

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": City of Dallas

"PROPERTY": Two tracts of land containing a total of approximately 22,155 square feet located in Dallas County, Texas, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Telephone Road S.H. 342 to Bonnie View Road

"USE": The construction, use, and maintenance of a street improvements together with such appurtenant facilities as may be necessary provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE here provided.

"PROPERTY INTEREST": Fee Simple (2,060 square feet) and Slope Easement (20,095 square feet) subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the instrument more particularly described in Exhibit "B"

"OWNER": Tejas Investors, a Texas partnership of the County of Dallas, State of Texas provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": \$21,178

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$3,900

"AUTHORIZED AMOUNT": Not to exceed \$25,078

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

SECTION 4. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

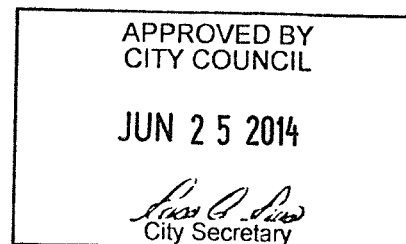
SECTION 6. That in the event this acquisition closes, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds, Fund No. 6T22, Department PBW, Unit P767, Activity THRF, Program No. PB06P767, Object 4210, Encumbrance No. SUSP767PM98. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. 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:
Warren M. S. Ernst, City Attorney

BY Roxanne Diamond
Assistant City Attorney



PARCEL 6~VARIABLE WIDTH ACQUISITION FOR RIGHT-OF-WAY
2,060 SQ. FT. (0.0473 ACRES)
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY BLOCKS 8306 & 8307
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM: TEJAS INVESTORS

EXHIBIT A
Tract One

DESCRIPTION

BEING a 2,060 square foot (0.0473 acres) tract of land situated in the George Floyd Survey, Abstract No. 463, being in Blocks 8306 and 8307 in the City of Dallas, Dallas County, Texas, and being a portion of the remainder of that tract of land described as Fourth Tract in that certain Special Warranty Deed to Tejas Investors as recorded in Instrument No. 200900188107 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said Fourth Tract includes a portion of Tract 1 of the Subdivision of the Chas. Floyd Homestead, an addition to Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 42 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for corner in the easterly line of the aforementioned Fourth Tract, said corner being the northeast corner of that certain 0.1931 acre tract conveyed to the City of Dallas according to the Warranty Deed recorded in Instrument No. 201100206839, O.P.R.D.C.T., from whence a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for the southeast corner of said 0.1931 acre tract bears S 19°09'46" E, 20.39 feet;

THENCE S 59°40'14" W, departing said easterly line and with the northwest line of said City of Dallas 0.1931 acre tract, 4.17 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for corner;

THENCE S 58°22'40" W, continuing with the northwest line of said City of Dallas 0.1931 acre tract, 84.98 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner at the POINT OF BEGINNING of the herein described tract;

THENCE S 58°22'40" W, continuing with the northwest line of said City of Dallas 0.1931 acre tract, 270.81 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for corner;

THENCE S 59°26'28" W, continuing with the northwest line of said City of Dallas 0.1931 acre tract, passing at 62.77 feet a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for the common northwest corner of said City of Dallas 0.1931 acre tract and northeast corner of that certain 0.4584 acre tract conveyed to the City of Dallas according to the Warranty Deed recorded in Instrument No. 201100206838, O.P.R.D.C.T., and continuing with the northwest line of said City of Dallas 0.4584 acre tract a total distance of 207.40 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for corner at the beginning of a curve to the left, said curve having a central angle of 04°54'20", a radius of 1,465.74 feet, a tangent length of 62.78 feet and a chord which bears S 56°59'22" W, 125.45 feet;



FIELD NOTES APPROVED:
N.D. Maier
11/15/12

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

REV. NOVEMBER 1, 2012
OCTOBER 3, 2011
NDMCE JOB NO. 11-09-042
11042-EX03.dwg



PARCEL 6~VARIABLE WIDTH ACQUISITION FOR RIGHT-OF-WAY
2,060 SQ. FT. (0.0473 ACRES)
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY BLOCKS 8306 & 8307
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM: TEJAS INVESTORS

EXHIBIT A

DESCRIPTION

THENCE, continuing with the northwest line of said City of Dallas 0.4584 acre tract and with said curve to the left, an arc distance of 125.49 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for corner;

THENCE N 54°32'12" E, departing the northwest line of said City of Dallas 0.4584 acre tract, 42.84 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner at the beginning of a curve to the right, said curve having a central angle of 05°01'14", a radius of 2,050.00 feet, a tangent length of 89.87 feet and a chord which bears N 57°02'49" E, 179.58 feet;

THENCE, with said curve to the right, an arc distance of 179.63 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 59°33'26" E, 381.40 feet to the POINT OF BEGINNING and containing 2,060 square feet (0.0473 acres) of land, more or less.

FIELD NOTES APPROVED:

11/15/12
[Signature]



FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.

[Signature of John L. Melton]

John L. Melton, R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DPKC, DTNA and DUNP were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 2539, Page 233 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 2539, Page 237, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 3407, Page 395, D.R.D.C.T., does not affect the subject tract.

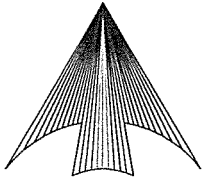
The easement and right-of-way to Texas Power & Light Company as recorded in Volume 4660, Page 181, D.R.D.C.T., does not affect the subject tract.



PARCEL 6 VARIABLE WIDTH ACQUISITION FOR RIGHT-OF-WAY

2,060 SQ. FT. (0.0473 ACRES)
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY BLOCKS 8306 & 8307
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM: TEJAS INVESTORS

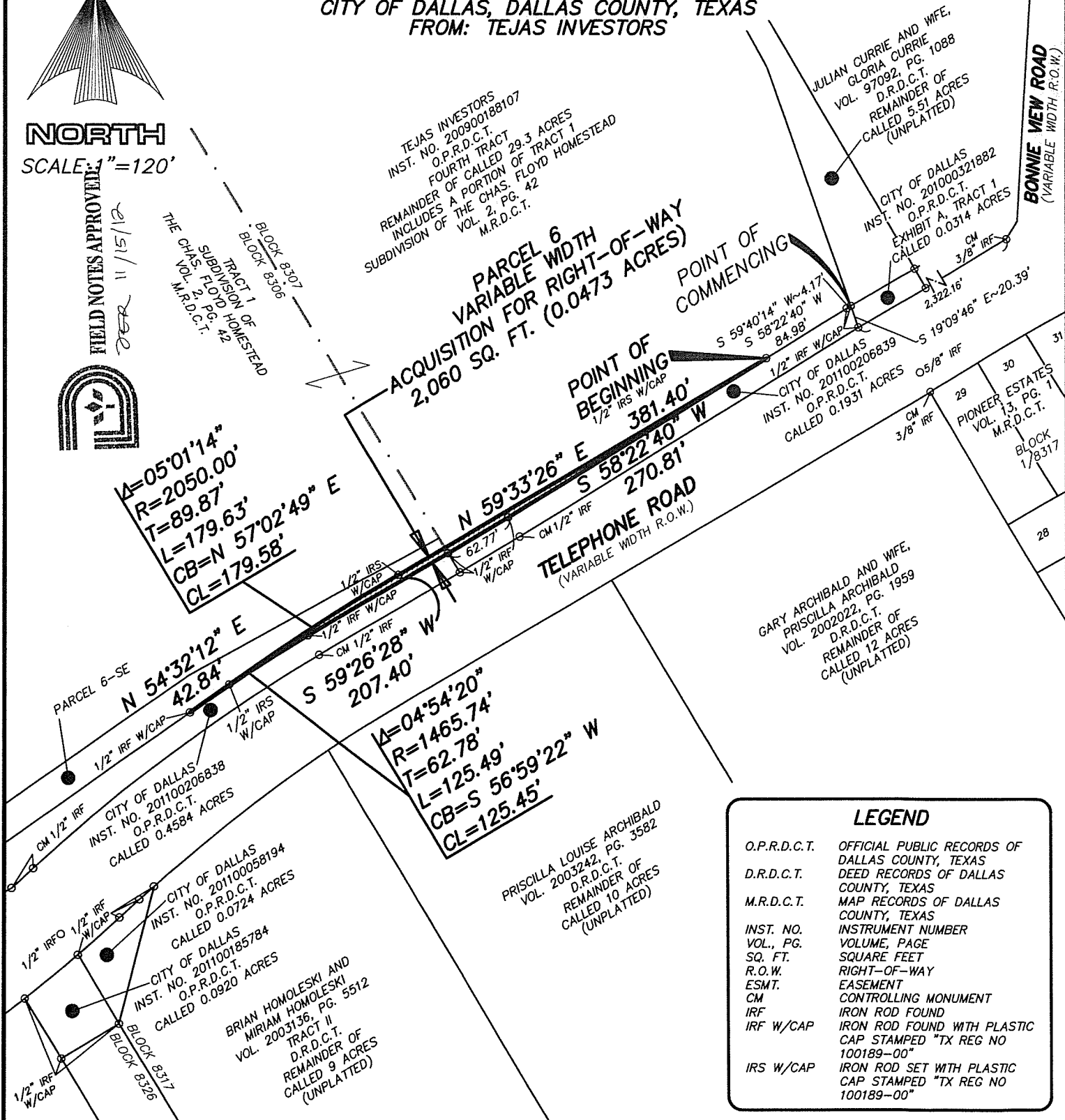
EXHIBIT A



NORTH

SCALE: 1" = 120'

FIELD NOTES APPROVED:
11/15/12
DER



NATHAN D. MAIER CONSULTING ENGINEERS, INC.

TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

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EXHIBIT "A"
PAGE 1 OF 4
PARCEL 6-SE~SLOPE EASEMENT
20,095 SQ. FT. (0.4613 ACRES)
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY BLOCK 8306
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM: TEJAS INVESTORS

Tract Two
141034

DESCRIPTION

BEING a 20,095 square foot (0.4163 acres) tract of land situated in the George Floyd Survey, Abstract No. 463, being in Block 8306 in the City of Dallas, Dallas County, Texas, and being a portion of the remainder of that tract of land described as Fourth Tract in that certain Special Warranty Deed to Tejas Investors as recorded in Instrument Number 200900188107 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said Fourth Tract includes a portion of Tract 1 of the Subdivision of the Chas. Floyd Homestead, an addition to Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 42 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in the southwesterly line of said Fourth Tract, also being the westerly corner of a 0.4584 acre tract of land conveyed to the City of Dallas as described in Warranty Deed recorded in Instrument No. 201100206838, O.P.R.D.C.T., and in the northeasterly line of that tract of land described in Special Warranty Deed to Hermila Garza Barajas and Nocolas Barajas as recorded in Instrument Number 20070010369, O.P.R.D.C.T., said Barajas tract being Telephone Road Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 74003, Page 2595 of the Deed Records of Dallas County, Texas, from whence a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for the south corner of said City of Dallas 0.4584 acre tract and the east corner of said Telephone Road Addition bears S 11°56'34" E, 21.11 feet, said latter corner being in the northerly right-of-way line of Telephone Road (variable width right-of-way);

THENCE N 11°56'34" W, along the southwesterly line of said Fourth Tract and the northeasterly line of said Telephone Road Addition, 15.66 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 54°45'04" E, departing the southwesterly line of said Fourth Tract and the northeasterly line of said Telephone Road Addition, 600.55 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 61°15'33" E, 253.42 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the northeasterly line of said Block 8306;

FIELD NOTES APPROVED:

E.E. Remick
11/15/12



NATHAN D. MAIER CONSULTING ENGINEERS, INC.

TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

REV. NOVEMBER 1, 2012
JANUARY 27, 2012
NDMCE JOB NO. 11-09-042
11042-ES03.dwg

NDM

PARCEL 6-SE~SLOPE EASEMENT
20,095 SQ. FT. (0.4613 ACRES)
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY BLOCK 8306
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM: TEJAS INVESTORS

DESCRIPTION

THENCE S 31°10'48" E, along the northeasterly line of said Block 8306, same being the southwesterly line of Block 8307 in the City of Dallas, Dallas County, Texas, 9.94 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner, from whence a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for the easterly corner of said City of Dallas 0.4584 acre tract, and being in the northwesterly line of said Telephone Road, bears S 31°10'48" E, 25.70 feet;

THENCE S 59°33'26" W, departing the northeasterly line of said Block 8306, 47.80 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the beginning of a curve to the left, said curve having a central angle of 05°01'14", a radius of 2,050.00 feet, a tangent length of 89.87 feet and a chord which bears S 57°02'49" W, 179.58 feet;

THENCE, with said curve to the left, an arc distance of 179.63 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the point of tangency, also being in the northwesterly line of said City of Dallas 0.4584 acres tract;

THENCE S 54°32'12" W, continuing with the northwesterly line of said City of Dallas 0.4584 acre tract, 449.64 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE S 59°24'13" W, continuing with the northwesterly line of said City of Dallas 0.4584 acre tract, 181.73 feet to the POINT OF BEGINNING and containing 0.4613 acres or 20,095 square feet of land, more or less.

FIELD NOTES APPROVED:

11/15/12



NATHAN D. MAIER CONSULTING ENGINEERS, INC.

TBPE FIRM REG. NO. F-356

TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600
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REV. NOVEMBER 1, 2012

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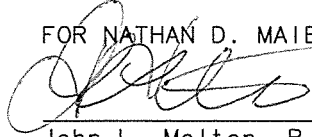
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PARCEL 6-SE~SLOPE EASEMENT
20,095 SQ. FT. (0.4613 ACRES)
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY BLOCK 8306
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM: TEJAS INVESTORS

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DPKC, DTNA and DUNP were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 2539, Page 233 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 2539, Page 237, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 3407, Page 395, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 4660, Page 181, D.R.D.C.T., does not affect the subject tract.

FIELD NOTES APPROVED:
DER 11/15/12



NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

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EXHIBIT "A"
PAGE 4 OF 4
PARCEL 6-SE~SLOPE EASEMENT
20,095 SQ. FT. (0.4613 ACRES)
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY BLOCK 8306
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM: TEJAS INVESTORS

141034

JULIAN CURRIE AND WIFE,
 GLORIA CURRIE
 VOL. 97092, PG. 1088
 D.R.D.C.T.
 REMAINDER OF
 CALLED 5.51 ACRES
 (UNPLATTED)

CITY OF DALLAS
 INST. NO. 201000321882
 O.P.R.D.C.T.
 EXHIBIT A, TRACT 1
 CALLED 0.0314 ACRES

BONNIE VIEW ROAD
 (VARIABLE WIDTH R.O.W.)

CITY OF DALLAS
 INST. NO. 201100206839
 O.P.R.D.C.T.
 CALLED 0.1931 ACRES

TRACT 1
 SUBDIVISION OF
 THE CHAS. FLOYD HOMESTEAD
 VOL. 2, PG. 42
 M.R.D.C.T.

**PARCEL 6-SE
 SLOPE EASEMENT**
20,095 SQ. FT.
(0.4613 ACRES)

Δ=05°01'14"
R=2050.00'
T=89.87'
L=179.63'
CB=S 57°02'49" W
CL=179.58'

GARY ARCHIBALD AND WIFE,
 PRISCILLA ARCHIBALD
 VOL. 2002022, PG. 1959
 D.R.D.C.T.
 REMAINDER OF
 CALLED 12 ACRES
 (UNPLATTED)

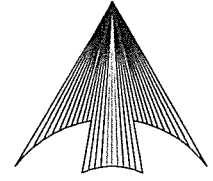
PRISCILLA LOUISE ARCHIBALD
 VOL. 2003242, PG. 3582
 D.R.D.C.T.
 REMAINDER OF
 CALLED 10 ACRES
 (UNPLATTED)

BRIAN HOMOLESKI AND
 MIRIAM HOMOLESKI
 VOL. 2003136, PG. 5512
 TRACT II
 D.R.D.C.T.
 REMAINDER OF
 CALLED 9 ACRES
 (UNPLATTED)

CITY OF DALLAS
 INST. NO. 201100185784
 O.P.R.D.C.T.
 CALLED 0.0920 ACRES

THOMAS LANE ALLEN AND
 DIANNE McBRIDE ALLEN,
 HUSBAND AND WIFE
 VOL. 2003134, PG. 8484
 D.R.D.C.T.
 CALLED 15 ACRES
 (UNPLATTED)

LEGEND	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRF W/CAP	IRON ROD FOUND WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"



NORTH
 SCALE: 1"=200'

FIELD NOTES APPROVED:
 11/15/12

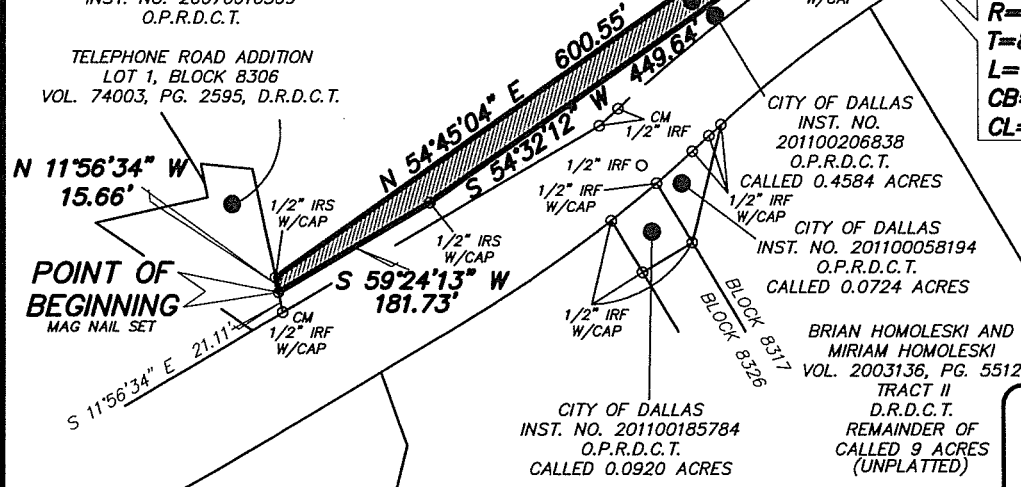


TEJAS INVESTORS
 INST. NO. 200900188107
 O.P.R.D.C.T.
 FOURTH TRACT
 REMAINDER OF CALLED 29.3 ACRES
 INCLUDES A PORTION OF TRACT 1
 SUBDIVISION OF THE CHAS. FLOYD HOMESTEAD
 VOL. 2, PG. 42
 M.R.D.C.T.

HERMILA GARZA BARAJAS
 AND NOCOLAS BARAJAS
 INST. NO. 20070010369
 O.P.R.D.C.T.
 TELEPHONE ROAD ADDITION
 LOT 1, BLOCK 8306
 VOL. 74003, PG. 2595, D.R.D.C.T.

POINT OF BEGINNING
 MAG NAIL SET

N 11°56'34" W 15.66'
 S 11°56'34" E 21.11'



NDM

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00
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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That Tejas Investors, a Texas partnership of the County of Dallas, State of Texas (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$18,500.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: "None"

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

TEJAS INVESTORS,
a Texas partnership of the County of Dallas, State of Texas

By: _____
Name: Robert J. Winston
Title: President

By: _____
Name: James A. Doss
Title: Trustee

EXHIBIT B

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Robert J. Winston, President of Tejas Investors, a Texas partnership of the County of
Dallas, State of Texas, on behalf of said partnership.

Notary Public, State of TEXAS

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by James A. Doss, Trustee of Tejas Investors, a Texas partnership of the County of
Dallas, State of Texas, on behalf of said partnership.

Notary Public, State of TEXAS

* * * * *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Mark Proctor

Warranty Deed Log No. 39244 / Warranty Deed

PARCEL 6~VARIABLE WIDTH ACQUISITION FOR RIGHT-OF-WAY
2,060 SQ. FT. (0.0473 ACRES)
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY BLOCKS 8306 & 8307
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM: TEJAS INVESTORS

EXHIBIT A
Tract One

DESCRIPTION

BEING a 2,060 square foot (0.0473 acres) tract of land situated in the George Floyd Survey, Abstract No. 463, being in Blocks 8306 and 8307 in the City of Dallas, Dallas County, Texas, and being a portion of the remainder of that tract of land described as Fourth Tract in that certain Special Warranty Deed to Tejas Investors as recorded in Instrument No. 200900188107 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said Fourth Tract includes a portion of Tract 1 of the Subdivision of the Chas. Floyd Homestead, an addition to Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 42 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for corner in the easterly line of the aforementioned Fourth Tract, said corner being the northeast corner of that certain 0.1931 acre tract conveyed to the City of Dallas according to the Warranty Deed recorded in Instrument No. 201100206839, O.P.R.D.C.T., from whence a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for the southeast corner of said 0.1931 acre tract bears S 19°09'46" E, 20.39 feet;

THENCE S 59°40'14" W, departing said easterly line and with the northwest line of said City of Dallas 0.1931 acre tract, 4.17 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for corner;

THENCE S 58°22'40" W, continuing with the northwest line of said City of Dallas 0.1931 acre tract, 84.98 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner at the POINT OF BEGINNING of the herein described tract;

THENCE S 58°22'40" W, continuing with the northwest line of said City of Dallas 0.1931 acre tract, 270.81 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for corner;

THENCE S 59°26'28" W, continuing with the northwest line of said City of Dallas 0.1931 acre tract, passing at 62.77 feet a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for the common northwest corner of said City of Dallas 0.1931 acre tract and northeast corner of that certain 0.4584 acre tract conveyed to the City of Dallas according to the Warranty Deed recorded in Instrument No. 201100206838, O.P.R.D.C.T., and continuing with the northwest line of said City of Dallas 0.4584 acre tract a total distance of 207.40 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for corner at the beginning of a curve to the left, said curve having a central angle of 04°54'20", a radius of 1,465.74 feet, a tangent length of 62.78 feet and a chord which bears S 56°59'22" W, 125.45 feet;



FIELD NOTES APPROVED:
2/15/12
11/15/12
K. Rempe



NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

REV. NOVEMBER 1, 2012
OCTOBER 3, 2011
NDMCE JOB NO. 11-09-042
11042-EX03.dwg

PARCEL 6~VARIABLE WIDTH ACQUISITION FOR RIGHT-OF-WAY

2,060 SQ. FT. (0.0473 ACRES)

GEORGE FLOYD SURVEY, ABSTRACT NO. 463

CITY BLOCKS 8306 & 8307

CITY OF DALLAS, DALLAS COUNTY, TEXAS

FROM: TEJAS INVESTORS

EXHIBIT A

DESCRIPTION

THENCE, continuing with the northwest line of said City of Dallas 0.4584 acre tract and with said curve to the left, an arc distance of 125.49 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for corner;

THENCE N 54°32'12" E, departing the northwest line of said City of Dallas 0.4584 acre tract, 42.84 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner at the beginning of a curve to the right, said curve having a central angle of 05°01'14", a radius of 2,050.00 feet, a tangent length of 89.87 feet and a chord which bears N 57°02'49" E, 179.58 feet;

THENCE, with said curve to the right, an arc distance of 179.63 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 59°33'26" E, 381.40 feet to the POINT OF BEGINNING and containing 2,060 square feet (0.0473 acres) of land, more or less.

FIELD NOTES APPROVED:

11/15/12



FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.

John L. Melton

John L. Melton, R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DPKC, DTNA and DUNP were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 2539, Page 233 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 2539, Page 237, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 3407, Page 395, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 4660, Page 181, D.R.D.C.T., does not affect the subject tract.



NATHAN D. MAIER CONSULTING ENGINEERS, INC.

TBPE FIRM REG. NO. F-356

TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

REV. NOVEMBER 1, 2012

OCTOBER 3, 2011

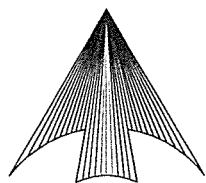
NDMCE JOB NO. 11-09-042

11042-EX03.dwg

PARCEL 6 VARIABLE WIDTH ACQUISITION FOR RIGHT-OF-WAY

2,060 SQ. FT. (0.0473 ACRES)
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY BLOCKS 8306 & 8307
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM: TEJAS INVESTORS

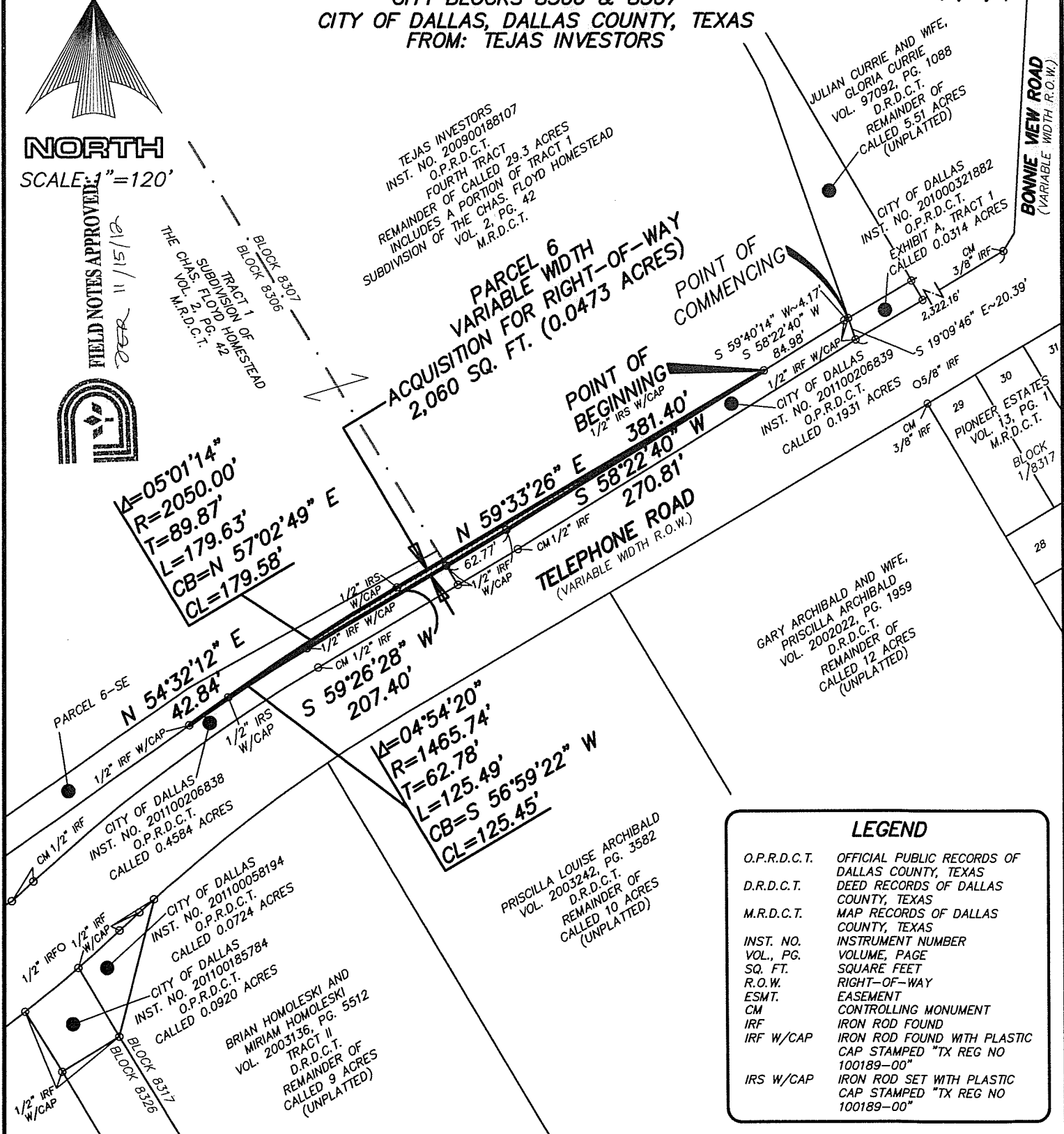
EXHIBIT A



NORTH

SCALE: 1" = 120'

FIELD NOTES APPROVED:
11/15/12
PER



BONNIE VIEW ROAD
(VARIABLE WIDTH R.O.W.)

$\Delta=05^{\circ}01'14"$
 $R=2050.00'$
 $T=89.87'$
 $L=179.63'$
 $CB=N 57^{\circ}02'49" E$
 $CL=179.58'$

$\Delta=04^{\circ}54'20"$
 $R=1465.74'$
 $T=62.78'$
 $L=125.49'$
 $CB=S 56^{\circ}59'22" W$
 $CL=125.45'$

LEGEND	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRF W/CAP	IRON ROD FOUND WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"



NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
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REV. NOVEMBER 1, 2012
OCTOBER 3, 2011
NDMCE JOB NO. 11-09-042
11042-EX03.dwg

SLOPE EASEMENT

THE STATE OF TEXAS ' ' KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS ' '

That Tejas Investors, a Texas partnership of the County of Dallas, State of Texas (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of TWO THOUSAND SIX HUNDRED SEVENTY-EIGHT AND NO/100 DOLLARS (\$2,678.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, and the further benefits to be derived by the remaining property as a result of projected public improvements, has granted, sold and conveyed and does hereby grant, sell and convey unto said City, its successors and assigns, a right-of-way under, in and along the property described in "Exhibit A", attached hereto and made a part hereof by reference for all purposes, an easement for the purpose of grading, filling, and/or maintaining a slope, together with the customary uses attendant thereto, including drainage improvements over, under, through, across and along all that certain lot, tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof by reference for all purposes.

The City is acquiring this property for the purpose of grading, filling and/or maintaining a slope in conjunction with the construction of planned improvements, including the right to make the improvements on such grade and according to such plans and specifications as will, in City's opinion, best serve the public purpose. The payment of the purchase price shall be considered full and adequate compensation for the easement rights herein granted.

Should one or more of the Grantor(s) herein be natural persons and not joined by their respective spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor(s). Should one or more of the Grantors herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such a party has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

Nothing in this easement shall be construed as a waiver by the City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas.

SPECIAL PROVISIONS: "None"

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Dallas, its successors and assigns forever, and Grantor is hereby bound, together with all heirs,

executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto the City of Dallas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

TEJAS INVESTORS,
a Texas partnership of the County of Dallas, State of Texas

By: _____
Name: Robert J. Winston
Title: President

By: _____
Name: James A. Doss
Title: Trustee

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Robert J. Winston, President of Tejas Investors, a Texas partnership of the County of Dallas, State of Texas, on behalf of said partnership.

Notary Public, State of TEXAS

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by James A. Doss, Trustee of Tejas Investors, a Texas partnership of the County of Dallas, State of Texas, on behalf of said partnership.

Notary Public, State of TEXAS

* * * * *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Mark Proctor

141034
EXHIBIT B

Slope Easement Log No. 39245 / Telephone Road

EXHIBIT "A"
PAGE 1 OF 4
PARCEL 6-SE~SLOPE EASEMENT
20,095 SQ. FT. (0.4613 ACRES)
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY BLOCK 8306
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM: TEJAS INVESTORS

Tract Two
141034

DESCRIPTION

BEING a 20,095 square foot (0.4163 acres) tract of land situated in the George Floyd Survey, Abstract No. 463, being in Block 8306 in the City of Dallas, Dallas County, Texas, and being a portion of the remainder of that tract of land described as Fourth Tract in that certain Special Warranty Deed to Tejas Investors as recorded in Instrument Number 200900188107 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said Fourth Tract includes a portion of Tract 1 of the Subdivision of the Chas. Floyd Homestead, an addition to Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 42 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in the southwesterly line of said Fourth Tract, also being the westerly corner of a 0.4584 acre tract of land conveyed to the City of Dallas as described in Warranty Deed recorded in Instrument No. 201100206838, O.P.R.D.C.T., and in the northeasterly line of that tract of land described in Special Warranty Deed to Hermila Garza Barajas and Nocolas Barajas as recorded in Instrument Number 20070010369, O.P.R.D.C.T., said Barajas tract being Telephone Road Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 74003, Page 2595 of the Deed Records of Dallas County, Texas, from whence a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for the south corner of said City of Dallas 0.4584 acre tract and the east corner of said Telephone Road Addition bears S 11°56'34" E, 21.11 feet, said latter corner being in the northerly right-of-way line of Telephone Road (variable width right-of-way);

THENCE N 11°56'34" W, along the southwesterly line of said Fourth Tract and the northeasterly line of said Telephone Road Addition, 15.66 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 54°45'04" E, departing the southwesterly line of said Fourth Tract and the northeasterly line of said Telephone Road Addition, 600.55 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 61°15'33" E, 253.42 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the northeasterly line of said Block 8306;

FIELD NOTES APPROVED:

E. Romo
11/15/12



NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

REV. NOVEMBER 1, 2012
JANUARY 27, 2012
NDMCE JOB NO. 11-09-042
11042-ES03.dwg

NDM

PARCEL 6-SE~SLOPE EASEMENT

20,095 SQ. FT. (0.4613 ACRES)

GEORGE FLOYD SURVEY, ABSTRACT NO. 463

CITY BLOCK 8306

CITY OF DALLAS, DALLAS COUNTY, TEXAS

FROM: TEJAS INVESTORS

DESCRIPTION

THENCE S 31°10'48" E, along the northeasterly line of said Block 8306, same being the southwesterly line of Block 8307 in the City of Dallas, Dallas County, Texas, 9.94 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner, from whence a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for the easterly corner of said City of Dallas 0.4584 acre tract, and being in the northwesterly line of said Telephone Road, bears S 31°10'48" E, 25.70 feet;

THENCE S 59°33'26" W, departing the northeasterly line of said Block 8306, 47.80 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the beginning of a curve to the left, said curve having a central angle of 05°01'14", a radius of 2,050.00 feet, a tangent length of 89.87 feet and a chord which bears S 57°02'49" W, 179.58 feet;

THENCE, with said curve to the left, an arc distance of 179.63 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the point of tangency, also being in the northwesterly line of said City of Dallas 0.4584 acres tract;

THENCE S 54°32'12" W, continuing with the northwesterly line of said City of Dallas 0.4584 acre tract, 449.64 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE S 59°24'13" W, continuing with the northwesterly line of said City of Dallas 0.4584 acre tract, 181.73 feet to the POINT OF BEGINNING and containing 0.4613 acres or 20,095 square feet of land, more or less.

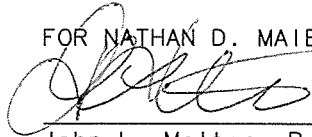
FIELD NOTES APPROVED:

OK 11/15/12



PARCEL 6-SE~SLOPE EASEMENT
20,095 SQ. FT. (0.4613 ACRES)
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY BLOCK 8306
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM: TEJAS INVESTORS

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DPKC, DTNA and DUNP were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 2539, Page 233 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 2539, Page 237, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 3407, Page 395, D.R.D.C.T., does not affect the subject tract.

The easement and right-of-way to Texas Power & Light Company as recorded in Volume 4660, Page 181, D.R.D.C.T., does not affect the subject tract.

FIELD NOTES APPROVED:

DER 11/15/12



NATHAN D. MAIER CONSULTING ENGINEERS, INC.

TBPE FIRM REG. NO. F-356

TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

REV. NOVEMBER 1, 2012

JANUARY 27, 2012

NDMCE JOB NO. 11-09-042

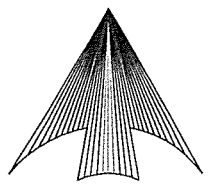
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EXHIBIT "A"
 PAGE 4 OF 4
PARCEL 6-SE~SLOPE EASEMENT
 20,095 SQ. FT. (0.4613 ACRES)
 GEORGE FLOYD SURVEY, ABSTRACT NO. 463
 CITY BLOCK 8306
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 FROM: TEJAS INVESTORS

JULIAN CURRIE AND WIFE,
 GLORIA CURRIE
 VOL. 97092, PG. 1088
 D.R.D.C.T.
 REMAINDER OF
 CALLED 5.51 ACRES
 (UNPLATTED)

CITY OF DALLAS
 INST. NO. 201000321882
 O.P.R.D.C.T.
 EXHIBIT A, TRACT 1
 CALLED 0.0314 ACRES



NORTH
 SCALE: 1"=200'

FIELD NOTES APPROVED:
 DER 11/15/12



TEJAS INVESTORS
 INST. NO. 200900188107
 O.P.R.D.C.T.
 FOURTH TRACT
 REMAINDER OF CALLED 29.3 ACRES
 INCLUDES A PORTION OF TRACT 1
 SUBDIVISION OF THE CHAS. FLOYD HOMESTEAD
 VOL. 2, PG. 42
 M.R.D.C.T.

CITY OF DALLAS
 INST. NO. 201100206839
 O.P.R.D.C.T.
 CALLED 0.1931 ACRES

TRACT 1
 SUBDIVISION OF
 THE CHAS. FLOYD HOMESTEAD
 VOL. 2, PG. 42
 M.R.D.C.T.

**PARCEL 6-SE
 SLOPE EASEMENT**
 20,095 SQ. FT.
 (0.4613 ACRES)

TELEPHONE ROAD
 (VARIABLE WIDTH R.O.W.)

GARY ARCHIBALD AND WIFE,
 PRISCILLA ARCHIBALD
 VOL. 2002022, PG. 1959
 D.R.D.C.T.
 REMAINDER OF
 CALLED 12 ACRES
 (UNPLATTED)

HERMILA GARZA BARAJAS
 AND NOCOLAS BARAJAS
 INST. NO. 20070010369
 O.P.R.D.C.T.

TELEPHONE ROAD ADDITION
 LOT 1, BLOCK 8306
 VOL. 74003, PG. 2595, D.R.D.C.T.

$\Delta=05^{\circ}01'14"$
 $R=2050.00'$
 $T=89.87'$
 $L=179.63'$
 $CB=S 57^{\circ}02'49" W$
 $CL=179.58'$

CITY OF DALLAS
 INST. NO. 201100206838
 O.P.R.D.C.T.
 CALLED 0.4584 ACRES

CITY OF DALLAS
 INST. NO. 201100058194
 O.P.R.D.C.T.
 CALLED 0.0724 ACRES

PRISCILLA LOUISE ARCHIBALD
 VOL. 2003242, PG. 3582
 D.R.D.C.T.
 REMAINDER OF
 CALLED 10 ACRES
 (UNPLATTED)

BRIAN HOMOLESKI AND
 MIRIAM HOMOLESKI
 VOL. 2003136, PG. 5512
 TRACT II
 D.R.D.C.T.
 REMAINDER OF
 CALLED 9 ACRES
 (UNPLATTED)

CITY OF DALLAS
 INST. NO. 201100185784
 O.P.R.D.C.T.
 CALLED 0.0920 ACRES

THOMAS LANE ALLEN AND
 DIANNE McBRIDE ALLEN,
 HUSBAND AND WIFE
 VOL. 2003134, PG. 8484
 D.R.D.C.T.
 CALLED 15 ACRES
 (UNPLATTED)

**POINT OF
 BEGINNING**
 MAG NAIL SET

LEGEND	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRF W/CAP	IRON ROD FOUND WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"



NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00
 Two Northpark / 8080 Park Lane / Suite 600
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