

ORDINANCE NO. 29017

An ordinance providing for the abandonment of portions of certain streets and alleys in the City of Dallas and County of Dallas, Texas, some previously vacated and closed by the following certain ordinances: (i) Ordinance No. 16231, passed on May 23, 1979; (ii) Ordinance No. 16609, passed on June 25, 1980; (iii) Ordinance No. 19866, passed on February 24, 1988; and (iv) Ordinance No. 19934, passed on April 27, 1988 (collectively "Closure Ordinances"); providing for the terms and conditions of the abandonment made 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, authorized an agreement between the City of Dallas and Dallas Farmers Market Trust 2, LLC by Resolution No. 13-0536, passed by the City Council on March 27, 2013, authorizing the conveyance, upon certain terms and conditions of the hereinafter described tract of land, to Dallas Farmers Market Trust 2, LLC deems it advisable to abandon and quitclaim the public's right, title, and interest in said tracts, and is of the opinion that, subject to the terms and conditions herein provided, said tract is not needed for public use and same should be abandoned and quitclaimed to itself as owner of the abutting property and underlying fee title of said tract; and

WHEREAS, the City Council of the City of Dallas, acting pursuant to law, authorized an agreement between the City of Dallas and FM Harvest, Ltd by Resolution No. 13-0537, passed by the City Council on March 27, 2013, authorizing the conveyance, upon certain terms and conditions of the hereinafter described tracts of land, to FM Harvest, Ltd., deems it advisable to abandon and quitclaim the public's right, title, and interest in said tracts as same were reserved in the aforementioned Closure Ordinances, and is of the opinion that, subject to the terms and conditions herein provided, said tracts are not needed for public use and same should be abandoned and quitclaimed to itself as owner of the abutting properties and underlying fee title of said tracts; and

WHEREAS, the City Council of the City of Dallas, acting pursuant to law, authorized an agreement between the City of Dallas and Dallas Farmers Market Trust, LLC by Resolution No. 13-0538, passed by the City Council on March 27, 2013, authorizing the conveyance, upon certain terms and conditions of the hereinafter described tracts of land, to Dallas Farmers Market Trust, LLC deems it advisable to abandon and quitclaim the public's right, title, and interest in said tracts, and is of the opinion that, subject to the terms and conditions herein provided, said tracts are not needed for public use and same should be abandoned and quitclaimed to itself as owner of the abutting properties and underlying fee title of said tracts; and

WHEREAS, the City Council of the City of Dallas, acting pursuant to law, authorized an agreement between the City of Dallas and FM Futsal, Ltd by Resolution No. 13-0539, passed by the City Council on March 27, 2013, authorizing the conveyance, upon certain terms and conditions of the hereinafter described tracts of land, to FM Futsal, Ltd deems it advisable to abandon and quitclaim the public's right, title, and interest in said tracts, and is of the opinion that, subject to the terms and conditions herein provided, said tracts are not needed for public use and same should be abandoned and quitclaimed to itself as owner of the abutting properties and underlying fee title of said tracts; and

WHEREAS, the City Council of the City of Dallas, to effect the conveyances authorized by Resolution No. 13-0536, 13-0537, 13-0538, 13-0539, is of the opinion that the best interest and welfare of the public will be served by abandoning the same for the consideration and subject to the terms and conditions hereinafter more fully set forth;

Now, Therefore,

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

SECTION 1. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same are abandoned insofar as the right, title and interest of the public are concerned; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **NINE HUNDRED FOURTEEN THOUSAND SEVEN HUNDRED TEN AND NO/100 (\$914,710.00) DOLLARS**, which is part of the total consideration for the sale of the Dallas Farmers Market previously authorized by City Council Resolutions on March 27, 2013, and the further consideration described in Section 8; the City of Dallas does by these presents forever quitclaim unto itself, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all the public's right, title and interest in those certain tracts of land hereinabove described in Exhibit A and as reserved in the Closure Ordinances.

SECTION 3. That upon payment and/or crediting of the monetary consideration set forth in Section 2, the City of Dallas accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the abandonment 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 5. That the terms and conditions contained in this ordinance shall be binding upon the City of Dallas, its successors, transferees, and assigns.

SECTION 6. That the abandonment 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.

SECTION 7. That as a condition of this abandonment and as a part of the consideration for same and as conditioned in the conveyances authorized by Resolution No. 13-0536, 13-0537, 13-0538, 13-0539, the City of Dallas, its successors, transferees, and assigns, shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the streets and alleys and right-of-way abandoned. This final replat shall be recorded by the City of Dallas, its successors, transferees, and assigns, in the official real property records of the county in which the abandoned areas is located after its approval by the City Plan Commission of the City of Dallas.

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SECTION 8. 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 area is 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 2, plus the fee for the publishing of this ordinance, the Director of Department of Sustainable Development and Construction, or designee, shall record same. 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 9. 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

MAY 22 2013

APPROVED BY
CITY COUNCIL

MAY 22 2013


City Secretary

EXHIBIT

EXHIBIT A

A PORTION OF ST. LOUIS STREET BETWEEN BLOCKS 14/145 & 13/146
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 TO BE ABANDONED

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BEING a 21,495 square feet (0.493 acre) tract of land situated within the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, said tract being a part of Revised Map of Railroad Addition, an Addition to the City of Dallas, as recorded in Volume 4, Page 350, Map Records, Dallas County, Texas (M.R.D.C.T.), same being a portion of St. Louis Street, formerly known as Runnells, as Closed and Vacated by City of Dallas Ordinance No. 16231, said 21,495 square feet tract being more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the northeast right-of-way line of S. Pearl Street (80' R.O.W.) and the northwest line of said Closed and Vacated St. Louis Street, same being the southwest corner of Lot 14, Block 14/145, of Revised Map of Railroad Addition, an addition to the City of Dallas, as recorded in Volume 4, Page 350, Map Records, Dallas County, Texas (M.R.D.C.T.);

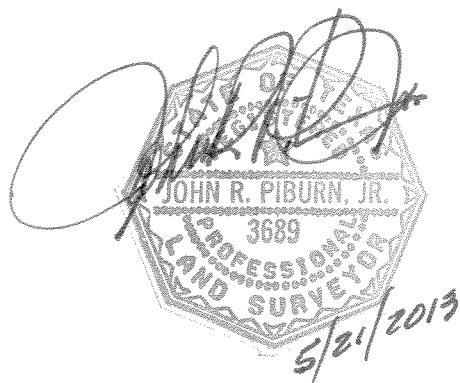
THENCE North 54°00'00" East, along the northwest line of said St. Louis Street, a distance of 275.00 feet to an "X" cut in concrete set for corner, and being the southeast corner of Lot 4, Block 14/145 of said Railroad Addition;

THENCE South 36°00'00" East, departing said northwest line of St. Louis Street, and traveling a distance of 52.91 feet to an "X" cut in concrete set for corner;

THENCE South 17°59'44" West, a distance of 46.09 feet to an "X" cut in concrete set for corner in the southeast line of said St. Louis Street, same being in the northwest line of Lot 24, Block 13/146, of said Railroad Addition;

THENCE South 54°00'00" West, along the southeast line of said St. Louis Street a distance of 237.72 feet to an "X" cut in concrete set for corner in the northeast line of aforementioned S. Pearl Street, same being the northwest corner of Lot 15, Block 13/146, of said Railroad Addition;

THENCE North 36°00'00" West, along the northeast line of said S. Pearl Street, a distance of 80.00 feet to the POINT OF BEGINNING and containing 21,495 square feet or 0.493 acres of land, more or less.



FIELD NOTES APPROVED:

Dla 5/23/12



Basis of Bearings is the northeast line (N 36°00'00" W), of Pearl Street, as shown on the Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.

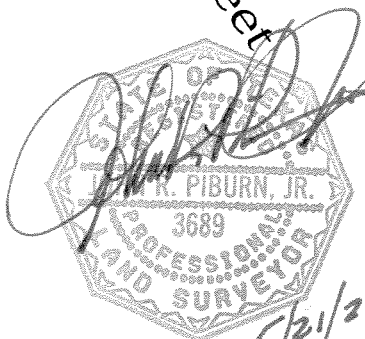
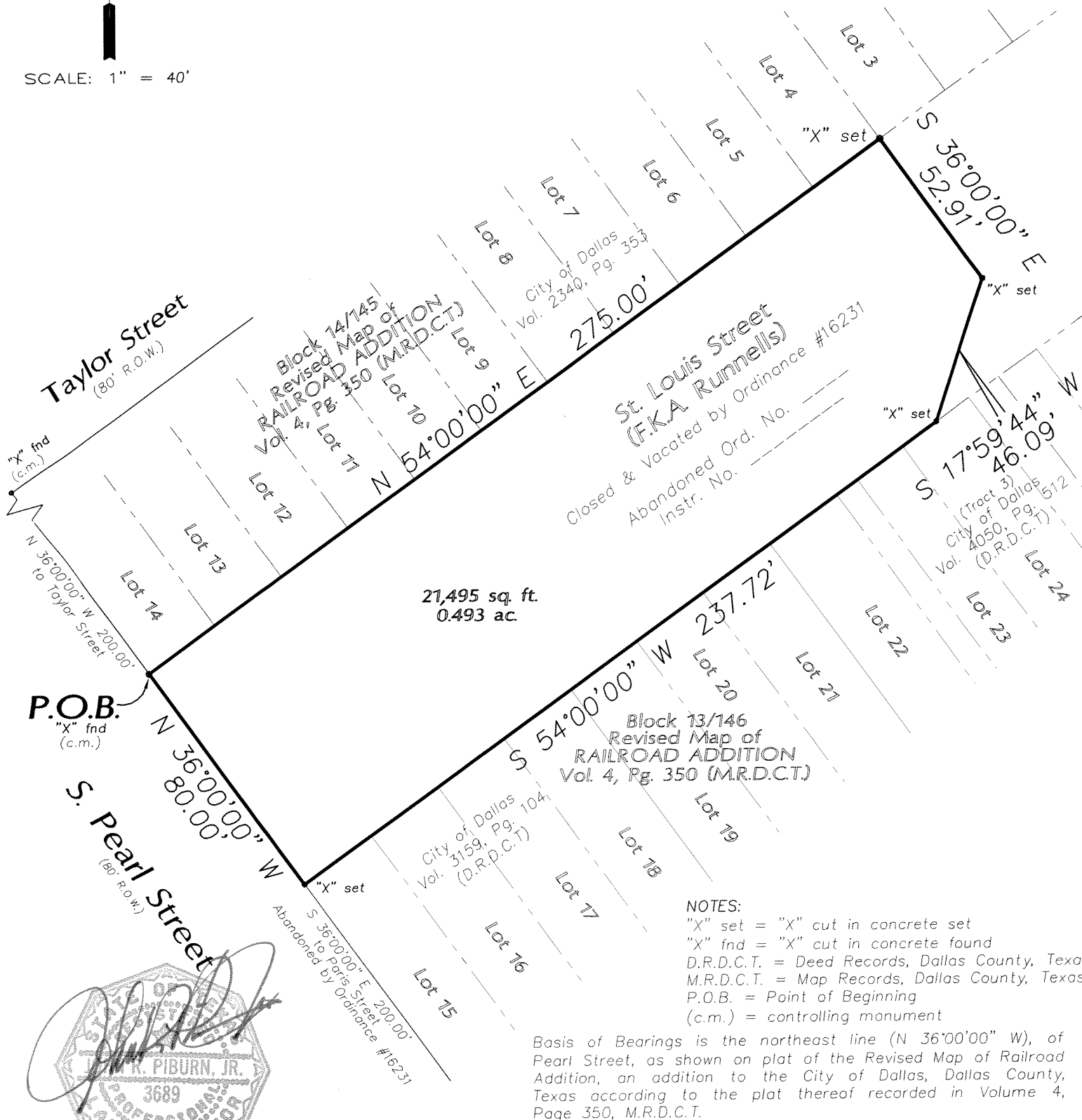
29017 EXHIBIT

EXHIBIT A
130907

A PORTION OF ST. LOUIS STREET BETWEEN BLOCKS 14/145 & 13/146
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE ABANDONED



SCALE: 1" = 40'



5/21/2013

May 20, 2013
Project No. 13092

SHEET 2 OF 2



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ph: (214) 328-3500 fax: (214) 328-3512
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EXHIBIT

CITY BLOCK 26/132

JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

TO BE ABANDONED

29017

BEING a 1,682 square feet (0.039 acre) tract of land situated within the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, same being a portion of Lots 6–11, City Block 26/132, of Revised Map of Railroad Addition, an addition to the City of Dallas, according to the Plat thereof recorded in Volume 4, Page 350, Map Records, Dallas County, Texas, (M.R.D.C.T.), and being a portion of Southern Pacific Easement Parcel 2 as recorded in Volume 83251, Page 3715, Deed Records, Dallas County, Texas (D.R.D.C.T.) and City of Dallas (Tract No. 2) as recorded in Volume 83245, Page 4492 (D.R.D.C.T.), same being a portion of that tract conveyed to City of Dallas, by Quit Claim Deed described as Tract 2, as recorded in Volume 91249, Page 4083, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found in the southwest line of S. Pearl Street as Closed & Vacated by City of Dallas Ordinance No. 23182 and recorded in Volume 97127, Page 1664, D.R.D.C.T., said "X" being in the northeast line of said Lot 11, Block 26/132, of Revised Map of Railroad Addition and 201.66 feet on line from an "X" found for corner in the northwest line of Taylor Street (80' R.O.W.);

