 33 minutes, 05 seconds East, along the said northwest line of Federal Street and the southeast line of said Lot 9A, passing at a distance of 168.38 feet a point at the intersection of the said northwest line of Federal Street and the southwest right-of-way line of Jack Evans Street (a 29.71-foot wide right-of-way) from which a 1-inch iron pipe bears South 27 degrees, 41 minutes West a distance of 0.5 feet, continuing along the said northwest line of Federal Street and the southeast line of said Jack Evans Street, passing at a distance of 29.71 feet a 3/4-inch iron rod found at the intersection of the said northwest line of Federal Street and the said Northeast line of Jack Evans Street and being the south corner of that tract of land being described as Parcel CBD-4-XS-3 in the Special Warranty Deed to Spire Development Holdings, LLC. Recorded in Instrument No. 201100251898 of said Official Public Records, continuing along the said northwest line of Federal Street and the southeast line of said Parcel CBD-4-XS-3, in all a total distance of 367.79 feet to a point for corner at the intersection of the said northwest line of Federal Street and the said southwest line of Hawkins Street; said point being the southeast corner Lot 12 of said Burks Subdivision; from said point a "V" cut in concrete found bears South 41 degrees, 05 minutes West, a distance of 0.4 feet;

(For SRG use only)

Reviewed by: JL
 Date: 6-26-12
 SPRG NO: 2323

28844

122798

STREET ABANDONMENT**EXHIBIT A-TRACT 3**

Part of Federal Street
 Adjacent to Blocks 1/262, 2/262 and 263
 John Grigsby Survey, Abstract No. 495
 City of Dallas, Dallas County, Texas

THENCE, South 44 degrees, 44 minutes, 48 seconds East, departing the said southeast corner of Lot 12, and along the said northwest line of Federal Street and the southwest line of Hawkins Street, a distance of 15.00 feet to a "+" cut in concrete set for corner at the intersection of the centerline line of said Federal Street and the said southwest line of Hawkins Street also being the northeast right-of-way line of said Federal Street;

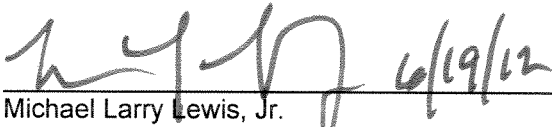
THENCE, South 45 degrees, 33 minutes, 05 seconds West, along the said centerline line of Federal Street, a distance of 23.87 feet to a "+" cut in concrete set for corner;

THENCE, South 44 degrees, 44 minutes, 48 seconds East, departing the said centerline line of Federal Street, a distance of 15.00 feet to the POINT OF BEGINNING;

CONTAINING: 10,675 square feet or 0.245 acres of land, more or less.

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

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


 Michael Larry Lewis, Jr.
 Registered Professional Land Surveyor No. 5773
 Pacheco Koch Consulting Engineers, Inc.
 6000 Western Place, #625, Fort Worth TX 76017
 (817) 412-7155
 TX Reg. Surveying Firm LS-100080-01



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(For SRG use only)

Reviewed by: JL

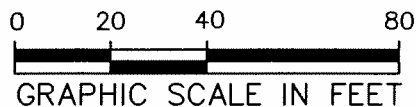
Date: 6-26-12

SPRG NO: 2323

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EXHIBIT A-TRACT 3



(For SPRG use only)

Reviewed By: TLDate: 6-26-12SPRG NO: 2323

LEGEND

—	PROPERTY LINE
—	EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
XF	"+" CUT IN CONCRETE FOUND
XS	"+" CUT IN CONCRETE SET
LTRF	5/8-INCH IRON ROD W/"LTRA" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
(D.R.D.C.TX)	DEED RECORDS DALLAS COUNTY TEXAS
(O.P.R.D.C.TX)	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
(M.R.D.C.T.)	MAP RECORDS DALLAS COUNTY TEXAS

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the Plat of The Spire Addition recorded in Instrument No. 201100270076 of the Official Public Records of Dallas County, Texas.

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

Michael Larry Lewis, Jr. Date 4/9/12
Registered Professional
Land Surveyor No. 5773



BLOCK 268

PARCEL CBD-4-XS-2
SPIRE DEVELOPMENT
HOLDINGS, LLC.
(INST. NO. 201100251898)
(O.P.R.D.C.TX)

BLOCK 268

PART OF PARCEL NO. CBD-7
DALLAS AREA RAPID TRANSIT
(VOL. 94061, PG. 4026)

5/8-INCH IRON ROD
W/"LTRA" CAP
FOUND (C.M.)

**HAWKINS
STREET**

(ORDINANCE BOOK
1-A, PG. 131)

LOT 12

BLOCK 1/262
BURKS SUBDIVISION
(VOL. W, PG. 800)
(M.R.D.C.T.)

PARCEL CBD-4-XS-3
SPIRE DEVELOPMENT
HOLDINGS, LLC.

(INST. NO. 201100251898)
(O.P.R.D.C.TX)

PART OF LOT 11

**STREET
ABANDONMENT**
10,675 SF
(0.245 ACRES)

3/4-INCH IRON
ROD FOUND

**JACK EVANS
STREET**

(NO R.O.W. DEED FOUND)
(BY USE AND OCCUPATION)

(1-INCH IRON
PIPE FOUND
S 27°41' W 0.5')

MATCHLINE (SEE SHEET 4)

**STREET
ABANDONMENT**

PART OF FEDERAL STREET

ADJACENT TO BLOCKS 1/262, 2/262 AND 263
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 4

Pacheco Koch

DALLAS • FORT WORTH • HOUSTON

6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-01

DRAWN BY
JAD/PMO

CHECKED BY
MLL

SCALE
1"=40'

DATE
NOV. 2011

JOB NUMBER
2991-11.109

DWG FILE: 2991-11.109EX5.DWG

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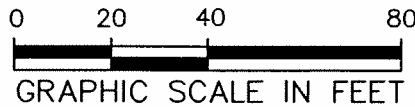


EXHIBIT A-TRACT 3

MATCHLINE (SEE SHEET 3)



SPIRE DEVELOPMENT
HOLDINGS, LLC
(INST. NO. 201000151191)
(O.P.R.D.C.TX)

LOT 9A, BLOCK 2/262
THE SPIRE ADDITION
(INST. NO. 201100270076)
(O.P.R.D.C.TX)

SPIRE DEVELOPMENT
HOLDINGS, LLC
(INST. NO. 201000151193)
(O.P.R.D.C.TX)

STREET
ABANDONMENT
10,675 SF
(0.245 ACRES)

1/2-INCH IRON ROD WITH
"PACHECO KOCH" CAP SET

CITY OF DALLAS
(VOL. 2453, PAGE 84)
(D.R.D.C.T.)
98.0'

LOT 4
PART OF
BLOCK 263
BURKS SUBDIVISION
(VOL. W, PG. 800)
(M.R.D.C.T.)

PARCEL CBD-4-XS-1
SPIRE DEVELOPMENT
HOLDINGS, LLC
(INST. NO. 201100251898)
(O.P.R.D.C.TX)

LOT 3
(REMAINDER)

SEE DETAIL ①

LEONARD STREET
(A VARIABLE WIDTH R.O.W.)
(VOLUME 2460, PAGE 298)

183.36'
TRACT I
DIGITAL 717
LEONARD, L.P.
(INST. NO.
20080159519)
(O.P.R.D.C.TX)

LOT 7A, BLOCK 316
AMERICAS TOWER
(VOL. 83004, PG. 891)
(D.R.D.C.T.)

TRACT I - PARCEL 1
DIGITAL-BRYAN STREET
PARTNERSHIP
(VOL. 2004221, PG. 1324)
(O.P.R.D.C.TX)

(For SPRG use only)

Reviewed By: JL
Date: 6-26-12
SPRG NO: 2323

LEGEND

—	PROPERTY LINE
- - -	EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
XF	"+" CUT IN CONCRETE FOUND
XS	"+" CUT IN CONCRETE SET
LTRF	5/8-INCH IRON ROD W/"LTRA" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
(D.R.D.C.TX)	DEED RECORDS DALLAS COUNTY TEXAS
(O.P.R.D.C.TX)	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
(M.R.D.C.T.)	MAP RECORDS DALLAS COUNTY TEXAS

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the Plat of The Spire Addition recorded in Instrument No. 201100270076 of the Official Public Records of Dallas County, Texas.

STREET ABANDONMENT

PART OF FEDERAL STREET

ADJACENT TO BLOCKS 1/262, 2/262 AND 263
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 4

Pacheco Koch

DALLAS • FORT WORTH • HOUSTON

6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-01

DRAWN BY
JAD/PMD

CHECKED BY
MLL

SCALE
1"=40'

DATE
NOV. 2011

JOB NUMBER
2991-11.109

DWG FILE: 2991-11.109EX5.DWG

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STREET ABANDONMENT**EXHIBIT A-TRACT 4**

Part of Hawkins Street
 Part of Lot 18, Block 267 Burks Subdivision
 Part of Lot 9A, Block 2/262 Spire Addition
 And Part of Two Street Easements
 John Grigsby Survey, Abstract No. 495
 City of Dallas, Dallas County, Texas

BEING a 26,108 square foot (0.599 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being part of Hawkins Street (a 50-foot right-of-way) in the plat of Burks Subdivision recorded in Volume W, Page 800 of the Map Records of Dallas County, Texas; and being part of Lot 18, Block 267 Burks Subdivision, an addition to the City of Dallas, recorded in Volume W, Page 800 of said Deed Records; and being part of Lot 9A, Block 2/262 The Spire Addition, an addition to the City of Dallas, recorded in Instrument No. 201100270076 of the Official Public Records of Dallas County, Texas; and being part of the Street Easements to the City of Dallas, recorded in Volume 86113, Page 644 and Volume 86113, Page 648, both of said Deed Records; said 26,108 square foot tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the said plat of The Spire Addition.):

BEGINNING at a "+" cut in concrete set at the intersection of the southwest right-of-way line of said Hawkins Street and the southeast right-of-way line of Federal Street (a 30-foot wide right-of-way); said point being the north corner of City Block 263;

THENCE, North 44 degrees, 44 minutes, 48 seconds West, along the said southwest line of Hawkins Street and the northeast lines of City Blocks 1/262 and 2/262, a distance of 510.11 feet to a "+" cut in concrete set for an angle point;

THENCE, North 89 degrees, 40 minutes, 40 seconds West, departing said southwest line of Hawkins Street, the northeast line of Lot 9A, Block 2/262, The Spire Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 201100270076 of the said Official Public Records, and the said northeast line of City Block 2/262, along the southwest line of said Street Easement recorded in Volume 86113, Page 644, through said Lot 9A, a distance of 14.17 feet to a "+" cut in concrete set for corner in the southeast line of said Street Easement;

