

ORDINANCE NO. 30713

An ordinance providing for the abandonment and relinquishment of a water easement, a storm sewer easement and four sanitary sewer easements, located in City Block 6/4736 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to CND-West Davis, LLC; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition CND-West Davis, LLC, a Texas limited liability company; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easements are no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing 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 City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

30713

SECTION 2. That for and in monetary consideration of the sum of **SIX THOUSAND FOUR HUNDRED AND NO/100 (\$6,400.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Sections 8 and 9, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tracts of land hereinabove described in 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, 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, relinquishment 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.

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

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its 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 areas described in Exhibit A by **GRANTEE**, its 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**, its 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**, its 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 this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said water, storm sewer and four sanitary sewer easements shall not become effective until and unless: (i) the existing installations and facilities are relocated, at **GRANTEE**'s expense, to the new easement, if needed to be provided by **GRANTEE** and acceptable to the Director of Department of Sustainable Development and Construction, as is hereinafter provided; and (ii) plans for the construction and relocation of installations within the new easement are approved by the Director of Department of Sustainable Development and Construction; and (iii) said construction and relocation of installations are completed, approved and accepted in writing by the Director of Department of Sustainable Development and Construction. **GRANTEE** will grant the new easement at no cost consideration to the City and all work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction. Failure to relocate to the new easement in accordance with the terms of this section shall render this ordinance null and void and of no further effect.

SECTION 10. That as a condition of this abandonment, relinquishment and quitclaim made herein, **GRANTEE** shall:

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

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, 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, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy

30713

SECTION 11. (continued)

of this ordinance. 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 12. That this contract is designated as Contract No. DEV-2017-00004072.

SECTION 13. 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. M. Smith
Assistant City Attorney

BY: Mark Proch
Assistant Director

Passed DEC 13 2017

15' WATER EASEMENT ABANDONMENT
APARTMENT SITE
PART OF BLOCK 6/4736
SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 17,061 square feet or 0.3917 acre tract of land situated in the William Meyers Survey, Abstract No. 880, City Block No. 6/4736, City of Dallas, Dallas County, Texas and being part of a 15' water easement created by Volume 85235 Page 1362, Deed Records, Dallas County, Texas and being a portion of that certain 6.291 acre parcel conveyed by Warranty Deed to CND West Davis, LLC, as recorded in Instrument No. 201600260980, Official Public Records, Dallas County, Texas, and being in Apartment Site as recorded in Volume 525, Page 2160, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod, being at a southwest corner of said Apartment Site, being in the southeast corner of a tract of land conveyed to Amanda & Lance Schlegel, as recorded in Volume 2004016, Page 7572, Deed Records, Dallas County, Texas, and being the most westerly southwest corner of said CND West Davis, LLC tract, and being in the north line of the remainder of a tract of land conveyed to The Victor I, LP, LLC, as recorded in Instrument No. 201500151369, Official Public Records, Dallas County, Texas;

THENCE North 43°17'54" East, leaving said southwest corner, a distance of 140.94 feet to the **POINT OF BEGINNING**;

THENCE North 57°27'20" West, a distance of 87.11 feet to a point;

THENCE North 00°59'49" West, a distance of 316.16 feet to a point;

THENCE North 89°00'11" East, a distance of 72.00 feet to a point;

THENCE North 00°59'49" West, a distance of 123.77 feet to a point;

THENCE North 44°00'38" East, a distance of 34.50 feet to a point;

THENCE North 89°01'05" East, a distance of 121.36 feet to a point;

THENCE South 45°56'30" East, a distance of 19.43 feet to a point;

THENCE North 89°03'30" East, a distance of 116.89 feet to a point, being in the east line of said CND West Davis, LLC tract, and being in the west right-of-way line of Stevens Village Drive (Variable Width Public Right-Of-Way created by Volume 525, Page 2160, Deed Records, Dallas County, Texas), being a common line;

THENCE South 00°56'30" East, along said common line, a distance of 15.00 feet to a point;

THENCE South 89°03'30" West, leaving said common line, a distance of 123.11 feet to a point;

THENCE North 45°56'30" West, a distance of 19.42 feet to a point;

THENCE South 89°01'05" West, a distance of 108.93 feet to a point;

THENCE South 44°00'38" West, a distance of 22.07 feet to a point;

(FOR SPRG USE ONLY)	
REVIEWED BY:	<u>A. Rodriguez</u>
DATE:	<u>9/19/17</u>
SPRG No.	<u>4017</u>

SV.01

15' WATER EASEMENT ABANDONMENT
 APARTMENT SITE
 PART OF BLOCK 6/4736
 SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 00°59'49" East, a distance of 132.55 feet to a point;

THENCE South 89°00'11" West, a distance of 72.00 feet to a point;

THENCE South 00°59'49" East, a distance of 293.11 feet to a point;

THENCE South 57°27'20" East, a distance of 74.50 feet to a point;

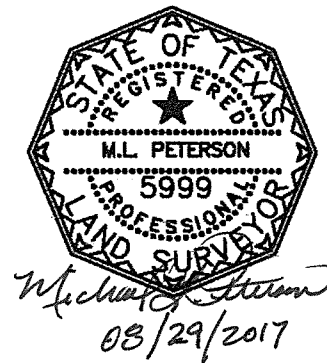
THENCE North 88°42'11" East, a distance of 140.02 feet to a point;

THENCE South 01°07'15" East, a distance of 141.90 feet to a point, being in the south line of said CND West Davis, LLC tract, and being in the north line of said remainder of The Victor 1, LP, LLC tract, being a common line;

THENCE South 89°11'01" West, along said common line, a distance of 15.01 feet to a point, and also being North 06°48'10" East, a distance of 170.44 feet from a found 5/8 inch iron rod, being the southwest corner of said Apartment Site tract, and being the southeast corner of said remainder of The Victor I, LP, LLC tract, and being the southeast corner of City Block 1/4736, and also being in the north right-of-way line of West Davis Street (A Variable Width Public Right-Of-Way);

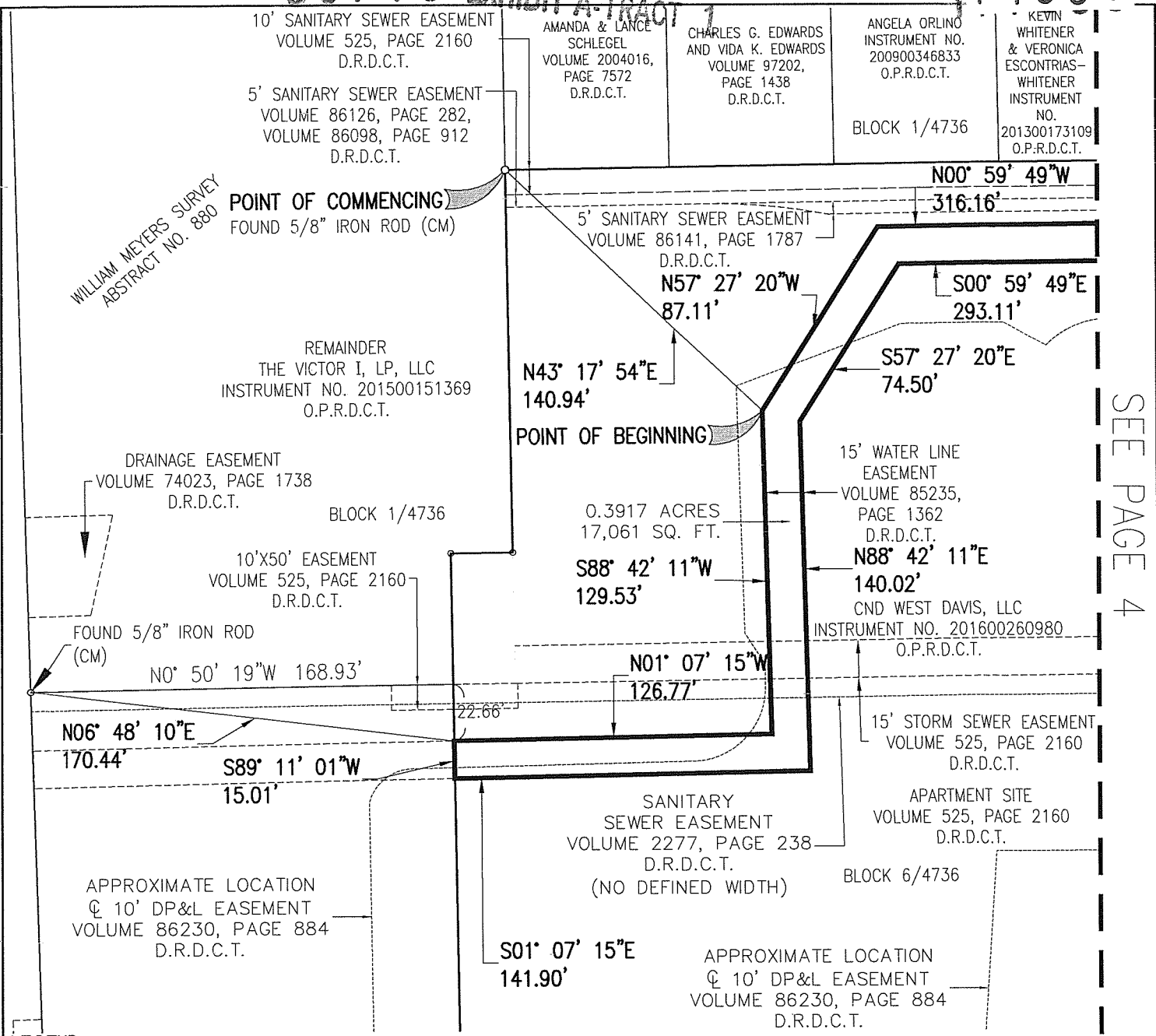
THENCE North 01°07'15" West, leaving said common line, a distance of 126.77 feet to a point;

THENCE South 88°42'11" West, a distance of 129.53 feet to the **POINT OF BEGINNING** and **CONTAINING** 17,061 square feet, 0.3917 acres of land, more or less.



BASIS OF BEARING IS THE STATE PLANE
 COORDINATE SYSTEM, TEXAS NORTH CENTRAL
 ZONE 4202, NORTH AMERICAN DATUM OF
 1983. ADJUSTMENT REALIZATION 2011

(FOR SPRG USE ONLY)
 REVIEWED BY: A. Rodriguez
 DATE: 9/19/17
 SPRG No. 4017



SEE PAGE 4

LEGEND

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 SQ. FT. = SQUARE FEET
 CM = CONTROLLING MONUMENT

BASIS OF BEARING IS THE STATE PLANE
 COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE
 4202, NORTH AMERICAN DATUM OF 1983,
 ADJUSTMENT REALIZATION 2011

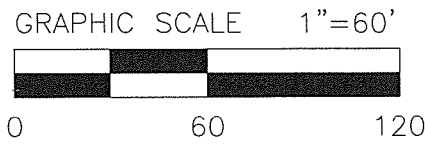
(FOR SPRG USE ONLY)
 REVIEWED BY: A. Rodriguez
 DATE: 9/19/17
 SPRG No. 4017

15' WATER EASEMENT ABANDONMENT
 APARTMENT SITE
 PART OF BLOCK 6/4736

SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS

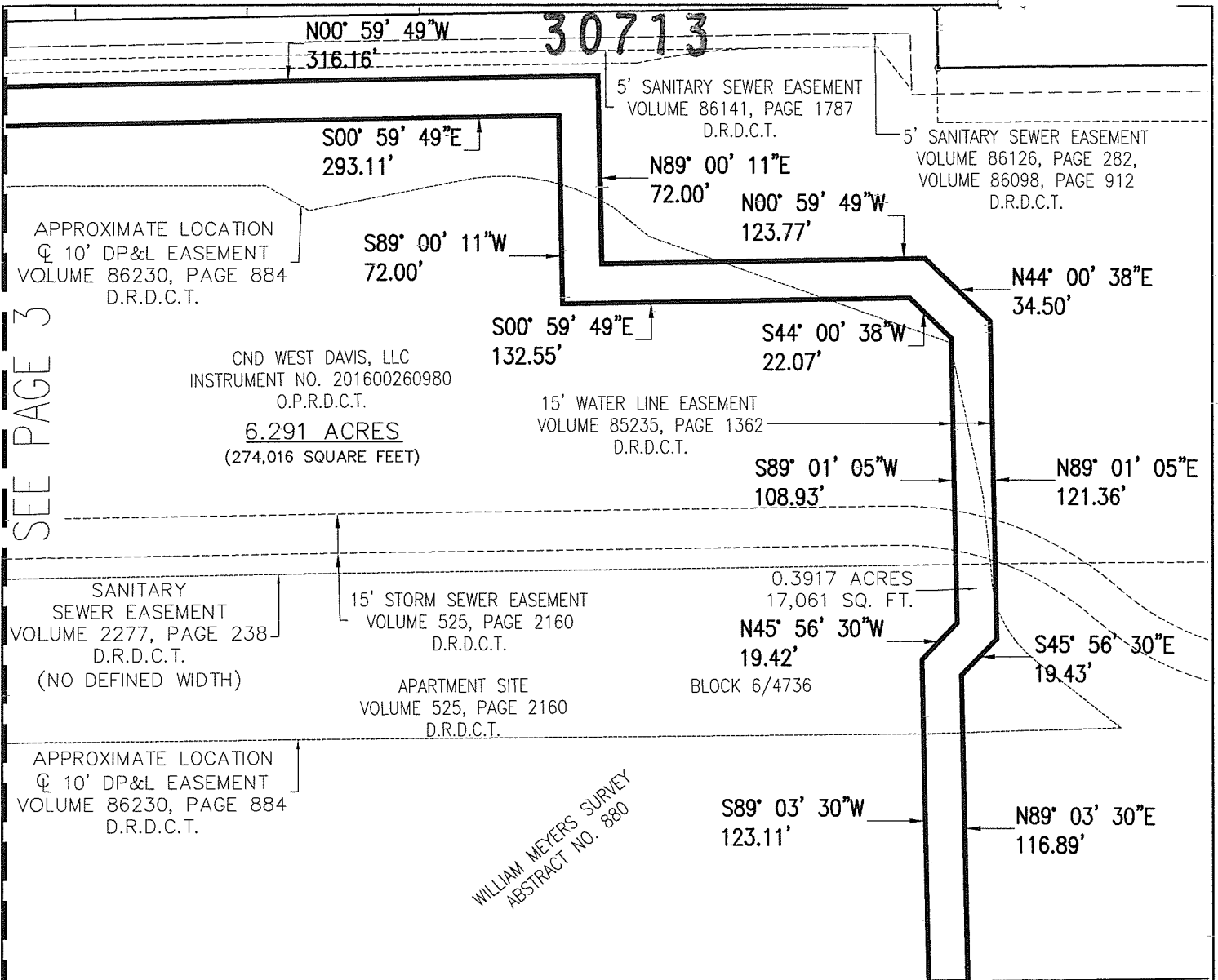


Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

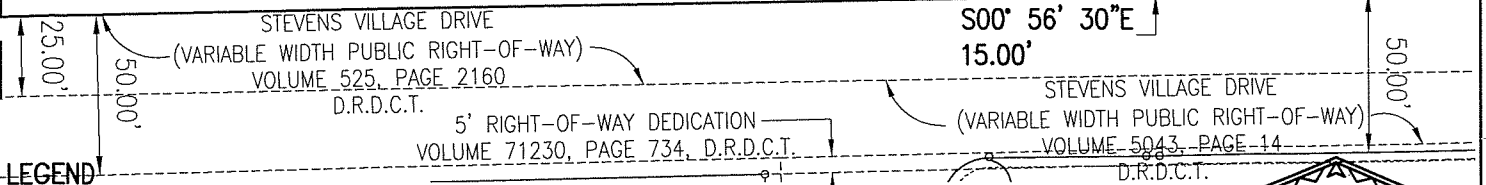


DRAWN BY: GAI DATE: 2/27/2017

PROJECT NO.: 2738-1000 SHEET 3 OF 4



SEE PAGE 3



LEGEND
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
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(FOR SPRG USE ONLY)
 REVIEWED BY: A. Rodriguez
 DATE: 9/19/17
 SPRG No. 4017

15' WATER EASEMENT ABANDONMENT
 APARTMENT SITE
 PART OF BLOCK 6/4736



SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS

Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=60'

DRAWN BY: GAI DATE: 2/27/2017
 PROJECT NO.: 2738-1000 SHEET 4 OF 4

SV.07

15' STORM SEWER EASEMENT ABANDONMENT
 APARTMENT SITE
 PART OF BLOCK 6/4736
 SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO.880
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 11,127 square feet or 0.2555 acre tract of land situated in the William Meyers Survey, Abstract No. 880, City Block No. 6/4736, Dallas County, Texas and being all that is 15' Storm Sewer Easement in the Apartment Site addition as recorded by Volume 525, Page 2160, Deed Records, Dallas County, Texas and being a portion of that certain parcel conveyed by Warranty Deed to CND West Davis, LLC, as recorded in Instrument No. 201600260980, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod, being a southwest corner of said Apartment Site, being in the southeast corner of a tract of land conveyed to Amanda & Lance Schlegel, as recorded in Volume 2004016, Page 7572, Deed Records, Dallas County, Texas, and being the most westerly southwest corner of said CND West Davis, LLC tract, and also being in the north line of the remainder of a tract of land conveyed to The Victor I, LP, LLC, as recorded in Instrument No. 201500151369, Official Public Records, Dallas County, Texas;

THENCE North 89°11'01" East, leaving said southeast corner, a distance of 197.70 feet to the **POINT OF BEGINNING**, and also being North 00°50'19" West, a distance of 193.43 feet, and South 89°11'01" West, a distance of 7.93 feet from a found 5/8 inch iron rod, being the southwest corner of said Apartment Site tract, and being the southeast corner of said remainder of The Victor I, LP, LLC tract, and being the southeast corner of City Block 1/4736, and also being in the north right-of-way line of West Davis Street (A Variable Width Public Right-Of-Way);

THENCE North 01°23'24" West, a distance of 574.22 feet to a point, for the beginning of a tangent curve to the right having a radius of 122.50 feet, a central angle of 41°36'00", and a long chord which bears North 19°23'16" East, 87.00 feet;

THENCE along said tangent curve to the right, an arc length of 88.94 feet to a point, for the beginning of a reverse curve to the left having a radius of 107.50 feet, a central angle of 41°54'43", and a long chord which bears North 19°13'55" East, 76.89 feet;

THENCE along said reverse curve to the left, an arc length of 78.64 feet to a point, being in the north line of said CND West Davis, LLC tract, and also being North 89°02'26" East, a distance of 225.27 feet from a found 1/2 inch iron rod with cap stamped "Graham Assoc. Inc.", and being the northeast corner of said Carole Ann Kramer Taggart tract, and being the most northern northwest corner of said Apartment Site and said CND West, LLC tract, and being in the south line of a tract of land conveyed to Jared L. Hutchins & Tierny Kaufman Hutchins, as recorded in Instrument No. 201600010117, Official Public Records, Dallas County, Texas;

THENCE North 89°02'26" East, along north line of said CND West Davis, LLC tract, a distance of 15.00 feet to a point, for the beginning of a non-tangent curve to the right having a radius of 122.49 feet, a central angle of 41°49'17", and a long chord which bears South 19°16'41" West, 87.44 feet;

THENCE along said non-tangent curve to the right, leaving said north line, an arc length of 89.41 feet to a point, for the beginning of a reverse curve to the left having a radius of 107.50 feet, a central angle of 41°36'00", and a long chord which bears South 19°23'16" West, 76.35 feet;

THENCE along said reverse curve to the left, an arc length of 78.05 feet to a point;

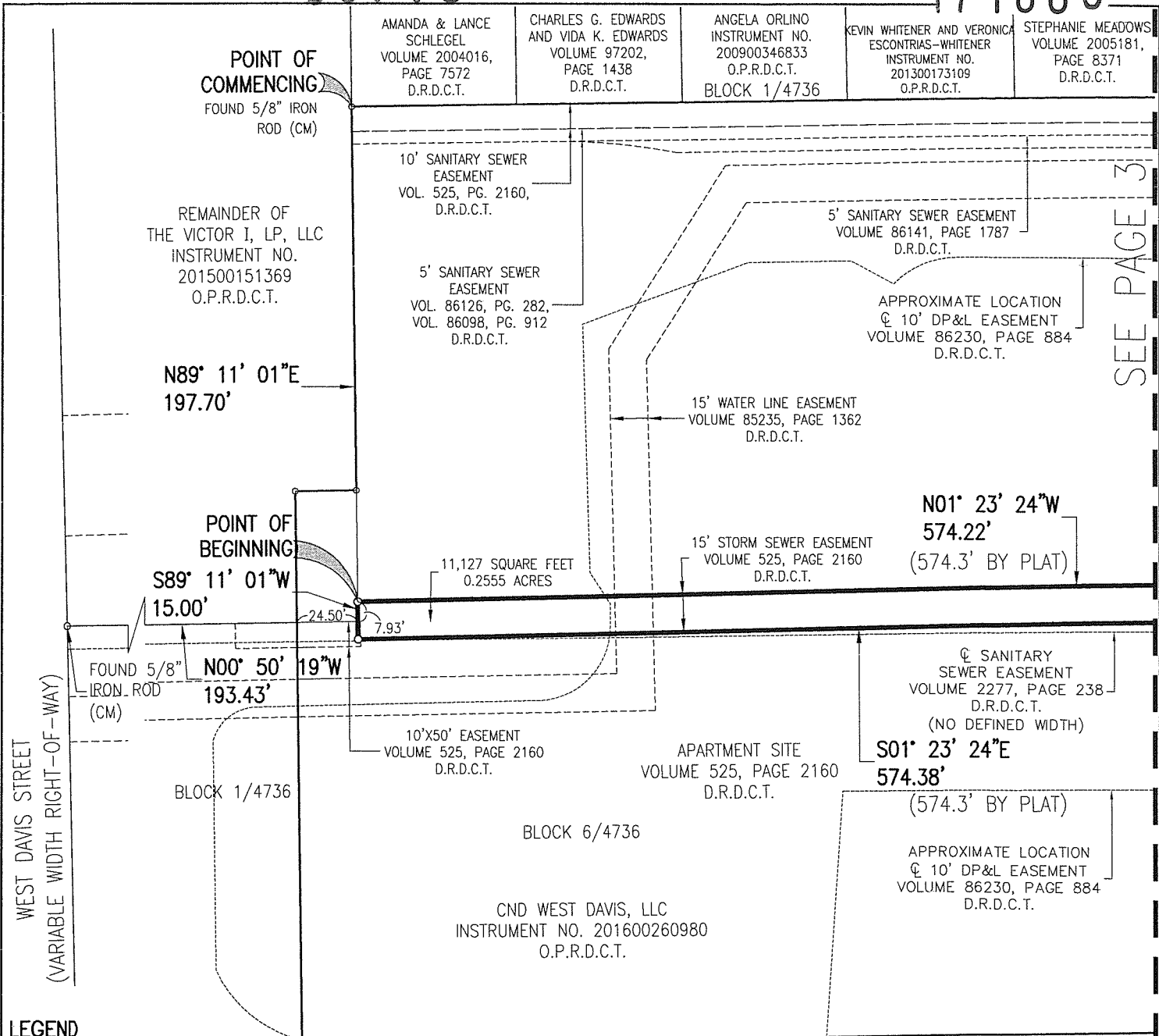
THENCE South 01°23'24" East, a distance of 574.38 feet to a point;

THENCE South 89°11'01" West, a distance of 15.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 11,127 square feet, 0.2555 acres of land, more or less.

(FOR SPRG USE ONLY)	
REVIEWED BY:	<u>A. Rodriguez</u>
DATE:	<u>9/19/17</u>
SPRG No.	<u>4019</u>

BASIS OF BEARING IS THE STATE PLANE
 COORDINATE SYSTEM, TEXAS NORTH CENTRAL
 ZONE 4202, NORTH AMERICAN DATUM OF
 1983. ADJUSTMENT REALIZATION 2011





LEGEND

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
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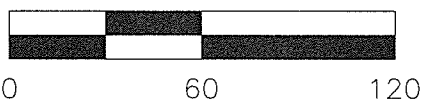
15' STORM SEWER EASEMENT ABANDONMENT
 APARTMENT SITE
 PART OF BLOCK 6/4736

SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=60'



DRAWN BY: GAI

DATE: 3/2/2017

PROJECT NO.: 2738-1000

SHEET 2 OF 3

TIMOTHY R. McDONALD AND KARI S. McDONALD INSTRUMENT NO. 201100316451 O.P.R.D.C.T.

RUBEN R. LEAL & MARTA C. LEAL VOLUME 2004126, PAGE 1291 D.R.D.C.T.

MARJORIE CHRISTINE WILLIS THOMPSON, PATRICIA ANN WILLIS HENDERSON, DONNA SUE WILLIS NELSON VOLUME 2004046, PAGE 6729 D.R.D.C.T.

CAROLE ANN KRAMER TAGGART INSTRUMENT NO. 201000189351 O.P.R.D.C.T.

BLOCK 2/4736

FOUND 1/2" IRON ROD WITH "GAI" CAP

SEE PAGE 2

5' SANITARY SEWER EASEMENT VOLUME 86126, PAGE 282, VOLUME 86098, PAGE 912 D.R.D.C.T.

5' SANITARY SEWER EASEMENT VOLUME 86141, PAGE 1787 D.R.D.C.T.

21'X132' RETAINING WALL EASEMENT VOLUME 85144, PAGE 2322, VOLUME 85145, PAGE 3127 D.R.D.C.T.

Δ=41° 36' 00" R=122.50' T=46.53' L=88.94' N19°23'16"E Lc=87.00'

CND WEST DAVIS, LLC INSTRUMENT NO. 201600260980 O.P.R.D.C.T.

APARTMENT SITE VOLUME 525, PAGE 2160 D.R.D.C.T.

BLOCK 6/4736

6.291 ACRES (274,016 SQUARE FEET) N01° 23' 24"W 574.22' (574.3' BY PLAT)

15' STORM SEWER EASEMENT VOLUME 525, PAGE 2160 D.R.D.C.T.

Δ=41° 54' 43" R=107.50' T=41.17' L=78.64' N19°13'55"E Lc=76.89'

BLOCK 3/4736 LOT 11

JARED L. HUTCHINS & TIERNY KAUFMAN HUTCHINS INSTRUMENT NO. 201600010117 O.P.R.D.C.T.

S01° 23' 24"E 574.38' (574.3' BY PLAT)

11,127 SQUARE FEET 0.2555 ACRES

Δ=41° 36' 00" R=107.50' T=40.84' L=78.05' S19°23'16"W Lc=76.35'

KESSLER WOODS COURT ADDITION VOLUME 2004085, PAGE 20 M.R.D.C.T.

APPROXIMATE LOCATION OF 10' DP&L EASEMENT VOLUME 86230, PAGE 884 D.R.D.C.T.

WILLIAM MEYERS SURVEY ABSTRACT NO. 880

15' WATER LINE EASEMENT VOLUME 85235, PAGE 1362 D.R.D.C.T.

Δ=41° 49' 17" R=122.49' T=46.80' L=89.41' S19°16'41"W Lc=87.44'

N89° 02' 26"E 15.00'

RAHUL K. SINGH AND MUKHERJI ANURADHA INSTRUMENT NO. 201500052071 O.P.R.D.C.T.

10' SANITARY SEWER EASEMENT VOLUME 525, PAGE 2160 D.R.D.C.T.

LEGEND

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(FOR SPRG USE ONLY) REVIEWED BY: A. Rodriguez DATE: 9/19/17 SPRG No. 4019

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011



15' STORM SEWER EASEMENT ABANDONMENT APARTMENT SITE

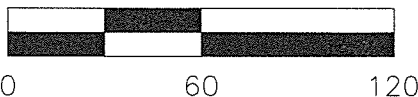
PART OF BLOCK 6/4736

SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS



Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS 600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011 (817) 640-8535 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=60'



DRAWN BY: GAI

DATE: 3/2/2017

PROJECT NO.: 2738-1000

SHEET 3 OF 3

SV.08

SANITARY SEWER EASEMENT ABANDONMENT
APARTMENT SITE
PART OF BLOCK 6/4736

WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a centerline Sanitary Sewer easement as recorded in Volume 2277, Pages 228, 229, 231, 232, 234, 235, 237, 238, 239 & Volume 2258, Page 279, Deed Records, Dallas County, Texas, and being a portion of that certain 6.291 acre parcel conveyed by Warranty Deed to CND West Davis, LLC, as recorded in Instrument No. 201600260980, Official Public Records, Dallas County, Texas, and being in Apartment Site as recorded in Volume 525, Page 2160, Deed Records, Dallas County, Texas, and being situated in in the William Meyers Survey, Abstract No. 880, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod, being at a southwest corner of said Apartment Site, being in the southeast corner of a tract of land conveyed to Amanda & Lance Schlegel, as recorded in Volume 2004016, Page 7572, Deed Records, Dallas County, Texas and being the most westerly southwest corner of said CND West Davis, LLC tract, and being in the north line of the remainder of a tract of land conveyed to The Victor I, LP, LLC, as recorded in Instrument No. 201500151369, Official Public Records, Dallas County, Texas;

THENCE North 89°11'01" East, leaving said southeast corner, along the south line of said CND West Davis, LLC tract, and along the north line of said remainder of The Victor 1, LP, LLC tract, being a common line, a distance of 153.25 feet to a point;

THENCE South 00°48'59" East, along said common line, a distance of 24.50 feet to a point;

THENCE North 89°11'01" East, along said common line, a distance of 60.10 feet to the **POINT OF BEGINNING**, and also being North 00°50'19" West, a distance of 168.93 feet and North 89°11'01" East, a distance of 7.70 feet from a found 5/8 inch iron rod, being the southwest corner of said Apartment Site tract, and being the southeast corner of said remainder of The Victor I, LP, LLC tract, and being the southeast corner of City Block 1/4736, and also being in the north right-of-way line of West Davis Street (A Variable Width Public Right-Of-Way);

THENCE North 00°50'19" West, leaving said common line, a distance of 600.11 feet to a point;

THENCE North 00°51'51" West, a distance of 152.38 feet to a point, being the **POINT OF TERMINATION**, being in the north line of said CND West Davis, LLC tract, and being in the south line of a tract of land conveyed to Jared L. Hutchins & Tierny Kaufman Hutchins, as recorded in Instrument No. 201600010117, Official Public Records, Dallas County, Texas, and also being North 89°02'26" East, a distance of 189.89 feet from a found 1/2 inch iron rod with cap stamped "Graham Assoc. Inc.", being the northeast corner of said Carole Ann Kramer Taggart tract, and being the most northern northwest corner of said Apartment Site and said CND West, LLC tract, and being in the south line of a tract of land conveyed to Jared L. Hutchins & Tierny Kaufman Hutchins, as recorded in Instrument No. 201600010117, Official Public Records, Dallas County, Texas;

Save and except the South 168.84 feet of said Volume 2277, Page 229, Deed Records, Dallas County, Texas.

(FOR SPRG USE ONLY)	
REVIEWED BY:	<u>A. Rodriguez</u>
DATE:	<u>9/19/17</u>
SPRG No.	<u>4034</u>

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011
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30713

WILLIAM MEYERS SURVEY
ABSTRACT NO. 880

5' SANITARY SEWER EASEMENT
VOLUME 86126, PAGE 282,
VOLUME 86098, PAGE 912
D.R.D.C.T.

AMANDA & LANCE SCHLEGEL
VOLUME 2004016, PAGE 7572
D.R.D.C.T.

POINT OF COMMENCING
FOUND 5/8" IRON ROD (CM)

WEST DAVIS STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
(FORMERLY STATE HIGHWAY 180)
(QUITCLAIMED TO CITY OF DALLAS
(INST. NO. 201400321506, O.P.R.D.C.T.))

REMAINDER OF THE VICTOR I, LP, LLC
DOCUMENT NO. 201500151369
O.P.R.D.C.T.

BLOCK 1/4736

N89° 11' 01"E
153.25'

S00° 48' 59"E
24.50'

N89° 11' 01"E
60.10'

BLOCK 6/4736

N00° 50' 19"W
600.11'

DRAINAGE EASEMENT
VOLUME 74023, PAGE 1738
D.R.D.C.T.

FOUND 5/8" IRON ROD
(CM)

N00° 50' 19"W 168.93'

P.O.B.

7.70'

SAVE & EXCEPT THE SOUTH
168.84 FEET OF SAID
VOLUME 2277, PAGE 229
D.R.D.C.T.

10'X50' EASEMENT
VOLUME 525, PAGE 2160
D.R.D.C.T.

APARTMENT SITE
VOLUME 525, PAGE 2160
D.R.D.C.T.

SANITARY SEWER EASEMENT
VOLUME 2277, PAGE 229
D.R.D.C.T.
(NO DEFINED WIDTH)

SANITARY SEWER EASEMENT 2
VOLUME 2277, PAGE 232
D.R.D.C.T.
(NO DEFINED WIDTH)

SEE PAGE 3

LEGEND

- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- S.S.E. = SANITARY SEWER EASEMENT
- P.O.B. = POINT OF BEGINNING
- CM = CONTROLLING MONUMENT
- LIMITS OF EASEMENT = 

BASIS OF BEARING IS THE STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF 1983.
ADJUSTMENT REALIZATION 2011

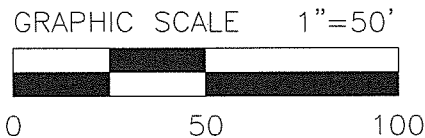
(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 9/19/17
SPRG No. 4034

SANITARY SEWER EASEMENT ABANDONMENT
APARTMENT SITE
PART OF BLOCK 6/4736

WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS



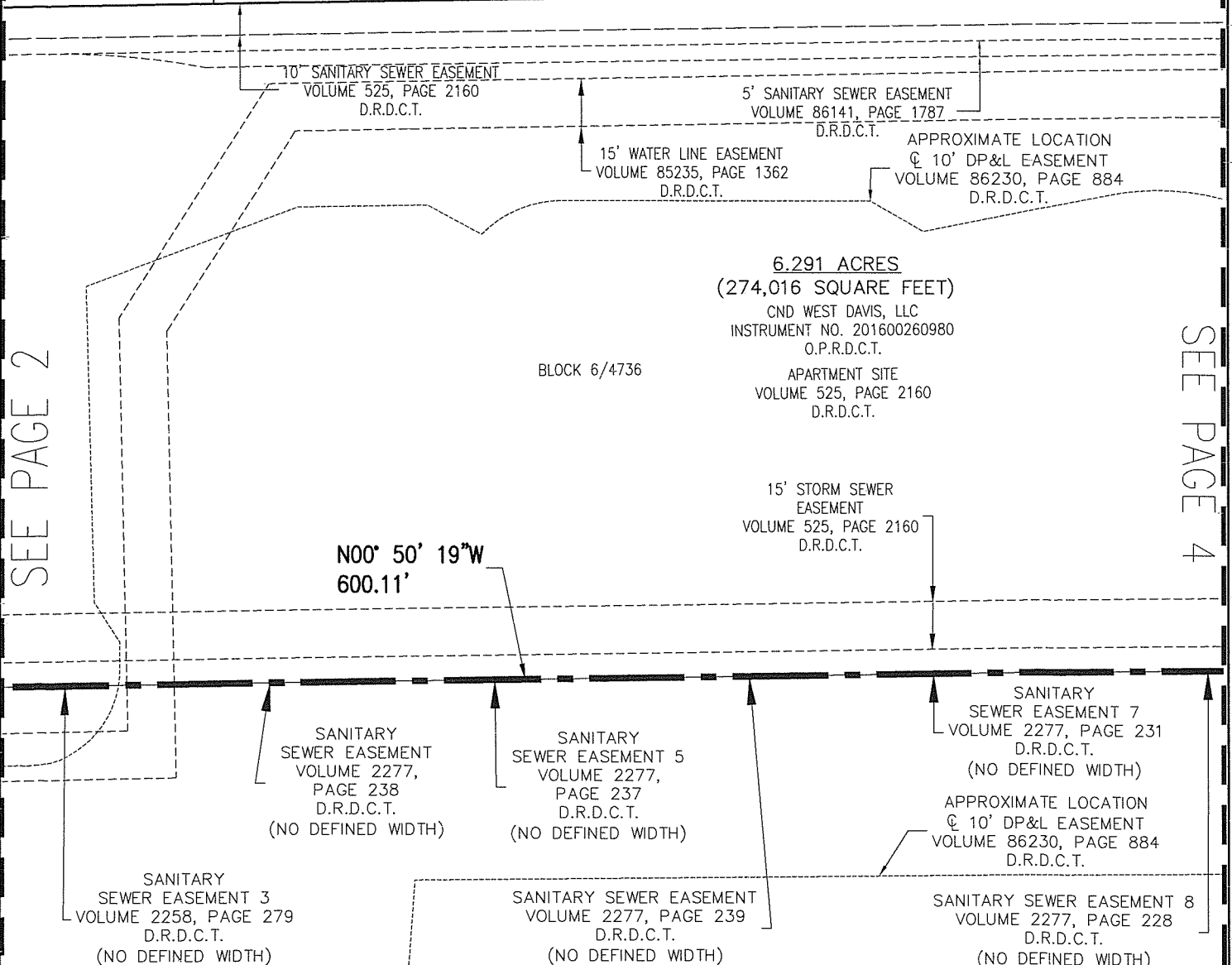
Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00



DRAWN BY: GAI DATE: 3/1/2017

PROJECT NO.: 2738-1000 SHEET 2 OF 4

CHARLES G. EDWARDS AND VIDA K. EDWARDS VOLUME 97202, PAGE 1438 O.P.R.D.C.T.	ANGELA ORLINO DOCUMENT NO. 200900346833 O.P.R.D.C.T.	KEVIN WHITENER AND VERONICA ESCONTRIAS-WHITENER DOCUMENT NO. 201300173109 O.P.R.D.C.T.	STEPHANIE MEADOWS VOLUME 2005181, PAGE 8371 O.P.R.D.C.T.	TIMOTHY R. McDONALD AND KARI S. McDONALD DOCUMENT NO. 201100316451 O.P.R.D.C.T.	RUBEN R. LEAL & MARTA C. LEAL VOLUME 2004126, PAGE 1291 O.P.R.D.C.T.
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SEE PAGE 2

SEE PAGE 4

LEGEND

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 S.S.E. = SANITARY SEWER EASEMENT
 P.O.B. = POINT OF BEGINNING
 LIMITS OF EASEMENT =

BASIS OF BEARING IS THE STATE PLANE
 COORDINATE SYSTEM, TEXAS NORTH CENTRAL
 ZONE 4202, NORTH AMERICAN DATUM OF 1983.
 ADJUSTMENT REALIZATION 2011

(FOR SPRG USE ONLY)
 REVIEWED BY: A. Rodriguez
 DATE: 9/19/17
 SPRG No. 4034

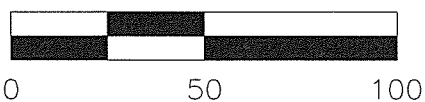
**SANITARY SEWER EASEMENT ABANDONMENT
 APARTMENT SITE
 PART OF BLOCK 6/4736**

WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=50'



DRAWN BY: GAI

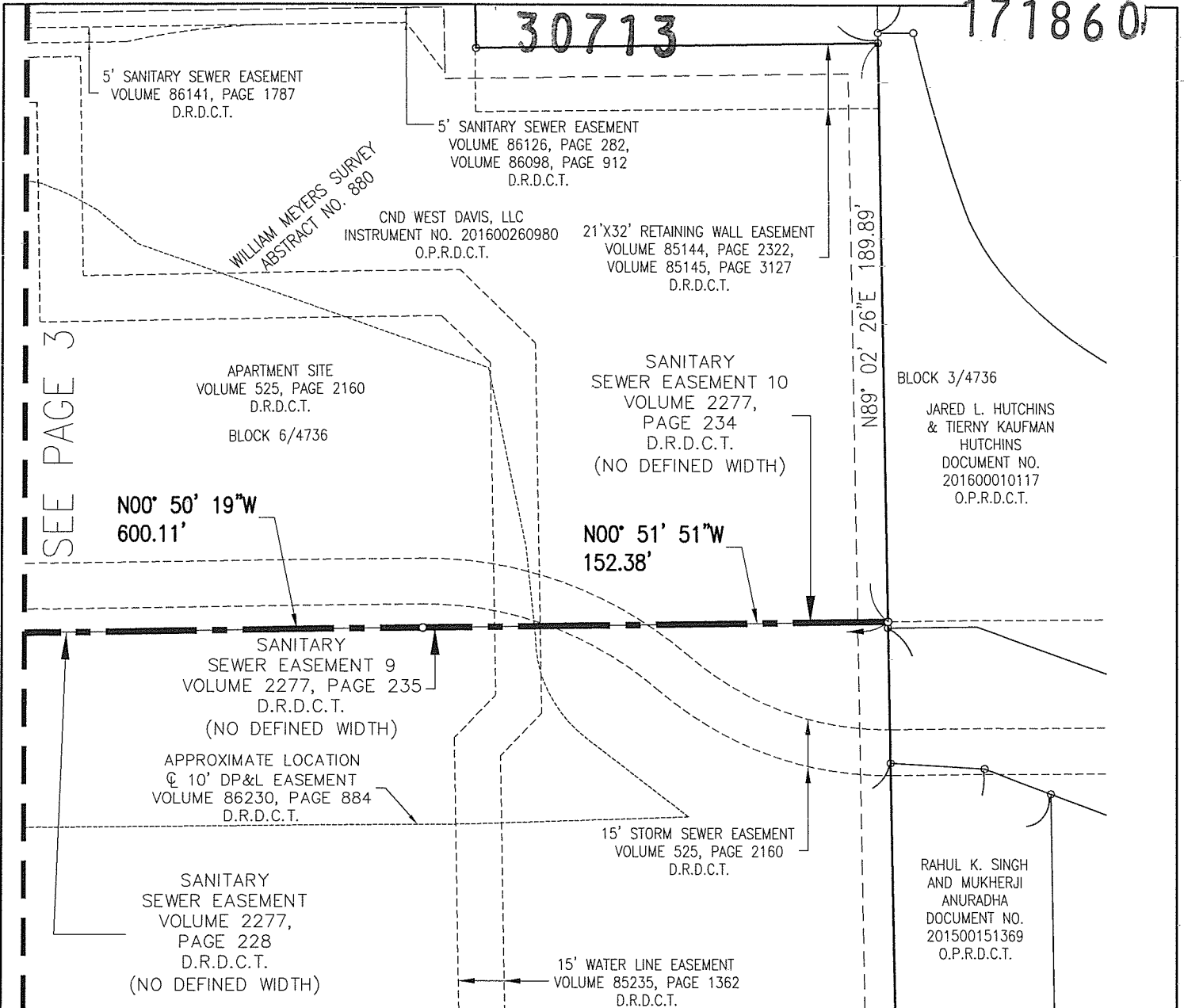
DATE: 3/2/2017

PROJECT NO.: 2738-1000

SHEET 3 OF 4

30713

171860



LEGEND

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

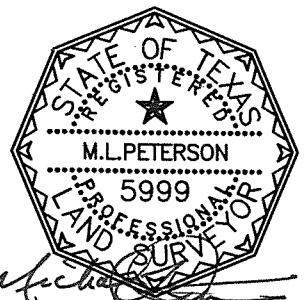
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

S.S.E. = SANITARY SEWER EASEMENT

P.O.B. = POINT OF BEGINNING

LIMITS OF EASEMENT =

BASIS OF BEARING IS THE STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF 1983.
ADJUSTMENT REALIZATION 2011



wfcha
08/29/2017

(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 9/19/17
SPRG No. 4034

SANITARY SEWER EASEMENT ABANDONMENT
APARTMENT SITE

PART OF BLOCK 6/4736

WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS



Graham Associates, Inc.

CONSULTING ENGINEERS & PLANNERS

600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=50'



DRAWN BY: GAI

DATE: 3/2/2017

PROJECT NO.: 2738-1000

SHEET 4 OF 4

SV.02

5' SANITARY SEWER EASEMENT ABANDONMENT
 APARTMENT SITE
 PART OF BLOCK 6/4736
 SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 3,030 square feet or 0.070 acre tract of land situated in the William Meyers Survey, Abstract No. 880, City Block No. 6/4736, City of Dallas, Dallas County, Texas, and being all of a 5' Sanitary Sewer Easement as recorded in Volume 86123, Page 282, and Volume 86098, Page 912, Deed Records, Dallas County, Texas, and being a portion of that certain 6.291 acre parcel conveyed by Warranty Deed to CND West Davis, LLC, as recorded in Instrument No. 201600260980, Official Public Records, Dallas County, Texas, and being in the Apartment Site addition, as recorded in Volume 525, Page 2160, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod, being at a southwest corner of said Apartment Site, being in the southeast corner of a tract of land conveyed to Amanda & Lance Schlegel, as recorded in Volume 2004016, Page 7572, Deed Records, Dallas County, Texas, and being the most westerly southwest corner of said CND West Davis, LLC tract, and being in the north line of the remainder of a tract of land conveyed to The Victor I, LP, LLC, as recorded in Instrument No. 201500151369, Official Public Records, Dallas County, Texas;

THENCE North 89°11'01" East, leaving said southeast corner, along the south line of said CND West Davis, LLC tract, and along the north line of said remainder of The Victor I, LP, LLC tract, being a common line, a distance of 10.00 feet to the **POINT OF BEGINNING**, and also being North 00°50'19" West, a distance of 168.93 feet, South 89°11'01" West, a distance of 52.40 feet, North 00°48'59" West, a distance of 24.50 feet and South 89°11'01" West, a distance of 143.25 feet from a found 5/8 inch iron rod, being the southwest corner of said Apartment Site tract, and being the southeast corner of said remainder of The Victor I, LP, LLC tract, and being the southeast corner of City Block 1/4736, and also being in the north right-of-way line of West Davis Street (A Variable Width Public Right-Of-Way);

THENCE North 00°51'20" West, leaving said common line, a distance of 584.92 feet to a point, and also being South 44°37'45" East, a distance of 14.45 feet from a found 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GAI), and being the most westerly northwest corner of said Apartment Site tract;

THENCE North 88°40'41" East, a distance of 21.67 feet to a point;

THENCE South 51°52'45" West, a distance of 20.95 feet to a point;

THENCE South 00°51'20" East, a distance of 572.42 feet to a point, returning to said common line;

THENCE South 89°08'40" West, along said common line, a distance of 5.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 3,030 square feet, 0.070 acres of land, more or less.

BASIS OF BEARING IS THE STATE PLANE
 COORDINATE SYSTEM, TEXAS NORTH CENTRAL
 ZONE 4202, NORTH AMERICAN DATUM OF
 1983. ADJUSTMENT REALIZATION 2011

(FOR SPRG USE ONLY)
 REVIEWED BY: A. Rodriguez
 DATE: 9/19/17
 SPRG No. 4033



WILLIAM MEYERS SURVEY
ABSTRACT NO. 880

AMANDA & LANCE
SCHLEGEL
VOLUME 2004016,
PAGE 7572
D.R.D.C.T.

CHARLES G. EDWARDS
AND VIDA K. EDWARDS
VOLUME 97202,
PAGE 1438
D.R.D.C.T.

30713

ANGELA ORLINO
INSTRUMENT NO.
200900346833
O.P.R.D.C.T.

KEVIN WHITENER
AND VERONICA
ESCONTRIAS-WHITENER
INSTRUMENT NO.
201300173109
D.R.D.C.T.

BLOCK 1/4736

5' SANITARY SEWER
EASEMENT
VOLUME 86126,
PAGE 282,
VOLUME 86098,
PAGE 912
D.R.D.C.T.

10' SANITARY SEWER
EASEMENT
VOLUME 525,
PAGE 2160
D.R.D.C.T.

SEE PAGE 3

N89° 11' 01"E
10.00'

POINT OF
BEGINNING

POINT OF
COMMENCING
FOUND 5/8"
IRON ROD (CM)

N00° 51' 20"W
584.92'

S89° 11' 01"W
5.00'

3,030 SQUARE FEET
0.070 ACRES

S00° 51' 20"E
572.42'

BLOCK 1/4736
REMAINDER OF
THE VICTOR I, LP, LLC
INSTRUMENT NO.
201500151369
O.P.R.D.C.T.

CND WEST DAVIS, LLC
INSTRUMENT NO. 201600260980
O.P.R.D.C.T.

5' SANITARY SEWER EASEMENT
VOLUME 86141, PAGE 1787
D.R.D.C.T.

APPROXIMATE LOCATION
OF 10' DP&L EASEMENT
VOLUME 86230, PAGE 884
D.R.D.C.T.

BLOCK 6/4736

N00° 48' 59"W
24.50'

APARTMENT SITE
VOLUME 525, PAGE 2160
D.R.D.C.T.

15' WATER LINE EASEMENT
VOLUME 85235, PAGE 1362
D.R.D.C.T.

WEST DAVIS STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

143.25'
S89° 11' 01"W

S89° 11' 01"W
52.40'

15' STORM SEWER EASEMENT
VOLUME 525, PAGE 2160
D.R.D.C.T.

FOUND 5/8"
IRON ROD
(CM)

N00° 50' 19"W
168.93'

LEGEND

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
CM = CONTROLLING MONUMENT

BASIS OF BEARING IS THE STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF 1983.
ADJUSTMENT REALIZATION 2011

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez
DATE: 9/19/17
SPRG No. 4033

5' SANITARY SEWER EASEMENT ABANDONMENT
APARTMENT SITE

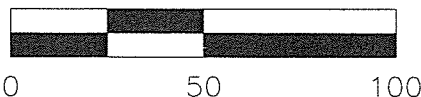
PART OF BLOCK 6/4736

SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=50'



DRAWN BY: GAI

DATE: 2/27/2017

PROJECT NO.: 2738-1000

SHEET 2 OF 3

30713

EXHIBIT A-TRACT 4

171860

SEE PAGE 2

TIMOTHY R. McDONALD
AND KARI S. McDONALD
INSTRUMENT NO.
201100316451
O.P.R.D.C.T.

WILLIAM MEYERS SURVEY
ABSTRACT NO. 880

RUBEN R. LEAL & MARTA C. LEAL
VOLUME 2004126, PAGE 1291
D.R.D.C.T.

MARJORIE CHRISTINE WILLIS THOMPSON,
PATRICIA ANN WILLIS HENDERSON,
DONNA SUE WILLIS NELSON
VOLUME 2004046, PAGE 6729
D.R.D.C.T.

CAROLE ANN KRAMER TAGGART
INSTRUMENT NO. 201000189351
O.P.R.D.C.T.

N00° 51' 20"W
584.92'

10' SANITARY SEWER EASEMENT
VOLUME 525, PAGE 2160
D.R.D.C.T.

BLOCK 2/4736

10' SANITARY SEWER EASEMENT
VOLUME 525, PAGE 2160
D.R.D.C.T.

S44° 37' 45"E
14.45'

FOUND 1/2"
IRON ROD WITH
"GAI" CAP

N88° 40' 41"E
21.67'

S51° 52' 45"W
20.95'

S00° 51' 20"E
572.42'

3,030 SQUARE FEET
0.070 ACRES

5' SANITARY SEWER EASEMENT
VOLUME 86141, PAGE 1787
D.R.D.C.T.

5' SANITARY SEWER EASEMENT
VOLUME 86126, PAGE 282,
VOLUME 86098, PAGE 912
D.R.D.C.T.

21'X132' RETAINING WALL
EASEMENT
VOLUME 85144, PAGE 2322,
VOLUME 85145, PAGE 3127
D.R.D.C.T.

BLOCK 6/4736

APARTMENT SITE
VOLUME 525, PAGE 2160
D.R.D.C.T.

CND WEST DAVIS, LLC
INSTRUMENT NO. 201600260980
O.P.R.D.C.T.

6.291 ACRES
(274,016 SQUARE FEET)

APPROXIMATE LOCATION
OF 10' DP&L EASEMENT
VOLUME 86230, PAGE 884
D.R.D.C.T.

15' WATER LINE
EASEMENT
VOLUME 85235,
PAGE 1362
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOLUME 525, PAGE 2160
D.R.D.C.T.

LEGEND

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

CM = CONTROLLING MONUMENT

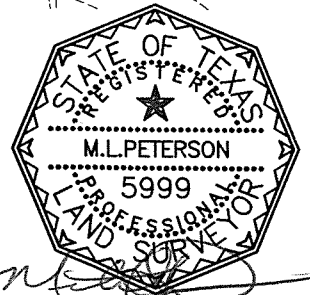
(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE: 9/19/17

SPRG No. 4033

BASIS OF BEARING IS THE STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF 1983.
ADJUSTMENT REALIZATION 2011



5' SANITARY SEWER EASEMENT ABANDONMENT
APARTMENT SITE

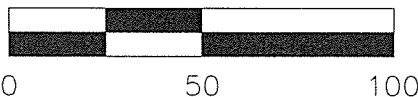
PART OF BLOCK 6/4736

SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=50'



DRAWN BY: GAI

DATE: 2/27/2017

PROJECT NO.: 2738-1000

SHEET 3 OF 3

10' SANITARY SEWER EASEMENT ABANDONMENT
APARTMENT SITE
PART OF BLOCK 6/4736
SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 10,899 square feet or 0.2502 acre tract of land situated in the William Meyers Survey, Abstract No. 880, City Block No. 6/4736, Dallas County, Texas, being all of a 10' Sanitary Sewer Easement, recorded in Apartment Site, as recorded in Volume 525, Page 2160, Deed Records, Dallas County, Texas and being a portion of that certain 6.291 acre parcel conveyed by Warranty Deed to CND West Davis, LLC, as recorded in Instrument No. 201600260980, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod at the southwest corner of said Apartment Site, being in the southeast corner of a tract of land conveyed to Amanda & Lance Schlegel, as recorded in Volume 2004016, Page 7572, Deed Records, Dallas County, Texas, and being the most westerly southwest corner of said CND West Davis, LLC tract, and being in the north line of the remainder of a tract of land conveyed to The Victor I, LP, LLC, as recorded in Instrument No. 201500151369, Official Public Records, Dallas County, Texas, said point also being North 00°50'19" West, a distance of 168.93 feet, South 89°11'01" West, a distance of 52.40 feet, North 00°48'59" West, a distance of 24.50 feet and South 89°11'01" West, a distance of 153.25 feet from a found 5/8 inch iron rod, being the southwest corner of said Apartment Site tract, and being the southeast corner of said remainder of The Victor I, LP, LLC tract, and being the southeast corner of City Block 1/4736, and also being in the north right-of-way line of West Davis Street (A Variable Width Public Right-Of-Way);

THENCE North 00°51'20" West, along the west line of said CND West Davis, LLC tract, a distance of 595.35 feet to a point, being a found 1/2 inch iron rod with "Graham Assoc. Inc." (GAI) cap, and being the most westerly northwest corner of said Apartment Site and said CND West Davis, LLC tract, and being the northeast corner of a tract of land conveyed to Marjorie Christine Willis Thompson, Patricia Ann Willis Henderson, and Donna Sue Willis Nelson, as recorded in Volume 2004046, Page 6729, Deed Records, Dallas County, Texas, and also being in the south line of a tract of land conveyed to Carole Ann Kramer Taggart, as recorded in Instrument No. 201000189351, Official Public Records, Dallas County, Texas;

THENCE North 89°02'26" East, along the south line of said Carole Ann Kramer Taggart tract, and along the west line of said CND West Davis, LLC tract, a distance of 23.59 feet to a point, being the southeast corner of said Carole Ann Kramer Taggart tract;

THENCE North 00°51'20" West, along the west line of said CND West Davis, LLC tract, and along the east line of said Carole Ann Kramer Taggart tract, a distance of 132.11 feet to a point, being a found 1/2 inch iron rod with GAI cap, and being the northeast corner of said Carole Ann Kramer Taggart tract, and being the most northern northwest corner of said Apartment Site and said CND West, LLC tract, and being in the south line of a tract of land conveyed to Jared L. Hutchins & Tierny Kaufman Hutchins, as recorded in Instrument No. 201600010117, Official Public Records, Dallas County, Texas;

THENCE North 89°02'26" East, along the most northern north line of said CND West Davis, LLC tract, being a common line, a distance of 348.80 feet to a point, being the northeast corner of said CND West Davis, LLC tract, and being in the south line of a tract of land conveyed to Rahul K. Singh and Mukherji Anuradha, as recorded in Instrument No. 201500052071, Official Public Records, Dallas County, Texas, and being in the west right-of-way line of Stevens Village Drive (Variable Width Public Right-Of-Way created in Volume 525, Page 2160, Deed Records, Dallas County, Texas);

(FOR SPRG USE ONLY)	
REVIEWED BY:	<u>A. Rodriguez</u>
DATE:	<u>9/19/17</u>
SPRG No.	<u>4018</u>

SV.06

10' SANITARY SEWER EASEMENT ABANDONMENT
 APARTMENT SITE
 PART OF BLOCK 6/4736
 SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO: 880
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 00°59'45" East, leaving said common line, along the east line of said Apartment Site and said CND West Davis, LLC tract, and along said west right-of-way line, being a common line, a distance of 10.00 feet to a point;

THENCE South 89°02'26" West, leaving said common line, a distance of 338.82 feet to a point;

THENCE South 00°51'20" East, a distance of 132.11 feet to a point;

THENCE South 88°02'26" West, a distance of 23.59 feet to a point;

THENCE South 00°51'20" East, a distance of 585.37 feet to a point, being in the south line of said CND West Davis, LLC tract, and being in the north line of said remainder of The Victor I, LP, LLC tract, being a common line;

THENCE South 89°11'01" West, along said common line, a distance of 10.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 10,899 square feet, 0.2502 acres of land, more or less.



BASIS OF BEARING IS THE STATE PLANE
 COORDINATE SYSTEM, TEXAS NORTH CENTRAL
 ZONE 4202, NORTH AMERICAN DATUM OF
 1983. ADJUSTMENT REALIZATION 2011

(FOR SPRG USE ONLY)
 REVIEWED BY: A. Rodriguez
 DATE: 9/19/17
 SPRG No. 4018

30713

WILLIAM MEYERS SURVEY
ABSTRACT NO. 880

AMANDA & LANCE
SCHLEGEL
VOLUME 2004016,
PAGE 7572
D.R.D.C.T.

CHARLES G. EDWARDS
AND VIDA K. EDWARDS
VOLUME 97202,
PAGE 1438
D.R.D.C.T.

ANGELA ORLINO
INSTRUMENT NO.
200900346833
O.P.R.D.C.T.

KEVIN WHITENER
AND VERONICA
ESCONTRIAS-WHITENER
INSTRUMENT NO.
201300173109
O.P.R.D.C.T.

BLOCK LINE

BLOCK 2/4736

BLOCK 1/4736

N00° 51' 20"W
595.35'
(595.0' BY PLAT)

10' SANITARY SEWER
EASEMENT
VOLUME 525,
PAGE 2160
D.R.D.C.T.

POINT OF
BEGINNING
FOUND 5/8"
IRON ROD (CM)

S89° 11' 01"W
10.00'

S00° 51' 20"E
585.37'

10,899 SQUARE FEET
0.2502 ACRES

5' SANITARY SEWER EASEMENT
VOLUME 86123, PAGE 282,
VOLUME 86098, PAGE 912
D.R.D.C.T.

5' SANITARY SEWER EASEMENT
VOLUME 86141, PAGE 1787
D.R.D.C.T.

REMAINDER
THE VICTOR I, LP, LLC
INSTRUMENT NO.
201500151369
O.P.R.D.C.T.

APPROXIMATE LOCATION
OF 10' DP&L EASEMENT
VOLUME 86230, PAGE 884
D.R.D.C.T.

BLOCK 1/4736

15' WATER LINE EASEMENT
VOLUME 85235, PAGE 1362
D.R.D.C.T.

CND WEST DAVIS, LLC
INSTRUMENT NO. 201600260980
O.P.R.D.C.T.

10'X50' EASEMENT
VOLUME 525,
PAGE 2160
D.R.D.C.T.

APARTMENT SITE
VOLUME 525, PAGE 2160
D.R.D.C.T.

WEST DAVIS STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

S89° 11' 01"W
52.40'

15' STORM SEWER EASEMENT
VOLUME 525, PAGE 2160
D.R.D.C.T.

BLOCK 6/4736

N0° 50' 19"W
168.93'

SANITARY
SEWER EASEMENT
VOLUME 2277, PAGE 238
D.R.D.C.T.
(NO DEFINED WIDTH)

SEE PAGE 4

LEGEND

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
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BASIS OF BEARING IS THE STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF 1983.
ADJUSTMENT REALIZATION 2011

(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 9/19/17
SPRG No. 4018

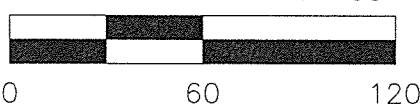
10' SANITARY SEWER EASEMENT ABANDONMENT
APARTMENT SITE
PART OF BLOCK 6/4736

SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=60'

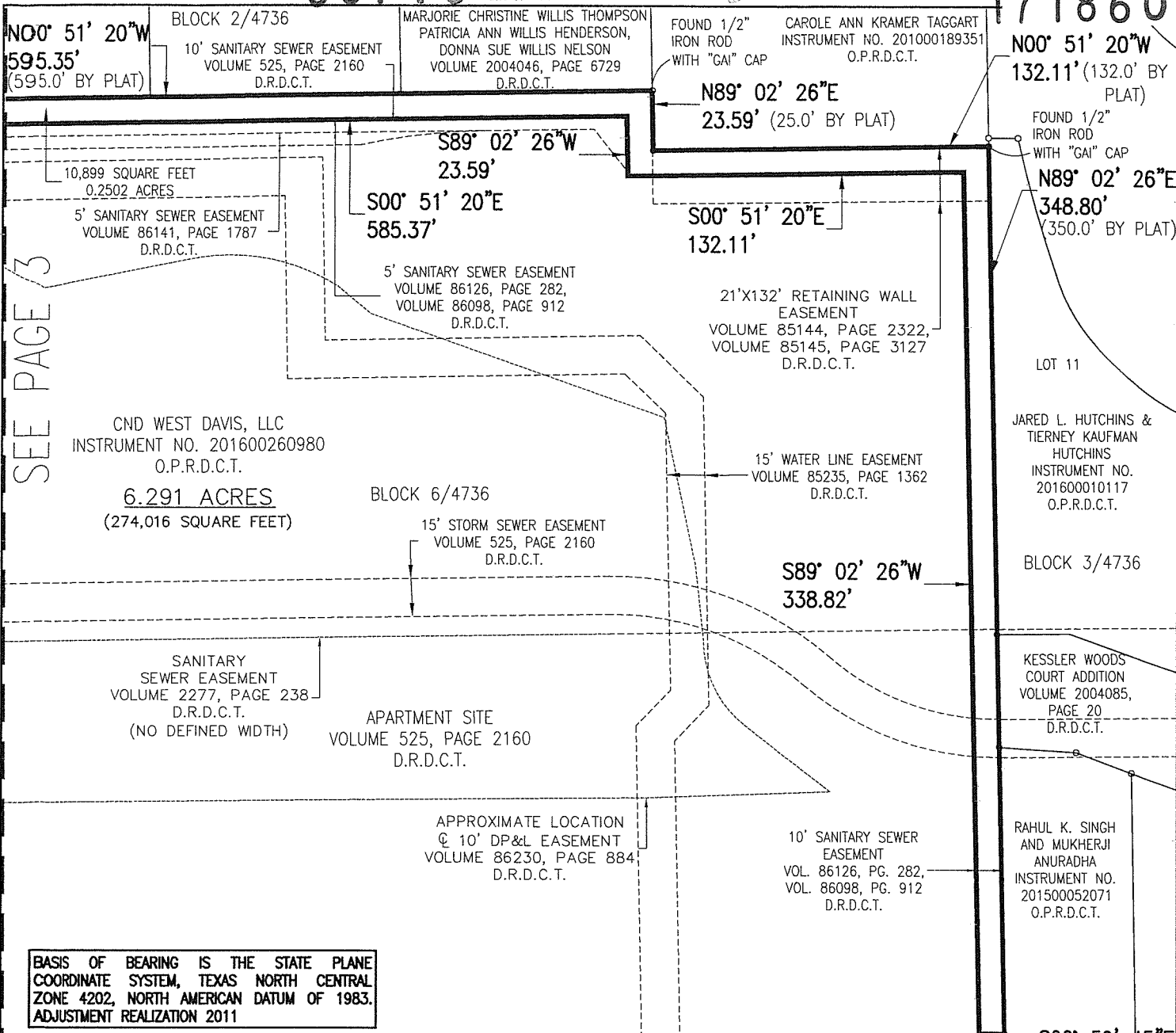


DRAWN BY: GAI

DATE: 2/28/2017

PROJECT NO.: 2738-1000

SHEET 3 OF 4



SEE PAGE 3

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011

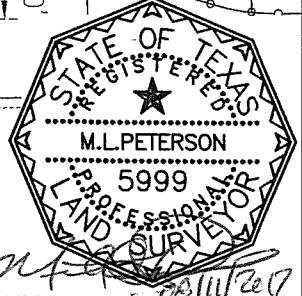
STEVENS VILLAGE DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) VOLUME 525, PAGE 2160, D.R.D.C.T. 25.00' 10.00'

LEGEND
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
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(FOR SPRG USE ONLY)
 REVIEWED BY: A. Rodriguez
 DATE: 9/19/17
 SPRG No. 4018

10' SANITARY SEWER EASEMENT ABANDONMENT
 APARTMENT SITE
 PART OF BLOCK 6/4736

SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=60'

DRAWN BY: GAI DATE: 2/28/2017
 PROJECT NO.: 2738-1000 SHEET 4 OF 4

SV.03

VARIABLE WIDTH SANITARY SEWER EASEMENT ABANDONMENT
APARTMENT SITE
PART OF BLOCK 6/4736
SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 1,918 square feet or 0.0440 acre tract of land situated in the William Meyers Survey, Abstract No. 880, City Block No. 6/4736, Dallas County, Texas, and being all of a Variable Width Sanitary Sewer Easement as recorded by Volume 86141, Page 1787, Deed Records, Dallas County, Texas, and being a portion of that certain 6.291 acre parcel conveyed by Warranty Deed to CND West Davis, LLC, as recorded in Instrument No. 201600260980, Official Public Records, Dallas County, Texas, and being in the Apartment Site addition as recorded in Volume 525, Page 2160, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod, being the southwest corner of said Apartment site, and being in the southeast corner of a tract of land conveyed to Amanda & Lance Schlegel, as recorded in Volume 2004016, Page 7572, Deed Records, Dallas County, Texas, and being the most westerly southwest corner of said CND West Davis, LLC tract, and being in the north line of the remainder of tract of land conveyed to The Victor I, LP, LLC, as recorded in Instrument No. 201500151369, Official Public Records, Dallas County, Texas, said point also being North 00°50'19" West, a distance of 168.93 feet, South 89°11'01" West, a distance of 52.40 feet, North 00°48'59" West, a distance of 24.50 feet and South 89°11'01" West, a distance of 153.25 feet from a found 5/8 inch iron rod, being the southwest corner of said Apartment Site tract, and being the southeast corner of said remainder of The Victor I, LP, LLC tract, and being the southeast corner of City Block 1/4736, and also being in the north right-of-way line of West Davis Street (A Variable Width Public Right-Of-Way);

THENCE North 09°45'05" East, leaving said southeast corner, a distance of 81.49 feet to the **POINT OF BEGINNING**;

THENCE North 00°51'20" West, a distance of 449.49 feet to a point, and also being South 13°42'20" East, a distance of 67.45 feet from a found 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GAI), being the most westerly northwest corner of said Apartment Site tract, for the beginning of a non-tangent curve to the left having a radius of 245.00 feet, a central angle of 11°35'41", and a long chord which bears South 06°39'08" East, 49.50 feet;

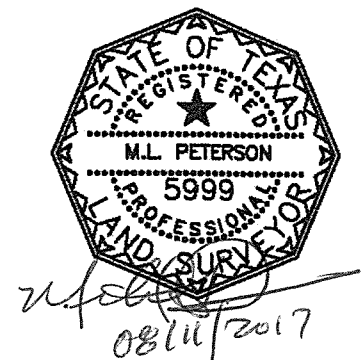
THENCE along said non-tangent curve to the left, an arc length of 49.58 feet to a point;

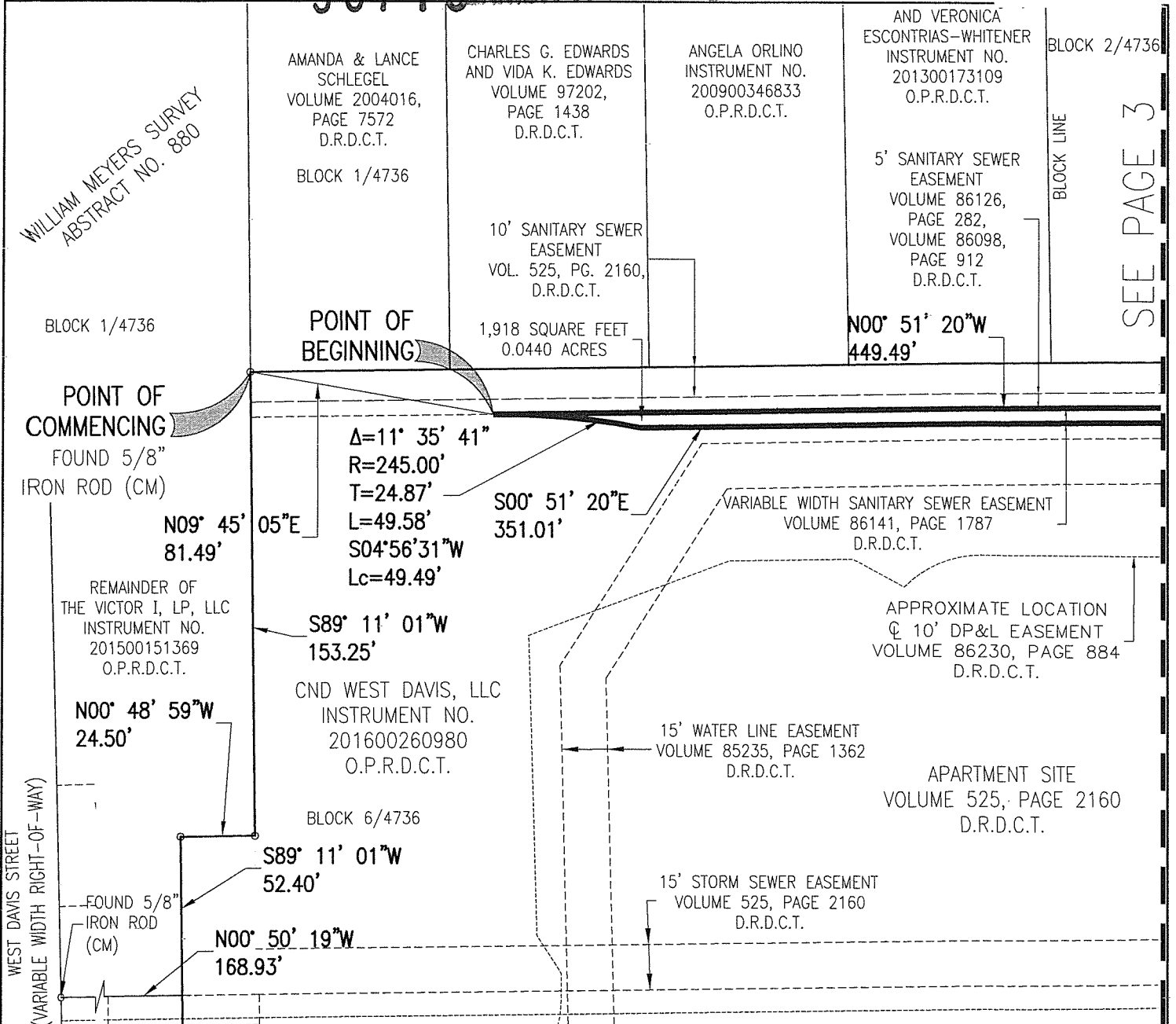
THENCE South 00°51'20" East, a distance of 351.01 feet to a point, for the beginning of a non-tangent curve to the left having a radius of 245.00 feet, a central angle of 11°35'41", and a long chord which bears South 04°56'31" West, 49.49 feet;

THENCE along said non-tangent curve to the left, an arc length of 49.58 feet to the **POINT OF BEGINNING** and **CONTAINING** 1,918 square feet, 0.0440 acres of land, more or less.

BASIS OF BEARING IS THE STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF
1983, ADJUSTMENT REALIZATION 2011

(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 9/19/17
SPRG No. 4032





WILLIAM MEYERS SURVEY
ABSTRACT NO. 880

AND VERONICA
ESCONTRIAS-WHITENER
INSTRUMENT NO.
201300173109
O.P.R.D.C.T.

5' SANITARY SEWER
EASEMENT
VOLUME 86126,
PAGE 282,
VOLUME 86098,
PAGE 912
D.R.D.C.T.

BLOCK 2/4736

BLOCK LINE

SEE PAGE 3

AMANDA & LANCE
SCHLEGEL
VOLUME 2004016,
PAGE 7572
D.R.D.C.T.

BLOCK 1/4736

CHARLES G. EDWARDS
AND VIDA K. EDWARDS
VOLUME 97202,
PAGE 1438
D.R.D.C.T.

ANGELA ORLINO
INSTRUMENT NO.
200900346833
O.P.R.D.C.T.

10' SANITARY SEWER
EASEMENT
VOL. 525, PG. 2160,
D.R.D.C.T.

1,918 SQUARE FEET
0.0440 ACRES

N00° 51' 20"W
449.49'

BLOCK 1/4736

POINT OF
COMMENCING
FOUND 5/8"
IRON ROD (CM)

POINT OF
BEGINNING

$\Delta=11^{\circ} 35' 41''$
 $R=245.00'$
 $T=24.87'$
 $L=49.58'$
 $S04^{\circ} 56' 31'' W$
 $Lc=49.49'$

S00° 51' 20"E
351.01'

VARIABLE WIDTH SANITARY SEWER EASEMENT
VOLUME 86141, PAGE 1787
D.R.D.C.T.

APPROXIMATE LOCATION
OF 10' DP&L EASEMENT
VOLUME 86230, PAGE 884
D.R.D.C.T.

REMAINDER OF
THE VICTOR I, LP, LLC
INSTRUMENT NO.
201500151369
O.P.R.D.C.T.

S89° 11' 01"W
153.25'

CND WEST DAVIS, LLC
INSTRUMENT NO.
201600260980
O.P.R.D.C.T.

15' WATER LINE EASEMENT
VOLUME 85235, PAGE 1362
D.R.D.C.T.

APARTMENT SITE
VOLUME 525, PAGE 2160
D.R.D.C.T.

N00° 48' 59"W
24.50'

BLOCK 6/4736

S89° 11' 01"W
52.40'

15' STORM SEWER EASEMENT
VOLUME 525, PAGE 2160
D.R.D.C.T.

FOUND 5/8"
IRON ROD
(CM)

N00° 50' 19"W
168.93'

WEST DAVIS STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
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ADJUSTMENT REALIZATION 2011

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DATE: 9/19/17
SPRG No. 4032

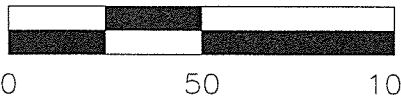

VARIABLE WIDTH SANITARY SEWER EASEMENT ABANDONMENT
APARTMENT SITE
PART OF BLOCK 6/4736

SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=50'

DRAWN BY: GAI

DATE: 3/2/2017

PROJECT NO.: 2738-1000

SHEET 2 OF 3

30713

BLOCK 2/4736

TIMOTHY R. McDONALD
AND KARI S. McDONALD
INSTRUMENT NO.
201100316451
O.P.R.D.C.T.

RUBEN R. LEAL & MARTA C. LEAL
VOLUME 2004126, PAGE 1291
D.R.D.C.T.

MARJORIE CHRISTINE WILLIS THOMPSON
PATRICIA ANN WILLIS HENDERSON,
DONNA SUE WILLIS NELSON
VOLUME 2004046, PAGE 6729
D.R.D.C.T.

CAROLE ANN KRAMER TAGGART
INSTRUMENT NO. 201000189351
O.P.R.D.C.T.

SEE PAGE 2

N00° 51' 20"W
449.49'

WILLIAM MEYERS SURVEY
ABSTRACT NO. 880

5' SANITARY SEWER EASEMENT
VOLUME 86126, PAGE 282,
VOLUME 86098, PAGE 912
D.R.D.C.T.

S13° 42' 20"E
67.45'

10' SANITARY SEWER
EASEMENT
VOL. 525, PG. 2160,
D.R.D.C.T.

FOUND 1/2"
IRON ROD WITH
"GAI" CAP

1,918 SQUARE FEET
0.0440 ACRES

S00° 51' 20"E
351.01'

$\Delta=11^{\circ} 35' 41''$
 $R=245.00'$
 $T=24.87'$
 $L=49.58'$
 $S06^{\circ} 39' 08'' E$
 $Lc=49.50'$

VARIABLE WIDTH SANITARY SEWER EASEMENT
VOLUME 86141, PAGE 1787
D.R.D.C.T.

21'X132' RETAINING WALL
EASEMENT
VOLUME 85144, PAGE 2322,
VOLUME 85145, PAGE 3127
D.R.D.C.T.

BLOCK 6/4736

APARTMENT SITE
VOLUME 525, PAGE 2160
D.R.D.C.T.

CND WEST DAVIS, LLC
INSTRUMENT NO. 201600260980
O.P.R.D.C.T.

6.291 ACRES
(274,016 SQUARE FEET)

APPROXIMATE LOCATION
OF 10' DP&L EASEMENT
VOLUME 86230, PAGE 884
D.R.D.C.T.

15' WATER LINE
EASEMENT
VOLUME 85235,
PAGE 1362
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOLUME 525, PAGE 2160
D.R.D.C.T.

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REVIEWED BY: A. Rodriguez

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SPRG No. 4032

BASIS OF BEARING IS THE STATE PLANE
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ZONE 4202, NORTH AMERICAN DATUM OF 1983.
ADJUSTMENT REALIZATION 2011



VARIABLE WIDTH SANITARY SEWER EASEMENT ABANDONMENT
APARTMENT SITE

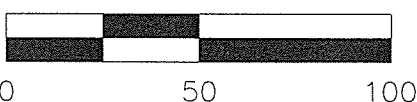
PART OF BLOCK 6/4736

SITUATED IN WILLIAM MEYERS SURVEY, ABSTRACT NO. 880, CITY OF DALLAS, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=50'

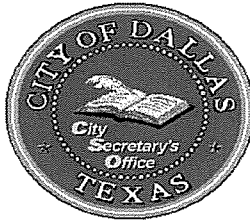


DRAWN BY: GAI

DATE: 3/2/2017

PROJECT NO.: 2738-1000

SHEET 3 OF 3



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 DEC 13 2017

ORDINANCE NUMBER 30713

DATE PUBLISHED DEC 16 2017

ATTESTED BY: