

**WHEREAS**, on February 28, 1990, the Dallas City Council adopted Resolution No. 90-0810, approving the Master Interlocal Agreement between the City and Dallas Area Rapid Transit (DART); and

**WHEREAS**, on July 25, 1990, Supplemental Agreement No. 1 to the Master Interlocal Agreement was adopted by the Dallas City Council to address planning and development issues related to implementation of DART's transportation system; and

**WHEREAS**, on August 28, 1991, Supplemental Agreement No. 2 to the Master Interlocal Agreement was adopted by the Dallas City Council to address design and construction issues related to implementation of DART's transportation system; and

**WHEREAS**, the Master Interlocal Agreement, Supplemental Agreement No. 1, Supplemental Agreement No. 2, and any amendments thereto are hereinafter collectively referred to as the "Agreement"; and

**WHEREAS**, Chapter 452 of the Texas Transportation Code, as amended, (the Act) grants DART the right of eminent domain to acquire lands in fee simple and any interests less than fee simple in, on, under and above lands, including, without limitation, easements, rights-of-way, rights of use of air space or subsurface space, or any combination thereof; and

**WHEREAS**, the Act further provides that such right of eminent domain shall not be exercised within a city without the approval of each acquisition by the governing body of such city; and

**WHEREAS**, the Board of Directors of DART has adopted Resolution No. 13-0034 on April 23, 2013 declaring the public necessity for the acquisition by DART of certain real property or interests described in the DART resolution, and that such acquisition (subject to the terms and conditions of the Agreement and this resolution) is necessary and proper for the construction and development of DART's South Oak Cliff Line Section-3 (SOC-3) and for any other use authorized by the Act, and is in the public interest;

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

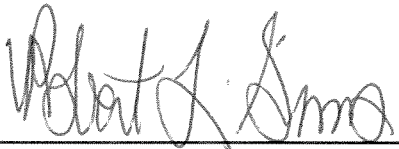
**SECTION 1.** That the City of Dallas hereby approves (subject to the terms and conditions of the Agreement and this resolution) DART Resolution No. 13-0034 (except for the lands and interests owned in whole or in part by the City of Dallas) adopted, by the Dallas Area Rapid Transit Board on April 23, 2013.

**SECTION 2.** That the City of Dallas hereby approves (except for the lands and interests owned in whole or in part by the City of Dallas) the proposed acquisition, including the exercise of the right of eminent domain, if such becomes necessary, by DART in the City of Dallas of lands in fee simple and interests less than fee simple, as identified in DART Resolution No. 13-0034 on April 23, 2013 adopted, for the South Oak Cliff Line Section-3 (SOC-3), (subject to the terms and conditions of the Agreement and this resolution), as more particularly described in field notes marked Exhibit "A" attached hereto and made a part hereof.

**SECTION 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**APPROVED AS TO FORM:**

**Thomas P. Perkins, Jr., City Attorney**

By:   
**Assistant City Attorney**



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EXHIBIT 1

**EXHIBIT A**

DART PARCEL NO. SOC3-1  
PROPERTY OF JIMMIE RAY ANDERSON  
AND VINNIE ANDERSON  
JAMES COLE SURVEY, ABSTRACT NO. 232  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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DECEMBER 28, 2012

**Fee Simple Interests**

BEING a 33,810 square foot tract of land situated in the James Cole Survey, Abstract No. 232, in City Block W/4374 of the City of Dallas, Dallas County, Texas, and being a portion of that tract of land conveyed to ~~Jimmie Ray Anderson and wife, Vinnie Anderson~~ in Warranty Deed (With Vendor's Lien) as recorded in Volume 82074, Page 1369 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being a portion of Lot 1 of said City Block W/4374 of Glendale Acres, an addition to the City of Dallas according to the plat thereof recorded in Volume 1, Page 517 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail found in the west line of a called 23.248 acre tract of land conveyed to the City of Dallas and described as Tract II in Exhibit "A" of the Special Warranty Deed as recorded in Volume 2000137, Page 3769, D.R.D.C.T., said Tract II being a portion of City Block 6902 and a portion of Lots 7, 8 and 9, City Block Z/4378 of said Glendale Acres addition, said west line being the east line of Singing Hills No. Two, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 35, Page 189, M.R.D.C.T. and in the east right-of-way line of a 15' alley as reflected on said plat of Singing Hills No. Two, said PK nail being the southwest corner of a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 2 in Exhibit "A" of the instrument as recorded in Volume 97107, Page 1469, D.R.D.C.T.;

THENCE N 73°06'08" E (easement ~ S 74°03'23" W), departing the west line of said City of Dallas called 23.248 acre tract, the east line of said Singing Hills No. Two and the east line of said 15' alley and with the south line of said easement for the passage of vehicular and pedestrian traffic (Volume 97107, Page 1469, D.R.D.C.T.), 919.11 feet (easement ~ 918.92 feet) to the southeast corner of said easement, said southeast corner being in the east line of said City of Dallas called 23.248 acre tract and in the west line of that certain tract of land conveyed to Jo Ann Smith according to the Warranty Deed as recorded in Volume 2001137, Page 4188, D.R.D.C.T. and the General Warranty Deed (Cash) as recorded in Volume 2005178, Page 11690 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said Jo Ann Smith tract being Lot 6, City Block Z/4378 and Lot 5, City Block Z/4377 of said Glendale Acres addition, said southeast corner of the easement for the passage of vehicular and pedestrian traffic (Volume 97107, Page 1469, D.R.D.C.T.) also being the southwest corner of a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 5 in Exhibit "A" of the instrument as recorded in Volume 97030, Page 742, D.R.D.C.T.;

THENCE N 73°00'16" E (easement ~ S 74°03'23" W), departing the west line of said Jo Ann Smith tract and the east line of said City of Dallas called 23.248 acre tract and with the south line of said easement for the passage of vehicular and pedestrian traffic (Parcel 5, Volume 97030, Page 742, D.R.D.C.T.), 499.90 feet (easement ~ 500.23 feet) to the southeast corner of said easement for the passage of vehicular and pedestrian traffic (Parcel 5, Volume 97030, Page 742, D.R.D.C.T.), said southeast corner being in the east line of said Jo Ann Smith tract and being the northwest corner of a called

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DART PARCEL NO. SOC3-1  
PROPERTY OF JIMMIE RAY ANDERSON  
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CITY OF DALLAS  
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3.631 acre tract conveyed to Pure Texas Honey in the Special Warranty Deed as recorded in Volume 2000142, Page 5391, D.R.D.C.T., said Pure Texas Honey tract being a portion of Lot 4, City Block Z/4377 of said Glendale Acres addition, said southeast corner also being the southwest corner of a 50' right-of-way easement for city street granted to the City of Dallas according to the instrument recorded in Volume 5359, Page 259, D.R.D.C.T., said 50' right-of-way easement for city street being a part of Wagon Wheels Trail (a variable width right-of-way, formerly Hampshire Road, a 40' right-of-way as reflected on the aforementioned plat of Glendale Acres addition);

THENCE N 73°08'48" E (deed ~ N 77°49'50" E), departing the east line of said Jo Ann Smith tract and with the north line of said Pure Texas Honey tract and the south line of said Wagon Wheels Trail, 26.01 feet (deed ~ 26.00 feet) to a 1/2" iron rod with plastic cap stamped "PRECISE" found for corner at a point of curvature of the north line of said Pure Texas Honey tract and the south line of said Wagon Wheels Trail;

THENCE N 16°51'13" W, departing the north line of said Pure Texas Honey tract and the south line of said 50' right-of-way easement and crossing said Wagon Wheels Trail, and crossing a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 3 in Exhibit "A" of the aforementioned instrument recorded in Volume 97030, Page 742, D.R.D.C.T., 50.08 feet to the north line of said easement for the passage of vehicular and pedestrian traffic (Parcel 3, Volume 97030, Page 742, D.R.D.C.T.), said easement for the passage of vehicular and pedestrian traffic (Parcel 3, Volume 97030, Page 742, D.R.D.C.T.) being a portion of that certain tract of land conveyed to Tomas Aleman and Juan Aleman and described in the Warranty Deed as recorded in Volume 2003018, Page 8137, D.R.D.C.T., said Aleman tract being portions of Lots 1,2,3 and 4 and all of Lot 5, City Block Y/4376 of said Glendale Acres addition;

THENCE N 73°02'54" E (easement ~ N 74°03'23" E), with the north line of said easement for the passage of vehicular and pedestrian traffic (Parcel 3, Volume 97030, Page 742, D.R.D.C.T.), 14.67 feet to the east corner of said easement, said east corner being the common southeast corner of said Lot 1, City Block Y/4376 of said Glendale Acres addition and the southeast corner of said Aleman tract and being the intersection of the north right-of-way line of said Wagon Wheels Trail with the westerly right-of-way line of Hampshire Road (40' right-of-way);

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THENCE N 29°45'38" E (Aleman deed ~ S 34°32'34" W), with the easterly line of said Aleman tract and said westerly right-of-way line of Hampshire Road, at 147.71 feet passing a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the common northeast corner of said Aleman tract and the southeast corner of a called 5.922 acre tract of land conveyed to the City of Dallas and described in the General Warranty Deed as recorded in Volume 93001, Page 5254, D.R.D.C.T., said City of Dallas called 5.922 acre tract being portions of Lots 1,2,3 and 4, City Block Y/4376 of said Glendale Acres, and continuing with the easterly line of said City of Dallas called 5.922 acre tract and said westerly right-of-way line of Hampshire Road and at an additional distance of 235.69 feet (City of Dallas deed ~ 235.29 feet) passing a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the common northeast corner of said City of Dallas called 5.922 acre tract and the northeast corner of said Lot 1, City Block Y/4376, said common northeast corner being the intersection of said westerly right-of-way line of Hampshire Road with the southerly right-of-way line of Dellwood Drive (a 30' right-of-way as reflected on the aforementioned plat of Glendale Acres), and continuing with said westerly right-of-way line of Hampshire Road a total distance of 395.28 feet to an angle point in said westerly right-of-way line of Hampshire Road;

THENCE N 45°48'44" E, continuing with said westerly right-of-way line of Hampshire Road, at 18.53 feet passing a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the intersection of said westerly right-of-way line of Hampshire Road with the northerly right-of-way line of said Dellwood Drive, said intersection being the southeast corner of a called 25,554 square foot tract of land conveyed to the City of Dallas and described as Tract I, Tract No. 1 in Exhibit "A" of the General Warranty Deed as recorded in Volume 93042, Page 1223, D.R.D.C.T., and being the southeast corner of Lot 1, City Block W/4374 of said Glendale Acres, said called 25,554 square foot tract being a portion of said Lot 1, City Block W/4374, and continuing with said westerly right-of-way line of Hampshire Road and the easterly line of said City of Dallas called 25,554 square foot tract an additional distance of 109.57 feet (City of Dallas deed ~ 109.38 feet) for a total distance of 128.10 feet to an angle point in said westerly right-of-way line of Hampshire Road and the easterly line of said City of Dallas called 25,554 square foot tract;

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THENCE N 07°14'51" W, continuing with said westerly right-of-way line of Hampshire Road and the easterly line of said City of Dallas called 25,554 square foot tract, at 1.74 feet (City of Dallas deed ~ 1.78 feet) passing the common northeast corner of said City of Dallas called 25,554 square foot tract and the southeast corner of a called 25,449 square foot tract of land conveyed to the City of Dallas and described as Tract II, Tract No. 1 in Exhibit "A" of the aforementioned General Warranty Deed as recorded in Volume 93042, Page 1223, D.R.D.C.T., said called 25,449 square foot tract being a portion of Lot 1, City Block W/4374 of said Glendale Acres, and continuing with said westerly right-of-way line of Hampshire Road and the easterly line of said City of Dallas called 25,449 square foot tract an additional distance of 50.78 feet (City of Dallas deed ~ 50.74 feet) for a total distance of 52.52 feet to the northeast corner of said City of Dallas called 25,449 square foot tract;

THENCE N 87°09'47" W, departing said westerly right-of-way line of Hampshire Road and the easterly line of said City of Dallas called 25,449 square foot tract and with the northerly line of said City of Dallas called 25,449 square foot tract, 173.14 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the POINT OF BEGINNING;

THENCE N 87° 09' 47" W, continuing with said northerly line of said City of Dallas called 25,449 square foot tract, 81.73 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the beginning of a non-tangent curve to the left having a central angle of 00° 44' 20", a radius of 3,085.00 feet, a tangent of 19.89 feet and a chord which bears N 09° 30' 04" W, 39.79 feet;

THENCE Northerly, departing said northerly line of said City of Dallas called 25,449 square foot tract and along said non-tangent curve to the left, an arc distance of 39.79 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the point of tangency;

THENCE N 09° 52' 14" W, 392.99 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner on the southerly right-of-way line of Arden Road (a 40' right-of-way as reflected on the aforementioned plat of Glendale Acres, closed to vehicular and pedestrian traffic according to City of Dallas Ordinance 22122, dated June 22, 1994 and recorded in Volume 94179, Page 1239, D.R.D.C.T., subject to conditions as put forth in said Ordinance 22122;

THENCE S 74° 14' 33" E, along said southerly right-of-way line of Arden Road, 88.73 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE S 09° 52' 14" E, departing said southerly right-of-way line of Arden Road, 354.62 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the point of curvature of a tangent curve to the right having a central angle of 01° 02' 45", a radius of 3,165.00 feet, a tangent of 28.89 feet and a chord which bears S 09° 20' 51" E, 57.77 feet;

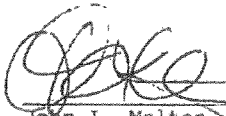
DART PARCEL NO. SOC3-1  
PROPERTY OF JIMMIE RAY ANDERSON  
AND VINNIE ANDERSON  
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THENCE Southerly, along said tangent curve to the right, an arc distance of 57.77 feet to the POINT OF BEGINNING and containing 33,810 square feet or 0.7762 acre of land, more or less.

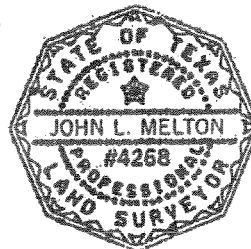
BASIS OF BEARING for this survey is referenced to Texas Department of Transportation survey control monuments R0570089 and R0570029 tied with the Western Data Systems Texas Cooperative Network ([www.txrtk.com](http://www.txrtk.com)) and is referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0811 and DSIA-g081 were utilized as base stations during GPS data collection sessions.

I certify that this property description and attached plat represents a survey made on the ground under my supervision during the months of March through December 2012.



John L. Melton, Texas R.P.L.S. No. 4268  
Registered Professional Land Surveyor  
Nathan D. Maier Consulting Engineers, Inc.  
8080 Park Lane Suite 600  
Dallas, Texas 75231  
(214) 739-4741

12/28/2012  
Date



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EXHIBIT 1

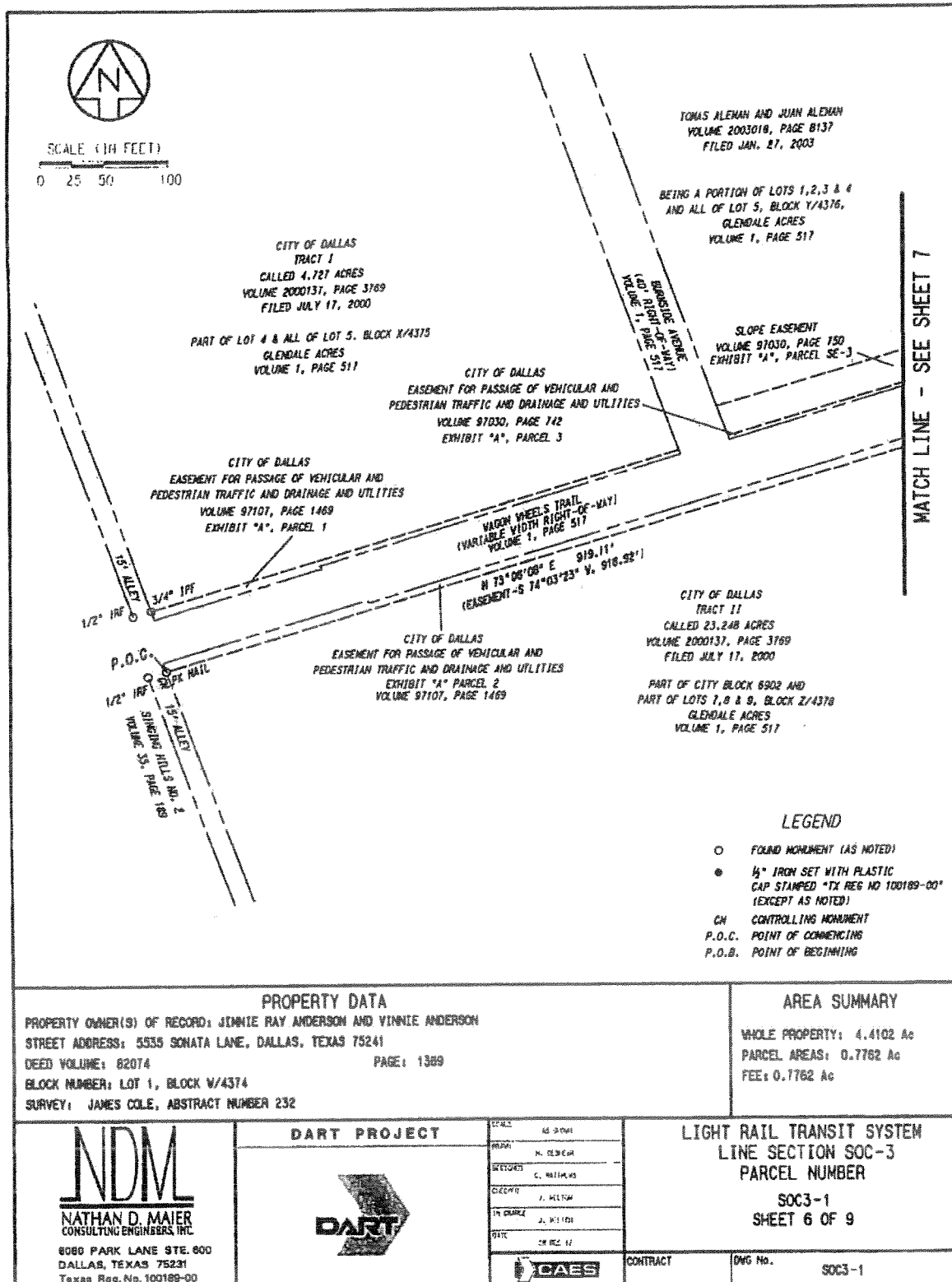




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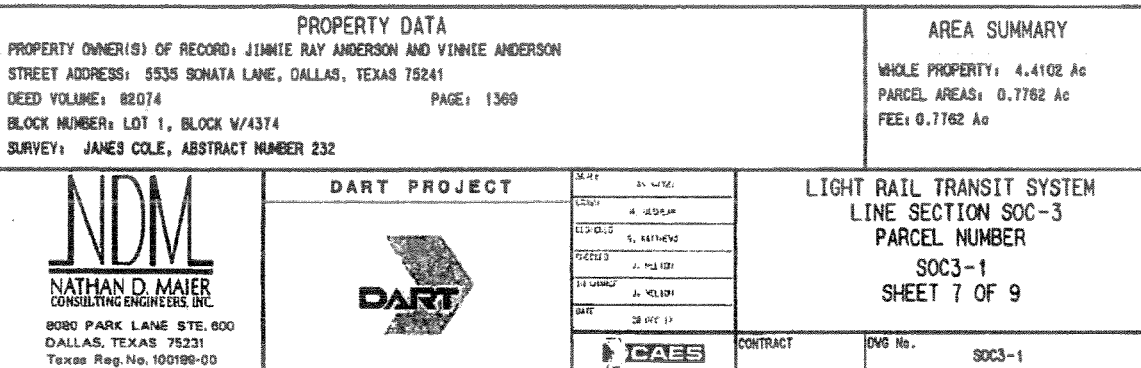
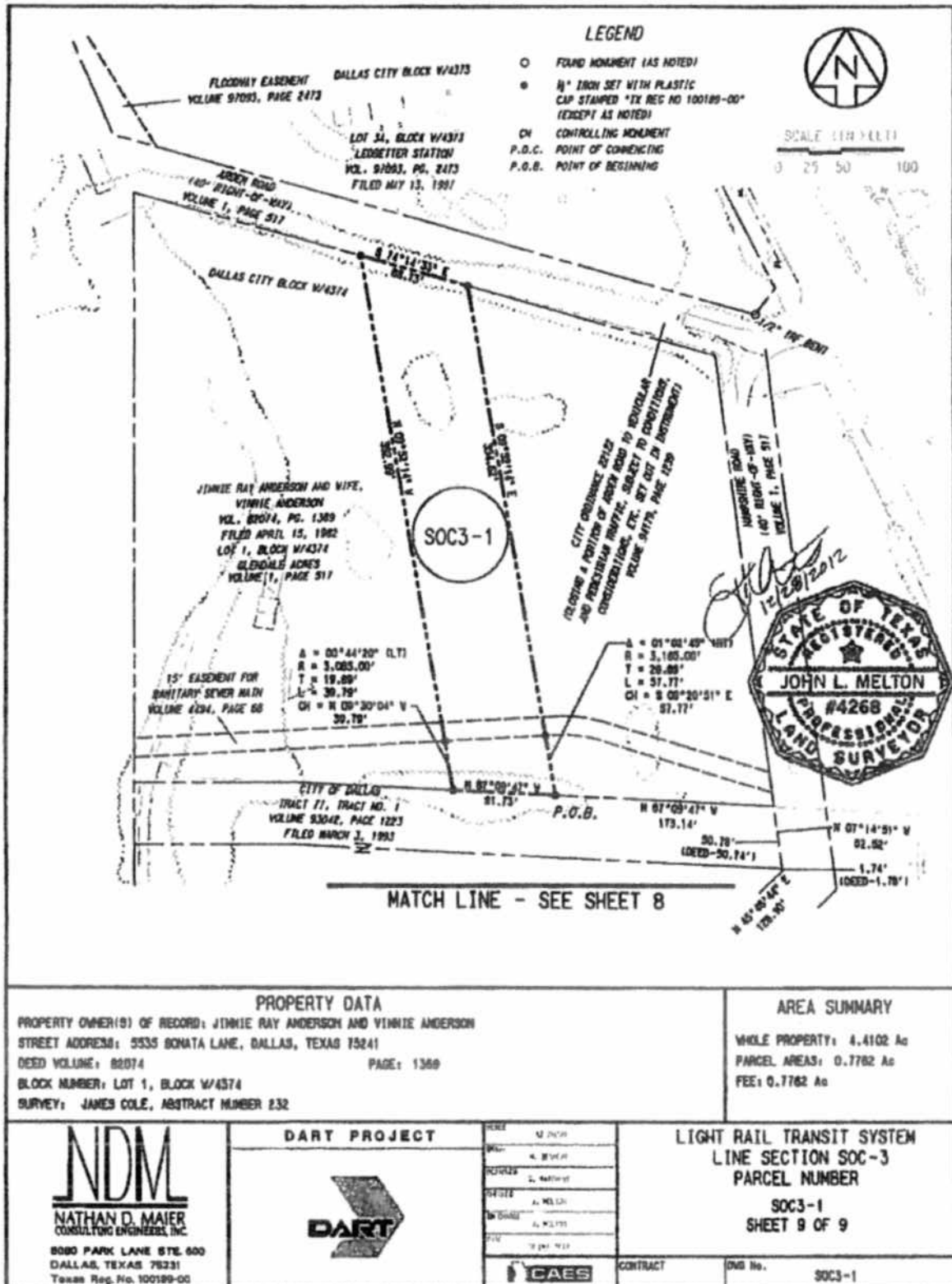


EXHIBIT 1





DART PARCEL NO. SOC3-4  
PROPERTY OF TOMAS CASTRO VENEGAS  
AND MARIA A. CASTRO  
JAMES COLE SURVEY, ABSTRACT NO. 232  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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# Fee Simple Interests

BEING a 6,620 square foot tract of land situated in the James Cole Survey, Abstract No. 232, in City Block Z/4377 of the City of Dallas, Dallas County, Texas, and being a portion of that called 1.762 acre tract of land conveyed to ~~Tomas Castro Venegas and wife, Maria A. Castro~~ and described as Tract Two in Warranty Deed recorded in Volume 2002238, Page 3237 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said called 1.762 acre tract being portions of Lots 2 and 4, Block Z/4377 of Glendale Acres, an addition to the City of Dallas according to the plat thereof recorded in Volume 1, Page 517, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail found in the west line of a called 23.248 acre tract of land conveyed to the City of Dallas and described as Tract II in Exhibit "A" of the Special Warranty Deed as recorded in Volume 2000137, Page 3769, D.R.D.C.T., said Tract II being a portion of City Block 6902 and a portion of Lots 7, 8 and 9, City Block Z/4378 of said Glendale Acres addition, said west line being the east line of Singing Hills No. Two, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 35, Page 189, M.R.D.C.T. and in the east right-of-way line of a 15' alley as reflected on said plat of Singing Hills No. Two, said PK nail being the southwest corner of a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 2 in Exhibit "A" of the instrument as recorded in Volume 97107, Page 1469, D.R.D.C.T.;

THENCE N 73°06'08" E (easement ~ S 74°03'23" W), departing the west line of said City of Dallas called 23.248 acre tract, the east line of said Singing Hills No. Two and the east line of said 15' alley and with the south line of said easement for the passage of vehicular and pedestrian traffic (Volume 97107, Page 1469, D.R.D.C.T.), 919.11 feet (easement ~ 918.92 feet) to the southeast corner of said easement, said southeast corner being in the east line of said City of Dallas called 23.248 acre tract and in the west line of that certain tract of land conveyed to Jo Ann Smith according to the Warranty Deed as recorded in Volume 2001137, Page 4189, D.R.D.C.T. and the General Warranty Deed (Cash) as recorded in Volume 2005178, Page 11690 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said Jo Ann Smith tract being Lot 6, City Block Z/4378 and Lot 5, City Block Z/4377 of said Glendale Acres addition, said southeast corner of the easement for the passage of vehicular and pedestrian traffic (Volume 97107, Page 1469, D.R.D.C.T.) also being the southwest corner of a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 5 in Exhibit "A" of the instrument as recorded in Volume 97030, Page 742, D.R.D.C.T.;

THENCE N 73°00'16" E (easement ~ S 74°03'23" W), departing the west line of said Jo Ann Smith tract and the east line of said City of Dallas called 23.248 acre tract and with the south line of said easement for the passage of vehicular and pedestrian traffic (Parcel 5, Volume 97030, Page 742, D.R.D.C.T.), 499.90 feet (easement ~ 500.23 feet) to the southeast corner of said easement for the passage of vehicular and pedestrian traffic (Parcel 5, Volume 97030, Page 742, D.R.D.C.T.), said southeast corner being in the east

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EXHIBIT 1

DART PARCEL NO. SOC3-4  
PROPERTY OF TOMAS CASTRO VENEGAS  
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line of said Jo Ann Smith tract and being the northwest corner of a called 3.631 acre tract conveyed to Pure Texas Honey in the Special Warranty Deed as recorded in Volume 2000142, Page 5391, D.R.D.C.T., said Pure Texas Honey tract being a portion of Lot 4, City Block Z/4377 of said Glendale Acres addition, said southeast corner also being the southwest corner of a 50' right-of-way easement for city street granted to the City of Dallas according to the instrument recorded in Volume 5359, Page 259, D.R.D.C.T., said 50' right-of-way easement for city street being a part of Wagon Wheels Trail (a variable width right-of-way, formerly Hampshire Road, a 40' right-of-way as reflected on the aforementioned plat of Glendale Acres addition);

THENCE N 73°08'48" E (deed ~ N 77°49'50" E), departing the east line of said Jo Ann Smith tract and with the north line of said Pure Texas Honey tract and the south line of said Wagon Wheels Trail, 26.01 feet (deed ~ 26.00 feet) to a 1/2" iron rod with plastic cap stamped "PRECISE" found for corner at a point of curvature of the north line of said Pure Texas Honey tract and the south line of said Wagon Wheels Trail;

THENCE N 16°51'13" W, departing the north line of said Pure Texas Honey tract and the south line of said 50' right-of-way easement and crossing said Wagon Wheels Trail, and crossing a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 3 in Exhibit "A" of the aforementioned instrument recorded in Volume 97030, Page 742, D.R.D.C.T., 50.08 feet to the north line of said easement for the passage of vehicular and pedestrian traffic (Parcel 3, Volume 97030, Page 742, D.R.D.C.T.), said easement for the passage of vehicular and pedestrian traffic (Parcel 3, Volume 97030, Page 742, D.R.D.C.T.) being a portion of that certain tract of land conveyed to Tomas Aleman and Juan Aleman and described in the Warranty Deed as recorded in Volume 2003018, Page 8137, D.R.D.C.T., said Aleman tract being portions of Lots 1,2,3 and 4 and all of Lot 5, City Block Y/4376 of said Glendale Acres addition;

THENCE N 73°02'54" E (easement ~ N 74°03'23" E), with the north line of said easement for the passage of vehicular and pedestrian traffic (Parcel 3, Volume 97030, Page 742, D.R.D.C.T.), 14.67 feet to the east corner of said easement, said east corner being the common southeast corner of said Lot 1, City Block Y/4376 of said Glendale Acres addition and the southeast corner of said Aleman tract and being the intersection of the north right-of-way line of said Wagon Wheels Trail with the westerly right-of-way line of Hampshire Road (40' right-of-way);

THENCE N 29°45'38" E (Aleman deed ~ S 34°32'34" W), with the easterly line of said Aleman tract and said westerly right-of-way line of Hampshire Road, 34.40 feet;

DART PARCEL NO. SOC3-4  
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AND MARIA A. CASTRO  
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DALLAS COUNTY, TEXAS

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THENCE S 60°14'22" E, departing said easterly line of the Aleman tract and said westerly right-of-way line of Hampshire Road and crossing said Hampshire Road, 40.00 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the southwest corner of that called 1.762 acre tract of land conveyed to Tomas Castro Venegas and wife, Maria A. Castro and described as Tract Two according to Warranty Deed recorded in Volume 2002238, Page 3237, D.R.D.C.T., said corner also being the intersection of the north right-of-way line of said Wagon Wheels Trail with the easterly right-of-way line of said Hampshire Road;

THENCE N 29°45'38" E (Venegas and Castro deed ~ S 02°40' W), with the westerly line of said Venegas and Castro tract and said easterly right-of-way line of Hampshire Road, 28.32 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the POINT OF BEGINNING;

THENCE N 29°45'38" E, continuing with the westerly line of said Venegas and Castro tract and said easterly right-of-way line of Hampshire Road, 108.24 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the northwest corner of said Venegas and Castro tract and southwest corner of that called 3.284 acre tract of land conveyed to the City of Dallas in General Warranty Deed as recorded in Volume 93034, Page 797 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said called 3.284 acre tract being portions of Lots 2 and 3, Block Z/4377 of the aforementioned Glendale Acres addition;

THENCE N 89°35'13" E, departing said westerly line of said Venegas and Castro tract and said easterly right-of-way line of Hampshire Road, 24.07 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the beginning of a non-tangent curve to the right having a central angle of 02°06'29", a radius of 3,165.00 feet, a tangent of 58.23 feet and a chord which bears S 01°08'24" E, 116.44 feet;

THENCE Southerly, along said non-tangent curve to the right, an arc distance of 116.45 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set on the southerly line of said Venegas and Castro tract and northerly line of said Wagon Wheels Trail for the end of said curve, same being the beginning of a non-tangent curve to the left having a central angle of 10°46'05", a radius of 425.00 feet, a tangent of 40.18 feet and a chord which bears S 89°33'41" W, 80.00 feet;

THENCE Westerly, along said southerly line of said Venegas and Castro tract and northerly line of said Wagon Wheels Trail, and along said non-tangent curve to the left, an arc distance of 80.12 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the end of said curve, same being the beginning of a non-tangent curve to the left having a central angle of 00°25'31", a radius of 3,085.00 feet, a tangent of 11.45 feet and a chord which bears N 00°17'22" W, 22.89 feet;

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EXHIBIT 1

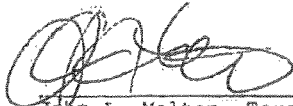
DART PARCEL NO. SOC3-4  
PROPERTY OF TOMAS CASTRO VENEGAS  
AND MARIA A. CASTRO  
JAMES COLE SURVEY, ABSTRACT NO. 232  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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THENCE Northerly, departing said southerly line of said Venegas and Castro tract and northerly line of said Wagon Wheels Trail, and along said non-tangent curve to the left, an arc distance of 22.89 feet to the POINT OF BEGINNING and containing 6,620 square feet or 0.1520 acre of land, more or less.

