

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR A NEGOTIATED PRICE HIGHER THAN THE AUTHORIZED PURCHASE AMOUNT.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the PROPERTY INTEREST in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER refused the FIRST RESOLUTION PURCHASE AMOUNT, but has agreed to the SETTLEMENT AMOUNT stated herein; and

WHEREAS, the City Council desires to authorize the City Manager to acquire the PROPERTY INTEREST in the PROPERTY for the negotiated SETTLEMENT AMOUNT stated herein: **Now, Therefore,**

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

SECTION 1. That the following definitions shall apply to this resolution:

“CITY”: The City of Dallas

“FIRST RESOLUTION”: Resolution No. 14-1268 approved by the Dallas City Council on August 13, 2014, to authorize the purchase and/or eminent domain for a purchase amount of \$137,700, plus closing costs and title expenses not to exceed \$5,000.

“PROJECT”: Goodnight Lane Street Improvements

“USE”: The extension, construction and improvement of Goodnight Lane.

“OWNER”: Sam Garrett Properties, LLC, a Texas limited liability company, 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.

“PROPERTY INTEREST”: Fee Simple Title, subject to the exceptions, reservations, covenants, conditions and/or interests, if any provided in the form instrument more particularly described in Exhibit “B” attached hereto and made a part hereof for all purposes.

“PROPERTY”: Approximately 33,288 square feet of land 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 hereto.

“FIRST RESOLUTION PURCHASE AMOUNT”: \$137,700

“SETTLEMENT AMOUNT”: \$161,109

“CLOSING COSTS AND TITLE EXPENSES”: Not to exceed \$5,000

“REVISED AUTHORIZED AMOUNT”: \$166,109

SECTION 2. 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 the CITY of the PROPERTY INTERESTS 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 the transaction.

SECTION 3. That the Chief Financial Officer is authorized to draw checks for the difference between the FIRST RESOLUTION AMOUNT and the REVISED AUTHORIZED AMOUNT, payable as follows:

\$23,409 - Street and Transportation Improvements Fund, Fund 2T22, Dept. PBW, Unit U788, Activity THRF, Object 4210, Program PB06U788, CT-SUSCAU78888

and said payment shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney. The SETTLEMENT AMOUNT - \$161,109 and the CLOSING COSTS AND TITLE EXPENSES - \$5,000 together shall not exceed the REVISED AUTHORIZED AMOUNT - \$166,109, which includes the amounts authorized in the FIRST RESOLUTION.

SECTION 4. That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and the 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 5. 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: *Cornelia R. Tankersley*
Assistant City Attorney

APPROVED BY
CITY COUNCIL

MAY 27 2015

Lucas D. Prew
City Secretary

EXHIBIT A

GOODNIGHT LANE - PARCEL NO. 1
 PROPERTY OF "DALLAS COUNTY, TEXAS"
 CITY OF DALLAS, BLOCK 6546
 DALLAS COUNTY, TEXAS
 WILLIAM COCHRAN SURVEY, ABSTRACT NO. 279

Page 1 of 5
 August 25, 2010

BEING a 33,288 square feet tract of land situated in the William Cochran Survey, Abstract No. 279, in the City of Dallas, Dallas County, Texas, and being further located in Block 6546, official City of Dallas numbers and being part of that certain tract of land conveyed to "Dallas County, Texas" by Warranty Deed recorded in Volume 1672, Page 616 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said "Dallas County, Texas" tract of land, said corner lying at the intersection of the north line of Joe Field Road (variable width right of way) with the west line of a tract of land bequeathed to Mary Kathleen Curran Hoelsher and Carl James Curran, Jr., as heirs to the estate of Helen Marie Rick Curran, Deceased, recorded as Cause Number 02-4611-P in Probate Court No. 1, Dallas County, Texas, a 50% interest being subsequently conveyed to C. J. Curran, Jr. by deed recorded in Volume 2004129, Page 07734 of the Official Public Records of Dallas County Texas (O.P.R.D.C.T.), from said point a found $\frac{3}{4}$ " iron pipe (controlling monument) lying at the northeast corner of said "Dallas County, Texas" tract, bears North $00^{\circ}27'55''$ West, 513.56 feet;

THENCE South $89^{\circ}23'03''$ West, departing the west line of said Curran tract and along the north line of said Joe Field Road, same being the south line of said "Dallas County, Texas" tract, a distance of 277.68 feet to a set $\frac{5}{8}$ " iron rod with cap marked "LTRA" (hereafter referred to as set $\frac{5}{8}$ " iron rod) and being the **POINT OF BEGINNING**, (grid northing 7011570.92 and grid easting 2459068.37);

THENCE South $89^{\circ}23'03''$ West, continuing along said north line of Joe Field Road, same being the south line of said "Dallas County, Texas" tract, a distance of 122.48 feet to a set $\frac{5}{8}$ " iron rod;

THENCE North $39^{\circ}02'32''$ East, departing said north line of Joe Field Road and said south line of the "Dallas County, Texas" tract, a distance of 44.10 feet to a set $\frac{5}{8}$ " iron rod and the beginning of a non-tangent curve to the left, having a radius of 387.50 feet and a chord which bears North $18^{\circ}46'18''$ West, 56.46 feet;

THENCE in a northwesterly direction along said curve to the left, through a central angle of $8^{\circ}21'21''$, an arc distance of 56.51 feet to the end of said curve and a set $\frac{5}{8}$ " iron rod and being the beginning of; a reverse curve to the right, having a radius of 452.50 feet and a chord which bears North $16^{\circ}38'33''$ West, 99.22 feet;

REVIEWED BY *OK 12/14/10*

EXHIBIT A

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 WILLIAM COCHRAN SURVEY, ABSTRACT NO. 279

Page 2 of 5
 August 25, 2010

THENCE continuing in a northwesterly direction along said curve to the right, through a central angle of $12^{\circ}35'20''$, an arc distance of 99.42 feet to the westerly line of said "Dallas County, Texas" tract, same being the easterly line of Tract II of that land conveyed to David W. Anderson and Jacquelyn H. Anderson by deed recorded in Volume 97192, Page 05163 (D.R.D.C.T.) at a set P.K. nail;

THENCE North $00^{\circ}28'36''$ West, along the westerly line of said "Dallas County, Texas" tract and the easterly line of said David W. Anderson and Jacquelyn H. Anderson tract, passing at 62.37 feet the northeast corner of same and continuing along the common line of said "Dallas County, Texas" tract and a tract of land conveyed to Master Cleaning Supply, Inc., a Texas Corporation, dba Master Supply Source, by deed recorded in Volume 2005139, Page 01727 (O.P.R.D.C.T.), a total distance of 329.21 feet to the northwest corner of said "Dallas County, Texas" tract, same being the southwest corner of a 41,188 square foot RIGHT-OF-WAY deed conveyed to the County of Dallas, by instrument recorded in Volume 90245, Page 1791 (D.R.D.C.T.), at a set $5/8''$ iron rod;

THENCE North $89^{\circ}11'41''$ East, departing the last mentioned common line and along the northerly line of said tract of land conveyed to Dallas County, Texas by deed recorded in Volume 1672, Page 616 (D.R.D.C.T.), same being the southerly line of said RIGHT-OF-WAY conveyed to the County of Dallas by deed recorded in Volume 90245, Page 1791 (D.R.D.C.T.), a distance of 63.67 feet to a point for corner, from said point a set $5/8''$ iron rod for reference bears North $89^{\circ}11'41''$ East, 44.00 feet;

THENCE South $00^{\circ}45'54''$ West, departing the northerly line of said tract of land conveyed to Dallas County, Texas by deed recorded in Volume 1672, Page 616 (D.R.D.C.T.) and said southerly line of the RIGHT-OF-WAY conveyed to the County of Dallas by deed recorded in Volume 90245, Page 1791 (D.R.D.C.T.), a distance of 243.66 feet to a set $5/8''$ iron rod, and being the beginning of a tangent curve to the left, having a radius of 387.50 feet and a chord which bears South $11^{\circ}05'09''$ East, 159.16 feet;

THENCE in a southeasterly direction along the last mentioned curve, through a central angle of $23^{\circ}42'06''$, an arc distance of 160.30 feet to a set $5/8''$ iron rod and being the beginning of a reverse curve to the right, having a radius of 452.50 feet and a chord which bears South $16^{\circ}57'01''$ East, 94.41 feet;

THENCE continuing in a southeasterly direction along said reverse curve to the right, through a central angle of $11^{\circ}58'35''$, an arc distance of 94.58 feet to a set $5/8''$ iron rod;

REVIEWED BY *dkc 12/14/10*

EXHIBIT A


Page 3 of 5
August 25, 2010

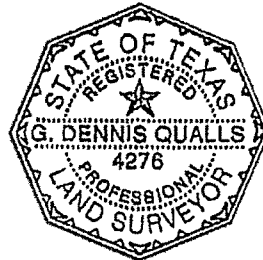
GOODNIGHT LANE - PARCEL NO. 1
PROPERTY OF "DALLAS COUNTY, TEXAS"
CITY OF DALLAS, BLOCK 6546
DALLAS COUNTY, TEXAS
WILLIAM COCHRAN SURVEY, ABSTRACT NO. 279

THENCE South 49°56'45" East, a distance of 33.28 feet to the **POINT OF BEGINNING** and containing approximately 33,288 square feet or 0.7641 acre of land and being Subject to a Wastewater Easement recorded in Volume 92013, Page 4812 (D.R.D.C.T.); a Water Easement recorded in Volume 92013, Page 4818 (D.R.D.C.T.); and a Drainage Easement recorded in Volume 92013, Page 4824 (D.R.D.C.T.).

A Survey Plat of even date accompanies this property description.

BASIS OF BEARING is a line between City of Dallas Control Monument for Goodnight Lane No. 112 (North 7011511.819, East 2459043.674 Grid Coordinates) and City of Dallas Control Monument for Goodnight Lane No. 100 (North 7012435.857, East 2458944.275 Grid Coordinates), North American Datum 1983 (1993), which is North 06°08'23" West - Texas State Plane, North Central Zone (4202). Coordinates may be converted using a grid to surface adjustment factor of 1.000136506.


G. Dennis Qualls Date
Registered Professional Land Surveyor
Texas No. 4276



Lina T. Ramey & Associates, Inc.
1349 Empire Central, Suite 900
Dallas, Texas 75247
Ph. 214-979-1144

REVIEWED BY *AKK 12/14/10*

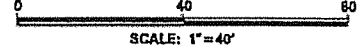
CADILLA



LINA T. RAMEY & ASSOCIATES, INC.
1349 Empire Central, Suite 500
Dallas, Texas 75247
FRM REGISTRATION NO. F-782

PAGE
5
OF
5

**PARCEL 1
GOODNIGHT LANE
RIGHT OF WAY ACQUISITION
FROM: COUNTY OF DALLAS
BLOCK:6546**



LEGEND

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING
- I.R. = IRON ROD
- I.P. = IRON PIPE
- 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
- CM = CONTROLLING MONUMENT
- = SET '5/8" IRON ROD WITH CAP MARKED 'LTRA' (UNLESS OTHERWISE NOTED)
- = FOUND MONUMENT

MASTER CLEANING SUPPLY, INC.,
A TEXAS CORPORATION,
DBA MASTER SUPPLY SOURCE
VOL. 2005139, PG. 01727
O.P.R.D.C.T.

COUNTY OF DALLAS,
RIGHT OF WAY DEED
VOL. 90245, PG. 1791
D.R.D.C.T.

100' WIDE DRAINAGE EASEMENT

10' PRIVATE DRAINAGE EASEMENT
INST. NO. 20080281201

SET 5/8" I.R.
W/ULTRA CAP
(FOR REFERENCE)



CITY OF DALLAS,
DRAINAGE ESMT.
15,229 SQ. FT.
VOL. 92013
PG. 4824
D.R.D.C.T.

**WILLIAM COCHRAN
SURVEY,
ABSTRACT NO. 279
DALLAS COUNTY, TEXAS
VOL. 1672, PG. 616
D.R.D.C.T.
BLOCK 6546**

REVIEWED BY *[Signature]* 12/12/10

NOTE:
PARCEL ESTABLISHED PER CITY OF DALLAS - COUNCIL
APPROVED ALLOCATION - FILE 220-25 ON FILE IN THE
CITY OF DALLAS PUBLIC WORKS & TRANSPORTATION
SURVEY RECORDS VAULT.

BASIS OF BEARINGS IS A LINE BETWEEN CITY OF
DALLAS CONTROL MONUMENT FOR GOODNIGHT LN.
NO. 12 (NORTH TOWNSHIP, EAST 2458043.674
GRID COORDINATES) & CITY OF DALLAS CONTROL
MONUMENT FOR GOODNIGHT LN. NO. 100 (NORTH
TOWNSHIP, EAST 2458944.275 GRID COORDINATES),
NORTH AMERICAN DATUM 1983 (1993), WHICH IS
N06°08'23"W-Texas STATE PLANE, NORTH CENTRAL
ZONE (4202). ALL COORDINATES SHOWN ARE SURFACE
UNLESS OTHERWISE NOTED AND MAY BE CONVERTED
TO GRID BY DIVIDING BY THE TxDOT CORNER
SCALE FACTOR OF 1.000136506.

**TOTAL AREA
33,288 SQ. FT.
0.7641 AC.**

COUNTY OF DALLAS,
DRAINAGE EASEMENT
20,971 SQ. FT.
VOL. 91072, PG. 3119
D.R.D.C.T.

WATER EASEMENT
VOL. 92056, PG. 1178

15' SAN SEWER EASEMENT
VOL. 92056, PG. 1182

20' WIDE - WASTEWATER EASEMENT
(3-18-1954) No VOL. & PG.

329.21'

N00°28'36"W

300°45'54"W

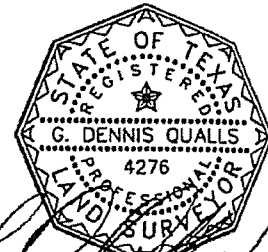
243.66'

N89°11'41"E 63.67'

47.41'

44.00'

MATCH LINE PAGE 4 OF 5



G. DENNIS QUALLS, R.P.L.S. NO. 4276 OATE

CANBII A



LINA T. RAMEY & ASSOCIATES, INC.
1349 Empire Central, Suite 900
Dallas, Texas 75247
FRM REGISTRATION NO. F-782

PAGE
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OF

PARCEL 1
GOODNIGHT LANE
RIGHT OF WAY ACQUISITION
FROM: COUNTY OF DALLAS
BLOCK:6546



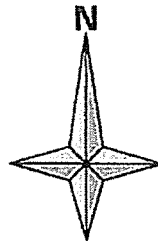
LEGEND

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING
- I.R. = IRON ROD
- I.P. = IRON PIPE
- 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
- CM = CONTROLLING MONUMENT
- = SET 5/8" IRON ROD WITH CAP MARKED "LTRA" (UNLESS OTHERWISE NOTED)
- = FOUND MONUMENT

MATCH LINE PAGE 5 OF 5

DALLAS COUNTY, TEXAS
VOL. 1672, PG. 616
D.R.D.C.T.

BLOCK 6546



10' PRIVATE DRAINAGE ESMT.
INST. NO. 20080281201

COVERED
PARKING AREA

FND 34" I.P.
CM

FND 34" I.P.

ONE STORY
BRICK BUILDING
2311 JOE FIELD RD.

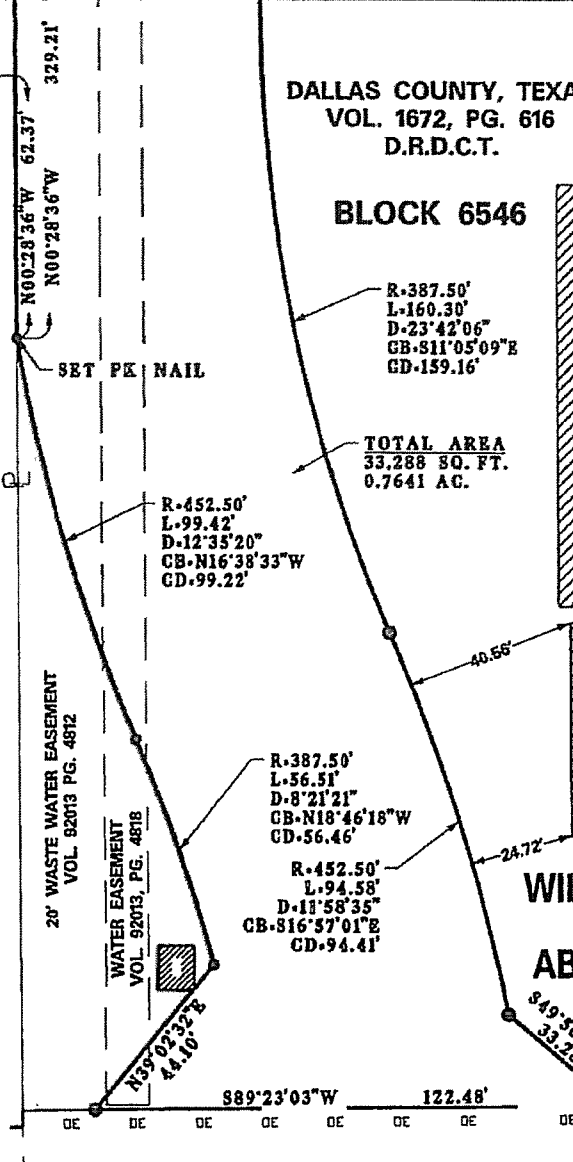
WILLIAM COCHRAN
SURVEY,
ABSTRACT NO. 279

POB
N-7011570.92
E-2459068.37

JOE FIELD RD.
(VARIABLE WIDTH RIGHT-OF-WAY)

NOTE:
PARCEL ESTABLISHED PER CITY OF DALLAS - COUNCIL
APPROVED ALIGNMENT - FILE: 220-25 ON FILE IN THE
CITY OF DALLAS PUBLIC WORKS & TRANSPORTATION
SURVEY RECORDS VAULT.

BASIS OF BEARINGS IS A LINE BETWEEN CITY OF
DALLAS CONTROL MONUMENT FOR GOODNIGHT L.N.
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MONUMENT FOR GOODNIGHT L.N. NO. 100 (NORTH
702435.857, EAST 2458944.275 GRID COORDINATES),
NORTH AMERICAN DATUM (1983 0993), WHICH IS
N06°08'23"W-TEXAS STATE PLANE, NORTH CENTRAL
ZONE (4202). ALL COORDINATES SHOWN ARE SURFACE
UNLESS OTHERWISE NOTED AND MAY BE CONVERTED
TO GRID BY DIVIDING BY THE 1:001 COMBINED
SCALE FACTOR OF 1.00035506.



329.21'
62.37'
N00°28'36"W
N00°28'36"W

SET PK NAIL

R-387.50'
L-160.30'
D-23°42'06"
GB-S11°05'09"E
GD-159.16'

TOTAL AREA
33,288 SQ. FT.
0.7641 AC.

R-452.50'
L-99.42'
D-12°35'20"
CB-N16°38'33"W
GD-99.22'

20' WASTE WATER EASEMENT
VOL. 92013 PG. 4812

WATER EASEMENT
VOL. 92013, PG. 4818

R-387.50'
L-56.51'
D-8°21'21"
CB-N18°46'18"W
CD-56.46'

R-452.50'
L-94.58'
D-11°58'35"
CB-S16°57'01"E
CD-94.41'

40.56'

24.72'

S49°56'45"E
33.28'

889°23'03"W 122.48'

889°23'03"W 277.68'

FND 12" I.R.
CM

513.56'
N00°27'55"W

CITY OF DALLAS,
A MUNICIPAL CORP.
ROW EASEMENT
VOL. 83058, PG. 1554
D.R.D.C.T.

BLOCK
A6536

LOT 1B

GOODNIGHT
LANE
(VARIABLE WIDTH
RIGHT-OF-WAY)

REVIEWED
Dec 2/04

EXHIBIT B

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.

SPECIAL WARRANTY DEED

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

That Sam Garrett Properties, LLC, a Texas limited liability company (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 ONE HUNDRED SIXTY ONE THOUSAND ONE HUNDRED NINE AND 00/100 DOLLARS (\$161,109.00) 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, by, through or under Grantor, but not otherwise.

EXECUTED this _____ day of _____, _____.

Sam Garrett Properties, LLC,
a Texas limited liability company

BY: _____
Sam Garrett, its sole managing member

EXHIBIT B

* * * * *

STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on _____

by Sam Garrett, sole managing member of Sam Garrett Properties, LLC,,

a Texas limited liability company, on behalf of said limited liability company.

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:

Special Warranty Deed Log No. 36211

EXHIBIT A

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 PROPERTY OF "DALLAS COUNTY, TEXAS"
 CITY OF DALLAS, BLOCK 6546
 DALLAS COUNTY, TEXAS
 WILLIAM COCHRAN SURVEY, ABSTRACT NO. 279

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 August 25, 2010

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COMMENCING at the southeast corner of said "Dallas County, Texas" tract of land, said corner lying at the intersection of the north line of Joe Field Road (variable width right of way) with the west line of a tract of land bequeathed to Mary Kathleen Curran Hoelsher and Carl James Curran, Jr., as heirs to the estate of Helen Marie Rick Curran, Deceased, recorded as Cause Number 02-4611-P in Probate Court No. 1, Dallas County, Texas, a 50% interest being subsequently conveyed to C. J. Curran, Jr. by deed recorded in Volume 2004129, Page 07734 of the Official Public Records of Dallas County Texas (O.P.R.D.C.T.), from said point a found $\frac{3}{4}$ " iron pipe (controlling monument) lying at the northeast corner of said "Dallas County, Texas" tract, bears North $00^{\circ}27'55''$ West, 513.56 feet;

THENCE South $89^{\circ}23'03''$ West, departing the west line of said Curran tract and along the north line of said Joe Field Road, same being the south line of said "Dallas County, Texas" tract, a distance of 277.68 feet to a set $\frac{5}{8}$ " iron rod with cap marked "LTRA" (hereafter referred to as set $\frac{5}{8}$ " iron rod) and being the **POINT OF BEGINNING**, (grid northing 7011570.92 and grid easting 2459068.37);

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REVIEWED BY *DKC 12/14/10*

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 CITY OF DALLAS, BLOCK 6546
 DALLAS COUNTY, TEXAS
 WILLIAM COCHRAN SURVEY, ABSTRACT NO. 279

Page 2 of 5
 August 25, 2010

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THENCE in a southeasterly direction along the last mentioned curve, through a central angle of 23°42'06", an arc distance of 160.30 feet to a set 5/8" iron rod and being the beginning of a reverse curve to the right, having a radius of 452.50 feet and a chord which bears South 16°57'01" East, 94.41 feet;

THENCE continuing in a southeasterly direction along said reverse curve to the right, through a central angle of 11°58'35", an arc distance of 94.58 feet to a set 5/8" iron rod;


REVIEWED BY *cmc 12/14/10*

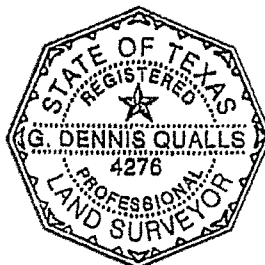
GOODNIGHT LANE - PARCEL NO. 1
PROPERTY OF "DALLAS COUNTY, TEXAS"
CITY OF DALLAS, BLOCK 6546
DALLAS COUNTY, TEXAS
WILLIAM COCHRAN SURVEY, ABSTRACT NO. 279

THENCE South 49°56'45" East, a distance of 33.28 feet to the **POINT OF BEGINNING** and containing approximately 33,288 square feet or 0.7641 acre of land and being Subject to a Wastewater Easement recorded in Volume 92013, Page 4812 (D.R.D.C.T.); a Water Easement recorded in Volume 92013, Page 4818 (D.R.D.C.T.); and a Drainage Easement recorded in Volume 92013, Page 4824 (D.R.D.C.T.).

A Survey Plat of even date accompanies this property description.

BASIS OF BEARING is a line between City of Dallas Control Monument for Goodnight Lane No. 112 (North 7011511.819, East 2459043.674 Grid Coordinates) and City of Dallas Control Monument for Goodnight Lane No. 100 (North 7012435.857, East 2458944.275 Grid Coordinates), North American Datum 1983 (1993), which is North 06°08'23" West - Texas State Plane, North Central Zone (4202). Coordinates may be converted using a grid to surface adjustment factor of 1.000136506.


G. Dennis Qualls Date
Registered Professional Land Surveyor
Texas No. 4276



Lina T. Ramey & Associates, Inc.
1349 Empire Central, Suite 900
Dallas, Texas 75247
Ph. 214-979-1144

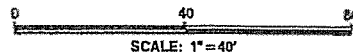
REVIEWED BY *Dec 12/11/10*



LRIA T. RAMEY & ASSOCIATES, INC.
1349 Empire Central, Suite 900
Dallas, Texas 75247
FSM REGISTRATION NO. F-732

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OF

**PARCEL 1
GOODNIGHT LANE
RIGHT OF WAY ACQUISITION
FROM: COUNTY OF DALLAS
BLOCK:6546**



LEGEND

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING
- I.R. = IRON ROD
- I.P. = IRON PIPE
- 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
- CM = CONTROLLING MONUMENT
- ⊙ = SET '5/8" IRON ROD WITH CAP MARKED "LTRA" (UNLESS OTHERWISE NOTED)
- = FOUND MONUMENT

100' WIDE DRAINAGE EASEMENT

10' PRIVATE DRAINAGE EASEMENT
INST. NO. 20080281201

N89°11'41"E 63.67'

47.41'

84.00'

SET 5/8" I.R.
WLTRA CAP
(FOR REFERENCE)



CITY OF DALLAS,
DRAINAGE ESMT.
15,229 SQ. FT.
VOL. 92013
PG. 4824
D.R.D.C.T.

**WILLIAM COCHRAN
SURVEY,
ABSTRACT NO. 279
DALLAS COUNTY, TEXAS
VOL. 1672, PG. 616
D.R.D.C.T.
BLOCK 6546**

REVIEWED BY *[Signature]* 12/14/10

WATER EASEMENT
VOL. 92056, PG. 1178

15' SAN. SEWER EASEMENT
VOL. 92056, PG. 1182

20' WIDE - WASTEWATER EASEMENT
(3-18-1954) No VOL & PG.

329.23'

500' 45' 54" W

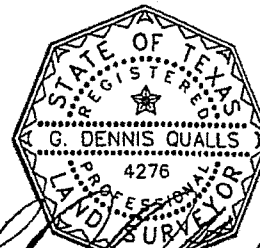
243.66'

COUNTY OF DALLAS,
DRAINAGE EASEMENT
20,971 SQ. FT.
VOL. 91072, PG. 3119
D.R.D.C.T.

**TOTAL AREA
33,288 SQ. FT.
0.7641 AC.**

NOTE:
PARCEL ESTABLISHED PER CITY OF DALLAS - COUNCIL
APPROVED ALIGNMENT - FILE: 220-25 ON FILE IN THE
CITY OF DALLAS PUBLIC WORKS & TRANSPORTATION
SURVEY RECORDS VAULT.

BASIS OF BEARINGS IS A LINE BETWEEN CITY OF
DALLAS CONTROL MONUMENT FOR GOODNIGHT LN.
NO. 02 (NORTH 70°51.819', EAST 2459043.674
GRID COORDINATES) & CITY OF DALLAS CONTROL
MONUMENT FOR GOODNIGHT LN. NO. 100 (NORTH
70°2435.857', EAST 2458944.275 GRID COORDINATES),
NORTH AMERICAN DATUM 1983 (1993), WHICH IS
N05°08'23"W-TEXAS STATE PLANE, NORTH CENTRAL
ZONE 14202). ALL COORDINATES SHOWN ARE SURFACE
UNLESS OTHERWISE NOTED AND MAY BE CONVERTED
TO GRID BY DIVIDING BY THE TxDOT COMBINED
SCALE FACTOR OF 1.000136506.



G. DENNIS QUALLS, R.P.L.S. NO. 4276 DATE 12/2/2010

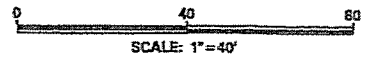
MATCH LINE PAGE 4 OF 5



LINA T. RAMEY & ASSOCIATES, INC.
1349 Espira Central, Suite 900
Dallas, Texas 75241
FRM REGISTRATION NO. F-782

PAGE
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OF

**PARCEL 1
GOODNIGHT LANE
RIGHT OF WAY ACQUISITION
FROM: COUNTY OF DALLAS
BLOCK: 6546**



- LEGEND**
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MATCH LINE PAGE 5 OF 5