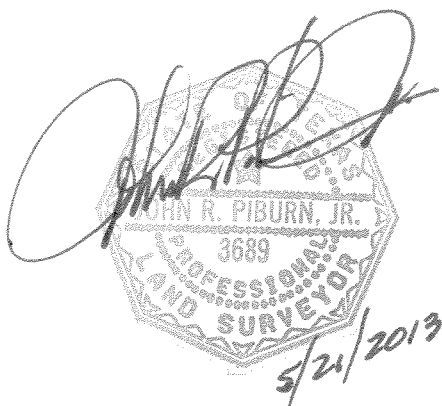
THENCE South 75°32'23" West, departing said Closed & Vacated S. Pearl Street, along the south line of said Marilla Street, also being the northwest line of the remainder of aforementioned Lots 6–11, for a distance of 185.52, (deed calls 190.72 feet) feet to an "X" cut in concrete set for corner in the southwest line of said Lot 6, Block 26/132, and being in the northeast line of Pierce Street, formerly known as Eureka Street, Closed & Vacated by Ordinance No. 4998;

THENCE North 45°01'41" West, along the southwest line of said Lot 6 and northeast line of said abandoned Pierce Street, for a distance of 1.26 feet to an "X" cut in concrete set for corner, being at the beginning of a curve to the right, having a radius of 238.14 feet and a chord which bears North 51°45'40" East, a distance of 29.87 feet;

THENCE continuing along said curve to the right, through a central angle of 07°11'33", with an arc distance of 29.89 feet to an "X" cut in concrete set for corner;

THENCE North 78°16'02" East, for a distance of 156.76 feet to an "X" cut in concrete set for corner in the southwest line of aforementioned Closed & Vacated S. Pearl Street;

THENCE South 36°00'00" East, along the southwest line of said closed & vacated S. Pearl Street, for a distance of 6.10 feet to the **POINT OF BEGINNING**, containing 1,682 square feet or 0.039 acres of land, more or less.



Basis of Bearings is the southwest line (S 36°00'00" E), of Abandoned Pearl Street by Ordinance #23182, as shown on plat of Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.

FIELD NOTES APPROVED:



29017

EXHIBIT

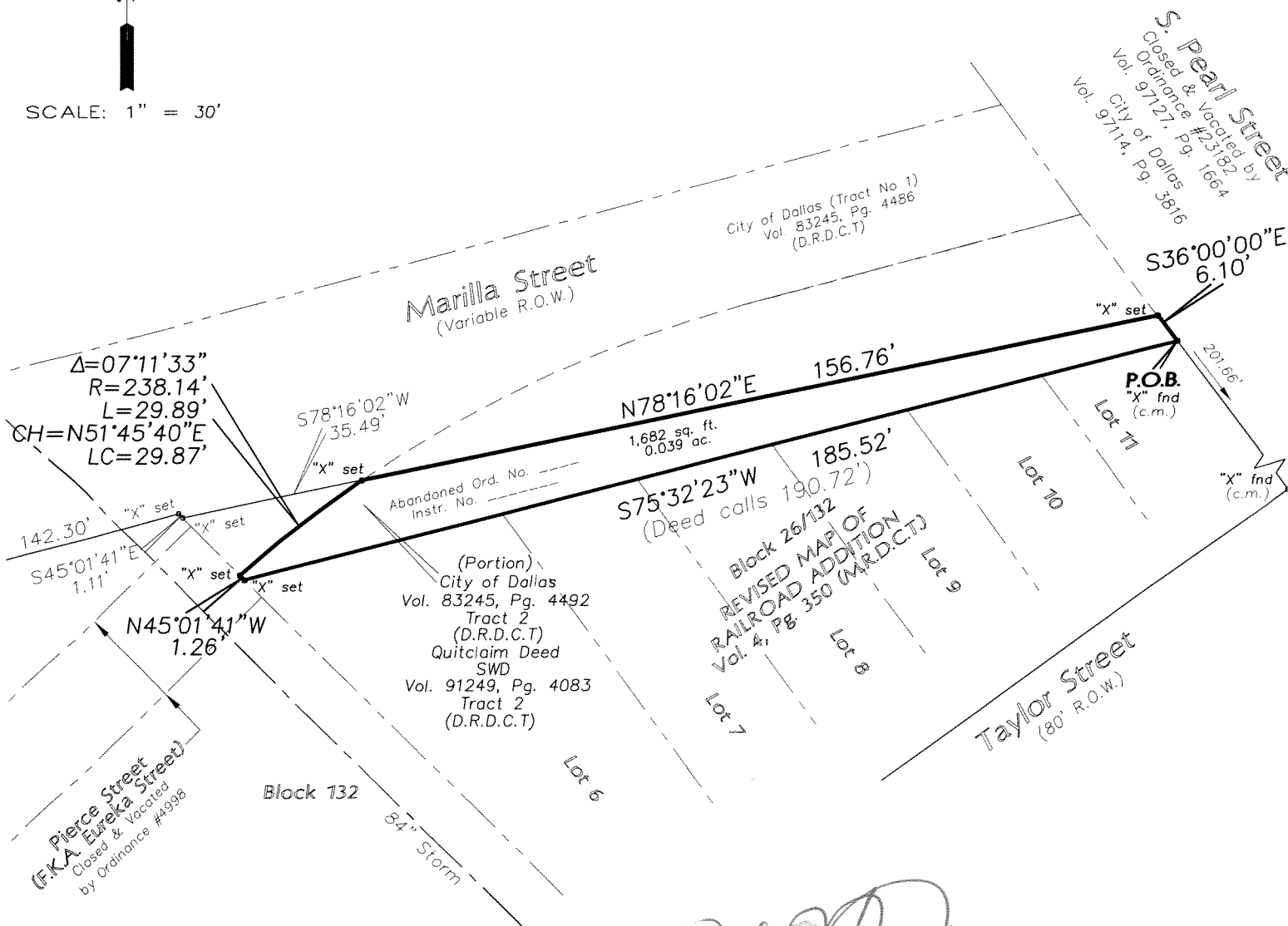
EXHIBIT A

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CITY BLOCK 26/132
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE ABANDONED



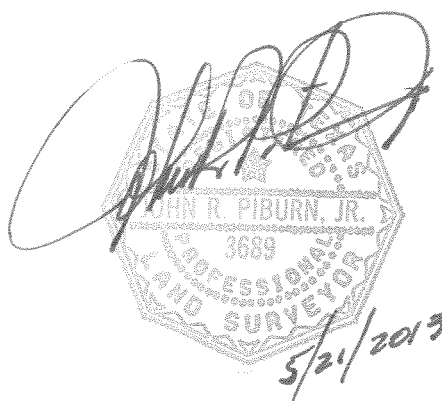
SCALE: 1" = 30'



NOTES:

"X" set = "X" cut in concrete set
"X" fnd = "X" cut in concrete found
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = controlling monument

Basis of Bearings is the southwest line (S 36°00'00" E), of Abandoned Pearl Street by Ordinance #23182, as shown on plat of Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.