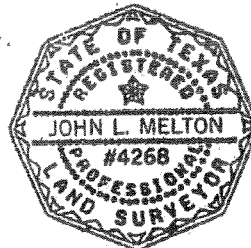
BASIS OF BEARING for this survey are referenced to Texas Department of Transportation survey control monuments R0570089 and R0570029 tied with the Western Data Systems Texas Cooperative Network ([www.txrth.com](http://www.txrth.com)) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0811 and DSIA-g091 were utilized as base stations during GPS data collection sessions.

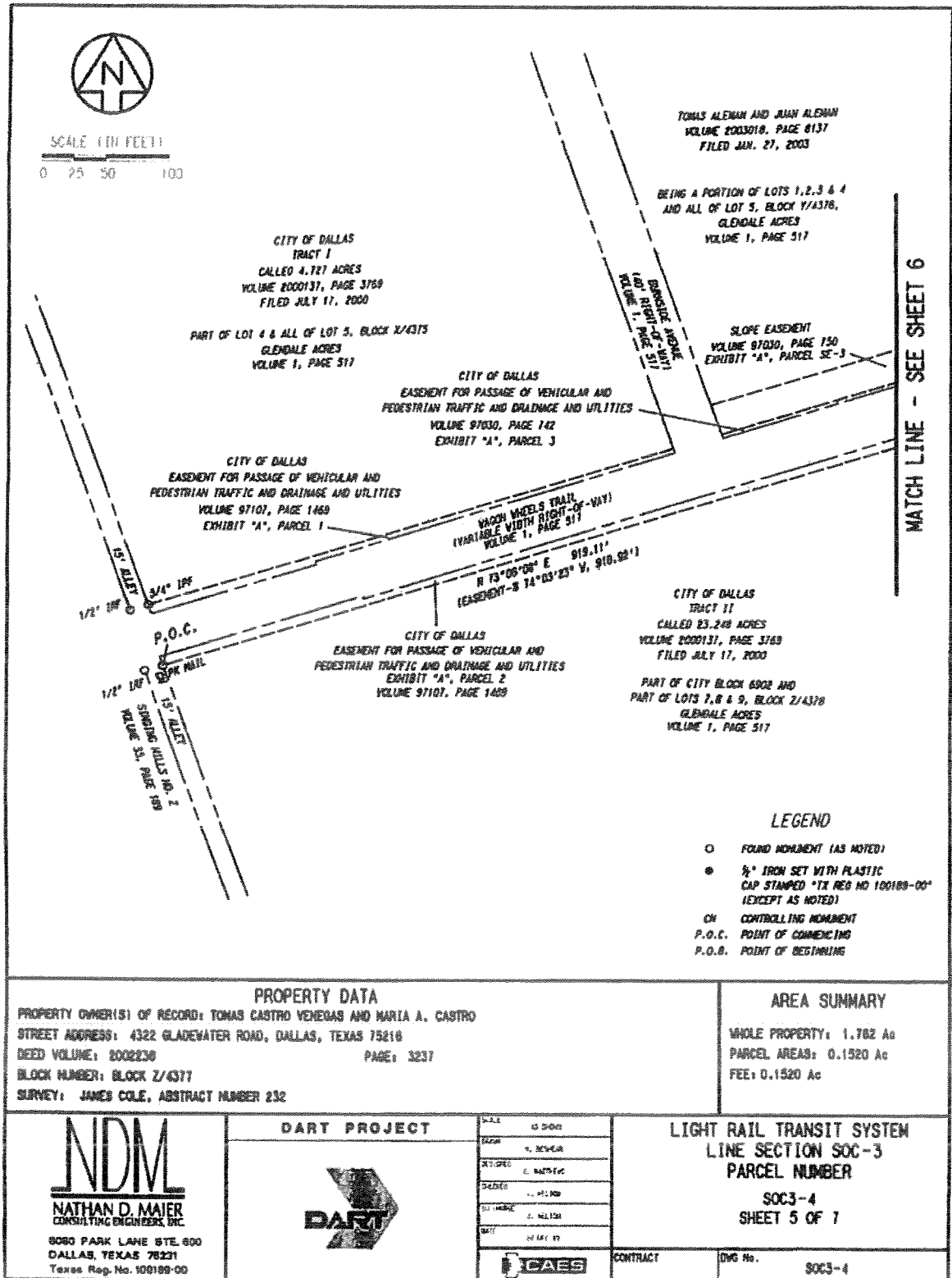
I certify that this property description and attached plat represents a survey made on the ground under my supervision during the months of March through December 2012.



John L. Melton, Texas R.P.L.S. No. 4268  
Registered Professional Land Surveyor  
Nathan D. Maier Consulting Engineers, Inc.  
8080 Park Lane Suite 600  
Dallas, Texas 75231  
(214) 739-4741

12/28/2012  
Date







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EXHIBIT 1

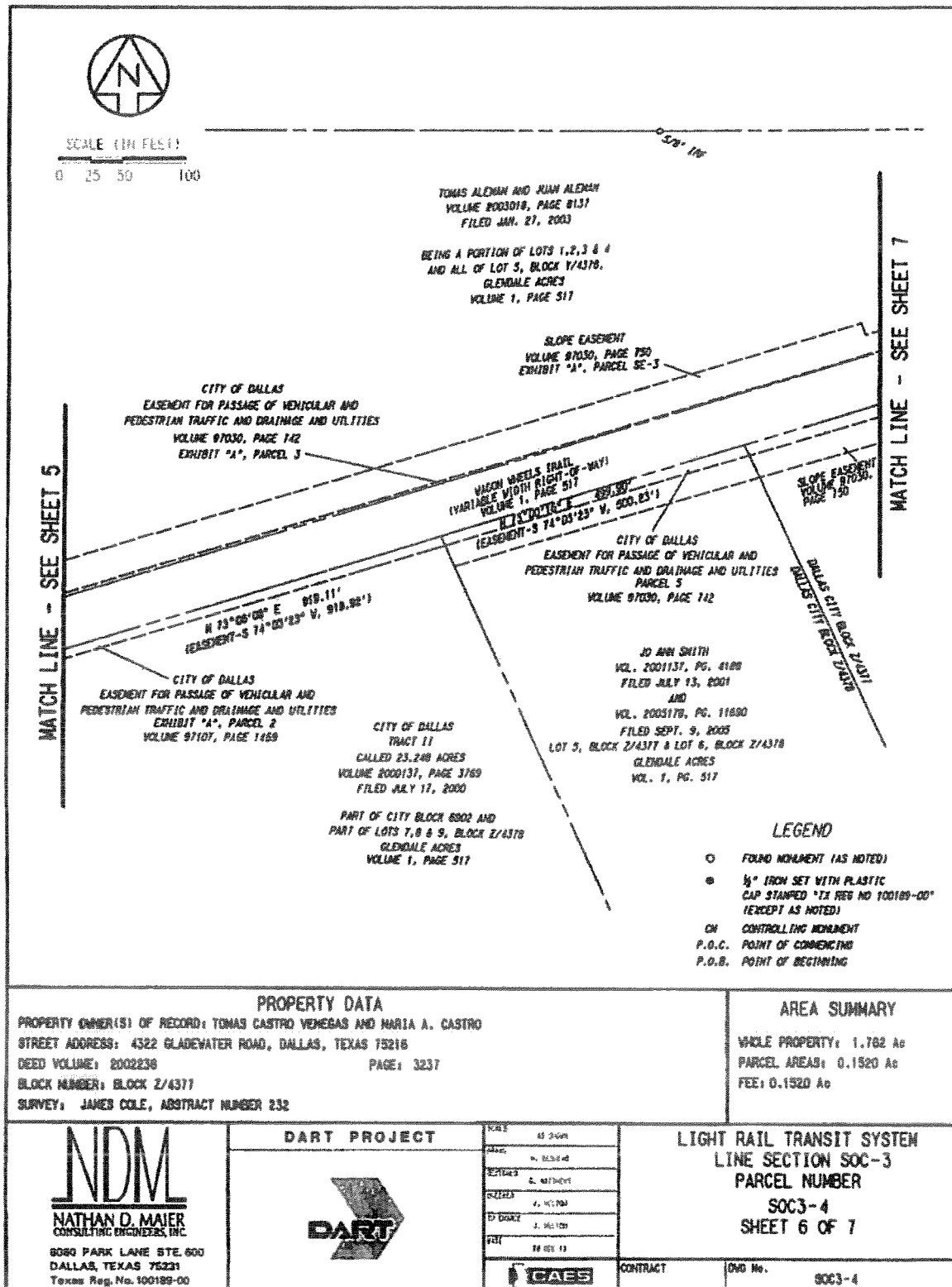
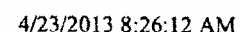


EXHIBIT 1



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EXHIBIT 1

DART PARCEL NO. SOC3-5  
PROPERTY OF PURE TEXAS HONEY  
JAMES COLE SURVEY, ABSTRACT NO. 232  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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### Fee Simple Interests

BEING a 21,860 square foot tract of land situated in the James Cole Survey, Abstract No. 232, in City Block Z/4377 of the City of Dallas, Dallas County, Texas, and being a portion of that called 3.631 acre tract of land conveyed to ~~Pure Texas Honey~~ in Special Warranty Deed as recorded in Volume 2000142, Page 5391 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said called 3.631 acre tract being a portion of Lot 4, City Block Z/4377 of Glendale Acres, an addition to the City of Dallas according to the plat thereof recorded in Volume J, Page 517 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail found in the west line of a called 23.248 acre tract of land conveyed to the City of Dallas and described as Tract II in Exhibit "A" of the Special Warranty Deed as recorded in Volume 2000137, Page 3769, D.R.D.C.T., said Tract II being a portion of City Block 6902 and a portion of Lots 7, 8 and 9, City Block Z/4378 of said Glendale Acres addition, said west line being the east line of Singing Hills No. Two, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 35, Page 189, M.R.D.C.T. and in the east right-of-way line of a 15' alley as reflected on said plat of Singing Hills No. Two, said PK nail being the southwest corner of a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 2 in Exhibit "A" of the instrument as recorded in Volume 97107, Page 1469, D.R.D.C.T.;

THENCE N 73°06'08" E (easement ~ S 74°03'23" W), departing the west line of said City of Dallas called 23.248 acre tract, the east line of said Singing Hills No. Two and the east line of said 15' alley and with the south line of said easement for the passage of vehicular and pedestrian traffic (Volume 97107, Page 1469, D.R.D.C.T.), 919.11 feet (easement ~ 918.92 feet) to the southeast corner of said easement, said southeast corner being in the east line of said City of Dallas called 23.248 acre tract and in the west line of that certain tract of land conveyed to Jo Ann Smith according to the Warranty Deed as recorded in Volume 2001137, Page 4188, D.R.D.C.T. and the General Warranty Deed (Cash) as recorded in Volume 2005178, Page 11690 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said Jo Ann Smith tract being Lot 6, City Block Z/4378 and Lot 5, City Block Z/4377 of said Glendale Acres addition, said southeast corner of the easement for the passage of vehicular and pedestrian traffic (Volume 97107, Page 1469, D.R.D.C.T.) also being the southwest corner of a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 5 in Exhibit "A" of the instrument as recorded in Volume 97030, Page 742, D.R.D.C.T.;

THENCE N 73°00'16" E (easement ~ S 74°03'23" W), departing the west line of said Jo Ann Smith tract and the east line of said City of Dallas called 23.248 acre tract and with the south line of said easement for the passage of vehicular and pedestrian traffic (Parcel 5, Volume 97030, Page 742, D.R.D.C.T.), 499.90 feet (easement ~ 500.23 feet) to the southeast corner of said easement for the passage of vehicular and pedestrian traffic (Parcel 5, Volume 97030, Page 742, D.R.D.C.T.), said southeast corner being in the east line of said Jo Ann Smith tract and being the northwest corner of a called 3.631 acre tract conveyed to Pure Texas Honey in the Special Warranty Deed as

DART PARCEL NO. SOC3-5  
PROPERTY OF PURE TEXAS HONEY  
JAMES COLE SURVEY, ABSTRACT NO. 232  
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recorded in Volume 2000142, Page 5391, D.R.D.C.T., said Pure Texas Honey tract being a portion of Lot 4, City Block Z/4377 of said Glendale Acres addition, said southeast corner also being the southwest corner of a 50' right-of-way easement for city street granted to the City of Dallas according to the instrument recorded in Volume 5359, Page 259, D.R.D.C.T., said 50' right-of-way easement for city street being a part of Wagon Wheels Trail (a variable width right-of-way, formerly Hampshire Road, a 40' right-of-way as reflected on the aforementioned plat of Glendale Acres addition);

THENCE N 73°08'48" E (deed ~ N 77°49'50" E), departing the east line of said Jo Ann Smith tract and with the north line of said Pure Texas Honey tract and the south line of said Wagon Wheels Trail, 26.01 feet (deed ~ 26.00 feet) to a 1/2" iron rod with plastic cap stamped "PRECISE" found for the point of curvature of a non-tangent curve to the right having a central angle of 10°10'47", a radius of 375.00 feet, a tangent of 33.40 feet and a chord which bears N 78°14'20" E, 66.54 feet;

THENCE Easterly, continuing with the north line of said Pure Texas Honey tract and the south line of said Wagon Wheels Trail and along said non-tangent curve to the right, an arc distance of 66.63 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the POINT OF BEGINNING, and being the point of curvature of a tangent curve to the right having a central angle of 12°15'00", a radius of 375.00 feet, a tangent of 40.24 feet and a chord which bears N 89°27'04" E, 80.02 feet;

THENCE Easterly, continuing with said north line of said Pure Texas Honey tract and said south line of said Wagon Wheels Trail, and along said tangent curve to the right, an arc distance of 80.18 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the beginning of a non-tangent curve to the right having a central angle of 06°13'23", a radius of 3,165.00 feet, a tangent of 172.05 feet and a chord which bears S 03°56'02" W, 343.59 feet;

THENCE Southerly, departing said north line of said Pure Texas Honey tract and said south line of said Wagon Wheels Trail and along said non-tangent curve to the right, an arc distance of 343.76 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set in the southwesterly line of said Pure Honey tract and the northeasterly line of the aforementioned Jo Ann Smith tract for the end of said curve;

THENCE N 24°32'03" W, with said southwesterly line of said Pure Texas Honey tract and said northeasterly line of said Jo Ann Smith tract, 158.40 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the beginning of a non-tangent curve to the left having a central angle of 03°40'50", a radius of 3,085.00 feet, a tangent of 99.12 feet and a chord which bears N 02°41'53" E, 198.13 feet;

THENCE Northerly, departing said southwesterly line of said Pure Texas Honey tract and said northeasterly line of said Jo Ann Smith tract and along said non-tangent curve to the left, an arc distance of 198.17 feet to the POINT OF BEGINNING and containing 21,860 square feet or 0.5018 acre of land, more or less.

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EXHIBIT 1

DART PARCEL NO. SOC3-5  
PROPERTY OF PURE TEXAS HONEY  
JAMES COLE SURVEY, ABSTRACT NO. 232  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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BASIS OF BEARING for this survey is referenced to Texas Department of Transportation survey control monuments R0570089 and R0570029 tied with the Western Data Systems Texas Cooperative Network ([www.txrtk.com](http://www.txrtk.com)) and is referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0811 and DSIA-g081 were utilized as base stations during GPS data collection sessions.

I certify that this property description and attached plat represents a survey made on the ground under my supervision during the months of March through December 2012.



John L. Melton, Texas R.P.L.S. No. 4268  
Registered Professional Land Surveyor  
Nathan D. Maier Consulting Engineers, Inc.  
8080 Park Lane Suite 600  
Dallas, Texas 75231  
(214) 739-4741

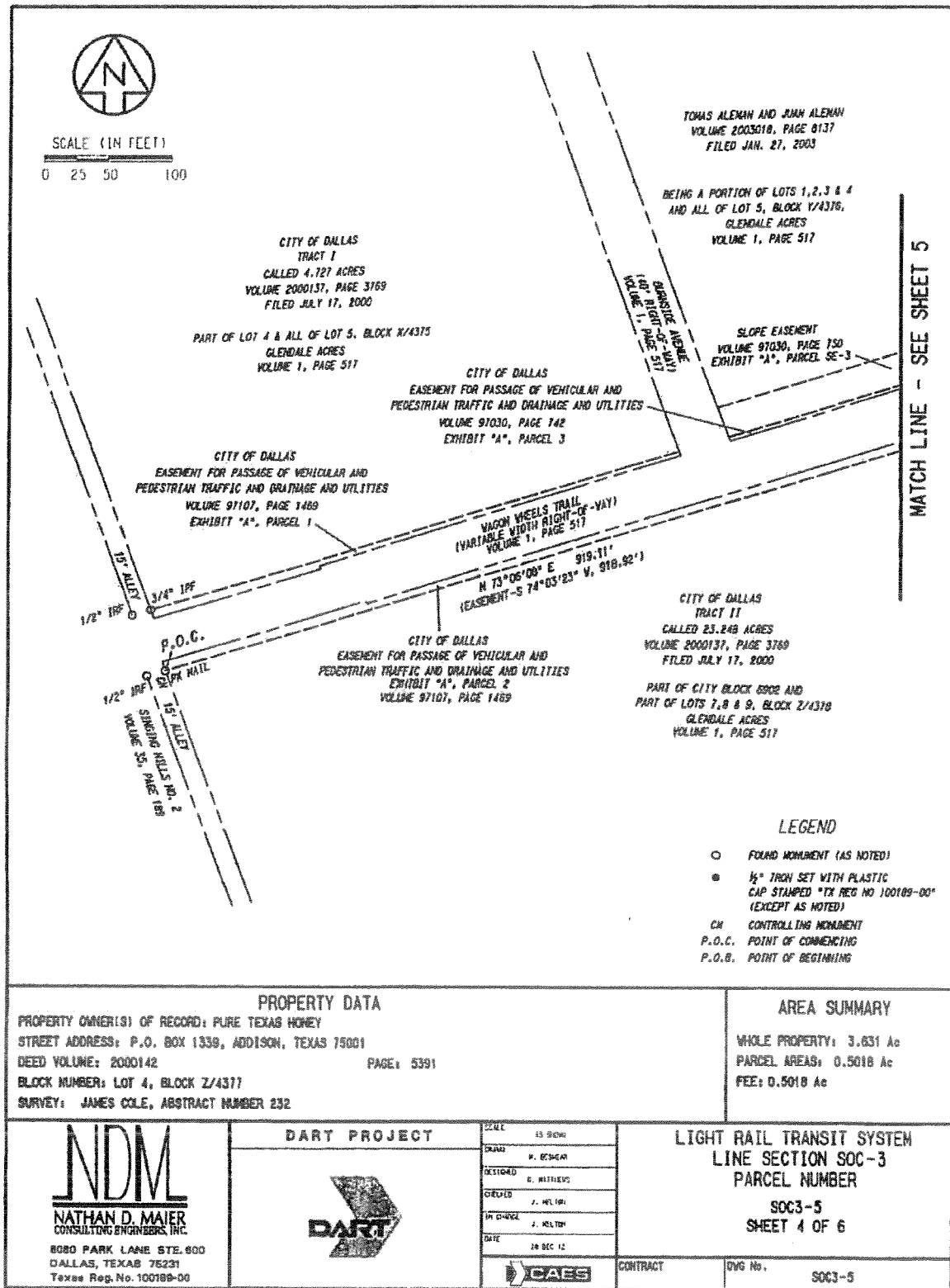
12/28/2012  
Date



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EXHIBIT 1



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EXHIBIT 1

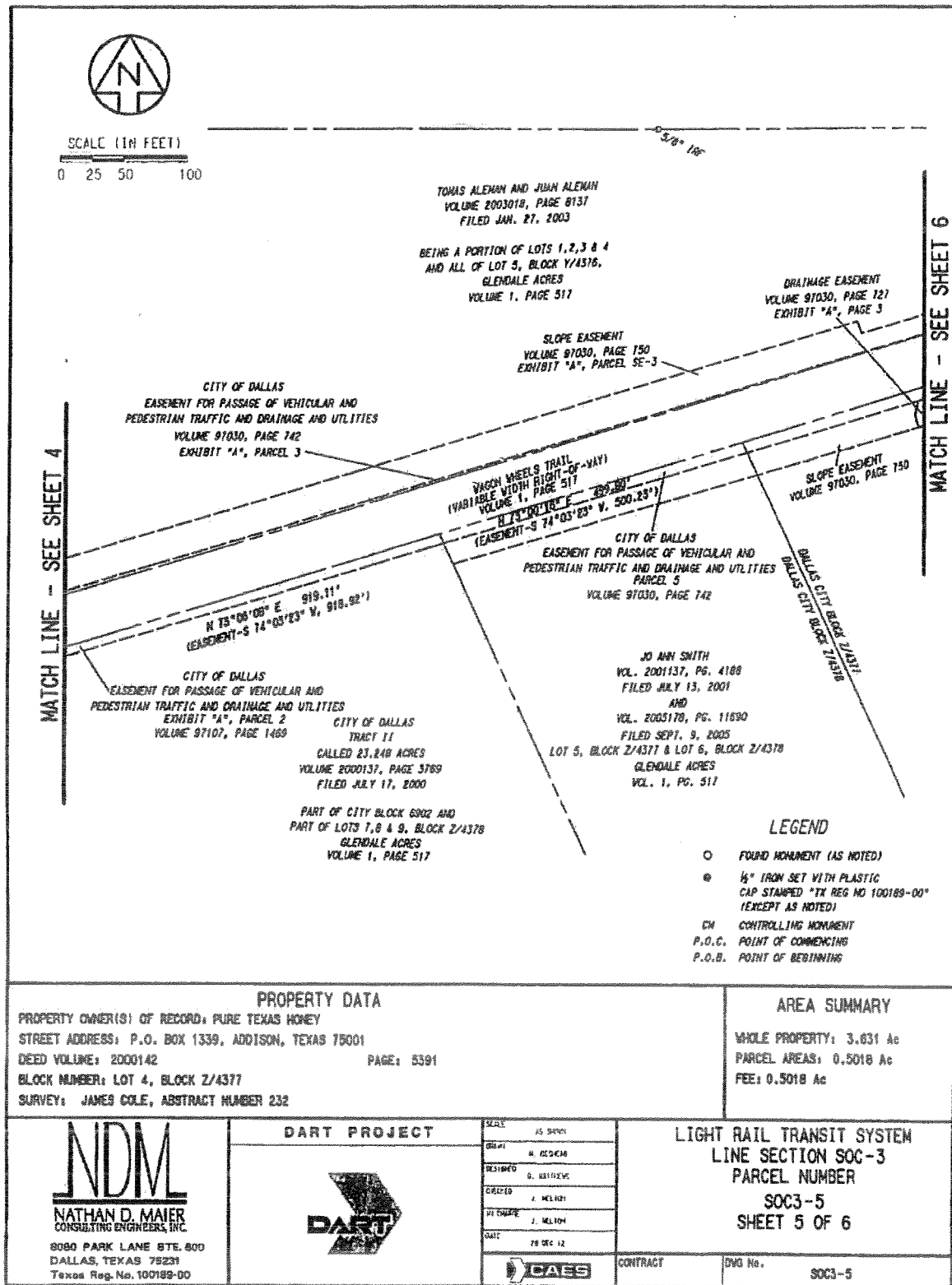
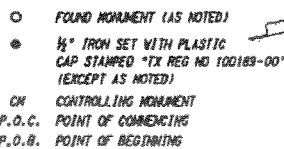


EXHIBIT 1



8080 PARK LANE STE. 600  
DALLAS, TEXAS 75231  
Texas Reg. No. 100189-00



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EXHIBIT 1

DART PARCEL NO. SOC3-9-1  
PROPERTY OF 261 CW SPRINGS, LTD.  
LOUIS HORST SURVEY, ABSTRACT NO. 556  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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### Fee Simple Interests

BEING a 160,559 square foot tract of land situated in the Louis Horst Survey, Abstract No. 556, in City Block 6896 of the City of Dallas, Dallas County, Texas, and being a portion of that called 104.46 acre tract of land described as Tract II, with an undivided fifty percent conveyed each to 261 CW Springs, Ltd. and Runyon Springs, L.P. according to the Special Warranty Deed With Vendor's Lien recorded in Instrument Number 200600294768 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and also being a portion of that called 104.46 acre tract of land described as Tract II, with an undivided fifty percent conveyed to 261 CW Springs, Ltd. recorded in Instrument Number 20070424941, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a 3.25 inch aluminum disk stamped "MAGNOLIA TRACE SUBDIVISION MONUMENT TIPTON ENG DO NOT DISTURB" found on a south line of said called 104.46 acre 261 CW Springs, Ltd. tract for the northwest corner of that called 1.15 acre tract of land conveyed to the City of Dallas according to the Warranty Deed recorded in Volume 2004227, Page 6452, O.P.R.D.C.T. and the northeast corner of that called 10.00 acre tract of land conveyed to the City of Dallas according to the Warranty Deed recorded in Volume 2004227, Page 6458, O.P.R.D.C.T., said called 10.00 acre tract being Lot 1, Block A/6896 of Dallas "South Central" Police Station Addition, an addition to the City of Dallas according to the plat thereof recorded as Instrument Number 200600266151, O.P.R.D.C.T.;

THENCE N 87°02'47" W (City of Dallas deed ~ N 86°24'13" W), with said south line of said called 104.46 acre 261 CW Springs, Ltd. tract and the north line of said called 10.00 acre City of Dallas tract, 74.73 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the POINT OF BEGINNING;

THENCE N 87°02'47" W (City of Dallas deed ~ N 86°24'13" W), continuing with said south line of said called 104.46 acre 261 CW Springs, Ltd. tract and said north line of said called 10.00 acre City of Dallas tract, 110.72 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 22°28'00" W, departing said south line of said called 104.46 acre 261 CW Springs, Ltd. tract and said north line of said called 10.00 acre City of Dallas tract, 1,575.26 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner on the southeasterly line of that called 1.54 acre tract of land conveyed to the City of Dallas according to the Warranty Deed recorded in Volume 2004227, Page 6446, O.P.R.D.C.T., same being the southeasterly line of a 26' Street Right of Way Dedication for Crouch Road by plat of Magnolia Trace, an addition to the City of Dallas according to said plat thereof recorded in Instrument Number 201200023449, O.P.R.D.C.T. and the southeasterly right-of-way line of Crouch Road (a 56' wide right-of-way);

THENCE N 60°22'48" E (City of Dallas deed ~ S 61°00'47" W), with said southeasterly line of said called 1.54 acre City of Dallas tract and said southeasterly right-of-way line of Crouch Road, 48.60 feet to a 3.25 inch

DART PARCEL NO. SOC3-9-1  
PROPERTY OF 261 CW SPRINGS, LTD.  
LOUIS HORST SURVEY, ABSTRACT NO. 556  
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aluminum disk stamped "MAGNOLIA TRACE SUBDIVISION MONUMENT TIPTON ENG DO NOT DISTURB" found for corner;

THENCE N 59°17'01" E (City of Dallas deed ~ S 59°55'47" W), with said southeasterly line of said called 1.54 acre City of Dallas tract and said southeasterly right-of-way line of Crouch Road, 52.32 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner from whence a 3.25 inch aluminum disk stamped "MAGNOLIA TRACE SUBDIVISION MONUMENT TIPTON ENG DO NOT DISTURB" found for corner bears N 59°17'01" E, 363.28 feet;

THENCE S 22°28'00" E, departing said southeasterly line of said called 1.54 acre City of Dallas tract and said southeasterly right-of-way line of Crouch Road, 1,636.35 feet to the POINT OF BEGINNING and containing 160,559 square feet or 3.6859 acres, more or less.

BASIS OF BEARING for this survey is referenced to Texas Department of Transportation survey control monuments R0570089 and R0570029 tied with the Western Data Systems Texas Cooperative Network ([www.txrtk.com](http://www.txrtk.com)) and is referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0811 and DSIA-g081 were utilized as base stations during GPS data collection sessions.

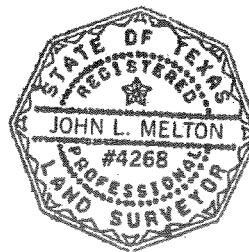
I certify that this property description and attached plat represents a survey made on the ground under my supervision during the months of March through December 2012.



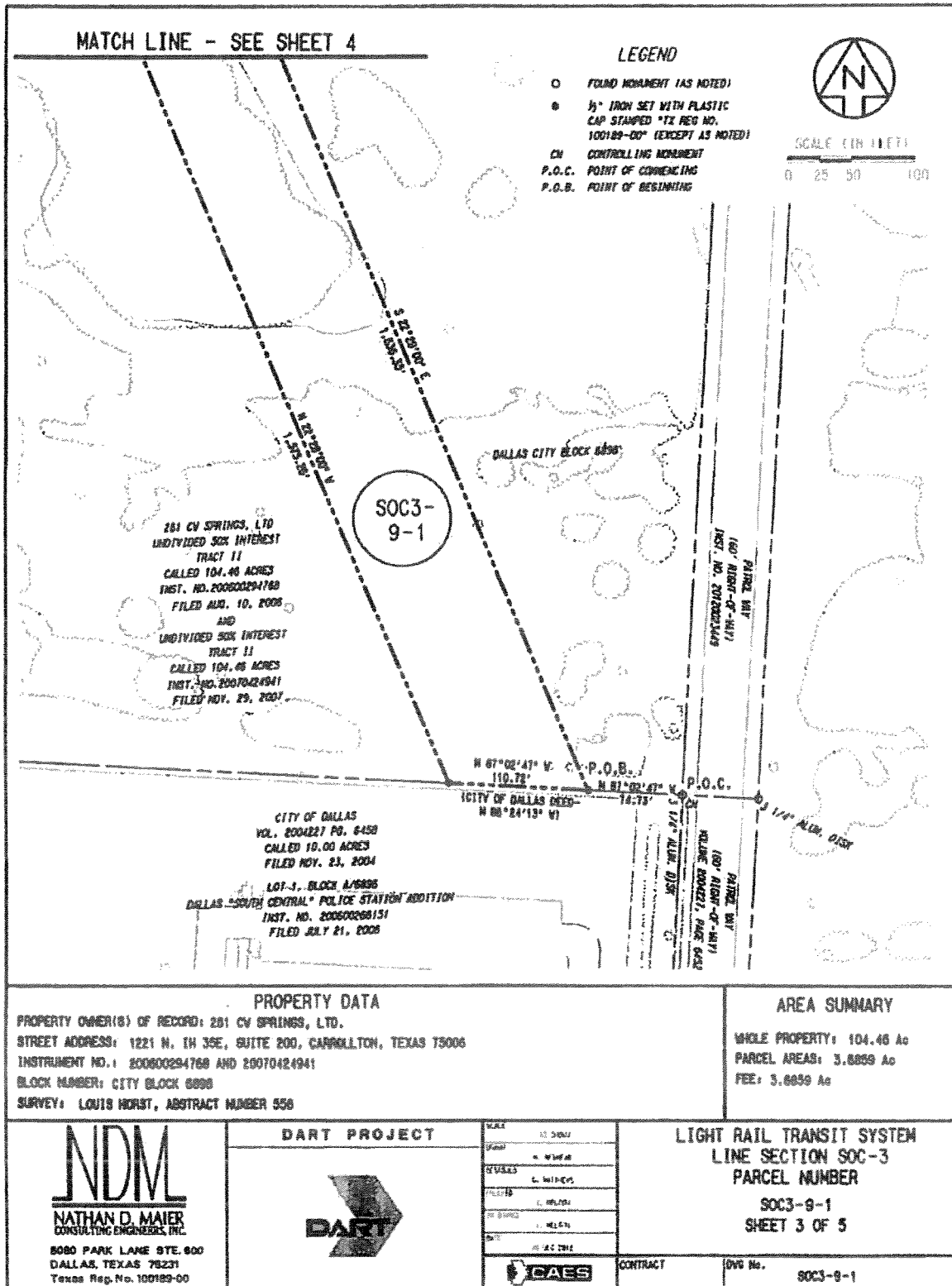
John L. Melton, Texas R.P.L.S. No. 4268  
Registered Professional Land Surveyor  
Nathan D. Maier Consulting Engineers, Inc.  
8080 Park Lane Suite 600  
Dallas, Texas 75231  
(214) 739-4741

12/24/2012

Date



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EXHIBIT 1



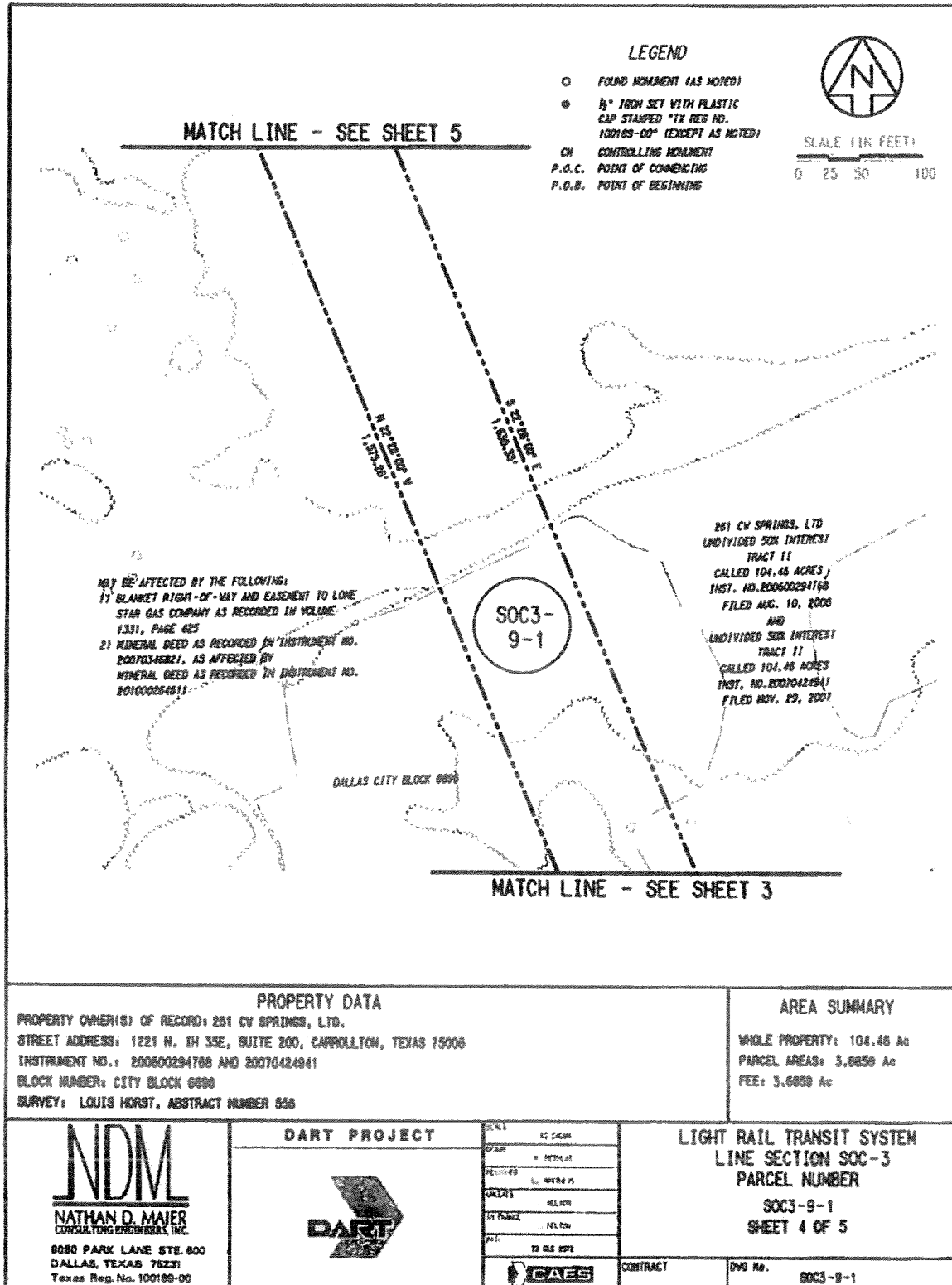
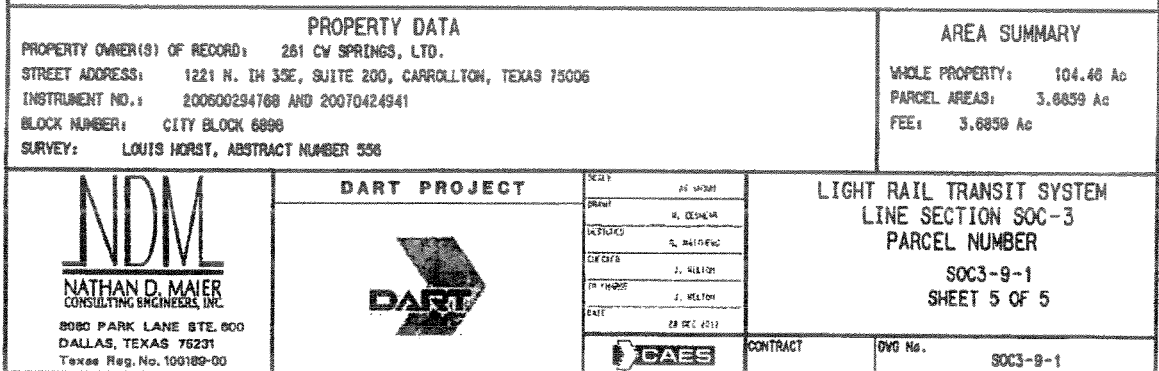


EXHIBIT 1



DART PARCEL NO. SOC3-9-2  
PROPERTY OF 261 CW SPRINGS, LTD.  
LOUIS HORST SURVEY, ABSTRACT NO. 556  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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DECEMBER 28, 2012

### Fee Simple Interests

BEING a 164,161 square foot tract of land situated in the Louis Horst Survey, Abstract No. 556, in City Block 6896 of the City of Dallas, Dallas County, Texas, and being a portion of that called 104.46 acre tract of land described as Tract II, with an undivided fifty percent conveyed each to ~~261 CW Springs, Ltd. and Runyon Springs, L.P.~~ according to the Special Warranty Deed With Vendor's Lien recorded in Instrument Number 200600294768 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and also being a portion of that called 104.46 acre tract of land described as Tract II, with an undivided fifty percent conveyed to 261 CW Springs, Ltd. recorded in Instrument Number 20070424941, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 3.25 inch aluminum disk stamped "MAGNOLIA TRACE SUBDIVISION MONUMENT TIPTON ENG DO NOT DISTURB" found on a south line of said called 104.46 acre 261 CW Springs, Ltd. tract for the northwest corner of that called 1.15 acre tract of land conveyed to the City of Dallas according to the Warranty Deed recorded in Volume 2004227, Page 6452, O.P.R.D.C.T., the northeast corner of that called 10.00 acre tract of land conveyed to the City of Dallas according to the Warranty Deed recorded in Volume 2004227, Page 6458, O.P.R.D.C.T., said called 10.00 acre tract also being Lot 1, Block A/6896 of Dallas "South Central" Police Station Addition, an addition to the City of Dallas according to the plat thereof recorded as Instrument Number 200600266151, O.P.R.D.C.T. and the southwest corner of a 60' wide right-of-way dedication for Patrol Way by plat of Magnolia Trace, an addition to the City of Dallas according to said plat thereof recorded in Instrument Number 20120023449, O.P.R.D.C.T.;

THENCE N 87°02'47" W (City of Dallas deed ~ N 86°24'13" W), with said south line of said called 104.46 acre 261 CW Springs, Ltd. tract and the north line of said called 10.00 acre City of Dallas tract, 74.73 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 22°28'00" W, departing said south line of said called 104.46 acre 261 CW Springs, Ltd. tract and said north line of said called 10.00 acre City of Dallas tract, 672.81 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 67°32'00" E, 401.35 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner on the west right-of-way line of said Patrol Way, from whence a 3.25 inch aluminum disk stamped "MAGNOLIA TRACE SUBDIVISION MONUMENT TIPTON ENG DO NOT DISTURB" found bears N 02°52'38" E, 48.17 feet;

THENCE S 02°52'38" W, with said west right-of-way line, 779.96 feet to the POINT OF BEGINNING and containing 164,161 square feet or 3.7686 acres of land, more or less.

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EXHIBIT 1

DART PARCEL NO. SOC3-9-2  
PROPERTY OF 261 CW SPRINGS, LTD.  
LOUIS HORST SURVEY, ABSTRACT NO. 556  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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BASIS OF BEARING for this survey are referenced to Texas Department of Transportation survey control monuments R0570089 and R0570029 tied with the Western Data Systems Texas Cooperative Network ([www.txrtk.com](http://www.txrtk.com)) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202 Stations DUNP-g0811 and DSIA-g081 were utilized as base stations during GPS data collection sessions.

I certify that this property description and attached plat represents a survey made on the ground under my supervision during the months of March through December 2012.



John L. Melton, Texas R.P.L.S. No. 4268  
Registered Professional Land Surveyor  
Nathan D. Maier Consulting Engineers, Inc.  
8080 Park Lane Suite 600  
Dallas, Texas 75231  
(214) 739-4741

12/28/2012

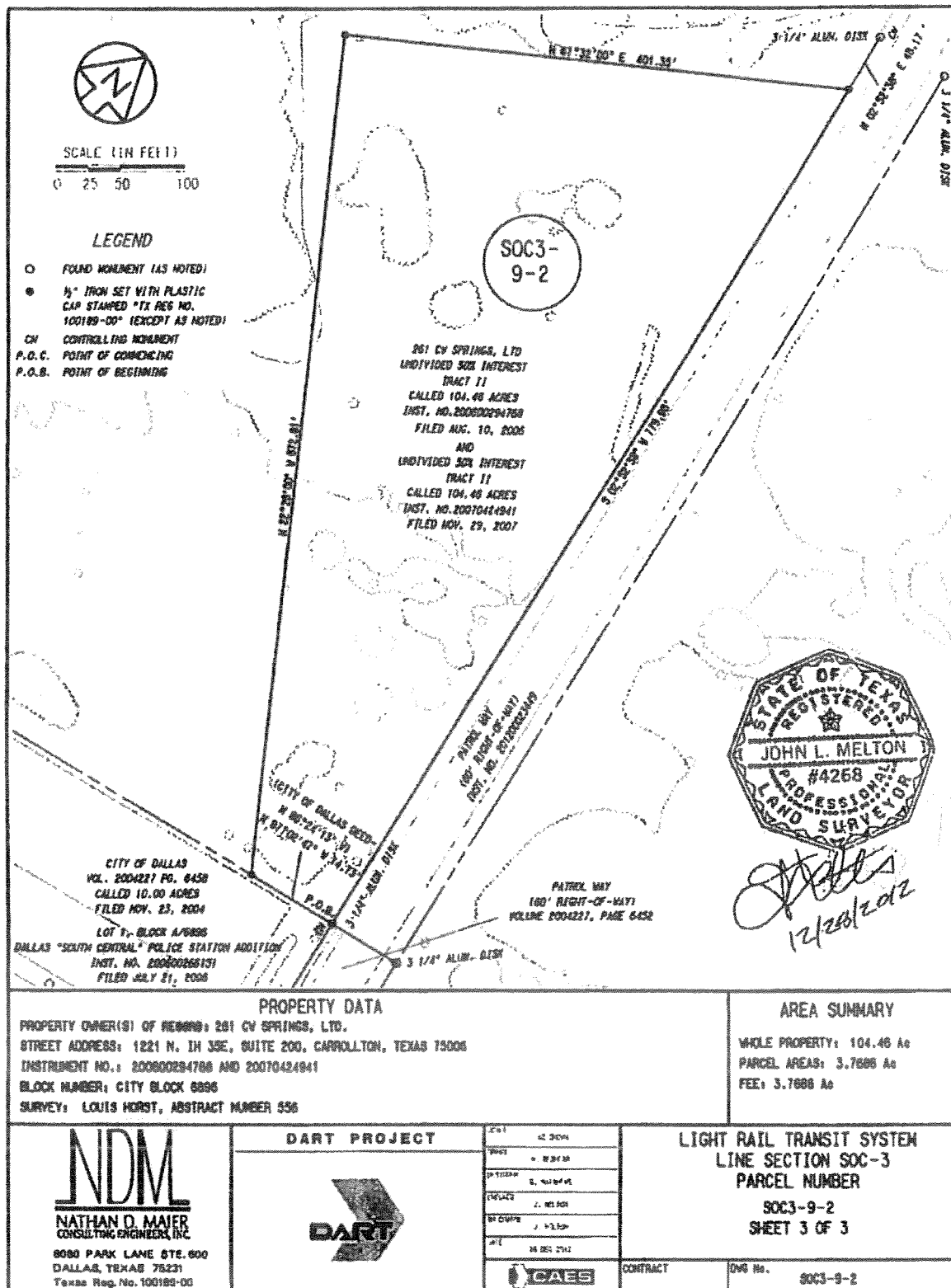
Date



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EXHIBIT 1





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EXHIBIT 1

DART PARCEL NO. SOC3-11  
PROPERTY OF 154 LANCASTER, LTD.  
LOUIS HORST SURVEY, ABSTRACT NO. 556  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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DECEMBER 28, 2012

### Fee Simple Interests

BEING a 121,780 square foot tract of land situated in the Louis Horst Survey, Abstract No. 556, in City Block 6896 of the City of Dallas, Dallas County, Texas, and being a portion of that called 21.1968 acre tract of land described as Tract II and conveyed to ~~154 Lancaster, Ltd.~~ according to the General Warranty Deed recorded in Volume 98058, Page 319 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with an illegible plastic cap found for an angle point in the north line of said called 21.1968 acre tract, same being the southerly right-of-way line of Camp Wisdom Road, a variable width right-of-way described as a called 11.3926 acre tract and conveyed to the County of Dallas according to the Right-of-Way Deed recorded in Volume 80156, Page 337 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), from whence a 1/2 inch iron rod with an illegible plastic cap found for the most northwesterly corner of said called 21.1968 acre tract bears N 89°48'42" W, 299.99 feet (deed ~ S 89°09'29" E, 300.11 feet);

THENCE S 82°50'39" E (deed ~ S 82°09'24" E), with said north line of said called 21.1968 acre tract and said southerly right-of-way line of Camp Wisdom Road, 119.53 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the POINT OF BEGINNING;

THENCE S 82°50'39" E (deed ~ S 82°09'24" E), continuing with said north line of said called 21.1968 acre tract and said southerly right-of-way line of Camp Wisdom Road, 100.22 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the beginning of a non-tangent curve to the right having a central angle of 31°52'29", a radius of 1,765.00 feet, a tangent of 504.02 feet and a chord which bears S 26°48'01" W, 969.29 feet;

THENCE Southeasterly, departing said north line of said called 21.1968 acre tract and said southerly right-of-way line of Camp Wisdom Road and along said non-tangent curve to the right, an arc distance of 981.91 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the end of said curve;

THENCE S 53°07'50" W, 364.93 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner in the west line of line of said called 21.1968 acre tract and east line of that called 20.1824 acre tract of land described as Tract No. 2 and conveyed to the City of Dallas according to the Correction General Warranty Deed recorded in Volume 95095, Page 5779 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), from whence a 1/2 inch iron rod with an illegible plastic cap found for the southwest corner of said called 21.1968 acre tract and the most easterly southeast corner of said called 20.1824 acre tract bears S 05°06'43" E (deed ~ N 04°27'57" W), 39.14 feet;

THENCE N 05°06'43" W (deed ~ N 04°27'57" W), 83.56 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the beginning of a non-tangent curve to the left having a central angle of 42°07'57", a radius

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EXHIBIT 1

DART PARCEL NO. SOC3-11  
PROPERTY OF 154 LANCASTER, LTD.  
LOUIS HORST SURVEY, ABSTRACT NO. 556  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

PAGE 2 OF 4  
DECEMBER 26, 2012

of 1,665.00 feet, a tangent of 641.34 feet and a chord which bears N 32°09'08" E, 1,196.96 feet;

THENCE Northeasterly, along said non-tangent curve to the left, an arc distance of 1,224.36 feet to the POINT OF BEGINNING and containing 121,780 square feet or 2.7957 acres of land, more or less.

BASIS OF BEARING for this survey is referenced to Texas Department of Transportation survey control monuments R0570089 and R0570029 tied with the Western Data Systems Texas Cooperative Network ([www.txrtk.com](http://www.txrtk.com)) and is referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0811 and DSIA-g081 were utilized as base stations during GPS data collection sessions.

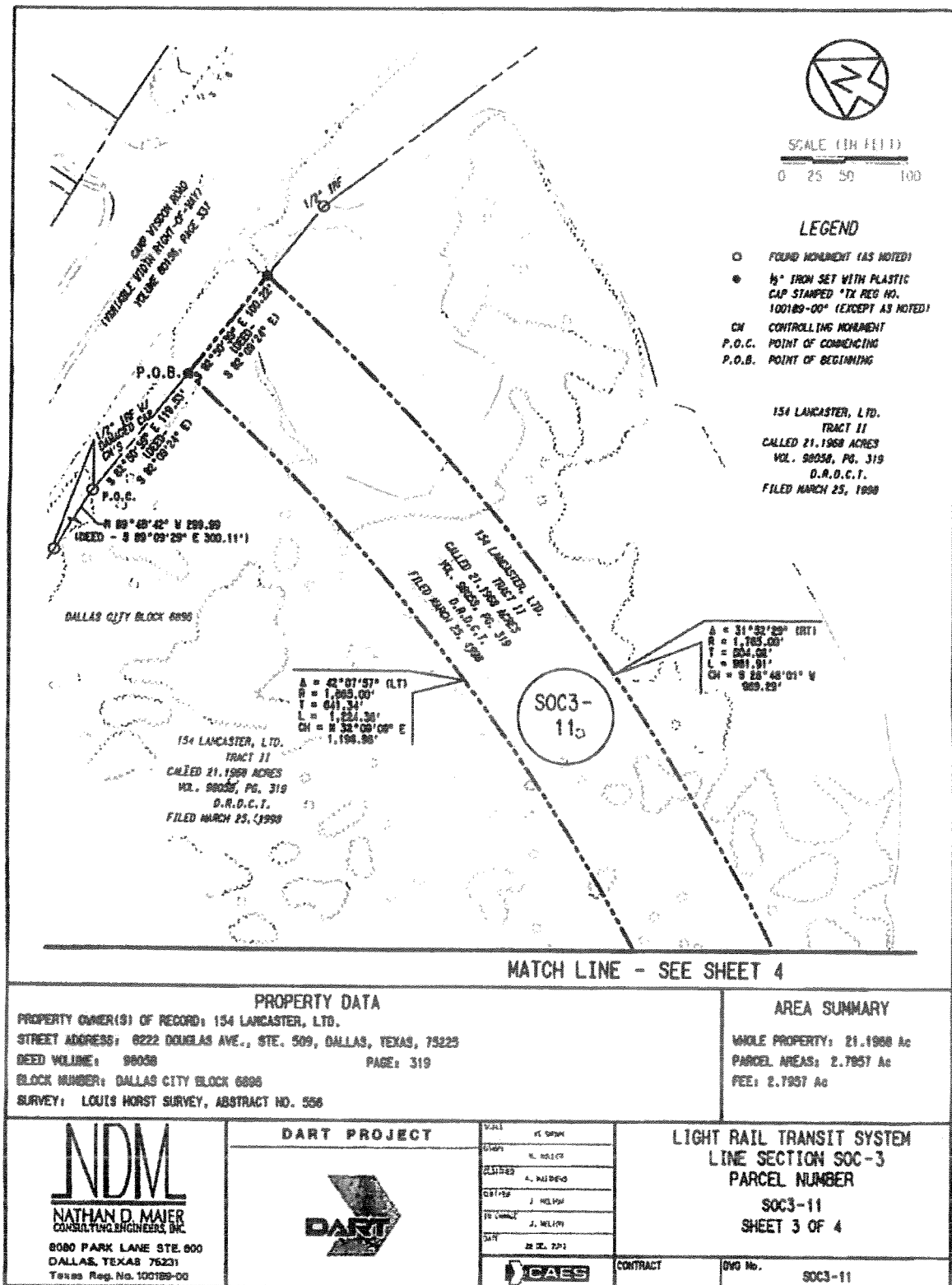
I certify that this property description and attached plat represents a survey made on the ground under my supervision during the months of March through December 2012.

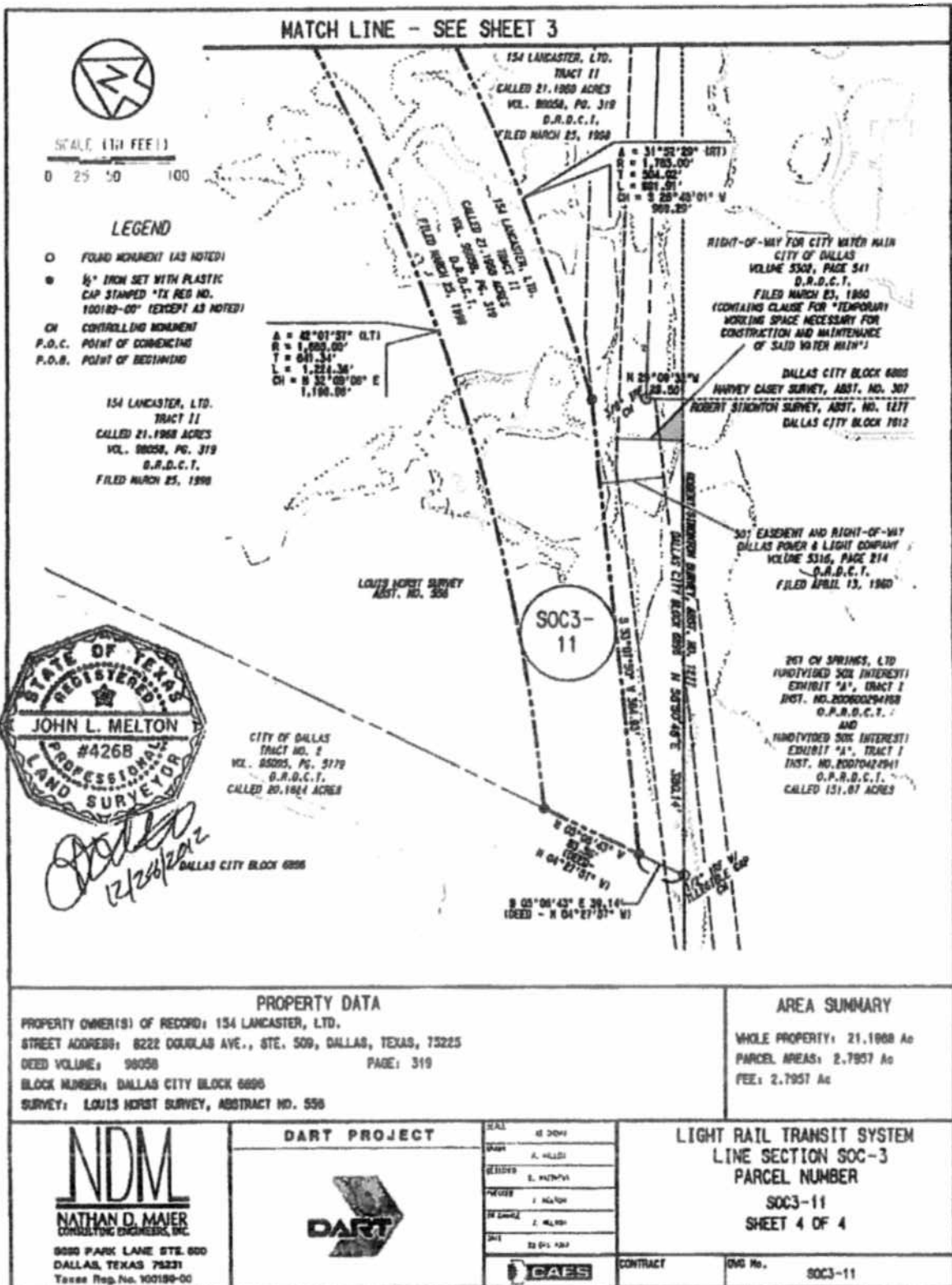


John L. Melton, Texas R.P.L.S. No. 4268  
Registered Professional Land Surveyor  
Nathan D. Maier Consulting Engineers, Inc.  
8080 Park Lane Suite 600  
Dallas, Texas 75231  
(214) 739-4741

12/28/2012  
Date







130974

130034

EXHIBIT 1

DART PARCEL NO. SOC3-12  
PROPERTY OF 261 CW SPRINGS, LTD.  
AND CITY OF DALLAS  
LOUIS HORST SURVEY, ABSTRACT NO. 556  
ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

PAGE 1 OF 5  
DECEMBER 28, 2012

### Fee Simple Interests

BEING a 51,332 square foot tract of land situated in the Louis Horst Survey, Abstract No. 556 and the Robert Simonton Survey, Abstract No. 1277, in City Blocks 6896 and 7612 respectively, of the City of Dallas, Dallas County, Texas, and being a portion of that called 151.67 acre tract of land described as Tract I, with an undivided fifty percent conveyed each to ~~261 CW Springs, Ltd. and Runyon Springs, L.P.~~ according to the Special Warranty Deed With Vendor's Lien recorded in Instrument Number 200600294768 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and also being a portion of that called 151.67 acre tract of land described as Tract I, with an undivided fifty percent conveyed to 261 CW Springs, Ltd. recorded in Instrument Number 20070424941, O.P.R.D.C.T., and being a portion of that called 20.1824 acre tract of land described as Tract No. 2 and conveyed to the City of Dallas according to the Correction General Warranty Deed recorded in Volume 95095, Page 5779 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with an illegible plastic cap found for the southwest corner of that called 21.1968 acre tract of land described as Tract II and conveyed to 154 Lancaster, Ltd. according to the General Warranty Deed recorded in Volume 98058, Page 319, D.R.D.C.T., and southeast corner of said called 20.1824 acre City of Dallas tract, from whence a 5/8 inch iron rod with a plastic cap stamped "CITY OF DALLAS" found for corner in the west line of said called 21.1968 acre 154 Lancaster, Ltd. tract and east line of said called 20.1824 acre City of Dallas tract bears N 05°06'43" W, 801.60 feet (City of Dallas deed ~ S 04°25'40" E, 801.40 feet);

THENCE S 58°50'48" W (deed ~ S 58°59'25" W), with a southeasterly line of said called 20.1824 acre City of Dallas tract and a northwesterly line of said called 151.67 acre 261 CW Springs, Ltd. tract, 80.11 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the POINT OF BEGINNING, same being an ell corner of said called 151.67 acre 261 CW Springs, Ltd. tract;

THENCE S 58°50'48" W (deed ~ S 58°59'25" W), continuing with said southeasterly line of said called 20.1824 acre City of Dallas tract and a northwesterly line of said called 151.67 acre 261 CW Springs, Ltd. tract, 10.00 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for an ell corner of said called 20.1824 acre City of Dallas tract;

THENCE S 32°45'02" E, departing said southeasterly line of said called 20.1824 acre City of Dallas tract and said northwesterly line of said called 151.67 acre 261 CW Springs, Ltd. tract, 1.62 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE S 54°23'40" W, at a distance of 435.32 feet passing a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for reference at the top of the east bank of Runyon Springs Branch, and continuing for a total distance of 533.27 feet to the center of Runyon Springs Branch, the northwesterly line of said called 151.67 acre 261 CW Springs, Ltd. tract and the easterly line of that called 212.651 tract of land conveyed to the State

DART PARCEL NO. SOC3-12  
PROPERTY OF 261 CW SPRINGS, LTD.  
AND CITY OF DALLAS  
LOUIS HORST SURVEY, ABSTRACT NO. 556  
ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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of Texas, for the use and benefit of the University of North Texas System, according to the Special Warranty Deed recorded in Volume 2001230, Page 2058, D.R.D.C.T.,;

THENCE N 36°15'14" W (deed ~ N 19°14'36" W, 73.80 feet), with the center of Runyon Springs Branch, the northwesterly line of said called 151.67 acre 261 CW Springs, Ltd. tract and the easterly line of said called 212.651 acre State of Texas tract, 2.40 feet;

THENCE N 11°22'45" E, continuing with the center of Runyon Springs Branch, the northwesterly line of said called 151.67 acre 261 CW Springs, Ltd. tract and the easterly line of said called 212.651 acre State of Texas tract, 56.46 feet;

THENCE N 15°53'38" W, continuing with the center of Runyon Springs Branch, the northwesterly line of said called 151.67 acre 261 CW Springs, Ltd. tract and the easterly line of said called 212.651 acre State of Texas tract, 22.04 feet;

THENCE N 39°17'07" W, continuing with the center of Runyon Springs Branch, the northwesterly line of said called 151.67 acre 261 CW Springs, Ltd. tract and the easterly line of said called 212.651 acre State of Texas tract, 23.54 feet;

THENCE N 66°56'04" W, continuing with the center of Runyon Springs Branch, the northwesterly line of said called 151.67 acre 261 CW Springs, Ltd. tract and the easterly line of said called 212.651 acre State of Texas tract, 17.38 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 54°23'40" E, departing the center of Runyon Springs Branch, the northwesterly line of said called 151.67 acre 261 CW Springs, Ltd. tract and the easterly line of said called 212.651 acre State of Texas tract, at a distance of 500.12 feet passing a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner on the west line of the aforementioned called 20.1824 acre City of Dallas tract, and continuing for a total of 515.21 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for corner on a northeasterly line of said called 151.67 acre 261 CW Springs, Ltd. tract;

THENCE S 29°50'01" E, with said northeasterly line of said called 151.67 acre 261 CW Springs, Ltd. tract, 99.66 feet to the POINT OF BEGINNING and containing 51,332 square feet or 1.1784 acres of land, more or less.

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EXHIBIT 1

DART PARCEL NO. SOC3-12  
PROPERTY OF 261 CW SPRINGS, LTD.  
AND CITY OF DALLAS  
LOUIS HORST SURVEY, ABSTRACT NO. 556  
ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

PAGE 3 OF 5  
DECEMBER 28, 2012

BASIS OF BEARING for this survey is referenced to Texas Department of Transportation survey control monuments R0570089 and R0570029 tied with the Western Data Systems Texas Cooperative Network ([www.txrtk.com](http://www.txrtk.com)) and is referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0811 and DSIA-g081 were utilized as base stations during GPS data collection sessions.

I certify that this property description and attached plat represents a survey made on the ground under my supervision during the months of March through December 2012.

