

ORDINANCE NO. 29379

An ordinance providing for the abandonment and relinquishment of portions of a water line easement, storm sewer easement, utility easement, and a fire lane and utility easement, located in City Block 7081 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Wilbow-One Development Corporation; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Wilbow-One Development Corporation, a Texas corporation; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easements are no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

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

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

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

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 (\$5,400.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Section 8, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to those certain tracts or parcels of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

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

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

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

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

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold whole and harmless the City of Dallas of, from and against any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the property described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.


SECTION 9. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
WARREN M. S. ERNST
 City Attorney

DAVID COSSUM
 Interim Director of Sustainable
 Development and Construction

BY 
 Assistant City Attorney

BY 
 Assistant Director

Passed JUN 25 2014.

EXHIBIT A-TRACT 1

141036

29379

8 FOOT WATER LINE EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
CITY BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 588 square feet tract of land situated in the W. C. Jackson Survey, Abstract Number 704, City of Dallas, Dallas County, Texas, in city Block 7081, said tract being a 8 foot Water Line Easement created by the map of North Lake Terrace, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 251, Page 2320, Deed Records of Dallas County, Texas, said tract conveyed to Northlake Highlands Partners, Ltd. by Quit Claim Deed recorded under County Clerk Instrument Number 20070137362, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a set 5/8 inch iron rod in the west line of Plano Road (a 100 foot right of way), said point being the southeast corner of Block 7081 of the said North Lake Terrace Addition;

- Thence, N 00°36'00" W, with the west line of Plano Road, a distance of 88.50 feet to a point at the south east corner of a Firelane and Utility Easement created by the map of said North Lake Terrace Addition;
- Thence, S 89°46'00" W, departing the west line of Plano Road and with the south line of the said Firelane and Utility Easement, a distance 156.00 feet to the Point of Beginning of the herein described tract;


THENCE, S 00°14'00" E, departing the south line of the said Firelane and Utility Easement, a distance of 73.50 feet to a point for a corner in the north line of a 15 foot Utility Easement created by the map of said North Lake Terrace Addition;

THENCE, S 89°46'00" W, a distance of 8.00 feet to a point for a corner;

THENCE, N 00°14'00" W, departing the north line of the said 15 foot Utility Easement, a distance of 73.50 feet to a point for a corner in the south line of the said Fire Lane & Utility Easement;

THENCE, N 89°46'00" E, a distance of 8.00 feet to the Point of Beginning and containing 588 square feet or 0.013 acre of land, more or less.

Date: February 17, 2013



 L. Lynn Kadleck
 Registered Professional
 Land Surveyor No. 3952



REVIEWED BY
JL 4-9-13
SPRG 2611

29379

8 FOOT WATER LINE EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
CITY BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Basis of Bearing:

The bearing basis for this description is a bearing of N 00°36'00" W for the east line of Lullwater Drive as indicated on the map of North Lake Terrace as recorded in Volume 251, Page 2320, Deed Records of Dallas County, Texas.

(For SPRG Use Only)

Reviewed By: JL

Date: 4-9-13

SPRG No 2611

EXHIBIT A-TRACT 1

141036

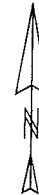
8 FOOT WATER LINE EASEMENT ABANDONMENT NORTH LAKE TERRACE ADDITION BLOCK 7081 CITY OF DALLAS, DALLAS COUNTY, TEXAS

LEGEND

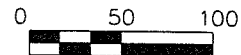
- ROW Right of Way
- FIR Found Iron Rod
- SIR Set Iron Rod w/
plastic cap stamped
"Kadleck 3952"
- CM Controlling Monument
- D.R.D.C.T. Deed Records
Dallas County, Texas
- M.R.D.C.T. Map Records Dallas
County, Texas
- O.P.R.D.C.T. Official Public Records
Dallas County, Texas

(For SPRG use only)

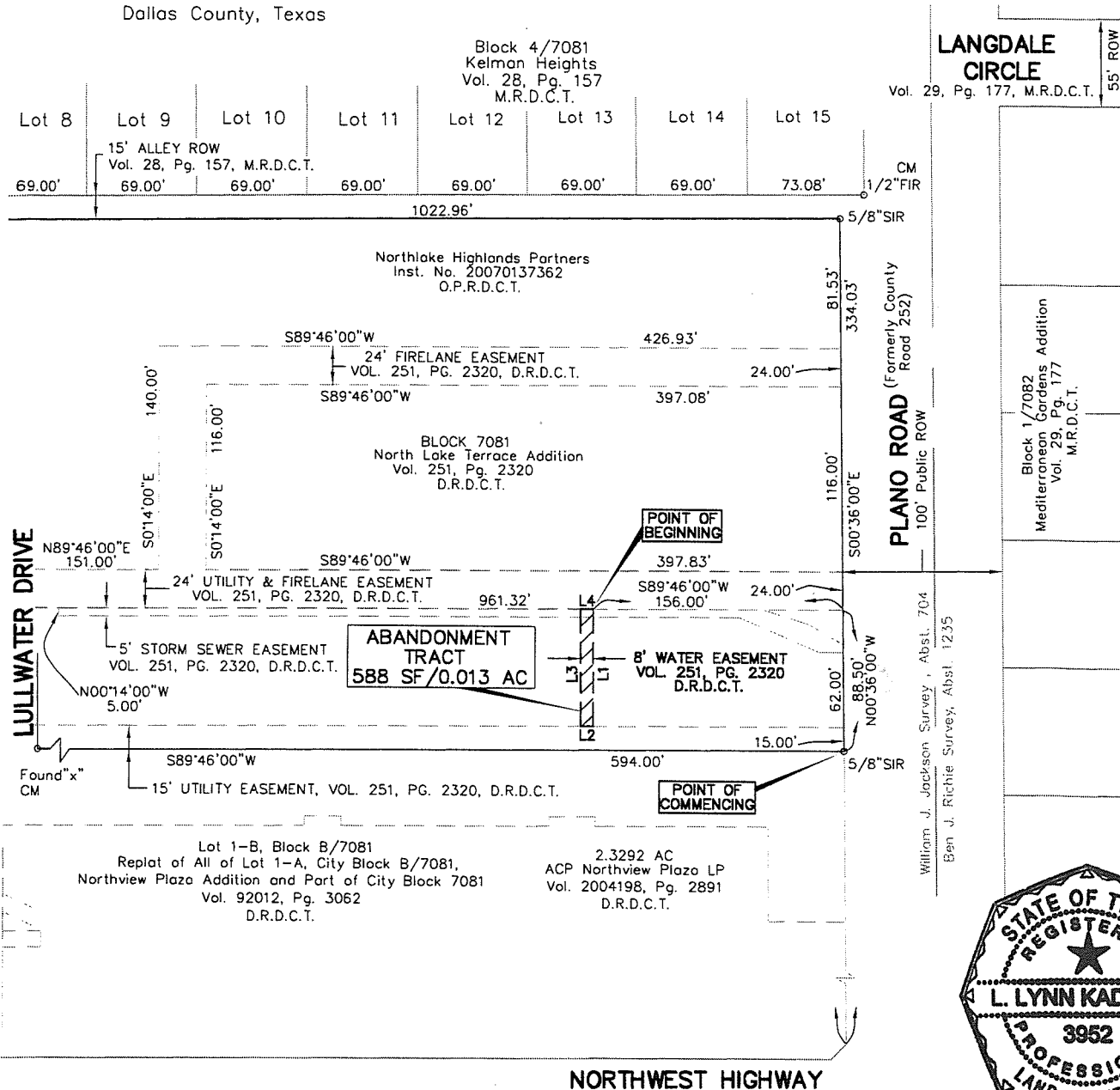
Reviewed by: JL
Date: 2-9-13
SPRG No. 2611



SCALE: 1"=100'



Date: February 17, 2013
Job No. 12683



**LANGDALE
CIRCLE**

Vol. 29, Pg. 177, M.R.D.C.T.

55' ROW

Block 1/7082
Mediterranean
Gardens Addition
Vol. 29, Pg. 177
M.R.D.C.T.

PLANO ROAD (Formerly County
Road 252)
100' Public ROW

William J. Jackson Survey, Abst. 704
Ben J. Richtie Survey, Abst. 1235

Lot 1-B, Block B/7081
Replat of All of Lot 1-A, City Block B/7081,
Northview Plaza Addition and Part of City Block 7081
Vol. 92012, Pg. 3062
D.R.D.C.T.

2.3292 AC
ACP Northview Plaza LP
Vol. 2004198, Pg. 2891
D.R.D.C.T.



The bearing basis for this exhibit is a bearing of N00°36'00"W for the east line of Lullwater Drive as shown on the map of North Lake Terrace Addition recorded in Volume 251, Page 2320, Map Records, Dallas County, Texas.

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | S00°14'00"E | 73.50' |
| L2 | S89°46'00"W | 8.00' |
| L3 | N00°14'00"W | 73.50' |
| L4 | N89°46'00"E | 8.00' |

[Signature]
L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952

STORM SEWER EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
CITY BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,853 square feet tract of land situated in the W. C. Jackson Survey, Abstract Number 704, City of Dallas, Dallas County, Texas, in city Block 7081, said tract being a Storm Sewer Easement created by the map of North Lake Terrace, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 251, Page 2320, Deed Records of Dallas County, Texas, said tract conveyed to Northlake Highlands Partners, Ltd. by Quit Claim Deed recorded under County Clerk Instrument Number 20070137362, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west line of Plano Road (a 100 foot right of way), said point being the southeast corner of the herein described tract and said point being N 00°36'00" W, a distance of 62.00 feet from the southeast corner of said Block 7081, North Lake Terrace Addition;

THENCE, S 89°46'00" W, departing the west line of Plano Road, a distance of 15.00 feet to a point for a corner;

THENCE, N 67°01'00" W, a distance of 54.54 feet to a point for a corner;

THENCE, S 89°46'00" W, a distance of 424.98 feet to a point for a corner;

THENCE, N 00°14'00" W, a distance of 5.00 feet to a point for a corner in the south line of a Fire Lane & Utility Easement created by the said North Lake Terrace Addition, said point being the northwest corner of the said easement tract;

THENCE, N 89°46'00" E, with the south line of the said Fire Lane & Utility Easement, a distance of 440.00 feet to a point for a corner, said point being the most northerly northeast corner of the said easement tract;

THENCE, S 72°39'33" E, departing the south line of the said Fire Lane & Utility Easement, a distance of 29.81 feet to a point for a corner;

THENCE, S 60°14'00" E, a distance of 25.00 feet to a point for a corner in the west line of Plano road (a 100 foot right of way), said point being the most easterly northeast corner of the said easement tract;

REVIEWED BY
JL 4-23-13
APR 26 12

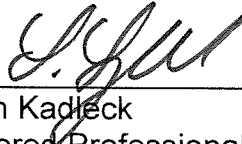
EXHIBIT A-TRACT 2
29379

141036

STORM SEWER EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
CITY BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE, S 00°36'00" E, with the west line of Plano Road, a distance of 5.00 feet to the Point of Beginning and containing 2,853 square feet or 0.066 acre of land, more or less.

Date: February 17, 2013



L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952



Basis of Bearing:

The bearing basis for this description is a bearing of N 00°36'00" W for the east line of Lullwater Drive as indicated on the map of North Lake Terrace as recorded in Volume 251, Page 2320, Deed Records of Dallas County, Texas.

(For SPRG Use Only)

Reviewed By: JL

Date: 4-23-13

SPRG No 2612

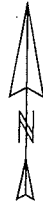
STORM SEWER EASEMENT ABANDONMENT
 NORTH LAKE TERRACE ADDITION
 BLOCK 7081
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

LEGEND

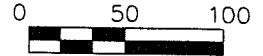
- ROW Right of Way
- FIR Found Iron Rod
- SIR Set Iron Rod w/
plastic cap stamped
"Kadleck 3952"
- CM Controlling Monument
- D.R.D.C.T. Deed Records
Dallas County, Texas
- M.R.D.C.T. Map Records Dallas
County, Texas
- O.P.R.D.C.T. Official Public Records
Dallas County, Texas

(For SPRG use only)

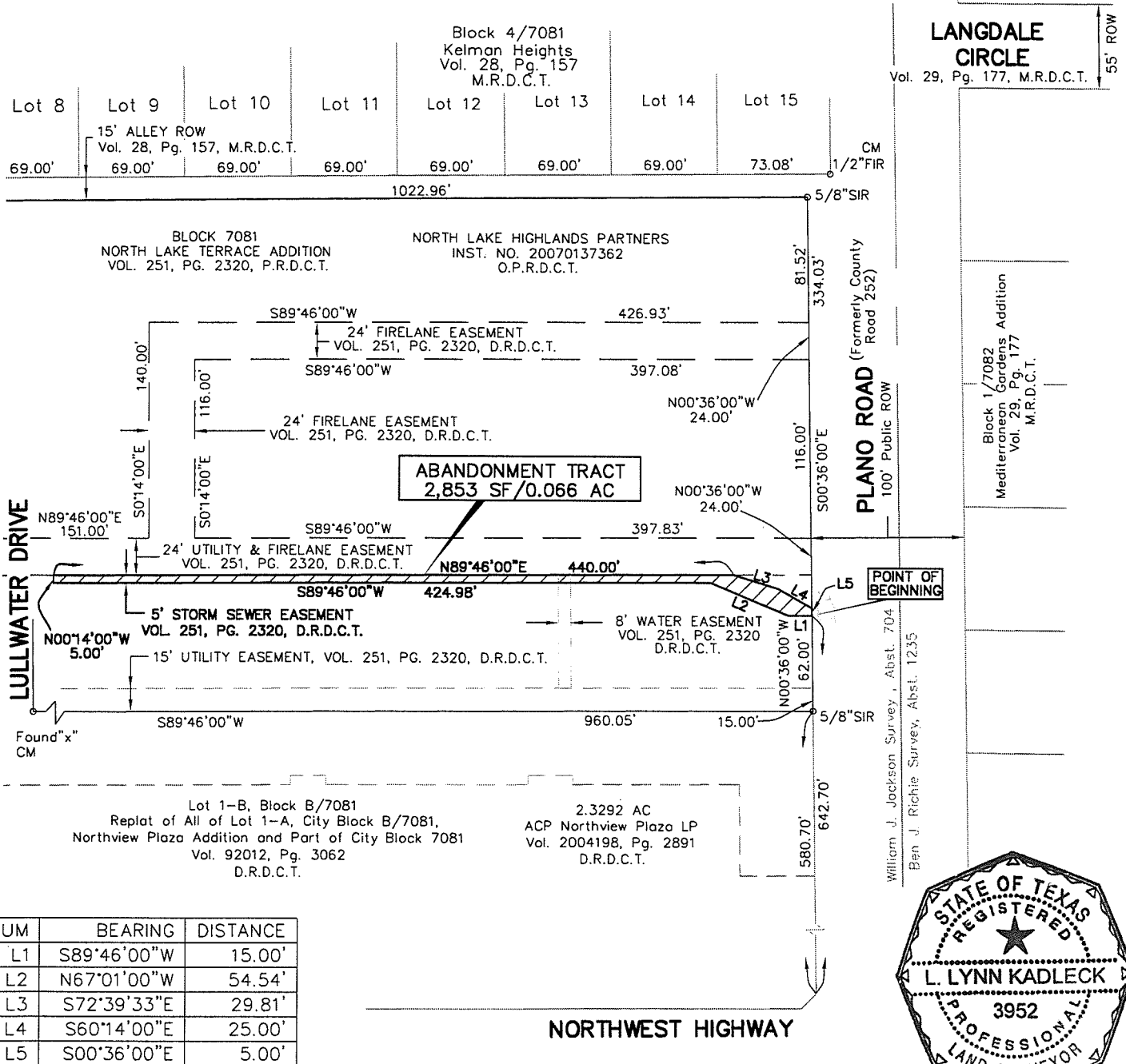
Reviewed by: JL
 Date: 4-23-13
 SPRG No. 2612



SCALE: 1"=100'



Date: February 17, 2013
 Job No. 12683

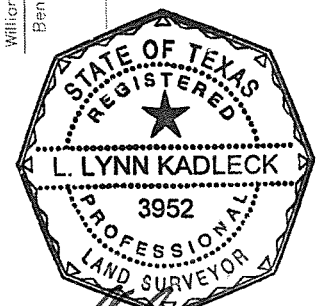


ABANDONMENT TRACT
 2,853 SF/0.066 AC

POINT OF BEGINNING

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | S89°46'00"W | 15.00' |
| L2 | N67°01'00"W | 54.54' |
| L3 | S72°39'33"E | 29.81' |
| L4 | S60°14'00"E | 25.00' |
| L5 | S00°36'00"E | 5.00' |

The bearing basis for this exhibit is a bearing of N00°36'00"W for the east line of Lullwater Drive as shown on the map of North Lake Terrace Addition recorded in Volume 251, Page 2320, Map Records, Dallas County, Texas.



