

ORDINANCE NO. 28955

An ordinance providing for the abandonment and relinquishment of three fire lane easements, and portion of a utility, access and fire lane easement in City Block B/5403 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to JLB 4662 Amesbury Partners, L.P.; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; 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; 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 JLB 4662 Amesbury Partners, L.P., a Texas limited partnership, hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easements are no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

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

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 (\$5,400.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Sections 8 and 9, the City of Dallas does by these

presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to those certain tracts or parcels of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

SECTION 4. That the City Controller is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction – Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

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

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

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

SECTION 8. That as a condition of this abandonment and as 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 part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, shall meet fire code regulations with regard to water supply and fire access roads for any future development.

SECTION 10. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction or designee shall deliver to **GRANTEE** a certified copy of this ordinance. 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 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

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

THERESA O'DONNELL
Director of Department of
Sustainable Development and
Construction

BY



Assistant City Attorney

BY



Assistant Director

Passed

APR 10 2013

FIRE LANE EASEMENT ABANDONMENT
AMESBURY PARK ADDITION
Block B/5403
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 3,812 square foot tract of land situated in the W.P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, the subject tract being part of Block B/5403, Amesbury Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 832, Page 72 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to JLB 4662 Amesbury Partners, L.P., recorded in Instrument Number 201200366881 of the Official Public Records, Dallas County, Texas, the subject tract being a 20 foot wide fire lane easement created by deed to the City of Dallas, recorded as Tract 1 in Volume 68059, Page 23 DRDCT, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found on the west line of Amesbury Drive (a 50 foot public right-of-way, created by the Final Plat of Amesbury Park Addition, recorded in Volume 832, Page 72 DRDCT) for the westerly northeast corner of said Block B/5403, Amesbury Park Addition, and for the southeast corner of Lot 2, Block 1/5404, Caruth Manor No. 3, an addition to the City of Dallas, recorded in Volume 591, Page 2134 DRDCT;

THENCE S 00°36'12" E, a distance of 20.00 feet along the west line of said Amesbury Drive and along the most westerly east line of said Block B/5403, Amesbury Park Addition, to the northeast corner of the 20 foot wide fire lane easement described herein, being the POINT OF BEGINNING of said tract;

THENCE S 00°36'12" E, a distance of 20.00 feet along the west line of said Amesbury Drive and along the most westerly east line of said Block B/5403, Amesbury Park Addition, to the southeast corner of the 20 foot wide fire lane easement described herein, a point for corner, from which a 1/2" iron rod found bears S 00°36'12" E, 69.03 feet;

THENCE S 89°19'15" W, departing the west line of Amesbury Drive, a distance of 186.96 feet along the south line of the 20 foot wide fire lane easement described herein, through said Block B/5403, Amesbury Park Addition, to the southwest corner of the 20 foot wide fire lane easement described herein, a point for corner, said point being on the east line of a 20 foot wide fire lane, access, & utility easement created by the Final Plat of Amesbury Park Addition, recorded in Volume 832, Page 72 DRDCT;

THENCE N 20°43'10" W, a distance of 21.29 feet along the west line of the 20 foot wide fire lane easement described herein, and along the east line of the 20 foot wide fire lane, access, & utility easement created by the Final Plat of Amesbury Park Addition, recorded in Volume 832, Page 72 DRDCT, through said Block B/5403, Amesbury Park Addition, to a point for the northwest corner of the 20 foot wide fire lane easement described herein;

THENCE N 89°19'15" E, departing said 20 foot wide fire lane, access, & utility easement created by the Final Plat of Amesbury Park Addition, recorded in Volume 832, Page 72 DRDCT, a distance of 194.28 feet along the north line of the 20 foot wide fire lane easement described herein, through said Block B/5403, Amesbury Park Addition, to the PLACE OF BEGINNING with the subject tract containing 3,812 square feet or 0.088 acres of land.

SHEET 1 OF 2

(For SPRG use only)

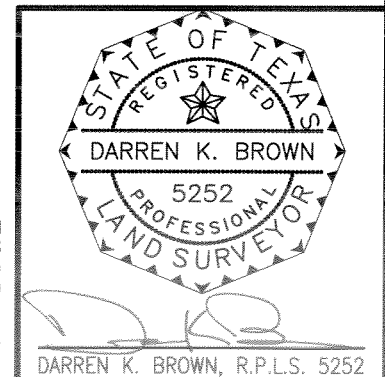
Reviewed By: JL
Date: 2-12-13
SPRG No: 2551



Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		12/7/12	11-159

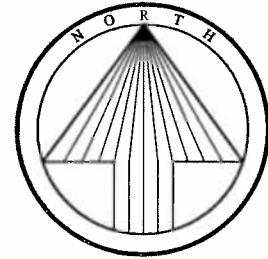
NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.



28955

FIRE LANE EASEMENT ABANDONMENT
AMESBURY PARK ADDITION
Block B/5403
CITY OF DALLAS, DALLAS COUNTY, TEXAS



20 0 20 40
1" = 40'

LOT 2, BLOCK 1/5404
CARUTH MANOR NO. 3
Vol. 591, Pg. 2134 DRDCT
Terrace Condominiums
Vol. 98233, Pg. 7787 DRDCT

15' Alley
Vol. 594
Pg. 2134
DRDCT

8' Utility Easement
Vol. 594, Pg. 2134 DRDCT

POINT OF
COMMENCING

POINT OF
BEGINNING

1/2" CIRF
(CM)

S 00°36'12" E
20.00'

N 89°19'15" E ~ 194.28'

S 00°36'12" E
20.00'

AMESBURY DRIVE
50' PUBLIC R.O.W.
Vol. 832, Pg. 72 DRDCT

1/2" IRF
(CM)

SHEET 2 OF 2

Dallas Power & Light Co.
Tract No. 2
Vol. 1993, Pg. 586 DRDCT

1/2" CIRF

N 20°43'10" W
21.29'

Fire Lane Easement
Abandonment
0.088 Ac.
(3,812 Sq. Ft.)

15' DP&L Easement
Vol. 68056,
Pg. 683 DRDCT

20' Fire lane, Access
& Utility Easement
Vol. 832, Pg. 72
DRDCT

BLOCK B/5403
AMESBURY PARK ADDITION
Vol. 832, Pg. 72 DRDCT
JLB 4662 Amesbury Partners, L.P.
Inst. No. 201200366881 OPRDCT

LEGEND

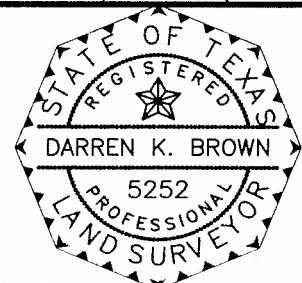
OPRDCT	Official Public Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
Sq. Ft.	Square Feet
1/2" IRF	1/2" iron rod found
1/2" CIRF	1/2" iron rod with plastic cap stamped "SPIARSENG" found
"X" Fnd. in conc.	An "X" cut found in concrete pavement
(CM)	Controlling Monument
R.O.W.	Right of way

(For SPRG use only)

Reviewed By: JL
Date: 2-12-13
SPRG No: 2551

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A legal description of even date hereby accompanies this parcel plat map.



DARREN K. BROWN, R.P.L.S. 5252

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ENGINEERING

765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB	1" = 40'	12/7/12	11-159

UTILITY, ACCESS, & FIRE LANE EASEMENT ABANDONMENT
 AMESBURY PARK ADDITION
 Block B/5403
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 49,771 square foot tract of land situated in the W.P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, the subject tract being part of Block B/5403, Fire lane, access & utility easement created by Amesbury Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 832, Page 72 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to JLB 4662 Amesbury Partners, L.P., recorded in Instrument Number 201200366881 of the Official Public Records, Dallas County, Texas, the subject tract being a 20 foot wide fire lane, access, & utility easement created by said plat, and being more particularly described as follows:

BEGINNING at 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the most westerly northwest corner of said Block B/5403, said rod being the most southerly southwest corner of Lot 2, Block 1/5404, Caruth Manor No. 3, an addition to the City of Dallas according to the plat thereof recorded in Volume 591, Page 2134 DRDCT, and being on the east line of a tract conveyed to Dallas Power & Light Company, recorded in Volume 1993, Page 586 DRDCT;

THENCE N 89°19'15" E, 20.00 feet along the north line of said Block B/5403 and the south line of said Lot 2, Block 1/5404, to a point for corner;

THENCE departing said line, through said Block B/5403, the following courses:

S 00°40'45" E, a distance of 10.00 feet to a point for corner;

S 20°43'10" E, a distance of 58.50 feet to a point for corner;

S 00°43'15" E, a distance of 513.34 feet to a point for corner;

Around a tangent curve to the left having a central angle of 105°27'24", a radius of 40.00 feet, a chord bearing of S 53°26'58" E, a chord distance of 63.66 feet, an arc length of 73.62 feet to a point for corner;

N 73°49'20" E, a distance of 1204.09 feet to a point for corner;

