

**RESOLUTION AUTHORIZING PARTIAL RELEASE BY THE CITY OF DALLAS OF DEED RESTRICTIONS AS TO THREE TRACTS OF LAND CONTAINING A TOTAL OF APPROXIMATELY 22.7613 ACRES TO BE CONVEYED BY THE UNIVERSITY OF NORTH TEXAS SYSTEM TO DALLAS AREA RAPID TRANSIT AND AUTHORIZING INCLUSION OF TRANSIT ORIENTED USES WITHIN THE SCOPE OF PERMITTED USES DEFINED IN THE DEED RESTRICTIONS.**

**WHEREAS**, the City of Dallas ("City") donated and conveyed a certain 202.64 acre tract of land ("Property") to the State of Texas for the use and benefit of the University of North Texas System ("UNT") by Special Warranty Deed, dated November 14, 2001, recorded in Volume 2001230, Page 2058, Real Property Records of Dallas County, Texas ("Deed"); and

**WHEREAS**, the City donated and conveyed and UNT accepted the Property subject to certain terms, covenants, conditions, and restrictions ("Deed Restrictions"), more particularly described in the Deed beginning at recorded Page 2058 and in Exhibit "C" of the Deed beginning at recorded Page 2072; and

**WHEREAS**, said Deed Restrictions do not provide for any transit oriented uses, including but not limited to rail lines and rail stations of the type developed by Dallas Area Rapid Transit ("DART"), which City acknowledges are often present as ancillary facilities within institution of higher education campuses and should be permissible within the scope of "customary ancillary facilities and uses" set forth in the Deed Restrictions; and

**WHEREAS**, Dallas Area Rapid Transit ("DART") desires to acquire three tracts of land totaling approximately 23 acres ("Released Tracts") out of the Property, as more particularly described in Exhibit "A" attached hereto; and

**WHEREAS**, DART and UNT desire that the Released Tracts be released from the Deed Restrictions to permit DART to own, construct and operate a rail line on the Released Tracts; and

**WHEREAS**, the City of Dallas desires to facilitate the property conveyance from UNT to DART and construction and operation of the rail line by DART by releasing the Deed Restrictions as to the Released Tracts only, and

**WHEREAS**, the City of Dallas desires to clarify that the scope of "customary ancillary facilities and uses" as set forth in the Deed Restrictions includes transit oriented uses ancillary to institution of higher education campuses, including but not limited to rail lines and rail stations of the type developed by DART; **NOW, THEREFORE**,

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

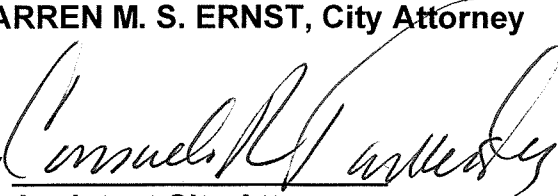
**SECTION 1.** That the City Manager be and is hereby authorized, subject to approval as to form by the City Attorney, to release the Deed Restrictions as to the Released Tracts only, as described in the attached Exhibit "A".

**SECTION 2.** That the release of the Deed Restrictions shall be effective as to the Released Tracts only and shall not release or otherwise impact the Deed Restrictions as to the remainder of the Property donated to UNT by the City of Dallas.

**SECTION 3.** That this resolution shall be effective to clarify that the scope of "customary ancillary facilities and uses" as set forth in the Deed Restrictions includes transit oriented uses ancillary to institution of higher education campuses, including but not limited to rail lines and rail stations of the type developed by DART.

**SECTION 4.** 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**

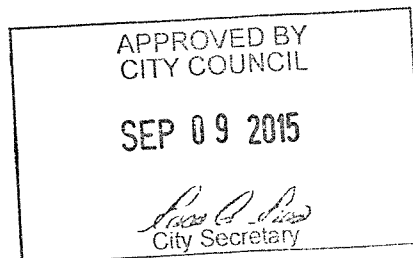


EXHIBIT 1.01-RAIL LINE RIGHT-OF-WAY TRACT  
DART PARCEL NO. SOC3-14-1  
PROPERTY OF THE STATE OF TEXAS, FOR THE USE  
AND BENEFIT OF THE UNIVERSITY OF NORTH TEXAS  
SYSTEM  
PETER B. STOUT SURVEY, ABSTRACT NO. 1306  
ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

PAGE 1 OF 11  
DECEMBER 28, 2012

BEING an 11.4083 acre tract of land situated in the Peter B. Stout Survey, Abstract Number 1306 and the Robert Simonton Survey, Abstract Number 1277, being in Dallas City Blocks 7604 and 7613, City of Dallas, Dallas County, Texas, and being a portion of that called 212.651 acre tract of land conveyed to the State of Texas, for the use and benefit of the University of North Texas System, according to the Special Warranty Deed recorded in Volume 2001230, Page 2058, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the southeast line of said called 212.651 acre State of Texas tract, same being the northwest line of the Resubdivision of Tracts 1,2,3,4,5 and 6, Oak Cliff Plantations Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 17, Page 185, Map Records of Dallas County, Texas, from whence a 5/8 inch iron rod with Survey cap bears S 19°31'32" E, a distance of 0.94 feet, and from said 1/2 inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for the southwest corner of said called 212.651 acre State of Texas tract bears S 89°06'55" W, a distance of 82.74 feet;

THENCE N 00°43'52" W, departing the southeast line of said called 212.651 acre State of Texas tract and the northwest line of said Resubdivision of Tracts 1,2,3,4,5 and 6, Oak Cliff Plantations Addition, a distance of 115.65 feet to a 1/2 inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 59°06'55" E, a distance of 4017.84 feet to a 1/2 inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner at the beginning of a tangent curve to the left having a central angle of 04°43'15", a radius of 5,780.49 feet, a tangent length of 238.26 feet, a chord bearing of N 56°45'18" E and a chord length of 476.12 feet;

THENCE Northeasterly, along said tangent curve to the left, an arc distance of 476.28 feet to a 1/2 inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 54°23'40" E, at 375.46 feet passing a 1/2 inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for reference and continuing for a total distance of 445.46 feet to a 1/2 inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the center of Runyon Springs Branch, same being the easterly line of said called 212.651 acre State of Texas tract and the northwesterly line of that called 151.67 acre tract of land conveyed to 261 CW Springs, Ltd. and described as Tract I of the Special Warranty Deed with Vendor's Lien recorded in Instrument Number 200600294769, Official Public Records of Dallas County, Texas (an undivided 50% interest) and described as Tract I of the General Warranty Deed recorded in Instrument Number 20070424941, Official Public Records of Dallas County, Texas (an undivided 50% interest);

# EXHIBIT A-TRACT 1

151691

EXHIBIT 1.01-RAIL LINE RIGHT-OF-WAY TRACT  
DART PARCEL NO: SOC3-14-1  
PROPERTY OF THE STATE OF TEXAS, FOR THE USE  
AND BENEFIT OF THE UNIVERSITY OF NORTH TEXAS  
SYSTEM  
PETER B. STOUT SURVEY, ABSTRACT NO. 1306  
ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

PAGE 2 OF 11  
DECEMBER 28, 2012

THENCE S 66°56'04" E, with the center of Runyon Springs Branch, the easterly line of said called 212.651 acre State of Texas tract and the northwesterly line of said 261 CW Springs, Ltd. tract, a distance of 17.38 feet;

THENCE S 39°17'07" E, continuing with the center of Runyon Springs Branch, the easterly line of said called 212.651 acre State of Texas tract and the northwesterly line of said 261 CW Springs, Ltd. tract, a distance of 23.54 feet;

THENCE S 15°53'39" E, continuing with the center of Runyon Springs Branch, the easterly line of said called 212.651 acre State of Texas tract and the northwesterly line of said 261 CW Springs, Ltd. tract, a distance of 22.04 feet;

THENCE S 11°22'45" W, continuing with the center of Runyon Springs Branch, the easterly line of said called 212.651 acre State of Texas tract and the northwesterly line of said 261 CW Springs, Ltd. tract, a distance of 56.46 feet;

THENCE S 36°15'14" E, continuing with the center of Runyon Springs Branch, the easterly line of said called 212.651 acre State of Texas tract and the northwesterly line of said 261 CW Springs, Ltd. tract, a distance of 2.40 feet;

THENCE S 54°23'40" W, departing the center of Runyon Springs Branch, the easterly line of said called 212.651 acre State of Texas tract and the northwesterly line of said 261 CW Springs, Ltd. tract, passing at a distance of 55.00 feet a 1/2 inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for reference and continuing for a total distance of 407.32 to a 1/2 inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner at the beginning of a tangent curve to the right having a central angle of 04°43'15", a radius of 5,880.49 feet, a tangent length of 242.39 feet, a chord bearing of S 56°45'18" W and a chord length of 484.36 feet;

THENCE Southwesterly, along said tangent curve to the right, an arc distance of 484.52 feet to a 1/2 inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for the point of tangency;

THENCE S 59°06'55" W, at 753.47 feet passing a 1 inch iron pipe found for an ell corner of the aforementioned called 212.651 acre State of Texas tract, same being the most northerly corner of that called 89.346 acre tract of land conveyed to R.K.C.J., L.L.C. and described in Exhibit A of the Warranty Deed recorded in Volume 96066, Page 7234, Deed Records of Dallas County, Texas, continuing with the aforementioned southeast line of said called 212.651 acre State of Texas tract and with the northwest line of said R.K.C.J., L.L.C. tract, passing at an additional distance of 1,748.73 feet the most westerly corner of said R.K.C.J., L.L.C. tract, same being the most northerly corner of the aforementioned Resubdivision of Tracts 1,2,3,4,5 and 6, Oak Cliff Plantations Addition, and continuing with the southeast line of said called 212.651 acre State of Texas tract and with the northwest line of said Resubdivision of Tracts 1,2,3,4,5 and 6, Oak Cliff Plantations Addition a total distance of 4,075.93

EXHIBIT 1.01-RAIL LINE RIGHT-OF-WAY TRACT

DART PARCEL NO. SOC3-14-1  
PROPERTY OF THE STATE OF TEXAS, FOR THE USE  
AND BENEFIT OF THE UNIVERSITY OF NORTH TEXAS  
SYSTEM

PAGE 3 OF 11  
DECEMBER 28, 2012

PETER B. STOUT SURVEY, ABSTRACT NO. 1306  
ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

feet to the POINT OF BEGINNING and containing 496,944 square feet or 11.4083 acres of land, more or less.

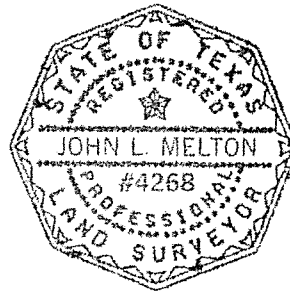
BASIS OF BEARING for this survey is referenced to Texas Department of Transportation survey control monuments R0570089 and R0570029 tied with the Western Data Systems Texas Cooperative Network ([www.txrtk.com](http://www.txrtk.com)) and is referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0911 and DSIA-g081 were utilized as base stations during GPS data collection sessions.

I certify that this property description and attached plat represents a survey made on the ground under my supervision during the months of March through December 2012.



John L. Melton, Texas R.F.L.S. No. 4268  
Registered Professional Land Surveyor  
Nathan D. Maier Consulting Engineers, Inc.  
8080 Park Lane Suite 600  
Dallas, Texas 75231  
(214) 739-4741

12/28/2012  
Date



MATCH LINE - SEE SHEET 5



SCALE (IN FEET)  
1" = 40'

LEGEND

- FOUND MONUMENT (AS NOTED)
- 1/2" IRON SET WITH PLASTIC CAP STAMPED "TX REG NO. 100189-00" (EXCEPT AS NOTED)
- CM CONTROLLING MONUMENT
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

STATE OF TEXAS  
(FOR THE USE AND BENEFIT OF THE UNIVERSITY OF NORTH TEXAS SYSTEM)  
CALLED 212.651 ACRES  
SAVE AND EXCEPT 10.014 ACRE TRACT TO D.I.S.D.  
(VOL. 3152, PAGE 332)  
VOL. 2601230, PG. 2058  
FILED NOV. 27, 2001

STATE OF TEXAS  
(FOR THE USE AND BENEFIT OF THE UNIVERSITY OF NORTH TEXAS SYSTEM)  
CALLED 212.651 ACRES  
SAVE AND EXCEPT 10.014 ACRE TRACT TO D.I.S.D. (VOL. 3152, PAGE 332)  
VOL. 2001230, PG. 2058  
FILED NOV. 27, 2001

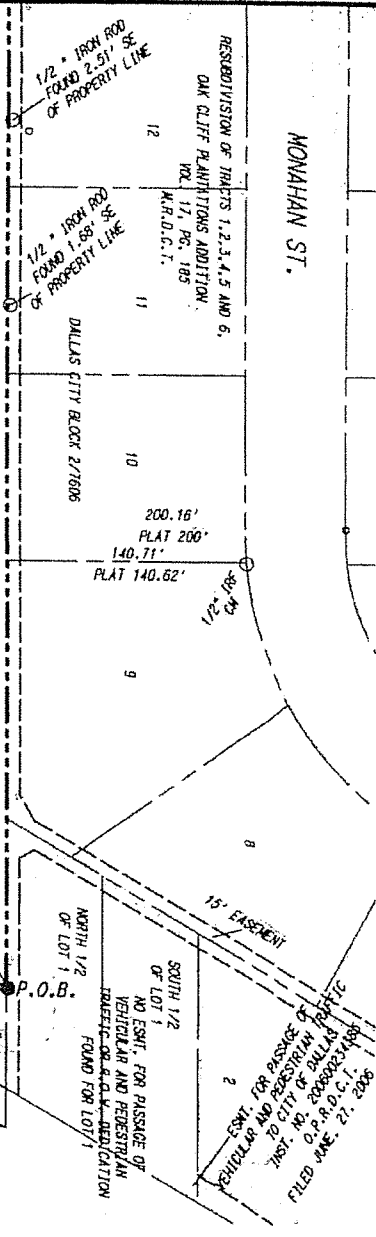
C.L. OF ESMT. AND R.O.V. FOR BUYING FACILITIES DALLAS POWER & LIGHT COMPANY VOL. 3561, PG. 8 D.R.D.C.T. FILED SEPT. 14, 1962 (SUBJECT TO CONDITIONS OUTLINED IN DOCUMENT)

NO ESMT. FOR PASSAGE OF VEHICULAR AND PEDESTRIAN OR R.O.V. DEDICATION FOUND FOR CITY OF DALLAS 15.505 ACRE TRACT

C.L. OF ESMT. AND R.O.V. FOR BUYING FACILITIES DALLAS POWER & LIGHT COMPANY VOL. 5908, PG. 590 D.R.D.C.T. FILED DEC. 4, 1962 (SUBJECT TO CONDITIONS OUTLINED IN DOCUMENT)

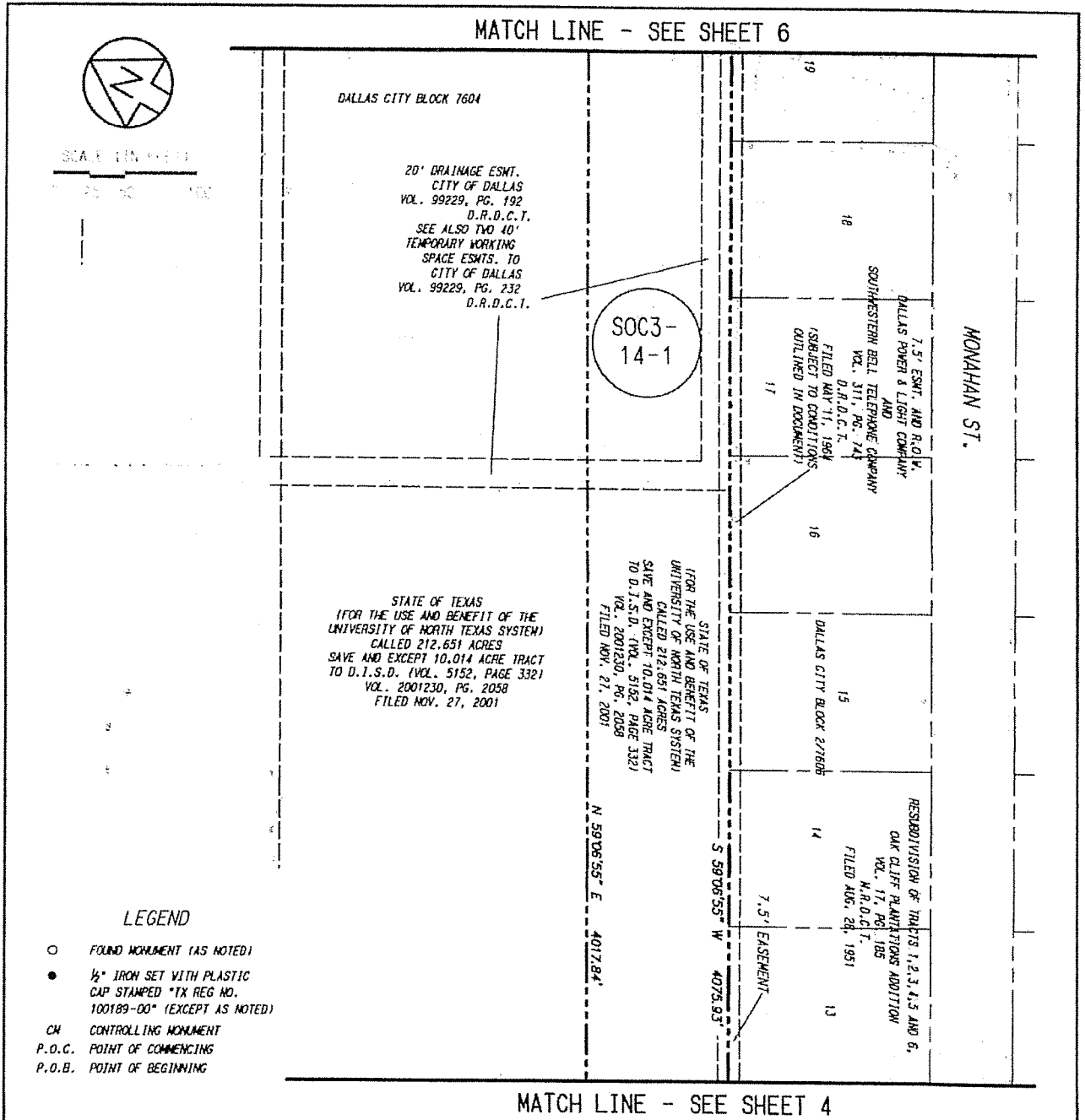
20' WATER MAIN R.O.V. (ALSO GRANTS TEMPORARY WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF WATER MAIN) CITY OF DALLAS VOL. 5033, PG. 641 D.R.D.C.T. EASEMENT STRIP NO. 2 FILED JAN. 14, 1959

UNIVERSITY HILLS BLVD.  
FORMERLY HOUSTON SCHOOL ROAD (CALLED 80' RIGHT-OF-WAY) DEDICATED PER VOL. 2033, PG. 591, D.R.D.C.T. NO ADDITIONAL RIGHT-OF-WAY FOUND



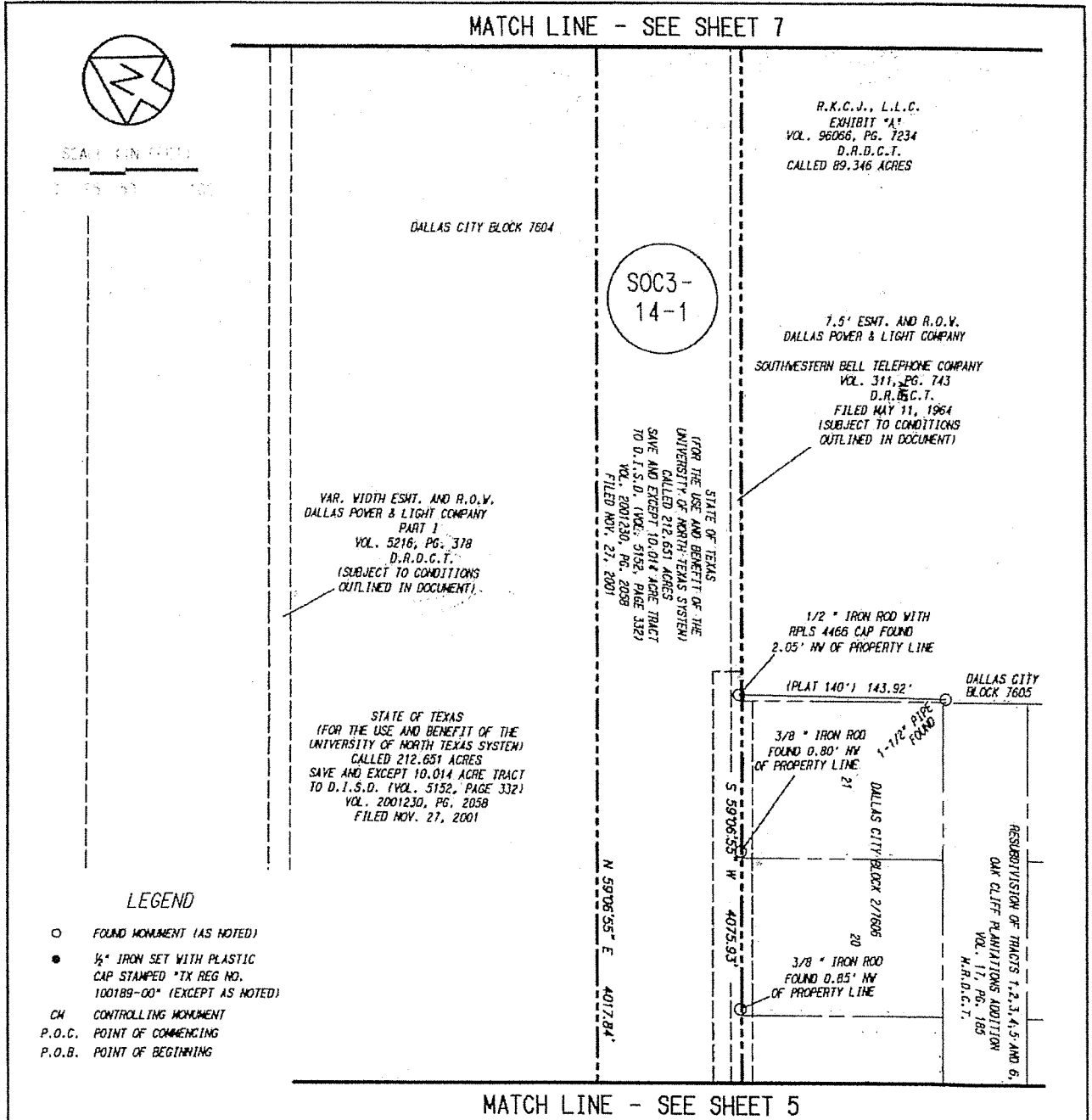
SOC3-14-1

PROPERTY DATA		AREA SUMMARY	
PROPERTY OWNER(S) OF RECORD: STATE OF TEXAS (FOR THE USE AND BENEFIT OF THE UNIV. OF NORTH TEXAS SYSTEM)		WHOLE PROPERTY: 212.651 Ac	
STREET ADDRESS: 9700 E. RL THORNTON FWY, DALLAS, TEXAS 75228		PARCEL AREAS: 11.4083 Ac	
DEED VOLUME: 2001230 PAGE: 2058		FEE: 11.4083 Ac	
BLOCK NUMBER: DALLAS CITY BLOCKS 7604 AND 7613			
SURVEY: PETER B. STOUT, ABSTRACT NO. 1306 AND ROBERT SIMONTON, ABSTRACT NO. 1277			
 NATHAN D. MAIER CONSULTING ENGINEERS, INC. 8080 PARK LANE STE. 600 DALLAS, TEXAS 75231 Texas Reg. No. 100189-00	DART PROJECT	LIGHT RAIL TRANSIT SYSTEM LINE SECTION SOC-3 PARCEL NUMBER SOC3-14-1 SHEET 4 OF 11	
			CONTRACT Dwg No. SOC3-14-1



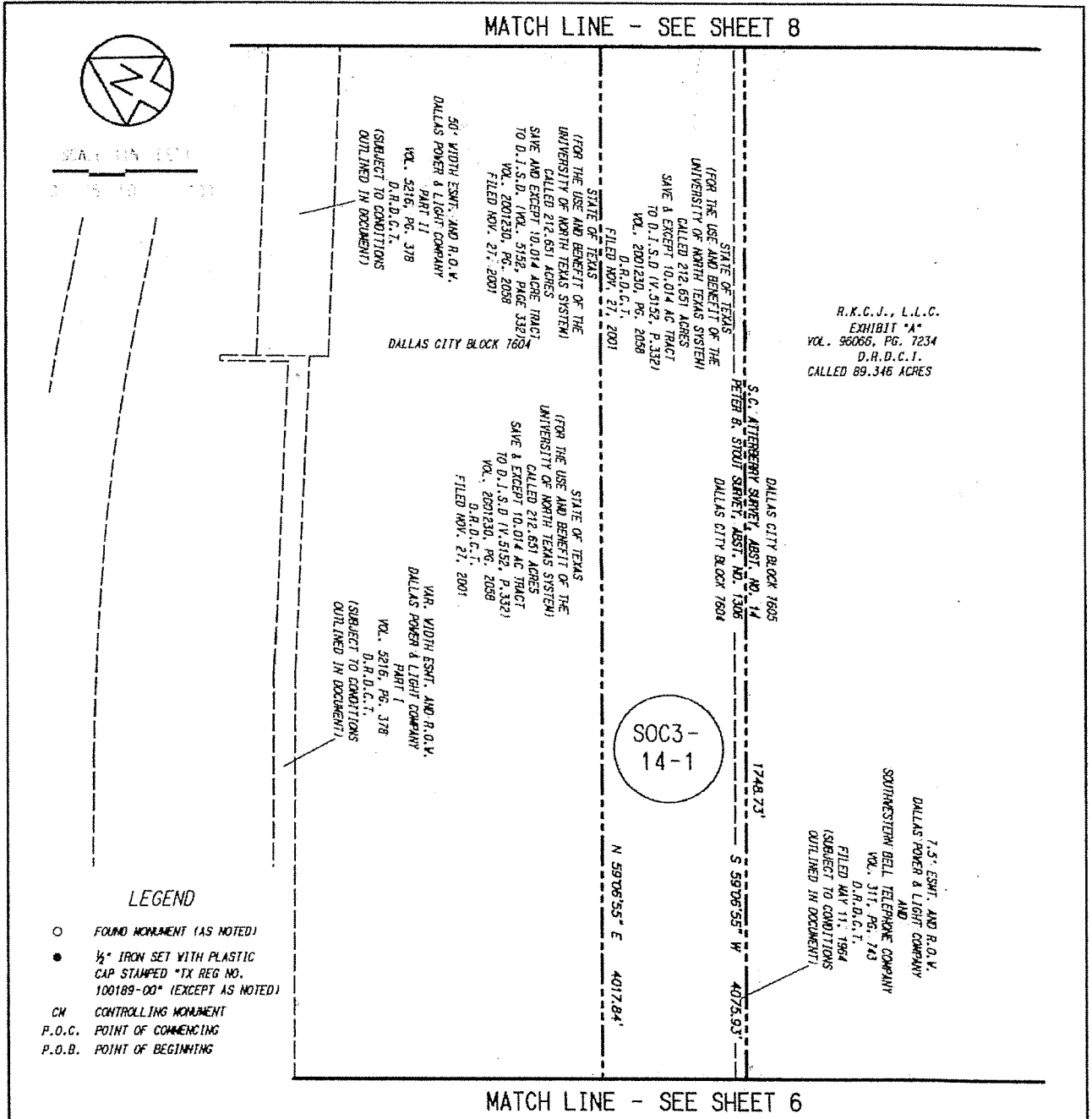
- LEGEND**
- FOUND MONUMENT (AS NOTED)
  - 1/2" IRON SET WITH PLASTIC CAP STAMPED "TX REG NO. 100189-00" (EXCEPT AS NOTED)
  - CM CONTROLLING MONUMENT
  - P.O.C. POINT OF COMMENCING
  - P.O.B. POINT OF BEGINNING

<b>PROPERTY DATA</b>		<b>AREA SUMMARY</b>	
PROPERTY OWNER(S) OF RECORD: STATE OF TEXAS (FOR THE USE AND BENEFIT OF THE UNIV. OF NORTH TEXAS SYSTEM) STREET ADDRESS: 9700 E. RL THORNTON FWY, DALLAS, TEXAS 75228 DEED VOLUME: 2001230 PAGE: 2058 BLOCK NUMBER: DALLAS CITY BLOCKS 7604 AND 7613 SURVEY: PETER B. STOUT, ABSTRACT NO. 1306 AND ROBERT SOMINTON, ABSTRACT NO. 1277		WHOLE PROPERTY: 212.651 Ac PARCEL AREAS: 11.4083 Ac FEE: 11.4083 Ac	
 <b>NATHAN D. MAIER</b> CONSULTING ENGINEERS, INC. 8080 PARK LANE STE. 600 DALLAS, TEXAS 75231 Texas Reg. No. 100189-00	<b>DART PROJECT</b>  	<b>LIGHT RAIL TRANSIT SYSTEM</b> LINE SECTION SOC-3 PARCEL NUMBER SOC3-14-1 SHEET 5 OF 11	
			CONTRACT DVG No. SOC3-14-1

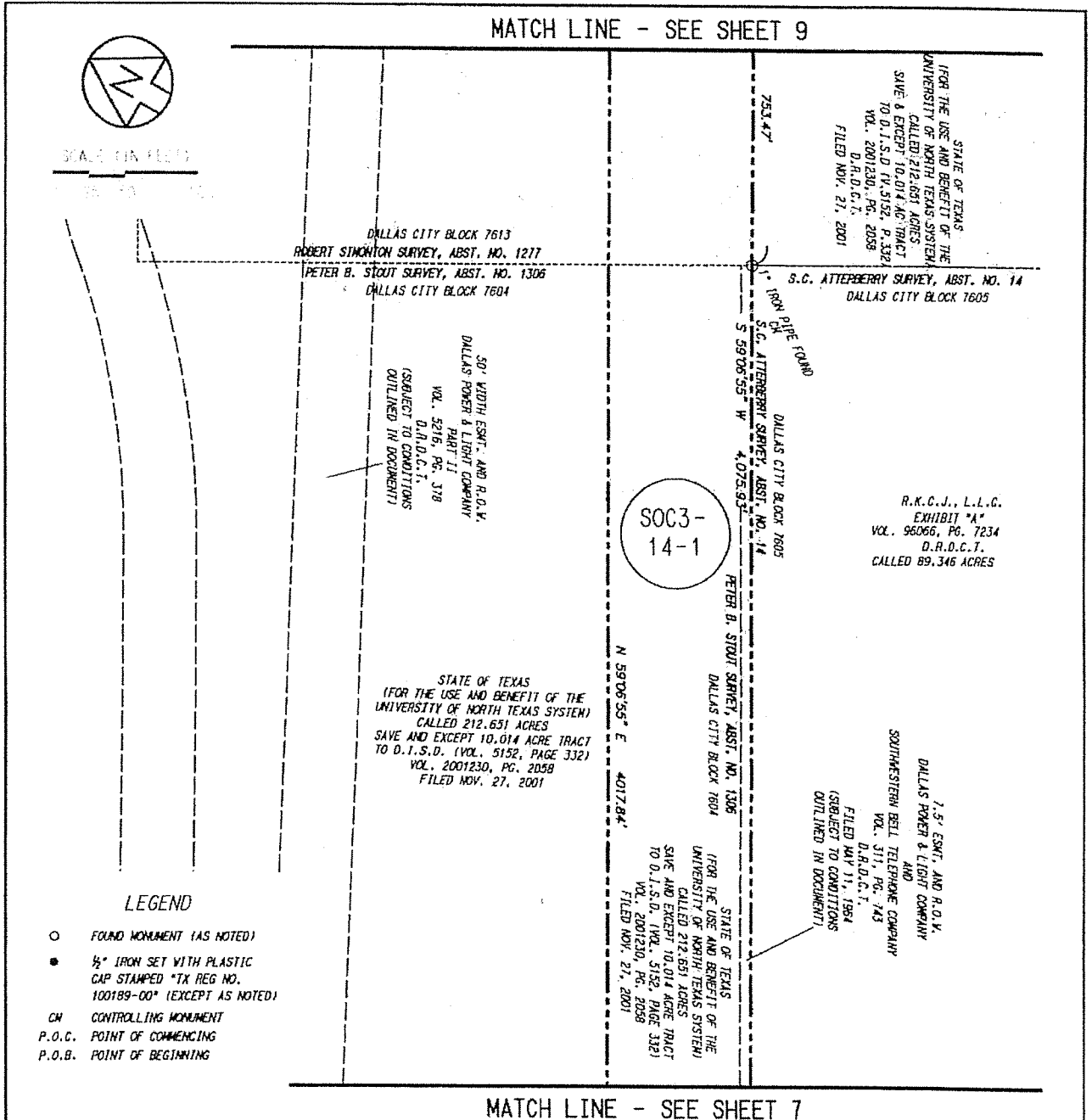


<p><b>NATHAN D. MAIER</b> CONSULTING ENGINEERS, INC.</p> <p>8080 PARK LANE STE. 600 DALLAS, TEXAS 75231 Texas Reg. No. 100189-00</p>	<p style="text-align: center;">DART PROJECT</p>		<p style="text-align: center;">LIGHT RAIL TRANSIT SYSTEM LINE SECTION SOC-3 PARCEL NUMBER</p> <p style="text-align: center;">SOC3-14-1 SHEET 6 OF 11</p>
			<p>CONTRACT</p>





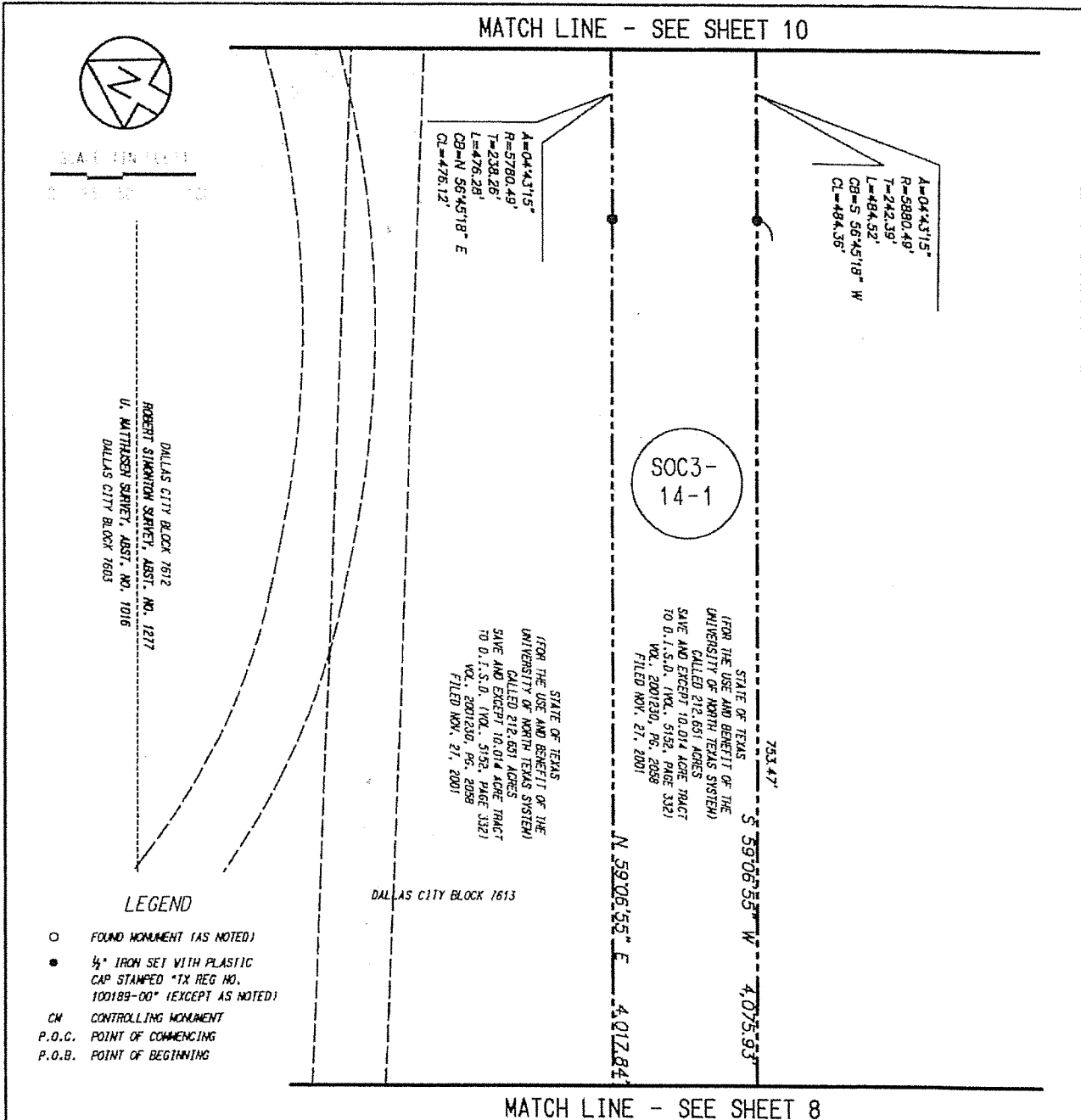


<p align="center"><b>PROPERTY DATA</b></p> <p>PROPERTY OWNER(S) OF RECORD: STATE OF TEXAS (FOR THE USE AND BENEFIT OF THE UNIV. OF NORTH TEXAS SYSTEM)</p> <p>STREET ADDRESS: 9700 E. RL THORNTON FWY, DALLAS, TEXAS 75228</p> <p>DEED VOLUME: 2001230 PAGE: 2058</p> <p>BLOCK NUMBER: DALLAS CITY BLOCKS 7604 AND 7613</p> <p>SURVEY: PETER B. STOUT, ABSTRACT NO. 1306 AND ROBERT SIMONTON, ABSTRACT NO. 1277</p>		<p align="center"><b>AREA SUMMARY</b></p> <p>WHOLE PROPERTY: 212.651 Ac</p> <p>PARCEL AREAS: 11.4083 Ac</p> <p>FEE: 11.4083 Ac</p>
<p><b>NATHAN D. MAIER</b> CONSULTING ENGINEERS, INC.</p> <p>8080 PARK LANE STE. 600 DALLAS, TEXAS 75231 Texas Reg. No. 100189-00</p>	<p align="center"><b>DART PROJECT</b></p>	<p align="center"><b>LIGHT RAIL TRANSIT SYSTEM</b> LINE SECTION SOC-3 PARCEL NUMBER</p> <p align="center">SOC3-14-1 SHEET 7 OF 11</p>
		<p align="center"><b>CAES</b> CONTRACT DWG No. SOC3-14-1</p>

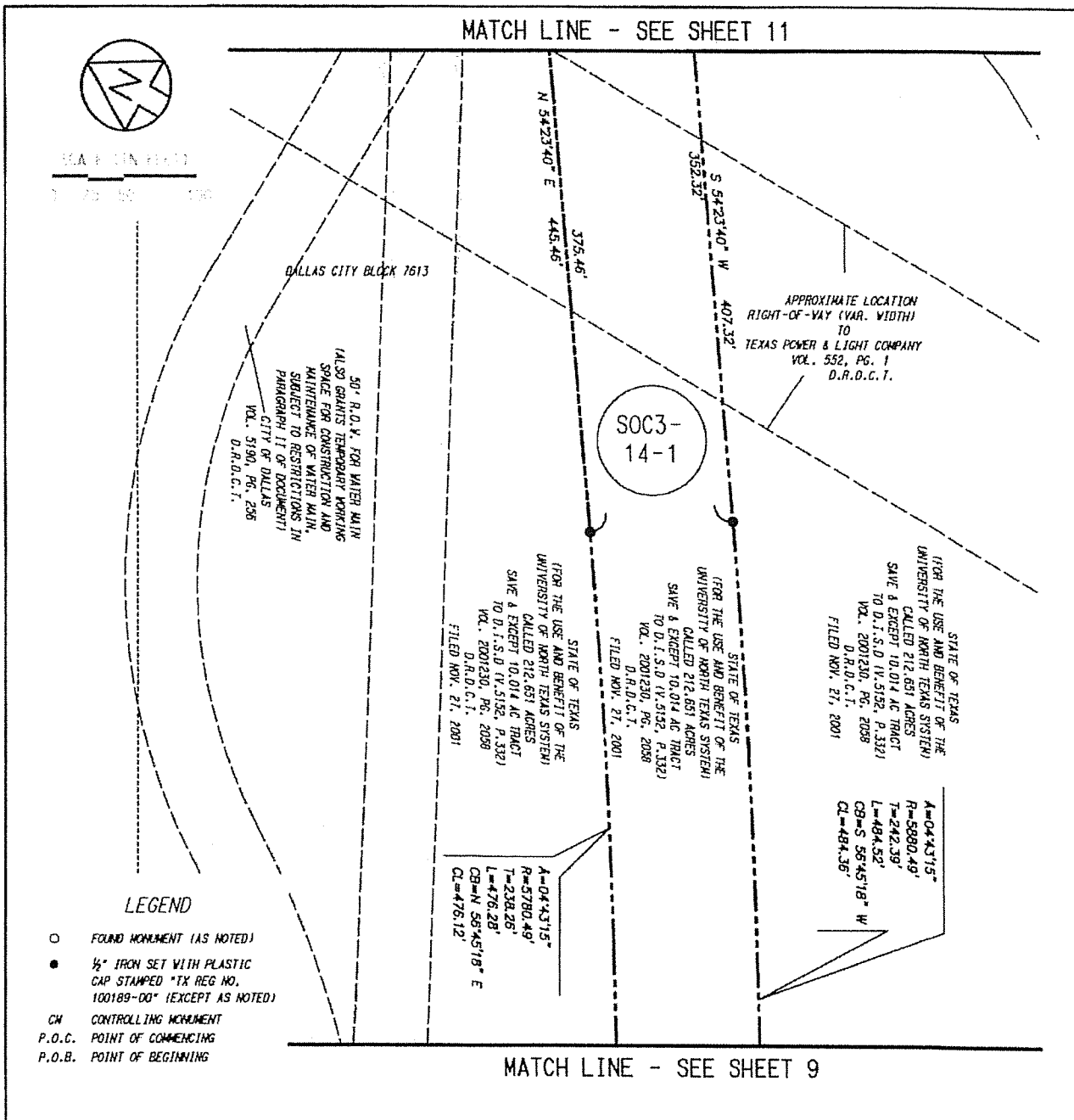


- LEGEND**
- FOUND MONUMENT (AS NOTED)
  - ½" IRON SET WITH PLASTIC CAP STAMPED "TX REG NO. 100189-00" (EXCEPT AS NOTED)
  - CM CONTROLLING MONUMENT
  - P.O.C. POINT OF COMMENCING
  - P.O.B. POINT OF BEGINNING

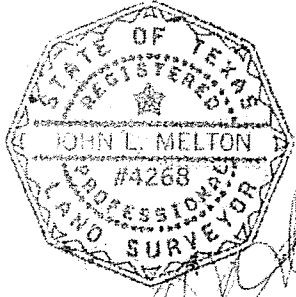
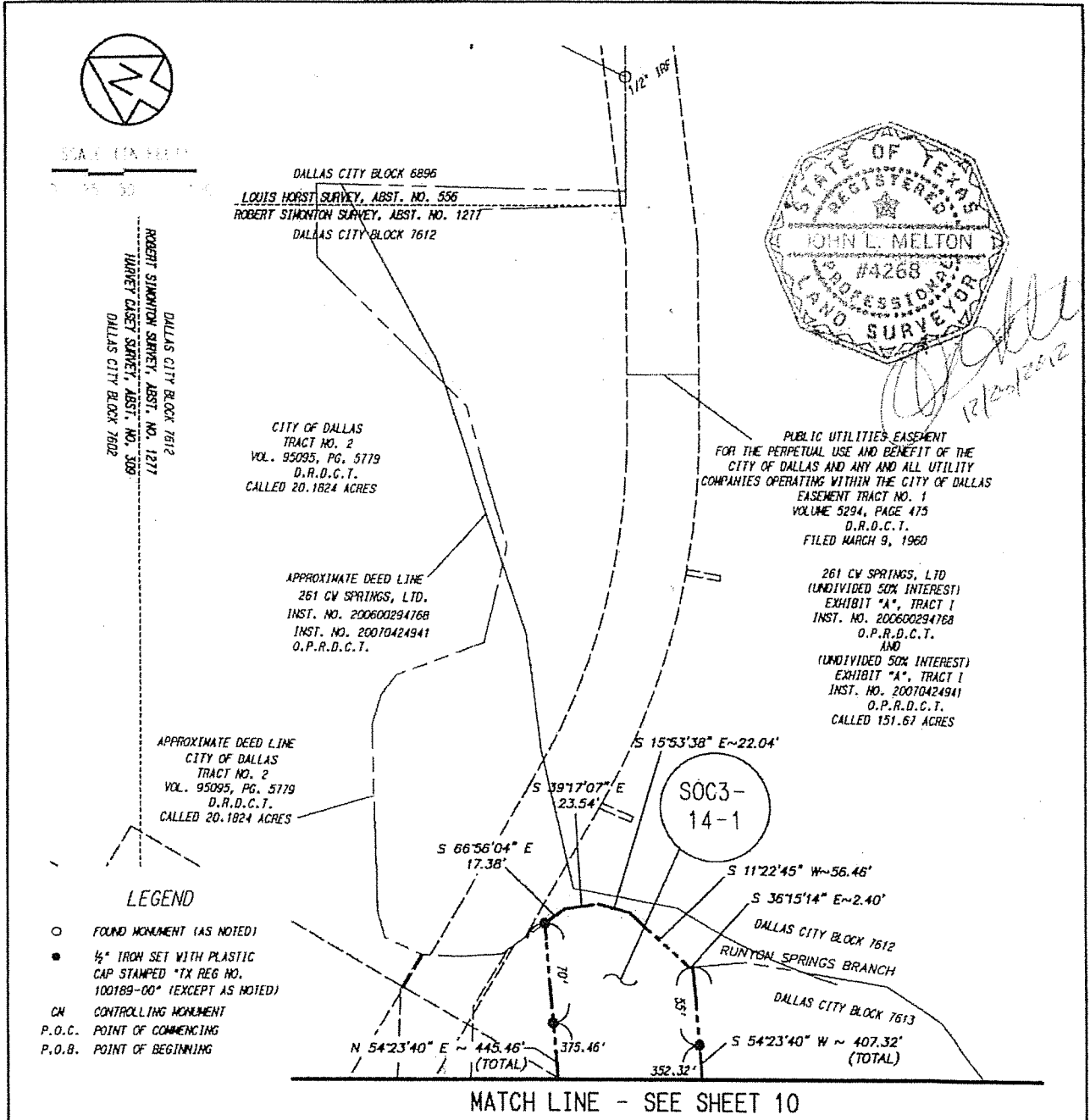
<b>PROPERTY DATA</b>		<b>AREA SUMMARY</b>	
PROPERTY OWNER(S) OF RECORD: STATE OF TEXAS (FOR THE USE AND BENEFIT OF THE UNIV. OF NORTH TEXAS SYSTEM)		WHOLE PROPERTY: 212.651 Ac	
STREET ADDRESS: 9700 E. RL THORNTON FWY, DALLAS, TEXAS 75228		PARCEL AREAS: 11.4083 Ac	
DEED VOLUME: 2001230 PAGE: 2058		FEE: 11.4083 Ac	
BLOCK NUMBER: DALLAS CITY BLOCKS 7604 AND 7613			
SURVEY: PETER B. STOUT, ABSTRACT NO. 1306 AND ROBERT SIMONTON, ABSTRACT NO. 1277			
 <b>NATHAN D. MAIER</b> CONSULTING ENGINEERS, INC. 8080 PARK LANE STE. 600 DALLAS, TEXAS 75231 Texas Reg. No. 100189-00	<b>DART PROJECT</b>		LIGHT RAIL TRANSIT SYSTEM LINE SECTION SOC-3 PARCEL NUMBER SOC3-14-1 SHEET 8 OF 11
			
		CONTRACT	DWG No. SOC3-14-1



<p><b>PROPERTY DATA</b></p> <p>PROPERTY OWNER(S) OF RECORD: STATE OF TEXAS (FOR THE USE AND BENEFIT OF THE UNIV. OF NORTH TEXAS SYSTEM)                  STREET ADDRESS: 9700 E. RL THORNTON FWY, DALLAS, TEXAS 75228                  DEED VOLUME: 2001230 PAGE: 2058                  BLOCK NUMBER: DALLAS CITY BLOCKS 7604 AND 7613                  SURVEY: PETER B. STOUT, ABSTRACT NO. 1306 AND ROBERT SIMONTON, ABSTRACT NO. 1277</p>		<p><b>AREA SUMMARY</b></p> <p>WHOLE PROPERTY: 212.651 Ac                  PARCEL AREAS: 11.4083 Ac                  FEE: 11.4083 Ac</p>
 <p><b>NATHAN D. MAIER</b> CONSULTING ENGINEERS, INC.</p> <p>8080 PARK LANE STE. 600 DALLAS, TEXAS 75231 Texas Reg. No. 100189-00</p>	<p><b>DART PROJECT</b></p>	<p><b>LIGHT RAIL TRANSIT SYSTEM</b> LINE SECTION SOC-3 PARCEL NUMBER SOC3-14-1 SHEET 9 OF 11</p>
		<p>CONTRACT DWG No. SOC3-14-1</p>



<p><b>NATHAN D. MAJER</b> CONSULTING ENGINEERS, INC. 8080 PARK LANE STE. 600 DALLAS, TEXAS 75231 Texas Reg. No. 100189-00</p>	<p>DART PROJECT</p>	<p>LIGHT RAIL TRANSIT SYSTEM LINE SECTION SOC-3 PARCEL NUMBER SOC3-14-1 SHEET 10 OF 11</p>
		<p>CONTRACT DVG No. SOC3-14-1</p>



PUBLIC UTILITIES EASEMENT FOR THE PERPETUAL USE AND BENEFIT OF THE CITY OF DALLAS AND ANY AND ALL UTILITY COMPANIES OPERATING WITHIN THE CITY OF DALLAS EASEMENT TRACT NO. 1 VOLUME 5294, PAGE 475 D.R.D.C.T. FILED MARCH 9, 1960

261 CV SPRINGS, LTD (UNDIVIDED 50% INTEREST) EXHIBIT "A", TRACT I INST. NO. 200600294768 O.P.R.D.C.T. AND (UNDIVIDED 50% INTEREST) EXHIBIT "A", TRACT I INST. NO. 20070424941 O.P.R.D.C.T. CALLED 151.67 ACRES

DALLAS CITY BLOCK 7612  
ROBERT SIMONTON SURVEY, ABST. NO. 1277  
INVEST CASEY SURVEY, ABST. NO. 308  
DALLAS CITY BLOCK 7602

DALLAS CITY BLOCK 6896  
LOUIS HORST SURVEY, ABST. NO. 556  
ROBERT SIMONTON SURVEY, ABST. NO. 1277  
DALLAS CITY BLOCK 7612

CITY OF DALLAS TRACT NO. 2 VOL. 95095, PG. 5779 D.R.D.C.T. CALLED 20.1824 ACRES

APPROXIMATE DEED LINE 261 CV SPRINGS, LTD. INST. NO. 200600294768 INST. NO. 20070424941 O.P.R.D.C.T.

APPROXIMATE DEED LINE CITY OF DALLAS TRACT NO. 2 VOL. 95095, PG. 5779 D.R.D.C.T. CALLED 20.1824 ACRES

- LEGEND**
- FOUND MONUMENT (AS NOTED)
  - 1/2" TROH SET WITH PLASTIC CAP STAMPED "TX REG NO. 100189-00" (EXCEPT AS NOTED)
  - CM CONTROLLING MONUMENT
  - P.O.C. POINT OF COMMENCING
  - P.O.B. POINT OF BEGINNING

MATCH LINE - SEE SHEET 10

PROPERTY DATA		AREA SUMMARY	
PROPERTY OWNER(S) OF RECORD: STATE OF TEXAS (FOR THE USE AND BENEFIT OF THE UNIV. OF NORTH TEXAS SYSTEM) STREET ADDRESS: 9700 E. RL THORNTON FWY, DALLAS, TEXAS 75228 DEED VOLUME: 2001230 PAGE: 2058 BLOCK NUMBER: DALLAS CITY BLOCKS 7604 AND 7613 SURVEY: PETER B. STOUT, ABSTRACT NO. 1306 AND ROBERT SIMONTON, ABSTRACT NO. 1277		WHOLE PROPERTY: 212.651 Ac PARCEL AREAS: 11.4083 Ac FEE: 11.4083 Ac	
<p><b>NATHAN D. MAIER</b> CONSULTING ENGINEERS, INC. 8080 PARK LANE STE. 600 DALLAS, TEXAS 75231 Texas Reg. No. 100189-00</p>	<p>DART PROJECT</p>	LIGHT RAIL TRANSIT SYSTEM LINE SECTION SOC-3 PARCEL NUMBER SOC3-14-1 SHEET 11 OF 11	
			CONTRACT

## EXHIBIT 1.02 PARKING FACILITIES TRACT

BEING an 8.608 acre tract of land situated in the Peter B. Stout Survey, Abstract Number 1306, and being in Dallas City Block 7604, City of Dallas, Dallas County, Texas, and being a portion of that tract of land conveyed to the State of Texas, for the use and benefit of the University of North Texas System according to the Special Warranty Deed recorded in Volume 2001230, Page 2058, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the southeasterly line of said State of Texas tract, same being the northwesterly line of the Resubdivision of Tracts 1,2,3,4,5 and 6, Oak Cliff Plantations Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 17, Page 185, Map Records of Dallas County, Texas, from whence a 5/8-inch iron rod with Survcon cap bears South  $19^{\circ}31'32''$  East, a distance of 0.96 feet, and also from whence the southwest corner of said State of Texas tract bears South  $59^{\circ}06'55''$  West, a distance of 82.74 feet;

THENCE North  $00^{\circ}43'52''$  West, departing the southeasterly line of said State of Texas tract recorded in Volume 2001230, Page 2058 and the northwesterly line of said Resubdivision of Tracts 1,2,3,4,5 and 6, Oak Cliff Plantations Addition, a distance of 333.28 feet to the POINT OF BEGINNING;

THENCE North  $00^{\circ}43'52''$  West, a distance of 56.12 feet to a 1/2-inch iron rod with plastic cap stamped "TX REG NO 100189-00" set in the northwesterly line of said State of Texas tract, same being the southeasterly line of that tract of land conveyed to the City of Dallas according to deed recorded in Volume 4855, Page 94, Deed Records of Dallas County, Texas for the beginning of a circular curve to the left having a central angle of  $20^{\circ}46'22''$ , a radius of 267.50 feet, a tangent length of 49.03 feet, a chord bearing of North  $69^{\circ}28'38''$  East and a chord length of 96.45 feet, said curve being non-tangent to the last described course;

THENCE Northeasterly, with a northwesterly line of said State of Texas tract and a southeasterly line of said City of Dallas tract, and with said curve to the left for an arc distance of 96.98 feet to a 1/2-inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for the point of tangency;

THENCE North  $59^{\circ}05'27''$  East, with a northwesterly line of said State of Texas tract and a southeasterly line of said City of Dallas tract, a distance of 728.14 feet to a 1/2-inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

EXHIBIT A-TRACT 2

151691

THENCE North  $30^{\circ}54'33''$  West, with a southwesterly line of said State of Texas tract and a northeasterly line of said City of Dallas tract, a distance of 132.50 feet to a 5/8-inch iron rod found for corner;

THENCE North  $59^{\circ}05'27''$  East, with a northwesterly line of said State of Texas tract and a southeasterly line of said City of Dallas tract, a distance of 132.50 feet to a 1/2-inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for the most easterly corner of said City of Dallas tract;

THENCE North  $30^{\circ}54'33''$  West, with a southwesterly line of said State of Texas tract and a northeasterly line of said City of Dallas tract, 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner, from whence a 5/8-inch iron rod with plastic cap stamped "Carter & Burgess" found bears South  $30^{\circ}54'33''$  East, 0.17 feet;

THENCE North  $59^{\circ}05'27''$  East, departing the westerly line of said State of Texas tract and the easterly line of said City of Dallas tract, a distance of 622.36 feet to a 1/2-inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE South  $30^{\circ}53'05''$  East, a distance of 402.49 feet to a 1/2-inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner, from whence a 1-inch iron pipe found for an ell corner in the southeasterly line of said State of Texas tract, same being the north corner of that called 89.346 acre tract of land conveyed to R.K.C.J., L.L.C. according to the Warranty Deed recorded in Volume 96066, Page 7234, Deed Records of Dallas County, Texas bears North  $59^{\circ}06'55''$  East, 1,549.05 feet and South  $30^{\circ}53'05''$  East, 100.00 feet;

THENCE South  $59^{\circ}06'55''$  West, a distance of 1,128.31 feet to a corner;

THENCE North  $30^{\circ}53'05''$  West, a distance of 29.51 feet to a corner;

THENCE North  $59^{\circ}05'27''$  East, a distance of 202.01 feet to the beginning of a circular curve to the left having a central angle of  $89^{\circ}58'32''$ , a radius of 23.00 feet, a tangent length of 22.99 feet, a chord bearing of North  $14^{\circ}06'11''$  East and a chord length of 32.52 feet;

THENCE Northeasterly and Northwesterly, with said curve to the left for an arc distance of 36.12 feet to the point of tangency;

THENCE North  $30^{\circ}53'05''$  West, a distance of 83.50 feet to the beginning of a circular curve to the left having a central angle of  $90^{\circ}01'28''$ , a radius of 28.00 feet, a tangent length of 28.01 feet, a chord bearing of North  $75^{\circ}53'49''$  West and a chord length of 39.61 feet;

EXHIBIT A-TRACT 2

151691

THENCE Northwesterly and Southwesterly, with said curve to the left for an arc distance of 43.99 feet to the point of tangency;

THENCE South 59°05'27" West, a distance of 551.58 feet to the beginning of a circular curve to the right having a central angle of 22°24'00", a radius of 323.00 feet, a tangent length of 63.96 feet, a chord bearing of South 70°17'27" West and a chord length of 125.47 feet;

THENCE Southwesterly, with said curve to the right for an arc distance of 126.28 feet to the POINT OF BEGINNING and containing 8.608 acres (374,974 square feet) of land, more or less.

BASIS OF BEARING for this survey is referenced to Texas Department of Transportation survey control monuments R0570089 and R0570029 tied with the Western Data Systems Texas Cooperative Network (www.txrtk.com) and is referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0811 and DSIA-g081 were utilized as base stations during GPS data collection sessions.

This survey was produced without benefit of a title commitment.

I certify that this property description and attached plat represents a survey made on the ground under my supervision during the month of April, 2014.

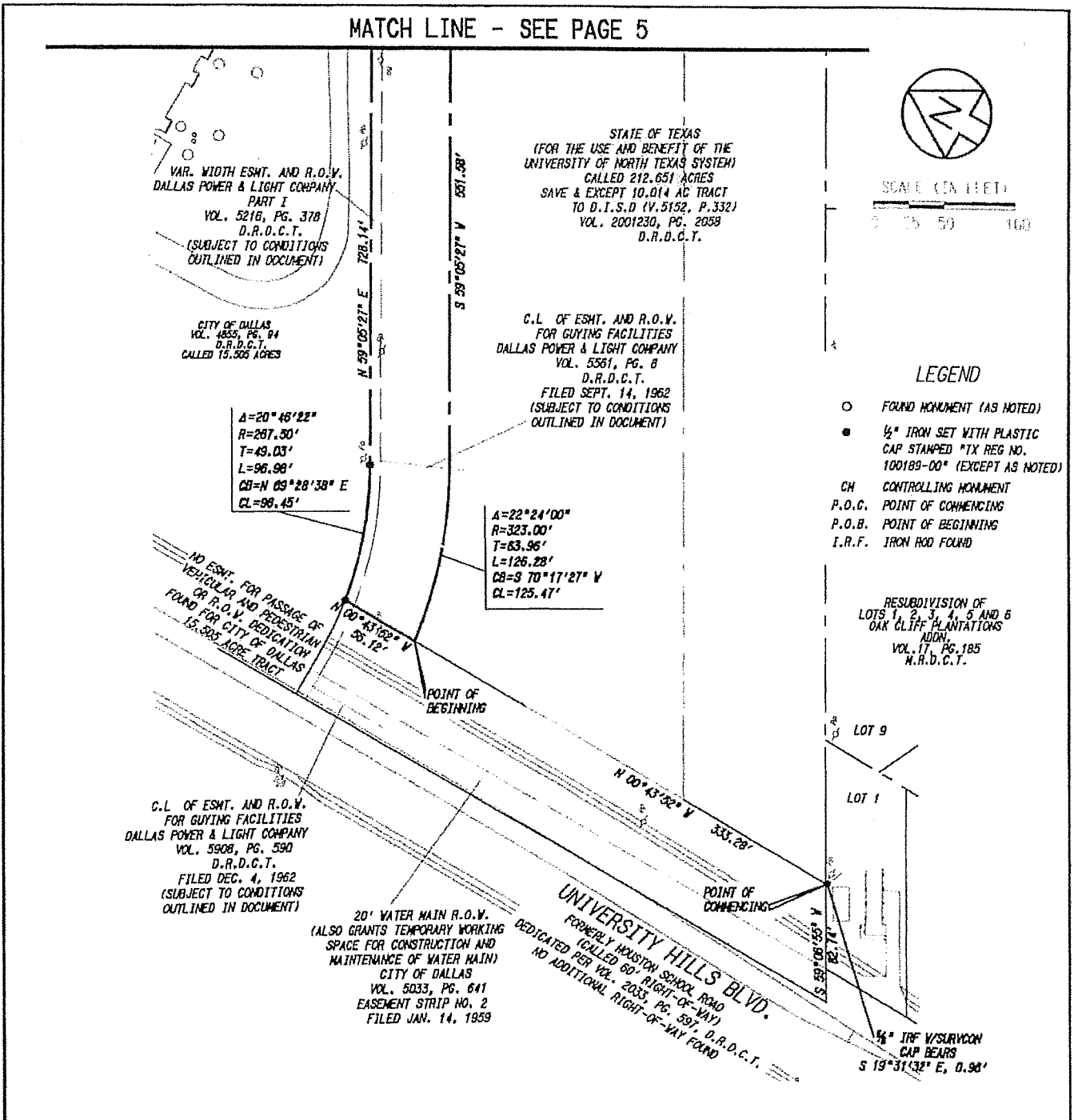
FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.

*Gary W. Matthews* 4-29-2014  
Gary W. Matthews  
Registered Professional Land Surveyor  
Texas No. 5534





MATCH LINE - SEE PAGE 5



PROPERTY DATA

PROPERTY OWNER(S) OF RECORD: STATE OF TEXAS (FOR THE USE AND BENEFIT OF THE UNIV. OF NORTH TEXAS SYSTEM)  
 STREET ADDRESS: 9700 E. RL THORNTON Fwy, DALLAS, TEXAS 75228  
 DEED VOLUME: 2001230 PAGE: 2058  
 BLOCK NUMBER: DALLAS CITY BLOCK 7604  
 SURVEY: PETER B. STOUT, ABSTRACT NO. 1306

AREA SUMMARY

PARCEL AREAS: 8.608 Ac  
 FEE: 8.608 Ac



**NATHAN D. MAIER**  
 CONSULTING ENGINEERS, INC.  
 8080 PARK LANE STE. 600  
 DALLAS, TEXAS 75231  
 Texas Reg. No. 100189-00

DART PROJECT



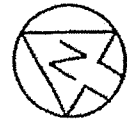
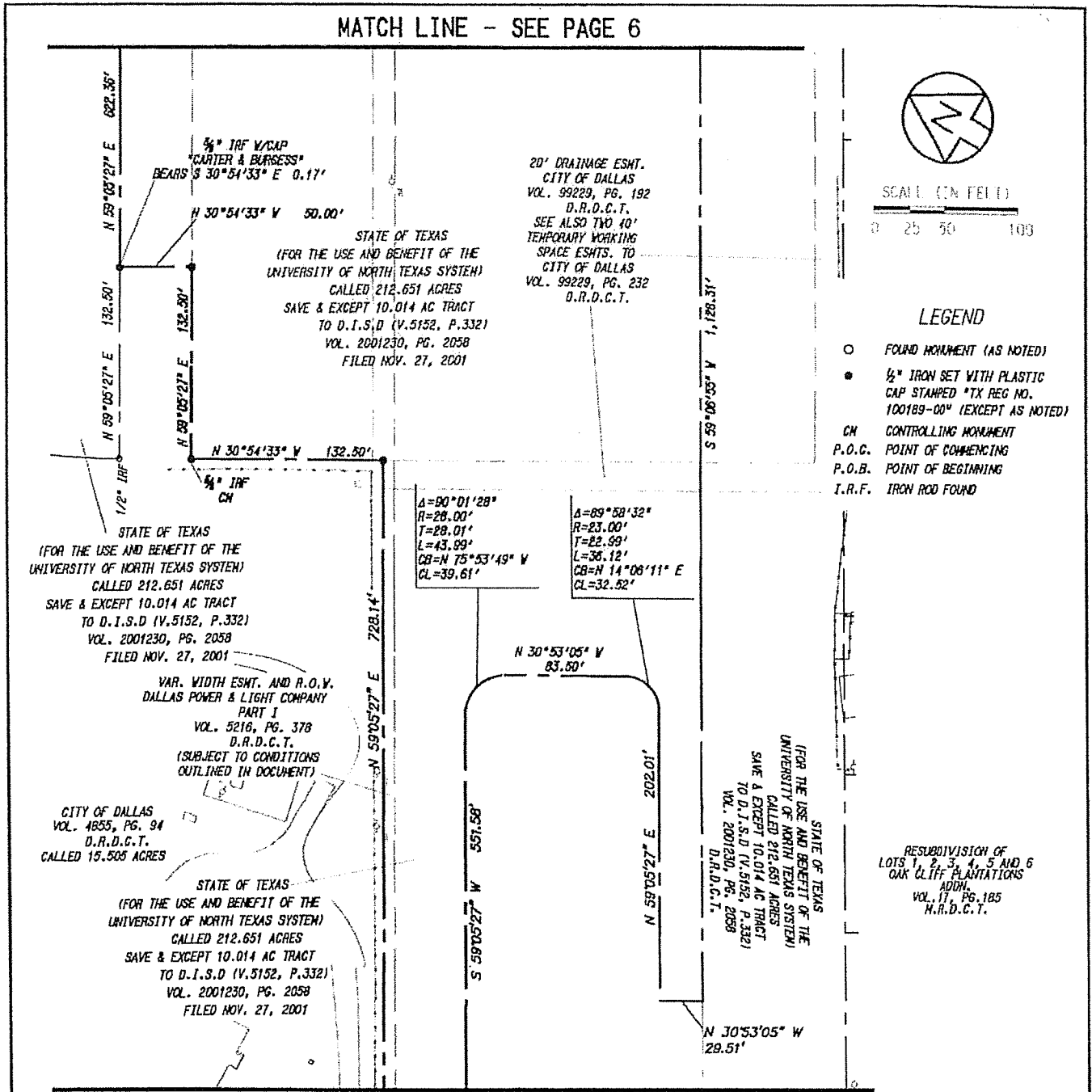
SCALE	AS SHOWN
DRAWN	M. R. L. E. H.
REGISTERED	7. 48. 77 146
CHECKED	7. 48. 77 146
BY	M. R. L. E. H.
DATE	7. 48. 77 146



**LIGHT RAIL TRANSIT SYSTEM**  
**LINE SECTION SOC-3**  
**EXHIBIT 1.02**  
**PARKING FACILITIES TRACT**  
**PAGE 4 OF 6**

CONTRACT  
 DWG No. SOC3-UNT\_1-02\_c

MATCH LINE - SEE PAGE 6



SCALE (IN FEET)  
0 25 50 100

LEGEND

- FOUND MONUMENT (AS NOTED)
- 1/2" IRON SET WITH PLASTIC CAP STAMPED "TX REG NO. 100189-00" (EXCEPT AS NOTED)
- CH CONTROLLING MONUMENT
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- I.R.F. IRON ROD FOUND

MATCH LINE - SEE PAGE 4

<p align="center"><b>PROPERTY DATA</b></p> <p>PROPERTY OWNER(S) OF RECORD: STATE OF TEXAS (FOR THE USE AND BENEFIT OF THE UNIV. OF NORTH TEXAS SYSTEM)</p> <p>STREET ADDRESS: 9700 E. RL THORNTON FWY, DALLAS, TEXAS 75228</p> <p>DEED VOLUME: 2001230 PAGE: 2058</p> <p>BLOCK NUMBER: DALLAS CITY BLOCK 7604</p> <p>SURVEY: PETER B. STOUT, ABSTRACT NO. 1306</p>	<p align="center"><b>AREA SUMMARY</b></p> <p>PARCEL AREAS: 8.608 Ac</p> <p>FEE: 8.608 Ac</p>
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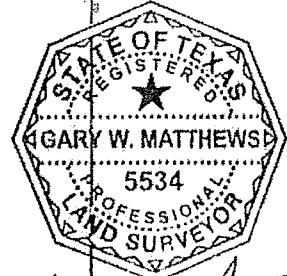
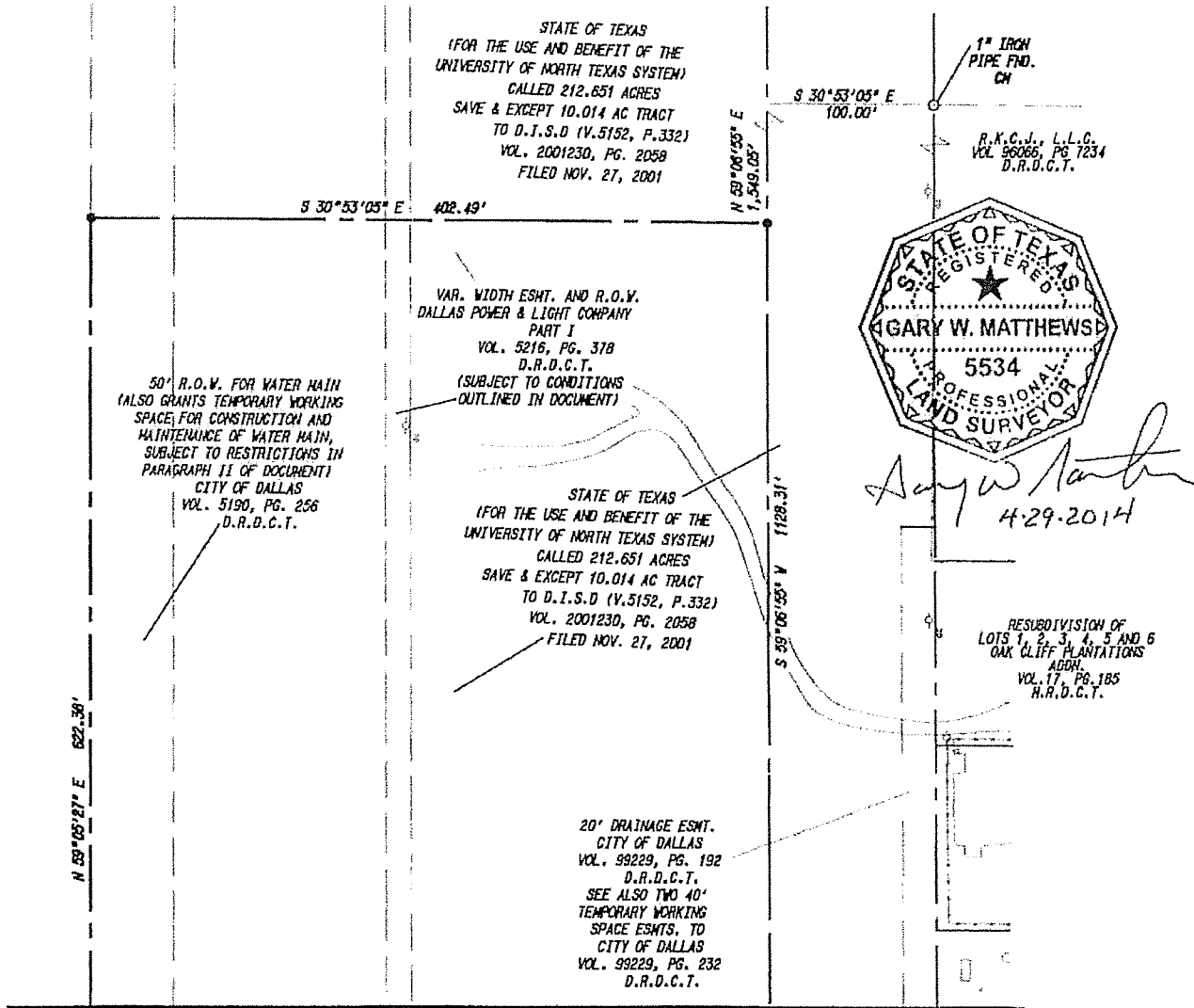
	<p align="center"><b>DART PROJECT</b></p>	<p>SCALE: AS SHOWN</p> <p>DESIGNED BY: M. MILLER</p> <p>DRAWN BY: J. WATKINS</p> <p>CHECKED BY: J. WATKINS</p> <p>DATE: 11/11/08</p>	<p align="center"><b>LIGHT RAIL TRANSIT SYSTEM</b></p> <p align="center"><b>LINE SECTION SOC-3</b></p> <p align="center"><b>EXHIBIT 1.02</b></p> <p align="center"><b>PARKING FACILITIES TRACT</b></p> <p align="center"><b>PAGE 5 OF 6</b></p>



SCALE (IN FEET)  
0 25 50 100

LEGEND

- FOUND MONUMENT (AS NOTED)
- ½" IRON SET WITH PLASTIC CAP STAMPED "TX REG NO. 100189-00" (EXCEPT AS NOTED)
- CH CONTROLLING MONUMENT
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- I.R.F. IRON ROD FOUND



*Gary W. Matthews*  
4-29-2014

MATCH LINE - SEE PAGE 5

<p><b>PROPERTY DATA</b></p> <p>PROPERTY OWNER(S) OF RECORD: STATE OF TEXAS (FOR THE USE AND BENEFIT OF THE UNIV. OF NORTH TEXAS SYSTEM)</p> <p>STREET ADDRESS: 9700 E. RL THORNTON FVY, DALLAS, TEXAS 75228</p> <p>DEED VOLUME: 2001230 PAGE: 2058</p> <p>BLOCK NUMBER: DALLAS CITY BLOCK 7604</p> <p>SURVEY: PETER B. STOUT, ABSTRACT NO. 1306</p>	<p><b>AREA SUMMARY</b></p> <p>PARCEL AREAS: 8.608 Ac</p> <p>FEE: 8.608 Ac</p>
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<p><b>NATHAN D. MAIER</b> CONSULTING ENGINEERS, INC.</p> <p>8080 PARK LANE STE. 600 DALLAS, TEXAS 75231 Texas Reg. No. 100189-00</p>	<p><b>DART PROJECT</b></p>	<p>SCALE: AS SHOWN</p> <p>DRAWN: M. MILLER</p> <p>DESIGNED: G. MATTHEWS</p> <p>CHECKED: J. MELTON</p> <p>IN CHARGE: J. MELTON</p> <p>DATE: 4-29-2014</p> <p><b>LIGHT RAIL TRANSIT SYSTEM</b> <b>LINE SECTION SOC-3</b></p> <p><b>EXHIBIT 1.02</b> <b>PARKING FACILITIES TRACT</b> <b>PAGE 6 OF 6</b></p> <p>CONTRACT: _____ DVG No. <b>SOC3_UNT_1_02.d</b></p>
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## EXHIBIT A-TRACT 3

## EXHIBIT 1.03 PARKING FACILITIES EXPANSION TRACT

BEING a 2.745 acre tract of land situated in the Peter B. Stout Survey, Abstract Number 1306, and being in Dallas City Block 7604, City of Dallas, Dallas County, Texas, and being a portion of that certain tract of land conveyed to the State of Texas, for the use and benefit of the University of North Texas System, according to the Special Warranty Deed recorded in Volume 2001230, Page 2058, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the southeast line of said State of Texas tract, same being the northwest line of the Resubdivision of Tracts 1,2,3,4,5 and 6, Oak Cliff Plantations Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 17, Page 185, Map Records of Dallas County, Texas, from whence a 5/8-inch iron rod with Survcon cap bears South 19°31'32" East, a distance of 0.96 feet, and also from whence the southwest corner of said State of Texas tract bears South 59°06'55" West, a distance of 82.74 feet;

THENCE North 00°43'52" West, departing the southeast line of said State of Texas tract and the northwest line of said Resubdivision of Tracts 1,2,3,4,5 and 6, Oak Cliff Plantations Addition, a distance of 115.65 feet to the POINT OF BEGINNING,

THENCE North 00°43'52" West, a distance of 217.63 feet to the beginning of a circular curve to the left having a central angle of 22°24'00", a radius of 323.00 feet, a tangent length of 63.96 feet, a chord bearing of North 70°17'27" East and a chord length of 125.47 feet, said curve being non-tangent to the last described course;

THENCE northeasterly, along said curve to the left for an arc distance of 126.28 feet to the point of tangency;

THENCE North 59°05'27" East, a distance of 551.58 feet to the beginning of a circular curve to the right having a central angle of 90°01'28", a radius of 28.00 feet, a tangent length of 28.01 feet, a chord bearing of South 75°53'49" East and a chord length of 39.61 feet;

THENCE northeasterly and southeasterly, along said curve to the right for an arc distance of 43.99 feet to the point of tangency, from whence a 5/8-inch iron rod found for an ell corner in the westerly line of said State of Texas tract and easterly line of that tract of land conveyed to the City of Dallas according to deed recorded in Volume 4855, Page 94, Deed Records of Dallas County, Texas bears North 59°05'27" East, 148.56 feet and North 30°54'33" West, 216.01 feet;

THENCE South 30°53'05" East, a distance of 83.50 feet to the beginning of a circular curve to the right having a central angle of 89°58'32", a radius of 23.00 feet, a tangent length of 22.99 feet, a chord bearing of South 14°06'11" West and a chord length of 32.52 feet;

THENCE southeasterly and southwesterly, along said curve to the right for an arc distance of 36.12 feet to the point of tangency;

THENCE South 59°05'27" West, a distance of 202.01 feet to a corner;

THENCE South 30°53'05" East, a distance of 29.51 feet to a corner, from whence a 1-inch iron pipe found for an ell corner in the southeasterly line of said State of Texas tract, same being the north corner of that called 89.346 acre tract of land conveyed to R.K.C.J., L.L.C. according to the Warranty Deed recorded in Volume 96066, Page 7234, Deed Records of Dallas County, Texas bears North 59°06'55" East, 2,677.36 feet and South 30°53'05" East, 100.00 feet;

THENCE South 59°06'55" West, a distance of 587.00 feet to the POINT OF BEGINNING and containing 2.745 acres (119,549 square feet) of land, more or less.

BASIS OF BEARINGS for this survey is referenced to Texas Department of Transportation survey control monuments R0570089 and R0570029 tied with the Western Data Systems Texas Cooperative Network ([www.txrtk.com](http://www.txrtk.com)) and is referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0811 and DSIA-g081 were utilized as base stations during GPS data collection sessions.

This survey was produced without benefit of a title commitment.

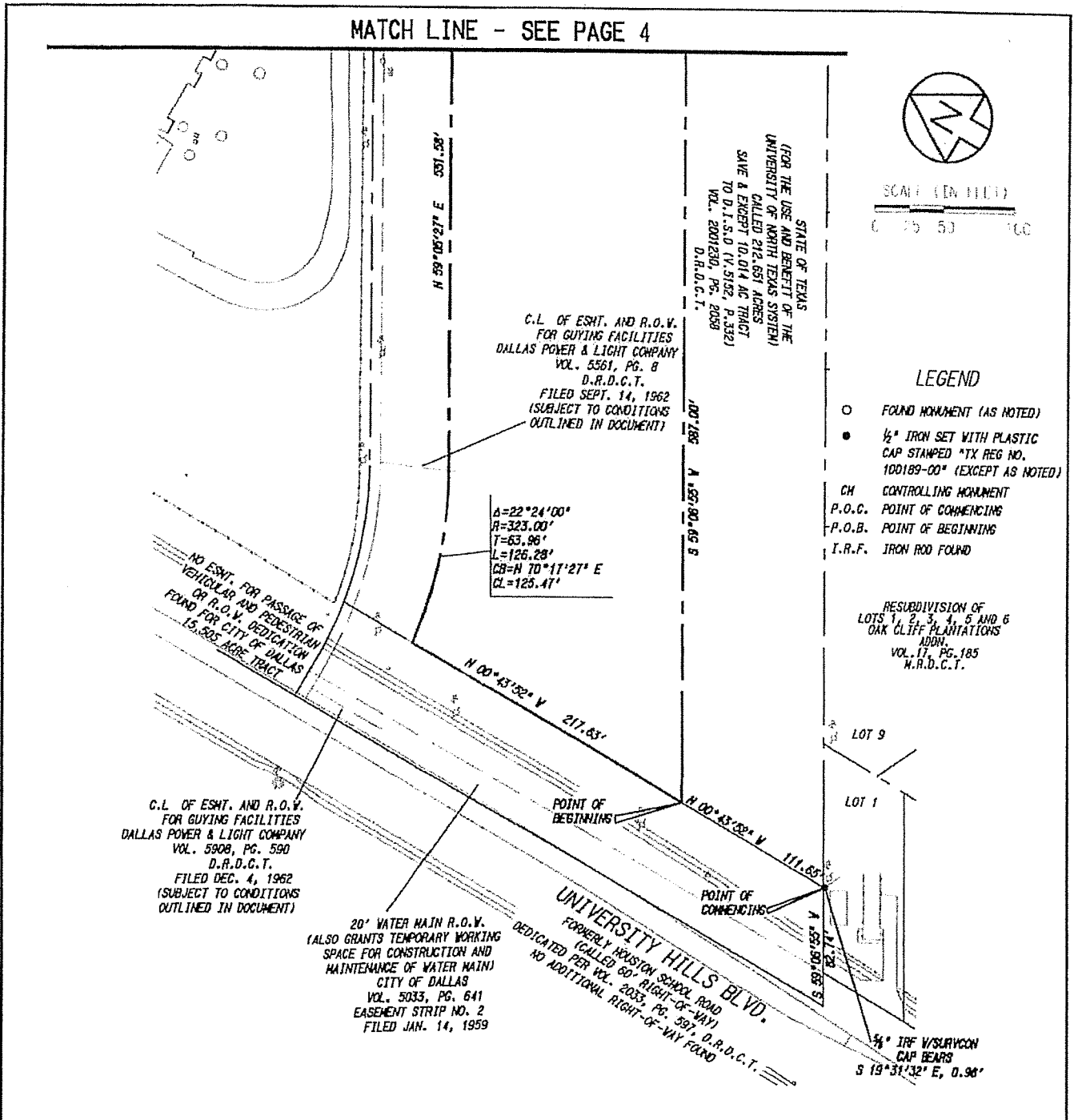
I certify that this property description and attached plat represents a survey made on the ground under my supervision during the month of April, 2014.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.

*Gary W. Matthews* 4.29.2014  
 Gary W. Matthews  
 Registered Professional Land Surveyor  
 Texas No. 5534



MATCH LINE - SEE PAGE 4



<b>PROPERTY DATA</b>		<b>AREA SUMMARY</b>
PROPERTY OWNER(S) OF RECORD: STATE OF TEXAS (FOR THE USE AND BENEFIT OF THE UNIV. OF NORTH TEXAS SYSTEM)		PARCEL AREAS: 2.745 Ac LEASE AREA: 2.745 Ac
STREET ADDRESS: 9700 E. RL THORNTON FWY, DALLAS, TEXAS 75228		
DEED VOLUME: 2001230	PAGE: 2058	
BLOCK NUMBER: DALLAS CITY BLOCK 7604		
SURVEY: PETER B. STOUT, ABSTRACT NO. 1306		

**NDM**  
NATHAN D. MAIER  
CONSULTING ENGINEERS, INC.  
8080 PARK LANE STE. 600  
DALLAS, TEXAS 75231  
Texas Reg. No. 100189-00

**DART PROJECT**

**DART**

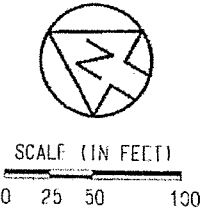
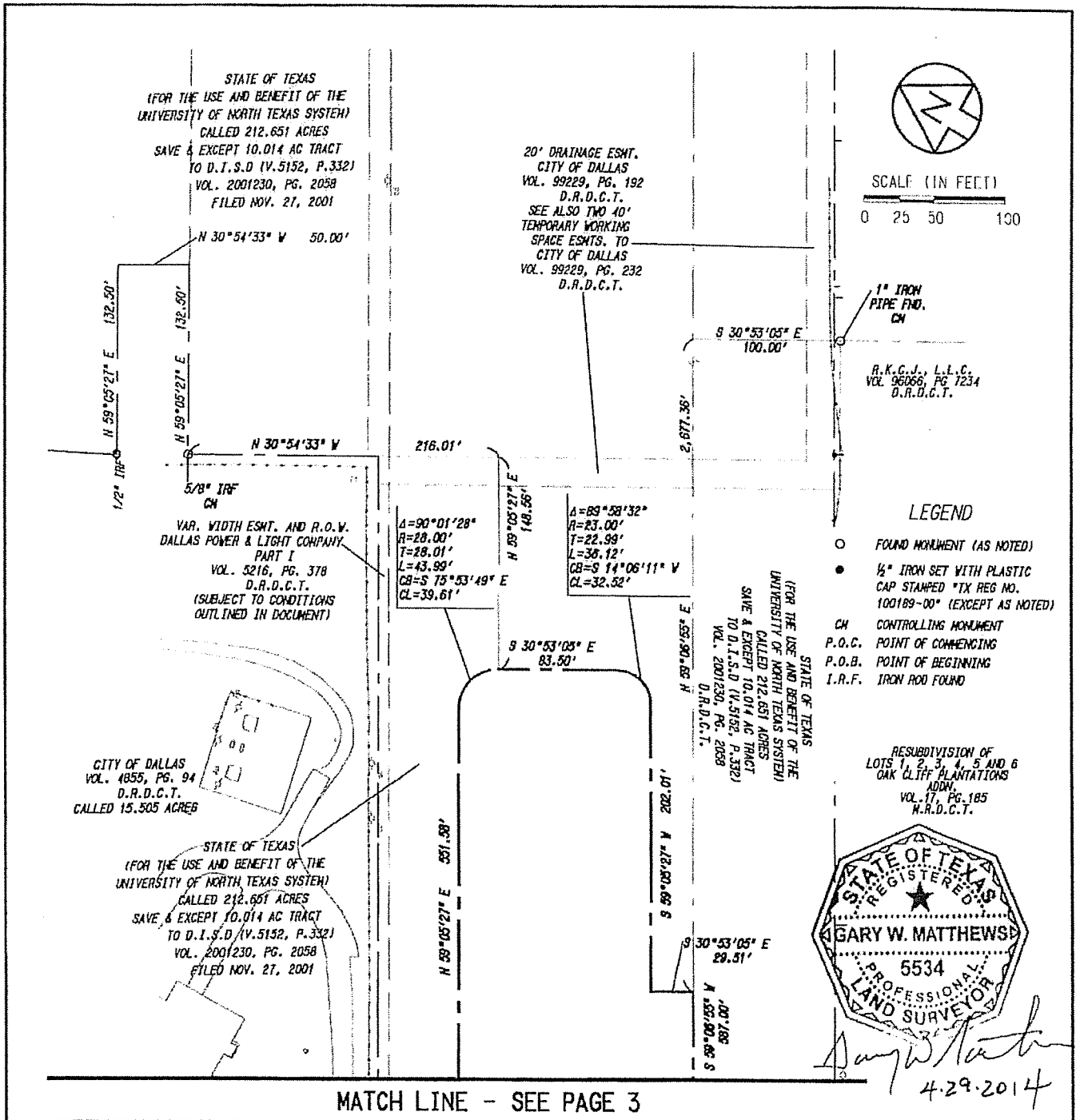
SCALE: AS SHOWN  
DRAWN: R. MILLER  
REVISIONS: 4 MAY 1971  
CHECKED: J. W. HEN  
IN CHARGE: J. W. HEN  
DATE: 5/1/71

**CAES**

**LIGHT RAIL TRANSIT SYSTEM**  
**LINE SECTION SOC-3**

**EXHIBIT 1.03**  
**PARKING FACILITIES EXPANSION TRACT**  
**PAGE 3 OF 4**

CONTRACT DWG No. SOC3\_UNT\_1\_03\_d



- LEGEND**
- FOUND MONUMENT (AS NOTED)
  - 1/2" IRON SET WITH PLASTIC CAP STAMPED "TX REG NO. 100189-00" (EXCEPT AS NOTED)
  - CH CONTROLLING MONUMENT
  - P.O.C. POINT OF COMMENCING
  - P.O.B. POINT OF BEGINNING
  - I.R.F. IRON ROD FOUND

RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 OAK CLIFF PLANTATIONS ADD'L VOL. 17, PG. 185 H.R.D.C.T.



*Gary W. Matthews*  
4.29.2014

MATCH LINE - SEE PAGE 3

<p><b>PROPERTY DATA</b></p> <p>PROPERTY OWNER(S) OF RECORD: STATE OF TEXAS (FOR THE USE AND BENEFIT OF THE UNIV. OF NORTH TEXAS SYSTEM)                  STREET ADDRESS: 9700 E. RL THORNTON FWY, DALLAS, TEXAS 75228                  DEED VOLUME: 2001230 PAGE: 2058                  BLOCK NUMBER: DALLAS CITY BLOCK 7604                  SURVEY: PETER B. STOUT, ABSTRACT NO. 1306</p>		<p><b>AREA SUMMARY</b></p> <p>PARCEL AREAS: 2.745 Ac                  LEASE AREA: 2.745 Ac</p>	
	<p><b>DART PROJECT</b></p>	<p>AS SHOWN</p> <p>BY: W. MILLER</p> <p>DESIGNED: G. MATTHEWS</p> <p>CHECKED: J. NELTON</p> <p>IN CHARGE: J. NELTON</p> <p>DATE: 29 APR 2014</p>	<p><b>LIGHT RAIL TRANSIT SYSTEM</b>                  LINE SECTION SOC-3</p> <p><b>EXHIBIT 1.03</b>                  PARKING FACILITIES EXPANSION TRACT                  PAGE 4 OF 4</p>
		<p>CONTRACT</p>	<p>DWG No.                  SOC3_UNT_1_03_b</p>