

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": Parcel 500a - Located under approximately 577 square feet in area, lying between the subsurface elevations of 229 feet and 402 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

Parcel 500b - Located under two tracts containing a total of approximately 1,481 square feet in area, lying between the subsurface elevations of 229 feet and 404 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

Parcel 500c - Located under approximately 246 square feet in area, lying between the subsurface elevations of 230 feet and 403 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": San Jacinto Urban Lofts L.P., 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.

"OFFER AMOUNT": \$8,525.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$2,000.00

"AUTHORIZED AMOUNT": \$10,525.00

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 Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 3T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525H15, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 3T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T52H16. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that 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 proceeding(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 proceedings or 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 City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners 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 deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT 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; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$2,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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 Christopher C. Ernst
Assistant City Attorney

APPROVED BY
CITY COUNCIL
SEP 09 2015
Richard D. Pineda
City Secretary

**FIELD NOTES DESCRIBING A 0.0132-ACRE (577-SQUARE-FOOT)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 500a)
PART OF THE COMMON AREA, CITY BLOCK 2/642 OF SAN JACINTO LOFTS II ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM SAN JACINTO URBAN LOFTS, L.P.**

BEING a 0.0132-acre (577-square-foot) tract of land situated in the City of Dallas and the John Grigsby Survey, Abstract Number 495, Dallas County, Texas, and being part of the Common Area (Official City of Dallas Block Number 2/642) of the San Jacinto Lofts II Addition, an addition to the City of Dallas recorded in Instrument 200600353458 of the Official Public Records of Dallas County, Texas and being part of that certain tract of land conveyed to San Jacinto Urban Lofts, L.P. as evidenced by General Warranty Deed with Vendor's Lien recorded in Instrument Number 200600118439 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING at an "X" cut in concrete (controlling monument) found at the intersection of the northeast line of Caddo Street, a 50-foot right-of-way, and the northwest line of San Jacinto Street, a variable width right-of-way, for the south corner of said Common Area of the San Jacinto Lofts II Addition having coordinates of N=6977654.9144, E=2495703.2947;

THENCE North 45 degrees 53 minutes 12 seconds West along the common northeast line of Caddo Street, southwest line of City Block 2/642 and southwest line of said Common Area a distance of 15.00 feet to a 1/2-inch iron rod found (controlling monument) for the west corner of said Common Area and the south corner of Lot 19A, City Block 2/642 of the San Jacinto Lofts II Addition, having coordinates of N=6977665.3542, E=2495692.5267;

THENCE North 44 degrees 04 minutes 37 seconds East departing the common northeast line of Caddo Street and southwest line of City Block 2/642 along the common southeast line of Lot 19A, northwest line of said Common Area, over and across City Block 2/642 a distance of 30.32 feet to the beginning of a non-tangent curve to the right, having coordinates of N=6977687.1315, E=2495713.6134 (not monumented);

THENCE departing the common southeast line of Lot 19A and northwest line of said Common Area, over and across said Common Area, along said curve to the right having a central angle of 00 degrees 52 minutes 30 seconds, a radius of 1445.00 feet, an arc length of 22.07 feet, and a chord bearing North 86 degrees 54 minutes 10 seconds East a distance of 22.07 feet to the northwest line of San Jacinto Street, the southeast line of said Common Area, and the southeast line of City Block 2/642, having coordinates of N=6977688.3236, E=2495735.6443;

THENCE South 44 degrees 04 minutes 37 seconds West along the common northwest line of San Jacinto Street, southeast line of said Common Area, and southeast line of City Block 2/642 a distance of 46.51 feet to the **POINT OF BEGINNING**;

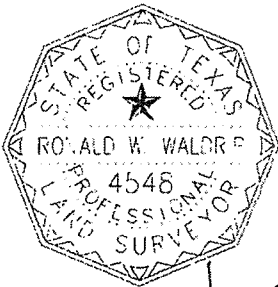


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FIELD NOTES DESCRIBING A 0.0132-ACRE (577-SQUARE-FOOT)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 500a)
PART OF THE COMMON AREA, CITY BLOCK 2/642 OF SAN JACINTO LOFTS II ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM SAN JACINTO URBAN LOFTS, L.P.

CONTAINING within the metes recited 0.0132 acre (577 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