THENCE, North 45 degrees, 27 minutes, 00 seconds East, departing the said southwest lines of the Street Easement recorded in Volume 86113, Page 644 and along the said southeast line of San Jacinto Street, a distance of 60.01 feet to a "+" cut in concrete set for corner in the southwest line of said Lot 18 and in the southwest line of said Street Easement recorded in Volume 86113, Page 648 and City Block 267; said point being the north corner of said Hawkins Street;

THENCE, South 44 degrees, 44 minutes, 48 seconds East, continuing along the said northeast line of Hawkins Street, the said southwest line of Lot 18, the said southwest line of City Block 267 and the said southwest line of the Street Easement recorded in Volume 86113, Page 648, a distance of 0.91 feet to a "+" cut in concrete set for corner;

THENCE, North 45 degrees, 21 minutes, 02 seconds East, departing the said northeast line of Hawkins Street, the said southwest line of City Blocks 267 and the said southwest line of the Street Easement recorded in Volume 86113, Page 648, through said Lot 18, a distance of 10.00 feet to a "+" cut in concrete set for an angle point in the southeast line of said Street Easement recorded in Volume 86113, Page 648;

(For SRG use only)

Reviewed by: JLDate: 6-26-12SPRG NO: 2322

28844

122798

STREET ABANDONMENT**EXHIBIT A-TRACT 4**

Part of Hawkins Street
 Part of Lot 18, Block 267 Burks Subdivision
 Part of Lot 9A, Block 2/262 Spire Addition
 And Part of Two Street Easements
 John Grigsby Survey, Abstract No. 495
 City of Dallas, Dallas County, Texas

THENCE, South 00 degrees, 18 minutes, 07 seconds West, continuing through said Lot 18 and along the said southeast line of said Street Easement recorded in Volume 86113, Page 648, a distance of 14.13 feet to a "+" cut in concrete set for corner in the said northeast line of Hawkins Street; said point also being the south corner of said Street Easement recorded in Volume 86113, Page 648 and in the said southwest line of said Block 267;

THENCE, South 44 degrees, 44 minutes, 48 seconds East, along the said northeast line of Hawkins Street and the southwest lines of City Blocks 267 and 268, a distance of 509.29 feet to a 5/8-inch iron rod with "LTRA" cap found for corner; said point being the south corner of that tract of land described as Parcel CBD-4-XS-2 in the Special Warranty Deed to Spire Development Holdings, LLC. Recorded in Instrument No. 201100251898 of the Official Public Records of Dallas County, Texas and the west corner of that tract of land described as Parcel CBD-7 in the Special Warranty Deed to Dallas Area Rapid Transit recorded in Volume 94061, Page 4026 of said Deed Records;

THENCE, South 45 degrees, 33 minutes, 05 seconds West, departing the said north line of Hawkins Street and the said southwest line of said Block 268, a distance of 50.00 feet to the POINT OF BEGINNING;

CONTAINING: 26,108 square feet or 0.599 acres of land, more or less.

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

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


 Michael Larry Lewis, Jr.
 Registered Professional Land Surveyor No. 5773
 Pacheco Koch Consulting Engineers, Inc.
 6000 Western Place, #625, Fort Worth TX 76017
 (817) 412-7155
 TX Reg. Surveying Firm LS-100080-01

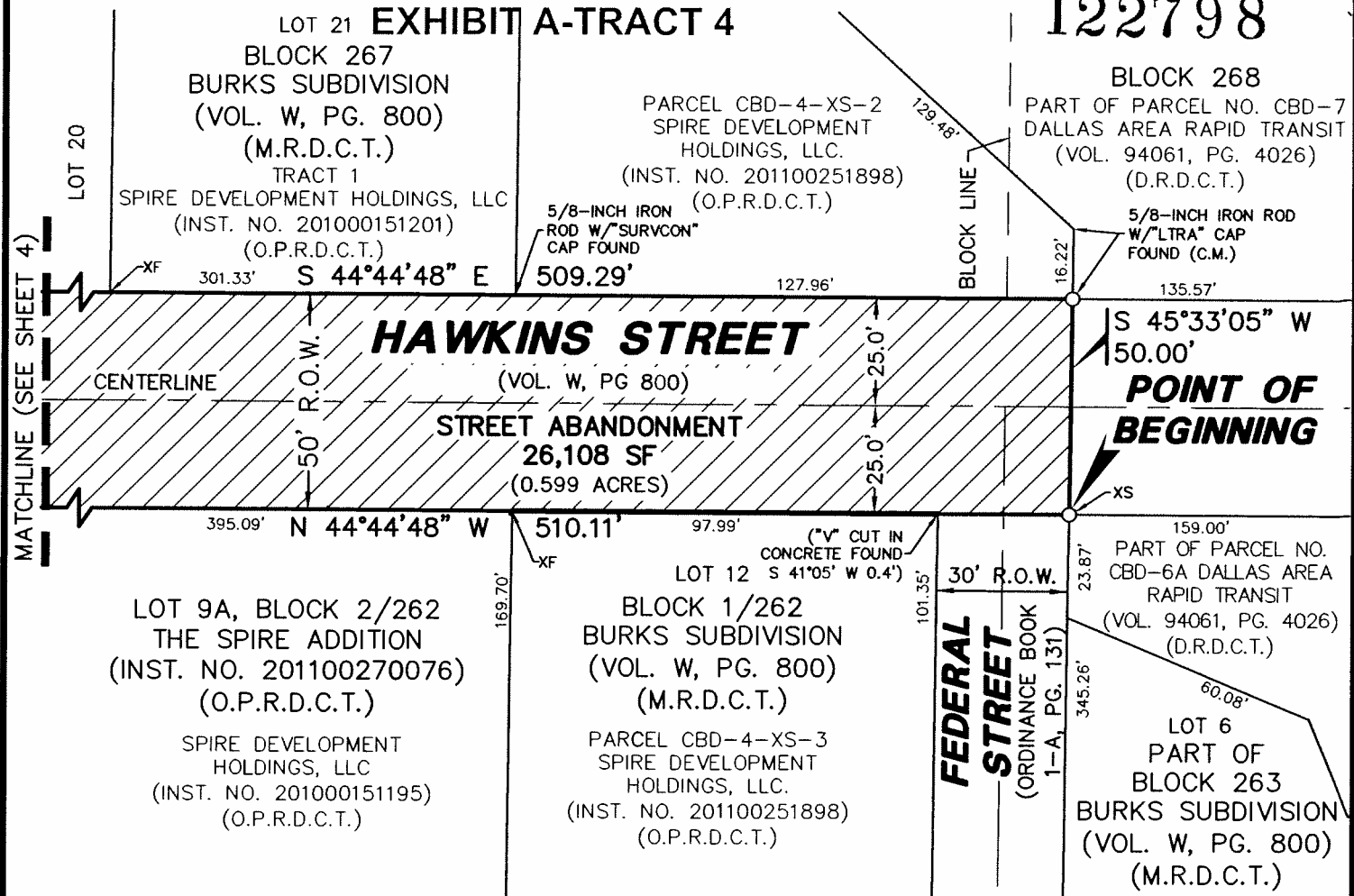


2991-11.109EX6.doc
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(For SRG use only)
 Reviewed by: SL
 Date: 6-26-12
 SPRG NO: 2322

28844

122798



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

Michael Larry Lewis, Jr. 6/19/12
 Michael Larry Lewis, Jr.
 Registered Professional
 Land Surveyor No. 5773



Pacheco Koch
 6000 WESTERN PLACE, SUITE 625
 FORT WORTH, TX 76107 817.412.7155
 TX REG. ENGINEERING FIRM F-469
 DALLAS ■ FORT WORTH ■ HOUSTON TX REG. SURVEYING FIRM LS-100080-01

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=40'	DEC. 2011	2991-11.109

STREET ABANDONMENT

PART OF HAWKINS STREET
 PART OF LOT 18, BLOCK 267 BURKS SUBDIVISION
 PART OF LOT 9A, BLOCK 2/262 SPIRE ADDITION
 AND PART OF TWO STREET EASEMENTS
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 3 OF 4

28844

EXHIBIT A-TRACT 4

BLOCK 267
BURKS SUBDIVISION
(VOL. W, PG. 800)
(M.R.D.C.T.)

122798

STREET EASEMENT
(VOL. 86117, PG. 1514)
(D.R.D.C.T.)

STREET EASEMENT
(VOL. 86137, PG. 5644)
(D.R.D.C.T.)

UTILITY EASEMENT RETAINED
ABANDONED R.O.W.
ABANDONMENT AUTHORIZED
BY (ORDINANCE NOS.
27931 & 28282)
(O.P.R.D.C.T.)

STREET EASEMENT
(VOL. 88113, PG. 505)
(D.R.D.C.T.)

LOT 2, BLOCK A/261
THE SPIRE ADDITION
(INST. NO. 201100270076)
(O.P.R.D.C.T.)

SPIRE DEVELOPMENT
HOLDINGS, LLC
(INST. NO. 201000151197)
(INST. NO. 201000151200)
(INST. NO. 201000151194)
(INST. NO. 201000151196)
(INST. NO. 201000151198)
(INST. NO. 201000151192)
(O.P.R.D.C.T.)

**SAN JACINTO
STREET**

(ORDINANCE BOOK
1-A, PG. 131)

TRACT 2
STREET EASEMENT
(VOL. 86113, PG. 648)
(O.P.R.D.C.T.)

LOT 18
PARCEL CBD-4-XS-4
SPIRE DEVELOPMENT
HOLDINGS, LLC.
(INST. NO. 201100251898)
(O.P.R.D.C.T.)

LOT 19
PARCEL CBD-4-XS-4
SPIRE DEVELOPMENT
HOLDINGS, LLC.
(INST. NO. 201100251898)
(O.P.R.D.C.T.)

S 44°44'48" E 509.29'

301.33'

HAWKINS STREET

(VOL. W, PG. 800)

STREET ABANDONMENT

26,108 SF
(0.599 ACRES)

CENTERLINE

N 44°44'48" W 510.11'

395.09'

N 89°40'40" W
14.17'

LOT 9A, BLOCK 2/262
THE SPIRE ADDITION
(INST. NO. 201100270076)
(O.P.R.D.C.T.)

SPIRE DEVELOPMENT
HOLDINGS, LLC
(INST. NO. 201000151189)
(O.P.R.D.C.T.)

TRACT 2
STREET EASEMENT
(VOL. 86113, PG. 644)
(D.R.D.C.T.)

LEGEND

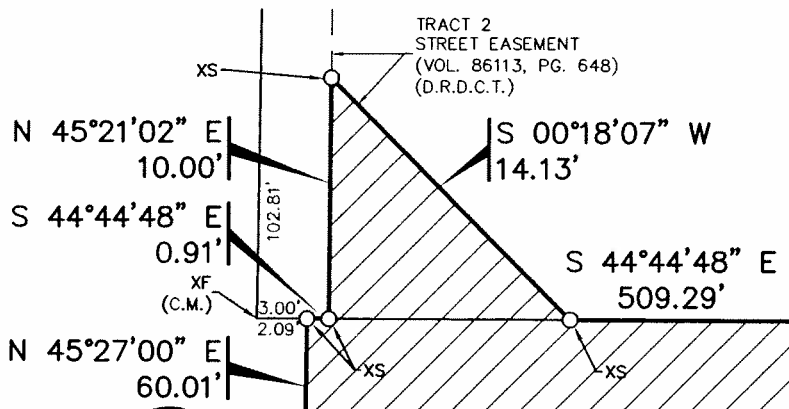
	PROPERTY LINE
	ABANDONMENT LINE
O	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
XF	"+" CUT IN CONCRETE FOUND
XS	"+" CUT IN CONCRETE SET
(C.M.)	CONTROLLING MONUMENT
(D.R.D.C.T.)	DEED RECORDS DALLAS COUNTY TEXAS
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
(M.R.D.C.T.)	MAP RECORDS DALLAS COUNTY TEXAS

(For SPRG use only)

Reviewed By: JL
Date: 6-26-12
SPRG NO: 2322

0 20 40 80

GRAPHIC SCALE IN FEET



1

DETAIL

NOT TO SCALE

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the Plat of The Spire Addition recorded in Instrument No. 201100270076 of the Official Public Records of Dallas County, Texas.

STREET ABANDONMENT

PART OF HAWKINS STREET

PART OF LOT 18, BLOCK 267 BURKS SUBDIVISION
PART OF LOT 9A, BLOCK 2/262 SPIRE ADDITION
AND PART OF TWO STREET EASEMENTS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 4

Pacheco Koch

DALLAS • FORT WORTH • HOUSTON

6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-01

DRAWN BY

JAD

CHECKED BY

MLL

SCALE

1"=40'

DATE

DEC. 2011

JOB NUMBER

2991-11.109

28844

122798

STREET ABANDONMENT

Part of Routh Street

Block 267

John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas**EXHIBIT A-TRACT 5**

BEING a 3,611 square foot (0.083 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being part of Routh Street dedicated by Deeds to the City of Dallas recorded in Volume 70227, Page 1596, Volume 70227, Page 1599, Volume 70213, Page 1890, Volume 69169, Page 770 and Volume 71006, Page 2192 all of the Deed Records of Dallas County, Texas; and being City Block 267; said tract being part of Lots 20 and 21, Burks Subdivision, according to the plat recorded in Volume W, Page 800 in the Map Records of Dallas County, Texas; said 3,611 square foot tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the plat of The Spire Addition, an addition to the City of Dallas recorded in Instrument No. 201100270076 in the Official Public Records of Dallas County, Texas):

BEGINNING at a 5/8-inch iron rod with "PACHECO KOCH" cap set in the southwest right-of-way line of Routh Street (a variable width right-of-way); said point being the northeast corner of Lot 19, said Burks Subdivision and the southwest corner of that tract of land described as Parcel No. CBD-9 in the Special Warranty Deed to Dallas Area Rapid Transit recorded in Volume 94061, Page 4026 of said Official Public Records; from said point a 5/8-inch iron rod with "LTRA" cap found bears South 55 degrees, 41 minutes West, a distance of 0.7 feet;

THENCE, South 44 degrees, 35 minutes, 51 seconds East, departing the said southwest line of Routh Street, a distance of 207.32 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the interior ell corner of that tract of land to City of Dallas recorded in Volume 69169, Page 770 in said Deed Records;

THENCE, South 02 degrees, 03 minutes, 49 seconds East, a distance of 24.25 feet to a point for corner in the said southwest line of Routh Street; from said point a 5/8-inch iron rod with "LTRA" cap found bears North 25 degrees, 38 minutes East, a distance of 0.3 feet; said point being the north corner of that tract of land described as CBD-7 in the Special Warranty Deed to Dallas Area Rapid Transit recorded in Volume 94061, Page 4026 in said Deed Records, the northeast corner of that tract of land described as Parcel CBD-4-XS-2 in the Special Warranty Deed to Spire Development Holdings, LLC. Recorded in Instrument No. 201100251898 of said Official Public Records, and the beginning of a non-tangent curve to the left; having a radius of 715.94 feet, a central angle of 00 degrees, 03 minutes, 53 seconds, a chord bearing and distance of North 44 degrees, 42 minutes, 52 seconds West, 0.81 feet;

THENCE, along the said southwest line of Routh Street, the following two (2) calls:

In a northwesterly direction, along the said curve, an arc distance of 0.81 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

North 44 degrees, 44 minutes, 48 seconds West, through said Lots 20 and 21, a distance of 224.43 feet to a "+" cut in concrete found for corner in north corner of a tract of land being described as Tract 2 in the General Warranty Deed to Spire Development Holdings, LLC recorded in Instrument No. 201000151201 of said Official Public Records; said point also being in the southeast line of said Parcel CBD-4-XS-4;

(For SPRG use only)

Reviewed By:	<u>JL</u>
Date:	<u>10-23-12</u>
SPRG NO:	<u>2321</u>

28844

122798

STREET ABANDONMENT
Part of Routh Street
Block 267
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

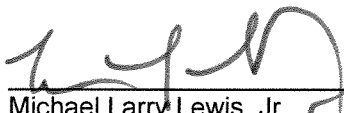
EXHIBIT A-TRACT 5

THENCE, North 45 degrees, 34 minutes, 33 seconds East, along the said southeast line of Parcel CBD-4-XS-4, a distance of 16.98 feet to the POINT OF BEGINNING;

CONTAINING: 3,611 square feet or 0.083 acres of land, more or less.

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

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

 10/23/12
Michael Larry Lewis, Jr.
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc.
6000 Western Place, #625, Fort Worth TX 76017
(817) 412-7155
TX Reg. Surveying Firm LS-100080-01



2991-11.109EX7.doc
2991-11.109EX7.dwg jad

(For SPRG use only)

Reviewed By: JL
Date: 10-23-12
SPRG NO: 2321

28844

122798

BLOCK
274CITY OF DALLAS
(VOL. 72153, PG. 1324)**EXHIBIT A-TRACT 5**(CC-70-6703-C)
(COURT RECORDS OF DALLAS COUNTY TEXAS)PART OF PARCEL NO. NC1A-1
DALLAS AREA RAPID TRANSIT
(VOL. 94061, PG. 4026)
(D.R.D.C.T.)**ROUTH STREET**(A VARIABLE WIDTH RIGHT-OF-WAY)
(ORDINANCE BOOK 1-A, PG. 131)PART OF PARCEL NO. CBD-9
DALLAS AREA RAPID TRANSIT
(VOL. 94061, PG. 4026)
(O.P.R.D.C.T.)CITY OF DALLAS
(VOL. 69169, PG. 770)
(D.R.D.C.T.)181.43' TO
SOUTHEAST END
OF A
RIGHT-OF-WAY
CORNER CLIP AT
SAN JACINTO
STREETPART OF
CITY OF DALLAS
(VOL. 70227,
PG. 1596)
(D.R.D.C.T.)PART OF
CITY OF DALLAS
(VOL. 70227,
PG. 1599)
(D.R.D.C.T.)CITY OF DALLAS
(VOL. 70213, PG. 1890)
(D.R.D.C.T.)**STREET ABANDONMENT**3,611 SF
(0.083 ACRES)CITY OF DALLAS
(VOL. 71006, PG. 2192)
(D.R.D.C.T.)PART OF PARCEL NO. CBD-7
DALLAS AREA RAPID TRANSIT
(VOL. 94061, PG. 4026)
(D.R.D.C.T.)**P.O.B.**ROUTH STREET ALIGNMENT PER DALLAS
CITY COUNCIL RESOLUTION SHOWN ON
DRAWING NO. 221D-12 ON FILE AT THE
CITY OF DALLAS, SURVEY RECORDS VAULTN 45°34'33" E
16.98'
CONCRETE FOUND

LOT 19

TRACT 2
SPIRE DEVELOPMENT HOLDINGS, LLC
(INST. NO. 201000151201)
(O.P.R.D.C.T.)LOT 20
PARCEL CBD-4-XS-4
SPIRE DEVELOPMENT
HOLDINGS, LLC.
(INST. NO. 201100251898)
(O.P.R.D.C.T.)5/8-INCH IRON
ROD W/"SURVCON"
CAP FOUND (C.M.)
LOT 21
5/8-INCH IRON
ROD W/"LTRA"
CAP FOUND (C.M.)
BLOCK 267
BURKS SUBDIVISION
(VOL. W, PG. 800)
(M.R.D.C.T.)
TRACT 1
SPIRE DEVELOPMENT HOLDINGS, LLC
(INST. NO. 201000151201)
(O.P.R.D.C.T.)5/8-INCH IRON
ROD W/"LTRA"
CAP FOUND
(5/8-INCH IRON
ROD W/"LTRA"
CAP FOUND
(5/8-INCH IRON
ROD W/"LTRA"
CAP FOUND

SEE DETAIL ①

PARCEL CBD-4-XS-2
SPIRE DEVELOPMENT
HOLDINGS, LLC.
(INST. NO. 201100251898)
(O.P.R.D.C.T.)**LEGEND**

—	PROPERTY LINE
—	ABANDONMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
IRS	5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
(D.R.D.C.T.)	DEED RECORDS DALLAS COUNTY TEXAS
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
(M.R.D.C.T.)	MAP RECORDS DALLAS COUNTY TEXAS
P.O.B.	POINT OF BEGINNING

0 20 40 80
GRAPHIC SCALE IN FEET

(For SPRG use only)

Reviewed By: JL
Date: 10-23-12
SPRG NO: 2321**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the Plat of The Spire Addition recorded in Instrument No. 201100270076 of the Official Public Records of Dallas County, Texas.

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

Michael Larry Lewis, Jr.
Registered Professional
Land Surveyor No. 5773

Date

**Pacheco Koch**

DALLAS • FORT WORTH • HOUSTON

6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-01

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=40'	DEC. 2011	2991-11.109

**STREET
ABANDONMENT**

PART OF ROUTH STREET

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 3 OF 4

DWG FILE: 2991-11.109EX7.DWG

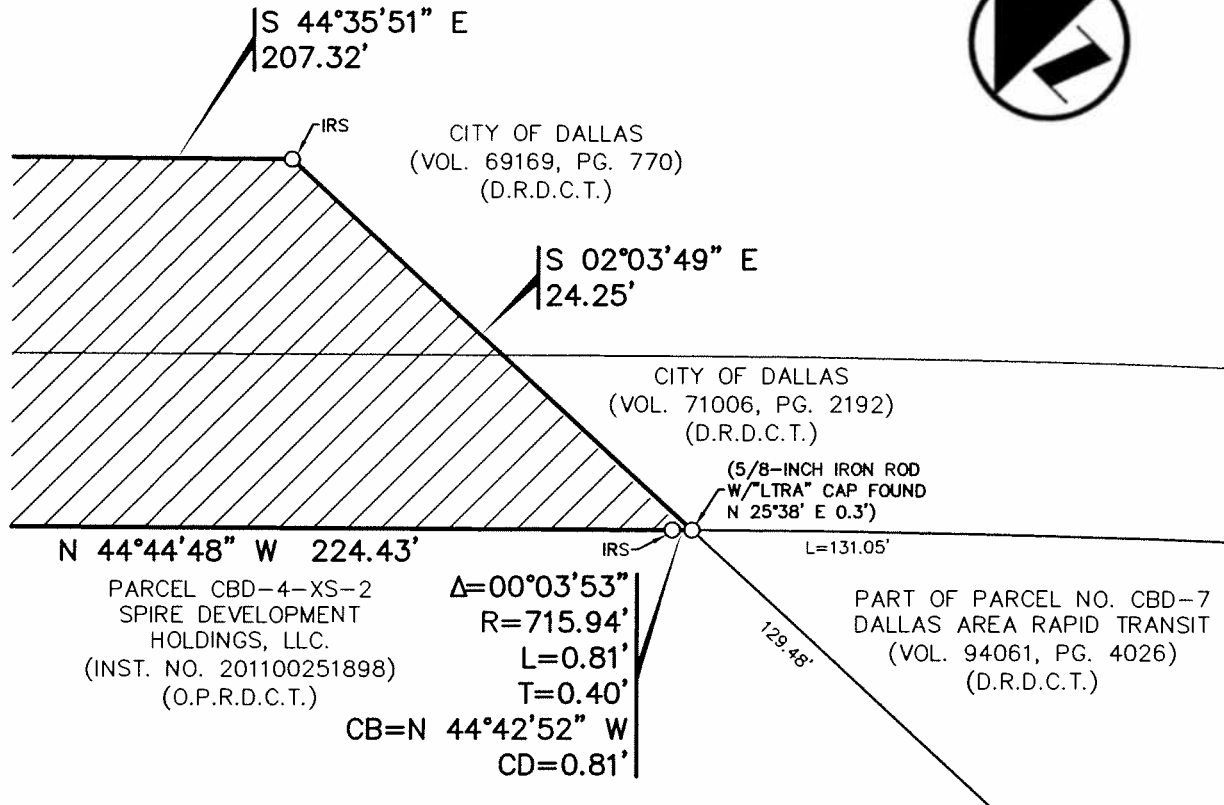
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PDANIELS

28844

122798

EXHIBIT A-TRACT 5



1

DETAIL

NOT TO SCALE

(For SPRG use only)

Reviewed By: JL
 Date: 10-23-12
 SPRG NO: 2321

LEGEND

—	PROPERTY LINE
- - -	ABANDONMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
IRS	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
(D.R.D.C.T.)	DEED RECORDS DALLAS COUNTY TEXAS
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
(M.R.D.C.T.)	MAP RECORDS DALLAS COUNTY TEXAS
P.O.B.	POINT OF BEGINNING

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the Plat of The Spire Addition recorded in Instrument No. 201100270076 of the Official Public Records of Dallas County, Texas.

Pacheco Koch

DALLAS ■ FORT WORTH ■ HOUSTON

 6000 WESTERN PLACE, SUITE 625
 FORT WORTH, TX 76107 817.412.7155
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-100080-01

 DRAWN BY
 JAD

 CHECKED BY
 MLL

 SCALE
 NONE

 DATE
 DEC. 2011

 JOB NUMBER
 2991-11.109

**STREET
ABANDONMENT**

 PART OF ROUTH STREET
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 4 OF 4

DWG FILE: 2991-11.109EX7.DWG

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10/23/2012 - 8:38AM

PDANIELS

28844

122798

STREET ABANDONMENTPart of Leonard Street
Adjacent to Block 2/262**EXHIBIT A-TRACT 6**John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

BEING an 84 square foot (0.002 acre) tract of land situated adjacent to Block 2/262 in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being part of Leonard Street; said tract also being part of that tract of land being described in the Warranty Deed to the City of Dallas recorded in Volume 2453, Page 84 of the Deed Records of Dallas County, Texas; said 84 square foot tract being more particularly described as follows (Bearing system for this survey is based on a bearing of North 45 degrees, 27 minutes, 00 seconds East, for the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) according to the plat of The Spire Addition, an addition to the City of Dallas, recorded in Instrument No. 201100270076 of the Official Public Records of Dallas County, Texas.):

BEGINNING at a 1/2-inch iron rod found at the intersection of the northeast right-of-way line of Leonard Street (a variable width right-of-way, 56-feet wide at this point) and the northwest right-of-way line of Federal Street (a 30-foot wide right-of-way); said point being the south corner of Lot 9A, Block 2/262, The Spire Addition, an addition to the City of Dallas, according to the plat recorded in Instrument No. 201100270076 of said Official Public Records;

THENCE, South 45 degrees, 33 minutes and 05 seconds West, along the southeast line of the said City of Dallas tract, a distance of 0.86-feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

THENCE, North 44 degrees, 46 minutes, 03 seconds West, being parallel to and 27.5 feet northeast of the said centerline of Leonard Street, a distance of 97.99 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the northeast right-of-way line of said Leonard Street;

THENCE, North 45 degrees, 33 minutes, 05 seconds East, along the said northeast line of Leonard Street and the northwest line of said City of Dallas tract, a distance of 0.85 feet to a 1/2-inch iron rod found for corner; said point being the east corner of said Lot 9A;

THENCE, South 44 degrees, 46 minutes, 34 seconds East, continuing along the said northeast line of Leonard Street and the southwest line of said Lot 9A, a distance of 97.99 feet to the POINT OF BEGINNING;

CONTAINING: 84 square feet or 0.002 acres of land, more or less.

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

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

Michael Larry Lewis, Jr.
Michael Larry Lewis, Jr.
Registered Professional Land Surveyor No. 5773
Pacheco Koch Consulting Engineers, Inc.
6000 Western Place, #625, Fort Worth TX 76017
(817) 412-7155
TX Reg. Surveying Firm LS-100080-01



2991-11.109EX16.doc
2991-11.109EX16.dwg

(For SPRG use only)

Reviewed By: JL
Date: 6-18-12
SPRG NO: 2362

28844

122798

EXHIBIT A-TRACT 6

LOT 9A, BLOCK 2/262
THE SPIRE ADDITION
(INST. NO. 201100270076)
(O.P.R.D.C.TX)

SPIRE DEVELOPMENT HOLDINGS, LLC
(INST. NO. 201000151193)
(O.P.R.D.C.TX)

SPIRE DEVELOPMENT HOLDINGS,
LLC
(INST. NO. 201000151191)
(O.P.R.D.C.TX)

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

STREET
ABANDONMENT
84 SF
(0.002 ACRES)

POINT OF BEGINNING

FEDERAL STREET

(ORDINANCE BOOK 1-A, PG. 131)

PART OF
BLOCK 263
BURKS SUBDIVISION
(VOL. W, PG. 800)
(M.R.D.C.T.)
PARCEL CBD-4-XS-1
SPIRE DEVELOPMENT
HOLDINGS, LLC.
(INST. NO. 201100251898)
(O.P.R.D.C.TX)
LOT 3
(REMAINDER)

N 45°33'05" E
0.85'

S 44°46'34" E
97.99'

15.0' 15.0'
30' R.O.W.

1/2-INCH IRON ROD
w/"PACHECO KOCH" CAP SET

N 44°46'03" W
97.99'
CITY OF DALLAS
(VOL. 2453, PAGE 84)
(D.R.D.C.T.)

1/2-INCH IRON ROD
w/"PACHECO KOCH" CAP SET

S 45°33'05" W
0.86'

LEONARD STREET

(A VARIABLE WIDTH R.O.W.)
(NO R.O.W. DEED FOUND)
(BY USE AND OCCUPATION)

PK-NAIL
FOUND

TRACT 1 DIGITAL 717
LEONARD, L.P.
(INST. NO. 20080159519)
(O.P.R.D.C.TX)

LOT 7A, BLOCK 316
AMERICAS TOWER
(VOL. 83004, PG. 891)
(D.R.D.C.T.)

TRACT 1 - PARCEL 1
DIGITAL-BRYAN STREET
PARTNERSHIP
(VOL. 2004221, PG. 1324)
(O.P.R.D.C.TX)

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
XF	"+" CUT IN CONCRETE FOUND
XS	"+" CUT IN CONCRETE SET
LTRF	5/8-INCH IRON ROD w/"LTRA" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
(D.R.D.C.TX)	DEED RECORDS DALLAS COUNTY TEXAS
(O.P.R.D.C.TX)	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
(M.R.D.C.T)	MAP RECORDS DALLAS COUNTY TEXAS



0 15 30 60
GRAPHIC SCALE IN FEET

(For SPRG use only)

Reviewed By: JLDate: 6-18-12SPRG NO: 2362

NOTES:

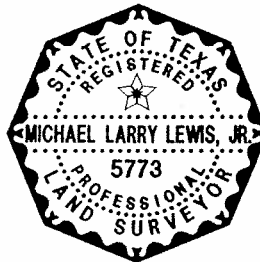
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The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract described.

Michael Larry Lewis, Jr.
Registered Professional
Land Surveyor No. 5773

Date

6/14/12



Pacheco Koch

6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-469
DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-01

DRAWN BY

CHECKED BY

SCALE

DATE

JOB NUMBER

JAD/PMD

MLL

1"=30'

NOV. 2011

2991-11.109

STREET ABANDONMENT

PART OF LEONARD STREET

AND ADJACENT TO BLOCK 2/262

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 2 OF 2

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.