May 21, 2013
Project No. 13092

SHEET 2 OF 2



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EXHIBIT

EXHIBIT A

PORTION OF 20' ALLEY IN BLOCK 13/146, THE REVISED MAP OF RAILROAD ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE ABANDONED

130907

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BEING a 2,511 square feet (0.057 acre) tract of land situated within the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and in City Block 13/146 Revised Map of Railroad Addition, an addition to the City of Dallas as recorded in Volume 4, Page 350 Map Records, Dallas County, Texas, same being a portion of a 20' alley as closed and vacated by City of Dallas Ordinance No. 19866, and being more particularly described as follows:

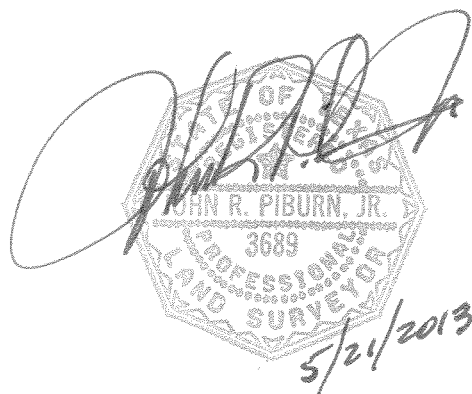
BEGINNING at an "X" cut in concrete found in the southwest right-of-way line of South Cesar Chavez Boulevard, also known as South Central Expressway, formerly known as Preston Street (Variable Width R.O.W.) and the northwesterly line of said 20' alley, said "X" being South 36°00'00" East, 90.00 feet from the southeasterly right-of-way line of St Louis Street;

THENCE South 36°00'00" East, along said southwest right-of-way line of South Cesar Chavez Boulevard, for a distance of 20.00 feet to an "X" cut in concrete set for corner in the southeasterly line of said 20' Alley and being the north corner of Lot 1, Block 13/146, of aforementioned Revised Map of Railroad Addition;

THENCE South 54°00'00" West, along the common lines of said southeasterly line of 20' Alley and the northwesterly lines of Lots 1-6, of said Revised Map of Railroad Addition, for a distance of 135.57 feet to an "X" cut in concrete set for corner;

THENCE North 09°00'53" East, departing the south line of said 20' Alley, for a distance of 28.29 feet to an "X" cut in concrete set for corner, same being in the southeasterly line of Lot 24, Block 13/146, of said Revised Map of Railroad Addition;

THENCE North 54°00'00" East, along the southeasterly lines of Lots 24-28, Block 13/146, of said Revised Map of Railroad Addition, for a distance of 115.56 feet to the **POINT OF BEGINNING** and containing 2,511 square feet or 0.057 acres of land, more or less.



FIELD NOTES APPROVED:

Date 5/23/13



Basis of Bearings is the southwest line (S 36°00'00" E), of Preston Street, known as South Cesar Chavez Boulevard, as shown on Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.

May 17, 2013
Project No. 12143

SHEET 1 OF 2

PIBURN & CARSON

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130907

SCALE: 1" = 50'

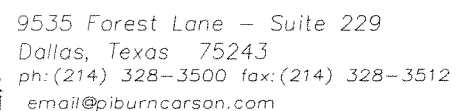


EXHIBIT
PORTION OF A 20' ALLEY IN CITY BLOCK 13/146
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE ABANDONED

EXHIBIT A
130907

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BEING a 2,002 square feet (0.0459 acre) tract of land situated within the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, same being a portion of City Block 13/146, Revised Map of Railroad Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 4, Page 350, Map Records, Dallas County, Texas, (M.R.D.C.T.), said tract also being a portion 20' alley as closed and vacated in City of Dallas Ordinance No. 19866, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set in the northeasterly right-of-way line of S. Pearl Street (80' R.O.W.) at a bearing and distance of North 36°00'00" West, 90.00 feet from an "X" cut in concrete found at its intersection with the northwesterly right-of-way line of Paris Street (80' R.O.W.) as Closed & Vacated by City of Dallas Ordinance No. 16231, said "X" being the west corner of Lot 14 of said Railroad Addition;

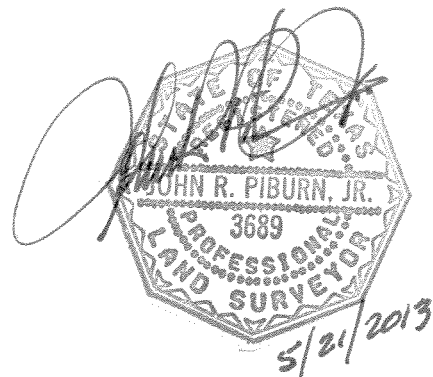
THENCE North 36°00'00" West, along said northeasterly line of S. Pearl Street, for a distance of 20.00 feet to an "X" cut in concrete set for corner, same being the south corner of Lot 15, Block 13/146, of said Revised Map of Railroad Addition and at a bearing and distance of South 36°00'00" East, 170.00 feet from an "X" cut in concrete found for corner at the intersection of said northeasterly line of S. Pearl Street and the northwest line of St. Louis Street as closed and vacated by City of Dallas Ordinance No. 16231;

THENCE North 54°00'00" East, departing said northeasterly line of S. Pearl Street, and traveling along the common lines between Lots 15-19, Block 13/146 of said Railroad Addition and northwesterly line of said 20' Alley, for a distance of 113.86 feet to an "X" cut in concrete set for corner;

THENCE South 17°59'44" West, departing said Lot 19, and traveling a distance of 34.02 feet to an "X" cut in concrete set for corner in the southeasterly line of said 20' Alley, same being in the northwesterly line of Lot 11, Block 13/146 of said Revised Railroad Addition;

THENCE South 54°00'00" West, along the common lines of Lots 11-14, Block 13/146 of said Railroad Addition and said 20' Alley, for distance of 86.34 feet to the POINT OF BEGINNING and containing 2,002 square feet or 0.0459 acres of land, more or less.

Basis of Bearings is the northeast line (N 36°00'00" W), of Pearl Street, as shown on the Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.

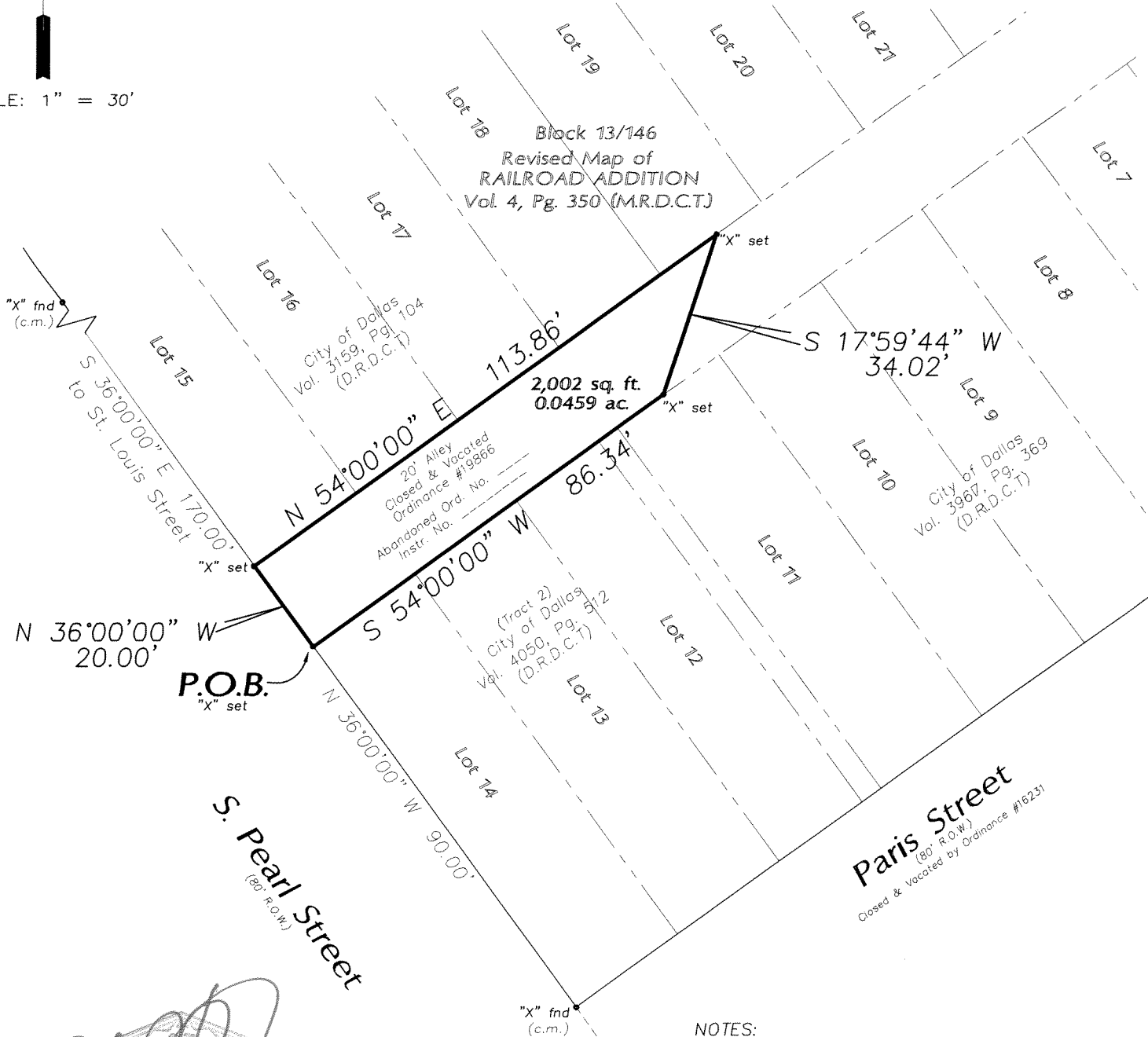


29017 EXHIBIT

EXHIBIT A 130907

PORTION OF A 20' ALLEY IN CITY BLOCK 13/146
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE ABANDONED

SCALE: 1" = 30'



NOTES:

"X" set = "X" cut in concrete set
"X" fnd = "X" cut in concrete found
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
P.O.B. = Point of Beginning
(c.m.) = controlling monument

Basis of Bearings is the northeast line (N 36°00'00" W), of Pearl Street, as shown on plat of the Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.

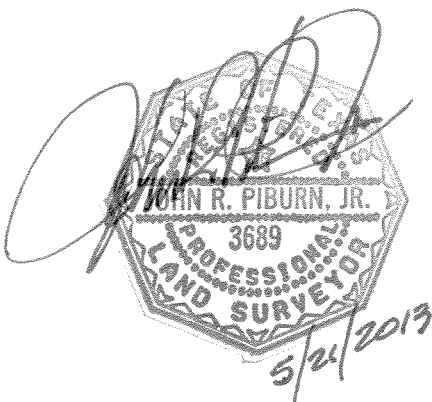


EXHIBIT
ST. LOUIS STREET IN BLOCKS 133 & 25/133
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE ABANDONED

EXHIBIT A
130907

29017

BEING a 15,950 square feet (0.366 acre) tract of land situated within the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, being in City Block 133 and in City Block 25/133 Revised Map of Railroad Addition, an addition to the City of Dallas as recorded in Volume 4, Page 350 Map Records, Dallas County, Texas, said tract also being a portion of St. Louis Street, formerly known as Runnells as Closed & Vacated by City of Dallas Ordinance No. 16609 and being more particularly described as follows:

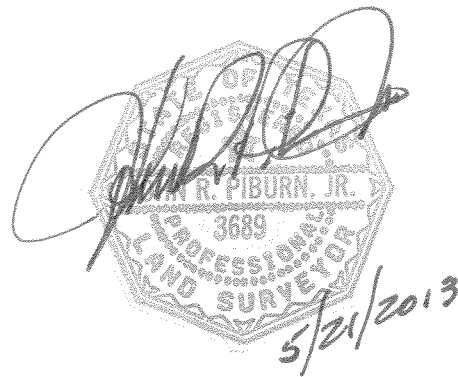
BEGINNING at an "X" cut in concrete set in the southwesterly right-of-way line of S. Pearl Street (80' R.O.W.) and the northwesterly right-of-way line of said St Louis Street, said "X" being 200.00 feet from the southeasterly right-of-way line of Taylor Street (80' R.O.W);

THENCE South 36°00'00" East, along said southwesterly line of S. Pearl Street, for a distance of 66.24 feet to an "X" cut in concrete set for corner in the southeasterly right-of-way line of said St Louis Street;

THENCE South 58°50'00" West, departing said southwesterly line of S. Pearl Street and traveling along the southeasterly right-of-way line of said St Louis Street, for a distance of 236.31 feet to an "X" cut in concrete set for corner in the northeasterly right-of-way line of Harwood Street (Variable R.O.W);

THENCE North 45°01'41" West, along said northeasterly line of Harwood Street, for a distance of 67.98 feet to an "X" cut in concrete set for corner in the northwesterly right-of-way line of said St Louis;

THENCE North 58°50'00" East, along the said northwesterly right-of-way line of St Louis Street, for a distance of 247.02 feet to the POINT OF BEGINNING and containing 15,950 square feet or 0.366 acres of land, more or less.