Around a tangent curve to the left having a central angle of 74°35'32", a radius of 40.00 feet, a chord bearing of N 36°31'34" E, a chord distance of 48.47 feet, an arc length of 52.08 feet to a point for corner;

N 00°46'11" W, a distance of 7.66 feet to a point for corner;

N 04°56'26" E, a distance of 201.00 feet to a point for corner;

N 00°46'11" W, a distance of 176.90 feet to a point for corner;

N 23°15'49" E, a distance of 49.11 feet to a point for corner;

And N 00°46'11" W, a distance of 20.00 feet to a point on the most easterly north line of said Block B/5403 and on the south line of Lot 1, Block 3/5404, Caruth Manor No. 3, an addition to the City of Dallas according to the plat thereof recorded in Volume 591, Page 2134 DRDCT;

THENCE N 89°13'49" E, passing at 5.00 feet a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the southeast corner of said Lot 1, Block 3/5404, and being the southwest corner of an alley created by said plat of said Caruth Manor No. 3, continuing along the south line of said alley a total distance of 20.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the most easterly northeast corner of said Block B/5403, Amesbury Park Addition, and being the southeast corner of said alley, and being on the west line of Skillman Avenue (a variable width public right-of-way, per Judgment No. 100909-A, recorded in Volume 54, Page 95, County Court at Law No. 1);

THENCE S 00°46'11" E, a distance of 24.26 feet along the east line of said Block B/5403, Amesbury Park Addition, and along the west line of said Skillman Avenue, to a point for corner;

SHEET 1 OF 5

(For SPRG use only)

Reviewed By: JL

Date: 2-12-13

SPRG No: 2550

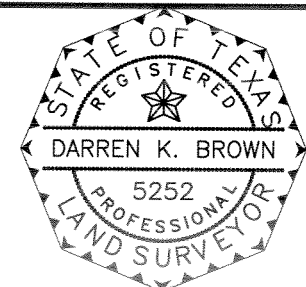


765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		12/7/12	11-159

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.



DARREN K. BROWN, R.P.L.S. 5252

28955

EXHIBIT A-TRACT 2

130633

UTILITY, ACCESS, & FIRE LANE EASEMENT ABANDONMENT AMESBURY PARK ADDITION Block B/5403 CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE departing said line, through said Block B/5403, the following courses:

- S 23°15'49" W, a distance of 49.11 feet to a point for corner;
- S 00°46'11" E, a distance of 173.64 feet to a point for corner;
- S 04°56'26" W, a distance of 201.00 feet to a point for corner;
- S 00°46'11" E, a distance of 52.36 feet to a point for corner;
- S 73°49'20" W, a distance of 1328.64 feet to a point for corner;
- N 00°43'15" W, a distance of 588.66 feet to a point for corner;
- N 20°43'10" W, a distance of 58.44 feet to a point for corner;

And N 00°46'27" W, a distance of 13.59 feet to the PLACE OF BEGINNING with the subject tract containing 49,771 square feet or 1.143 acres of land.

SHEET 2 OF 5

(For SPRG use only)

Reviewed By: JL
Date: 2-12-13
SPRG No: 2550



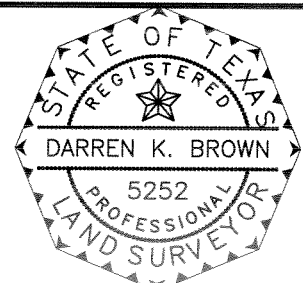
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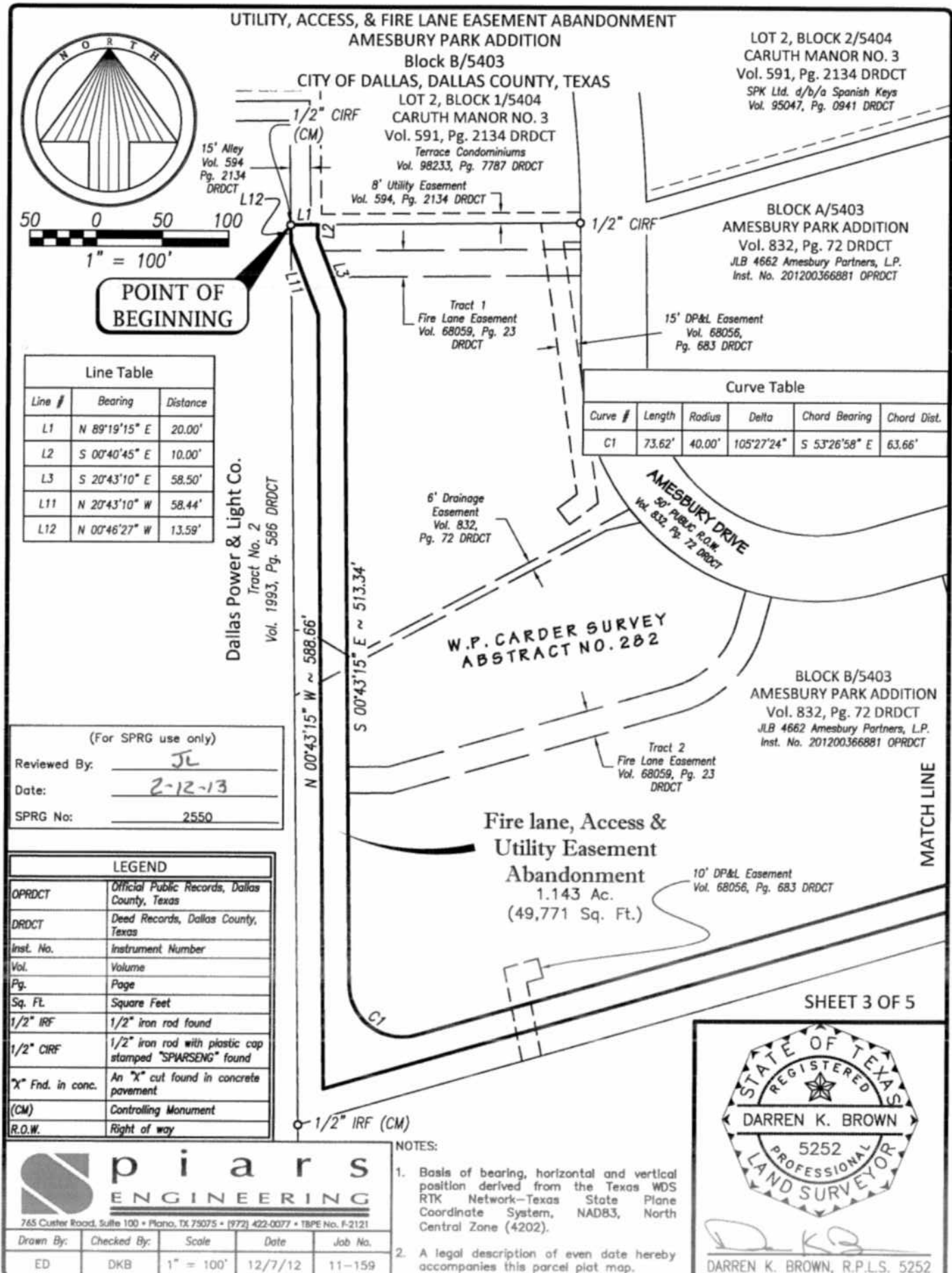
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ED	DKB		12/7/12	11-159

NOTES:

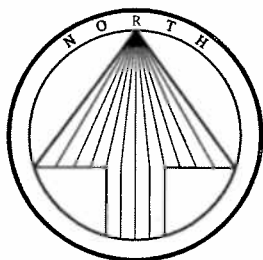
1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.



Darren K. Brown
DARREN K. BROWN, R.P.L.S. 5252



UTILITY, ACCESS, & FIRE LANE EASEMENT ABANDONMENT
AMESBURY PARK ADDITION
Block B/5403
CITY OF DALLAS, DALLAS COUNTY, TEXAS



50 0 50 100
1" = 100'

BLOCK A/5403
AMESBURY PARK ADDITION
Vol. 832, Pg. 72 DRDCT
JLB 4662 Amesbury Partners, L.P.
Inst. No. 201200366881 OPRDCT

AMESBURY DRIVE
50' PUBLIC R.O.W.
Vol. 832, Pg. 72 DRDCT

BLOCK B/5403
AMESBURY PARK ADDITION
Vol. 832, Pg. 72 DRDCT
JLB 4662 Amesbury Partners, L.P.
Inst. No. 201200366881 OPRDCT

MATCH LINE

Tract 3
Fire Lane Easement
Vol. 68059, Pg. 23
DRDCT

Tract 2
Fire Lane Easement
Vol. 68059, Pg. 23
DRDCT

W.P. CARDER SURVEY
ABSTRACT NO. 282

15' DP&L Easement
Vol. 68056, Pg. 683 DRDCT

10' Drainage Easement
Vol. 832, Pg. 72 DRDCT

N 73°49'20" E ~ 1204.09'
S 73°49'20" W ~ 1328.64'

LEGEND

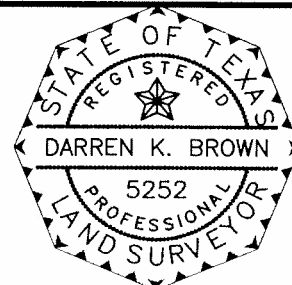
OPRDCT	Official Public Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
Sq. Ft.	Square Feet
1/2" IRF	1/2" iron rod found
1/2" CIRF	1/2" iron rod with plastic cap stamped "SPARSENG" found
"X" Fnd. in conc.	An "X" cut found in concrete pavement
(CM)	Controlling Monument
R.O.W.	Right of way

(For SPRG use only)

Reviewed By: JL
Date: 2-12-13
SPRG No: 2550

Dallas Power & Light Co.
Vol. 1995, Pg. 296 DRDCT

SHEET 4 OF 5



DARREN K. BROWN, R.P.L.S. 5252

NOTES:

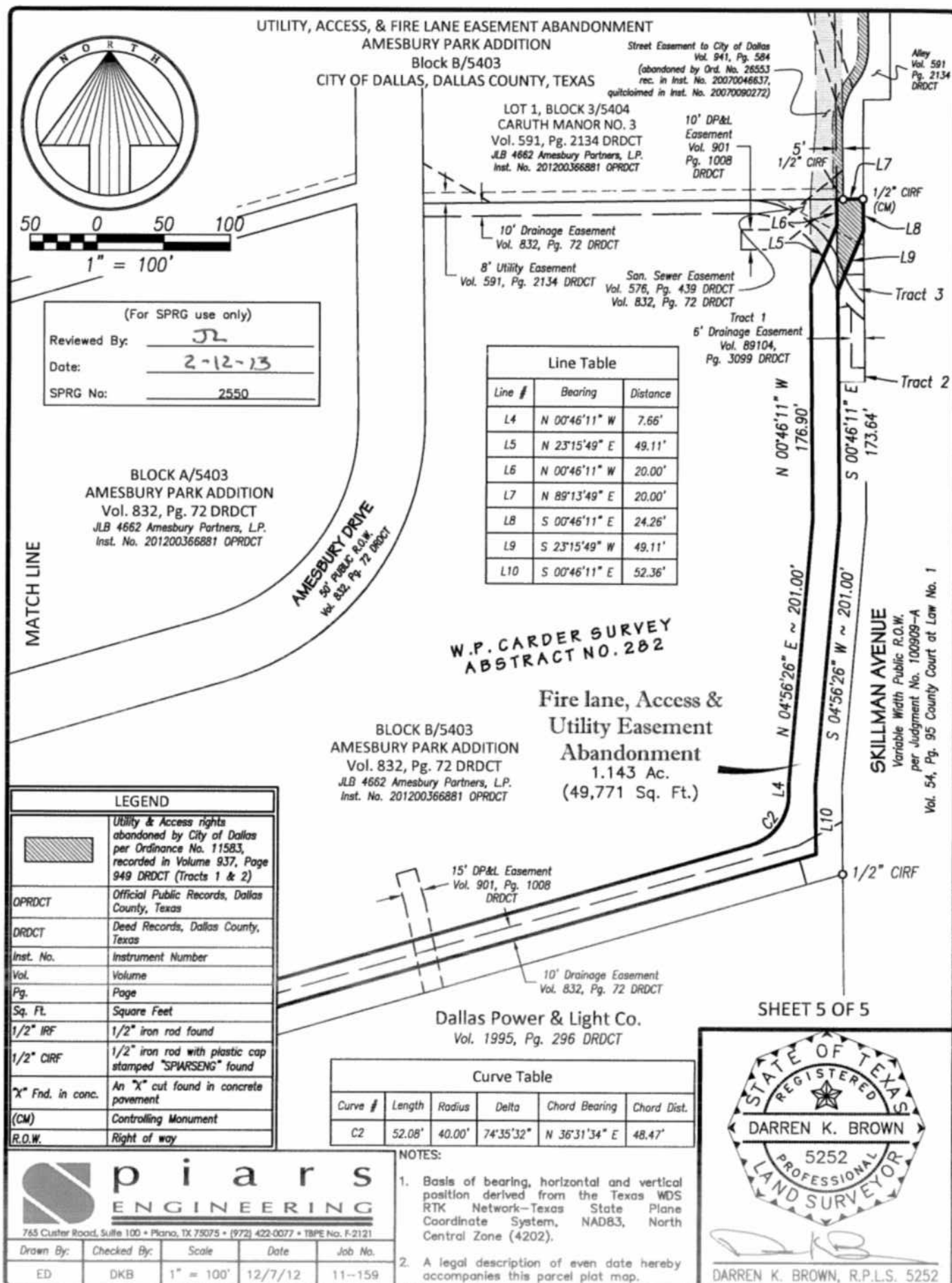
1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A legal description of even date hereby accompanies this parcel plat map.



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ENGINEERING

765 Cluster Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB	1" = 100'	12/7/12	11-159



FIRE LANE EASEMENT ABANDONMENT
AMESBURY PARK ADDITION
Block B/5403
City of Dallas, Dallas County, Texas

BEING a 4,544 square foot tract of land situated in the W.P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, the subject tract being part of Block B/5403, Amesbury Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 832, Page 72 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to JLB 4662 Amesbury Partners, L.P., recorded in Instrument Number 201200366881 of the Official Public Records, Dallas County, Texas, the subject tract being a 20 foot wide fire lane easement conveyed as Tract 3 to the City of Dallas, recorded in Volume 68059, Page 23 DRDCT, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found on the south line of Amesbury Drive (a 50 foot public right-of-way) and the north line of said Block B/5403, Amesbury Park Addition, said rod being the point of curvature of said right-of-way;

THENCE N 73°46'29" E, a distance of 46.04 feet along the south line of said Amesbury Drive and the north line of said Block B/5403, Amesbury Park Addition, to a point for the POINT OF BEGINNING of the subject tract;

THENCE N 73°46'29" E, a distance of 20.00 feet continuing along the south line of said Amesbury Drive and the north line of said Block B/5403, Amesbury Park Addition, to a point for corner;

THENCE departing the south line of said Amesbury Drive and the north line of said Block B/5403, Amesbury Park Addition, through said Block B/5403, Amesbury Park Addition, the following courses:

S 16°10'41" E, a distance of 227.19 feet to the north line of a utility, access & fire lane easement recorded in said Amesbury Park Addition, a point for corner;

S 73°48'20" W, a distance of 20.00 feet along the north line of said utility, access & fire lane easement to a point for corner;

And N 16°10'41" W, a distance of 227.18 feet to the PLACE OF BEGINNING with the subject tract containing 4,544 square feet or 0.104 acres of land.

SHEET 1 OF 2

(For SPRG use only)

Reviewed By: JL

Date: 2-13-13

SPRG No: 2576



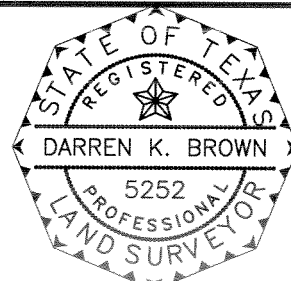
p i a r s
ENGINEERING

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Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		1/14/13	11-159

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.

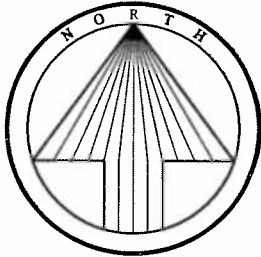


Darren K. Brown
DARREN K. BROWN, R.P.L.S. 5252

FIRE LANE EASEMENT ABANDONMENT
AMESBURY PARK ADDITION
Block B/5403
City of Dallas, Dallas County, Texas

BLOCK A/5403
AMESBURY PARK ADDITION
Vol. 832, Pg. 72 DRDCT
JLB 4662 Amesbury Partners, L.P.
Inst. No. 201200366881 OPRDCT

AMESBURY DRIVE
50' PUBLIC R.O.W.
Vol. 832, Pg. 72 DRDCT



POINT OF
BEGINNING

N 73°46'29" E
20.00'

N 73°46'29" E, 363.86'
to a 1/2" IRF (CM)

1/2" IRF
(CM) N 73°46'29" E
46.04'

POINT OF
COMMENCING

20' Fire lane Easement
Vol. 68059, Pg. 23 DRDCT
Tract 2

Fire Lane Easement
Abandonment

0.104 Ac.
(4,544 Sq. Ft.)

BLOCK B/5403
AMESBURY PARK ADDITION
Vol. 832, Pg. 72 DRDCT
JLB 4662 Amesbury Partners, L.P.
Inst. No. 201200366881 OPRDCT

W.P. CARDER SURVEY
ABSTRACT NO. 282

N 16°04'11" W
227.18'

S 16°04'11" E
227.19'

15' DP&L Easement
Vol. 68056, Pg. 683 DRDCT

20' Fire lane, Access
& Utility Easement
Vol. 832, Pg. 72 DRDCT

10' Drainage Easement
Vol. 832, Pg. 72 DRDCT

S 73°48'20" W
20.00'

Dallas Power & Light Co.
Vol. 1995, Pg. 296 DRDCT

LEGEND

OPRDCT	Official Public Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
Sq. Ft.	Square Feet
1/2" IRF	1/2" iron rod found
1/2" CIRF	1/2" iron rod with plastic cap stamped "SPARSENG" found
"X" Fnd. in conc.	An "X" cut found in concrete pavement
(CM)	Controlling Monument
R.O.W.	Right of way

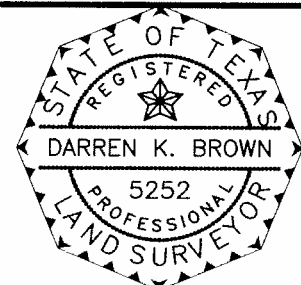
(For SPRG use only)

Reviewed By: JL
Date: 2-13-13
SPRG No: 2576

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A legal description of even date hereby accompanies this parcel plat map.

SHEET 2 OF 2



DARREN K. BROWN, R.P.L.S. 5252

p i a r s
ENGINEERING

765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB	1" = 60'	1/14/13	11-159

EXHIBIT A-TRACT 4
28955

130633

FIRE LANE EASEMENT ABANDONMENT
AMESBURY PARK ADDITION
Block B/5403
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 7,281 square foot tract of land situated in the W.P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, the subject tract being part of Block B/5403, Amesbury Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 832, Page 72 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to JLB 4662 Amesbury Partners, L.P., recorded in Instrument Number 201200366881 of the Official Public Records, Dallas County, Texas, the subject tract being a 20 foot wide fire lane easement created as Tract 2 by deed to the City of Dallas, recorded in Volume 68059, Page 23 DRDCT, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found on the west line of Amesbury Drive (a 50 foot public right-of-way, created by the Final Plat of Amesbury Park Addition, recorded in Volume 832, Page 72 DRDCT) for the westerly northeast corner of said Block B/5403, Amesbury Park Addition, and being the point of curvature of said line;

THENCE along the south line of said Amesbury Drive, and the north line of said Block B/5403, Amesbury Park Addition, to a point on the southwest line of said Amesbury Drive and the northeast line of said Block B/5403, Amesbury Park Addition, around a curve to the left having a central angle of 71°56'07", a radius of 180.00 feet, a chord bearing of S 36°34'16" E, a chord distance of 211.44 feet, an arc length of 225.99 feet to a point for corner, said point being the northwest corner of said fire lane easement, and being the PLACE OF BEGINNING;

THENCE around a tangent curve to the left having a central angle of 6°22'13", a radius of 180.00 feet, a chord bearing of S 75°43'26" E, a chord distance of 20.00 feet, an arc length of 20.01 feet to a point for the northeast corner of said fire lane easement;

THENCE departing the southwest line of said Amesbury Drive and the northeast line of said Block B/5403, Amesbury Park Addition, along the south line of said fire lane easement, the following courses:

S 15°14'29" W, a distance of 25.97 feet to a point for corner;

Around a tangent curve to the right having a central angle of 58°34'50", a radius of 90.00 feet, a chord bearing of S 44°31'54" W, a chord distance of 88.06 feet, an arc length of 92.02 feet to a point for corner;

S 73°49'19" W, a distance of 225.73 feet to a point for corner;

And S 89°18'29" W, a distance of 33.64 feet to a point for the southwest corner of the fire lane easement described herein, and being on the east line of a 20 foot wide fire lane, access, & utility easement created by the Final Plat of Amesbury Park Addition, recorded in Volume 832, Page 72 DRDCT;

THENCE N 00°43'15" W, a distance of 20.00 feet along the west line of the fire lane easement described herein, and along the east line of the 20 foot wide fire lane, access, & utility easement created by the Final Plat of Amesbury Park Addition, recorded in Volume 832, Page 72 DRDCT, to the northwest corner of the fire lane easement described herein;

THENCE departing the east line of the 20 foot wide fire lane, access, & utility easement created by the Final Plat of Amesbury Park Addition, recorded in Volume 832, Page 72 DRDCT, along the north line of the fire lane easement described herein, the following courses:

N 89°18'29" E, a distance of 30.93 feet to a point for corner;

N 73°49'19" E, a distance of 223.01 feet to a point for corner;

Around a tangent curve to the left having a central angle of 58°34'50", a radius of 70.00 feet, a chord bearing of N 44°31'54" E, a chord distance of 68.49 feet, an arc length of 71.57 feet to a point for corner;

And N 15°14'29" E, a distance of 25.64 feet to the PLACE OF BEGINNING with the subject tract containing 7,281 square feet or 0.167 acres of land.

SHEET 1 OF 2

(For SPRG use only)

Reviewed By: JL
Date: 2-15-13
SPRG No: 2577

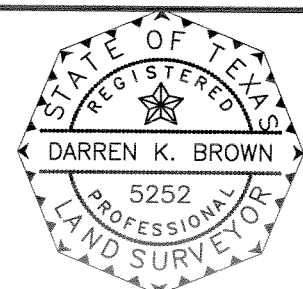
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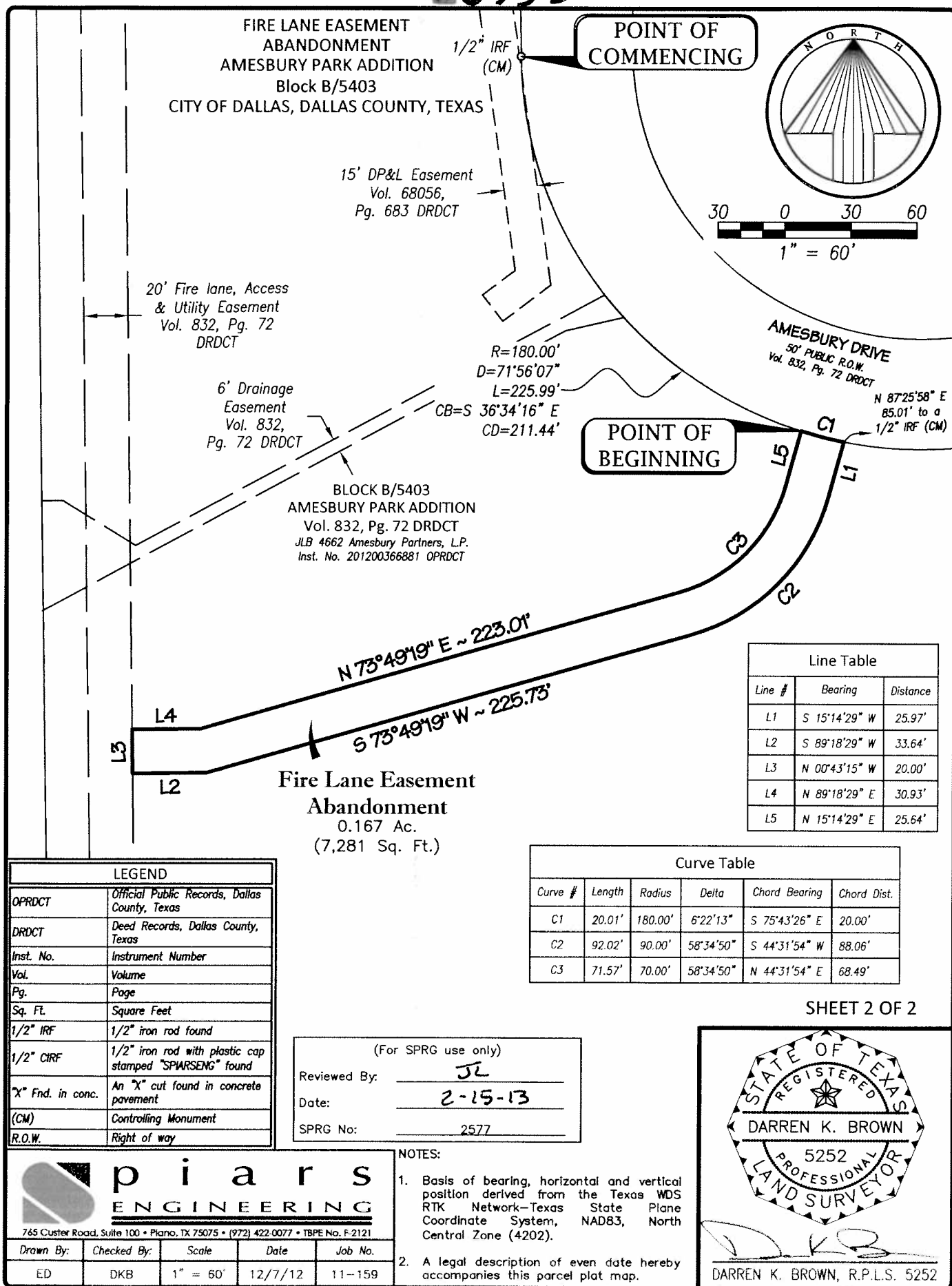
Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		12/7/12	11-159

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.



DARREN K. BROWN, R.P.L.S. 5252



SHEET 2 OF 2