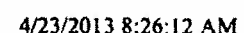


John L. Melton, Texas R.P.L.S. No. 4268  
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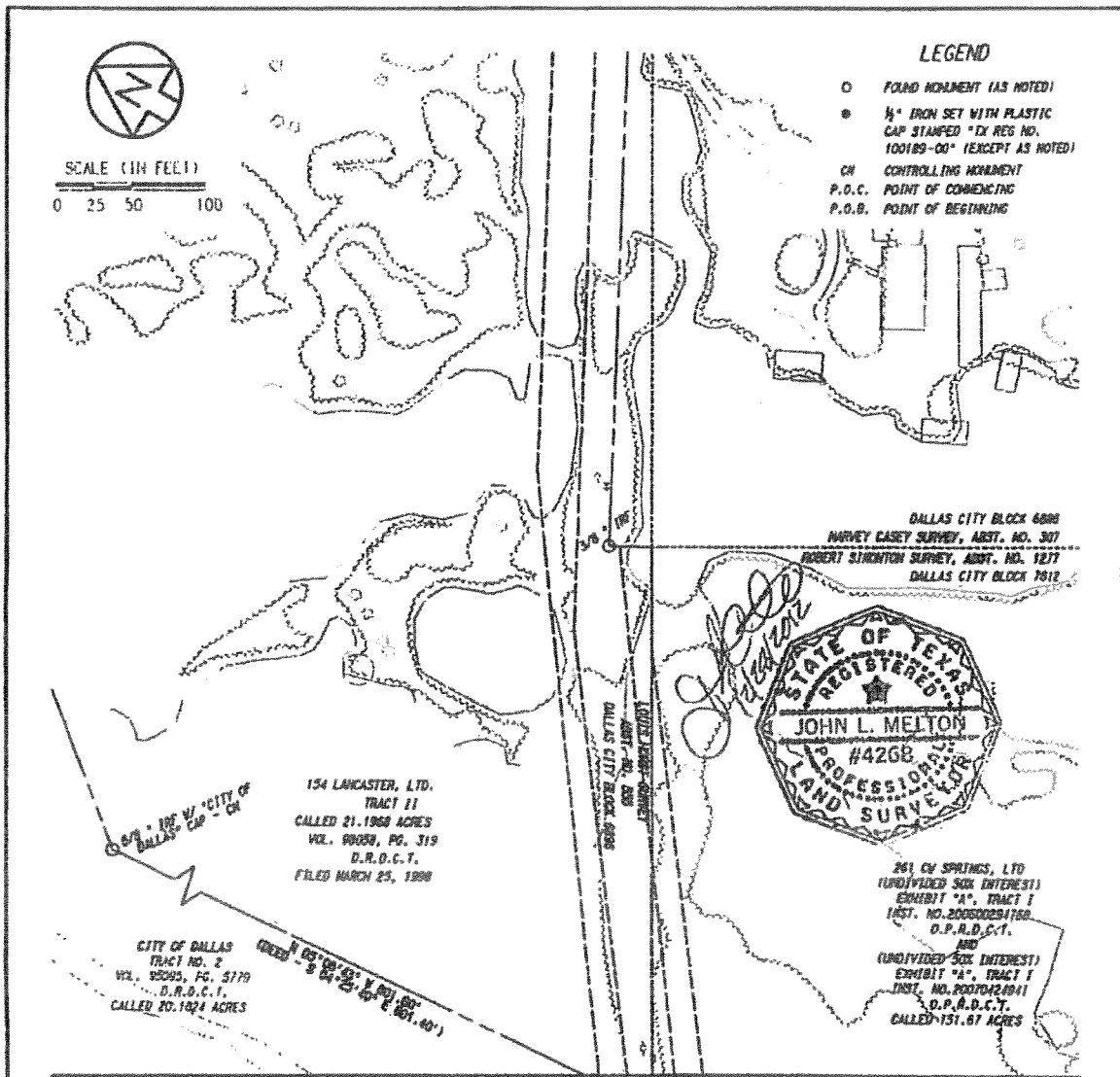
12/28/2012  
Date



EXHIBIT 1







MATCH LINE - SEE SHEET 4

PROPERTY DATA		AREA SUMMARY											
PROPERTY OWNER(S) OF RECORD: 261 CV SPRINGS, LTD. AND CITY OF DALLAS STREET ADDRESS: 1221 N. IH 35E, STE. 200, CARROLLTON, TEXAS 75006 INSTRUMENT NO.: 200600294788 AND 20070424841 VOLUME: 95095 PAGE: 5779 BLOCK NUMBER: DALLAS CITY BLOCKS 7612 AND 6886 SURVEY: ROBERT SIMONSON, ABSTRACT NO. 1277 AND LOUIS HORST, ABSTRACT NO. 536		WHOLE PROPERTY: 151.67 Ac PARCEL AREAS: 1.1784 Ac FEE: 1.1784 Ac											
 <b>NATHAN D. MAIER</b> CONSULTING ENGINEERS, INC. 8050 PARK LANE STE. 800 DALLAS, TEXAS 75231 Texas Reg. No. 100189-00	<b>DART PROJECT</b> 	<b>LIGHT RAIL TRANSIT SYSTEM</b> <b>LINE SECTION SOC-3</b> <b>PARCEL NUMBER</b> <b>SOC3-12</b> <b>SHEET 5 OF 5</b>											
		<table border="1"> <tr> <td>SCALE</td> <td>AS SHOWN</td> </tr> <tr> <td>DRAWN</td> <td>N. MELTON</td> </tr> <tr> <td>REVIEWED</td> <td>L. MELTON</td> </tr> <tr> <td>INVESTED</td> <td>L. MELTON</td> </tr> <tr> <td>IN CHARGE</td> <td>J. MELTON</td> </tr> <tr> <td>DATE</td> <td>29 DEC 2012</td> </tr> </table>		SCALE	AS SHOWN	DRAWN	N. MELTON	REVIEWED	L. MELTON	INVESTED	L. MELTON	IN CHARGE	J. MELTON
SCALE	AS SHOWN												
DRAWN	N. MELTON												
REVIEWED	L. MELTON												
INVESTED	L. MELTON												
IN CHARGE	J. MELTON												
DATE	29 DEC 2012												
			CONTRACT DWS No. SOC3-12										

DART PARCEL NO. SOC3-16  
PROPERTY OF THOMAS AND  
JUAN ALEMAN  
JAMES COLE SURVEY, ABSTRACT NO. 232  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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DECEMBER 28, 2012

Fee Simple Interests

BEING a 77 square foot tract of land situated in the James Cole Survey, Abstract No. 232, in City Block Y/4376 of the City of Dallas, Dallas County, Texas, and being a portion of that called 6.602 acre tract of land conveyed to Tomas Aleman and Juan Aleman in Warranty Deed as recorded in Volume 2003018, Page 8137 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said called 6.602 acre tract being portions of Lots 1, 2, 3 and 4 and all of Lot 5 City Block Y/4376 of Glendale Acres, an addition to the City of Dallas according to the plat thereof recorded in Volume 1, Page 517 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail found in the west line of a called 23.248 acre tract of land conveyed to the City of Dallas and described as Tract II in Exhibit "A" of the Special Warranty Deed as recorded in Volume 2000137, Page 3769, D.R.D.C.T., said Tract II being a portion of City Block 6902 and a portion of Lots 7, 8 and 9, City Block Z/4378 of said Glendale Acres addition, said west line being the east line of Singing Hills No. Two, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 35, Page 189, M.R.D.C.T. and in the east right-of-way line of a 15' alley as reflected on said plat of Singing Hills No. Two, said PK nail being the southwest corner of a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 2 in Exhibit "A" of the instrument as recorded in Volume 97107, Page 1469, D.R.D.C.T.;

THENCE N 73°06'08" E (easement ~ S 74°03'23" W), departing the west line of said City of Dallas called 23.248 acre tract, the east line of said Singing Hills No. Two and the east line of said 15' alley and with the south line of said easement for the passage of vehicular and pedestrian traffic (Volume 97107, Page 1469, D.R.D.C.T.), 919.11 feet (easement ~ 918.92 feet) to the southeast corner of said easement, said southeast corner being in the east line of said City of Dallas called 23.248 acre tract and in the west line of that certain tract of land conveyed to Jo Ann Smith according to the Warranty Deed as recorded in Volume 2001137, Page 4188, D.R.D.C.T. and the General Warranty Deed (Cash) as recorded in Volume 2005178, Page 11690 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said Jo Ann Smith tract being Lot 6, City Block Z/4378 and Lot 5, City Block Z/4377 of said Glendale Acres addition, said southeast corner of the easement for the passage of vehicular and pedestrian traffic (Volume 97107, Page 1469, D.R.D.C.T.) also being the southwest corner of a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 5 in Exhibit "A" of the instrument as recorded in Volume 97030, Page 742, D.R.D.C.T.;

THENCE N 73°00'16" E (easement ~ S 74°03'23" W), departing the west line of said Jo Ann Smith tract and the east line of said City of Dallas called 23.248 acre tract and with the south line of said easement for the passage of vehicular and pedestrian traffic (Parcel 5, Volume 97030, Page 742, D.R.D.C.T.), 499.90 feet (easement ~ 500.23 feet) to the southeast corner of said easement for the passage of vehicular and pedestrian traffic (Parcel 5, Volume 97030, Page 742, D.R.D.C.T.), said southeast corner being in the east

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EXHIBIT 1

DART PARCEL NO. SOC3-16  
PROPERTY OF THOMAS AND  
JUAN ALEMAN  
JAMES COLE SURVEY, ABSTRACT NO. 232  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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DECEMBER 28, 2012

line of said Jo Ann Smith tract and being the northwest corner of a called 3.631 acre tract conveyed to Pure Texas Honey in the Special Warranty Deed as recorded in Volume 2000142, Page 5391, D.R.D.C.T., said Pure Texas Honey tract being a portion of Lot 4, City Block Z/4377 of said Glendale Acres addition, said southeast corner also being the southwest corner of a 50' right-of-way easement for city street granted to the City of Dallas according to the instrument recorded in Volume 5359, Page 259, D.R.D.C.T., said 50' right-of-way easement for city street being a part of Wagon Wheels Trail (a variable width right-of-way, formerly Hampshire Road, a 40' right-of-way as reflected on the aforementioned plat of Glendale Acres addition);

THENCE N 73°08'47" E (deed ~ N 77°49'50" E), departing the east line of said Jo Ann Smith tract and with the north line of said Pure Texas Honey tract and the south line of said Wagon Wheels Trail, 26.01 feet (deed ~ 26.00 feet) to a 1/2" iron rod with plastic cap stamped "PRECISE" found for corner at a point of curvature of the north line of said Pure Texas Honey tract and the south line of said Wagon Wheels Trail;

THENCE N 16°51'13" W, departing the north line of said Pure Texas Honey tract and the south line of said 50' right-of-way easement and crossing said Wagon Wheels Trail, and crossing a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 3 in Exhibit "A" of the aforementioned instrument recorded in Volume 97030, Page 742, D.R.D.C.T., 50.08 feet to the north line of said easement for the passage of vehicular and pedestrian traffic (Parcel 3, Volume 97030, Page 742, D.R.D.C.T.), said easement for the passage of vehicular and pedestrian traffic (Parcel 3, Volume 97030, Page 742, D.R.D.C.T.) being a portion of that certain tract of land conveyed to Tomas Aleman and Juan Aleman and described in the Warranty Deed as recorded in Volume 2003016, Page 8137, D.R.D.C.T., said Aleman tract being portions of Lots 1,2,3 and 4 and all of Lot 5, City Block Y/4376 of said Glendale Acres addition;

THENCE N 73°02'54" E (easement ~ N 74°03'23" E), with the north line of said easement for the passage of vehicular and pedestrian traffic (Parcel 3, Volume 97030, Page 742, D.R.D.C.T.), 14.67 feet to the east corner of said easement, said east corner being the common southeast corner of said Lot 1, City Block Y/4376 of said Glendale Acres addition and the southeast corner of said Aleman tract and being the intersection of the north right-of-way line of said Wagon Wheels Trail with the westerly right-of-way line of Hampshire Road (40' right-of-way);

THENCE N 29°45'38" E (Aleman deed ~ S 34°32'34" W), with the easterly line of said Aleman tract and said westerly right-of-way line of Hampshire Road, 129.33 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the POINT OF BEGINNING, same being the beginning of a non-tangent curve to the left having a central angle of 00°17'43", a radius of 3,085.00 feet, a tangent of 7.95 feet and a chord which bears N 02°05'34" W, 15.89 feet;

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EXHIBIT 1

DART PARCEL NO. SOC3-16  
PROPERTY OF THOMAS AND  
JUAN ALEMAN  
JAMES COLE SURVEY, ABSTRACT NO. 232  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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DECEMBER 28, 2012

THENCE Northerly, departing said easterly line of said Aleman tract and said westerly right-of-way line of Hampshire Road and along said non-tangent curve to the left, an arc distance of 15.89 feet to the end of said curve (unable to monument) on the northerly line of said Aleman tract and the southerly line of a called 5.922 acre tract of land conveyed to the City of Dallas according to the General Warranty Deed as recorded in Volume 93001, Page 5254, D.R.D.C.T., said called 5.922 acre tract being portions of Lots 1,2,3 and 4, City Block Y/4376 of said Glendale Acres addition;

THENCE N 89°35'13" E, with the northerly line of said Aleman tract and the southerly line of said called 5.922 acre City of Dallas tract, 9.70 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set on the aforementioned easterly line of said Aleman tract and westerly right-of-way line of Hampshire Road for the common northeast corner of said Aleman tract and the southeast corner of said called 5.922 acre City of Dallas tract;

THENCE S 29°45'38" W, departing said northerly line of said Aleman tract and the southerly line of said called 5.922 acre City of Dallas tract and with said easterly line of said Aleman tract and said westerly right-of-way line of Hampshire Road, 18.38 feet to the POINT OF BEGINNING and containing 77 square feet or 0.0018 acre of land, more or less.

BASIS OF BEARING for this survey is referenced to Texas Department of Transportation survey control monuments R0570089 and R0570029 tied with the Western Data Systems Texas Cooperative Network ([www.txrtk.com](http://www.txrtk.com)) and is referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0811 and DSIA-g081 were utilized as base stations during GPS data collection sessions.

I certify that this property description and attached plat represents a survey made on the ground under my supervision during the months of March through December 2012



John L. Melton, Texas R.P.L.S. No. 4268  
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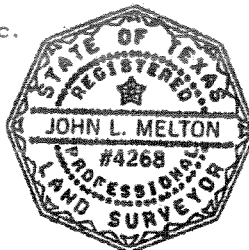


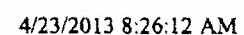
EXHIBIT 1



EXHIBIT 1



EXHIBIT 1



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EXHIBIT 1

DART PARCEL NO. SOC3-6  
PROPERTY OF JO ANN SMITH  
JAMES COLE SURVEY, ABSTRACT NO. 232  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

Page 1 of 7  
DECEMBER 26, 2012

### Fee Simple Interests

BEING a 52,468 square foot tract of land situated in the James Cole Survey, Abstract No. 232, in City Blocks Z/4377 and Z/4378 of the City of Dallas, Dallas County, Texas, and being a portion of that certain tract of land conveyed to ~~Jo Ann Smith~~ according to the Warranty Deed as recorded in Volume 2001137, Page 4188 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and the General Warranty Deed (Cash) as recorded in Volume 2005178, Page 11690 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said Jo Ann Smith tract being Lot 6, City Block Z/4378 and Lot 5, City Block Z/4377 of Glendale Acres, an addition to the City of Dallas according to the plat thereof recorded in Volume 1, Page 517, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail found in the west line of a called 23.248 acre tract of land conveyed to the City of Dallas and described as Tract II in Exhibit "A" of the Special Warranty Deed as recorded in Volume 2000137, Page 3769, D.R.D.C.T., said Tract II being a portion of City Block 6902 and a portion of Lots 7, 8 and 9, City Block Z/4378 of said Glendale Acres addition, said west line being the east line of Singing Hills No. Two, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 35, Page 189, M.R.D.C.T. and in the east right-of-way line of a 15' alley as reflected on said plat of Singing Hills No. Two, said PK nail being the southwest corner of a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 2 in Exhibit "A" of the instrument as recorded in Volume 97107, Page 1469, D.R.D.C.T.;

THENCE N 73°06'08" E (easement ~ S 74°03'23" W), departing the west line of said City of Dallas called 23.248 acre tract, the east line of said Singing Hills No. Two and the east line of said 15' alley and with the south line of said easement for the passage of vehicular and pedestrian traffic (Volume 97107, Page 1469, D.R.D.C.T.), 919.11 feet (easement ~ 918.92 feet) to the southeast corner of said easement, said southeast corner being in the east line of said City of Dallas called 23.248 acre tract and in the west line of that certain tract of land conveyed to Jo Ann Smith according to the Warranty Deed as recorded in Volume 2001137, Page 4188, D.R.D.C.T. and the General Warranty Deed (Cash) as recorded in Volume 2005178, Page 11690 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said Jo Ann Smith tract being Lot 6, City Block Z/4378 and Lot 5, City Block Z/4377 of said Glendale Acres addition, said southeast corner of the easement for the passage of vehicular and pedestrian traffic (Volume 97107, Page 1469, D.R.D.C.T.) also being the southwest corner of a variable width easement for the passage of vehicular and pedestrian traffic granted to the City of Dallas and described as Parcel 5 in Exhibit "A" of the instrument as recorded in Volume 97030, Page 742, D.R.D.C.T.;

THENCE N 73°00'16" E (easement ~ S 74°03'23" W), departing the west line of said Jo Ann Smith tract and the east line of said City of Dallas called 23.248 acre tract and with the south line of said easement for the passage of vehicular and pedestrian traffic (Parcel 5, Volume 97030, Page 742, D.R.D.C.T.), 499.90 feet (easement ~ 500.23 feet) to the southeast corner of said easement for the passage of vehicular and pedestrian traffic (Parcel 5,



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EXHIBIT 1

DART PARCEL NO. SOC3-6  
PROPERTY OF JO ANN SMITH  
JAMES COLE SURVEY, ABSTRACT NO. 232  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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Volume 97030, Page 742, D.R.D.C.T.), said southeast corner being in the east line of said Jo Ann Smith tract and being the northwest corner of a called 3.631 acre tract conveyed to Pure Texas Honey in the Special Warranty Deed as recorded in Volume 2000142, Page 5391, D.R.D.C.T., said Pure Texas Honey tract being a portion of Lot 4, City Block 2/4377 of said Glendale Acres addition, said southeast corner also being the southwest corner of a 50' right-of-way easement for city street granted to the City of Dallas according to the instrument recorded in Volume 5359, Page 259, D.R.D.C.T., said 50' right-of-way easement for city street being a part of Wagon Wheels Trail (a variable width right-of-way, formerly Hampshire Road, a 40' right-of-way as reflected on the aforementioned plat of Glendale Acres addition);

THENCE S 24°32'03" E (Pure Texas Honey deed ~ N 19°51'00" W), departing the south line of said easement for the passage of vehicular and pedestrian traffic (Parcel 5, Volume 97030, Page 742, D.R.D.C.T.) and the south line of said Wagon Wheels Trail and with the northeasterly line of said Jo Ann Smith tract and southwesterly line of said called 3.631 acre Pure Texas Honey tract, 194.36 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the POINT OF BEGINNING;

THENCE S 24°32'03" E, continuing with said northeasterly line of said Jo Ann Smith tract and said southwesterly line of said called 3.631 acre Pure Texas Honey tract, 158.40 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the beginning of a non-tangent curve to the right having a central angle of 08°40'51", a radius of 3,165.00 feet, a tangent of 243.92 feet and a chord which bears S 11°27'09" W, 486.41 feet;

THENCE Southerly, along said non-tangent curve to the right, an arc distance of 486.89 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the end of said curve;

THENCE S 74°08'26" E, 10.00 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the beginning of a non-tangent curve to the right having a central angle of 00°34'34", a radius of 3,175.00 feet, a tangent of 15.96 feet and a chord which bears S 16°08'51" W, 31.93 feet;

THENCE Southerly, along said non-tangent curve to the right, an arc distance of 31.93 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set on the southeasterly line of said Jo Ann Smith tract and the northwesterly line of that certain called 18.6 acre tract of land conveyed to Charles K. Cope, Sr. and wife, Virginia C. Cope according to the Warranty Deed (With Vendor's Lien) as recorded in Volume 67222, Page 1674, D.R.D.C.T., for the end of said curve;

THENCE S 58°54'03" W, with said southeasterly line of said Jo Ann Smith tract and said northwesterly line of said Cope tract, 151.11 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the beginning of a non-tangent curve to the left having a central angle of 02°39'13", a radius of 3,075.00 feet, a tangent of 71.22 feet and a chord which bears N 17°11'11" E, 142.41 feet;

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EXHIBIT 1

DART PARCEL NO. SOC3-6  
PROPERTY OF JO ANN SMITH  
JAMES COLE SURVEY, ABSTRACT NO. 232  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

Page 3 of 7  
DECEMBER 28, 2012

THENCE Northerly, departing said southeasterly line of said Jo Ann Smith tract and said northwesterly line of said Cope tract and along said non-tangent curve to the left, an arc distance of 142.42 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the end of said curve;

THENCE S 74°08'26" E, 10.00 feet to a 1/2 inch iron rod with a plastic cap stamped "TX REG NO 100189-00" set for the beginning of a non-tangent curve to the left having a central angle of 11°19'16", a radius of 3,085.00 feet, a tangent of 305.78 feet and a chord which bears N 10°11'56" E, 609.58 feet;

THENCE Northerly, along said non-tangent curve to the left, an arc distance of 609.57 feet to the POINT OF BEGINNING and containing 52,468 square feet or 1.2045 acres of land, more or less.

BASIS OF BEARING for this survey is referenced to Texas Department of Transportation survey control monuments R0570089 and R0570029 tied with the Western Data Systems Texas Cooperative Network ([www.txrtk.com](http://www.txrtk.com)) and is referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0811 and DS1A-g081 were utilized as base stations during GPS data collection sessions.

I certify that this property description and attached plat represents a survey made on the ground under my supervision during the months of March through December 2012.



John L. Melton, Texas R.P.L.S. No. 4268  
Registered Professional Land Surveyor  
Nathan D. Maier Consulting Engineers, Inc.  
8080 Park Lane Suite 600  
Dallas, Texas 75231  
(214) 739-4741

12/24/2012  
Date



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EXHIBIT 1

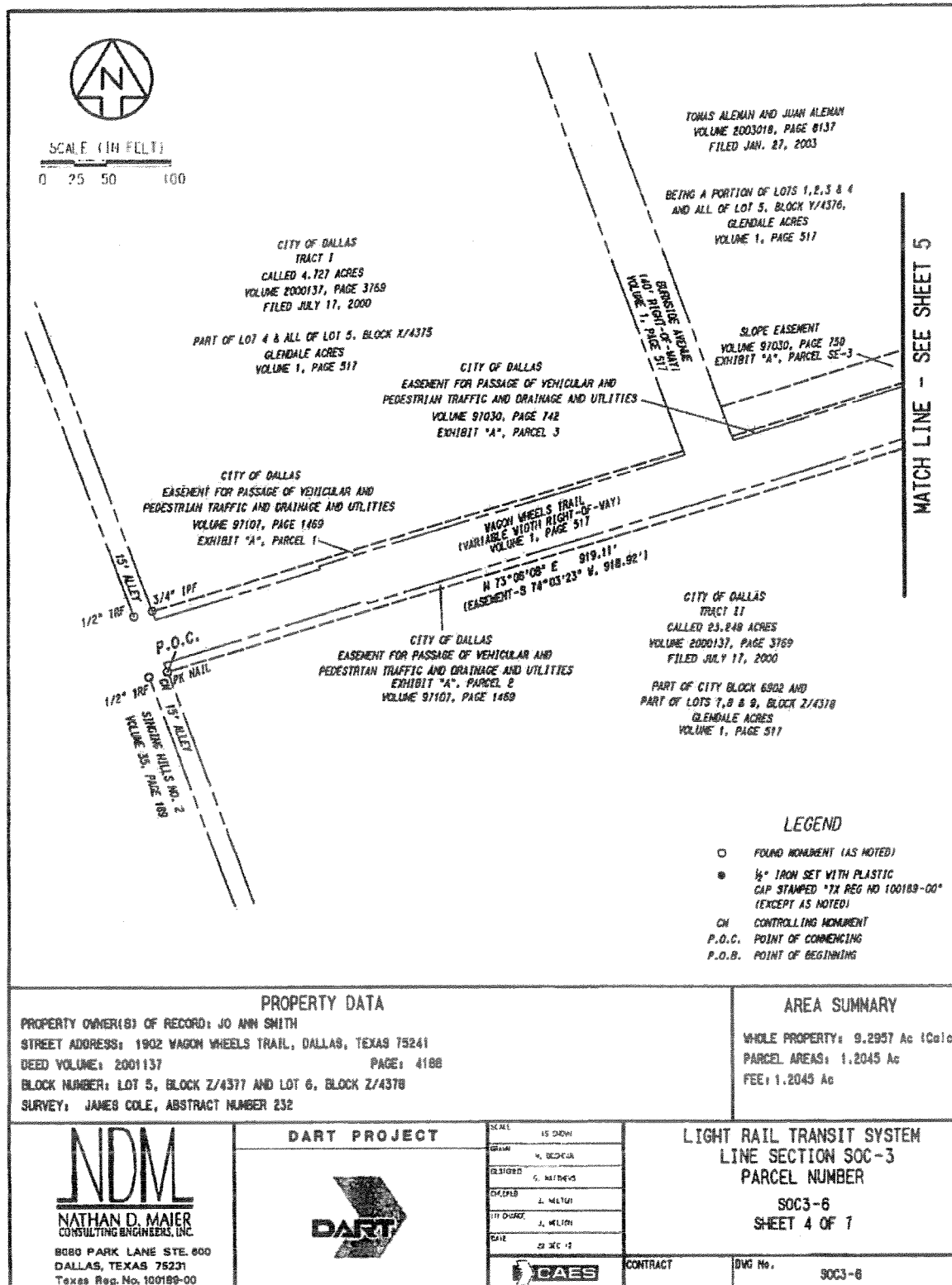
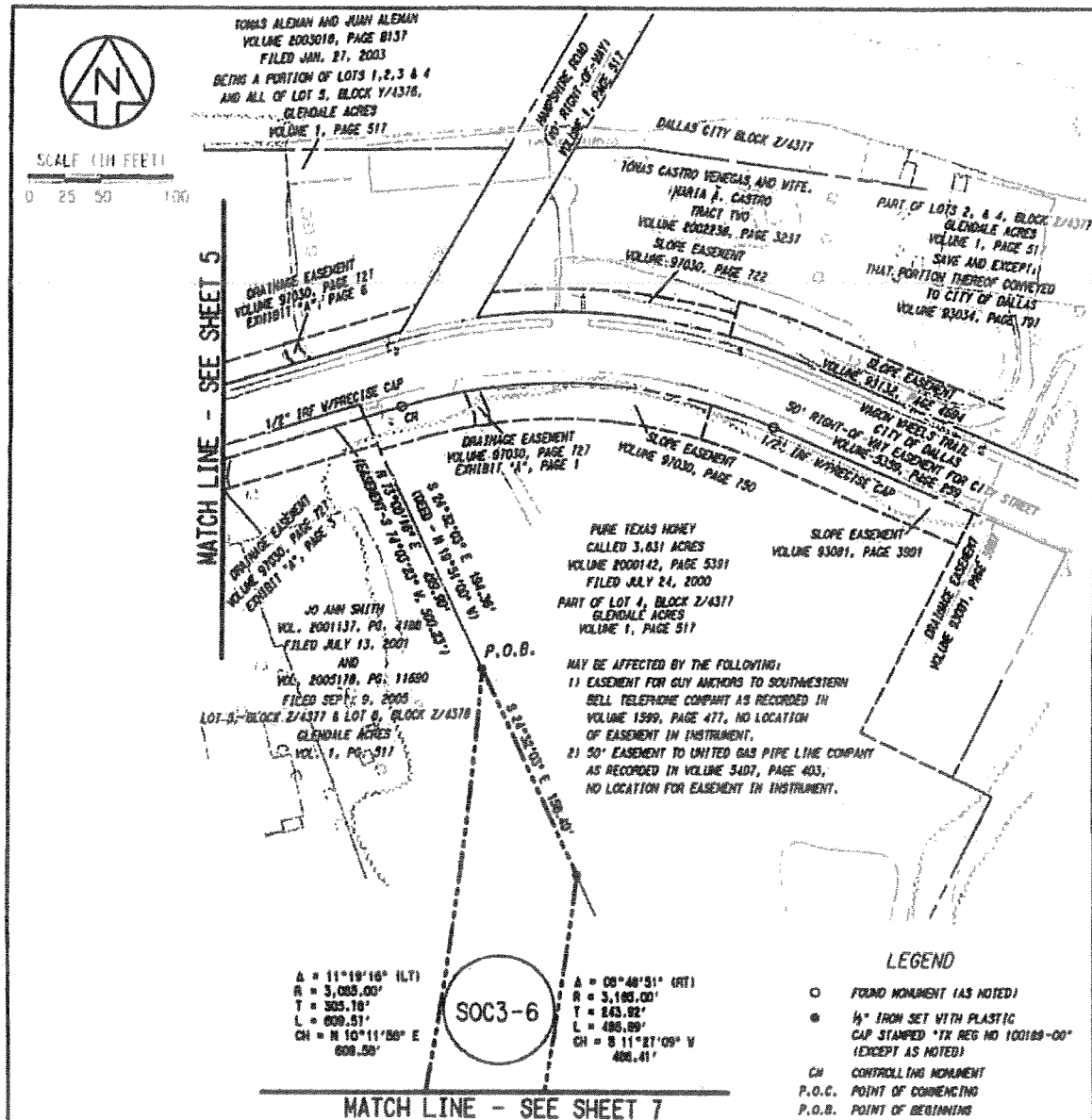




EXHIBIT 1



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EXHIBIT 1



<p align="center"><b>PROPERTY DATA</b></p> <p>PROPERTY OWNER(S) OF RECORD: JO ANN SMITH</p> <p>STREET ADDRESS: 1902 WAGON WHEELS TRAIL, DALLAS, TEXAS 75241</p> <p>DEED VOL/INE: 2001137                      PAGE: 4188</p> <p>BLOCK NUMBER: LOT 5, BLOCK Z/4377 AND LOT 6, BLOCK Z/4378</p> <p>SURVEY: JAMES COLE, ABSTRACT NUMBER 232</p>		<p align="center"><b>AREA SUMMARY</b></p> <p>WHOLE PROPERTY: 9.2857 Ac (Calc)</p> <p>PARCEL AREAS: 1.2045 Ac</p> <p>FEE: 1.2045 Ac</p>	
 <p><b>NATHAN D. MAJER</b> CONSULTING ENGINEERS, INC.</p> <p>6020 PARK LANE STE. 600 DALLAS, TEXAS 75231 Texas Reg. No. 100189-00</p>		<p align="center"><b>DART PROJECT</b></p> 	
<p align="center"><b>DEAL</b></p> <p>BUYER: AS BIDD</p> <p>DESIGNED BY: M. M. S. &amp; A. L.</p> <p>DRAWN BY: C. M. M. &amp; A. L.</p> <p>CHECKED BY: J. M. M. &amp; A. L.</p> <p>DATE: 10-10-00</p>		<p align="center"><b>LIGHT RAIL TRANSIT SYSTEM</b></p> <p align="center"><b>LINE SECTION SOC-3</b></p> <p align="center"><b>PARCEL NUMBER</b></p> <p align="center"><b>SOC3-6</b></p> <p align="center"><b>SHEET 6 OF 7</b></p>	
<p align="center"><b>CAES</b></p>		<p align="center"><b>CONTRACT</b></p> <p align="center"><b>DWG No.</b></p> <p align="center"><b>SOC3-6</b></p>	

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EXHIBIT 1

