

ORDINANCE NO. 29904

An ordinance providing for the abandonment of a portion of Treehouse Lane located adjacent to City Blocks C/6138, D/6138, E/6138, and A/7518 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to HT Midtown LP and TKG Valencia-Midtown, L.L.C.; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

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WHEREAS, on June 10, 2009, the City Council of the City of Dallas, approved Ordinance No. 27555 which provided for the abandonment and quitclaim of a portion of Treehouse Lane located adjacent to City Blocks C/6138, D/6138, E/6138 and A/7518, Dallas, Dallas County, Texas to Next Block-Dallas I LP, a Delaware limited partnership, subject to a final replat requirement of the adjoining properties within one year after passage of the ordinance and the conveyance of needed land to the City of Dallas; and

WHEREAS, the final replat was not completed within the specified time period rendering the ordinance now null and void and of no further effect; and

WHEREAS, Next Block-Dallas I, LP, sold the abutting property to TKG Valencia-Midtown, L.L.C. by special warranty deed dated December 22, 2011; and

WHEREAS, TKG Valencia-Midtown, L.L.C., together with HT Midtown LP, request the abandonment and quitclaim of the same area as described in Ordinance No. 27555 pursuant to a new abandonment ordinance, but subject instead to the filing of the final replat prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed; and

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of HT Midtown LP, a Delaware limited partnership, and TKG Valencia-Midtown, L.L.C., a Texas limited liability company, hereinafter referred to collectively as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portions of Treehouse Lane are not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

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

SECTION 1. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10, 13 and 14, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tracts of land hereinabove described in Exhibit A as follows: unto HT Midtown LP, all of its right, title and interest in Tract I of Exhibit A; unto TKG Valencia-Midtown, L.L.C., all of its right, title and interest in Tract II of Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

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

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

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

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, and **GRANTEE'S** successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, and **GRANTEE'S** successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances

on or affecting the area described in Exhibit A, which **GRANTEE**, and **GRANTEE'S** successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, and **GRANTEE'S** successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tracts of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey by General Warranty Deed to the City of Dallas, within 90 days of the effective date of this ordinance, good, indefeasible and marketable fee simple title, subject to only those title exceptions approved by the City Attorney, and insured by an owner's policy of title insurance approved as to form by the City Attorney, to certain properties located in City Blocks C/6138, D/6138, E/6138, and A/7518, containing approximately 97,525 square feet of land, a description of which is attached hereto and made a part hereof as Exhibit C. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 11. That at such time as the instrument described in Section 10 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 12. That this ordinance and properly executed General Warranty Deed, approved as to form by the City Attorney, be forwarded to a title insurance company for closing. Subsequent to closing, all instruments conveying real estate interests to the City of Dallas shall be recorded in the official real property records of the county in which the subject property is located and thereafter returned to the City Secretary for permanent record.

SECTION 13. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall pay all closing costs and title expenses associated with the acquisition of the property described in Section 10 above.

SECTION 14. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the passage of this ordinance, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, and **GRANTEE'S** successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 15. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Sections 2 and 13, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and completion of the dedication set forth in Section 10 the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 16. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

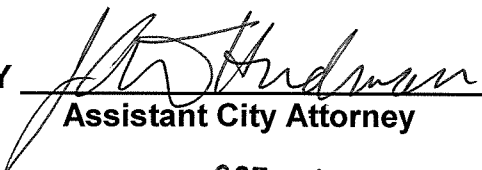
APPROVED AS TO FORM:

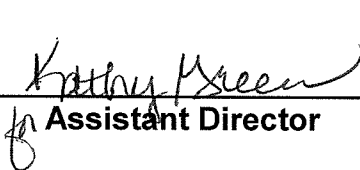
WARREN M. S. ERNST

City Attorney

DAVID COSSUM

**Director of Department of Sustainable
Development and Construction**

BY 
Assistant City Attorney

BY 
Assistant Director

OCT 14 2015

Passed _____.

STREET RIGHT-OF-WAY ABANDONMENT
BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF
MEADOW ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS
A/7518 AND E/6138 OF MEADOW ROAD NO. 3
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 1.503 ACRE TRACT OF LAND SITUATED IN THE DAVID BARROW SURVEY, ABSTRACT NO. 177, DALLAS COUNTY, TEXAS, AND BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCK A/7518, AND BLOCK E/6138 OF MEADOW ROAD APARTMENTS NO. 3, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 77044, PAGE 671, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BETWEEN BLOCK D/6138 OF MEADOW ROAD NO. 2, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 76021, PAGE 4, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BLOCK C/6138 OF MEADOW ROAD APARTMENTS, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 74076, PAGE 2239, DEED RECORDS, DALLAS COUNTY, TEXAS, SAME BEING SITUATED BETWEEN TRACT I, TRACT II, AND TRACT III CONVEYED BY SPECIAL WARRANTY DEED TO HT MIDTOWN, L.P., BY DEED RECORDED IN INSTRUMENT NO. 201400298731, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND TRACT I CONVEYED BY SPECIAL WARRANTY DEED TO TKG VALENCIA MIDTOWN, LLC, BY DEED RECORDED IN INSTRUMENT NO. 201100334216, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 1.503 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387).

COMMENCING AT AN "X" CUT FOUND FOR THE SOUTH CORNER OF SAID BLOCK D/6138, AND THE COMMON SOUTHWEST CORNER OF LOT 1A, BLOCK B/6138 OF THE LEE McSHAN, JR. ELEMENTARY SCHOOL, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 2005123, PAGE 154, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF MEADOW ROAD, A 60 FOOT RIGHT-OF-WAY;

THENCE, NORTH 66 DEGREES 03 MINUTES 31 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID BLOCK D/6138, AND THE COMMON NORTHEAST RIGHT-OF-WAY LINE OF SAID MEADOW ROAD, A DISTANCE OF 344.75 FEET TO **POINT OF BEGINNING**, SAID POINT BEING THE SOUTHWEST CORNER OF SAID BLOCK D/6138, AND THE COMMON SOUTHEAST CORNER OF SAID TREEHOUSE LANE;