Basis of Bearings is the southwest line (S 36°00'00" E), of S. Pearl Street, as shown on Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.

FIELD NOTES APPROVED:

DATE 5/23/13



EXHIBIT
20' ALLEY IN CITY BLOCK 24/134
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE ABANDONED

EXHIBIT A
130907

29017

BEING a 1,132 square feet (0.026 acre) tract of land situated within the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, same being a portion of City Block 24/134, Revised Map of Railroad Addition, an addition to the City of Dallas, according to the Plat thereof recorded in Volume 4, Page 350, Map Records, Dallas County, Texas, (M.R.D.C.T.), said tract being a 20' alley as closed & vacated by City of Dallas Ordinance No. 19934, and being more particularly described as follows:

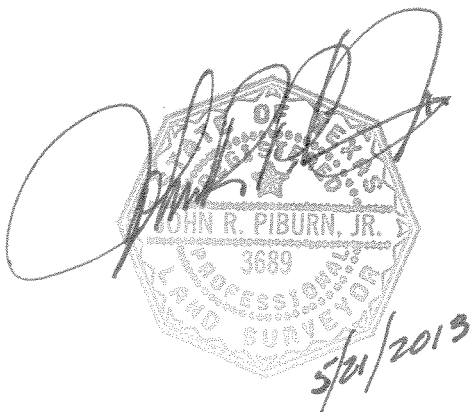
BEGINNING at an "X" cut in concrete set in the southwesterly right-of-way line of S. Pearl Street (80' R.O.W.) at a bearing and distance of North 36°00'00" West, 66.99 feet from an "X" cut in concrete found for corner;

THENCE South 54°00'00" West, departing said southwesterly line of S. Pearl Street, a distance of 55.02 feet to an "X" cut in concrete set for corner in the northeasterly line of a tract of land conveyed to the City of Dallas, as recorded in Volume 75067, Page 115, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE North 45°01'41" West, along the northeasterly line of said City of Dallas tract, a distance of 20.25 feet to an "X" cut in concrete set for corner in the southeast line of Lot 1, Block A/134 of Trinity Produce Subdivision, an addition to the City of Dallas as recorded in Volume 75119, Page 1568 (D.R.D.C.T.);

THENCE North 54°00'00" East, along the southeast line of said Lot 1, a distance of 58.20 feet to an "X" set in concrete for corner in the southwest line of aforementioned Pearl Street, said corner being at a bearing and distance of South 36°00'00" East, 103.76 feet from an "X" cut in concrete found for corner;

THENCE South 36°00'00" East, along the southwest line of said Pearl Street, a distance of 20.00 feet to the POINT OF BEGINNING and containing 1,132 square feet or 0.026 acres of land, more or less.



FIELD NOTES APPROVED:

DB 5/23/13



Basis of Bearings is the southwest line (S 36°00'00" E), of S. Pearl Street, as shown on Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.

29017
EXHIBIT

EXHIBIT A

130907

20' ALLEY IN CITY BLOCK 24/134
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE ABANDONED

SCALE: 1" = 20'

St. Louis Street
(F.K.A. Runnells)
Closed & Voted by Ordinance #16609
TO BE ABANDONED

Lot 1, Block A/134
Trinity Produce
Company Subdivision
Volume 75119, Page 1568
(D.R.D.C.T.)

City of Dallas
Vol. 80064, Pg. 2598
(D.R.D.C.T.)

20' Storm Sewer Easement
Vol. 75119, Pg. 1568
(D.R.D.C.T.)

20' Alley
Closed & Voted by
Ordinance #19934
Abandoned Ord. No. _____
Instr. No. _____

1,132 sq. ft.
0.026 ac.

City of Dallas
Vol. 80064, Pg. 2598
(D.R.D.C.T.)

N 45°01'41" W
20.25'

City of Dallas
Vol. 75067, Pg. 115
(D.R.D.C.T.)

City of Dallas
Vol. 2725, Pg. 434
(D.R.D.C.T.)

Block 134

City of Dallas
Vol. 4118, Pg. 370
(D.R.D.C.T.)

Block 24/134
REVISED MAP OF
RAILROAD ADDITION
Vol. 4, Pg. 350 (M.R.D.C.T.)

City of Dallas
Vol. 4118, Pg. 380
(D.R.D.C.T.)

P.O.B.
"X" set

S. Pearl Street
(80' P.O.W.)

"X" fnd
(c.m.)

NOTES:

"X" set = "X" cut in concrete set for corner
"X" fnd = "X" cut in concrete found for corner
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
P.O.B. = Point of Beginning
(c.m.) = controlling monument

Basis of Bearings is the southwest line (S 36°00'00" E), of S. Pearl Street, as shown on Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.

May 17, 2013
Project No. 12143

SHEET 2 OF 2

PIBURN & CARSON

9535 Forest Lane - Suite 229
Dallas, Texas 75243
ph: (214) 328-3500 fax: (214) 328-3512
email@piburncarson.com

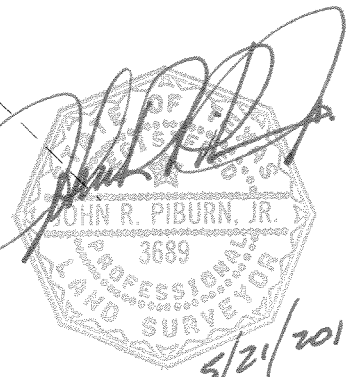


EXHIBIT
20' ALLEY IN CITY BLOCK 25/133
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE ABANDONED

EXHIBIT A
130907

29017

BEING a 2,022 square feet (0.046 acre) tract of land situated within the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, same being a portion of City Block 25/133, Revised Map of Railroad Addition, an addition to the City of Dallas, according to the Plat thereof recorded in Volume 4, Page 350, Map Records, Dallas County, Texas, (M.R.D.C.T.), said tract being a 20' alley as closed & vacated by City of Dallas Ordinance No. 19934, and being more particularly described as follows:

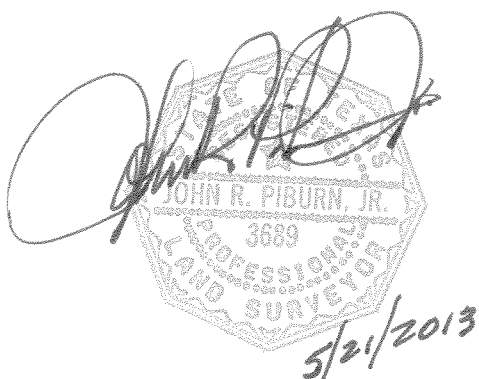
BEGINNING at an "X" cut in concrete set in the southwesterly right-of-way line of S. Pearl Street (80' R.O.W.) at a bearing and distance of South 36°00'00" East, 90.00 feet from an "X" cut in concrete found at its intersection with the southeasterly right-of-way line of Taylor Street (80' R.O.W.);

THENCE South 36°00'00" East, along said southwesterly line of S. Pearl Street, a distance of 20.00 feet to an "X" cut in concrete set for corner, said "X" being the north corner of Lot 1 of aforementioned Revised Map of Railroad Addition and being 346.99 feet from an "X" cut found on line;

THENCE South 54°00'00" West, departing said S. Pearl Street and traveling along the northwest lines of Lots 1, 2 & 3 of said Revised Map of Railroad Addition, a distance of 99.51 feet to an "X" cut in concrete set for corner, said "X" being the west corner of Lot 3 of said Revised Map of Railroad Addition;

THENCE North 45°01'41" West, a distance of 20.25 feet to an "X" cut in concrete set for corner, said "X" being the south corner of Lot 4 of said Revised Map of Railroad Addition;

THENCE North 54°00'00" East, along the southeast lines of Lots 4, 5, 6 & 7 of said Revised Map of Railroad Addition, a distance of 102.69 feet to the POINT OF BEGINNING and containing 2,022 square feet or 0.046 acres of land, more or less.



FIELD NOTES APPROVED:

Doc 5/23/13



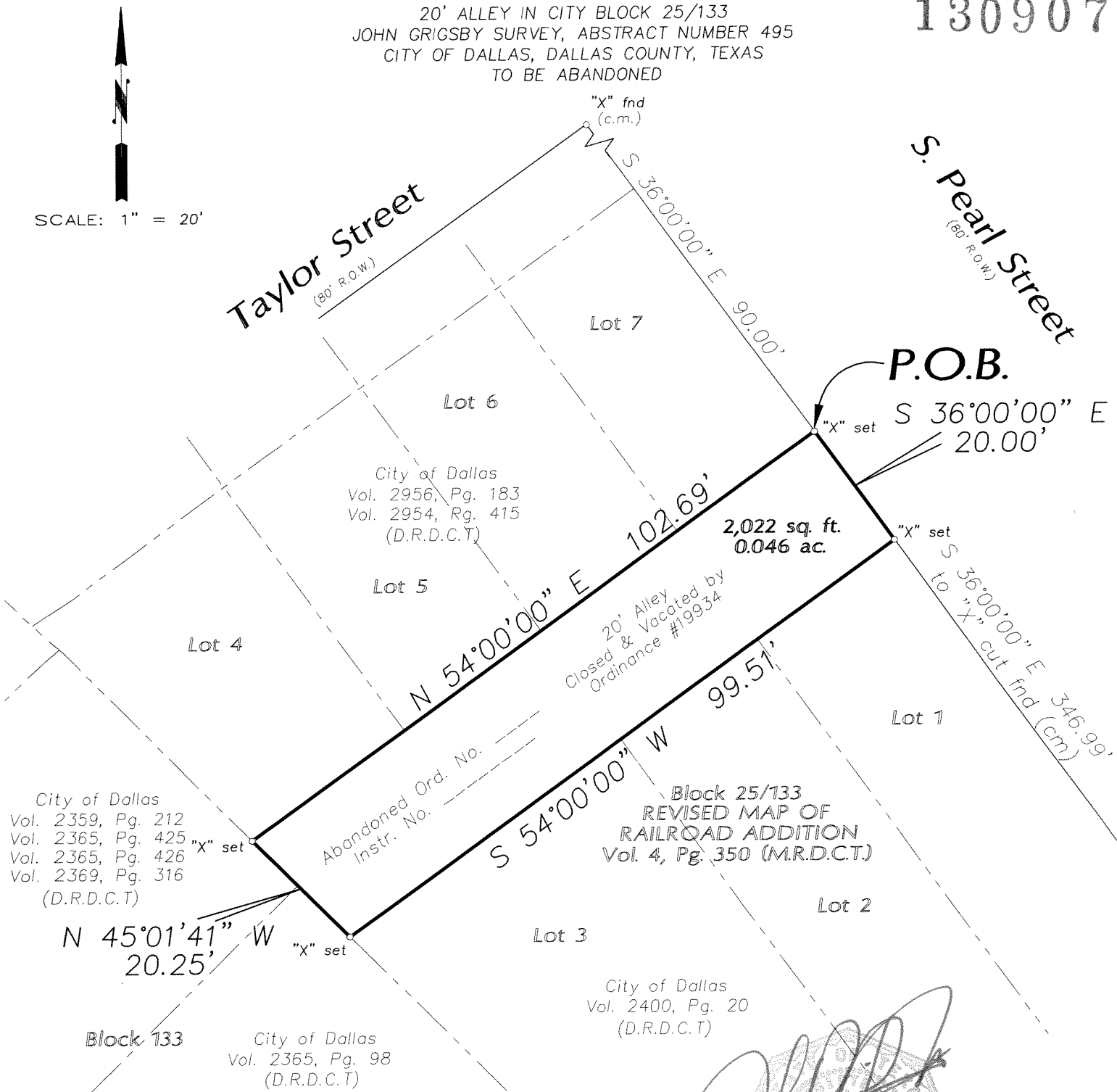
Basis of Bearings is the southwest line (S 36°00'00" E), of S. Pearl Street, as shown on Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.

29017 EXHIBIT

EXHIBIT A
130907

20' ALLEY IN CITY BLOCK 25/133
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE ABANDONED

SCALE: 1" = 20'



NOTES:

"X" set = "X" cut in concrete set for corner
"X" fnd = "X" cut in concrete found for corner
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
P.O.B. = Point of Beginning
(c.m.) = controlling monument

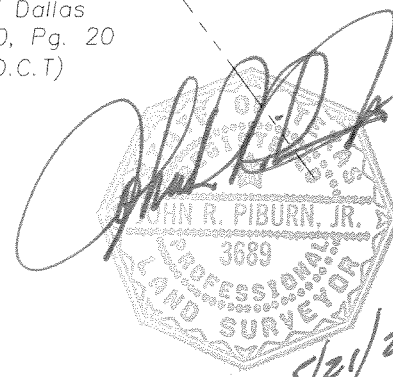
Basis of Bearings is the southwest line (S 36°00'00" E), of S. Pearl Street, as shown on Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.

May 17, 2013
Project No. 12143

SHEET 2 OF 2

PIBURN & CARSON

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Dallas, Texas 75243
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email@piburncarson.com



5/21/2013

EXHIBIT

EXHIBIT A

PORTION OF PARIS STREET BETWEEN BLOCKS 13/146 & 12/147
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE ABANDONED

130907

29017

BEING a 19,050 square feet (0.437 acre) tract of land situated within the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and in the Revised Map of Railroad Addition, an addition to the City of Dallas as recorded in Volume 4, Page 350 Map Records, Dallas County, Texas, same being a portion of Paris Street (80' R.O.W.) as closed and vacated in City of Dallas Ordinance No. 16231, said 0.437 acre tract being more particularly described as follows:

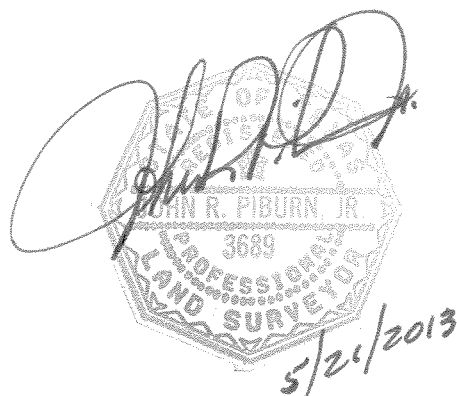
BEGINNING at an "X" cut in concrete found in the southwest right-of-way line of South Cesar Chavez Boulevard, also known as South Central Expressway, formerly known as Preston Street (Variable Width R.O.W.), being South 36°00'00" East and 110 feet from an "X" cut in concrete found at the intersection of the northwest line of a 20' alley and the southwest line of said South Cesar Chavez Boulevard;

THENCE South 32°25'25" East, for a distance of 80.16 feet to an "X" cut in concrete set in the southeasterly line of said closed and vacated Paris Street;

THENCE South 54°00'00" West, along the southeasterly line of said closed and vacated Paris Street, for a distance of 250.14 feet to an "X" cut in concrete set for corner and the beginning of a curve to the right having a radius of 232.50 feet and a chord which bears North 12°20'10" West, for a distance of 87.34 feet;

THENCE continuing along said curve to the right, through a central angle of 21°39'11", with an arc length of 87.87 feet to an "X" cut in concrete set for corner in the northwesterly line of said abandoned Paris Street;

THENCE North 54°00'00" East, along the northwesterly line of said closed and vacated Paris Street, for a distance of 220.08 feet to the POINT OF BEGINNING and containing 19,050 square feet or 0.437 acres of land, more or less.



5/21/2013

FIELD NOTES APPROVED:



Basis of Bearings is the southwest line (S 36°00'00" E), of Preston Street, known as South Cesar Chavez Boulevard, as shown on Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.

29017

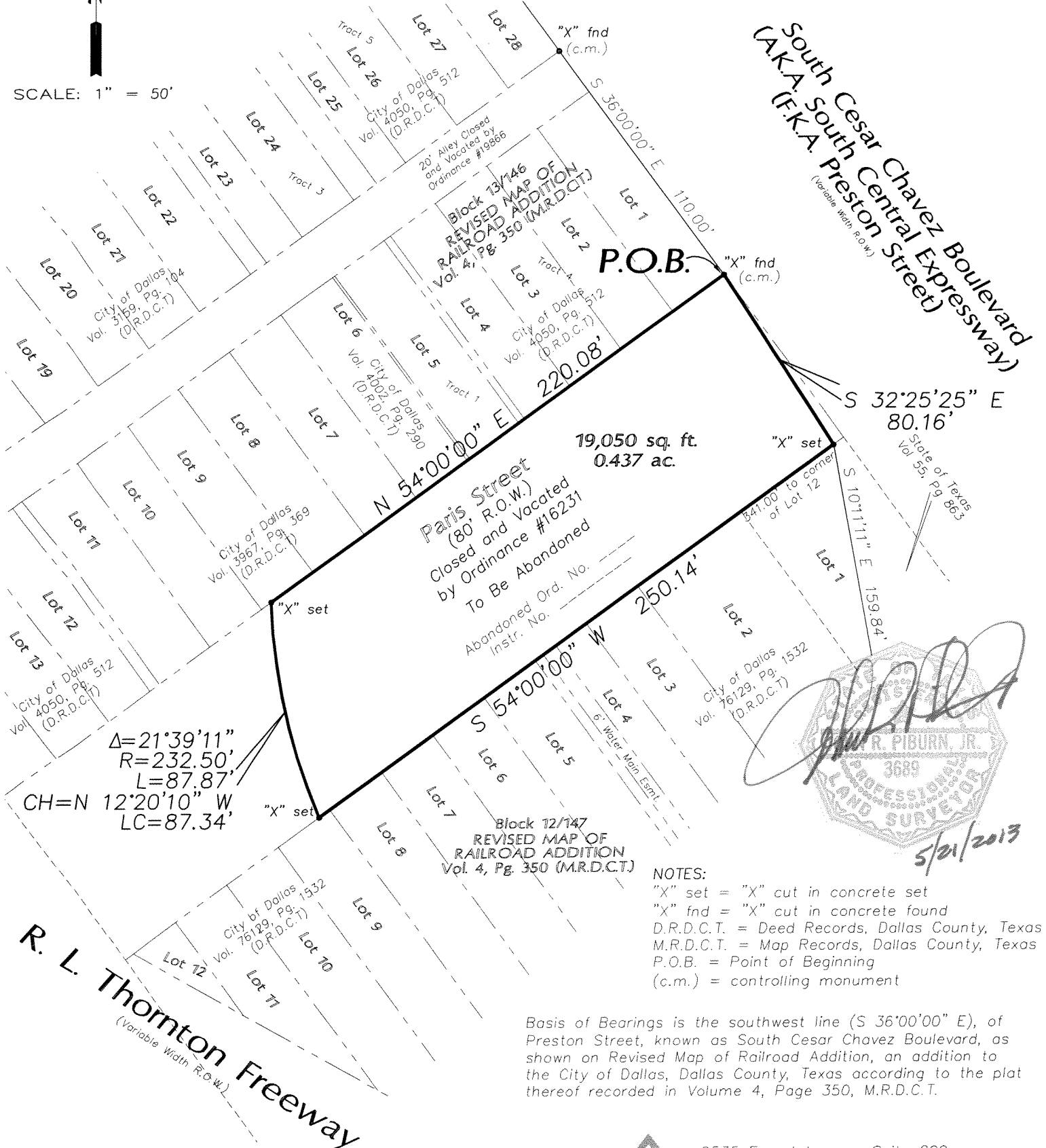
EXHIBIT

EXHIBIT A

130907

PORTION OF PARIS STREET BETWEEN BLOCKS 13/146 & 12/147
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE ABANDONED

SCALE: 1" = 50'



NOTES:

"X" set = "X" cut in concrete set
 "X" fnd = "X" cut in concrete found
 D.R.D.C.T. = Deed Records, Dallas County, Texas
 M.R.D.C.T. = Map Records, Dallas County, Texas
 P.O.B. = Point of Beginning
 (c.m.) = controlling monument

Basis of Bearings is the southwest line (S 36°00'00" E), of Preston Street, known as South Cesar Chavez Boulevard, as shown on Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 350, M.R.D.C.T.



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29017

130907

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.