L. Lynn Kadleck
 Registered Professional
 Land Surveyor No. 3952

15 FOOT UTILITY EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
CITY BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 14,400 square feet or 0.331 acre tract of land situated in the W. C. Jackson Survey, Abstract Number 704, City of Dallas, Dallas County, Texas, in city Block 7081, said tract being a 15 foot Utility Easement created by the map of North Lake Terrace, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 251, Page 2320, Deed Records of Dallas County, Texas, said tract conveyed to Northlake Highlands Partners, Ltd. by Quit Claim Deed recorded under County Clerk Instrument Number 20070137362, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found "x" cut on concrete pavement in the east line of Lullwater Drive (a 60 foot right of way, said point being the southwest corner of the said North Lake Terrace Addition and the northwest corner of Lot 2, Block B/7081 of Elk's Addition as recorded in Volume 82210, Page 2045, Deed Records of Dallas County, Texas, said point being the southwest corner of the said easement tract;


THENCE, N 00°36'00" W, with the east line of Lullwater Drive, a distance of 15.00 feet to a point for a corner, said point being the northwest corner of the said easement tract;

THENCE, N 89°46'00" E, departing the east line of Lullwater Drive, a distance of 960.05 feet to a point for a corner in the west line of Plano Road (a 100 foot right of way, said point being the northeast corner of the said easement tract;

THENCE, S 00°36'00" E, with the west line of Plano Road, a distance of 15.00 feet to a point for a corner, said point being the southeast corner of the said easement tract and North Lake Terrace Addition and said point being the northeast corner of Lot 1-B, Block B/7081 of Replat of All of Lot 1-A, City Block B/7081, Northview Plaza Addition and Part City Block 7081 Addition as recorded in Volume 92012, Page 3062, Deed Records of Dallas County, Texas;

THENCE, S 89°46'00" W, departing the west line of Plano Road and with the common line of the said North Lake Terrace Addition and said Lot 1-B, passing at a called distance of 577.01 feet the northwest corner of said Lot 1-B and the northeast corner of Lot 2, Block B/7081 of Elk's Addition as recorded in Volume 82210, Page 2045, Deed Records of Dallas County, Texas, continuing in all a distance of 960.05 feet to the Point of Beginning and containing 14,400 square feet or 0.331 acre of land, more or less.

Date: February 17, 2013



L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952



REVIEWED BY
JL 4-23-13
S/R 2-6-13

15 FOOT UTILITY EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
CITY BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Basis of Bearing:

The bearing basis for this description is a bearing of N 00°36'00" W for the east line of Lullwater Drive as indicated on the map of North Lake Terrace as recorded in Volume 251, Page 2320, Deed Records of Dallas County, Texas.

(For SPRG Use Only)

Reviewed By: JC

Date: 4-23-13

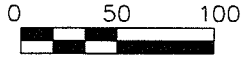
SPRG No 2613

15 FOOT UTILITY EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LEGEND

- ROW Right of Way
- FIR Found Iron Rod
- FIP Found Iron Pipe
- SIR Set Iron Rod w/
plastic cap stamped
"Kadleck 3952"
- CM Controlling Monument
- D.R.D.C.T. Deed Records
Dallas County, Texas
- M.R.D.C.T. Map Records Dallas
County, Texas
- O.P.R.D.C.T. Official Public Records
Dallas County, Texas

SCALE: 1"=100'



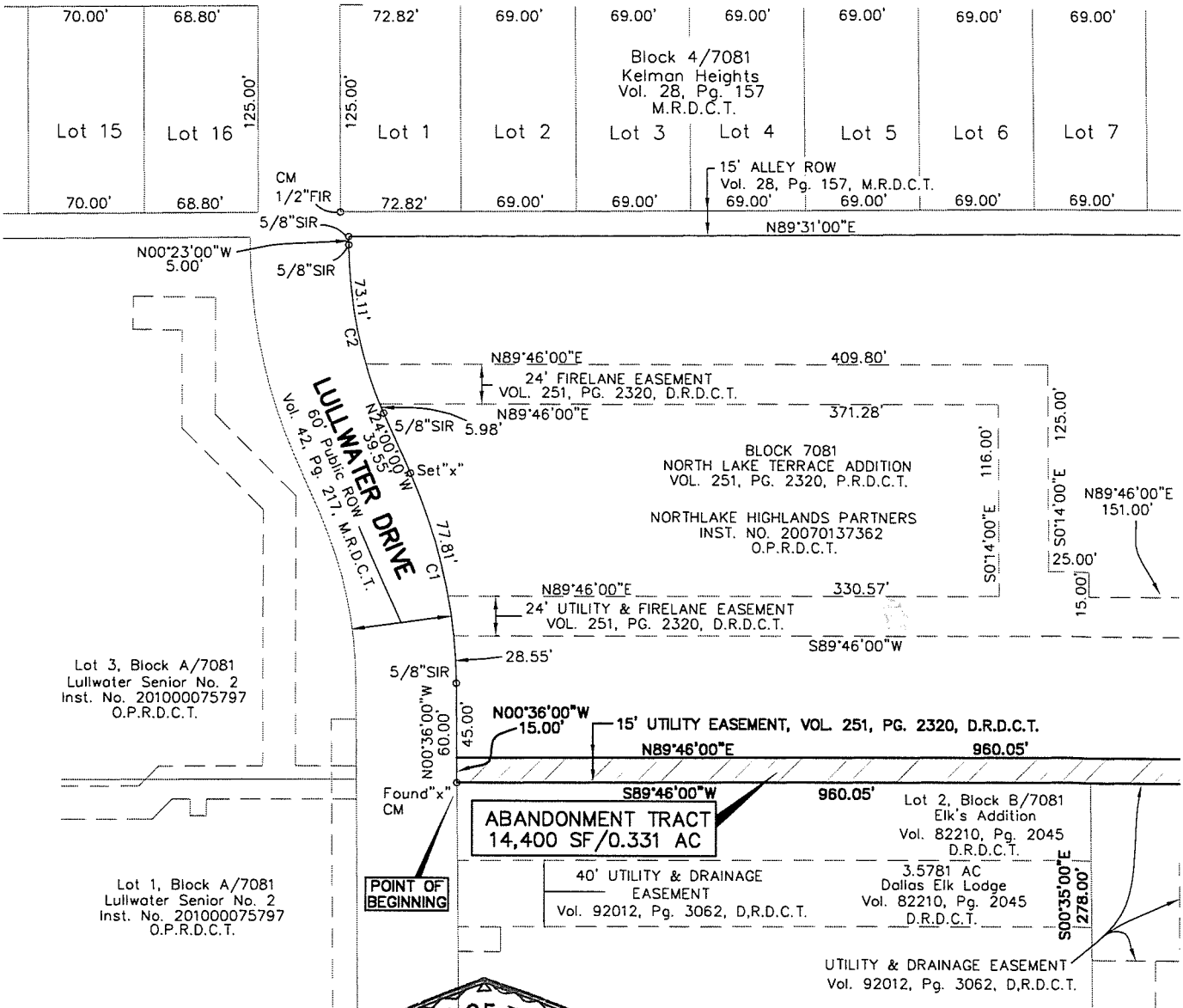
Date: February 17, 2013
Job No. 12683

(For SPRG use only)

Reviewed by: JL

Date: 4-23-13

SPRG No. 2613



MATCH LINE - SEE SHEET 4



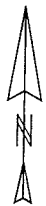
[Signature]
L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952

The bearing basis for this exhibit is a bearing of N00°36'00"W for the east line of Lullwater Drive as shown on the map of North Lake Terrace Addition recorded in Volume 251, Page 2320, Map Records, Dallas County, Texas.

15 FOOT UTILITY EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LEGEND

- ROW Right of Way
- FIR Found Iron Rod
- FIP Found Iron Pipe
- SIR Set Iron Rod w/
plastic cap stamped
"Kadleck 3952"
- CM Controlling Monument
- D.R.D.C.T. Deed Records
Dallas County, Texas
- M.R.D.C.T. Map Records Dallas
County, Texas
- O.P.R.D.C.T. Official Public Records
Dallas County, Texas



SCALE: 1"=100'

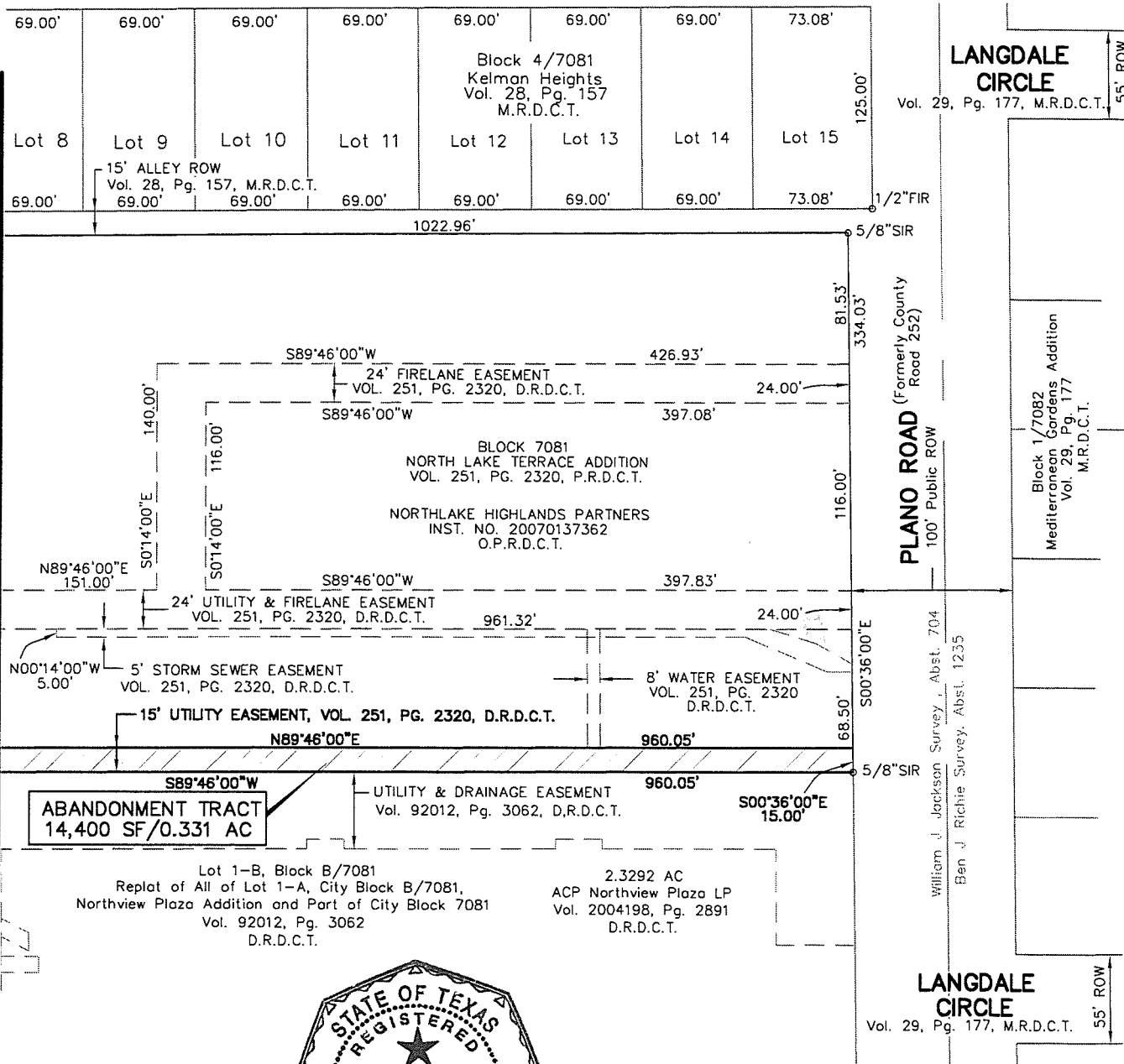
0 50 100



Date: February 17, 2013
Job No. 12683

(For SPRG use only)
 Reviewed by: JL
 Date: 4-23-13
 SPRG No. 2613

MATCH LINE - SEE SHEET 3



ABANDONMENT TRACT
 14,400 SF / 0.331 AC



[Signature]
 L. Lynn Kadleck
 Registered Professional
 Land Surveyor No. 3952

The bearing basis for this exhibit is a bearing of N00°36'00"W for the east line of Lullwater Drive as shown on the map of North Lake Terrace Addition recorded in Volume 251, Page 2320, Map Records, Dallas County, Texas.

FIRELANE & UTILITY EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
CITY BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 50,426 square feet or 1.158 acre tract of land situated in the W. C. Jackson Survey, Abstract Number 704, City of Dallas, Dallas County, Texas, in city Block 7081, said tract being a Firelane and Utility Easement created by the map of North Lake Terrace, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 251, Page 2320, Deed Records of Dallas County, Texas, said tract conveyed to Northlake Highlands Partners, Ltd. by Quit Claim Deed recorded under County Clerk Instrument Number 20070137362, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a found "x" cut on concrete pavement in the east line of Lullwater Drive (a 60 foot right of way, said point being the southwest corner of the said North Lake Terrace Addition and the northwest corner of Lot 2, Block B/7081 of Elk's Addition as recorded in Volume 82210, Page 2045, Deed Records of Dallas County, Texas;

Thence, the following courses and distances with the east and northeast line of Lullwater Drive:

- N 00°36'00" W, a distance of 60.00 feet to the beginning of a tangent curve to the left with a central angle of 05°06'56", a radius of 319.73 feet, a chord bearing of N 03°09'29" W and a chord distance of 28.54 feet;
- Northwesterly, along said curve, an arc distance of 28.55 feet to the Point of Beginning of the herein described easement tract, said point the southwest corner of the said easement tract;

THENCE, Northwesterly, continuing with the east line of Lullwater Drive and along a curve to the left with a central angle 04°20'26", a radius of 319.73 feet, a chord bearing of N 07°53'10" W and a chord distance of 24.22 feet, for a arc distance of 24.22 feet to a point for a corner at the northwest corner of the said easement tract;

THENCE, N 89°46'00" E, departing the east line of Lullwater Drive, a distance of 330.57 feet to a point for a corner;

THENCE, N 00°14'00" W, a distance of 116.00 feet to a point for a corner;

THENCE, S 89°46'00" W, a distance of 371.28 feet to a point for a corner in the northeast line of Lullwater Drive, said point the beginning of a non-tangent curve to the right with a central angle of 05°43'51", a radius of 254.74 feet, a chord bearing of N 19°47'26" W and a chord distance of 25.47 feet;

THENCE, Northwesterly, with the northeast line of Lullwater Drive and along said curve, an arc distance of 25.48 feet to a point for a corner;


THENCE, N 89°46'00" E, departing the northeast line of Lullwater Drive, a distance of 409.80 feet to a point for a corner;

REVIEWED BY
JL 5-21-14
SPK 2614

FIRELANE & UTILITY EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
CITY BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE, S 00°14'00" E, a distance of 125.00 feet to a point for a corner;
THENCE, N 89°46'00" E, a distance of 25.00 feet to a point for a corner;
THENCE, S 00°14'00" E, a distance of 15.00 feet to a point for a corner;
THENCE, N 89°46'00" E, a distance of 151.00 feet to a point for a corner;
THENCE, N 00°14'00" W, a distance of 140.00 feet to a point for a corner;
THENCE, N 89°46'00" E, a distance of 426.93 feet to a point for a corner in the west line of Plano Road (a 100 foot right of way);
THENCE, S 00°36'00" E, with the west line of Plano Road, a distance of 24.00 feet to a point for a corner;
THENCE, S 89°46'00" W, departing the west line of Plano Road, a distance of 397.08 feet to a point for a corner;
THENCE, S 00°14'00" E, a distance of 116.00 feet to a point for a corner;
THENCE, N 89°46'00" E, a distance of 397.83 feet to a point for a corner in the west line of Plano Road;
THENCE, S 00°36'00" E, with the west line of Plano Road, a distance of 24.00 feet to a point for a corner;
THENCE, S 89°46'00" W, departing the west line of Plano Road, a distance of 961.32 feet to the Point of Beginning and Containing 50,426 square feet or 1.158 acres of land, more or less.

Date: February 17, 2013



L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952



REVIEWED BY
SL 5-21-14
SPK 26.14

FIRELANE & UTILITY EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
CITY BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Basis of Bearing:

The bearing basis for this description is a bearing of N 00°36'00" W for the east line of Lullwater Drive as indicated on the map of North Lake Terrace as recorded in Volume 251, Page 2320, Deed Records of Dallas County, Texas.

(For SPRG Use Only)

Reviewed By: JL

Date: 5-21-14

SPRG No 2614

**FIRELANE & UTILITY EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

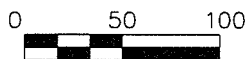
**EXHIBIT A-TRACT 4
141036**

LEGEND

- ROW Right of Way
- FIR Found Iron Rod
- SIR Set Iron Rod w/
plastic cap stamped
"Kadleck 3952"
- CM Controlling Monument
- D.R.D.C.T. Deed Records
Dallas County, Texas
- M.R.D.C.T. Map Records Dallas
County, Texas
- O.P.R.D.C.T. Official Public Records
Dallas County, Texas

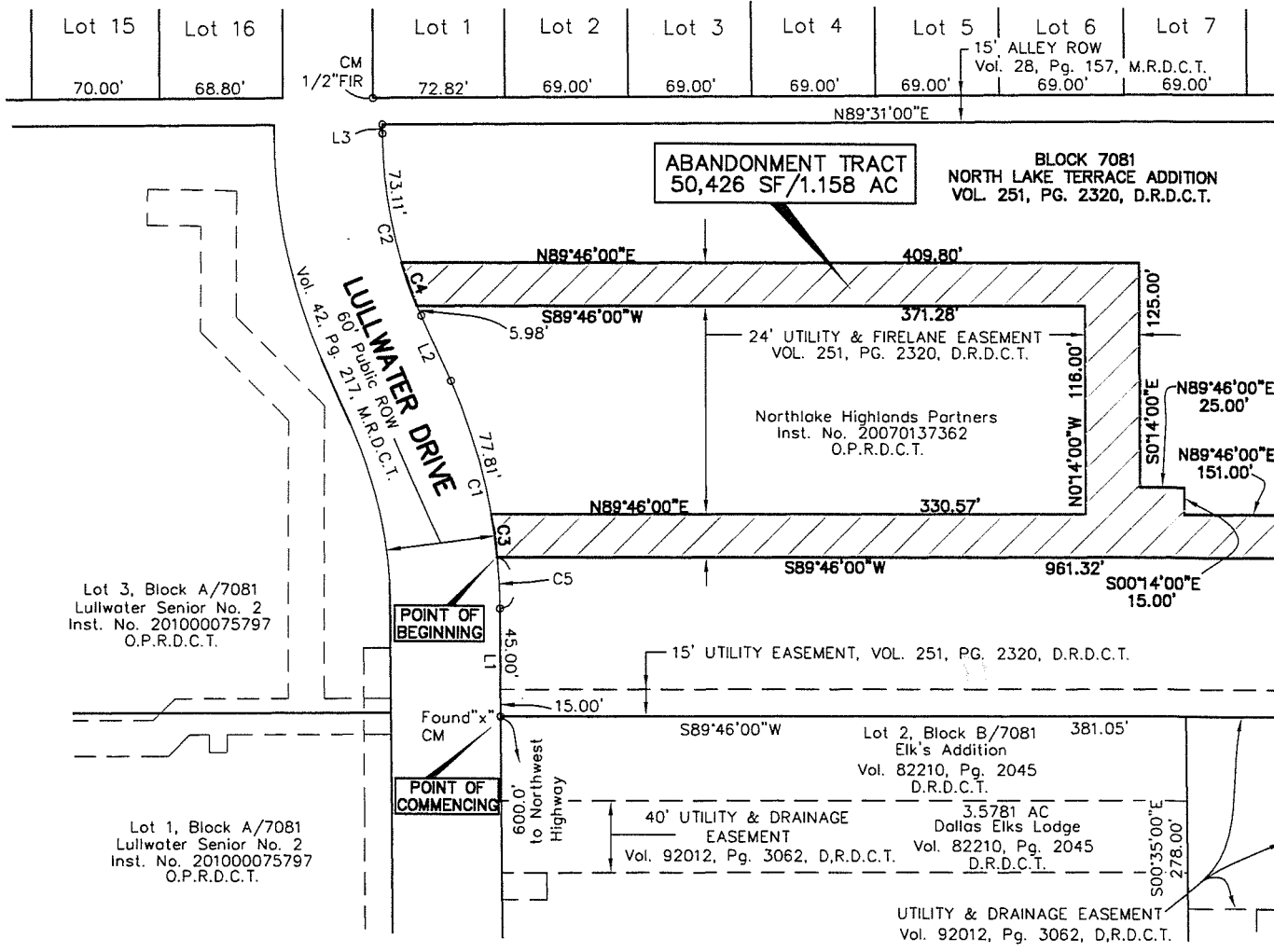
(For SPRG use only)
Reviewed by: JL
Date: 5-21-14
SPRG No. 2614

SCALE: 1"=100'



Date: February 17, 2013
Job No. 12683

Block 4/7081
Kelman Heights
Vol. 28, Pg. 157
M.R.D.C.T.



MATCH LINE - SEE SHEET 5

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|-----------|---------|---------|-------------|----------|
| C1 | 23°24'00" | 130.58' | 319.73' | N12°18'00"W | 129.67' |
| C2 | 23°31'03" | 104.56' | 254.74' | N12°14'29"W | 103.83' |
| C3 | 04°20'26" | 24.22' | 319.73' | N07°53'10"W | 24.22' |
| C4 | 05°43'51" | 25.48' | 254.74' | N19°47'26"W | 25.47' |
| C5 | 05°06'56" | 28.55' | 319.73' | N03°09'29"W | 28.54' |

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | N00°36'00"W | 60.00' |
| L2 | N24°00'00"W | 39.55' |
| L3 | N00°23'00"W | 5.00' |

The bearing basis for this exhibit is a bearing of N00°36'00"W for the east line of Lullwater Drive as shown on the map of North Lake Terrace Addition recorded in Volume 251, Page 2320, Map Records, Dallas County, Texas.



L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952

Feb 17, 2013

27319

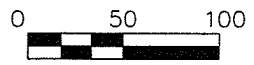
EXHIBIT A TRACT 4
141036

FIRELANE & UTILITY EASEMENT ABANDONMENT
NORTH LAKE TERRACE ADDITION
BLOCK 7081
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LEGEND



SCALE: 1"=100'

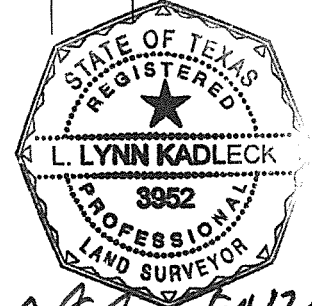
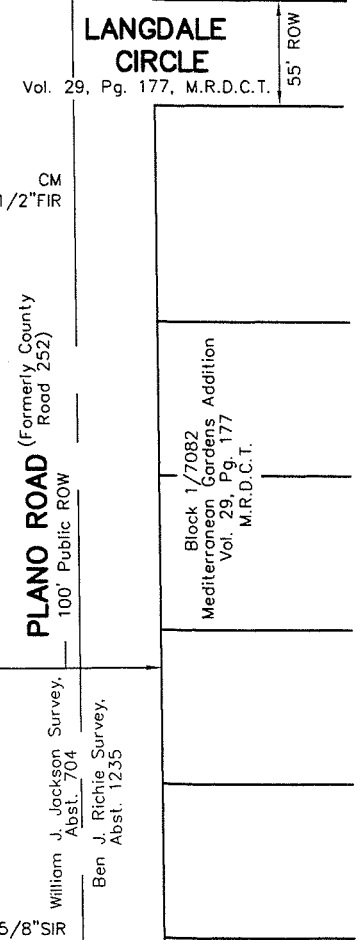
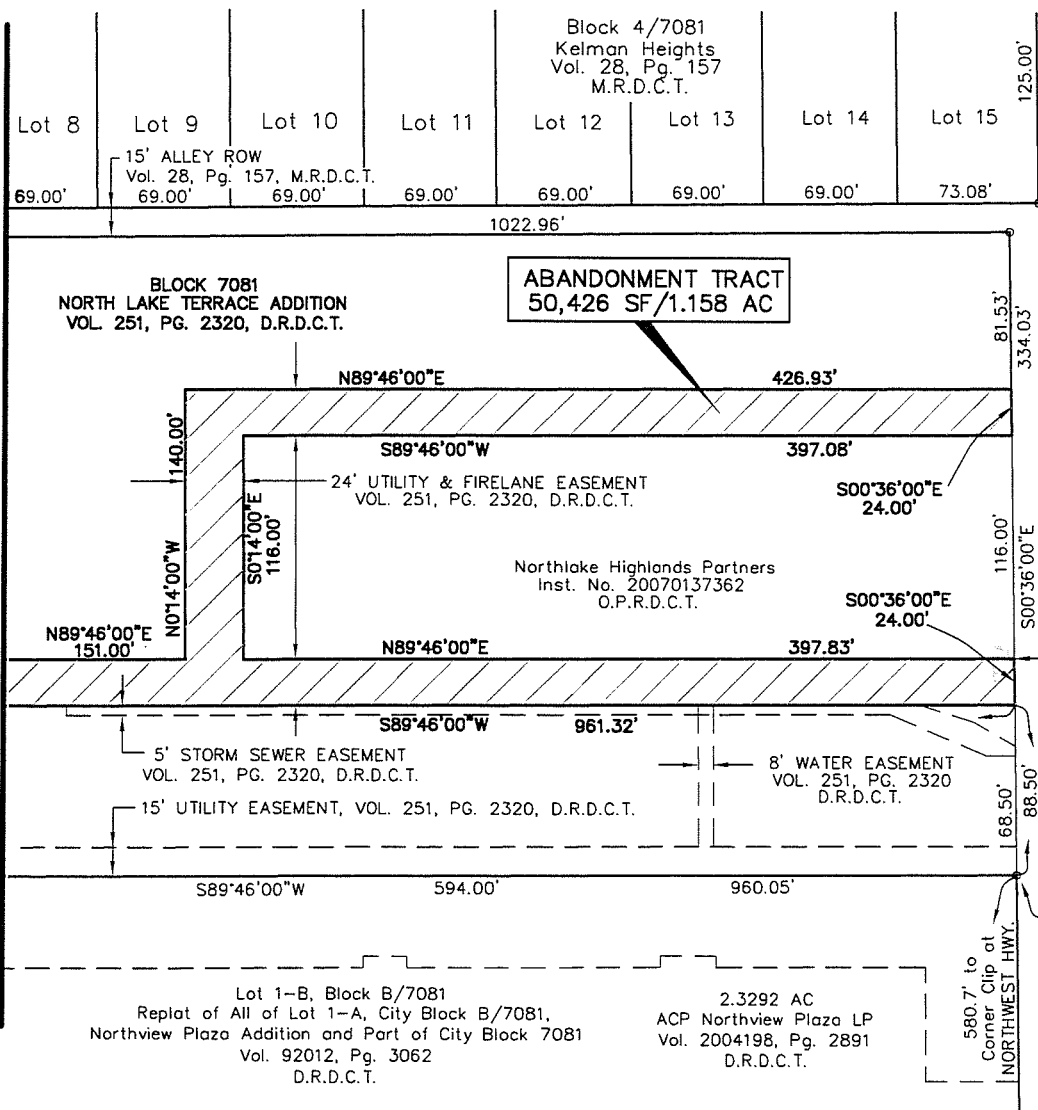


Date: February 17, 2013
Job No. 12683

(For SPRG use only)
Reviewed by: JL
Date: 5-21-14
SPRG No. 2614

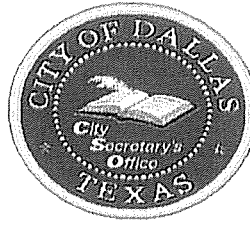
- ROW Right of Way
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- CM Controlling Monument
- D.R.D.C.T. Deed Records Dallas County, Texas
- M.R.D.C.T. Map Records Dallas County, Texas
- O.P.R.D.C.T. Official Public Records Dallas County, Texas

MATCH LINE - SEE SHEET 4



[Signature]
Lynn Kadleck
Registered Professional
Land Surveyor No. 3952
Feb 17, 2013

The bearing basis for this exhibit is a bearing of N00°36'00"W for the east line of Lullwater Drive as shown on the map of North Lake Terrace Addition recorded in Volume 251, Page 2320, Map Records, Dallas County, Texas.



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL JUN 25 2014

ORDINANCE NUMBER 29379

DATE PUBLISHED JUN 28 2014

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose G. Sims".