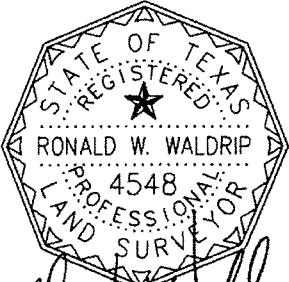
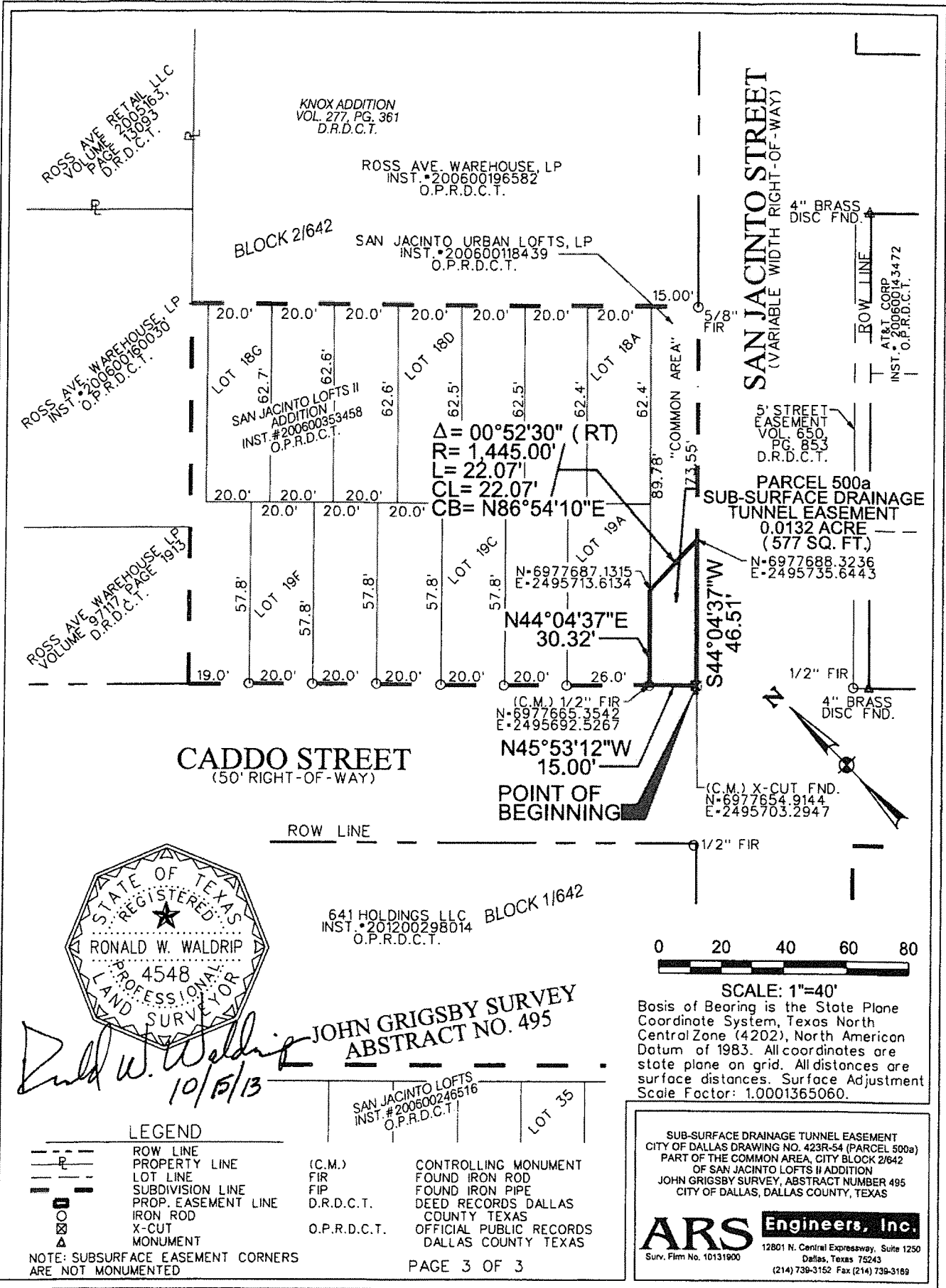


Ronald W. Waldorf 10/15/13



FIELD NOTES APPROVED:

DER 1/13/14



Ronald W. Waldrup
10/15/13

641 HOLDINGS LLC
INST. #201200298014
O.P.R.D.C.T. BLOCK 1/642

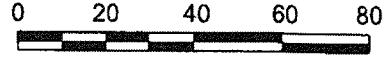
JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

SAN JACINTO LOFTS
INST. #200600246516
O.P.R.D.C.T.

LEGEND

---	ROW LINE	(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE	FIR	FOUND IRON ROD
---	LOT LINE	FIP	FOUND IRON PIPE
---	SUBDIVISION LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
---	PROP. EASEMENT LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
---	IRON ROD		
---	X-CUT		
---	MONUMENT		

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED



SCALE: 1"=40'

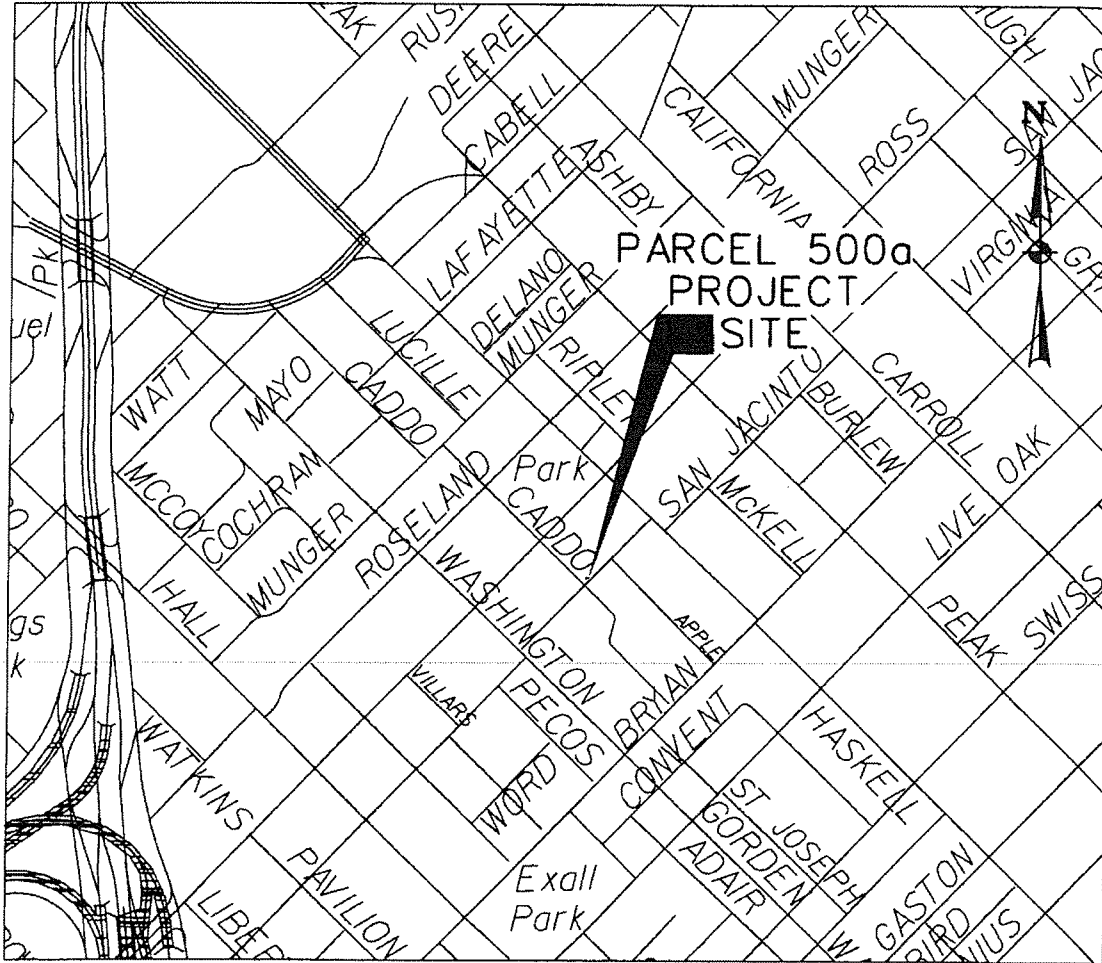
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 500a)
PART OF THE COMMON AREA, CITY BLOCK 2/642
OF SAN JACINTO LOFTS II ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS Engineers, Inc.
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
Surv. Firm No. 10131900
(214) 739-3152 Fax (214) 739-3169

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 500a)
PART OF THE COMMON AREA, CITY BLOCK 2/642
OF SAN JACINTO LOFTS II ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

MAPSCO NO. 45-D



LOCATION MAP

NOT TO SCALE

FIELD NOTES DESCRIBING A
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 500b – TRACTS 1 AND 2)
TRACT 1: BEING 546 SQ. FT. (0.0125 ACRE)
TRACT 2: BEING 935 SQ. FT. (0.0215 ACRE)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641, PARTS OF A 5' SHARED ACCESS
AND COMMON AREA, SAN JACINTO LOFTS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM SAN JACINTO URBAN LOFTS, L.P.

TRACT 1:

BEING a 546 square foot (0.0125 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, in City Block 641 of the City of Dallas, Dallas County, Texas, and being part of that tract of land described in General Warranty Deed (with Vendor's Lien) to San Jacinto Urban Lofts, L.P. recorded in Instrument No. 200600007144 of the Official Public Records of Dallas County, Texas, and being part of a 5' Shared Access and Common Area of San Jacinto Lofts, an addition to the City of Dallas according to the map of said San Jacinto Lofts addition recorded in Instrument No. 200600246516 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(Note: Subsurface easement corners not monumented are so noted hereon.)

COMMENCING at a PK nail (controlling monument) found on the northwesterly line of a 15' Shared Access Area according to said map of said San Jacinto Lofts addition for the south corner of Lot 36 and the east corner of Lot 23 of said San Jacinto Lofts addition;

THENCE North 44 degrees 06 minutes 00 seconds East, with the southeasterly line of said Lot 36 and the northwesterly line of said 15' Shared Access Area, 56.40 feet to the east corner of said Lot 36;

THENCE North 45 degrees 54 minutes 00 seconds West, departing said southeasterly line of Lot 36 and said northwesterly line of said 15' Shared Access Area and with the southwesterly line of a 5' Shared Access and Common Area, 11.86 feet to the POINT OF BEGINNING having coordinates of N=6977584.1540, E=2495596.7674 (not monumented);

THENCE North 45 degrees 54 minutes 00 seconds West, continuing with said southwesterly line of said 5' Shared Access and Common Area, 110.97 feet to the point of curvature having coordinates of N=6977661.3723, E=2495517.0844 (not monumented) of a non-tangent circular curve to the right having a central angle of 00 degrees 14 minutes 31 seconds, a radius of 1,445.00 feet, a tangent of 3.05 feet and a chord which bears North 78 degrees 43 minutes 11 seconds East, 6.10 feet;

THENCE Easterly, departing said southwesterly line of said 5' Shared Access and Common Area, and over said 5' Shared Access and Common Area with said curve to the right, an arc distance of 6.10 feet to the end of said curve having coordinates of N=6977662.5658, E=2495523.0679 (not monumented), said end of curve being on the northeasterly line of said 5' Shared Access and Common Area, same being the northeasterly line of said San Jacinto Lofts addition, and southwesterly line of Lot 21 of Knox Addition according to the Map of Knox Addition to the City of Dallas, Texas recorded in Volume 277, Page 361 of the Map Records of Dallas County, Texas;



FIELD NOTES APPROVED:

BER 10/23/13

FIELD NOTES DESCRIBING A
 SUB-SURFACE DRAINAGE TUNNEL EASEMENT
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 500b – TRACTS 1 AND 2)
 TRACT 1: BEING 546 SQ. FT. (0.0125 ACRE)
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 TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641, PARTS OF A 5' SHARED ACCESS
 AND COMMON AREA, SAN JACINTO LOFTS
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 FROM SAN JACINTO URBAN LOFTS, L.P.

THENCE South 45 degrees 47 minutes 10 seconds East, with said northeasterly line of said 5' Shared Access and Common Area and northeasterly line of said San Jacinto Lofts addition, and said southwesterly line of said Lot 21, 111.16 feet to the point of curvature having coordinates of N=6977585.0577, E=2495602.7326 (not monumented) of a non-tangent circular curve to the left having a central angle of 00 degrees 15 minutes 19 seconds, a radius of 1,355.00 feet, a tangent of 3.02 feet and a chord which bears South 81 degrees 23 minutes 06 seconds West, 6.03 feet;

THENCE Westerly, departing said northeasterly line of said 5' Shared Access and Common Area and said San Jacinto Lofts addition and said southwesterly line of Lot 21, and over said 5' Shared Access and Common Area with said curve to the left, an arc distance of 6.03 feet to the POINT OF BEGINNING and containing 546 square feet (0.0125 acre) of land, more or less.

TRACT 2:

BEING a 935 square foot (0.0215 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, in City Block 641 of the City of Dallas, Dallas County, Texas, and being part of that tract of land described in General Warranty Deed (with Vendor's Lien) to San Jacinto Urban Lofts, L.P. recorded in Instrument No. 200600007144 of the Official Public Records of Dallas County, Texas, and being part of that tract of land described in General Warranty Deed (with Vendor's Lien) to San Jacinto Urban Lofts, L.P. recorded in Instrument No. 200600007151 of the Official Public Records of Dallas County, Texas, and being part of a 5' Shared Access and Common Area of San Jacinto Lofts, an addition to the City of Dallas according to the map of said San Jacinto Lofts addition recorded in Instrument No. 200600246516 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(Note: Subsurface easement corners not monumented are so noted hereon.)

BEGINNING at a PK nail having coordinates of N=6977632.8203, E=2495465.5141 (controlling monument) found on the southeasterly line of a 5' Shared Access and Common Area according to said map of said San Jacinto Lofts addition for the west corner of Lot 30 and the north corner of Lot 29 of said San Jacinto Lofts addition;

THENCE South 44 degrees 06 minutes 00 seconds West, with the southeasterly line of said 5' Shared Access and Common Area, 123.75 feet to the west corner of Lot 16 of said San Jacinto Lofts addition having coordinates of N=6977543.9644, E=2495379.4067 (not monumented);



FIELD NOTES DESCRIBING A
 SUB-SURFACE DRAINAGE TUNNEL EASEMENT
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 500b – TRACTS 1 AND 2)
 TRACT 1: BEING 546 SQ. FT. (0.0125 ACRE)
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 AND COMMON AREA, SAN JACINTO LOFTS
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 FROM SAN JACINTO URBAN LOFTS, L.P.

THENCE South 45 degrees 54 minutes 00 seconds East, departing said southeasterly line of said 5' Shared Access and Common Area and with a northeasterly line of said 5' Shared Access and Common Area, 12.80 feet to the point of curvature having coordinates of N=6977535.0601, E=2495388.5951 (not monumented) of a non-tangent circular curve to the left having a central angle of 00 degrees 14 minutes 15 seconds, a radius of 1,355.00 feet, a tangent of 2.81 feet and a chord which bears South 72 degrees 05 minutes 03 seconds West, 5.61 feet;

THENCE Westerly, departing said northeasterly line of said 5' Shared Access and Common Area and over said 5' Shared Access and Common Area with said curve to the left, an arc distance of 5.61 feet to the end of said curve having coordinates of N=6977533.3333, E=2495383.2539 (not monumented), said end of curve being on the southwesterly line of said San Jacinto Lofts addition and northeasterly line of Washington Street Townhomes Addition, an addition to the City of Dallas according to the map thereof recorded in Volume 2001153, Page 44 of the Deed Records of Dallas County, Texas;

THENCE North 45 degrees 47 minutes 10 seconds West, with said southwesterly line of San Jacinto Lofts addition and said northeasterly line of Washington Street Townhomes Addition, 15.97 feet to the west corner of said San Jacinto Lofts addition and north corner of said Washington Street Townhomes Addition having coordinates of N=6977544.4685, E=2495371.8088 (not monumented), from whence a 3/8 inch iron rod found bears South 38 degrees 35 minutes 17 seconds East, 0.94 feet, said corner being on the southeasterly line of that tract of land described in General Warranty Deed to Gordon W. Elden recorded in Volume 2003241, Page 10584 of the Official Public Records of Dallas County, Texas;

THENCE North 44 degrees 12 minutes 50 seconds East, departing said southwesterly line of San Jacinto Lofts addition and said northeasterly line of Washington Street Townhomes Addition and with the northwesterly line of said San Jacinto Lofts addition and said southeasterly line of said Elden tract, at a distance of 54.11 feet passing the east corner of said Elden tract and south corner of that part of the Estate of George U. Tan described as 3820 Ross Ave., Dallas, Texas 75204 in Cause No. 01-3905 recorded in Volume 526, Page 585 of the Probate Records of Dallas County, Texas, and departing said southeasterly line of said Elden tract and continuing with said northwesterly line of San Jacinto Lofts addition and the southeasterly line of said Estate of George U. Tan tract, at a cumulative distance of 115.86 feet passing the east corner of said Estate of George U. Tan tract and south corner of that tract of land described as 3826 Ross Ave., Dallas, Texas in Special Warranty Deed to Sarkis J. Kechejian Trust recorded in Instrument Number 200900005925 of the Official Public Records of Dallas County, Texas, and departing said southeasterly line of said Estate of George U. Tan tract and continuing with said northwesterly line of San Jacinto Lofts addition and the southeasterly line of said Sarkis J. Kechejian Trust tract for a total distance of 151.06 feet to the point of curvature having coordinates of N=6977652.7267, E=2495477.1364 (not monumented) of a non-tangent circular curve to the right having a central angle of 00 degrees 24 minutes 00 seconds, a radius of 1,445.00 feet, a tangent of 5.05 feet and a chord which bears North 77 degrees 10 minutes 41 seconds East, 10.09 feet ;



FIELD NOTES APPROVED:

JER 10/23/13


FIELD NOTES DESCRIBING A
 SUB-SURFACE DRAINAGE TUNNEL EASEMENT
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 500b – TRACTS 1 AND 2)
 TRACT 1: BEING 546 SQ. FT. (0.0125 ACRE)
 TRACT 2: BEING 935 SQ. FT. (0.0215 ACRE)
 TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641, PARTS OF A 5' SHARED ACCESS
 AND COMMON AREA, SAN JACINTO LOFTS
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 FROM SAN JACINTO URBAN LOFTS, L.P.

THENCE Easterly, departing said northwesterly line of San Jacinto Lofts addition and the southeasterly line of said Sarkis J. Kechejian Trust tract and over said 5' Shared Access and Common Area with said curve to the right, an arc distance of 10.09 feet to the end of said curve having coordinates of N=6977654.9659, E=2495486.9747 (not monumented), said end of curve being on a southeasterly line of said 5' Shared Access and Common Area;

THENCE South 44 degrees 06 minutes 00 seconds West, with said southeasterly line of said 5' Shared Access and Common Area, 30.84 feet to the POINT OF BEGINNING and containing 935 square feet (0.0215 acre) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

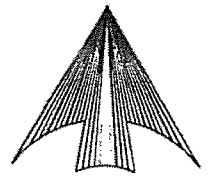
For Nathan D. Maier Consulting Engineers, Inc.


 Gary W. Matthews
 Registered Professional Land Surveyor
 Texas No. 5534 9.13.2013

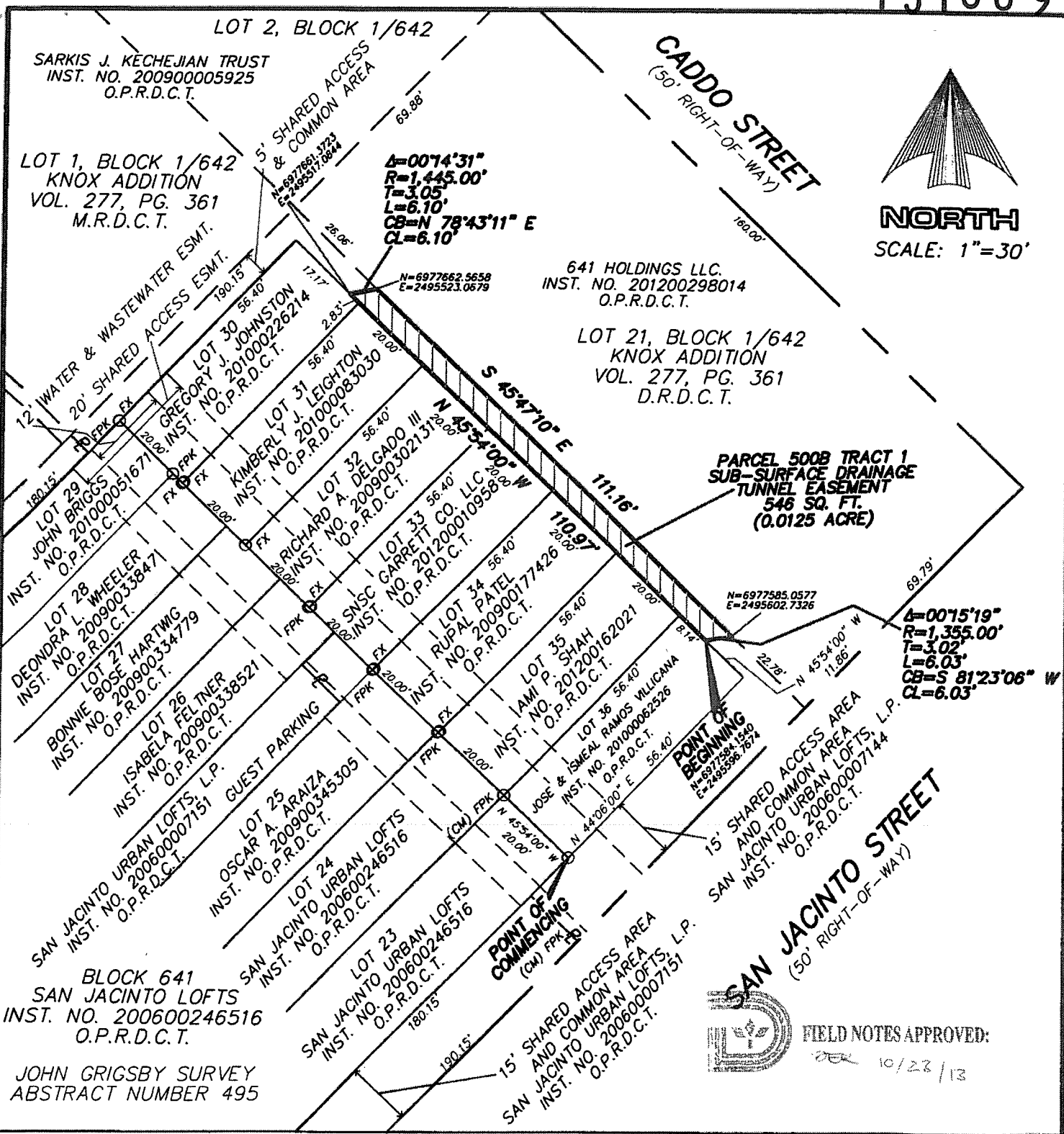


FIELD NOTES APPROVED:

NER 10/23/13



NORTH
SCALE: 1"=30'



BLOCK 641
SAN JACINTO LOFTS
INST. NO. 200600246516
O.P.R.D.C.T.
JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495



FIELD NOTES APPROVED:
10/23/13

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
SQ. FT.	SQUARE FEET
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	SUBDIVISION LINE
---	PROPERTY LINE
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CM	CONTROLLING MONUMENT
FPK	FOUND PK NAIL
FX	FOUND "X"

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54
(PARCEL 500B-TRACTS 1 AND 2)
TRACT 1: BEING 546 SQ. FT. (0.0125 ACRE)
TRACT 2: BEING 935 SQ. FT. (0.0215 ACRE)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641, PARTS OF A 5' SHARED ACCESS AND COMMON AREA, SAN JACINTO LOFTS, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS. FROM SAN JACINTO URBAN LOFTS, L.P.

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

JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495

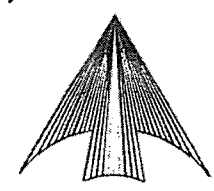
LOT 2
BLOCK 1/642

SAN JACINTO URBAN LOFTS, L.P.
INST. NO. 20060007144
O.P.R.D.C.T.

SARKIS J. KECEJIAN TRUST
INST. NO. 200900005925
O.P.R.D.C.T.

LOT 1, BLOCK 1/642
KNOX ADDITION
VOL. 277, PG. 361
D.R.D.C.T.

A=00°24'00"
R=1,445.00'
T=5.05'
L=10.09'
CB=N 77°10'41" E
CL=10.09'



NORTH
SCALE: 1"=30'

LOT 21
BLOCK 1/642

PARCEL 500B TRACT 2
SUB-SURFACE DRAINAGE
TUNNEL EASEMENT
935 SQ. FT.
(0.0215 ACRE)

(UNPLATTED)
ESTATE OF GEORGE TAN
3820 ROSS AVE.
CAUSE NO. 01-3905
VOL 526, PG. 585
PROBATE RECORDS
DALLAS COUNTY, TEXAS

(UNPLATTED)
GORDON W. ELDEN
VOL. 2003241, PG. 10584
O.P.R.D.C.T.

SAN JACINTO URBAN LOFTS, L.P.
INST. NO. 20060007151
O.P.R.D.C.T.

LOT 29
JOHN BRIGGS
INST. NO. 201000051671
O.P.R.D.C.T.

LOT 28
DEONORA L. WHEELER
INST. NO. 20090033847
O.P.R.D.C.T.

LOT 27
BONNIE BOSE HARTWIG
INST. NO. 200900334779
O.P.R.D.C.T.

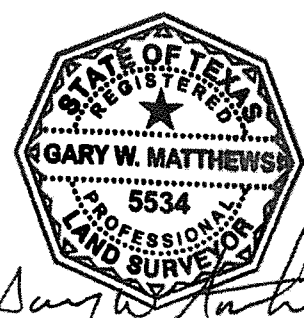
LOT 26
ISABELA FELTNER
INST. NO. 200900338521
O.P.R.D.C.T.

LOT 31
KIMBERLY J. LEIGHTON
INST. NO. 201000083030
O.P.R.D.C.T.

LOT 32
RICHARD A. DELGADO III
INST. NO. 200900302131
O.P.R.D.C.T.

LOT 33
SNSC GARRETT CO. LLC
INST. NO. 201200010958
O.P.R.D.C.T.

FIELD NOTES APPROV
10/23/13



Gary W. Matthews
9.13.2013

"LAST FIELD INSPECTION 07-11-2013"

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	---	RIGHT-OF-WAY LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	---	EASEMENT LINE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	---	SUBDIVISION LINE
INST. NO.	INSTRUMENT NUMBER	⊙	PROPERTY LINE
VOL., PG.	VOLUME, PAGE	⊙	IRON ROD FOUND
ESMT.	EASEMENT	⊙	IRON PIPE FOUND
SQ. FT.	SQUARE FEET	⊙	CONTROLLING MONUMENT
		⊙	FOUND PK NAIL
		⊙	FOUND "X"

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54
(PARCEL 500b-TRACTS 1 AND 2)
TRACT 1: BEING 546 SQ. FT. (0.0125 ACRE)
TRACT 2: BEING 935 SQ. FT. (0.0215 ACRE)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641, PARTS OF A 5' SHARED ACCESS AND COMMON AREA, SAN JACINTO LOFTS, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, FROM SAN JACINTO URBAN LOFTS, L.P.

NDM

NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 799-4741

09/13/2013

PARCEL-500B.DWG

FIELD NOTES DESCRIBING A 246 SQUARE FOOT (0.0056 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 500c)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641,
PART OF GUEST PARKING, SAN JACINTO LOFTS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM SAN JACINTO URBAN LOFTS, L.P.

BEING a 246 square foot (0.0056 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, in City Block 641 of the City of Dallas, Dallas County, Texas, and being part of Guest Parking of San Jacinto Lofts, an addition to the City of Dallas according to the map of said San Jacinto Lofts addition recorded in Instrument No. 200600246516 of the Official Public Records of Dallas County, Texas, and being part of that tract of land described in General Warranty Deed (with Vendor's Lien) to San Jacinto Urban Lofts, L.P. recorded in Instrument No. 200600007144 of the Official Public Records of Dallas County, Texas, and being part of that called 18,640 gross square foot tract of land described in General Warranty Deed (with Vendor's Lien) to San Jacinto Urban Lofts, L.P. recorded in Instrument No. 200600007151 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(Note: Subsurface easement corners not monumented are so noted hereon.)

BEGINNING at a PK nail (controlling monument) having coordinates of N=6977577.1549, E=2495522.9564 found for the east corner of said Guest Parking, and south corner of Lot 33, west corner of Lot 34 and north corner of Lot 25 of said San Jacinto Lofts addition, from whence an X cut found bears North 49 degrees 45 minutes 21 seconds East, 0.70 feet;

THENCE South 44 degrees 06 minutes 00 seconds West, with the southeasterly line of said Guest Parking and the northwesterly line of said Lot 25, at a distance of 8.30 feet passing the southwest line of said tract described in Instrument No. 200600007151 and northeast line of said called 18,640 gross square foot tract, and continuing with said southeasterly line of said Guest Parking and said northwesterly line of Lot 25 for a total of 11.34 feet to the point of curvature having coordinates of N=6977569.0117, E=2495515.0651 (not monumented) of a non-tangent circular curve to the left having a central angle of 00 degrees 55 minutes 38 seconds, a radius of 1,355.00 feet, a tangent of 10.96 feet and a chord which bears South 77 degrees 16 minutes 46 seconds West, 21.93 feet;

THENCE Westerly, departing said southeasterly line of Guest Parking and said northwesterly line of Lot 25, and over said Guest Parking with said curve to the left, an arc distance of 21.93 feet to the end of said curve having coordinates of N=6977564.1840, E=2495493.6789 (not monumented), said end of curve being on the northwesterly line of said Guest Parking and southeasterly line of Lot 26 of said San Jacinto Lofts addition;

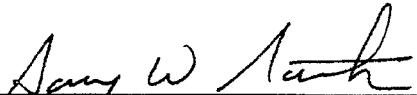
FIELD NOTES DESCRIBING A 246 SQUARE FOOT (0.0056 ACRE)
 SUB-SURFACE DRAINAGE TUNNEL EASEMENT
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 500c)
 TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641,
 PART OF GUEST PARKING, SAN JACINTO LOFTS
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 FROM SAN JACINTO URBAN LOFTS, L.P.

THENCE North 44 degrees 06 minutes 00 seconds East, with said northwesterly line of Guest Parking and said southeasterly line of Lot 26, at a distance of 21.42 feet passing said southwest line of said tract described in Instrument No. 200600007151 and said northeast line of said called 18,640 gross square foot tract, and continuing with said northwesterly line of Guest Parking and said southeasterly line of Lot 26 for a total of 29.69 feet to the north corner of said Guest Parking having coordinates of N=6977585.5047, E=2495514.3400 (not monumented), said north corner being on the southwesterly line of said Lot 33, from whence a PK nail (controlling monument) found for the west corner of said Lot 33 and south corner of Lot 32 bears North 45 degrees 54 minutes 00 seconds West, 8.00 feet;

THENCE South 45 degrees 54 minutes 00 seconds East, departing said northwesterly line of Guest Parking and said southeasterly line of Lot 26 and with the northeasterly line of said Guest Parking and southwesterly line of said Lot 33, 12.00 feet to the POINT OF BEGINNING and containing 246 square feet (0.0056 acre) of land, more or less.

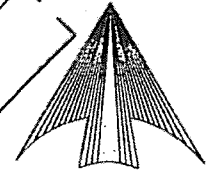
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

For Nathan D. Maier Consulting Engineers, Inc.

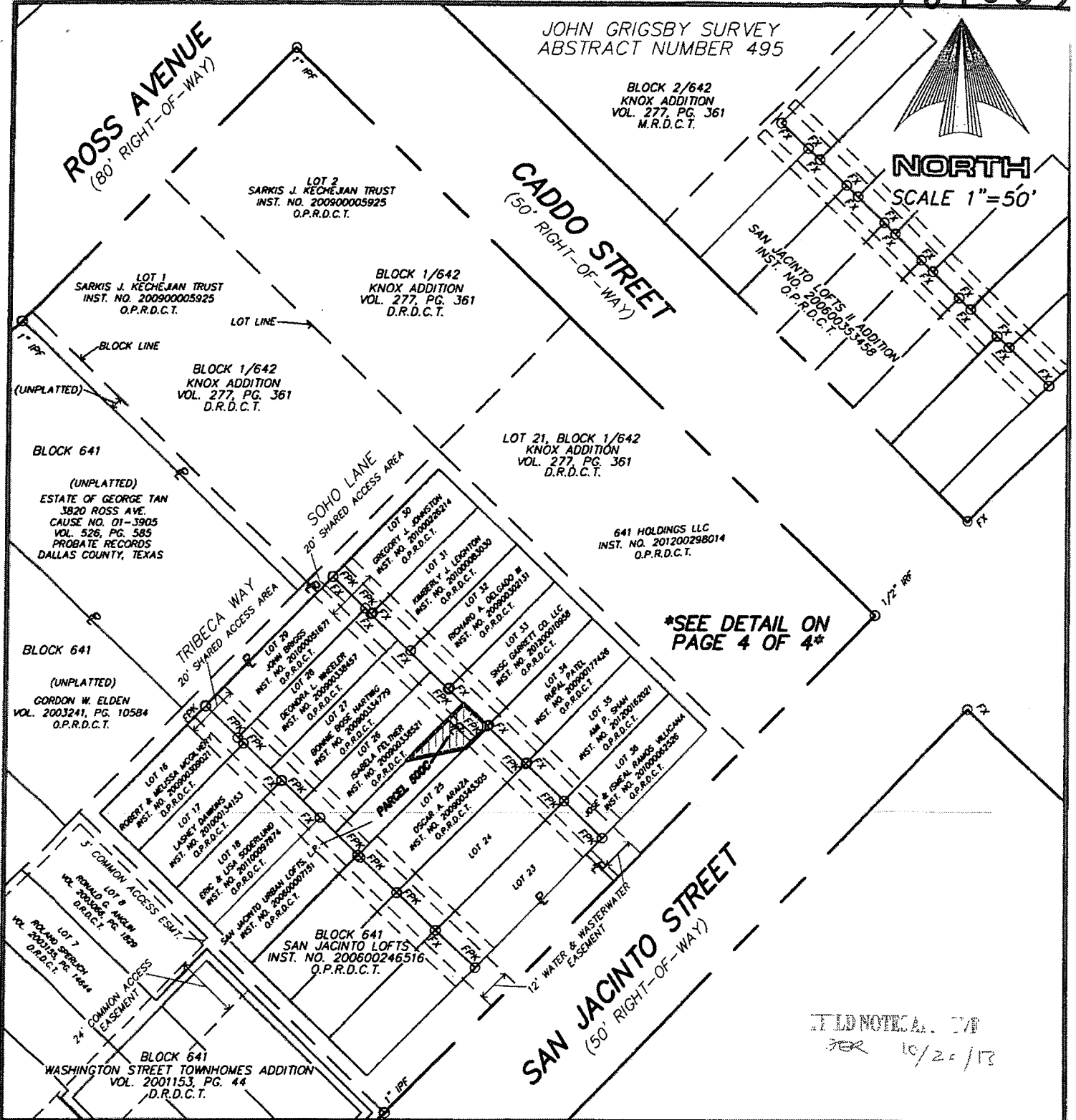

 Gary W. Matthews
 Registered Professional Land Surveyor
 Texas No. 5534 9.13.2013



JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495



NORTH
SCALE 1"=50'



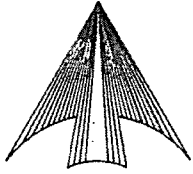
FIELD NOTES
PER 10/20/13

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
SQ. FT.	SQUARE FEET
---	RIGHT-OF-WAY LINE
- - - -	EASEMENT LINE
---	SUBDIVISION LINE
---	PROPERTY LINE
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CM	CONTROLLING MONUMENT
FPK	FOUND PK NAIL
FX	FOUND "X"

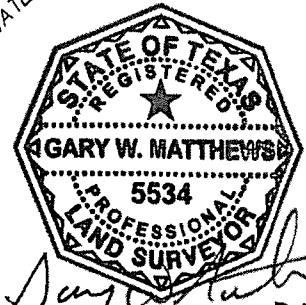
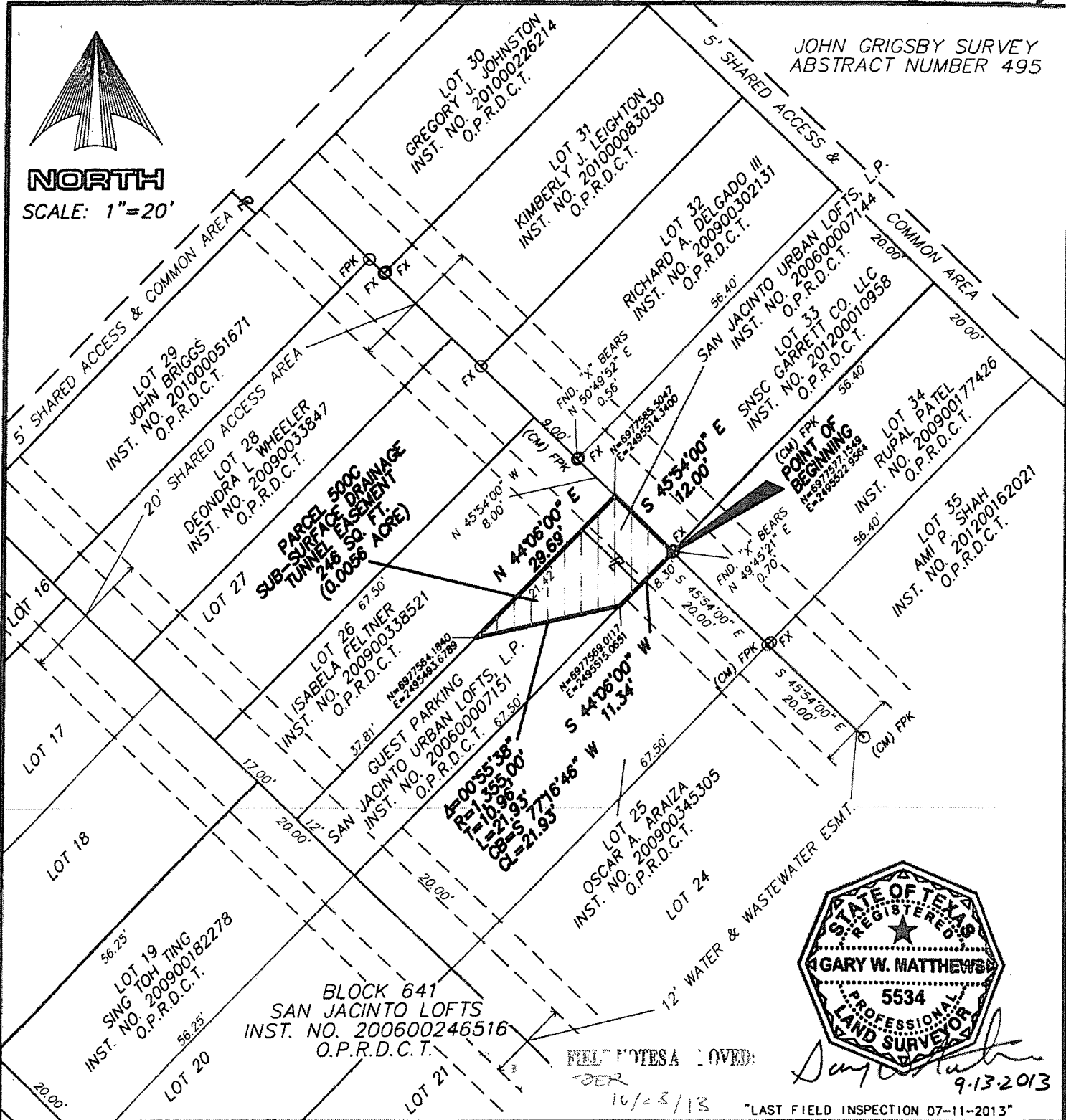
246 SQ. FT. (0.0056 ACRE) SUB-SURFACE DRAINAGE TUNNEL EASEMENT CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 500C) TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641, PART OF GUEST PARKING, SAN JACINTO LOFTS, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS FROM SAN JACINTO URBAN LOFTS, L.P.

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



NORTH

SCALE: 1"=20'



Gary W. Matthews
9-13-2013

FIELD NOTES A LOVED:
BER
10/23/13

"LAST FIELD INSPECTION 07-11-2013"

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	---	RIGHT-OF-WAY LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	---	EASEMENT LINE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	---	SUBDIVISION LINE
INST. NO.	INSTRUMENT NUMBER	---	PROPERTY LINE
VOL., PG.	VOLUME, PAGE	IRF	IRON ROD FOUND
ESMT.	EASEMENT	IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET	CM	CONTROLLING MONUMENT
		FPK	FOUND PK NAIL
		FX	FOUND "X"

246 SO. FT. (0.0056 ACRE) SUB-SURFACE DRAINAGE TUNNEL EASEMENT CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 500C) TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641, PART OF GUEST PARKING, SAN JACINTO LOFTS, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS FROM SAN JACINTO URBAN LOFTS, L.P.



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