THENCE, NORTH 66 DEGREES 03 MINUTES 31 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST RIGHT-OF-WAY LINE OF MEADOW ROAD, AND THE COMMON SOUTHWEST LINE OF SAID TREEHOUSE LANE, A DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE APPROXIMATE CENTER LINE OF SAID TREEHOUSE LANE;

(for SPRG use only)	
Reviewed By:	<i>DBF</i>
Date:	<i>10.08.2015</i>
SPRG NO:	3296

**STREET RIGHT-OF-WAY ABANDONMENT
BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF
MEADOW ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS
A/7518 AND E/6138 OF MEADOW ROAD NO. 3
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE, ALONG THE APPROXIMATE CENTERLINE OF SAID TREEHOUSE LANE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 23 DEGREES 56 MINUTES 29 SECONDS EAST, A DISTANCE OF 567.15 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 71 DEGREES 32 MINUTES 48 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS NORTH 11 DEGREES 49 MINUTES 55 SECONDS WEST A DISTANCE OF 350.75 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 374.62 FEET TO A POINT FOR CORNER;

NORTH 47 DEGREES 36 MINUTES 19 SECONDS WEST, A DISTANCE OF 145.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 42 DEGREES 33 MINUTES 46 SECONDS WEST, DEPARTING SAID APPROXIMATE CENTERLINE, AND CONTINUING OVER AND ACROSS SAID TREEHOUSE LANE, A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID TREEHOUSE LANE, SAID POINT BEING THE EAST CORNER OF AFORESAID BLOCK E/6138, AND THE COMMON NORTHEAST CORNER OF AFORESAID BLOCK C/6138;

THENCE, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF TREEHOUSE LANE, AND THE COMMON NORTHEAST LINE OF SAID BLOCK E/6138, THE FOLLOWING COURSES AND DISTANCES:

NORTH 47 DEGREES 36 MINUTES 19 SECONDS WEST, A DISTANCE OF 165.09 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43 DEGREES 34 MINUTES 44 SECONDS, A RADIUS OF 296.11 FEET, AND A LONG CHORD THAT BEARS NORTH 68 DEGREES 33 MINUTES 18 SECONDS WEST A DISTANCE OF 219.83 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 225.22 FEET TO A POINT FOR CORNER;

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**STREET RIGHT-OF-WAY ABANDONMENT
BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF
MEADOW ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS
A/7518 AND E/6138 OF MEADOW ROAD NO. 3
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 4.79 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 106 DEGREES 21 MINUTES 01 SECOND, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST A DISTANCE OF 80.05 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 92.81 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 2.84 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID BLOCK E/6138, AND A COMMON SOUTHWEST CORNER OF SAID TREEHOUSE LANE, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO DALLAS AREA RAPID TRANSIT, BY DEED RECORDED IN VOLUME 88083, PAGE 4905, DEED RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH AN "X" CUT FOUND FOR THE SOUTHWEST CORNER OF AFORESAID BLOCK C/6138, BEARS SOUTH 00 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 1106.37 FEET;

THENCE, NORTH 00 DEGREES 20 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF SAID TREEHOUSE LANE, AND THE COMMON EAST LINE OF SAID DALLAS AREA RAPID TRANSIT TRACT, A DISTANCE OF 60.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID TREEHOUSE LANE, AND THE COMMON WESTERN MOST SOUTHWEST CORNER OF AFORESAID BLOCK A/7518, FROM WHICH A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "KHA" FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK A/7518, BEARS NORTH 00 DEGREES 20 MINUTES 20 SECONDS WEST, A DISTANCE OF 343.73 FEET;

THENCE, ALONG THE NORTH AND NORTHEAST RIGHT-OF-WAY LINES OF SAID TREEHOUSE LANE, AND THE COMMON SOUTH AND SOUTHWEST LINES OF SAID BLOCK A/7518, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 2.94 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 106 DEGREES 10 MINUTES 12 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 89 DEGREES 42 MINUTES 37 SECONDS EAST A DISTANCE OF 79.95 FEET;

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**STREET RIGHT-OF-WAY ABANDONMENT
BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF
MEADOW ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS
A/7518 AND E/6138 OF MEADOW ROAD NO. 3
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 92.65 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44 DEGREES 12 MINUTES 47 SECONDS, A RADIUS OF 356.59 FEET, AND A LONG CHORD THAT BEARS SOUTH 68 DEGREES 58 MINUTES 09 SECONDS EAST A DISTANCE OF 268.39 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 275.17 FEET TO A POINT FOR CORNER;

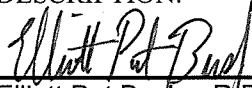
SOUTH 47 DEGREES 36 MINUTES 19 SECONDS EAST, PASSING AT A DISTANCE OF 164.84 FEET THE SOUTH CORNER OF SAID BLOCK A/7518, AND THE COMMON NORTHWEST CORNER OF AFORESAID BLOCK D/6138, AND CONTINUING FOR A TOTAL DISTANCE OF 310.57 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 71 DEGREES 32 MINUTES 48 SECONDS, A RADIUS OF 330.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 11 DEGREES 49 MINUTES 55 SECONDS EAST A DISTANCE OF 385.82 FEET;

THENCE, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TREEHOUSE LANE, AND THE COMMON WEST LINE OF SAID BLOCK D/6138, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 412.08 FEET TO A POINT FOR CORNER;

SOUTH 23 DEGREES 56 MINUTES 29 SECONDS WEST, A DISTANCE OF 567.15 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 65,450 SQUARE FEET OR 1.503 ACRES OF LAND.

EXHIBIT PREPARED OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.



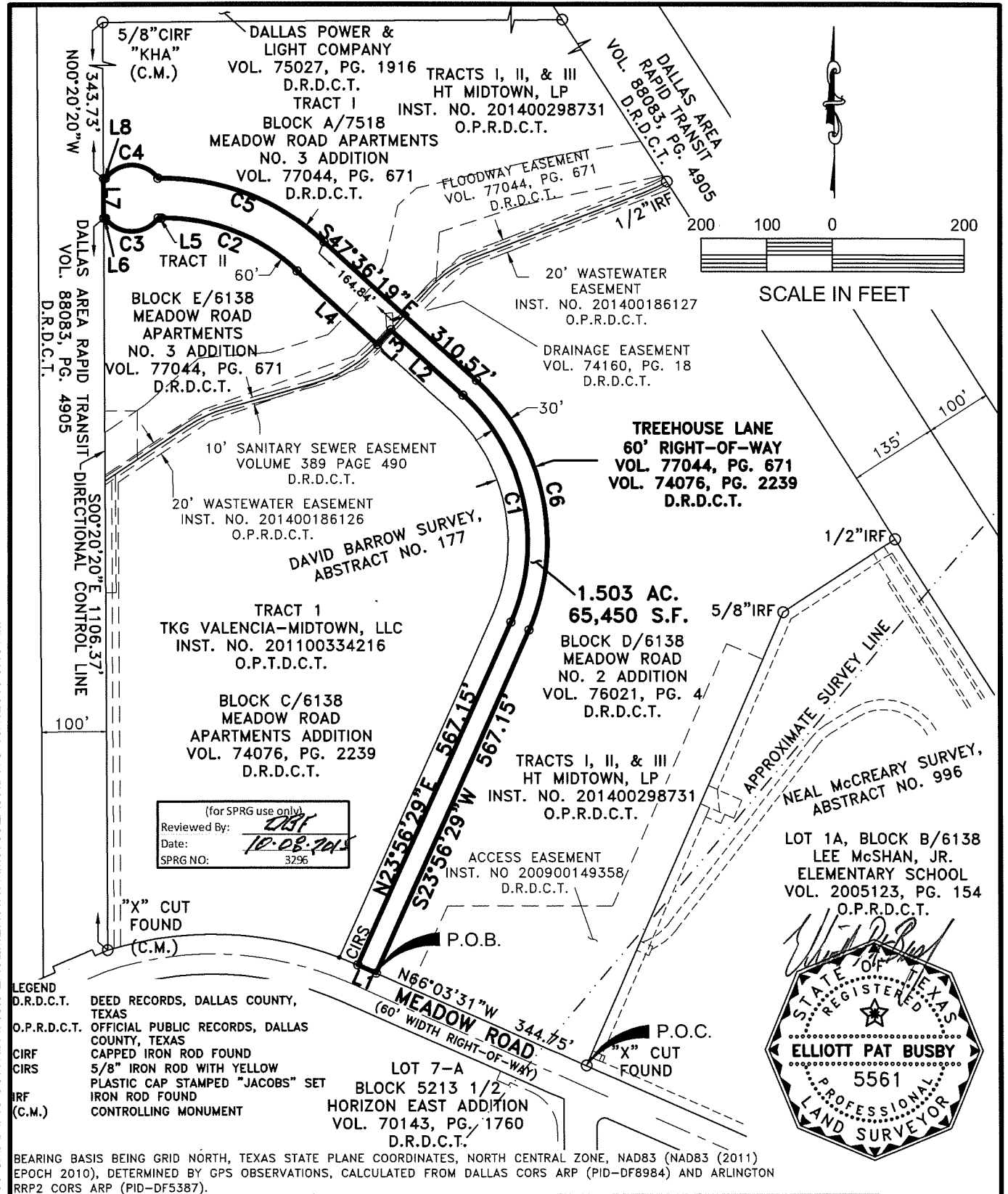
Elliott Pat Busby, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5561
Jacobs Engineering Group, Inc.
1999 Bryan Street, Suite 1200
Dallas, Texas 75201-3136
Phone 214-638-0145 Fax 214-638-0447

AUGUST 24, 2015

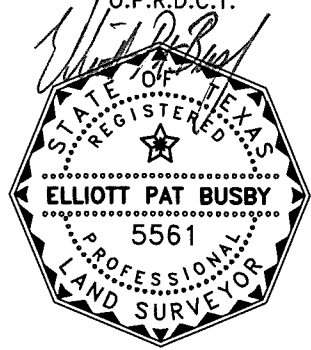
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Page 4 of 6

(for SPRG use only)	
Reviewed By:	DBF
Date:	10-02-2015
SPRG NO:	3296



(for SPRG use only)
 Reviewed By: ZBT
 Date: 10-08-2015
 SPRG NO: 3296



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LEGEND
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 CIRF CAPPED IRON ROD FOUND
 CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET
 IRF IRON ROD FOUND
 (C.M.) CONTROLLING MONUMENT

BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387).

SHEET 5 OF 6	DATE: 08/24/2015
	SCALE: 1" = 200'
	DRAWN BY: B.M.Y.
	CHECKED BY: E.P.B.

STREET RIGHT-OF-WAY ABANDONMENT
 BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF MEADOW ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS A/7518 AND E/6138 OF MEADOW ROAD NO. 3
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 DAVID BARROW SURVEY, ABSTRACT NO. 177
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

JACOBS
 1999 BRYAN STREET, SUITE 1200
 DALLAS, TEXAS 75201-3136
 PHONE 214-638-0145 FAX 214-638-0447
 TBPLS FIRM# 10152300

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	71°32'48"	300.00'	N11°49'55"W	350.75'	374.62'
C2	43°34'44"	296.11'	N68°33'18"W	219.83'	225.22'
C3	106°21'01"	50.00'	S89°42'37"W	80.05'	92.81'
C4	106°10'12"	50.00'	N89°42'37"E	79.95'	92.65'
C5	44°12'47"	356.59'	S68°58'09"E	268.39'	275.17'
C6	71°32'48"	330.00'	S11°49'55"E	385.82'	412.08'

LINE	BEARING	DISTANCE
L1	N66°03'31"W	30.00'
L2	N47°36'19"W	145.81'
L3	S42°33'46"W	30.00'
L4	N47°36'19"W	165.09'
L5	S89°42'37"W	4.79'
L6	S89°42'37"W	2.84'
L7	N00°20'20"W	60.00'
L8	N89°42'37"E	2.94'

(for SPRG use only)
 Reviewed By: DBF
 Date: 10.08.2015
 SPRG NO: 3296

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SHEET
 6 OF 6
 DATE: 08/24/2015
 SCALE: 1" = 200'
 DRAWN BY: B.M.Y.
 CHECKED BY: E.P.B.

STREET RIGHT-OF-WAY ABANDONMENT
 BEING PART OF TREEHOUSE LANE SITUATED BETWEEN
 BLOCKS C/6138 OF MEADOW ROAD APARTMENTS, D/6138
 OF MEADOW ROAD NO. 2 AND BLOCKS A/7518 AND
 E/6138 OF MEADOW ROAD NO. 3
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 DAVID BARROW SURVEY, ABSTRACT NO. 177
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

JACOBS[®]
 1999 BRYAN STREET, SUITE 1200
 DALLAS, TEXAS 75201-3136
 PHONE 214-638-0145 FAX 214-638-0447
 TBPLS FIRM# 10152300

**STREET RIGHT-OF-WAY ABANDONMENT
BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF
MEADOW ROAD APARTMENTS AND D/6138 OF MEADOW ROAD NO. 2 DAVID
BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 32,075 SQUARE FEET TRACT OF LAND SITUATED IN THE DAVID BARROW SURVEY, ABSTRACT NO. 177, DALLAS COUNTY, TEXAS, AND BEING PART OF TREEHOUSE LANE SITUATED BLOCK D/6138 OF MEADOW ROAD NO. 2, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 76021, PAGE 4, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BLOCK C/6138 OF MEADOW ROAD APARTMENTS, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 74076, PAGE 2239, DEED RECORDS, DALLAS COUNTY, TEXAS, SAME BEING SITUATED BETWEEN TRACT I, TRACT II, AND TRACT III CONVEYED BY SPECIAL WARRANTY DEED TO HT MIDTOWN, L.P., BY DEED RECORDED IN INSTRUMENT NO. 201400298731, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND TRACT 1 CONVEYED BY SPECIAL WARRANTY DEED TO TKG VALENCIA MIDTOWN, LLC, BY DEED RECORDED IN INSTRUMENT NO. 201100334216, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 0.736 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387).

COMMENCING AT AN "X" CUT FOUND FOR THE SOUTH CORNER OF SAID BLOCK D/6138, AND THE COMMON SOUTHWEST CORNER OF LOT 1A, BLOCK B/6138 OF THE LEE McSHAN, JR. ELEMENTARY SCHOOL, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 2005123, PAGE 154, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF MEADOW ROAD, A 60 FOOT RIGHT-OF-WAY;

THENCE, NORTH 66 DEGREES 03 MINUTES 31 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID BLOCK D/6138, AND THE COMMON NORTHEAST RIGHT-OF-WAY LINE OF SAID MEADOW ROAD, A DISTANCE OF 374.75 FEET TO **POINT OF BEGINNING**, SAID POINT BEING AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF SAID TREEHOUSE DRIVE, AND THE NORTH RIGHT-OF-WAY LINE OF SAID MEADOW ROAD, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 05 SECONDS, A RADIUS OF 540.00 FEET, AND A LONG CHORD THAT BEARS NORTH 67 DEGREES 39 MINUTES 03 SECONDS WEST A DISTANCE OF 30.01 FEET;

THENCE, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID MEADOW ROAD, AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 30.02 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID TREEHOUSE LANE, AND THE COMMON SOUTHEAST CORNER OF AFORESAID BLOCK C/6138;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID TREEHOUSE LANE, AND THE COMMON EAST LINE OF SAID BLOCK C/6138, THE FOLLOWING COURSES AND DISTANCES:

NORTH 23 DEGREES 56 MINUTES 29 SECONDS EAST, A DISTANCE OF 567.98 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 71 DEGREES 32 MINUTES 48 SECONDS, A RADIUS OF 270.00 FEET, AND A LONG CHORD THAT BEARS NORTH 11 DEGREES 49 MINUTES 55 SECONDS WEST A DISTANCE OF 315.67 FEET;

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Reviewed By:	<u>DBF</u>
Date:	<u>10-08-2015</u>
SPRG NO:	3429

**STREET RIGHT-OF-WAY ABANDONMENT
BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF
MEADOW ROAD APARTMENTS AND D/6138 OF MEADOW ROAD NO. 2 DAVID
BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 337.16 FEET TO A POINT FOR CORNER;

NORTH 47 DEGREES 36 MINUTES 19 SECONDS WEST, A DISTANCE OF 145.90 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID BLOCK C/6138, AND THE COMMON EAST CORNER OF AFORESAID BLOCK E/6138;

THENCE, NORTH 42 DEGREES 33 MINUTES 46 SECONDS EAST, OVER AND ACROSS SAID TREEHOUSE LANE, A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF SAID TREEHOUSE LANE;

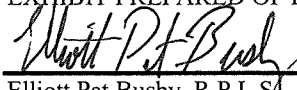
THENCE, ALONG SAID CENTERLINE OF SAID TREEHOUSE LANE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 47 DEGREES 36 MINUTES 19 SECONDS EAST, A DISTANCE OF 145.81 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 71 DEGREES 32 MINUTES 48 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 11 DEGREES 49 MINUTES 55 SECONDS EAST A DISTANCE OF 350.75 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 374.62 FEET TO A POINT FOR CORNER;

SOUTH 23 DEGREES 56 MINUTES 29 SECONDS WEST, A DISTANCE OF 567.15 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 32,075 SQUARE FEET OR 0.736 ACRES OF LAND.

EXHIBIT PREPARED OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.

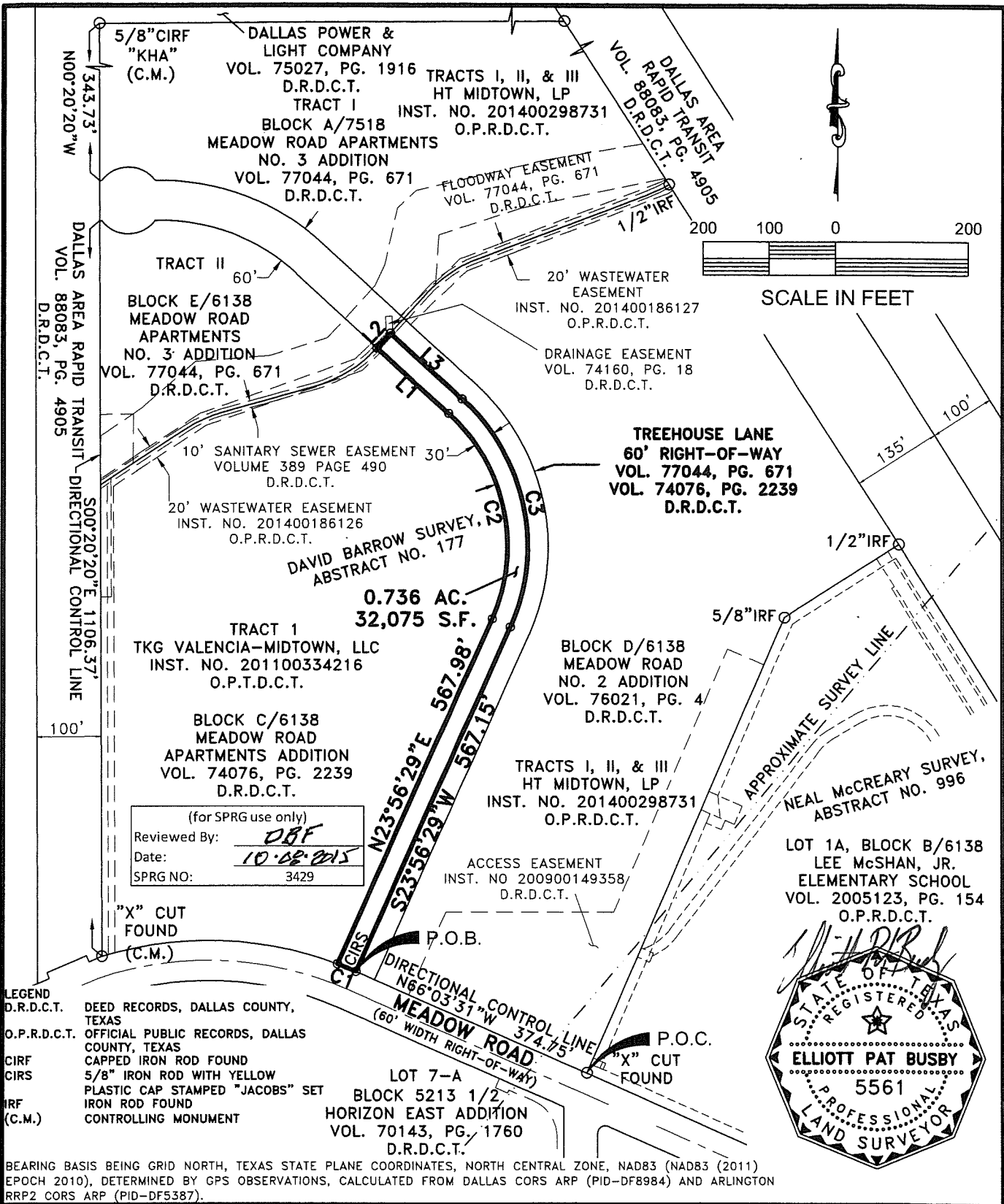


Elliott Pat Busby, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5561
Jacobs Engineering Group, Inc.
1999 Bryan Street, Suite 1200
Dallas, Texas 75201-3136
Phone 214-638-0145 Fax 214-638-0447

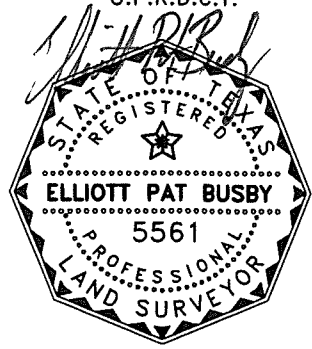
AUGUST 24, 2015



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Reviewed By:	<u>DBF</u>
Date:	<u>10-08-2015</u>
SPRG NO:	3429



(for SPRG use only)
 Reviewed By: DBF
 Date: 10-08-2015
 SPRG NO: 3429



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LEGEND
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 C.I.R.F. CAPPED IRON ROD FOUND
 C.I.R.S. 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET
 I.R.F. IRON ROD FOUND
 (C.M.) CONTROLLING MONUMENT

SHEET	DATE: 08/24/2015
	SCALE: 1" = 200'
	DRAWN BY: B.M.Y.
	CHECKED BY: E.P.B.

STREET RIGHT-OF-WAY ABANDONMENT
 BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF MEADOW ROAD APARTMENTS, AND D/6138 OF MEADOW ROAD NO. 2 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 DAVID BARROW SURVEY, ABSTRACT NO. 177
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CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3°11'05"	540.00'	N67°39'03"W	30.01'	30.02'
C2	71°32'48"	270.00'	N11°49'55"W	315.67'	337.16'
C3	71°32'48"	300.00'	S11°49'55"E	350.75'	374.62'

LINE	BEARING	DISTANCE
L1	N47°36'19"W	145.90'
L2	N42°33'46"E	30.00'
L3	S47°36'19"E	145.81'

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 Reviewed By: DBF
 Date: 10.02.2015
 SPRG NO: 3429

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SHEET 4 OF 4	DATE: 08/24/2015
	SCALE: 1" = 200'
	DRAWN BY: B.M.Y.
	CHECKED BY: E.P.B.

STREET RIGHT-OF-WAY ABANDONMENT
 BEING PART OF TREEHOUSE LANE SITUATED BETWEEN
 BLOCKS C/6138 OF MEADOW ROAD APARTMENTS, AND
 D/6138 OF MEADOW ROAD NO. 2 CITY OF DALLAS,
 DALLAS COUNTY, TEXAS
 DAVID BARROW SURVEY, ABSTRACT NO. 177
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

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 DALLAS, TEXAS 75201-3136
 PHONE 214-638-0145 FAX 214-638-0447
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EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

STREET RIGHT-OF-WAY DEDICATION

BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF MEADOW ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS A/7518 AND E/6138 OF MEADOW ROAD NO. 3

**DAVID BARROW SURVEY, ABSTRACT NO. 177 & THE
NEAL McCREARY SURVEY, ABSTRACT NO. 996
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 2.239 ACRE TRACT OF LAND SITUATED IN THE DAVID BARROW SURVEY, ABSTRACT NO. 177 AND THE NEAL McCREARY SURVEY, ABSTRACT NO. 996, DALLAS COUNTY, TEXAS, AND BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCK A/7518, AND BLOCK E/6138 OF MEADOW ROAD APARTMENTS NO. 3, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 77044, PAGE 671, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BETWEEN BLOCK D/6138 OF MEADOW ROAD NO. 2, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 76021, PAGE 4, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BLOCK C/6138 OF MEADOW ROAD APARTMENTS, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 74076, PAGE 2239, DEED RECORDS, DALLAS COUNTY, TEXAS, SAME BEING PART OF TRACT I, TRACT II, AND TRACT III CONVEYED BY SPECIAL WARRANTY DEED TO HT MIDTOWN, L.P., BY DEED RECORDED IN INSTRUMENT NO. 201400298731, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND PART OF TRACT 1 CONVEYED BY SPECIAL WARRANTY DEED TO TKG VALENCIA MIDTOWN, LLC, BY DEED RECORDED IN INSTRUMENT NO. 201100334216, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 2.239 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387).

BEGINNING AT AN "X" CUT FOUND FOR THE SOUTH CORNER OF SAID BLOCK D/6138, AND THE COMMON SOUTHWEST CORNER OF LOT 1A, BLOCK B/6138 OF THE LEE McSHAN, JR. ELEMENTARY SCHOOL, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 2005123, PAGE 154, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF MEADOW ROAD, A 60 FOOT RIGHT-OF-WAY;

THENCE, NORTH 66 DEGREES 03 MINUTES 31 SECONDS WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE OF SAID MEADOW ROAD, A DISTANCE OF 111.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, DEPARTING SAID NORTHEAST RIGHT-OF-WAY LINE OF MEADOW ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 68 DEGREES 56 MINUTES 29 SECONDS EAST, A DISTANCE OF 28.28 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

(for SPRG use only)	
Reviewed By:	<u>DBF</u>
Date:	<u>10-08-2015</u>
SPRG NO:	3295

STREET RIGHT-OF-WAY DEDICATION

BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF MEADOW ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS A/7518 AND E/6138 OF MEADOW ROAD NO. 3

**DAVID BARROW SURVEY, ABSTRACT NO. 177 & THE
NEAL McCREARY SURVEY, ABSTRACT NO. 996
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

NORTH 23 DEGREES 56 MINUTES 29 SECONDS EAST, A DISTANCE OF 15.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 59 DEGREES 16 MINUTES 51 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 05 DEGREES 41 MINUTES 56 SECONDS WEST A DISTANCE OF 49.46 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 51.73 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 41 MINUTES 59 SECONDS, A RADIUS OF 250.00 FEET, AND A LONG CHORD THAT BEARS NORTH 29 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 50.96 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 51.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 33 MINUTES 23 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS NORTH 32 DEGREES 55 MINUTES 04 SECONDS WEST A DISTANCE OF 6.45 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 6.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37 DEGREES 12 MINUTES 38 SECONDS, A RADIUS OF 190.37 FEET, AND A LONG CHORD THAT BEARS SOUTH 53 DEGREES 38 MINUTES 55 SECONDS WEST A DISTANCE OF 121.47 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 123.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 15 DEGREES 28 MINUTES 50 SECONDS EAST, A DISTANCE OF 9.37 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON AFORESAID NORTHEAST RIGHT-OF-WAY LINE OF SAID MEADOW ROAD AND THE COMMON SOUTHWEST LINE OF AFORESAID BLOCK D/6138;

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Reviewed By:	<u>DBF</u>
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STREET RIGHT-OF-WAY DEDICATION

BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF MEADOW ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS A/7518 AND E/6138 OF MEADOW ROAD NO. 3

DAVID BARROW SURVEY, ABSTRACT NO. 177 & THE
NEAL McCREARY SURVEY, ABSTRACT NO. 996
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE, NORTH 66 DEGREES 03 MINUTES 31 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 84.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, DEPARTING SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 73 DEGREES 31 MINUTES 18 SECONDS EAST, A DISTANCE OF 30.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 27 MINUTES 16 SECONDS, A RADIUS OF 247.00 FEET, AND A LONG CHORD THAT BEARS NORTH 37 DEGREES 08 MINUTES 58 SECONDS EAST A DISTANCE OF 14.89 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 14.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 51 DEGREES 53 MINUTES 30 SECONDS WEST, A DISTANCE OF 8.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31 DEGREES 49 MINUTES 59 SECONDS, A RADIUS OF 240.15 FEET, AND A LONG CHORD THAT BEARS NORTH 54 DEGREES 01 MINUTE 30 SECONDS EAST A DISTANCE OF 131.71 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 133.42 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 23 DEGREES 32 MINUTES 38 SECONDS EAST, A DISTANCE OF 2.82 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 27 MINUTES 16 SECONDS, A RADIUS OF 172.00 FEET, AND A LONG CHORD THAT BEARS NORTH 27 DEGREES 56 MINUTES 44 SECONDS WEST A DISTANCE OF 52.20 FEET;

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SPRG NO:	3295

STREET RIGHT-OF-WAY DEDICATION

BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF MEADOW ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS A/7518 AND E/6138 OF MEADOW ROAD NO. 3

**DAVID BARROW SURVEY, ABSTRACT NO. 177 & THE
NEAL McCREARY SURVEY, ABSTRACT NO. 996
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 52.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30 DEGREES 54 MINUTES 58 SECONDS, A RADIUS OF 328.00 FEET, AND A LONG CHORD THAT BEARS NORTH 21 DEGREES 12 MINUTES 53 SECONDS WEST A DISTANCE OF 174.84 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 176.98 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 05 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 644.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 49 MINUTES 46 SECONDS, A RADIUS OF 172.00 FEET, AND A LONG CHORD THAT BEARS NORTH 26 DEGREES 40 MINUTES 17 SECONDS WEST A DISTANCE OF 122.80 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 125.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 47 DEGREES 35 MINUTES 10 SECONDS WEST, A DISTANCE OF 54.22 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 42 DEGREES 24 MINUTES 50 SECONDS WEST, A DISTANCE OF 7.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 22 SECONDS, A RADIUS OF 221.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 52 DEGREES 58 MINUTES 31 SECONDS WEST A DISTANCE OF 81.01 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 81.47 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

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STREET RIGHT-OF-WAY DEDICATION

BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF MEADOW ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS A/7518 AND E/6138 OF MEADOW ROAD NO. 3

**DAVID BARROW SURVEY, ABSTRACT NO. 177 & THE
NEAL McCREARY SURVEY, ABSTRACT NO. 996
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

NORTH 26 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 42.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 16 SECONDS, A RADIUS OF 179.00 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 58 MINUTES 34 SECONDS EAST A DISTANCE OF 65.61 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 65.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 42 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 64.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 19 MINUTES 06 SECONDS, A RADIUS OF 386.00 FEET, AND A LONG CHORD THAT BEARS NORTH 48 DEGREES 23 MINUTES 53 SECONDS EAST A DISTANCE OF 82.83 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 82.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 35 DEGREES 22 MINUTES 06 SECONDS EAST, A DISTANCE OF 42.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 08 MINUTES 03 SECONDS, A RADIUS OF 344.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 48 DEGREES 28 MINUTES 51 SECONDS WEST A DISTANCE OF 72.72 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 72.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 42 DEGREES 24 MINUTES 50 SECONDS WEST, A DISTANCE OF 2.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

(for SPRG use only)	
Reviewed By:	<u>DBF</u>
Date:	<u>10-08-2015</u>
SPRG NO:	3295

STREET RIGHT-OF-WAY DEDICATION
BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF MEADOW
ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS A/7518 AND E/6138
OF MEADOW ROAD NO. 3
DAVID BARROW SURVEY, ABSTRACT NO. 177 & THE
NEAL McCREARY SURVEY, ABSTRACT NO. 996
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SOUTH 47 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF 54.22 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 41 DEGREES 49 MINUTES 46 SECONDS, A RADIUS OF 228.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 26 DEGREES 40 MINUTES 17 SECONDS EAST A DISTANCE OF 162.78 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 166.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 05 DEGREES 45 MINUTES 24 SECONDS EAST, A DISTANCE OF 644.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30 DEGREES 54 MINUTES 58 SECONDS, A RADIUS OF 272.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 12 MINUTES 53 SECONDS EAST A DISTANCE OF 144.99 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 146.77 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 09 MINUTES 41 SECONDS, A RADIUS OF 228.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 28 DEGREES 05 MINUTES 31 SECONDS EAST A DISTANCE OF 68.04 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 68.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 54 DEGREES 54 MINUTES 33 SECONDS EAST, A DISTANCE OF 32.20 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 31 MINUTES 29 SECONDS, A RADIUS OF 250.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 85 DEGREES 14 MINUTES 11 SECONDS EAST A DISTANCE OF 32.81 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

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STREET RIGHT-OF-WAY DEDICATION

BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF MEADOW ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS A/7518 AND E/6138 OF MEADOW ROAD NO. 3

DAVID BARROW SURVEY, ABSTRACT NO. 177 & THE NEAL McCREARY SURVEY, ABSTRACT NO. 996 CITY OF DALLAS, DALLAS COUNTY, TEXAS

SOUTH 07 DEGREES 15 MINUTES 36 SECONDS WEST, A DISTANCE OF 39.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 107 DEGREES 23 MINUTES 13 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 05 DEGREES 43 MINUTES 01 SECOND WEST A DISTANCE OF 32.23 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 37.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24 DEGREES 37 MINUTES 13 SECONDS, A RADIUS OF 250.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 35 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 106.60 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 107.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE NORTHWEST LINE OF AFORESAID LOT 1A, BLOCK B/6138, AND THE COMMON SOUTHEAST LINE OF AFORESAID BLOCK D/6138;

THENCE, SOUTH 23 DEGREES 37 MINUTES 29 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 74.67 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 97,525 SQUARE FEET OR 2.239 ACRES OF LAND.

EXHIBIT PREPARED OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.

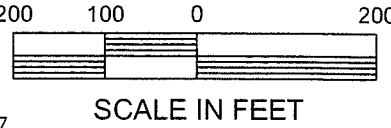
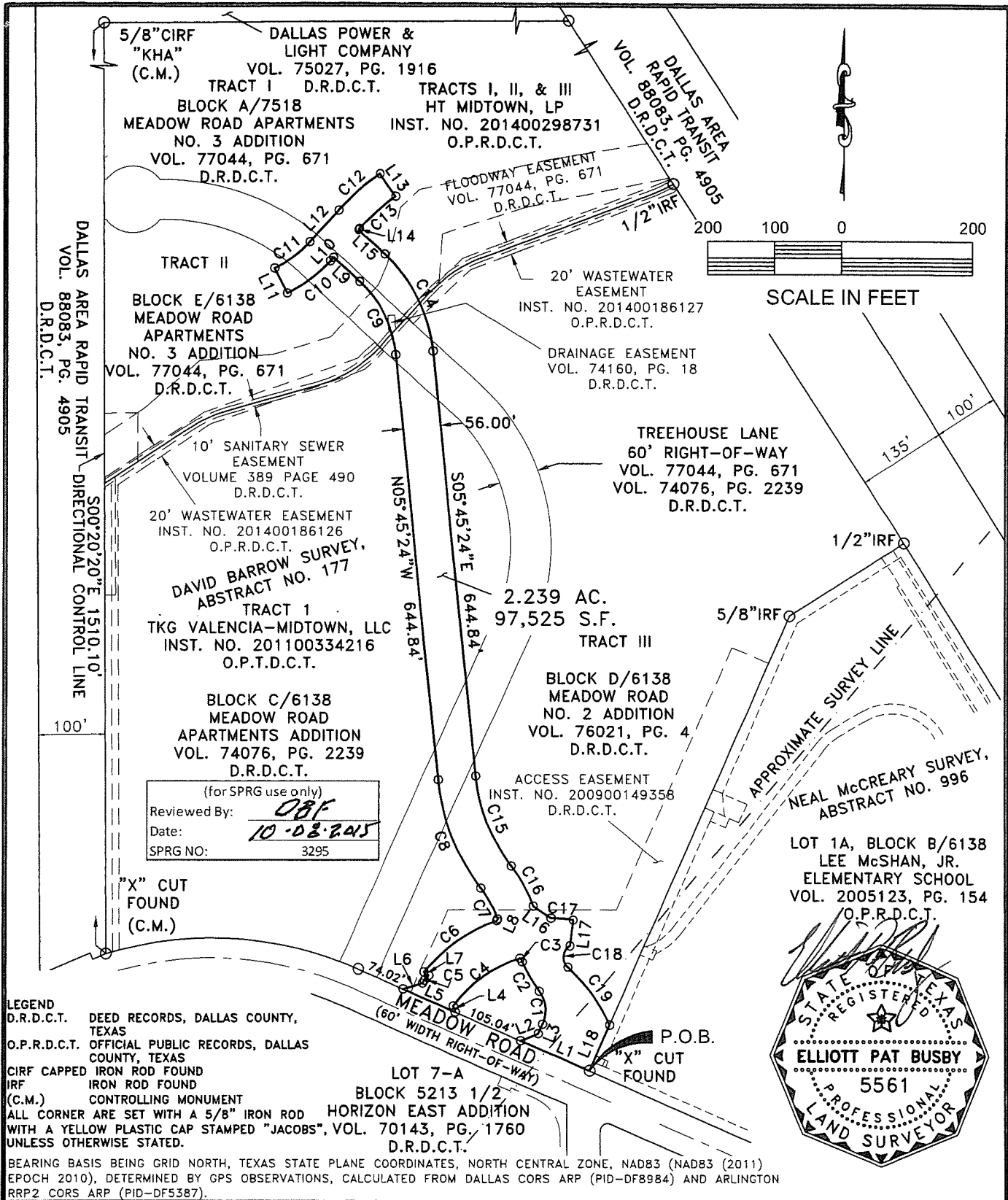
Elliott Pat Busby

Elliott Pat Busby, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5561
Jacobs Engineering Group, Inc.
1999 Bryan Street, Suite 1200
Dallas, Texas 75201-3136
Phone 214-638-0145 Fax 214-638-0447

JULY 28, 2015



(for SPRG use only)	
Reviewed By:	<u>DBF</u>
Date:	<u>10-08-2015</u>
SPRG NO:	3295



(for SPRG use only)
 Reviewed By: *DBF*
 Date: *10-02-2015*
 SPRG NO: 3295

SHEET	DATE: 07/28/2015
	SCALE: 1" = 200'
	DRAWN BY: B.M.Y.
	CHECKED BY: E.P.B.

STREET RIGHT-OF-WAY DEDICATION
 BEING PART OF TREEHOUSE LANE SITUATED BETWEEN BLOCKS C/6138 OF MEADOW ROAD APARTMENTS, D/6138 OF MEADOW ROAD NO. 2 AND BLOCKS A/7518 AND E/6138 OF MEADOW ROAD NO. 3
 DAVID BARROW SURVEY, ABSTRACT NO. 177 & THE NEAL McCREARY SURVEY, ABSTRACT 996
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

JACOBS®
 1999 BRYAN STREET, SUITE 1200
 DALLAS, TEXAS 75201-3136
 PHONE 214-638-0145 FAX 214-638-0447
 TBPLS FIRM# 10152300

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	59°16'51"	50.00'	N05°41'56"W	49.46'	51.73'
C2	11°41'59"	250.00'	N29°29'22"W	50.96'	51.05'
C3	18°33'23"	20.00'	N32°55'04"W	6.45'	6.48'
C4	37°12'38"	190.37'	S53°38'55"W	121.47'	123.64'
C5	3°27'16"	247.00'	N37°08'58"E	14.89'	14.89'
C6	31°49'59"	240.15'	N54°01'30"E	131.71'	133.42'
C7	17°27'16"	172.00'	N27°56'44"W	52.20'	52.40'
C8	30°54'58"	328.00'	N21°12'53"W	174.84'	176.98'
C9	41°49'46"	172.00'	N26°40'17"W	122.80'	125.57'
C10	21°07'22"	221.00'	S52°58'31"W	81.01'	81.47'
C11	21°07'16"	179.00'	N52°58'34"E	65.61'	65.99'
C12	12°19'06"	386.00'	N48°23'53"E	82.83'	82.99'
C13	12°08'03"	344.00'	S48°28'51"W	72.72'	72.85'
C14	41°49'46"	228.00'	S26°40'17"E	162.78'	166.45'
C15	30°54'58"	272.00'	S21°12'53"E	144.99'	146.77'
C16	17°09'41"	228.00'	S28°05'31"E	68.04'	68.29'
C17	7°31'29"	250.00'	S85°14'11"E	32.81'	32.83'
C18	107°23'13"	20.00'	S05°43'01"W	32.23'	37.49'
C19	24°37'13"	250.00'	S35°39'59"E	106.60'	107.43'

LINE	BEARING	DISTANCE
L1	N66°03'31"W	111.31'
L2	N68°56'29"E	28.28'
L3	N23°56'29"E	15.88'
L4	S15°28'50"E	9.37'
L5	N66°03'31"W	84.38'
L6	N73°31'18"E	30.45'
L7	N51°53'30"W	8.46'
L8	N23°32'38"E	2.82'
L9	N47°35'10"W	54.22'
L10	S42°24'50"W	7.26'
L11	N26°27'48"W	42.00'
L12	N42°24'56"E	64.55'
L13	S35°22'06"E	42.00'
L14	S42°24'50"W	2.46'
L15	S47°35'10"E	54.22'
L16	S54°54'33"E	32.20'
L17	S07°15'36"W	39.24'
L18	S23°37'29"W	74.67'

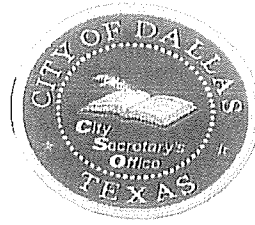
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SHEET
 9 OF 9
 DATE: 07/28/2015
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 CHECKED BY: E.P.B.

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 BLOCKS C/6138 OF MEADOW ROAD APARTMENTS, D/6138
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PROOF OF PUBLICATION – LEGAL ADVERTISING

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

DATE ADOPTED BY CITY COUNCIL OCT 14 2015

ORDINANCE NUMBER 29904

DATE PUBLISHED OCT 17 2015

ATTESTED BY: