

Exhibit C
Memorandum

141089



CITY OF DALLAS

RECEIVED

2016 APR -4 AM 8:21

CITY SECRETARY
DALLAS, TEXAS

DATE March 24, 2016

TO City Secretary

SUBJECT Correction to CR 14-1089

This is the first (/) correction to the subject Council Resolution. If no, attach copies of any previous approved correction memos.

The subject Council Resolution was approved on 06/25/14 authorizing, "acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the owners (List attached), of nine parcels of land totaling approximately 1,641 square feet consisting of single family residences and church buildings located near the intersection of Spring Avenue and Troy Street for Spring Avenue Redevelopment Project – Not to exceed \$20,618 (\$2,618 plus closing cost and title expenses not to exceed \$18,000) - Financing: 2010-11 Community Development Block Grant Reprogramming Funds \$19,618 and Deerfield Housing Funds \$1,000"

This correction action is to affect Parcel No. 5 of the subject Council Resolution referenced below:

SUSSD804D39	Lacursha Hill	\$300	\$2,000	\$2,300
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Change(s) is/are needed to correct (select all applicable):

Typo Financial/funding information Obvious error from CR context

Council Resolution Section 4 should read as follows:

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller Chief Financial Officer 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 OFFER AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of FY10-11 CDBG REPROGRAMMING, Fund No. 10RP, Department HOU, Unit 804D, Activity HO93, Program No. PBNIP007, Object 4210; and Deerfield Housing Fund, Fund No. 0605, Department HOU, Unit 5993, Activity HO93, Program No. PBNIP007, Object 4250, Encumbrance No. for each is stated below. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

*RRR 4/24/16
8 4/4/16*

Department: Sustainable Development and Construction

Director (or designee):

Ashley Eubanks
Signature

3/24/16
Date

Ashley Eubanks
Print Name

Attachment for reference: Council Resolution [number], and if applicable, previous correction memo(s)

OFS: Approved Denied Is ATT Approval Needed? Y N

OFS:

Terry Ryan
Signature

4/1/2016
Date

TERRY RYAN
Print Name

ATT: Approved Denied

Assistant City Attorney:

Signature

Date

Print Name

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

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

"CITY": The City of Dallas

"PROPERTY": A total of approximately 1,641 square feet of property located in Dallas County, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Spring Avenue Redevelopment

"USE": The construction, widening and improvements to Spring Avenue

"PROPERTY INTEREST": Easement

"OWNER", "OFFER AMOUNT", and "AUTHORIZED AMOUNT" are described below:

Parcel No.	Square Feet	Owner	Closing Costs		Authorized Amount
			Offer Amount	and title expenses not to Exceed	
1	112	Saint Luke Methodist Church	\$168	\$2,000	\$2,168
2	400	True Vine Baptist Church	\$600	\$2,000	\$2,600
3	140	Daniela Rodriguez	\$210	\$2,000	\$2,210
4	140	Amira Omar	\$210	\$2,000	\$2,210
5	140	Lacursha Hill	\$300	\$2,000	\$2,300
6	140	Georgette Boulingui & Edgard Moudouma	\$300	\$2,000	\$2,300
7	190	Teri Turner	\$330	\$2,000	\$2,330
8	147	Stephen D. Smith	\$200	\$2,000	\$2,200
9	232	Ilithia Morris	\$300	\$2,000	\$2,300

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.

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 the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, 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 OFFER AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of FY10-11 CDBG REPROGRAMMING Fund No. 10RP, Department HOU, Unit 804D, Activity HO93, Program No. PBNIP007, Object 4210, Encumbrance No. for each is stated below. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

Parcel No.	Encumbrance No.	Owner	Offer Amount	Closing Costs and title expenses not to Exceed	Authorized Amount
1	SUSSD804D35	Saint Luke Methodist Church	\$168	\$2,000	\$2,168
2	SUSSD804D36	True Vine Baptist Church	\$600	\$2,000	\$2,600
3	SUSSD804D37	Daniela Rodriguez	\$210	\$2,000	\$2,210
4	SUSSD804D38	Amira Omar	\$210	\$2,000	\$2,210
5	SUSSD804D39	Lacursha Hill	\$300	\$2,000	\$2,300
6	SUSSD804D40	Georgette Boulingui & Edgard Moudouma	\$300	\$2,000	\$2,300
7	SUSSD804D41	Teri Turner	\$330	\$2,000	\$2,330
8	SUSSD804D42	Stephen D. Smith	\$200	\$2,000	\$2,200
9	SUSSD804D43	Ilithia Morris	\$300	\$2,000	\$2,300

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary suit(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation suit(s).

SECTION 8. 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 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the Special Commissioners in Condemnation appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the lawsuit for that amount and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the Commissioners' award made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council.

141089
June 25, 2014


SECTION 11. 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 
Assistant City Attorney

APPROVED BY
CITY COUNCIL

JUN 25 2014


City Secretary

Parcel 1
Field Notes Describing a 112 Square Foot (0.0026 Acre)
Tract of Land To Be Acquired
in Lot 8 3 in City Block 9/2406
From St. Luke Methodist Church

Being a 112 Square Foot (0.0026 Acre) Tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being a portion of Lot 8, Block 9/2406, Official City of Dallas Block Numbers, of the Jas J. Collins Subdivision, an addition to the City of Dallas dated September 23, 1938, and recorded in Volume 5, Page 467, of the Map Records of Dallas County, Texas, and being a part of the property conveyed to Warren J. Collins, by Partition Agreement, dated May 16, 1949, and recorded in Volume 2094, Page 213, of the Deed Records of Dallas County, Texas, (current ownership is claimed by St. Luke Methodist Church, though no vesting instrument can be found), and being more particularly described as follows:

BEGINNING at a 60D nail with washer marked "CITY OF DALLAS" set at the intersection of the Northwest Right-of-Way line of Spring Avenue (a variable width Right-of-Way) as created by Right-of-Way deed to the City of Dallas recorded in Volume 3138, Page 25 of the Deed Records of Dallas County, Texas, and the Southwest Right-of-Way line of Carter Street (a 30 foot wide Right-of-Way), as created by Right-of-Way deed to the City of Dallas, recorded in Volume 4413, Page 1 of the Deed Records of Dallas County, Texas, being on a Curve to the right and the most Easterly corner the herein described tract of land;

THENCE in the Southwesterly direction with said Curve to the right, having a Radius of 925.37 feet, a Central Angle of $0^{\circ}55'44''$, an Arc length of 15.00 feet, and a Chord which bears South $45^{\circ}03'04''$ West, a distance of 15.00 feet, along the said Northwest line of Spring Avenue, to a PK nail with washer marked "CITY OF DALLAS" set, same being the most Southerly corner of the herein described tract of land;


THENCE North $02^{\circ}23'46''$ West, departing the said Northwest line of Spring Avenue, over and across said Lot 8, Block 9/2406, a distance of 20.29 feet to a PK nail with washer marked "CITY OF DALLAS" set on the said Southwest line of Carter Street, same being the most Northerly corner of the herein described tract of land;

THENCE South $49^{\circ}50'36''$ East, with the said Southwest line of Carter Street, a distance of 15.00 feet to the **POINT OF BEGINNING**, containing 112 Square Feet, or 0.0026 Acres of land.

Parcel 1
Field Notes Describing a 112 Square Foot (0.0026 Acre)
Tract of Land To Be Acquired
in Lot 8 3 in City Block 9/2406
From St. Luke Methodist Church

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.

Scott Holt
2/22/2017



N Thomas Lagow Survey Abstract #759

EXHIBIT A

141089
 Parks & Friedman
 Spring Ave.
 ADDITION
 Vol. 4, Pg. 176

BLOCK 2398

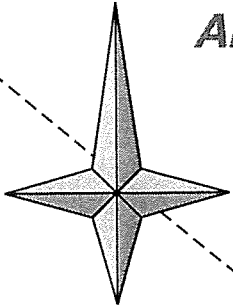
BLOCK B/2421

H.M. Skelton's
 Subdivision
 Volume 1,
 Page 77

W. H. Jones
 ADDITION
 Vol. 2, Pg. 252

PK nail found
 2" brass disc found

rivet found
 CONTROLLING MONUMENT
 Bears 0.20'
 N 48°08'37" W



Jas J. Collins
 ADDITION
 Vol. 5, Pg. 467

St. Luke
 Methodist Church
 (current owner,
 property deeded to
 Warren J. Collins
 Vol. 2094, Pg. 213)

CARTER ST.
 (30' Right-of-Way)

SPRING AVENUE
 (Variable Width R.O.W.)

LYONS ST.
 (Variable Width Right-of-Way)

PK nail set w/
 COD washer

20.29'
 N 02°23'46" W

PK nail set w/
 COD washer

15.00'
 S 49°50'36" E

60D nail w/
 COD washer set
POINT OF BEGINNING

CURVE DATA

L = 15.00'
 R = 925.37'
 Δ = 0°55'44"
 Chrd Brs: 15.00'
 S 45°03'04" W

Parcel 1
 112 Sq. Ft. (0.0026 Acre)
 Tract To Be Acquired From
 St. Luke Methodist Church

	Property to be acquired
	previous Right-of-Way acquisition
	Subdivision boundary
	Right-of-Way & Block lines
	platted lot lines
	property line (deed acquisition)

LOCATOR MAP

Sheet 3 of 3

SPRING AVENUE			
Property Acquisition for Street Widening St. Luke Methodist Church			
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER.NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N:\ENGR\SURVEY\ILONA\PROJECTS\SPRING AVE\Spring Ave Field Notes.dgn	As Noted	2-22-12
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PECK	HOLT	SPRING AVE.	311D-4174(1)

Controlling monuments for this project can be found on Survey Drawing 311D - 4174 in the City of Dallas Survey Vault (320 E. Jefferson Blvd, Dallas, Room #318, TX 75203)

Parcel 2
Field Notes Describing a 236 Square Foot (0.0054 Acre)
Tract of Land To Be Acquired
in Lots 1, 2, and 3 in City Block D/2402
From True Vine Missionary Baptist Church

Being a 236 Square Foot (0.0054 Acre) Tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being a portion of Lots 1, 2, and 3, Block D (D/2402 Official City of Dallas Block Numbers), of W. H. Jones Subdivision, an addition to the City of Dallas dated June 3, 1922 and recorded in Volume 2, Page 252, of the Map Records of Dallas County, Texas, and being a part of the property conveyed to True Vine Missionary Baptist Church, by Sheriff's Deed dated May 8, 1996, and recorded in Volume 96094, Page 2193, and by Sheriff's Deed dated April 4, 1996, recorded in Volume 96101, Page 4719, of the Deed Records of Dallas County, Texas, and with Sheriff's Deed dated April 10, 2008, and recorded in Instrument number 20080148694 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Northwest line of Spring Avenue (a variable width Right-of-Way) as created by Right-of-Way deed to the City of Dallas recorded in Volume 3129, Page 1 of the Deed Records of Dallas County, Texas, and the Southwest line of Benton Street (a 15.20 foot Right-of-Way, as created by deed to the City of Dallas, recorded in Volume 3153, Page 611 of the Deed Records of Dallas County, Texas), from which a rivet found (controlling monument) bears North 48°08'37" West, a distance of 0.20 feet;

THENCE South 41°39'14" West, along the said Northwest line of Spring Avenue, as created by deeds to the City of Dallas recorded in Volume 3129, Page 1, and Volume 3114, Page 438 (Deed Records of Dallas County, Texas), a distance of 370.20 feet to a cut "X" at the intersection with the common line between said Lot 3 and Lot 4 of said Block D/2402, same being the most Easterly North corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE South 41°32'14" West, departing said common lot line and with said Northwest line of Spring Avenue, by deed to the City of Dallas, recorded in Volume 3108, Page 17 of the Deed Records of Dallas County, Texas, a distance of 123.51 feet to a cut "X" at its intersection with the Northeast line of Carter Street (a 30 foot wide Right-of-Way), as created by Right-of-Way deed to the City of Dallas, recorded in Volume 4413, Page 1 of the Deed Records of Dallas County, Texas, being the most Southerly corner of Lot 1, Block D/2402, of the said W. H. Jones Subdivision, and the most Southerly corner of the herein described tract of land;

Parcel 2
Field Notes Describing a 236 Square Foot (0.0054 Acre)
Tract of Land To Be Acquired
in Lots 1, 2, and 3 in City Block D/2402
From True Vine Missionary Baptist Church

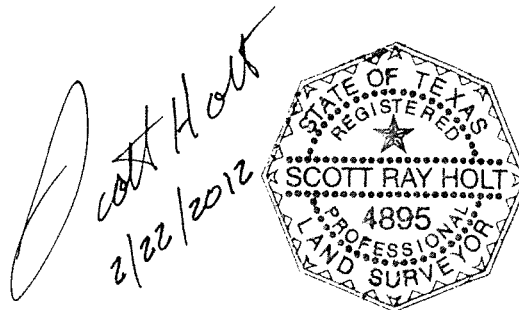
THENCE North 49°50'36" West, departing the said Northwest line of Spring Avenue, and with the said Northeast line of Carter Street, a distance of 6.93 feet to a 5/8 inch Iron Rod with cap stamped "CITY OF DALLAS" (hereinafter referred as "5/8" IR w/COD cap") set at the most Westerly North corner of the herein described tract of land;

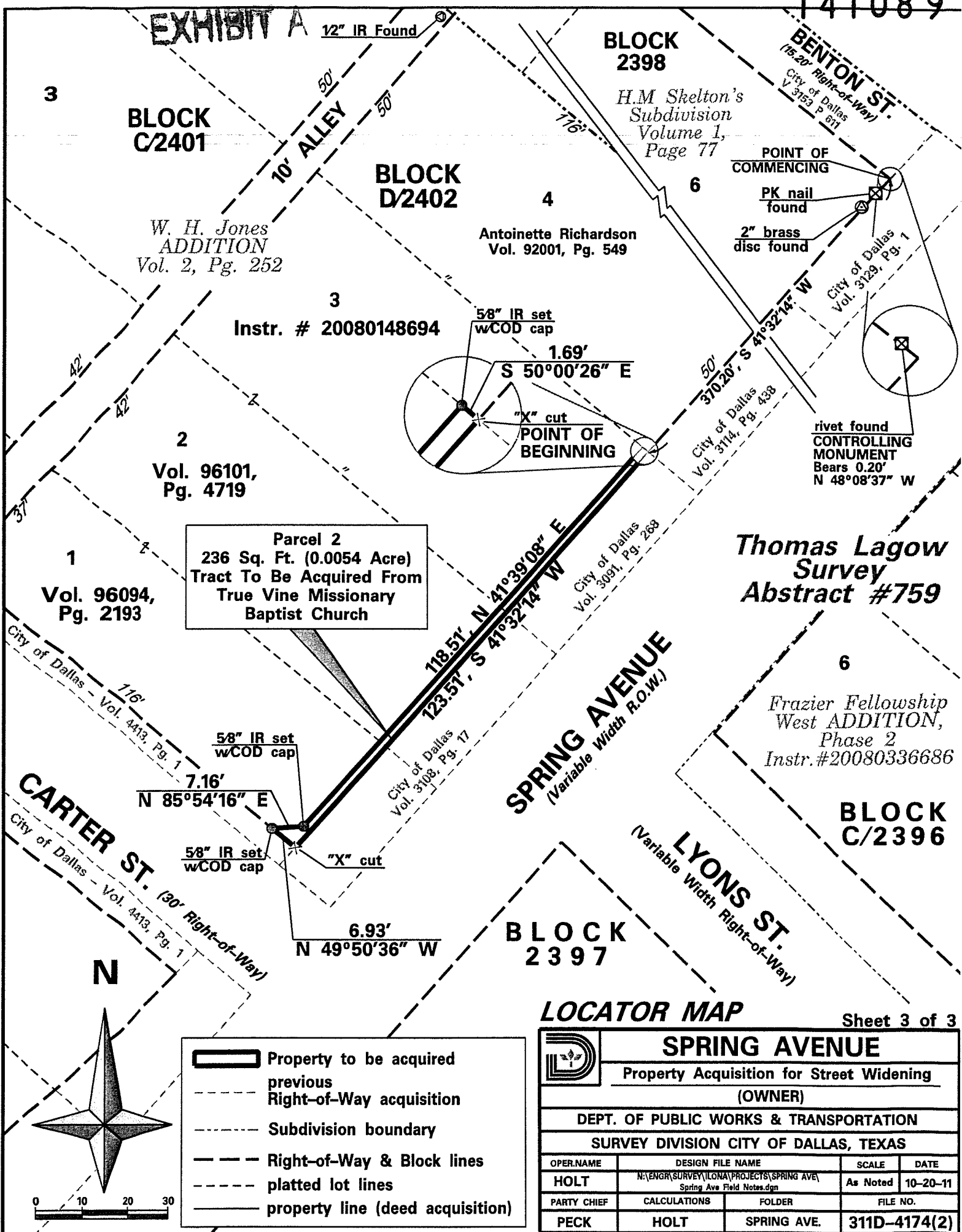
THENCE North 85°54'16" East, departing the last said Northeast line of Carter Street, over and across said Lot 1, a distance of 7.16 feet to a 5/8" IR w/COD cap set at an inside corner of the herein described tract of land;

THENCE North 41°39'08" East, continuing over and across said Lot 1, 2 and 3, a distance of 118.51 feet to a 5/8" IR w/COD cap set on the common line between said Lot 3 and Lot 4 of said Block D/2402, same being the most Northerly corner of the herein described tract of land;

THENCE South 50°00'26" East, with the last said common line between Lots 3 and 4, a distance of 1.69 feet to the **POINT OF BEGINNING**, containing 236 Square Feet, or 0.0054 Acres of land.

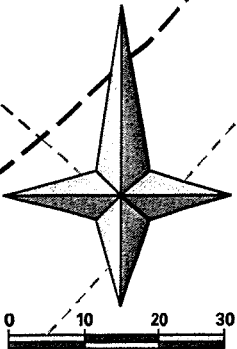
BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.





Parcel 2
236 Sq. Ft. (0.0054 Acre)
Tract To Be Acquired From
True Vine Missionary Baptist Church

- Property to be acquired previous
- Right-of-Way acquisition
- Subdivision boundary
- Right-of-Way & Block lines
- platted lot lines
- property line (deed acquisition)



LOCATOR MAP Sheet 3 of 3

SPRING AVENUE			
Property Acquisition for Street Widening (OWNER)			
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER.NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N:\ENGR\SURVEY\I\ONA\PROJECTS\SPRING AVE\Spring Ave Field Notes.dgn	As Noted	10-20-11
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PECK	HOLT	SPRING AVE.	311D-4174(2)

**Field Notes Describing a 164 Square Foot (0.0038 Acre)
Tract of Land To Be Acquired
in Lot 10 and 11 in City Block 2398
From Margaret C. Foreman**

Being a 164 Square Foot (0.0038 Acre) Tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being a portion of Lot 10 and Lot 11, Block 2398 (Official City of Dallas Block Numbers), of Margaret C. Foreman's Subdivision of Lot #7, Block #2398, an addition to the City of Dallas dated July 12, 1938 and recorded in Volume 5, Page 405, of the Map Records of Dallas County, Texas, and being a part of the property conveyed to Margaret C. Foreman, by Warranty Deed, dated June 18, 1938, and recorded in Volume 2080, Page 271 at the Deed Records of Dallas County, Texas (current ownership appears to be with True Vine Baptist Church according to a Right-of-Way dedication deed to the City of Dallas, dated August 16, 1949 and recorded in Volume 3253, Page 241 of the Deed Records of Dallas County, Texas, though we can find no vesting instrument), and being more particularly described as follows:

BEGINNING at an "X" cut at the intersection of the Northwest line of Spring Avenue (a variable width Right-of-Way), as created by Right-of-Way deed to the City of Dallas recorded in Volume 3253, Page 240 of the Deed Records of Dallas County, Texas, and the Southwest line of Sanderson Street (a 25 foot Right-of-Way), being the Easterly corner of the herein described tract of land, from which a $\frac{3}{4}$ " Iron Rod found (Controlling Monument) on the said Southwest line of Sanderson Street bears North $50^{\circ}02'42''$ West, a distance of 118.27 feet, and a found cut "X" on the said Northwest line of Spring Avenue bears South $52^{\circ}42'02''$ West, a distance of 2.15 feet;

THENCE South $41^{\circ}32'14''$ West, departing the last said Southwest line of Sanderson Street and with the said Northwest line of Spring Avenue, same being the South line of said Lots 10 and 11, and of said Block 2398, (passing at a 25.19 feet distance the common Lot line of said Lots 10 and 11), and continuing with the said Northwest line of Spring Avenue, as created by a Right-of-Way deed to the City of Dallas, recorded in Volume 3253, Page 244, for a total distance of 75.20 feet to an "X" cut at the intersection with the common line of said Lot 11 of Block 2398 and Lot 4 of Block D/2402 of W. H. Jones Subdivision, an addition to the City of Dallas recorded in Volume 2, Page 252 of said Deed Records, from which a cut "X" found on the said Northwest line of Spring Avenue bears South $53^{\circ}05'13''$ West, a distance of 2.08 feet, same being the most Southerly corner of the herein described tract of land;

EXHIBIT A

**Field Notes Describing a 164 Square Foot (0.0038 Acre)
Tract of Land To Be Acquired
in Lot 10 and 11 in City Block 2398
From Margaret C. Foreman**

THENCE North 50°00'26" West, departing the last said Northwest line and with the last said common Lot line of Lots 11 and 4, a distance of 1.59 feet to a 5/8 inch diameter Iron Rod with cap marked "CITY OF DALLAS" (hereinafter referred as "5/8 inch IR w/COD cap") set at the most Westerly corner of the herein described tract of land;

THENCE North 41°39'08" East, departing the last said common Lot line, over and across a portion of said Lots 11 and 10, (passing at a distance of 50.00 feet the common Lot line of said Lots 11 and 10 of said Block 2398), and continuing for a total distance of 65.20 feet to a 5/8 inch IR w/COD cap set at an inside corner of the herein described tract of land;

THENCE North 04°10'39" West, a distance of 13.94 feet to a 5/8 inch IR w/COD cap set on the said Southwest line of Sanderson Street, same being the Northeast line of said Lot 10 of Block 2398, and the most Northerly corner of the herein described tract of land;

THENCE South 50°00'26" East, with the last said Southwest line of Sanderson Street, a distance of 11.44 feet to the **POINT OF BEGINNING**, containing 164 Square Feet, or 0.0038 Acres of land.

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.

Scott Holt
2/10/2012

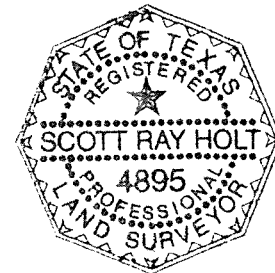


EXHIBIT A

Margaret C. Foreman's
ADDITION
 Subdiv. of Lot #7,
 Block #2398
 Vol. 5, Pg. 405

Margaret C. Foreman's
ADDITION
 Subdiv. of Lot #7, Block #2398
 Vol. 5, Pg. 405

BLOCK 2398

BLOCK D/2402

Parcel 4
 164 Sq. Ft. (0.0038 Acre)
 Tract To Be Acquired From
 Margaret C. Foreman
 Vol. 2080, Pg. 271

Antoinette Richardson
 Vol. 92001, Pg. 549

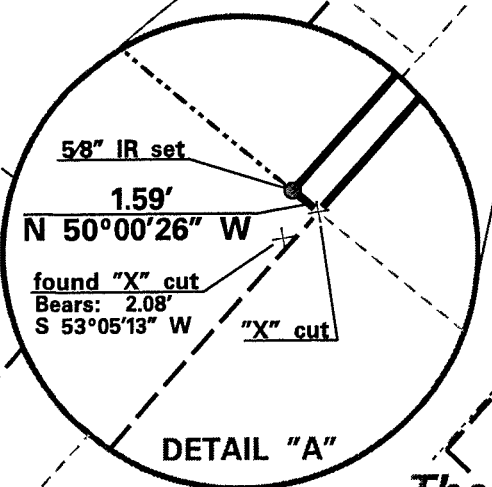
W. H. Jones
ADDITION
 Vol. 2, Pg. 252

DETAIL "A"

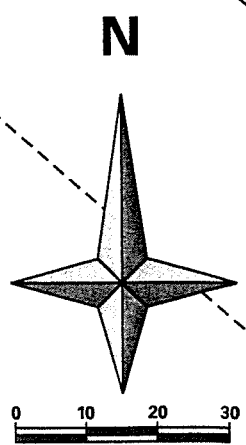
SPRING AVENUE
 (Variable Width R.O.W.)

Frazier Fellowship
ADDITION,
 Phase 2
 Instr. #20080336686

BLOCK C/2396



	Property to be acquired
	previous Right-of-Way acquisition
	Right-of-Way & Block lines
	platted lot lines
	property line (deed acquisition)



LOCATOR MAP

Sheet 3 of 3

				SPRING AVENUE			
				Property Acquisition for Street Widening Margaret C. Foreman			
DEPT. OF PUBLIC WORKS & TRANSPORTATION				SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE				
HOLT	N:\ENGR\SURVEY\10\A\PROJECTS\SPRING AVE\Spring Ave Field Notes.dgn	As Noted	1-10-12				
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.				
PECK	HOLT	SPRING AVE.	311D-4174(4)				

**Field Notes Describing a 140 Square Foot (0.0032 Acre)
Tract of Land To Be Acquired
in Lot 10 in City Block B/2396
From Daniela Rodriguez**

Being a 140 Square Foot (0.0032 Acre) Tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being part of Lot 10, of Block B/2396, Official City of Dallas Block Numbers, of the Frazier Fellowship West Addition, Phase 2, an addition to the City of Dallas, recorded in Instrument number 20080336686, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being a part of the property conveyed to Daniela Rodriguez, by deed recorded in Instrument number 201100072840, dated March 14, 2011 (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING from the intersection of the Southeast line of Spring Avenue (a variable width Right-of-Way) and the Northeast line of Clifford Jackson Street (a 53 feet Right-of-Way, by said Frazier Fellowship West Addition, Phase 2), being the Northwest corner of Lot 9, of said Block B/2396 of said addition, from which a found cut "X" bears North 22°57'33" East, a distance of 0.27 feet (controlling monument);

THENCE North 41°35'19" East, with the said Southeast line of Spring Avenue, and the North line of said Lot 9, Block B/2396, a distance of 46.55 feet to an "X" cut, at the **POINT OF BEGINNING**, and the most Westerly corner of the herein described tract of land;

THENCE North 41°35'19" East, continuing with the said Southeast line of Spring Avenue, a distance of 35.00 feet to a 60D nail set with "City of Dallas" washer at the intersection of said Southeast line of Spring Avenue and the common line of said Lot 10 and 11, same being the most Northerly corner of the herein described tract of land;

THENCE South 48°24'41" East, departing the last said Southeast line of Spring Avenue, and with the said common line of Lots 10 and 11, a distance of 4.00 feet, to a 5/8" iron rod with cap stamped "City of Dallas" set at the most Easterly corner of the herein described tract of land;

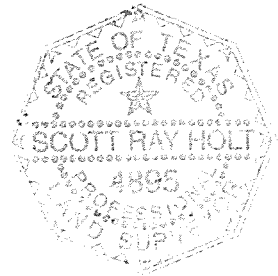
THENCE South 41°35'19" West, departing the last said common Lot line, parallel with and perpendicularly 4.00 feet distant from the said Southeast line, a distance of 35.00 feet to a 5/8" iron rod with "City of Dallas" cap set at the common Lot lines of said Lot 10 and 9, same being the most Southerly corner of the herein described tract of land:

THENCE North 48°24'41" West, with the last said common Lot line of Lots 10 and 11, a distance of 4.00 feet, to the **POINT OF BEGINNING**, containing 140 Square Feet, or 0.0032 Acres of land.

**Field Notes Describing a 140 Square Foot (0.0032 Acre)
Tract of Land To Be Acquired
in Lot 10 in City Block B/2396
From Daniela Rodriguez**

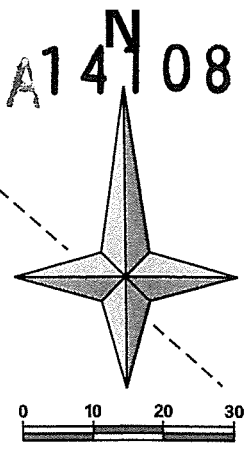
BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.

Scott Holt
1/13/2012



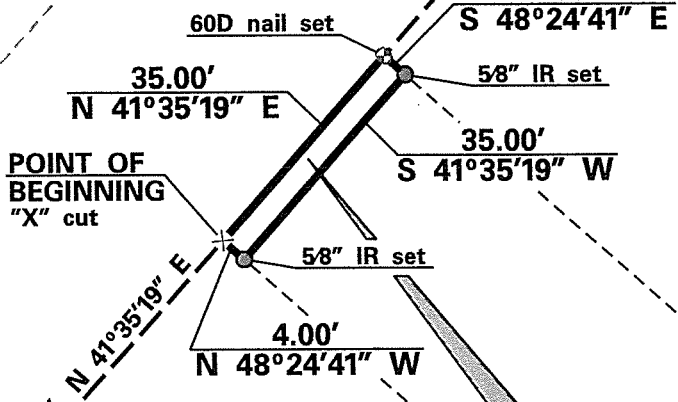
**BLOCK
2398**

SPRING AVENUE
(Variable Width R.O.W.)



City of Dallas
Vol. 3284, Pg. 11

City of Dallas
Vol. 3128, Pg. 1



**140 Sq. Ft. (0.0032 Acre)
Tract To Be Acquired From
Daniela Rodriguez
Instr. #201100072840**

**BLOCK
B/2396**

*Frazier Fellowship West
ADDITION, Phase 2
Instr. #20080336686*

Louis Nhobantege &
Elizabeth Iramona
Instr. #201100105795

found "X" cut
CONTROLLING
MONUMENT
Bears: 0.27'
N 22°57'33" E

**POINT OF
COMMENCING**

found "X" cut
CONTROLLING
MONUMENT

CLIFFORD JACKSON ST.
(53' Right-of-Way)

	Property to be acquired
	previous Right-of-Way acquisition
	Right-of-Way & Block lines
	platted lot lines
	property line (deed acquisition)

Priscilla Chambliss
Instr. #201000019676

*Thomas Lagow
Survey
Abstract #759*

LOCATOR MAP Sheet 3 of 3

				SPRING AVENUE			
				Property Acquisition for Street Widening Daniela Rodriguez			
DEPT. OF PUBLIC WORKS & TRANSPORTATION							
SURVEY DIVISION CITY OF DALLAS, TEXAS							
OPER.NAME	DESIGN FILE NAME			SCALE	DATE		
HOLT	N:\ENGR\SURVEY\10NA\PROJECTS\SPRING AVE\Spring Ave Field Notes.dgn			As Noted	1-13-12		
PARTY CHIEF	CALCULATIONS	FOLDER		FILE NO.			
PECK	HOLT	SPRING AVE.		311D-4174 (51)			

**Field Notes Describing a 140 Square Foot (0.0032 Acre)
Tract of Land To Be Acquired
in Lot 2 in City Block C/2396
From Amira Omar**

Being a 140 Square Foot (0.0032 Acre) Tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being part of Lot 2, of Block C/2396, Official City of Dallas Block Numbers, of the Frazier Fellowship West Addition, Phase 2, an addition to the City of Dallas, recorded in Instrument number 20080336686, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being a part of the property conveyed to Amira Omar, by deed recorded in Instrument number 201000198317, dated July 29, 2010 (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a cut "X" found (controlling monument) at the intersection of the Southeast line of Spring Avenue (a variable width Right-of-Way by use and occupation) and the common lines of said Lot 2 and Lot 1 of said Block C/2396, from which a cut "X" found (controlling monument) at the intersection of the said Southeast line of Spring Avenue and the Southwest line of Clifford Jackson Street (a 53 foot Right-of-Way by said Frazier Fellowship West Addition, Phase 2), being the Northeast corner of Lot 1, and of said Block C/2396, bears North $41^{\circ}35'19''$ East, a distance of 48.42 feet;

THENCE South $48^{\circ}24'41''$ East, departing the last said Southeast line of Spring Avenue, and with the said common Lot line, a distance of 4.00 feet to a $5/8''$ iron rod with cap stamped "City of Dallas" set at the most Easterly corner of the herein described tract of land;

THENCE South $41^{\circ}35'19''$ West, parallel with and perpendicularly 4.00 feet distant from the said Southwest line of Spring Avenue, a distance of 35.00 feet, to a $5/8''$ iron rod with cap stamped "City of Dallas" set on the common line between said Lot 2 and Lot 3 of said Block C/2396, at the most Southerly corner of the herein described tract of land;

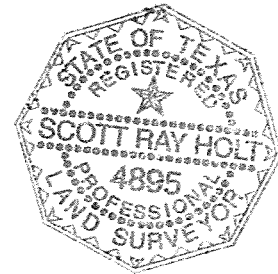
THENCE North $48^{\circ}24'41''$ West, with said common Lot line, a distance of 4.00 feet, to a cut "X" found (controlling monument) at the intersection of said common Lot line and the said Southeast line of Spring Avenue, same being the most Westerly corner of the herein described tract of land;

THENCE North $41^{\circ}35'19''$ East, with the last said Southeast line of Spring Avenue, same being the Northwest line of said Lot 2 of Block C/2396, a distance of 35.00 feet, to the **POINT OF BEGINNING**, containing 140 Square Feet, or 0.0032 Acres of land.

**Field Notes Describing a 140 Square Foot (0.0032 Acre)
Tract of Land To Be Acquired
in Lot 2 in City Block C/2396
From Amira Omar**

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.

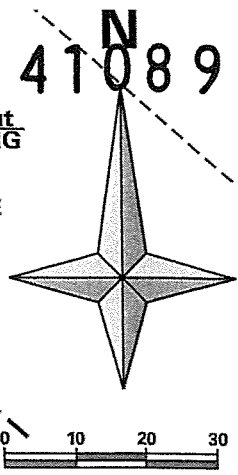
Scott Holt
1/17/2012



SPRING AVENUE EXHIBIT A

(Variable Width R.O.W. by use and occupation)

141089



Margaret C. Foreman's
ADDITION
Subdiv. of Lot #7,
Block #2398
Vol. 5, Pg. 405

H.M. Shelton's
Subdivision
Volume 1,
Page 77

CITY OF DALLAS
Vol. 3120, Pg. 324

CITY OF DALLAS
Vol. 3102, Pg. 208

15'x20' DP&L & SWR
EASEMENT
(V. 2962, P. 338)

found "X" cut
CONTROLLING
MONUMENT
Bears: 0.27'
N 22°57'33" E

found "X" cut
CONTROLLING
MONUMENT

SANDERSON ST.

CLIFFORD
JACKSON ST.
(53' Right-of-Way)

found "X" cut
CONTROLLING
MONUMENT
POINT OF
BEGINNING

48.42' N 41°35'19" E
4.00'
S 48°24'41" E

58" IR set
w/COD cap

35.00'
S 41°35'19" W

35.00'
S 41°35'19" W

found "X" cut
CONTROLLING
MONUMENT

4.00'
N 48°24'41" W

58" IR set
w/COD cap

140 Sq. Ft. (0.0032 Acre)
Tract To Be Acquired
From Amira Omar
Instr. #201000198317

Priscilla Chambliss
Instr. #201000019674

found "X" cut
CONTROLLING
MONUMENT

Frazier Fellowship West
ADDITION, Phase 2
Instr. #20080336686

Thomas Lagow
Survey
Abstract #759

BLOCK
C/2396

15' ALLEY

LOCATOR MAP

Sheet 3 of 3

	Property to be acquired
	previous Right-of-Way acquisition
	Right-of-Way & Block lines
	platted lot lines
	property line (deed acquisition)

SPRING AVENUE			
Property Acquisition for Street Widening			
Amira Omar			
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER.NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N:\ENGR\SURVEY\LONA\PROJECTS\SPRING AVE\Spring Ave Field Notes.dgn	As Noted	1-13-12
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PECK	HOLT	SPRING AVE.	311D-4174 (54)

**Field Notes Describing a 140 Square Foot (0.0032 Acre)
Tract of Land To Be Acquired
in Lot 3 in City Block C/2396
From Lacursha Hill**

Being a 140 Square Foot (0.0032 Acre) Tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being part of Lot 3, of Block C/2396, Official City of Dallas Block Numbers, of the Frazier Fellowship West Addition, Phase 2, an addition to the City of Dallas, recorded in Instrument number 20080336686, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being a part of the property conveyed to Lacursha Hill, by deed recorded in Instrument number 201000019577, dated January 21, 2010 (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a cut "X" found (controlling monument) at the intersection of the Southeast line of Spring Avenue (a variable width Right-of-Way by use and occupation) and the common lines of said Lot 3 and Lot 4 of said Block C/2396, same being the Westerly corner of said Lot 3 and of the herein described tract of land;

THENCE North 41°35'19" East, with the last said Southeast line of Spring Avenue, same being the Northwest line of said Lot 3 of Block C/2396, a distance of 35.00 feet to a found cut "X" (controlling monument) at the intersection of the said Southeast line of Spring Avenue with the common line of said Lot 3 and Lot 2, same being the Northerly corner of the herein described tract of land, from which a cut "X" found (controlling monument) at the intersection of the said Southeast line of Spring Avenue and the common line of said Lot 2 and Lot 1, bears North 41°35'19" East, a distance of 35.00 feet;

THENCE South 48°24'41" East, departing the last said Southeast line of Spring Avenue, and with the said common Lot line of Lots 2 and 3, a distance of 4.00 feet to a 5/8 inch iron rod with cap stamped "City of Dallas" set at the most Easterly corner of the herein described tract of land;

THENCE South 41°35'19" West, departing the last said common Lot line, parallel with and perpendicularly 4.00 feet distant from the said Southwest line of Spring Avenue, a distance of 35.00 feet, to a 5/8 inch iron rod with cap stamped "City of Dallas" set on the said common line between Lot 3 and Lot 4 of Block C/2396, at the most Southerly corner of the herein described tract of land;

THENCE North 48°24'41" West, with the last said common Lot line, a distance of 4.00 feet, to the **POINT OF BEGINNING**, containing 140 Square Feet, or 0.0032 Acres of land.

**Field Notes Describing a 140 Square Foot (0.0032 Acre)
Tract of Land To Be Acquired
in Lot 3 in City Block C/2396
From Lacursha Hill**

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.

Scott Holt
1/17/2012

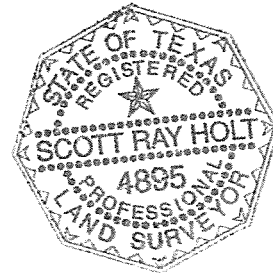


EXHIBIT A

Margaret C. Foreman's
ADDITION
Subdiv. of Lot #7,
Block #2398
Vol. 5, Pg. 405

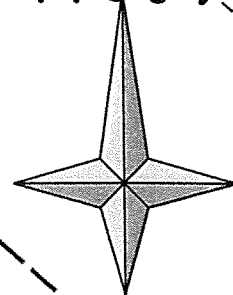
H.M. Skelton's
Subdivision
Volume 1,
Page 77

City of Dallas
Vol. 3180, Pg. 384

City of Dallas
Vol. 3182, Pg. 208

SPRING AVENUE
(Variable Width R.O.W.
by use and occupation)

141089



SANDERSON ST.
(25' Right-of-Way)

5

found "X" cut
CONTROLLING
MONUMENT

found "X" cut
CONTROLLING
MONUMENT

15'X20' DP&L & SWB
EASEMENT
(V. 2962, P. 338)

Priscilla Chambliss
Instr. #20100019674

**CLIFFORD
JACKSON ST.**
(53' Right-of-Way)

0 10 20 30

found
"X" cut

found "X" cut
CONTROLLING
MONUMENT

found "X" cut
CONTROLLING
MONUMENT

City of Dallas
Vol. 3255, Pg. 244

found "X" cut
CONTROLLING
MONUMENT
POINT OF
BEGINNING

Amira Omar
Instr. #201000198317

**BLOCK
C/2396**

1

35.00'
N 41°35'19" E

4.00'
S 48°24'41" E

58" IR set
w/COD cap

35.00'
S 41°35'19" W

4.00'
N 48°24'41" W

58" IR set
w/COD cap

140 Sq. Ft. (0.0032 Acre)
Tract To Be Acquired
From Lacursha Hill
Instr. #20100019577

2

15' ALLEY

Frazier Fellowship West
ADDITION, Phase 2
Instr. #20080336686

Luis Hernandez
Instr. #201000121233

Thomas Lagow
Survey
Abstract #759

3

LOCATOR MAP

Sheet 3 of 3

SPRING AVENUE

Property Acquisition for Street Widening

Lacursha Hill

DEPT. OF PUBLIC WORKS & TRANSPORTATION

SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER.NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N:\ENGR\SURVEY\10NA\PROJECTS\SPRING AVE\ Spring Ave Field Notes.dgn	As Noted	1-13-12
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PECK	HOLT	SPRING AVE.	311D-4174 (55)

- Property to be acquired
- previous Right-of-Way acquisition
- Right-of-Way & Block lines
- platted lot lines
- property line (deed acquisition)

Field Notes Describing a 140 Square Foot (0.0032 Acre) Tract of Land To Be Acquired in Lot 5 in City Block C/2396 From Georgette Boulingui and Edgard Moudouma

Being a 140 Square Foot (0.0032 Acre) Tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being part of Lot 5, of Block C/2396, Official City of Dallas Block Numbers, of the Frazier Fellowship West Addition, Phase 2, an addition to the City of Dallas, recorded in Instrument number 20080336686, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being a part of the property conveyed to Georgette Boulingui and Edgard Moudouma, by deed recorded in Instrument number 201000109245, dated April 22, 2010 (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at an "X" cut at the intersection of the Southeast line of Spring Avenue (a variable width Right-of-Way by use and occupation) and the common lines of said Lot 5 and Lot 6 of said Block C/2396, same being the Westerly corner of said Lot 5 and of the herein described tract of land, from which the Easterly corner of said Block C/2396, as defined by the said Frazier Fellowship West Addition, Phase 2, bears South 41°35'19" West, a distance of 47.38 feet;

THENCE North 41°35'19" East, with the last said Southeast line of Spring Avenue, same being the Northwest line of said Lot 5 of Block C/2396, a distance of 35.00 feet, to an "X" cut at the intersection of the said Southeast line of Spring Avenue with the common line of said Lot 5 and Lot 4, same being the Northerly corner of said Lot 5 and of the herein described tract of land, from which a cut "X" found (controlling monument) at the intersection of the said Southeast line of Spring Avenue and the common line of Lot 3 and said Lot 4, bears North 41°35'19" East, a distance of 35.00 feet;

THENCE South 48°24'41" East, departing the last said Southeast line of Spring Avenue, and with the said common line of Lots 5 and 4, a distance of 4.00 feet to a 5/8" iron rod with cap stamped "City of Dallas" set at the most Easterly corner of the herein described tract of land;

THENCE South 41°35'19" West, departing the last said common Lot line, parallel with and perpendicularly 4.00 feet distant from the said Southeast line of Spring Avenue, a distance of 35.00 feet, to a 5/8" iron rod with cap stamped "City of Dallas" set on the common line between said Lot 5 and Lot 6 of Block C/2396, at the most Southerly corner of the herein described tract of land;

THENCE North 48°24'41" West, with the last said common Lot line, a distance of 4.00 feet, to the POINT OF BEGINNING, containing 140 Square Feet, or 0.0032 Acres of land.

Scott Holt
1/21/2012

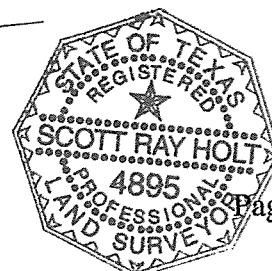


EXHIBIT A

141089

Field Notes Describing a 140 Square Foot (0.0032 Acre)
Tract of Land To Be Acquired
in Lot 5 in City Block C/2396
From Georgette Boulingui and Edgard Moudouma

BASIS OF BEARINGS: Bearings are based on the Texas State Plane
Coordinate System, North Central Zone 4202, North American Datum of 1983.

Scott Holt
1/21/2012

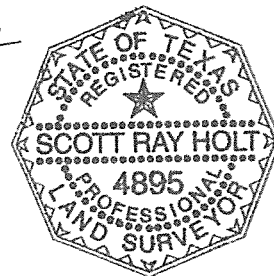


EXHIBIT A

W. H. Jones
ADDITION
Vol. 2, Pg. 252

City of Dallas
Vol. 3253, Pg. 244

found "X" cut
CONTROLLING
MONUMENT

141089

Amira Omar
Instr. #201000198317

2

BLOCK
D/2402

BLOCK
C/2396

3

City of Dallas
Vol. 3097, Pg. 203

Lacursha Hill
Instr. #201000019577

3

cut "X"
POINT OF
BEGINNING

cut "X"

4.00'

S 48°24'41" E

58" IR set
w/COD cap

35.00'

N 41°35'19" E

35.00'

S 41°35'19" W

Luis Hernandez
Instr. #201000121233

4.00'
N 48°24'41" W

58" IR set
w/COD cap

Parcel 57
140 Sq. Ft. (0.0032 Acre)
Tract To Be Acquired From
Georgette Boulingui &
Edgard Moudouma
Instr. #201000109245

4

0.5' R.O.W.
dedication by this plat

City of Dallas
Vol. 5103, Pg. 77

SPRING AVENUE
(Variable Width R.O.W.)

Frazier Fellowship West
ADDITION, Phase 2
Instr. #20080336686

5

Teri Turner
Instr. #201000029337

6

LYONS ST.
(Variable Width Right-of-Way)

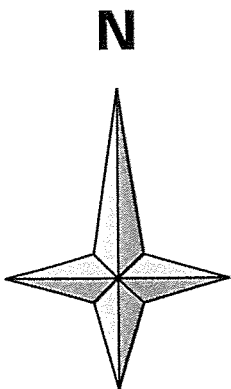
15' ALLEY

Thomas Lagow
Survey
Abstract #759

BLOCK
2397

LOCATOR MAP

Sheet 3 of 3



- Property to be acquired
- previous Right-of-Way acquisition
- Right-of-Way & Block lines
- platted lot lines
- property line (deed acquisition)

SPRING AVENUE			
Property Acquisition for Street Widening			
Georgette Boulingui & Edgard Moudouma			
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER.NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N:\ENGR\SURVEY\ILONA\PROJECTS\SPRING AVE\Spring Ave Field Notes.dgn	As Noted	1-13-12
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PECK	HOLT	SPRING AVE.	311D-4174 (57)

**Field Notes Describing a 190 Square Foot (0.0044 Acre)
Tract of Land To Be Acquired
in Lot 6 in City Block C/2396
From Teri Turner**

Being a 190 Square Foot (0.0044 Acre) Tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being part of Lot 6, of Block C/2396, Official City of Dallas Block Numbers, of the Frazier Fellowship West Addition, Phase 2, an addition to the City of Dallas, recorded in Instrument number 20080336686, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being a part of the property conveyed to Teri Turner, by deed recorded in Instrument number 201000029337, dated February 2, 2010 (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at an "X" cut at the intersection of the Southeast line of Spring Avenue (a variable width Right-of-Way by use and occupation) and the Northeast line of Lyons Street (a variable width Right-of-Way), same being the Westerly corner of said Lot 6 and of Block C/2396, and of the herein described tract of land;

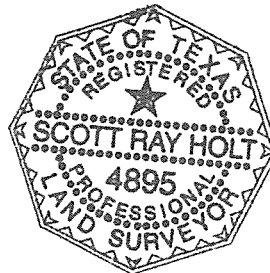
THENCE North 41°35'19" East, with the said Southeast line of Spring Avenue, and the Northeast line of said Lot 6 of Block C/2396, a distance of 47.38 feet to a cut "X" at the intersection of the common lines of said Lot 6 and Lot 5 of said Block C/2396, same being the Northerly corner of said Lot 6 and of the herein described tract of land, from which a cut "X" found (controlling monument) at intersection of the said Southeast line of Spring Avenue and the common line of Lots 3 and 4 of said Block C/2396 bears North 41°35'19" East, a distance of 70.00 feet;

THENCE South 48°24'41" East, departing the last said Southeast line of Spring Avenue, and with the said common line of Lots 6 and 5, a distance of 4.00 feet to a 5/8" iron rod with cap stamped "City of Dallas" set at the most Easterly corner of the herein described tract of land;

THENCE South 41°35'19" West, departing the last said common Lot line, parallel with and perpendicularly 4.00 feet distant from the said Southeast line of Spring Avenue, a distance of 47.58 feet, to a 5/8" iron rod with cap stamped "City of Dallas" set on the Northeast line of Lyons Street, same being the Southwest line of said Lot 6 and of said Block C/2396;

THENCE North 45°26'39" West, with the last said Northeast line of Lyons Street, a distance of 4.01 feet, to the **POINT OF BEGINNING**, containing 190 Square Feet, or 0.0044 Acres of land.

Scott Holt
1/21/2012



Teri Turner: Parcel #58

Field Notes Describing a 190 Square Foot (0.0044 Acre)
Tract of Land To Be Acquired
in Lot 6 in City Block C/2396
From Teri Turner

BASIS OF BEARINGS: Bearings are based on the Texas State Plane
Coordinate System, North Central Zone 4202, North American Datum of 1983.

Scott Holt
1/21/2012



W. H. Jones
ADDITION
Vol. 2, Pg. 252

EXHIBIT A

City of Dallas
Vol. 3253, Pg. 244

found "X" cut
CONTROLLING
MONUMENT

141089
Amira Omar
Instr. #201000198317

**BLOCK
D/2402**

3

City of Dallas
Vol. 3057, Pg. 263

SPRING AVENUE
(Variable Width R.O.W.)

found "X" cut
CONTROLLING
MONUMENT

**BLOCK
C/2396**

2

0.5' R.O.W.
dedication by this plat

Lacursha Hill
Instr. #201000019577

3

City of Dallas
Vol. 3108, Pg. 17

cut "X"

47.38'
N 41°35'19" E

4.00'
S 48°24'41" E

58" IR set
wCOD cap

47.58'
S 41°35'19" W

Luis Hernandez
Instr. #201000121233

Frazier Fellowship West
ADDITION, Phase 2
Instr. #20080336686

cut "X"
POINT OF
BEGINNING

4.01'
N 45°26'39" W

58" IR set
wCOD cap

Georgette Boulingui &
Edgard Moudouma
Instr. #201000109245

Parcel 58
190 Sq. Ft. (0.0044 Acre)
Tract To Be Acquired
From Teri Turner
Instr. #201000029337

4

13' R.O.W. dedication by Frazier Fellowship West Addition, Phase 2

LYONS ST.
(Variable Width Right-of-Way)

Teri Turner
Instr. #201000029337

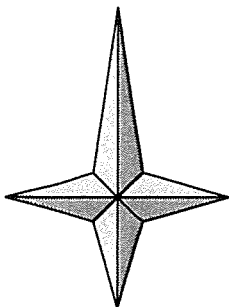
5

15' ALLEY

Thomas Lagow
Survey
Abstract #759

6

N



**BLOCK
2397**

LOCATOR MAP

Sheet 3 of 3



	Property to be acquired
	previous Right-of-Way acquisition
	Right-of-Way & Block lines
	platted lot lines
	property line (deed acquisition)

SPRING AVENUE			
Property Acquisition for Street Widening			
Teri Turner			
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER.NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N:\ENGR\SURVEY\ILONA\PROJECTS\SPRING AVE\Spring Ave Field Notes.dgn	As Noted	1-13-12
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PECK	HOLT	SPRING AVE.	311D-4174 (58)

EXHIBIT A**Field Notes Describing
A 147 Square Foot (0.003 Acre)
Tract of Land To Be Acquired
in Lot 11 in City Block B/2396
From Stephen D. Smith**

Being a 147 Square Foot (0.003 Acre) Tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being part of Lot 11, of Block B/2396, Official City of Dallas Block Numbers, of the Frazier Fellowship West Addition, Phase 2, an addition to the City of Dallas, recorded in Instrument number 20080336686, of the Official Public Records of Dallas County, Texas, and being a part of the property conveyed to Stephen D. Smith, by deed dated June 4, 2013 and recorded in Instrument number 201300187844 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southeast line of Spring Avenue (a variable width Right-of-Way) and the Northeast line of Clifford Jackson Street (53-foot-wide Right-of-Way, by the said Frazer Fellowship West Addition, Phase 2), same being the Southwest corner of said Block B/2396 and of Lot 9, from which a cut "X" found in concrete pavement bears North 22°56'15" East, a distance of 0.27 feet;

THENCE North 41°35'19" East, with the said Southeast line of Spring Avenue, same being the Northwest line of said Block B/2396 and of said Lots 9 and 10, a distance of 80.05 feet to a 60D nail set at the common corner of said Lots 10 and 11 and the most Westerly corner and POINT OF BEGINNING of the herein described tract of land;

THENCE North 41°35'19" East, continuing with the said Northwest line of Block B/2396 and of said Lot 11, a distance of 36.73 feet to a Mag nail with washer marked "City of Dallas" set at the common corner of said Lot 11 and Lot 12 of said Block, same being the most Northerly corner of the herein described tract of land;

THENCE South 48°24'41" East, departing the last said Southeast line of Spring Avenue and with the said common line of said Lot 11 and 12, a distance of 4.00 feet to a 5/8 inch diameter Iron Rod with cap marked "CITY OF DALLAS" set at the most Easterly corner of the herein described tract of land;

THENCE South 41°35'19" West, departing the last said common line, and being at all times 4.00 feet distant from and parallel with the above said Southeast line of Spring Avenue, over and across a portion of said Lot 11 a distance of 36.73 feet to a 5/8 inch diameter Iron Rod with cap marked "CITY OF DALLAS" set on the common line between said Lot 11 and Lot 10 of said Block B/2396, at the most Southerly corner of the herein described tract of land;

**Field Notes Describing
A 147 Square Foot (0.003 Acre)
Tract of Land To Be Acquired
in Lot 11 in City Block B/2396
From Stephen D. Smith**

THENCE North 48°24'41" West, with the said common line of said Lot 10 and 10, a distance of 4.00 feet to the **POINT OF BEGINNING**, containing 147 Square Feet, or 0.003 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

Scott Holt
4/3/14

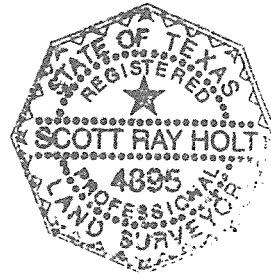
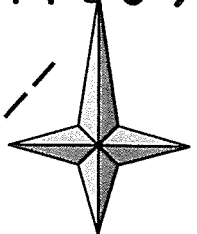


EXHIBIT A

BENTON ST.
(15.20' Right-of-Way)

SPRING AVENUE
(Variable Width Right-of-Way)

141089



LEGEND

- ✕ "X" Cut in Pavement
- ⊙ 58" Iron Rod wCOD Cap Set
- Mag Nail wCOD Washer Set
- ⊗ 60-D Nail Set

Parcel 66
147 Sq. Ft. (0.003 Acre)
Tract To Be Acquired

36.73'
N 41°35'19" E

4.00'
S 48°24'41" E

60D nail set
POINT OF BEGINNING

36.73'
S 41°35'19" W

4.00'
N 48°24'41" W

Thomas Lagow Survey
Abstract #759

City of Dallas
Vol. 3284, Pg. 71

City of Dallas
Vol. 3129, Pg. 7

POINT OF COMMENCING
"X" Cut found in
Conc. Pavement
Brs. 0.27',
N 22°56'15" E

80.05', N41°35'19" E

BLOCK B/2396

Stephen D. Smith
Instr. #201300187844

Daniela Rodriguez
Instr. #201100072840

Louis Nhobantege &
Elizabeth Iramona
Instr. #201100105795

Frazier Fellowship West
ADDITION, Phase 2
Instr. #20080336686

CLIFFORD ST.
JACKSON ST.
(53' Right-of-Way)

1.5' SIDEWALK &
UTILITY EASEMENT

LOCATOR MAP

Sheet 3 of 3

SPRING AVENUE			
Property Acquisition for Street Widening			
Stephen D. Smith			
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER.NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N:\ENGR\SURVEY\ILONA\PROJECTS\SPRING AVE\ Spring Ave Field Notes.dgn	As Noted	1-3-14
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PECK	HOLT	SPRING AVE.	311D-4174(66)

**Field Notes Describing
A 232 Square Foot (0.005 Acre)
Tract of Land To Be Acquired
in Lot 21 in City Block B/2396
From Ilithia Morris**

Being a 232 Square Foot (0.005 Acre) Tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being part of Lot 21, of Block B/2396, Official City of Dallas Block Numbers, of the Frazier Fellowship West Addition, Phase 2, an addition to the City of Dallas, recorded in Instrument number 20080336686, of the Official Public Records of Dallas County, Texas, and being a part of the property conveyed to Ilithia Morris, by deed dated July 29, 2013 and recorded in Instrument number 201300285166 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch diameter Iron Rod with cap marked "SHIELDS & LEE" (controlling monument) found at the most Northerly corner of said Lot 21 of said Block B/2396, being also the most Northerly corner of the herein described tract of land, at the intersection of the Southwest Right-of-Way line of Troy Street (a variable width Right-of-Way) with the Southeast Right-of-Way line of Spring Avenue (a variable width Right-of-Way), same being the West line of a 26-foot Right-of-Way dedication by the above said Frazier Fellowship West Addition, Phase 2;

THENCE South 45°25'57" East, departing the last said Southeast line of Spring Avenue and with the said current Southwest line of Troy Street, being also the Northeast line of said Lot 21, a distance of 8.40 feet to a 5/8 inch diameter Iron Rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD Cap") set at the most Easterly corner of the herein described tract of land:

THENCE North 85°50'52" West, departing the last said common line between Troy Street and Lot 21, over and across a portion of said Lot 21, a distance of 5.53 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein described tract of land:

THENCE South 41°35'19" West, being at all times 4.00 feet distant from and parallel with the above said Southeast line of Spring Avenue, over and across a portion of said Lot 21 a distance of 52.22 feet to a 5/8" I.R. w/COD Cap set on the common line between said Lot 21 and Lot 20 of said Block B/2396, at the most Southerly corner of the herein described tract of land:

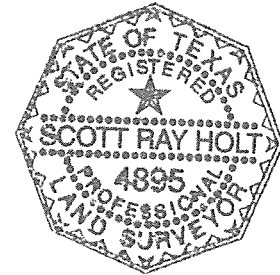
THENCE North 48°24'41" West, with the said common line of said Lot 20 and 21 of said Block B/2396, a distance of 4.00 feet to a 1/2 inch diameter Iron Rod with cap marked "CITY OF DALLAS" (controlling monument) found at the common corner of said Lots 20 and 21, lying on the said Southeast line of Spring Avenue, at the most Westerly corner of the herein described tract of land:

**Field Notes Describing
A 232 Square Foot (0.005 Acre)
Tract of Land To Be Acquired
in Lot 21 in City Block B/2396
From Ilithia Morris**

THENCE North 41°35'19" East, departing the last said common line between Lots 20 and 21 and with the said Southeast line of Spring Avenue, being also the Northwest line of said Lot 21 and of said Block B/2396, a distance of 56.03 feet to the **POINT OF BEGINNING**, containing 232 Square Feet, or 0.005 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

Scott Holt
1/3/14

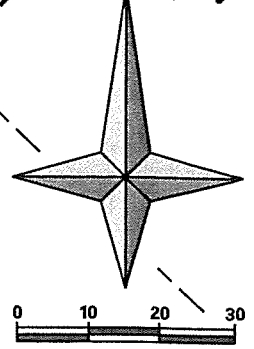


LEGEND

- ⊙ 5/8" Iron Rod wCOD Cap Set
- Mag Nail wCOD Washer Set
- ⊙ 60-D Nail Set

EXHIBIT A

141089



TROY AVE.

SPRING AVENUE
(Variable Width Right-of-Way)

T. J. Adams ADDITION
Vol. 3, Pg. 472

BLOCK 4482

TROY ST. (Variable Width R.O.W.)

Parcel 67
232 Sq. Ft. (0.005 Acre)
Tract To Be Acquired

12" I.R. Found
CONTROLLING
MONUMENT
& POINT OF
BEGINNING

12" I.R. Found
CONTROLLING
MONUMENT

4'
N 48°24'41" W

5/8" I.R.
set

Ilithia Morris
Instr. #201300285166

**Thomas Lagow
Survey
Abstract #759**

Frazier Fellowship West
Addition, Phase 2
Int. #20080336686


South Dallas / Fair Park Inmereity
Community Development Co.
Instr. #20080336686

BLOCK B/2396

15' ALLEY

LOCATOR MAP

Sheet 3 of 3

				SPRING AVENUE	
				Property Acquisition for Street Widening	
				Ilithia Morris	
				DEPT. OF PUBLIC WORKS & TRANSPORTATION	
				SURVEY DIVISION CITY OF DALLAS, TEXAS	
OPER.NAME	DESIGN FILE NAME	SCALE	DATE		
HOLT	N:\ENGR\SURVEY\ILONA\PROJECTS\SPRING AVE\ Spring Ave Field Notes.dgn	As Noted	1-3-14		
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.		
PECK	HOLT	SPRING AVE.	311D-4174(67)		