

ORDINANCE NO. 30550

An ordinance providing for the abandonment of portions of two alleys located adjacent to City Blocks A/7451 and 7452 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Congregation Shaare Tefilla and Dallas International School; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of a needed easement 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 ordinance; and providing an effective date for this ordinance.

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WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Congregation Shaare Tefilla, a Texas non-profit corporation and Dallas International School, a Texas non-profit corporation, 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 two alleys 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 are 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 **ONE HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED THIRTY FOUR AND NO/100 DOLLARS (\$115,834.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10, 11 and 12, 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 Congregation Shaare Tefilla, all of its right, title and interest in Tract 1 and Tract 3 of Exhibit A; and unto Dallas International School, all of its right, title and interest in Tract 2 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 hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, 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 the General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 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**, their successors and assigns, agree to indemnify, defend, release and hold whole and harmless the City of Dallas, from and against 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 areas described in Exhibit A by **GRANTEE**, their successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, their 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 areas set out in Exhibit A. **GRANTEE**, their 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

SECTION 8. (continued)

“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 record a final replat of the adjoining properties within one year of the effective date of this ordinance showing the dedication by easement of not less than 5,437 square feet for needed wastewater easement in City Blocks A/7451 and 7452. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area and the dedicated property are located, after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not be effective unless and until this dedication is completed and failure to record a final replat in accordance with the term of this section shall render this ordinance null and void and of no further effect. Further, the final replat shall be recorded in the official real property records of the county in which the abandoned area is located before a certified copy of this ordinance shall be delivered to **GRANTEE**.

SECTION 10. That as a condition of this abandonment and as part a of the consideration for the quitclaim made herein, **GRANTEE** shall:

- a) obtain a Private Development Contract (P-Contract) with the City of Dallas and City shall retain easements until the existing main is relocated.
- b) contact the Texas Excavation Safety System (Texas811) to have facilities marked and located within affected easements before any excavations are started.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment, close, barricade and/or place signs in the areas 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 areas 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**, their successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 12. 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 Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and the filing of the final replat set forth in Section 9, 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 13. That this contract is designated as Contract Nos. DEV-2017-00001930 and DEV-2017-00001931.

SECTION 14. 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:
LARRY E. CASTO, City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and
Construction

BY: B. N. [Signature]
Assistant City Attorney

BY: Kathy Green [Signature]
Assistant Director

Passed AUG 9 2017

30550

EXHIBIT A-TRACT 1

171186

20' ALLEY EASEMENT ABANDONMENT
CONGREGATION SHAARE TEFILLA ADDITION
LOT 1B, BLOCK 7452
THOMAS DYKES SURVEY, ABSTRACT NO. 405
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 4,306 SQUARE FEET TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS DYKES SURVEY, ABSTRACT NO. 405, DALLAS COUNTY, TEXAS, BEING ALL OF A 20' ALLEY EASEMENT RECORDED IN VOLUME 87006, PAGE 3404 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 1B, BLOCK 7452, OF CONGREGATION SHAARE TEFILLA ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 87006, PAGE 3404 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING A PORTION OF THE TRACT OF LAND CONVEYED TO SHARRE TEFILA CONGREGATION, BY A WARRANTY DEED RECORDED IN VOLUME 87250, PAGE 3741 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1B, BLOCK 7452, OF CONGREGATION SHAARE TEFILLA ADDITION, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A/7451, OF LYNCH ADDITION NO. 1, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 44, PAGE 55 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF CHURCHILL WAY (55 FOOT RIGHT-OF-WAY AT THIS POINT);

THENCE NORTH 00° 13' 36" WEST, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE OF CHURCHILL WAY (55 FOOT RIGHT-OF-WAY AT THIS POINT) AND ALONG THE COMMON LINE OF SAID LOT 1B, BLOCK 7452, CONGREGATION SHAARE TEFILLA ADDITION AND LOT 1, BLOCK A/7451, OF LYNCH ADDITION NO. 1, PASSING AT A DISTANCE OF 200.37 FEET, A 5/8 INCH IRON ROD FOUND FOR CORNER BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A/7451, OF LYNCH ADDITION NO. 1 AND BEING THE SOUTHEAST CORNER OF A 15' ALLEY RIGHT-OF-WAY AS DEDICATED BY SAID LYNCH ADDITION NO. 1 AND CONINUING FOR A TOTAL DISTANCE OF 215.37 FEET, TO A 5/8 INCH IRON ROD FOUND WITH 3" ALUMINUM DISC STAMPED "DIS-CMS" AND BEING THE NORTHEAST CORNER OF A 15' ALLEY RIGHT-OF-WAY AS DEDICATED BY SAID LYNCH ADDITION NO. 1, BEING THE EASTERN MOST SOUTHEAST CORNER OF LOT 2A, BLOCK A/7451, OF THE DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 2001117, PAGE 30 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

(FOR SPRG USE ONLY)
REVIEWED BY: JL
DATE: 8-10-16
SPRG NO. 3746

30550

EXHIBIT A-TRACT J

171186

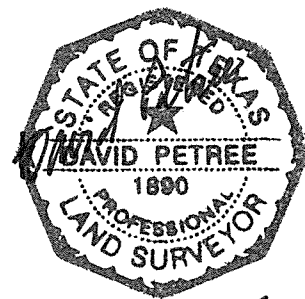
20' ALLEY EASEMENT ABANDONMENT
CONGREGATION SHAARE TEFILLA ADDITION
LOT 1B, BLOCK 7452
THOMAS DYKES SURVEY, ABSTRACT NO. 405
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE NORTH 89° 06' 12" EAST, DEPARTING THE WEST LINE OF SAID LOT 1B, BLOCK 7452, OF CONGREGATION SHAARE TEFILLA ADDITION, FOR A DISTANCE OF 20.00 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 00° 13' 36" EAST, FOR A DISTANCE OF 215.21 FEET, TO A POINT FOR CORNER, BEING IN THE SOUTH LINE OF SAID LOT 1B, BLOCK 7452, OF CONGREGATION SHAARE TEFILLA ADDITION AND BEING IN THE SAID NORTH RIGHT-OF-WAY LINE OF CHURCHILL WAY (55 FOOT RIGHT-OF-WAY AT THIS POINT);

THENCE SOUTH 88° 38' 05" WEST, ALONG THE SAID SOUTH LINE OF LOT 1B, BLOCK 7452, CONGREGATION SHAARE TEFILLA ADDITION AND THE SAID NORTH RIGHT-OF-WAY LINE OF CHURCHILL WAY (55 FOOT RIGHT-OF-WAY AT THIS POINT), FOR A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS, 4,306 SQUARE FEET OR 0.0989 ACRES OF LAND, MORE OR LESS.

BEARINGS BASED UPON THE SOUTH LINE (NORTH 00° 13' 36" WEST) OF THE FINAL PLAT OF LOT 2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 2001117, PAGE 30 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.



8-2-2016

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REVIEWED BY: JC
DATE: 8-2-16
SPRG NO. 3746

171186

30550

15' WATER MAIN EASEMENT
VOL. 94195, PG. 6097
D.R.D.C.T.

FLOODWAY EASEMENT
VOL. 93161, PG. 3733
D.R.D.C.T.

15' WATER MAIN EASEMENT
VOL. 95016, PG. 839
D.R.D.C.T.

LOT 6A
BLOCK 4/7460
ST. ALCUIN MONTESSORI SCHOOL
INST. NO. 200600174385
O.P.R.D.C.T.

CHURCHILL WAY

(55' RIGHT-OF-WAY)
(VOL. 2159, PG. 201)

25'
30'
CENTER LINE

POINT OF BEGINNING

40' BUILDING LINE
VOL. 44, PG. 55
D.R.D.C.T.

10'-X10' WATER EASEMENT
VOL. 99190, PG. 26
D.R.D.C.T.

DETENTION AREA EASEMENT
VOL. 2001117, PG. 30
D.R.D.C.T.

THOMAS DYKES SURVEY
ABSTRACT NO. 405

MISSION LAIQUE FRANCAISE
VOL. 92001, PG. 3550
D.R.D.C.T.

LOT 2A
BLOCK A/7451
DALLAS INTERNATIONAL
SCHOOL ADDITION REVISED
VOL. 2001117, PG. 30
D.R.D.C.T.

CONGREGATION
SHAARE TEFILLA
VOL. 94090, PG. 03941
D.R.D.C.T.

LOT 1, BLOCK A/7451
LYNCH ADDITION NO. 1
VOL. 44, PG. 55
D.R.D.C.T.

15' ALLEY RIGHT-OF-WAY
VOL. 44, PG. 55
D.R.D.C.T.

5/8" I.R.F. w/ 3" ALUM. DISC STAMPED DIS-35M

20' ALLEY EASEMENT
VOL. 87006, PG. 3404
D.R.D.C.T.
TO BE ABANDONED
4,306 S.F. OR
0.0989 AC.

40' BUILDING LINE
VOL. 87006, PG. 3404
D.R.D.C.T.

20' BUILDING LINE
VOL. 87006, PG. 3404
D.R.D.C.T.

15' ALLEY ABAN. ORD. #19416

15' UTILITY EASEMENT
VOL. 21, PG. 17
D.R.D.C.T.

LOT 1B, BLOCK 7452
CONGREGATION
SHAARE TEFILLA
VOL. 87006, PG. 3404
D.R.D.C.T.

40' BUILDING LINE
VOL. 87006, PG. 3404
D.R.D.C.T.

TURNER WAY

(55' RIGHT-OF-WAY)

CENTER LINE

30'
25'

SUNLIGHT DRIVE
(46' RIGHT-OF-WAY)



LOT 41

LOT 31

COMMON AREA NO. 6
VOL. 77248, PG. 1230
D.R.D.C.T.

4' WALL EASEMENT
VOL. 7748, PG. 1230
D.R.D.C.T.

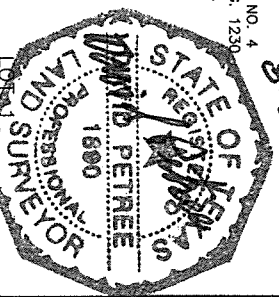
LOT 30

BLOCK A/7450
12500 PRESTON ADDITION
VOL. 77248, PG. 1230
D.R.D.C.T.

COMMON AREA NO. 4
VOL. 77248, PG. 1230
D.R.D.C.T.

LOT 29

BLOCK D/7450
PRESTON CLUB ESTATES ADDITION
VOL. 15, PG. 271
P.R.D.C.T.



(FOR SPRG USE ONLY)

REVIEWED BY: SL

DATE: 8-20-16

SPRG NO. 3746

20' ALLEY EASEMENT ABANDONMENT
CONGREGATION SHAARE TEFILLA

LOT 1B, BLOCK 7452

THOMAS DYKES SURVEY, ABSTRACT NO. 405
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 3 OF 4

BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500

CONTACT: DAVID R. PETREE, R.P.L.S.

30550

171186

~ TANGENT TABLE ~

NO.	BEARING	DISTANCE
T1	N 00°13'36" W	215.37'
T2	N 89°06'12" E	20.00'
T3	S 00°13'36" E	215.21'
T4	S 88°38'05" W	20.00'

LEGEND

I.R.F. CM D.R.D.C.T. O.P.R.D.C.T. VOL. PG. INST. NO.	IRON ROD FOUND (SIZE AS NOTED) CONTROLLING MONUMENT DEED RECORDS, DALLAS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS VOLUME PAGE INSTRUMENT NUMBER
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NOTE:
BEARINGS BASED UPON THE SOUTH LINE (N 00°13'36" W) OF THE FINAL PLAT OF LOT 2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 2001117, PAGE 30 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

20' ALLEY EASEMENT ABANDONMENT
CONGREGATION SHAARE TEFILLA
LOT 1B, BLOCK 7452
THOMAS DYKES SURVEY, ABSTRACT NO. 405
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 4 OF 4



(FOR SPRG USE ONLY)
REVIEWED BY: JL
DATE: 8-10-16
SPRG NO. 3742

SURVEYOR
BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID R. PETREE, R.P.L.S.

30550

EXHIBIT A-TRACT 2

7.5' ALLEY RIGHT-OF-WAY ABANDONMENT
LYNCH ADDITION NO. 1
ADJACENT TO LOT 2A, BLOCK A/7451
THOMAS DYKES SURVEY, ABSTRACT NO. 405
CITY OF DALLAS, DALLAS COUNTY, TEXAS

171186

BEING A 656 SQUARE FEET (0.0151 ACRES) TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS DYKES SURVEY, ABSTRACT NO. 405, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF A 15' ALLEY RIGHT-OF-WAY DEDICATED BY LYNCH ADDITION NO. 1 AS RECORDED IN VOLUME 44, PAGE 55 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS ADJACENT TO LOT 2A, BLOCK A/7451 OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED AS RECORDED IN VOLUME 2001117, PAGE 30 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING A TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO MISSION LAIQUE FRANCAISE AS RECORDED IN VOLUME 92001, PAGE 3550 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1B, BLOCK 7452, OF CONGREGATION SHAARE TEFILLA ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS AS RECORDED IN VOLUME 87006, PAGE 3404 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING A TRACT OF LAND CONVEYED IN A WARRANTY DEED TO SHARRE TEFILA CONGREGATION AS RECORDED IN VOLUME 87250, PAGE 3741 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A/7451, OF SAID LYNCH ADDITION NO. 1, SAME BEING A TRACT OF LAND CONVEYED IN A WARRANTY DEED TO CONGREGATION SHAARE TEFILLA AS RECORDED IN VOLUME 94090, PAGE 3941 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF CHURCHILL WAY (55 FOOT RIGHT-OF-WAY AT THIS POINT AND RECORDED IN VOLUME 2159, PAGE 201 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS);

THENCE NORTH 00° 13' 36" WEST, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE OF CHURCHILL WAY AND ALONG THE COMMON LINE OF SAID LOT 1B, BLOCK 7452, CONGREGATION SHAARE TEFILLA ADDITION AND LOT 1, BLOCK A/7451, OF LYNCH ADDITION NO. 1, PASSING AT A DISTANCE OF 200.37 FEET, A 5/8 INCH IRON ROD FOUND FOR CORNER BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A/7451, OF LYNCH ADDITION NO. 1 AND BEING THE SOUTHEAST CORNER OF A 15' ALLEY RIGHT-OF-WAY AS DEDICATED BY SAID LYNCH ADDITION NO. 1 AND CONINUING FOR A TOTAL DISTANCE OF 207.87 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 88° 33' 02" WEST, DEPARTING THE COMMON WEST LINE OF SAID LOT 1B, BLOCK 7452, OF CONGREGATION SHAARE TEFILLA ADDITION AND THE EAST LINE OF SAID 15' ALLEY RIGHT-OF-WAY AND ALONG THE

(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 11/04/16
SPRG NO. 3911

30550

EXHIBIT A-TRACT 2

171186

7.5' ALLEY RIGHT-OF-WAY ABANDONMENT
LYNCH ADDITION NO. 1
ADJACENT TO LOT 2A, BLOCK A/7451
THOMAS DYKES SURVEY, ABSTRACT NO. 405
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CENTERLINE OF SAID 15' ALLEY RIGHT-OF-WAY, FOR A DISTANCE OF 87.59 FEET, TO A POINT FOR CORNER, BEING IN THE WEST LINE OF SAID 15' ALLEY RIGHT-OF-WAY SAME BEING IN AN EAST LINE OF LOT 2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 2001117, PAGE 30 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

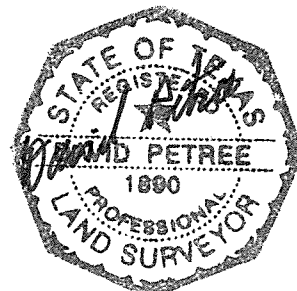
THENCE NORTH 01° 45' 40" EAST, ALONG THE COMMON WEST LINE OF SAID 15' ALLEY RIGHT-OF-WAY AND A SAID EAST LINE OF LOT 2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, FOR A DISTANCE OF 7.51 FEET, TO A 5/8 INCH IRON ROD FOUND WITH 3" ALUMINUM DISC STAMPED "DIS-CSM", FOR THE NORTHWEST CORNER OF SAID 15' ALLEY RIGHT-OF-WAY SAME BEING A CORNER OF SAID LOT 2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED;

THENCE NORTH 88° 33' 02" EAST, ALONG THE COMMON NORTH LINE OF SAID 15' ALLEY RIGHT-OF-WAY AND SAID LOT 2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, FOR A DISTANCE OF 87.33 FEET, TO A 5/8 INCH IRON ROD FOUND WITH 3" ALUMINUM DISC STAMPED "DIS-CSM", BEING IN THE NORTHEAST CORNER OF SAID 15' ALLEY RIGHT-OF-WAY SAME BEING THE EASTERN MOST SOUTHEAST CORNER OF SAID LOT 2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED AND BEING IN THE WEST LINE OF SAID LOT 1B, BLOCK 7452, CONGREGATION SHAARE TEFILLA ADDITION;

THENCE SOUTH 00° 13' 36" EAST, ALONG THE COMMON EAST LINE OF SAID 15' ALLEY RIGHT-OF-WAY AND THE WEST LINE OF SAID LOT 1B, BLOCK 7452, CONGREGATION SHAARE TEFILLA ADDITION, FOR A DISTANCE OF 7.50 FEET, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS, 656 SQUARE FEET OR 0.0151 ACRES OF LAND, MORE OR LESS.

BEARINGS BASED UPON THE SOUTH LINE (NORTH 00° 13' 36" WEST) OF THE FINAL PLAT OF LOT 2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 2001117, PAGE 30 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 11/04/16
SPRG NO. 3911



10-31-2016 SHEET 2 OF 4

30550

171186

LOT 6A
BLOCK 4/7460
ST. ALCUIN MONTESSORI SCHOOL
INST. NO. 200600174385
O.P.R.D.C.T.

15' WATER MAIN EASEMENT
VOL. 95016, PG. 839
D.R.D.C.T.

FLOODING EASEMENT
VOL. 95151, PG. 3733
D.R.D.C.T.

15' WATER MAIN EASEMENT
VOL. 94195, PG. 8097
D.R.D.C.T.

CHURCHILL WAY

(55' RIGHT-OF-WAY)
(VOL. 2159, PG. 201)

CENTER LINE

25'
30'

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 11/04/16

SPRG NO. 3911

DETENTION AREA EASEMENT
VOL. 2001117, PG. 30
D.R.D.C.T.

10'x10' WATER EASEMENT
VOL. 99190, PG. 26
D.R.D.C.T.

7.5' ALLEY RIGHT-OF-WAY
VOL. 44, PG. 55
D.R.D.C.T.

THOMAS DYKES SURVEY
ABSTRACT NO. 405

LOT 2A
BLOCK A/7451
DALLAS INTERNATIONAL
SCHOOL ADDITION REVISED
VOL. 2001117, PG. 30
D.R.D.C.T.

MISSION LAIQUE FRANCAISE
VOL. 92001, PG. 3550
D.R.D.C.T.

CONGREGATION
SHARE TEFILLA
VOL. 94090, PG. 03941
D.R.D.C.T.
LOT 1, BLOCK A/7451
LYNCH ADDITION NO. 1
VOL. 44, PG. 55
M.R.D.C.T.

7.5' ALLEY RIGHT-OF-WAY
VOL. 44 PG. 55
M.R.D.C.T.
TO BE ABANDONED
656 S.F. OR
0.0151 AC.
S 88°33'02" W
BASIS OF BEARING
5/8" I.R.F. W/ 2" ALUM.
DISC STAMPED "DS-CSM" (CM)

POINT OF
COMMENCEMENT

POINT OF
BEGINNING

40' BUILDING LINE
VOL. 87006, PG. 3404
D.R.D.C.T.

20' ALLEY EASEMENT
VOL. 87006, PG. 3404
D.R.D.C.T.

LOT 1B, BLOCK 7452
CONGREGATION
SHARE TEFILLA
VOL. 87006, PG. 3404
D.R.D.C.T.

15' ALLEY ABAN. ORD. #19416
15' UTILITY EASEMENT
VOL. 21, PG. 17
D.R.D.C.T.

SHARE TEFILA
CONGREGATION
VOL. 87250, PG. 3741
D.R.D.C.T.

40' BUILDING LINE
VOL. 87006, PG. 3404
D.R.D.C.T.

WHITLEY LANE

(60' RIGHT-OF-WAY)

CENTER LINE

30'

LOT 1
BLOCK A/7453
PRESTON CLUB ESTATES ADDITION
VOL. 15, PG. 271
D.R.D.C.T.

LOT 20
BLOCK A/7453
PRESTON CLUB ESTATES ADDITION
VOL. 15, PG. 271
D.R.D.C.T.

7.5' ALLEY RIGHT-OF-WAY ABANDONMENT
LYNCH ADDITION NO. 1

ADJACENT TO LOT 2A, BLOCK A/7451
THOMAS DYKES SURVEY, ABSTRACT NO. 405
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 3 OF 4

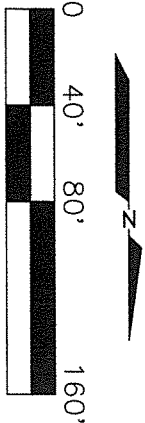
TURNER WAY

(55' RIGHT-OF-WAY)

CENTER LINE

30'
25'

SUNLIGHT DRIVE
(46' RIGHT-OF-WAY)



LOT 41

LOT 31

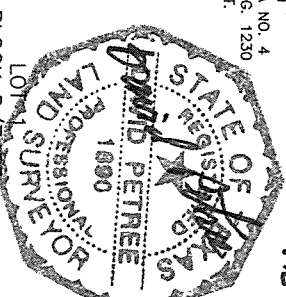
COMMON AREA NO. 6
VOL. 77248, PG. 1230
D.R.D.C.T.

4' WALL EASEMENT
VOL. 7748, PG. 1230
D.R.D.C.T.

LOT 30

BLOCK A/7450
12500 PRESTON ADDITION
VOL. 77248, PG. 1230
D.R.D.C.T.

COMMON
COMMON AREA NO. 4
VOL. 77248, PG. 1230
D.R.D.C.T.



LOT 11
BLOCK D/7455
PRESTON CLUB ESTATES ADDITION
VOL. 15, PG. 271
P.R.D.C.T.

SURVEYOR

BLUE SKY SURVEYING & MAPPING CORPORATION

TBPLS NO. 10105700

11015 MIDWAY ROAD

DALLAS, TEXAS 75229

(214) 358-4500

CONTACT: DAVID R. PETREE, R.P.L.S.

30550

171186

~ TANGENT TABLE ~

NO.	BEARING	DISTANCE
T1	N 00°13'36" W	207.87'
T2	S 88°33'02" W	87.59'
T3	N 01°45'40" E	7.51'
T4	N 88°33'02" E	87.33'
T5	S 00°13'36" E	7.50'

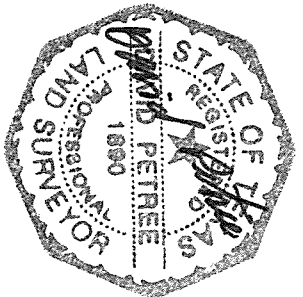
LEGEND

I.R.F. CM D.R.D.C.T. O.P.R.D.C.T. VOL.	IRON ROD FOUND (SIZE AS NOTED) CONTROLLING MONUMENT DEED RECORDS, DALLAS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS VOLUME
PG. INST. NO. M.R.D.C.T.	PAGE INSTRUMENT NUMBER MAP RECORDS, DALLAS COUNTY, TEXAS

NOTE:
 BEARINGS BASED UPON A SOUTH LINE (S 88°33'02" W) OF THE FINAL PLAT OF LOT 2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 2001117, PAGE 30 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

7.5' ALLEY RIGHT-OF-WAY ABANDONMENT
 LYNCH ADDITION NO. 1
 ADJACENT TO LOT 2A, BLOCK A/7451
 THOMAS DYKES SURVEY, ABSTRACT NO. 405
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 4 OF 4



(FOR SPRG USE ONLY)
 REVIEWED BY: A. Radinger
 DATE: 11/04/16
 SPRG NO. 3911

SURVEYOR
 BLUE SKY SURVEYING & MAPPING CORPORATION
 TBPLS NO. 10105700
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 (214) 358-4500
 CONTACT: DAVID R. PETREE, R.P.L.S.

**7.5' ALLEY RIGHT-OF-WAY ABANDONMENT
LYNCH ADDITION NO. 1
ADJACENT TO LOT 1, BLOCK A/7451
THOMAS DYKES SURVEY, ABSTRACT NO. 405
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

171186

BEING A 658 SQUARE FEET (0.0151 ACRES) TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS DYKES SURVEY, ABSTRACT NO. 405, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF A 15' ALLEY RIGHT-OF-WAY DEDICATED BY LYNCH ADDITION NO. 1 AS RECORDED IN VOLUME 44, PAGE 55 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, ADJACENT TO LOT 1, BLOCK A/7451 OF SAID LYNCH ADDITION NO. 1, SAME BEING A TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CONGREGATION SHAARE TEFILLA RECORDED IN VOLUME 94090, PAGE 03941 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1B, BLOCK 7452, OF CONGREGATION SHAARE TEFILLA ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS AS RECORDED IN VOLUME 87006, PAGE 3404 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING A TRACT OF LAND CONVEYED IN A WARRANTY DEED TO SHARRE TEFILA CONGREGATION AS RECORDED IN VOLUME 87250, PAGE 3741 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A/7451, OF SAID LYNCH ADDITION NO. 1 SAME BEING SAID SHAARE TEFILLA TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF CHURCHILL WAY (55 FOOT RIGHT-OF-WAY AT THIS POINT AND RECORDED IN VOLUME 2159, PAGE 201 OF THE DEED RECORDS OF DALLS COUNTY, TEXAS);

THENCE NORTH 00° 13' 36" WEST, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE OF CHURCHILL WAY AND ALONG THE COMMON LINE OF SAID LOT 1B, BLOCK 7452, CONGREGATION SHAARE TEFILLA ADDITION AND LOT 1, BLOCK A/7451, OF LYNCH ADDITION NO. 1, A DISTANCE OF 200.37 FEET, TO A 5/8 INCH IRON ROD FOUND, BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A/7451, OF LYNCH ADDITION NO. 1 SAME BEING THE SOUTHEAST CORNER OF A 15' ALLEY RIGHT-OF-WAY AS DEDICATED BY SAID LYNCH ADDITION NO. 1 AND BEING THE POINT OF BEGINNING;

THENCE SOUTH 88° 33' 02" WEST, DEPARTING THE WEST LINE OF SAID LOT 1B, BLOCK 7452, OF CONGREGATION SHAARE TEFILLA ADDITION, AND ALONG THE COMMON NORTH LINE OF SAID LOT 1, BLOCK A/7451, OF LYNCH ADDITION NO. 1 AND THE SOUTH LINE OF SAID 15' ALLEY RIGHT-OF-WAY, FOR A DISTANCE OF 87.85 FEET, TO A 5/8 INCH IRON ROD FOUND FOR CORNER, BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A/7451, OF LYNCH ADDITION NO. 1 SAME BEING THE SOUTHWEST CORNER OF SAID 15' ALLEY RIGHT-OF-WAY AND BEING IN AN EAST LINE OF LOT

(FOR SPRG USE ONLY) REVIEWED BY: <u>A. Rodriguez</u> DATE: <u>11/04/16</u> SPRG NO. <u>3910</u>
--

30550

EXHIBIT A-TRACT 3

171186

7.5' ALLEY RIGHT-OF-WAY ABANDONMENT
LYNCH ADDITION NO. 1
ADJACENT TO LOT 1, BLOCK A/7451
THOMAS DYKES SURVEY, ABSTRACT NO. 405
CITY OF DALLAS, DALLAS COUNTY, TEXAS

2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 2001117, PAGE 30 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 01° 45' 40" EAST, ALONG THE COMMON WEST LINE OF SAID 15' ALLEY RIGHT-OF-WAY AND A SAID EAST LINE OF LOT 2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, FOR A DISTANCE OF 7.51 FEET, TO A POINT FOR CORNER;

THENCE NORTH 88° 33' 02" EAST, ALONG THE CENTERLINE OF SAID 15' ALLEY RIGHT-OF-WAY, FOR A DISTANCE OF 87.59 FEET, TO A POINT FOR CORNER BEING IN THE EAST LINE OF SAID 15' ALLEY RIGHT-OF-WAY SAME BEING THE WEST LINE OF SAID LOT 1B, BLOCK 7452, CONGREGATION SHAARE TEFILLA ADDITION;

THENCE SOUTH 00° 13' 36" EAST, ALONG THE COMMON EAST LINE OF SAID 15' ALLEY RIGHT-OF-WAY AND THE WEST LINE OF SAID LOT 1B, BLOCK 7452, CONGREGATION SHAARE TEFILLA ADDITION, FOR A DISTANCE OF 7.50 FEET, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS, 658 SQUARE FEET OR 0.0151 ACRES OF LAND, MORE OR LESS.

BEARINGS BASED UPON A SOUTH LINE (SOUTH 88° 33' 02" WEST) OF THE FINAL PLAT OF LOT 2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 2001117, PAGE 30 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.



10-31-2010

(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 11/04/10
SPRG NO. 3910

30550

171186

LOT 6A
BLOCK 4/7460
ST. ALCUIN MONTESSORI SCHOOL
INST. NO. 200600174385
O.P.R.D.C.T.

15' WATER MAIN EASEMENT
VOL. 94195, PG. 8097
D.R.D.C.T.

15' WATER MAIN EASEMENT
VOL. 95016, PG. 839
D.R.D.C.T.

FLOODWENT EASEMENT
VOL. 95161, PG. 3733
D.R.D.C.T.

CHURCHILL WAY

(55' RIGHT-OF-WAY)
(VOL. 2159, PG. 201)

CENTER LINE

25'
30'

MISSION LAIQUE FRANCAISE
VOL. 92001, PG. 3550
D.R.D.C.T.

DETENTION AREA EASEMENT
VOL. 2001117, PG. 30
D.R.D.C.T.

THOMAS DYKES SURVEY
ABSTRACT NO. 405

LOT 2A
BLOCK A/7451
DALLAS INTERNATIONAL
SCHOOL ADDITION REVISED
VOL. 2001117, PG. 30
D.R.D.C.T.

CONGREGATION
SHAARE TEFILLA
VOL. 94090, PG. 03941
D.R.D.C.T.

LOT 1, BLOCK A/7451
LYNCH ADDITION NO. 1
VOL. 44, PG. 55
M.R.D.C.T.

POINT OF
COMMENCEMENT

20' ALLEY EASEMENT
VOL. 87006, PG. 3404
D.R.D.C.T.

POINT OF
BEGINNING

LOT 1B, BLOCK 7452
CONGREGATION
SHAARE TEFILLA
VOL. 87006, PG. 3404
D.R.D.C.T.

40' BUILDING LINE
VOL. 87006, PG. 3404
D.R.D.C.T.

20' BUILDING LINE
VOL. 87006, PG. 3404
D.R.D.C.T.

15' ALLEY ABAN. ORD. #19416

15' UTILITY EASEMENT
VOL. 21, PG. 17
D.R.D.C.T.

7.5' ALLEY RIGHT-OF-WAY
VOL. 44, PG. 55
D.R.D.C.T.

SHARE TEFILLA
CONGREGATION
VOL. 87250, PG. 3741
D.R.D.C.T.

7.5' ALLEY RIGHT-OF-WAY
VOL. 44 PG. 55
M.R.D.C.T.

TO BE ABANDONED
658 S.F. OR
0.0151 AC.

S. 88°33'02" W
BASIS OF BEARING
DISC STAMPED - DIS-CST (CM)

40' BUILDING LINE
VOL. 87006, PG. 3404
D.R.D.C.T.

WHITLEY LANE

(60' RIGHT-OF-WAY)

CENTER LINE

30'

LOT 1
BLOCK A/7453
PRESTON CLUB ESTATES ADDITION
VOL. 15, PG. 271
D.R.D.C.T.

LOT 20
BLOCK A/7453
PRESTON CLUB ESTATES ADDITION
VOL. 15, PG. 271
D.R.D.C.T.

15' ALLEY

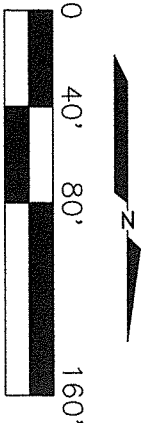
TURNER WAY

(55' RIGHT-OF-WAY)

CENTER LINE

30'
25'

SUNLIGHT DRIVE
(46' RIGHT-OF-WAY)



LOT 41

LOT 31

COMMON AREA NO. 6
VOL. 77248, PG. 1230
D.R.D.C.T.

4' WALL EASEMENT
VOL. 7748, PG. 1230
D.R.D.C.T.

LOT 30

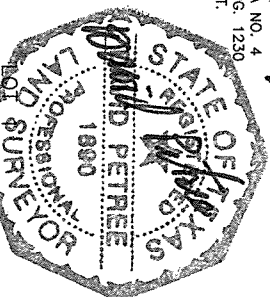
BLOCK A/7450
12500 PRESTON ADDITION
VOL. 77248, PG. 1230
D.R.D.C.T.

COMMON AREA NO. 4
VOL. 77248, PG. 1230
D.R.D.C.T.

LOT 29

BLOCK D/7455
PRESTON CLUB ESTATES ADDITION
VOL. 15, PG. 271
D.R.D.C.T.

SURVEYOR



(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 11/04/16
SPRG NO. 3910

7.5' ALLEY RIGHT-OF-WAY ABANDONMENT
ADJACENT TO LOT 1, BLOCK A/7451
THOMAS DYKES SURVEY, ABSTRACT NO. 405
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 3 OF 4

BLUE SKY SURVEYING & MAPPING CORPORATION
TBPLS NO. 10105700
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID R. PETREE, R.P.L.S.

30550

171186

~ TANGENT TABLE ~

NO.	BEARING	DISTANCE
T1	N 00°13'36" W	200.37'
T2	S 88°33'02" W	87.85'
T3	N 01°45'40" E	7.51'
T4	N 88°33'02" E	87.59'
T5	S 00°13'36" E	7.50'

NOTE:

BEARINGS BASED UPON A SOUTH LINE (S 88°33'02" W) OF THE FINAL PLAT OF LOT 2A, BLOCK A/7451, OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 2001117, PAGE 30 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

LEGEND

I.R.F. CONTROLING MONUMENT
CM DEED RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. VOLUME
VOL. PAGE
PG. INSTRUMENT NUMBER
INST. NO. MAP RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.

10-31-2016



(FOR SPRG USE ONLY)
 REVIEWED BY: A. Rodriguez
 DATE: 11/04/16
 SPRG NO. 3910

7.5' ALLEY RIGHT-OF-WAY ABANDONMENT
 LYNCH ADDITION NO. 1
 ADJACENT TO LOT 1, BLOCK A/7451
 THOMAS DYKES SURVEY, ABSTRACT NO. 405
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

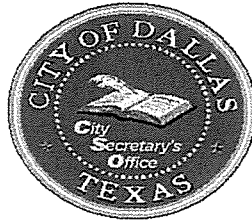
SHEET 4 OF 4

BLUE SKY SURVEYING & MAPPING CORPORATION
 TBPLS NO. 10105700
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 (214) 358-4500
 SURVEYOR
 CONTACT: DAVID R. PETREE, R.P.L.S.

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.



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 AUG 9 2017

ORDINANCE NUMBER 30550

DATE PUBLISHED AUG 12 2017

ATTESTED BY: