

**WHEREAS**, the Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project is a storm drainage relief tunnel providing drainage and flooding relief; and

**WHEREAS**, the project requires the use of Texas Department of Transportation's (TxDOT) rights-of-way for a subsurface drainage relief tunnel located under a total of approximately 227,665 square feet of land. The drainage relief tunnel crosses State Highway (SH) 352 west of Dixon Avenue; Interstate Highway 30 at Haskell Avenue; and U.S. Highway 75/Interstate Highway 345 at the State Highway 366 Interchange and remains in the SH 366 right-of-way ending slightly past the Maple-Routh Connection; and

**WHEREAS**, it is now necessary to authorize a Multiple Use Agreement with TxDOT to allow for the below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

**Now, Therefore,**

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

**SECTION 1.** That the City Manager is hereby authorized to sign a Multiple Use Agreement with the Texas Department of Transportation, approved as to form by the City Attorney, to allow for the below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage for the Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project.

**SECTION 2.** That the project is for public use.

**SECTION 3.** That the project requires a subsurface drainage relief tunnel located under TxDOT's rights-of-way for a total of approximately 227,665 square feet of land. The drainage relief tunnel crosses under State Highway 352 west of Dixon Avenue; Interstate Highway 30 at Haskell Avenue; and U.S. Highway 75/Interstate Highway 345 at the State Highway 366 Interchange and remains in the SH 366 right-of-way ending slightly past the Maple-Routh Connection.

**SECTION 4.** That the property is located under a total of approximately 227,665 square feet of land lying between the subsurface elevations of 186 feet and 365 feet; 189 feet and 366 feet; and 243 feet and 427 feet, respectively, (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

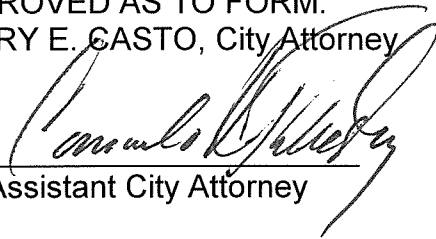
**SECTION 5.** That this contract is designated as Contract No. TWM-2018-00004461.

**SECTION 6.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

BY



Assistant City Attorney

APPROVED BY  
CITY COUNCIL

DEC 13 2017



Interim City Secretary

## Exhibit A -Tract 1

City of Dallas Drawing No. 423R-54 (Parcel 136)  
 16,212 Sq. Ft. or 0.3721 Acres  
 Between City of Dallas Block 5800 and 2/6124  
 Thomas Lagow Survey, Abstract No.759  
 City of Dallas, Dallas County, Texas  
 From Scyene Road State Hwy No. 352  
 TxDot Right-of-Way Map No. RW-430-1-16

Being a 16,212 square feet or 0.3721 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, in the City of Dallas, Dallas County, Texas said tract being adjacent to The City of Dallas Block Numbers 5800 and 2/6124, being part of a tract of land conveyed to State of Texas, Easement for Highway for Purposes, by Deed recorded by Volume 43, Page 1095 of the Deed Records of Dallas County, Texas, and being a part of Scyene Road State Highway No. 352 (Variable width Right-of Way) Recorded by TxDOT Right-of-Way Map No. RW-430-1-16, dated May 13, 1969, and being more particularly described as follows:

NOTE: Corners are not monumented.

**COMMENCING** at a found ½ inch rod (Controlling Monument) being in the south line of Tract 1, being described as a tract of land conveyed to HFLP LTD. by Deed recorded by Volume 2004006, Page 4261 of the Official Public Records of Dallas County, Texas, and being in the north line of said Texas tract;

THENCE South 89°02'23" East, along the north line of said Texas tract along said south line of Tract 1 and along the north Right-of-Way line of said Scyene Road, a distance of 420.60 feet to the **POINT OF BEGINNING** having coordinates of N=6966389.9653, E=2511075.5190, being in the common north line of said Texas tract and the south line of said HFLP Tract;

THENCE South 89°02'23" East, continuing with the south line of said HFLP tract and said north Right-of-Way line of said Scyene Road, same being the common south line with Block 5800 of the Partition of Silas Lagow Land by Volume 250, Page 234, and the north line of said Texas tract, a distance of 136.46 feet, to a point having coordinates of N= 6966387.6789, E= 2511211.9400, in the common south line of said HFLP Tract and the north line of said Texas tract;

THENCE South 47°46'30" East, departing the south line of said HFLP Tract and said north line of said Texas tract and over and across the said Texas tract, a passing distance of 41.78 feet, being the south line of said Texas tract, continuing with said line and over and across said Scyene Road, in all a total distance of 179.87 feet, to a point having coordinates of N= 6966266.8116, E= 2511345.1212, in the south Right-of-Way line of said Scyene Road, and being in the north line of a tract of land conveyed to Dallas Area Rapid Transit (DART), by Deed recorded in Volume 88083, Page 4905, of the Deed Records of Dallas County, Texas;

THENCE North 89°11'08" West, with the common south Right-of-Way line of said Scyene Road and the north line of said DART tract, a distance of 136.06 feet, to a point having coordinates of N= 6966268.7452, E= 2511209.0892, in the south Right-of-Way line of said Scyene road and the north line of said DART tract;

THENCE North 47°46'30" West, departing the south Right-of-Way line of said Scyene Road and said north line of DART tract and over and across said Scyene Road, a passing distance of 136.00 feet, being in the south line of said Texas tract, in all a total distance of 180.40 feet, to the **POINT OF BEGINNING**, and containing 16,212 square feet or 0.3721 acres of land, more or less.

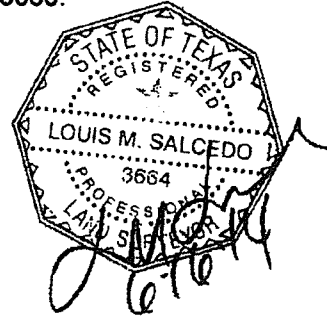


FIELD NOTES APPROVED:

JKR 6-24-14

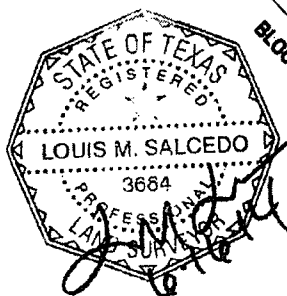
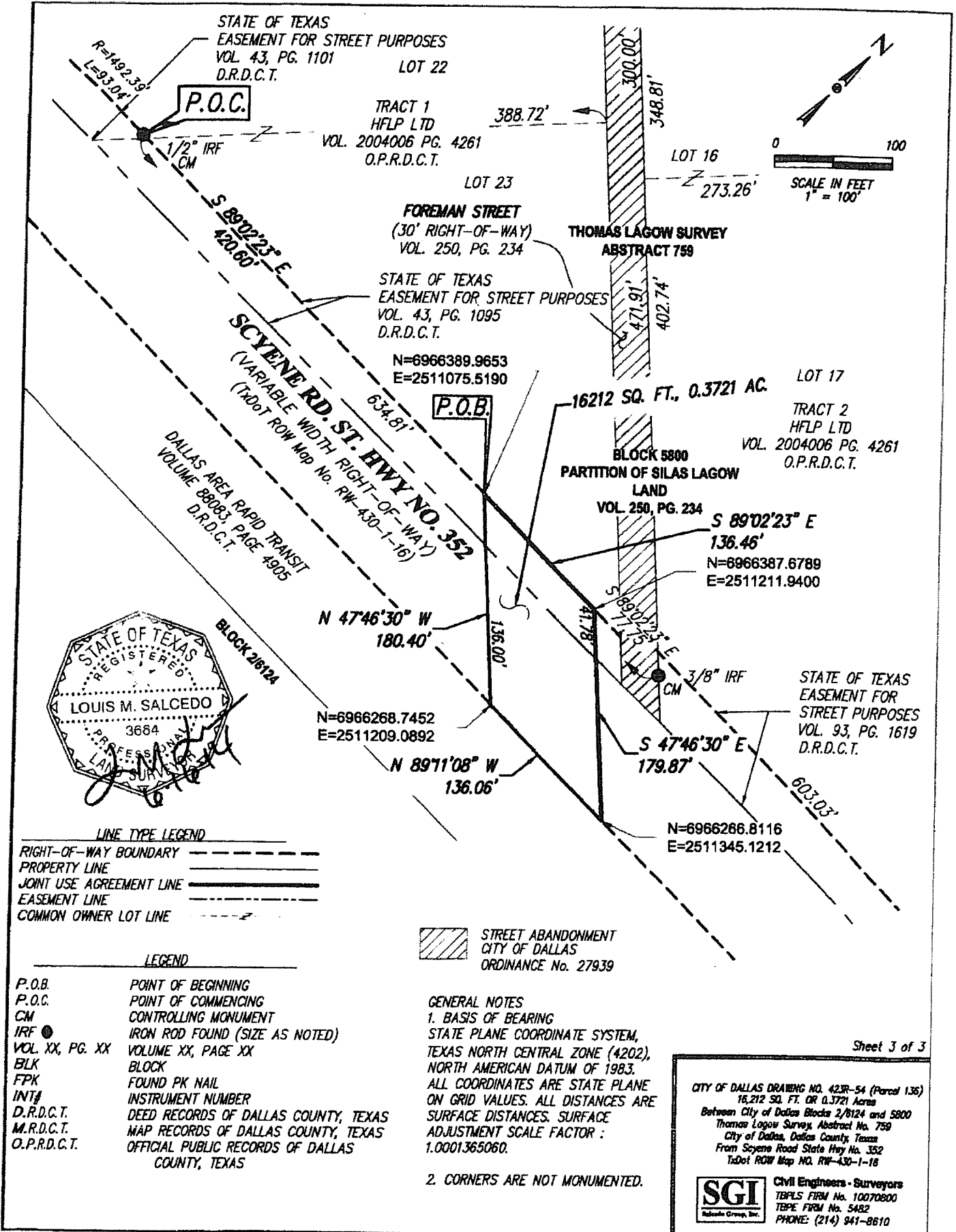
City of Dallas Drawing No. 423R-54 (Parcel 136)  
16,212 Sq. Ft. or 0.3721 Acres  
Between City of Dallas Block 5800 and 2/6124  
Thomas Lagow Survey, Abstract No.759  
City of Dallas, Dallas County, Texas  
From Scyene Road State Hwy No. 352  
TxDot Right-of-Way Map No. RW-430-1-16

**BASIS OF BEARING:** State Plane Coordinate System, Texas North Central Zone (4202),  
North American Datum of 1983. All Coordinates are State Plane on Grid Values. All Distances  
are surface distances. Surface adjustment scale factor: 1.0001365060.



FIELD NOTES APPROVED:

PER 6-24-14



**LINE TYPE LEGEND**

RIGHT-OF-WAY BOUNDARY	---
PROPERTY LINE	—
JOINT USE AGREEMENT LINE	====
EASEMENT LINE	- - - -
COMMON OWNER LOT LINE	---

**LEGEND**

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
CM	CONTROLLING MONUMENT
IRF ●	IRON ROD FOUND (SIZE AS NOTED)
VOL. XX, PG. XX	VOLUME XX, PAGE XX
BLK	BLOCK
FPK	FOUND PK NAIL
INT#	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**STREET ABANDONMENT**  
CITY OF DALLAS  
ORDINANCE No. 27939

**GENERAL NOTES**  
1. BASIS OF BEARING  
STATE PLANE COORDINATE SYSTEM,  
TEXAS NORTH CENTRAL ZONE (4202),  
NORTH AMERICAN DATUM OF 1983.  
ALL COORDINATES ARE STATE PLANE  
ON GRID VALUES. ALL DISTANCES ARE  
SURFACE DISTANCES. SURFACE  
ADJUSTMENT SCALE FACTOR :  
1.0001365060.  
2. CORNERS ARE NOT MONUMENTED.

Sheet 3 of 3

CITY OF DALLAS DRAWING NO. 423R-54 (Parcel 136)  
16,212 SQ. FT. OR 0.3721 Acres  
Between City of Dallas Blocks 2/6124 and 5800  
Thomas Lagow Survey, Abstract No. 759  
City of Dallas, Dallas County, Texas  
From Scyene Road State Hwy No. 352  
TxDot ROW Map NO. RW-430-1-16

**SGI** Civil Engineers - Surveyors  
TBPLS FIRM No. 10070800  
TBPE FIRM No. 5482  
PHONE: (214) 941-8810

**Exhibit A -Tract 2**

**CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 209)  
BEING A 41,431 SQ. FT. (0.9511 AC.) PART OF THE STATE OF TEXAS TRACT,  
AND BEING A PART OF CITY OF DALLAS BLOCK 12/1068,  
AND A PART OF CITY OF DALLAS BLOCK 8/1067,  
DR. J. M. BROWDER'S PROVIDENCE ADDITION,  
IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 41,431 square feet (0.9511 acres) tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being part of Interstate Highway 30 (IH-30; also known as R. L. Thornton Freeway; a variable width right-of-way), said tract of land also being parts of Block 8 (8/1067 Official City Block Number) and Block 12 (12/1068 Official City of Dallas Block Number) of Dr. J. M. Browder's Providence Addition as shown on map or plat thereof recorded in Volume 150, Page 402, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being parts of Haskell Avenue (a variable width right-of-way) and Ash Lane (a 50 foot wide right-of-way), and also being all of those tracts described to the State of Texas in deed recorded in Volume 5280, Page 594, in deed recorded in Volume 5295, Page 611, in deed recorded in Volume 5308, Page 5, in deed recorded in Volume 5324, Page 520, in deed recorded in Volume 5332, Page 661, in Judgment of Court recorded in Volume 5415, Page 544, in Judgment recorded in Volume 5423, Page 142, and in Judgment recorded in Volume 5771, Page 651, D.R.D.C.T., and being more particularly described as follows (NOTE: Subsurface easement corners are not monumented; coordinates shown herein are state plane grid coordinate values in U.S. Survey Feet; all distances are surface values):

BEGINNING at the intersection of the southeast right-of-way line of Terry Street (a 50 foot wide right-of-way) and the northeast right-of-way line of said Haskell Avenue, and being on northwest right-of-way line of said IH-30, having coordinates of N=6,973,389.3181 feet, E=2,500,775.6540 feet, and from which a found 'X' cut in concrete (controlling monument) on the southeast corner of Block 3 (3/807 Official City of Dallas Block Number) of said Dr. J. M. Browder's Providence Addition bears North 45 degrees 32 minutes 12 seconds West, a distance of 49.49 feet;

THENCE North 44 degrees 09 minutes 51 seconds East, departing the northeast right-of-way line of said Haskell Avenue and with said southeast right-of-way line of Terry Street and said northwest right-of-way line of IH-30, and with the northwest line of said Block 8/1067 of Dr. J. M. Browder's Providence Addition, a distance of 40.65 feet to coordinates of N=6,973.418.4720 feet, E=2,500,803.9695 feet;

THENCE South 45 degrees 30 minutes 00 seconds East, departing said southeast right-of-way line of Terry Street and said northwest right-of-way line of IH-30, over and across said IH-30, over and across Lots 8, 9, 10, 11, 12, 13, and 14 in said Block 8/1067 of Dr. J. M. Browder's Providence Addition, continuing over and across Ash Lane (a 50 foot wide right-of-way; originally platted as Second Street; now part of IH-30), and continuing over and across Lots 8 and 9 in said Block 12/1068 of Dr. J. M. Browder's Providence Addition, a total distance of 450.46 feet to coordinates of N=6,973,102.7825 feet, E=2,501,125.2173 feet;

THENCE North 14 degrees 30 minutes 00 seconds East, continuing over and across said IH-30 and over and across Lots 9 and 8 in said Block 12/1068 of Dr. J. M. Browder's Providence Addition, a distance of 51.49 feet to coordinates of N=6,973,152.6271 feet, E=2,501,138.1081 feet;



FIELD NOTES APPROVED:

DER 6-17-14

**CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 209)  
BEING A 41,431 SQ. FT. (0.9511 AC.) PART OF THE STATE OF TEXAS TRACT,  
AND BEING A PART OF CITY OF DALLAS BLOCK 12/1068,  
AND A PART OF CITY OF DALLAS BLOCK 8/1067,  
DR. J. M. BROWDER'S PROVIDENCE ADDITION,  
IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 75 degrees 30 minutes 00 seconds East, continuing over and across said IH-30 and over and across Lots 8 and 9 in said Block 12/1068 of Dr. J. M. Browder's Providence Addition, a distance of 40.00 feet to coordinates of N=6,973,142.6133 feet, E=2,501,176.8287 feet;

THENCE South 14 degrees 30 minutes 00 seconds West, continuing over and across said IH-30 and over and across Lots 9 and 10 in said Block 12/1068 of Dr. J. M. Browder's Providence Addition, a distance of 74.59 feet to coordinates of N=6,973,070.4133 feet, E=2,501,158.1565 feet;

THENCE South 45 degrees 30 minutes 00 seconds East, continuing over and across said IH-30 and over and across Lots 10, 11, 12, and 13 in said Block 12/1068 of Dr. J. M. Browder's Providence Addition, a distance of 155.52 feet to the southeast right-of-way line of said IH-30 and the northwest line of that tract of land described to Stephen Faircloth in Warranty Deed recorded in Volume 93121, Page 3411, D.R.D.C.T., and to Travis F. Faircloth, Jr., in Warranty Deed recorded in Volume 93121, Page 3415, D.R.D.C.T., having coordinates of N=6,972,961.4258 feet, E=2,501,269.0630 feet;

THENCE South 42 degrees 52 minutes 53 seconds West, with said southeast right-of-way line and said northwest line of Faircloth tract, over and across said Lot 13, Block 12/1068, a distance of 40.24 feet to the intersection of the aforementioned northeast right-of-way line of Haskell Avenue and said southeast right-of-way line of IH-30, and on the southwest line of said Lot 13, Block 12/1068 of Dr. J. M. Browder's Providence Addition, having coordinates of N=6,972,931.9397 feet, E=2,501,241.6807 feet, from which a TxDOT monument bears North 42 degrees 52 minutes 53 seconds East, a distance of 1.07 feet;

THENCE North 45 degrees 32 minutes 12 seconds West, departing said northwest line of Faircloth tract, and with said northeast right-of-way line of Haskell Avenue and said southeast right-of-way line of IH-30, and with the southwest line of said Block 12/1068 of Dr. J. M. Browder's Providence Addition, a distance of 351.72 feet to an ell corner in said southeast right-of-way line of IH-30 and on the northeast right-of-way line of said Haskell Avenue, and having coordinates of N=6,973,178.2727 feet, E=2,500,990.6900 feet;

THENCE South 44 degrees 12 minutes 25 seconds West, departing said northeast right-of-way line of Haskell Avenue, over and across said Haskell Avenue and with said southeast right-of-way line of IH-30, a distance of 49.55 feet to coordinates N=6,973,142.7610 feet, E=2,500,956.1479 feet, from which a TxDOT monument bears South 44 degrees 12 minutes 25 seconds West, a distance of 0.14 feet, and from which the intersection of the southwest right-of-way line of said Haskell Avenue and said southeast right-of-way line of IH-30 bears South 44 degrees 12 minutes 25 seconds West, a distance of 0.45 feet;



FIELD NOTES APPROVED:

2ER 6-17-14

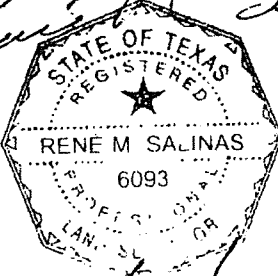
**CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 209)  
BEING A 41,431 SQ. FT. (0.9511 AC.) PART OF THE STATE OF TEXAS TRACT,  
AND BEING A PART OF CITY OF DALLAS BLOCK 12/1068,  
AND A PART OF CITY OF DALLAS BLOCK 8/1067,  
DR. J. M. BROWDER'S PROVIDENCE ADDITION,  
IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE North 45 degrees 30 minutes 00 seconds West, departing said southeast right-of-way line of IH-30, over and across said IH-30 and said Haskell Avenue, a distance of 253.24 feet to the aforementioned northwest right-of-way line of IH-30, having coordinates of N=6,973,320.2382 feet, E=2,500,775.5458 feet, from which the northeast corner of Lot 9 in said Block 1/808 of R. D. Morton's Addition bears South 44 degrees 32 minutes 53 seconds West, a distance of 0.57 feet, said corner being on the intersection of the southwest right-of-way line of said Haskell Avenue and said northwest right-of-way line of IH-30;

THENCE North 44 degrees 32 minutes 53 seconds East, with said northwest right-of-way line of IH-30, over and across the aforementioned Haskell Avenue, a distance of 49.38 feet to said northeast right-of-way line of Haskell Avenue and the southwest line of said Block 8/1067 of Dr. J. M. Browder's Providence Addition, having coordinates of N=6,973,355.4281 feet, E=2,500,810.1848 feet;

THENCE North 45 degrees 32 minutes 12 seconds West, with said northwest right-of-way line of IH-30 and said northeast right-of-way line of Haskell Avenue, and with said southwest line of Block 8/1067, a distance of 48.39 feet to the POINT OF BEGINNING AND CONTAINING 41,431 square feet or 0.9511 acres of land, more or less.

BASIS OF BEARING: Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

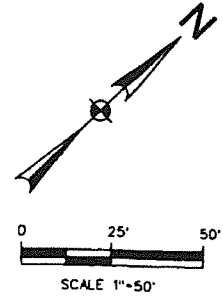
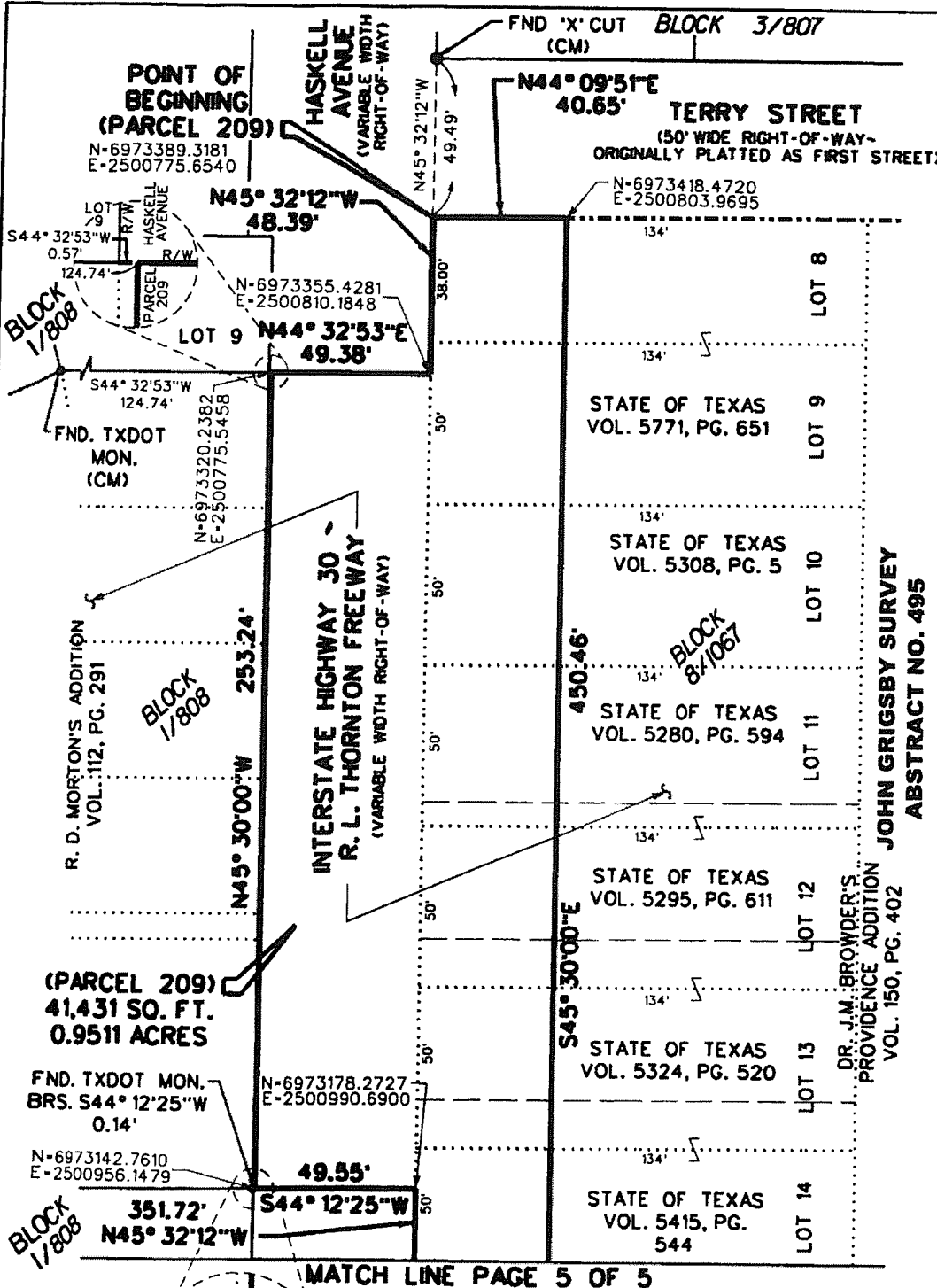
*René M. Salinas*  
  
*4/03/2013*



FIELD NOTES APPROVED:

*RR 6-17-14*





- LEGEND:
- FIP FOUND IRON PIPE
  - FIRC FOUND IRON ROD W/CAP
  - FIR FOUND IRON ROD
  - SIR SET IRON ROD W/ YELLOW "GLD" CAP
  - MON. MONUMENT
  - (CM) CONTROLLING MONUMENT
  - R/W RIGHT-OF-WAY
  - DEED LINE
  - ..... PLAT (LOT) LINE

JOHN GRIGSBY SURVEY  
ABSTRACT NO. 495

DR. J.M. BROWDER'S  
PROVIDENCE ADDITION  
VOL. 150, PG. 402

MATCH LINE PAGE 5 OF 5

- NOTES:
1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
  2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
  3. ALL DISTANCES ARE SURFACE VALUES.
  4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
  5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

**CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 209)**  
 BEING A 41,431 SQ. FT. (0.9511 AC.) PART OF THE  
 STATE OF TEXAS TRACT,  
 AND BEING A PART OF CITY OF DALLAS BLOCK 12/1068,  
 AND A PART OF CITY OF DALLAS BLOCK 8/1067,  
 DR. J. M. BROWDER'S PROVIDENCE ADDITION,  
 IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Garcia Land Data, Inc.**

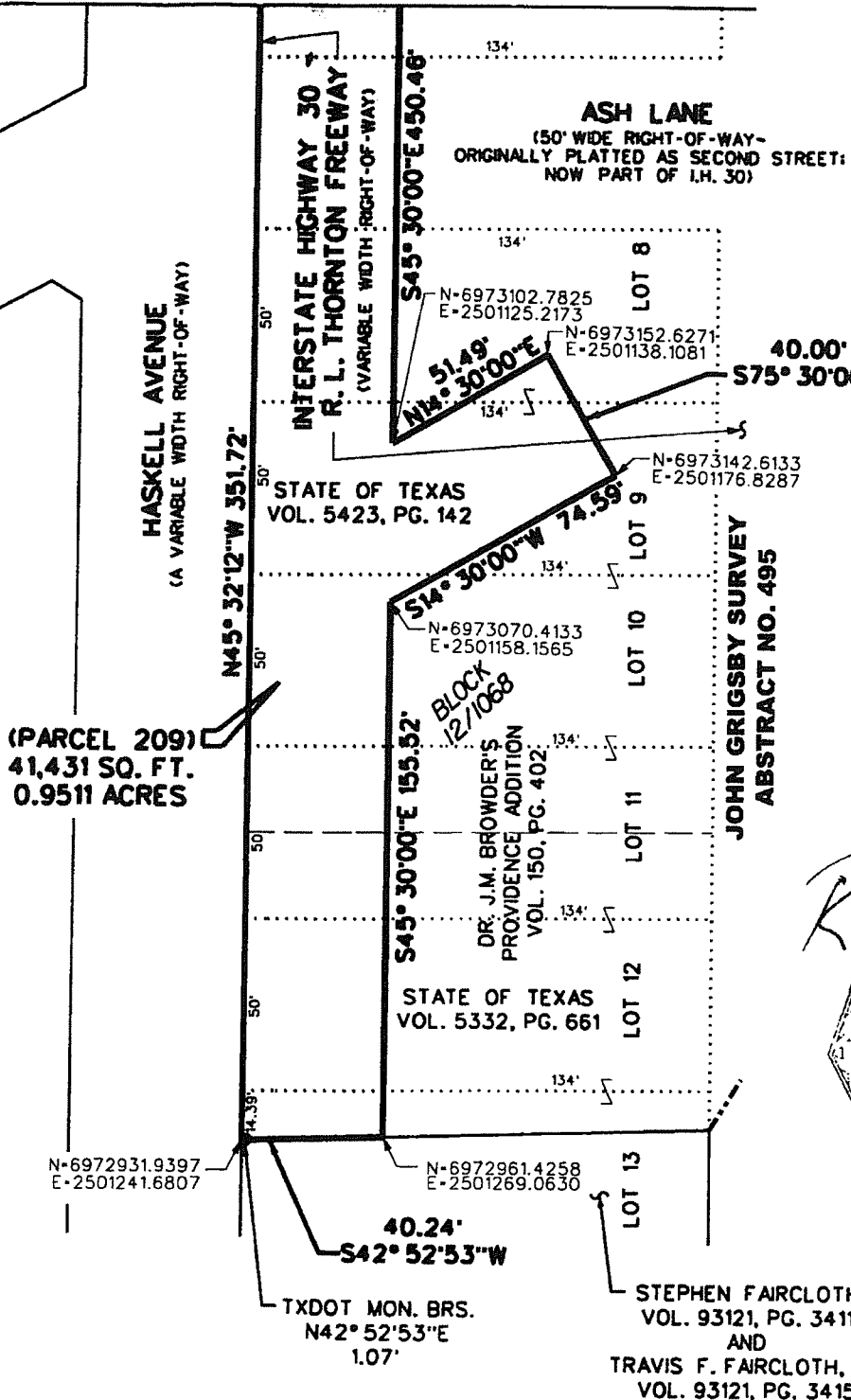
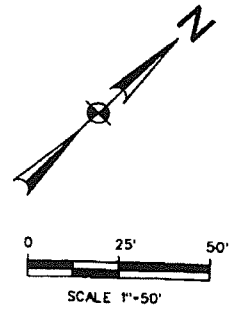
T 214-987-0149    6210 Campbell Rd., Ste. 110  
 F 214-987-4026    Dallas, TX 75248-1388

DATE: 06/16/14

PROJ: 5436

PAGE 4 OF 5

MATCH LINE PAGE 4 OF 5



LEGEND:

- FIP FOUND IRON PIPE
- FIRC FOUND IRON ROD W/CAP
- FIR FOUND IRON ROD
- SIR SET IRON ROD W/ YELLOW "GLD" CAP
- MON. MONUMENT
- (CM) CONTROLLING MONUMENT
- DEED LINE
- ..... PLAT (LOT) LINE

*René M. Salinas*  
 STATE OF TEXAS REGISTERED LAND SURVEYOR  
 RENE M SALINAS  
 6093  
 4/03/2013

NOTES:

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
3. ALL DISTANCES ARE SURFACE VALUES.
4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 209) BEING A 41,431 SQ. FT. (0.9511 AC.) PART OF THE STATE OF TEXAS TRACT, AND BEING A PART OF CITY OF DALLAS BLOCK 12/1068, AND A PART OF CITY OF DALLAS BLOCK 8/1067, DR. J. M. BROWDER'S PROVIDENCE ADDITION, IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS



**Garcia Land Data, Inc.**

T 214-987-0149 6210 Campbell Rd., Ste. 110  
 F 214-987-4026 Dallas, TX 75248-1388

DATE: 06/16/14

PROJ: 5436

PAGE 5 OF 5

**Exhibit A -Tract 3**

CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 527)  
 3.903 ACRES (170,022 SQUARE FEET)  
 PART OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY),  
 PART OF INTERSTATE HIGHWAY SPUR 345 (NORTH CENTRAL EXPRESSWAY) AND  
 PART OF STATE HIGHWAY SPUR 366 (WOODALL RODGERS FREEWAY)  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 3.903 acre (170,022 square foot) tract of land situated in the John Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, and being parts of City of Dallas Block Numbers 559, 569, 570, 571, 4/571, D/572 and 2/594, and being part of Simpson & Clark's Addition according to the map thereof recorded in Volume 85, Page 426 of the Deed Records of Dallas County, Texas, and being part of J.W. Allen's Addition according to the map thereof recorded in Volume 64, Page 477 of said Deed Records of Dallas County, Texas, and being part of E.E. Guillot's Addition according to the map thereof recorded in Volume 234, Page 411 of said Deed Records of Dallas County, Texas, and being part or all of those tracts of land described in deeds to the City of Dallas recorded in Volume 2771, Page 140; Volume 2700, Page 175; Volume 2803, Page 400; Volume 457, Page 289; Volume 379, Page 1137; Volume 387, Page 970; Volume 420, Page 1301; Volume 393, Page 1427; Volume 306, Page 252; Volume 317, Page 5; Volume 285, Page 315; Volume 286, Page 1201; Volume 5754, Page 16; Volume 2217, Page 1543; Volume 575, Page 1780; Volume 305, Page 1143; Volume 430, Page 916; Volume 433, Page 32; Volume 668, Page 1294; Volume 668, Page 1298; Volume 668, Page 1300; Volume 668, Page 1302; Volume 450, Page 959; Volume 474, Page 1204; Volume 440, Page 442; Volume 471, Page 399; Volume 406, Page 1157; Volume 406, Page 1171; Volume 434, Page 565; Volume 474, Page 2464; Volume 525, Page 1356; Volume 583, Page 1798; Volume 561, Page 1846; Volume 622, Page 168; Volume 553, Page 1682; Volume 542, Page 1207; Volume 606, Page 1630; Volume 635, Page 2199; Volume 662, Page 1093; Volume 545, Page 1108; Volume 584, Page 1505; Volume 434, Page 593; Volume 584, Page 1505; Volume 471, Page 1243; Volume 463, Page 926, all of the Deed Records of Dallas County, Texas, and being part of that tract of land described in Cause No. 50074-d, Volume 1, Page 982, County Court at Law No. 4, and being part of U.S. Highway 75 (also known as North Central Expressway), and being part of Interstate Highway Spur 345 (I.H. Spur 345, also known as North Central Expressway), and being part of State Highway Spur 366 (S.H. Spur 366, also known as Woodall Rodgers Freeway), and being more particularly described as follows:

(Note: Subsurface easement corners are not monumented.)

COMMENCING at an X cut found on the south line of Lot 6 of Lots 2-34, Block 2/594, Flora Street Townhomes No. 1, an addition to the City of Dallas recorded in Instrument Number 200900306242 of the Official Public Records of Dallas County, Texas for the northeast corner of Lot 21 and the northwest corner of Lot 20 of said Flora Street Townhomes No. 1 addition;

THENCE South 88 degrees 42 minutes 40 seconds West, with said south line of Lot 6 and the north line of said Lot 21, 25.33 feet to the northwest corner of said Lot 21, said corner being on the west line of said Flora Street Townhomes No. 1 addition, and the east right-of-way line of said U.S. Highway 75, same being the east right-of-way line of said I.H. Spur 345;



FIELD NOTES APPROVED:

022 6-17-14

CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 527)  
 3.903 ACRES (170,022 SQUARE FEET)  
 PART OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY),  
 PART OF INTERSTATE HIGHWAY SPUR 345 (NORTH CENTRAL EXPRESSWAY) AND  
 PART OF STATE HIGHWAY SPUR 366 (WOODALL RODGERS FREEWAY)  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 01 degree 17 minutes 20 seconds East, departing said south line of Lot 6 and said north line of Lot 21, and with the west line of said Lot 21, said west line of Flora Street Townhomes No. 1 addition, and said east right-of-way line of U.S. Highway 75 and I.H. Spur 345, 10.34 feet to the POINT OF BEGINNING having coordinates of N=6976477.0402, E=2493209.7422 (not monumented);

THENCE South 01 degree 17 minutes 20 seconds East, continuing with said west line of Lot 21, said west line of Flora Street Townhomes No. 1 addition, and said east right-of-way line of U.S. Highway 75 and I.H. Spur 345, 53.78 feet to an angle point having coordinates of N=6976423.2788, E=2493210.9518 (not monumented) in said west line of said Lot 21, said west line of Flora Street Townhomes No. 1 addition, and said east right-of-way line of U.S. Highway 75 and I.H. Spur 345;

THENCE South 01 degree 39 minutes 57 seconds East, continuing with said west line of Lot 21, said west line of Flora Street Townhomes No. 1 addition, and said east right-of-way line of U.S. Highway 75 and I.H. Spur 345, 37.66 feet to the point of curvature having coordinates of N=6976385.6359, E=2493212.0465 (not monumented) of a circular curve to the right having a central angle of 00 degrees 40 minutes 24 seconds, a radius of 1,445.00 feet, a tangent of 8.49 feet and a chord which bears North 81 degrees 13 minutes 53 seconds West, 16.98 feet, said curve being non-tangent to the last described course, and from which point of curvature a 1/2 inch iron rod with cap stamped "CBG SURVEYING" (controlling monument) bears South 01 degree 39 minutes 57 seconds East, 78.44 feet;

THENCE Westerly, departing said west line of Lot 21, said west line of Flora Street Townhomes No. 1 addition, and said east right-of-way line of U.S. Highway 75 and said I.H. Spur 345, and over and across a portion of said Block 2/594 and a portion of said U.S. Highway 75 and a portion of said I.H. Spur 345 with said curve to the right for an arc distance of 16.98 feet to the point of reverse curvature having coordinates of N=6976388.2243, E=2493195.2650 (not monumented) of a tangent circular curve to the left having a central angle of 47 degrees 06 minutes 19 seconds, a radius of 1,355.00 feet, a tangent of 590.65 feet and a chord which bears South 75 degrees 33 minutes 09 seconds West, 1,082.89 feet;

THENCE Westerly, continuing over and across a portion of said U.S. Highway 75 and a portion of said I.H. Spur 345, and over and across a portion each of said Blocks 569, 571, 4/571 and 570, and over and across a portion of said Simpson & Clark's Addition and a portion of said J.W. Allen's Addition, and over and across a portion of said S.H. Spur 366 with said curve to the left for an arc distance of 1,114.00 feet to the end of said curve having coordinates of N=6976118.0897, E=2492146.7600 (not monumented);



FIELD NOTES APPROVED:

*ser* 6-17-14

CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 527)  
 3.903 ACRES (170,022 SQUARE FEET)  
 PART OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY),  
 PART OF INTERSTATE HIGHWAY SPUR 345 (NORTH CENTRAL EXPRESSWAY) AND  
 PART OF STATE HIGHWAY SPUR 366 (WOODALL RODGERS FREEWAY)  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 52 degrees 00 minutes 00 seconds West, over and across a portion of said Block 559 and over and across a portion of said E.E. Guillot's Addition and continuing over and across a portion of said S.H. Spur 366, 433.75 feet to the point of curvature having coordinates of N=6975851.0813, E=2491805.0050 (not monumented) of a tangent circular curve to the right having a central angle of 17 degrees 26 minutes 44 seconds, a radius of 1,545.00 feet, a tangent of 237.05 feet and a chord which bears South 60 degrees 43 minutes 22 seconds West, 468.61 feet;

THENCE Southwesterly, continuing over and across a portion of said Block 559, and continuing over and across a portion of said E.E. Guillot's Addition and continuing over and across a portion of said S.H. Spur 366 with said curve to the right for an arc distance of 470.42 feet to the end of said curve having coordinates of N=6975621.9461, E=2491396.3106 (not monumented), said end of curve being on the southeasterly line of that called 0.8067 acre tract of land described in Warranty Deed to the City of Dallas recorded in Instrument Number 201100331816 of said Official Public Records of Dallas County, Texas, same being the southeasterly line of Lot 7A, Block J/552, Comerica Addition, an addition to the City of Dallas recorded in Volume 2001133, Page 1720 of the Deed Records of Dallas County, Texas, same being the northwesterly right-of-way line of said S.H. Spur 366;

THENCE North 43 degrees 52 minutes 31 seconds East, with said southeasterly line of said called 0.8067 acre tract, said southeasterly line of Lot 7A, Block J/552, Comerica Addition and said northwesterly right-of-way line of said S.H. Spur 366, 81.19 feet to an X cut (controlling monument) found on the southwesterly right-of-way line of Maple-Routh Connection (a variable width right-of-way) for the most easterly corner of said Lot 7A, Block J/552, Comerica Addition having coordinates of N=6975680.4647, E=2491452.5758;

THENCE North 50 degrees 37 minutes 22 seconds East, departing said southeasterly line of that called 0.8067 acre tract and said southeasterly line of Lot 7A, Block J/552, Comerica Addition and crossing said Maple-Routh Connection, 102.80 feet to the most easterly south corner of Lot 1, Block G/558, Uptown Village, an addition to the City of Dallas recorded in Volume 93246, Page 5500 of the Deed Records of Dallas County, Texas having coordinates of N=6975745.6767, E=2491532.0309 (not monumented);



FIELD NOTES APPROVED:

*DER* 6-17-14

CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 527)  
 3.903 ACRES (170,022 SQUARE FEET)  
 PART OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY),  
 PART OF INTERSTATE HIGHWAY SPUR 345 (NORTH CENTRAL EXPRESSWAY) AND  
 PART OF STATE HIGHWAY SPUR 366 (WOODALL RODGERS FREEWAY)  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE North 52 degrees 00 minutes 07 seconds East, over and across a portion of said Block 559 and over and across a portion of said E.E. Guillot's Addition with the southeasterly line of said Lot 1, Block G/558 and the northwesterly right-of-way line of said S.H. Spur 366, at 180.44 feet passing the most easterly corner of said Lot 1, Block G/558, and departing said southeasterly line of said Lot 1, Block G/558 and crossing said Columbus Street, at a cumulative distance of 225.84 feet passing a PK nail (controlling monument) found for the most southerly corner of Lot 1, Block F/558, Uptown Village addition, and with the southeasterly line of said Lot 1, Block F/558, Uptown Village addition and continuing with said northwesterly right-of-way line of S.H. Spur 366 for a total of 421.78 feet to a PK nail (controlling monument) found for the south end of a 10 foot by 10 foot right-of-way dedication as shown on the plat of said Uptown Village addition, having coordinates of N=6976005.3038, E=2491864.3616 at the intersection of said northwesterly right-of-way line of S.H. Spur 366 with the southwesterly right-of-way line of Boll Street (a variable width right-of-way);

THENCE North 49 degrees 03 minutes 13 seconds East, departing said southeasterly line of Lot 1, Block F/558 and across said Boll Street, 73.68 feet to the east end of a 10 foot by 10 foot right-of-way dedication as shown on the plat of Lot 1A, Block D/572, Lofts of 572, an addition to the City of Dallas recorded in Volume 2000140, Page 1551 of the Deed Records of Dallas County, Texas, having coordinates of N=6976053.5840, E=2491920.0065 (not monumented) at the intersection of said northwesterly right-of-way line of S.H. Spur 366 with the northeasterly right-of-way line of said Boll Street;

THENCE North 51 degrees 43 minutes 50 seconds East, over and across a portion of said Block D/572 and over and across a portion of said Simpson & Clark's Addition with the southeasterly line of Lot 1A, Block D/572, Lofts of 572 and said northwesterly right-of-way line of S.H. Spur 366, 235.94 feet to the point of curvature having coordinates of N=6976199.6980, E=2492105.2219 (not monumented) of a circular curve to the right having a central angle of 46 degrees 24 minutes 39 seconds, a radius of 1,445.00 feet, a tangent of 619.49 feet and a chord which bears North 75 degrees 53 minutes 59 seconds East, 1,138.74 feet, said curve being non-tangent to the last described course;



FIELD NOTES APPROVED:

*DER 6-17-14*

CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 527)  
 3.903 ACRES (170,022 SQUARE FEET)  
 PART OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY),  
 PART OF INTERSTATE HIGHWAY SPUR 345 (NORTH CENTRAL EXPRESSWAY) AND  
 PART OF STATE HIGHWAY SPUR 366 (WOODALL RODGERS FREEWAY)  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

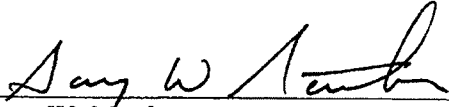
THENCE Northeasterly, departing said southeasterly line of Lot 1A, Block D/572, Lofts of 572 and said northwesterly right-of-way line of S.H. Spur 366, and over and across a portion each of said Blocks D/572, 571, 569 and 2/594, and over and across a portion of said Simpson & Clark's Addition, and over and across a portion of said S.H. Spur 366 and a portion of said I.H. Spur 345 and a portion of said U.S. Highway 75 with said curve to the right for an arc distance of 1,170.48 feet to the point of reverse curvature having coordinates of N=6976477.0782, E=2493209.5054 (not monumented) of a tangent circular curve to the left having a central angle of 00 degrees 00 minutes 37 seconds, a radius of 1,355.00 feet, a tangent of 0.12 feet and a chord which bears South 80 degrees 53 minutes 59 seconds East, 0.24 feet;

THENCE Easterly, continuing over and across a portion of said Block 2/594, and over and across a portion of said I.H. Spur 345 and a portion of said U.S. Highway 75 with said curve to the left for an arc distance of 0.24 feet to the POINT OF BEGINNING and containing 3.903 acres (170,022 square feet) of land, more or less.

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

The most easterly right-of-way line(s) for U.S. Highway 75 (North Central Expressway), the most easterly right-of-way line(s) of Interstate Highway Spur 345 (North Central Expressway) and northwesterly right-of-way line(s) for State Highway Spur 366 (Woodall Rodgers) are based on on-the-ground surveys performed from June of 2012 through July of 2013, inclusive; documents of public record; and right-of-way map sheets for Federal Project No. I 345-3(49)284, TxDOT District 18 CSJ No. 0047-07-134 and State Project No. RW 196-7. All other lines shown for U.S. Highway 75 and Interstate Highway Spur 345 are based solely on said right-of-way map sheets and City of Dallas block maps, and are not the result of on-the-ground surveys by the undersigned Surveyor. Acquisition tracts labeled only with "VOL." and "PG.", each followed by a number, are graphically placed and are from City of Dallas block maps. The Surveyor has not reviewed the deeds for these tracts.

For Nathan D. Maier Consulting Engineers, Inc.

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

9.12.2013

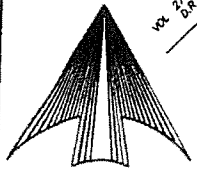


FIELD NOTES APPROVED:

DER 6-17-14

171861

JOHN GRIGSBY SURVEY  
ABSTRACT NUMBER 495



**NORTH**  
1"=50'

APPROX. LIMIT OF  
I.H. SPUR 345 PROJECT

BLOCK 569

FORMERLY T & N.O. R.R.

U.S. HWY 75  
I.H. SPUR 345  
AND  
U.S. HWY 75

BLOCK 2/594  
FLORA STREET  
TOWNHOMES NO.1  
INST. NO. 200900306242  
O.P.R.D.C.T.

$\Delta=46^{\circ}24'39''$   
 $R=1,445.00'$   
 $T=619.49'$   
 $L=1,170.48'$   
 $CB=N 75^{\circ}33'59'' E$   
 $CL=1,138.74'$

$\Delta=00^{\circ}00'37''$   
 $R=1,355.00'$   
 $T=0.12'$   
 $L=0.24'$   
 $CB=S 80^{\circ}53'59'' E$   
 $CL=0.24'$

N=6976477.0782  
E=2493209.5034

POINT OF BEGINNING  
N=6976477.0402  
E=2493209.7422

S 01°17'20" E  
53.78'

S 01°39'57" E  
37.66'

N=6976388.2243  
E=2493195.2650

$\Delta=00^{\circ}40'24''$   
 $R=1,445.00'$   
 $T=8.49'$   
 $L=16.98'$   
 $CB=N 81^{\circ}13'53'' W$   
 $CL=16.98'$

I.H. SPUR 345  
U.S. HWY. 75  
**NORTH CENTRAL EXPRESSWAY**  
(VARIABLE WIDTH RIGHT-OF-WAY)

FLORA STREET  
(VARIABLE WIDTH RIGHT-OF-WAY)

6-17-2014 - REVISED TITLE BLOCK

PAGE 6 OF 11

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

**LEGEND**

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

CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 527), 3.903 ACRE (170,022 SQ. FT.), PART OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY) AND PART OF INTERSTATE HIGHWAY SPUR 345 AND PART OF STATE HIGHWAY SPUR 366 (WOODALL RODGERS FREEWAY), JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS



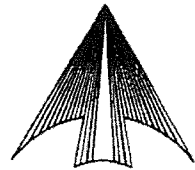
NATHAN D. MAIER  
CONSULTING ENGINEERS, INC.  
TBPCE FIRM REG. NO. F-356  
TBPPLS FIRM REG. NO. 100189-00

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

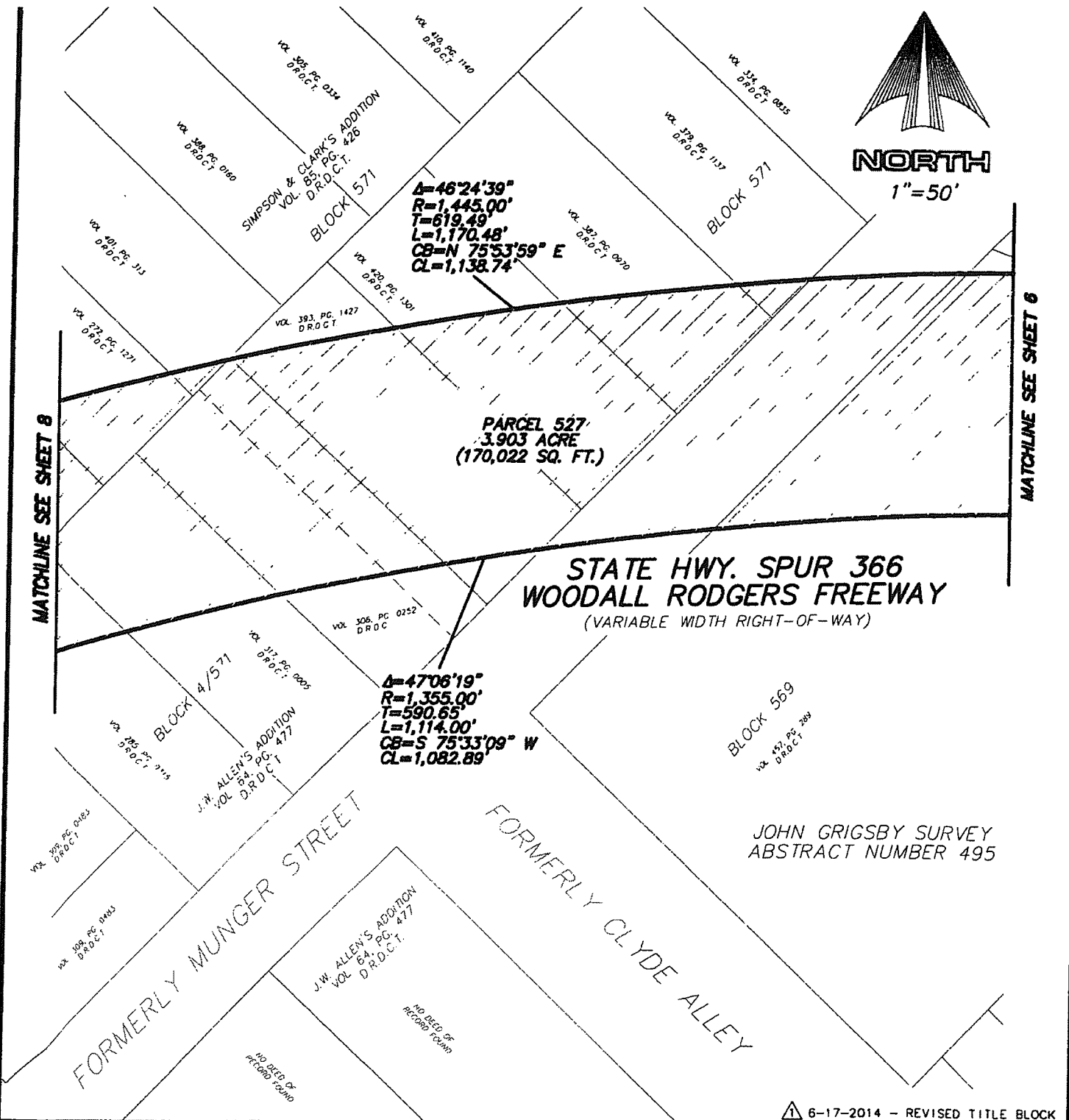
09/12/2013

PARCEL-527.DWG





**NORTH**  
1"=50'



**PARCEL 527**  
3.903 ACRE  
(170,022 SQ. FT.)

**STATE HWY. SPUR 366**  
**WOODALL RODGERS FREEWAY**  
(VARIABLE WIDTH RIGHT-OF-WAY)

$\Delta=47^{\circ}06'19''$   
 $R=1,355.00'$   
 $T=590.65'$   
 $L=1,114.00'$   
 $CB=S 75^{\circ}33'09'' W$   
 $CL=1,082.89'$

JOHN GRIGSBY SURVEY  
ABSTRACT NUMBER 495

6-17-2014 - REVISED TITLE BLOCK

PAGE 7 OF 11

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

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

CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 527), 3.903 ACRE (170,022 SQ. FT.), PART OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY) AND PART OF INTERSTATE HIGHWAY SPUR 345 AND PART OF STATE HIGHWAY SPUR 366 (WOODALL RODGERS FREEWAY), JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS



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

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

09/12/2013

PARCEL-527.DWG

JOHN GRIGSBY SURVEY  
ABSTRACT NUMBER 495

BLOCK 593

$\Delta=46^{\circ}24'39''$   
 $R=1,445.00'$   
 $T=619.49'$   
 $L=1,170.48'$   
 $CB=N 75^{\circ}53'59'' E$   
 $CL=1,138.74'$



ALLEN STREET  
(50' RIGHT-OF-WAY)  
189.36'

FORMERLY  
COCHRAN STREET

STATE HWY. SPUR 366  
WOODALL RODGERS FREEWAY  
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1A, BLOCK D/572  
LOFTS OF 572  
VOL. 2000140, PG. 1551  
D.R.D.C.T.

CAUSE NUMBER 50074-d  
COUNTY COURT AT LAW NO. 4  
VOL. 575, PG. 1780  
D.R.D.C.T.

VOL. 272, PG. 1271  
D.R.D.C.T.  
SIMPSON & CLARK'S ADDITION  
VOL. 85, PG. 426  
D.R.D.C.T.  
VOL. 575, PG. 16  
D.R.D.C.T.

MATCHLINE SEE SHEET 7

PARCEL 527  
3.903 ACRE  
(170,022 SQ. FT.)

$\Delta=47^{\circ}06'19''$   
 $R=1,355.00'$   
 $T=590.65'$   
 $L=1,114.00'$   
 $CB=S 75^{\circ}33'09'' W$   
 $CL=1,082.89'$

FORMERLY ALLEN STREET

MATCHLINE SEE SHEET 9

VOL. 575, PG. 1780  
D.R.D.C.T.  
VOL. 507, PG. 1013  
D.R.D.C.T.  
VOL. 575, PG. 1780  
D.R.D.C.T.  
VOL. 507, PG. 1013  
D.R.D.C.T.  
VOL. 575, PG. 1780  
D.R.D.C.T.  
VOL. 507, PG. 1013  
D.R.D.C.T.

SIMPSON & CLARK'S ADDITION  
VOL. 85, PG. 426  
D.R.D.C.T.

BLOCK 570  
J.W. ALLEN'S ADDITION  
VOL. 64, PG. 477  
D.R.D.C.T.

VOL. 217, PG. 0183  
D.R.D.C.T.  
VOL. 572, PG. 0081  
D.R.D.C.T.  
VOL. 573, PG. 386  
D.R.D.C.T.  
VOL. 725, PG. 0270  
D.R.D.C.T.  
VOL. 509, PG. 0483  
D.R.D.C.T.  
VOL. 509, PG. 0483  
D.R.D.C.T.

6-17-2014 - REVISED TITLE BLOCK

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

CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 527), 3.903 ACRE (170,022 SQ. FT.), PART OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY) AND PART OF INTERSTATE HIGHWAY SPUR 345 AND PART OF STATE HIGHWAY SPUR 366 (WOODALL RODGERS FREEWAY), JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS

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



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

Two Northpark / 8090 Park Lane / Suite 600  
Dallas, Texas 75231 / (214) 799-4741

09/12/2013

PARCEL-527.DWG

JOHN GRIGSBY SURVEY  
ABSTRACT NUMBER 495



POST APARTMENT HOMES, L.P.  
VOL. 97214, PG. 3291  
D.R.D.C.T.

POST APARTMENT HOMES, L.P.  
VOL. 97246, PG. 3298  
D.R.D.C.T.

POST APARTMENT HOMES, L.P.  
VOL. 97224, PG. 6828  
D.R.D.C.T.

POST APARTMENT HOMES, L.P.  
VOL. 97246, PG. 3298  
D.R.D.C.T.

$\Delta=46^{\circ}24'39''$   
 $R=1,445.00'$   
 $T=619.49'$   
 $L=1,170.48'$   
 $CB=N 75^{\circ}53'59'' E$   
 $CL=1,138.74'$

LOT 1A, BLOCK D/572  
LOFTS OF 572  
VOL. 2000140, PG. 1551  
D.R.D.C.T.

N=6976199.6980  
E=2492105.2219

CAUSE NUMBER 50074-D  
VOL. 97246, PG. 3298  
COUNTY COURT AT LAW NO.4

MATCHLINE SEE SHEET 8

N 51°43'50" E 235.94'

PARCEL 527  
3.903 ACRE  
(170,022 SQ. FT.)

FORMERLY COCHRAN STREET

$\Delta=47^{\circ}06'19''$   
 $R=1,355.00'$   
 $T=590.65'$   
 $L=1,114.00'$   
 $CB=S 75^{\circ}33'09'' W$   
 $CL=1,082.89'$

STATE HWY. SPUR 366  
WOODALL RODGERS FREEWAY  
(VARIABLE WIDTH RIGHT-OF-WAY)

FORMERLY BOLL STREET

MATCHLINE SEE SHEET 10

6-17-2014 - REVISED TITLE BLOCK

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

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

CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 527), 3.903 ACRE (170,022 SQ. FT.), PART OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY) AND PART OF INTERSTATE HIGHWAY SPUR 345 AND PART OF STATE HIGHWAY SPUR 366 (WOODALL RODGERS FREEWAY), JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS

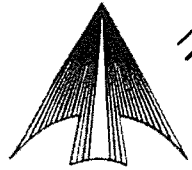


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09/12/2013

PARCEL-527.DWG

JOHN GRIGSBY SURVEY  
ABSTRACT NUMBER 495



**NORTH**

1"=50'

**COLUMBUS STREET**

DRAINAGE, UTILITY, SIDEWALK  
AND STREET EASEMENT

LOT 1, BLOCK F/558  
UPTOWN VILLAGE  
VOL. 93246, PG. 5500  
D.R.D.C.T.

POST APARTMENT HOMES, L.P.  
INST. NO. 200900131878  
O.P.R.D.C.T.

POST APARTMENT HOMES, L.P.  
INST. NO. 200900131878  
O.P.R.D.C.T.

LOT 1, BLOCK G/558  
UPTOWN VILLAGE  
VOL. 93246, PG. 5500  
D.R.D.C.T.

**PARCEL 527**  
**3.903 ACRE**  
**(170,022 SQ. FT.)**

**STATE HWY. SPUR 366**  
**WOODALL RODGERS FREEWAY**  
(VARIABLE WIDTH RIGHT-OF-WAY)

$\Delta=1726.44'$   
 $R=1,545.00'$   
 $T=237.05'$   
 $L=470.42'$   
 $CB=S 60^{\circ}43'22" W$   
 $CL=468.61'$

**FORMERLY COCHRAN STREET**

$N 49^{\circ}03'13" E$   
 $73.68'$

N=6976005.3038  
E=2491864.3616

$N 52^{\circ}00'07" E$   
 $421.78'$   
 $195.94'$

$S 52^{\circ}00'00" W$   
 $433.75'$

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 11

6-17-2014 - REVISED TITLE BLOCK

PAGE 10 OF 11

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

**LEGEND**

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	-----	RIGHT-OF-WAY LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	- - - - -	EASEMENT LINE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	=====	SUBDIVISION LINE
INST. NO.	INSTRUMENT NUMBER	-----	PROPERTY LINE
VOL., PG.	VOLUME, PAGE	IRF	IRON ROD FOUND
E'SMT.	EASEMENT	IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET	CM	CONTROLLING MONUMENT
		FFK	FOUND PK NAIL
		FX	FOUND "X"

CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 527), 3.903 ACRE (170,022 SQ. FT.), PART OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY) AND PART OF INTERSTATE HIGHWAY SPUR 345 AND PART OF STATE HIGHWAY SPUR 366 (WOODALL RODGERS FREEWAY), JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS



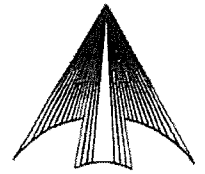
**NATHAN D. MAIER**  
CONSULTING ENGINEERS, INC.  
TBPE FIRM REG. NO. F-356  
TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600  
Dallas, Texas 75221 / (214) 759-4741

09/12/2013

PARCEL-527.DWG

JOHN GRIGSBY SURVEY  
ABSTRACT NUMBER 495



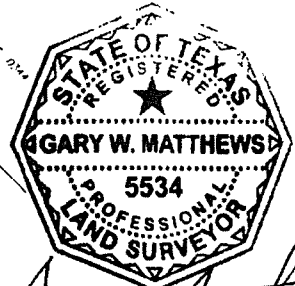
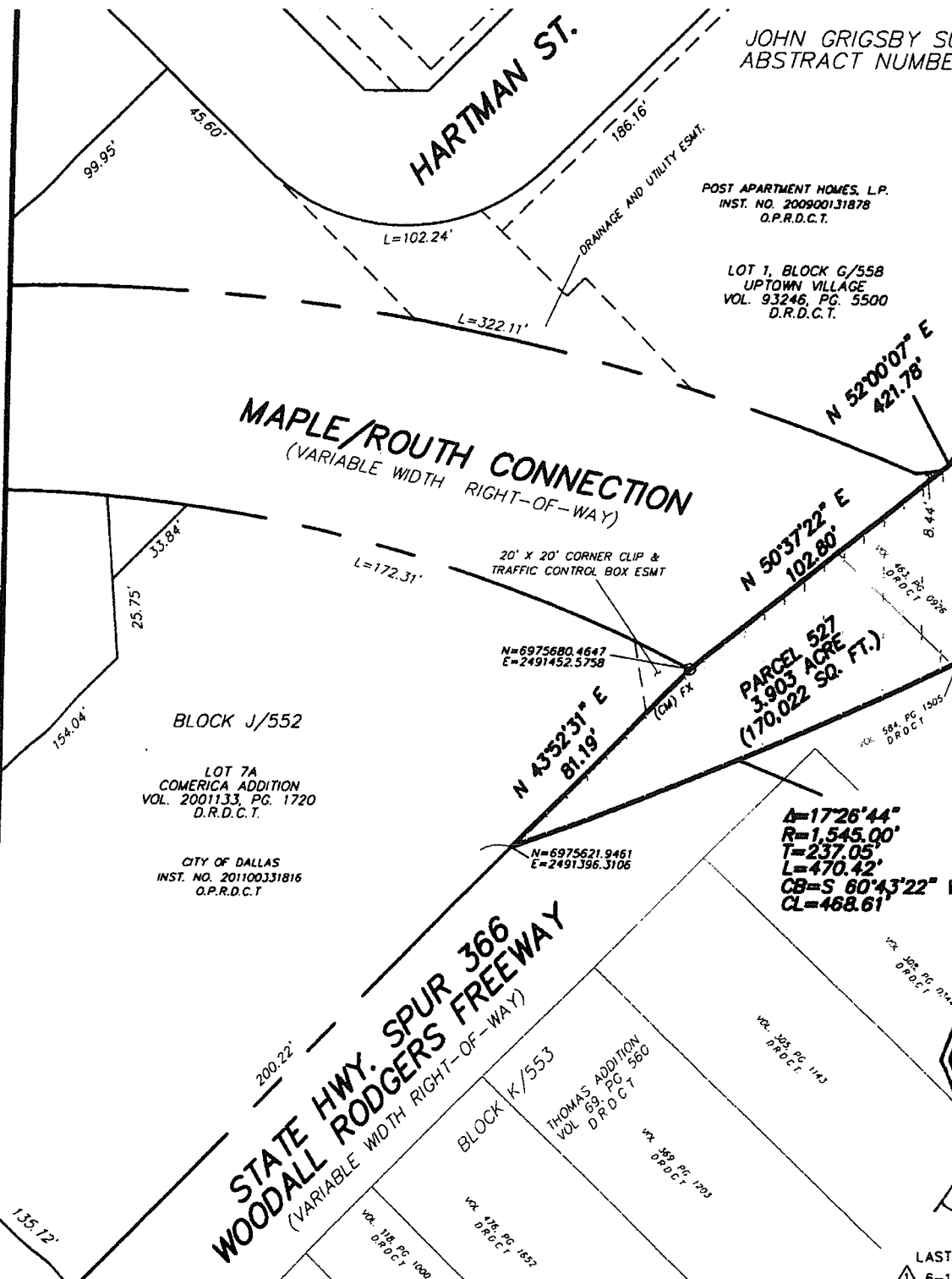
**NORTH**  
1"=50'

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LOT 1, BLOCK G/558  
UPTOWN VILLAGE  
VOL. 93246, PG. 5500  
D.R.D.C.T.

N=6975745.6767  
E=2491532.0309

MATCHLINE SEE SHEET 10



*Gary W. Matthews*  
9.12.2013

LAST FIELD INSPECTION 07-11-2013  
6-17-2014 - REVISED TITLE BLOCK

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

LEGEND	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
SQ. FT.	SQUARE FEET
----	RIGHT-OF-WAY LINE
----	EASEMENT LINE
----	SUBDIVISION LINE
----	PROPERTY LINE
IRF	IRON ROD FOUND
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△ CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 527), 3.903 ACRE (170,022 SQ. FT.), PART OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY) AND PART OF INTERSTATE HIGHWAY SPUR 345 AND PART OF STATE HIGHWAY SPUR 366 (WOODALL RODGERS FREEWAY), JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS



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