

June 26, 2019

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 24,402 square feet of land located in Dallas County, Texas, and being the same property more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": McKamy and Osage Branch Wastewater Interceptor Project

"USE": The installation, use, and maintenance of a pipeline or lines for the transmission of treated wastewater together with such appurtenant facilities as may be necessary, provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

"PROPERTY INTEREST": Easement, subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNER": SDOG Investments I, L.L.C., provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": \$265,372.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$6,000.00

"AUTHORIZED AMOUNT": Not to exceed \$271,372.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

June 26, 2019

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

SECTION 4. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is hereby authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Wastewater Capital Improvement Fund, Fund 3116, Department DWU, Unit PS40, Program 706028, Object 4250, Encumbrance/Contract No. CX-DWU-2019-00008634. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. 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:
CHRISTOPHER J. CASO, Interim City Attorney

BY: B. v. S. H.
Assistant City Attorney

APPROVED BY
CITY COUNCIL

JUN 26 2019
[Signature]
CITY SECRETARY

8,358 SQUARE FOOT (0.192 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
PRESCOTT INTERESTS, LTD.

190992
EXHIBIT A
TRACT 1

BEING an 8,358 square foot (0.192 Acre) parcel of land situated in the JOHN BECKNELL SURVEY, ABSTRACT NO. 53, in the City of Dallas, Dallas County, Texas, said parcel being part of a called 4.136 acre tract of land described in a deed to Prescott Interests, LTD. recorded in Instrument Number 200600229523 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), also being part of the Common Area "A" tract and Lot 1, Block 11/8190 of Prescott Interests 15900 Preston Road Addition, an addition to the City of Dallas according to the plat thereof recorded in Instrument Number 201000053042 of said Official Public Records and being more particularly described as follows:

COMMENCING at a ½-inch steel rod with a cap marked "Britain & Crawford" found (controlling monument) in the easterly right-of-way line of Preston Road (variable width right-of-way) for the northwesterly corner of a called 1.776 acre tract of land described in a deed to Delart Investments, Inc., recorded in Volume 90213, page 4296 of the Deed Records of Dallas County, Texas, from which a cut "X" found (controlling monument) for a westerly corner of said Delart Investments, Inc., tract bears South 13 degrees 49 minutes 53 seconds West a distance of 68.65 feet;

THENCE North 57 degrees 23 minutes 33 seconds East, along the northerly line of said Delart Investments, Inc. tract, a distance of 137.63 feet to the northeasterly corner of said Delart Investments, Inc. tract and being on the westerly line of said Prescott Interests, LTD. tract and said Common Area "A" tract;

THENCE South 06 degrees 57 minutes 18 seconds East, along the common line between said Delart Investments, Inc. tract, said Prescott Interests, LTD. tract, and said Common Area "A" tract, a distance of 132.67 feet to a point;

THENCE South 00 degrees 20 minutes 12 seconds West along the common line between said Delart Investments, Inc. tract, said Prescott Interests, LTD. tract, and said Common Area "A" tract, a distance of 200.90 feet to a ½-inch steel rod with a cap marked "AZ&B" set for the **POINT OF BEGINNING**;

THENCE across said Prescott Interests, LTD. tract, and said Common Area "A" tract the following courses and distances:

North 85 degrees 16 minutes 31 seconds East, a distance of 4.86 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

South 04 degrees 43 minutes 29 seconds East, a distance of 162.08 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

FIELD NOTES APPROVED:

M. Hays



8,358 SQUARE FOOT (0.192 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
PRESCOTT INTERESTS, LTD.

190992
EXHIBIT A

South 00 degrees 34 minutes 07 seconds West, a distance of 122.61 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

North 89 degrees 25 minutes 53 seconds West, a distance of 25.00 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

North 00 degrees 34 minutes 07 seconds East, a distance of 87.82 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

North 89 degrees 25 minutes 53 seconds West, crossing said Lot 1 at a distance of 29.27 feet, and continuing a total distance of 92.81 feet to a ½-inch steel rod with a cap marked "AZ&B" set in the common line between said Delart Investments, Inc. tract and said Prescott Interests, LTD. tract, and said Lot 1;

THENCE North 44 degrees 29 minutes 47 seconds East, along the southeasterly boundary of said Delart Investments, Inc. tract and the northwesterly boundary of Lot 1 and said Common Area "A" tract, a distance of 18.27 feet to a ½-inch steel rod with a cap marked "AZ&B" set;

THENCE North 33 degrees 03 minutes 15 seconds East, continuing along the southeasterly boundary of said Delart Investments, Inc. tract and the northwesterly boundary of Lot 1 and said Common Area "A" tract, a distance of 14.04 feet to a ½-inch steel rod with a cap marked "AZ&B" set;

THENCE across said Prescott Interests, LTD. tract, and said Common Area "A" tract the following courses and distances:

South 89 degrees 25 minutes 53 seconds East, a distance of 72.59 feet to a ½-inch steel rod with a cap marked "AZ&B" set;

North 00 degrees 34 minutes 07 seconds West, a distance of 8.63 feet to a ½-inch steel rod with a cap marked "AZ&B" set;

North 04 degrees 43 minutes 29 seconds West, a distance of 97.16 feet to a ½-inch steel rod with a cap marked "AZ&B" set in the common line between said Delart Investments, Inc. tract, said Prescott Interests, LTD., and Common Area "A" tract;

THENCE North 17 degrees 18 minutes 22 seconds East, along the common line between said Delart Investments, Inc. tract, said Prescott Interests, LTD., and Common area "A" tract, a distance of 49.47 feet to a set ½-inch steel rod with a cap marked "AZ&B";

8,358 SQUARE FOOT (0.192 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
PRESCOTT INTERESTS, LTD.

THENCE North 00 degrees 20 minutes 12 seconds East, continuing along the common line between said Delart Investments, Inc. tract and said Prescott Interests, LTD. tract, a distance of 17.99 feet to the **POINT OF BEGINNING** and containing 8,358 square feet, or 0.192 acre of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network.

A survey plat of even date accompanies this property description.

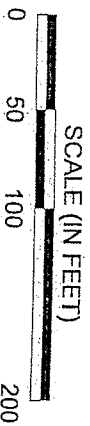
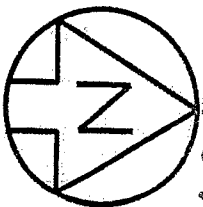
I the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of August, 2011.


Jeffrey Sheppard
Registered Professional Land Surveyor No. 3696

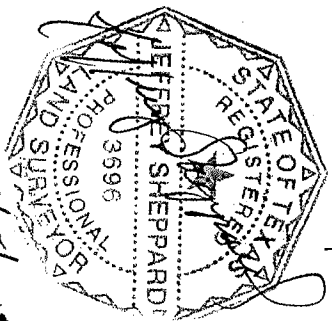
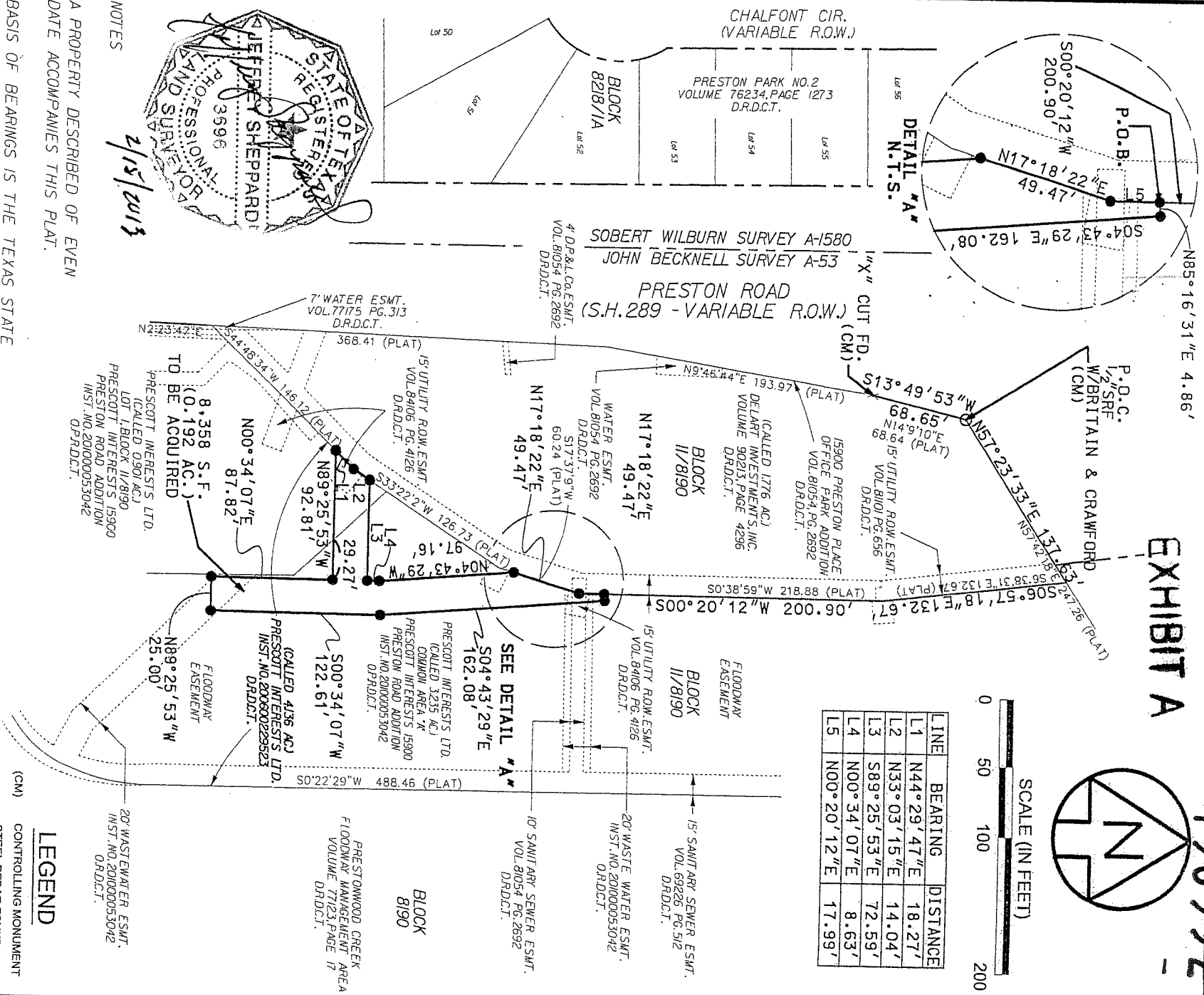


EXHIBIT A

190992



LINE	BEARING	DISTANCE
L1	N44°29'47"E	18.27'
L2	N33°03'15"E	14.04'
L3	S89°25'53"E	72.59'
L4	N00°34'07"E	8.63'
L5	N00°20'12"E	17.99'



NOTES
 A PROPERTY DESCRIBED OF EVEN DATE ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WDS-VRS NETWORK.

COMPUTED BY: RME, CTO, JHS
 DRAWN BY: RME, CTO, JHS
 SUPERVISOR: E.D. UJTMAN
 DATE: 08-22-11
 SCALE: 1"=100'

REVISION HISTORY

NO.	DATE	DESCRIPTION

ARREQUINO ZEREDA & BRUNZ, INC.
 1101 WEST WINDY ROAD
 DALLAS, TEXAS 75248
 PH. 214-341-9800
 FAX 214-341-9826
 email: arredo@arredo-inc.com

8.358 SQUARE FOOT (0.192 ACRE)
 DALLAS CITY BLOCK 11/8190
 WASTEWATER EASEMENT
 PRESCOTT INTERESTS, LTD.

SHEET 4 OF 4 DWG NO. REV

LEGEND

(CM) CONTROLLING MONUMENT
 ○ STEEL REBAR FOUND (SIZE AS NOTED)
 ● 1/2" STEEL REBAR SET W/ AZB PLASTIC CAP (EXCEPT AS NOTED)
 □ LIMITS OF PROPERTY TO BE ACQUIRED

16,044 SQUARE FOOT (0.368 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
PRESCOTT INTERESTS, LTD

TRACT 2

BEING a 16,044 square foot (0.368 acre) parcel of land situated in the JOHN BECKNELL SURVEY, ABSTRACT NO. 53, in Official City Block Number 11/8190 in the City of Dallas, Dallas County, Texas, said parcel being part of a called 4.136 acre tract of land described in a deed to Prescott Interests, LTD. recorded in Instrument Number 200600229523 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), also being part of the Common Area "A" tract and part of Lot 1, Block 11/8190 of Prescott Interests 15900 Preston Road Addition, an addition to the City of Dallas according to the plat thereof recorded in Instrument Number 201000053042 of said Official Public Records and being more particularly described as follows:

COMMENCING at a ½-inch steel rod with a cap marked "Britain & Crawford" found (controlling monument-Texas State Plane Grid Coordinates-N=7,039,017.76, E=2,488,585.04) in the easterly right-of-way line of Preston Road (S.H. 289 - variable width right-of-way) for the northwesterly corner of a called 1.776 acre tract of land described in deed to Delart Investments, Inc. recorded in Volume 90213, Page 4296 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and platted as 15900 Preston Place Office Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 81054, Page 2692 of said Deed Records;

THENCE South 13 degrees 49 minutes 53 seconds West, along the common line between said Delart Investments, Inc. tract and said Preston Road, a distance of 68.65 feet to a cut "X" found (controlling monument-Texas State Plane Grid Coordinates-N=7,038,951.11, E=2488568.63), for a westerly corner of said Delart Investments, Inc. tract;

THENCE South 09 degrees 27 minutes 59 seconds West, continuing along said common line, a distance of 193.97 feet;

THENCE South 02 degrees 05 minutes 05 seconds West, continuing along said common line a distance of 286.56 feet to a ½-inch steel rod with a cap marked "AZ&B" set at the south corner of said Delart Investments tract and the northwest corner of said Lot 1 for the **POINT OF BEGINNING**;

THENCE North 44 degrees 29 minutes 47 seconds East, along the common line between said Delart Investments, Inc. tract and said Lot 1, a distance of 60.87 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

THENCE South 00 degrees 26 minutes 30 seconds West, departing said common line and across said Lot 1 and said Common Area "A", crossing the south line of said Lot 1 at a distance of 187.77 feet, a total distance of 261.85 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

THENCE across said Common Area "A", the following three (3) courses and distances;

FIELD NOTES APPROVED:
WBE 1/24/13

16,044 SQUARE FOOT (0.368 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
PRESCOTT INTERESTS, LTD

North 85 degrees 26 minutes 30 seconds East, a distance of 20.11 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

North 59 degrees 05 minutes 26 seconds East, a distance of 110.39 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

South 30 degrees 54 minutes 34 seconds East, a distance of 18.98 feet to a point in a creek (unable to monument) in the common boundary of said Common Area "A" and Prestonwood Creek Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 77123, Page 17 of said Deed Records, for the beginning of a non-tangent curve to the left;

THENCE along the common boundary between said Common Area "A" and said Prestonwood Creek Addition, the following two (2) courses and distances;

Southwesterly, along said non-tangent curve to the left which has a chord that bears South 52 degrees 38 minutes 08 seconds West for 85.42 feet, a central angle of 38 degrees 21 minutes 37 seconds and a radius of 130.00 feet, for an arc distance of 87.04 feet, to a point in a creek for the end of said curve;

South 33 degrees 27 minutes 20 seconds West, a distance of 26.29 feet to a point in a creek for corner (unable to monument);

THENCE departing the common boundary between said Common Area "A" and said Prestonwood Creek Addition and across said Common area "A" the following two (2) courses and distances;

South 85 degrees 26 minutes 30 seconds West, a distance of 47.99 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

South 46 degrees 15 minutes 43 seconds West, a distance of 49.18 feet to a ½-inch steel rod with a cap marked "AZ&B" set in the common boundary between Preston Road and said Common Area "A";

THENCE along the common boundary between said Preston Road and Common Area "A", the following two (2) courses and distances;

North 00 degrees 39 minutes 27 seconds West, a distance of 206.21 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

North 02 degrees 05 minutes 05 seconds East, a distance of 81.86 feet to the **POINT OF BEGINNING** and containing 16,044 square feet (0.368 acre) of land, more or less.

16,044 SQUARE FOOT (0.368 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
PRESCOTT INTERESTS, LTD

Basis of bearings and source of coordinates is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network and a grid-to-surface conversion factor of 1.000136506.

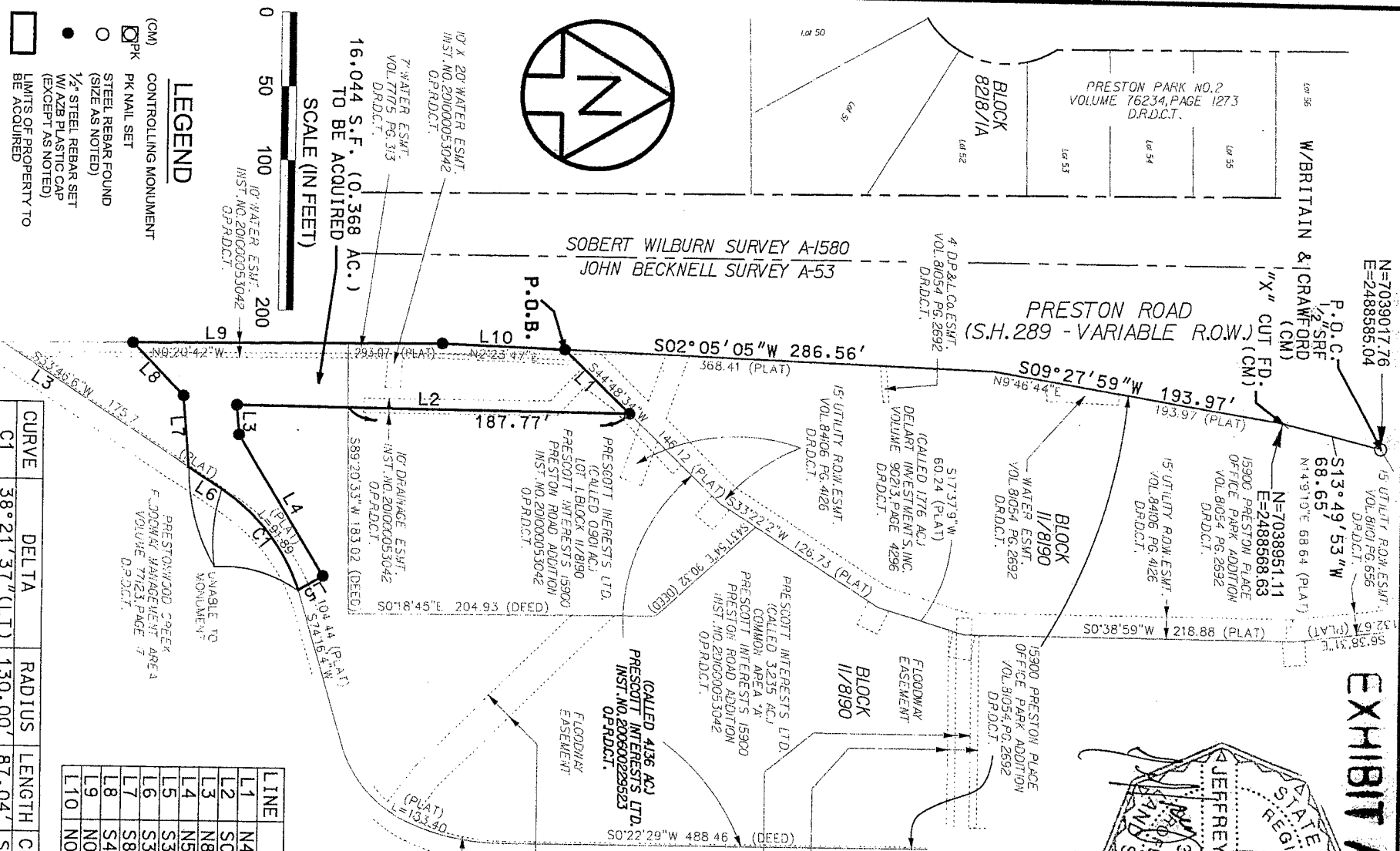
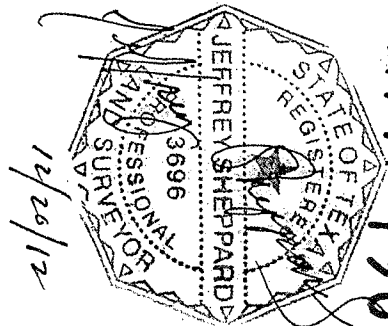
A survey plat of even date accompanies this property description.

I the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of August, 2011.

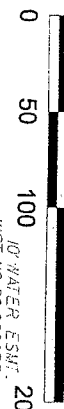
 12/20/12
Jeffrey Sheppard
Registered Professional Land Surveyor No. 3696



EXHIBIT A 190992



SCALE (IN FEET)



- LEGEND**
- (CM) CONTROLLING MONUMENT
 - PK PK NAIL SET
 - STEEL REBAR FOUND (SIZE AS NOTED)
 - 1/2" STEEL REBAR SET WITH AZB PLASTIC CAP (EXCEPT AS NOTED)
 - LIMITS OF PROPERTY TO BE ACQUIRED

LINE	BEARING	DISTANCE
L1	N44°29'47"E	60.87'
L2	N00°26'30"W	261.85'
L3	N85°26'30"E	20.17'
L4	N59°05'26"E	110.39'
L5	S30°54'34"E	18.98'
L6	S33°27'20"W	26.29'
L7	S85°26'30"W	47.99'
L8	S46°15'43"W	49.18'
L9	N00°39'27"W	206.21'
L10	N02°05'05"E	81.86'

CURVE	DELTA	RADIUS	LENGTH	CH.	BEARING	CHORD
C1	38°21'37" (LTT)	130.00'	87.04'	S52°38'08"W	85.42'	

COMPUTED BY: JHS
 DRAWN BY: JHS
 SUPERVISOR: JHS
 DATE: 12/17/12
 SCALE: 1"=50'

REVISION HISTORY

AVG
 ARREDONDO, ZEPEDA & BRUNZ, INC.
 11385 ACREE ROAD
 DALLAS, TX 75228
 FAX 214-341-9925
 email: office@zsb-avg.com

16,044 SQUARE FOOT (0.368 ACRE)
 DALLAS CITY BLOCK 11/8190
 WASTEWATER EASEMENT
 PRESCOTT INTERESTS, LTD.

SHEET 4 OF 4 DWG. NO. REV

WASTEWATER EASEMENT

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That SDOG Investments I, L.L.C., a Texas limited liability company (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of TWO HUNDRED SEVENTY-ONE THOUSAND THREE HUNDRED SEVENTY-TWO AND NO/100 DOLLARS (\$271,372.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, and the further benefits to be derived by the remaining property as a result of projected public improvements, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, an easement for the purpose of laying, constructing, maintaining, repairing and replacing a City wastewater main or mains and appurtenances and such additional main or mains and appurtenances as are needed in the future in, under, through, across and along all that certain lot, tract or parcel of land described in Exhibit A, attached hereto and made a part hereof by reference for all purposes.

The City is acquiring this property for the purpose of laying, constructing, maintaining, repairing and replacing a City wastewater main or mains and appurtenances, and such additional main or mains and appurtenances as are needed in the future, according to such plans and specifications as will, in City's opinion, best serve the public purpose. The payment of the purchase price shall be considered full and adequate compensation for the easement rights herein granted.

Should one or more of the Grantors herein be natural persons and not joined by their respective spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor(s). Should one or more of the Grantors herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such a party has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

The City shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to, the right of ingress and egress over and across said property to and from said easement for the purpose of constructing, reconstructing, maintaining, inspecting or repairing said main or mains and appurtenances.

The City shall have the right to remove and keep removed from the permanent easement herein granted any and all structures, fences, trees, shrubs, growths or other obstructions which may endanger or interfere with the construction, reconstruction, maintenance, repair or operation of the said main or mains. (Grantor, its successors or assigns, shall not place or store any material upon, or cover, bury, pave over or otherwise obstruct any cleanout, valve, meter or manhole located within the herein described permanent easement.)

Grantor, its successors or assigns, shall not be permitted to plant trees or shrubs of any kind within the boundaries of the herein described permanent easement.

EXHIBIT B
190992

All expenses in the construction and maintenance of said main or mains and appurtenances shall be borne by the City. In the construction of said main or mains and appurtenances, should the City find it necessary to remove any improvements now on the above-described property, all of those expenses shall also be borne by the City. Upon completion of construction, all surplus excavation, debris, trash or litter resulting from construction shall be cleaned up and hauled off the premises, and the easement property, including any fences disturbed, shall be restored to its original contour and condition.

Nothing in this easement shall be construed as a waiver by the City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas.

SPECIAL PROVISIONS: "None".

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

SDOG Investments I, L.L.C.,
a Texas limited liability company

By: _____
Name: _____
Title: _____

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by _____, _____ of SDOG Investments I,
L.L.C., Inc, a Texas limited liability company, on behalf of said limited liability company.

Notary Public, State of TEXAS

* * * * *

190992
EXHIBIT B

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: JASMINE CHACKO

Wastewater Easement Log No. 40194

8,358 SQUARE FOOT (0.192 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
PRESCOTT INTERESTS, LTD.

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EXHIBIT A

TRACT 1

BEING an 8,358 square foot (0.192 Acre) parcel of land situated in the JOHN BECKNELL SURVEY, ABSTRACT NO. 53, in the City of Dallas, Dallas County, Texas, said parcel being part of a called 4.136 acre tract of land described in a deed to Prescott Interests, LTD. recorded in Instrument Number 200600229523 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), also being part of the Common Area "A" tract and Lot 1, Block 11/8190 of Prescott Interests 15900 Preston Road Addition, an addition to the City of Dallas according to the plat thereof recorded in Instrument Number 201000053042 of said Official Public Records and being more particularly described as follows:

COMMENCING at a ½-inch steel rod with a cap marked "Britain & Crawford" found (controlling monument) in the easterly right-of-way line of Preston Road (variable width right-of-way) for the northwesterly corner of a called 1.776 acre tract of land described in a deed to Delart Investments, Inc., recorded in Volume 90213, page 4296 of the Deed Records of Dallas County, Texas, from which a cut "X" found (controlling monument) for a westerly corner of said Delart Investments, Inc., tract bears South 13 degrees 49 minutes 53 seconds West a distance of 68.65 feet;

THENCE North 57 degrees 23 minutes 33 seconds East, along the northerly line of said Delart Investments, Inc. tract, a distance of 137.63 feet to the northeasterly corner of said Delart Investments, Inc. tract and being on the westerly line of said Prescott Interests, LTD. tract and said Common Area "A" tract;

THENCE South 06 degrees 57 minutes 18 seconds East, along the common line between said Delart Investments, Inc. tract, said Prescott Interests, LTD. tract, and said Common Area "A" tract, a distance of 132.67 feet to a point;

THENCE South 00 degrees 20 minutes 12 seconds West along the common line between said Delart Investments, Inc. tract, said Prescott Interests, LTD. tract, and said Common Area "A" tract, a distance of 200.90 feet to a ½-inch steel rod with a cap marked "AZ&B" set for the **POINT OF BEGINNING**;

THENCE across said Prescott Interests, LTD. tract, and said Common Area "A" tract the following courses and distances:

North 85 degrees 16 minutes 31 seconds East, a distance of 4.86 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

South 04 degrees 43 minutes 29 seconds East, a distance of 162.08 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

FIELD NOTES APPROVED:

AKC 4/24/13



8,358 SQUARE FOOT (0.192 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
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EXHIBIT-A

South 00 degrees 34 minutes 07 seconds West, a distance of 122.61 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

North 89 degrees 25 minutes 53 seconds West, a distance of 25.00 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

North 00 degrees 34 minutes 07 seconds East, a distance of 87.82 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

North 89 degrees 25 minutes 53 seconds West, crossing said Lot 1 at a distance of 29.27 feet, and continuing a total distance of 92.81 feet to a ½-inch steel rod with a cap marked "AZ&B" set in the common line between said Delart Investments, Inc. tract and said Prescott Interests, LTD. tract, and said Lot 1;

THENCE North 44 degrees 29 minutes 47 seconds East, along the southeasterly boundary of said Delart Investments, Inc. tract and the northwesterly boundary of Lot 1 and said Common Area "A" tract, a distance of 18.27 feet to a ½-inch steel rod with a cap marked "AZ&B" set;

THENCE North 33 degrees 03 minutes 15 seconds East, continuing along the southeasterly boundary of said Delart Investments, Inc. tract and the northwesterly boundary of Lot 1 and said Common Area "A" tract, a distance of 14.04 feet to a ½-inch steel rod with a cap marked "AZ&B" set;

THENCE across said Prescott Interests, LTD. tract, and said Common Area "A" tract the following courses and distances:

South 89 degrees 25 minutes 53 seconds East, a distance of 72.59 feet to a ½-inch steel rod with a cap marked "AZ&B" set;

North 00 degrees 34 minutes 07 seconds West, a distance of 8.63 feet to a ½-inch steel rod with a cap marked "AZ&B" set;

North 04 degrees 43 minutes 29 seconds West, a distance of 97.16 feet to a ½-inch steel rod with a cap marked "AZ&B" set in the common line between said Delart Investments, Inc. tract, said Prescott Interests, LTD., and Common Area "A" tract;

THENCE North 17 degrees 18 minutes 22 seconds East, along the common line between said Delart Investments, Inc. tract, said Prescott Interests, LTD., and Common area "A" tract, a distance of 49.47 feet to a set ½-inch steel rod with a cap marked "AZ&B";

8,358 SQUARE FOOT (0.192 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
PRESCOTT INTERESTS, LTD.

190992
EXHIBIT A

THENCE North 00 degrees 20 minutes 12 seconds East, continuing along the common line between said Delart Investments, Inc. tract and said Prescott Interests, LTD. tract, a distance of 17.99 feet to the **POINT OF BEGINNING** and containing 8,358 square feet, or 0.192 acre of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network.

A survey plat of even date accompanies this property description.

I the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of August, 2011.


Jeffrey Sheppard
Registered Professional Land Surveyor No. 3696

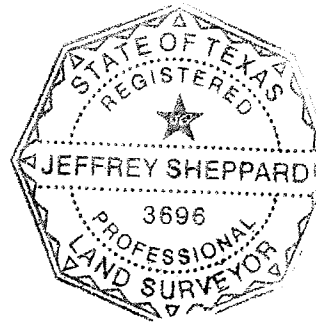
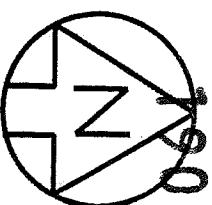


EXHIBIT A

790992

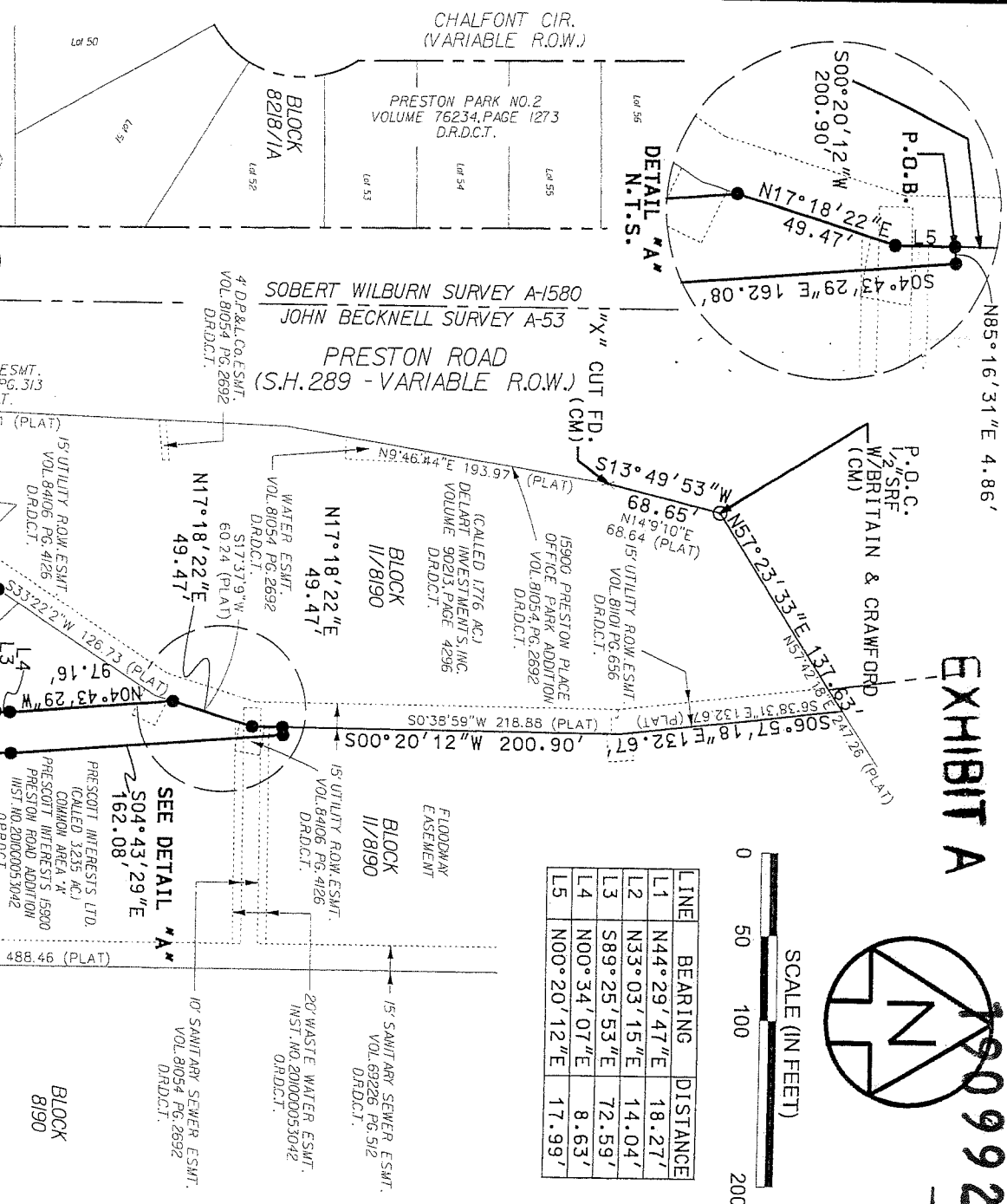
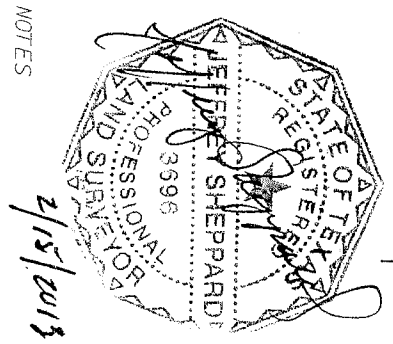


LINE	BEARING	DISTANCE
L1	N44°29'47"E	18.27'
L2	N33°03'15"E	14.04'
L3	S89°25'53"E	72.59'
L4	N00°34'07"E	8.63'
L5	N00°20'12"E	17.99'

NOTES

A PROPERTY DESCRIBED OF EVEN DATE ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WDS-VRS NETWORK.



LEGEND

(CM) CONTROLLING MONUMENT

○ STEEL REBAR FOUND (SIZE AS NOTED)

● 1/2" STEEL REBAR SET W/ AZB PLASTIC CAP (EXCEPT AS NOTED)

□ LIMITS OF PROPERTY TO BE ACQUIRED

COMPUTED BY: RME, CTD, JHS
 DRAWN BY: RME, CKD, JHS
 SUPERVISOR: E.D. LITZMAN
 DATE: 08-22-11
 SCALE: 1"=100'

REVISION HISTORY

HAZARD
 ARREDONCO, ZEPEDA & BRUNZ, INC.
 1385 MECHERE ROAD
 FRI, TX 75141-6800
 PH: 214-341-8800
 FAX: 214-341-8825
 email: office@hazb-entrs.com

8,358 SQUARE FOOT (0.192 ACRE) DALLAS CITY BLOCK 11/8190 WASTEWATER EASEMENT PRESCOTT INTERESTS, LTD.

16,044 SQUARE FOOT (0.368 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
PRESCOTT INTERESTS, LTD

EXHIBIT A

TRACT 2
190992

BEING a 16,044 square foot (0.368 acre) parcel of land situated in the JOHN BECKNELL SURVEY, ABSTRACT NO. 53, in Official City Block Number 11/8190 in the City of Dallas, Dallas County, Texas, said parcel being part of a called 4.136 acre tract of land described in a deed to Prescott Interests, LTD. recorded in Instrument Number 200600229523 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), also being part of the Common Area "A" tract and part of Lot 1, Block 11/8190 of Prescott Interests 15900 Preston Road Addition, an addition to the City of Dallas according to the plat thereof recorded in Instrument Number 201000053042 of said Official Public Records and being more particularly described as follows:

COMMENCING at a ½-inch steel rod with a cap marked "Britain & Crawford" found (controlling monument-Texas State Plane Grid Coordinates-N=7,039,017.76, E=2,488,585.04) in the easterly right-of-way line of Preston Road (S.H. 289 - variable width right-of-way) for the northwesterly corner of a called 1.776 acre tract of land described in deed to Delart Investments, Inc. recorded in Volume 90213, Page 4296 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and platted as 15900 Preston Place Office Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 81054, Page 2692 of said Deed Records;

THENCE South 13 degrees 49 minutes 53 seconds West, along the common line between said Delart Investments, Inc. tract and said Preston Road, a distance of 68.65 feet to a cut "X" found (controlling monument-Texas State Plane Grid Coordinates-N=7,038,951.11, E=2488568.63), for a westerly corner of said Delart Investments, Inc. tract;

THENCE South 09 degrees 27 minutes 59 seconds West, continuing along said common line, a distance of 193.97 feet;

THENCE South 02 degrees 05 minutes 05 seconds West, continuing along said common line a distance of 286.56 feet to a ½-inch steel rod with a cap marked "AZ&B" set at the south corner of said Delart Investments tract and the northwest corner of said Lot 1 for the **POINT OF BEGINNING**;

THENCE North 44 degrees 29 minutes 47 seconds East, along the common line between said Delart Investments, Inc. tract and said Lot 1, a distance of 60.87 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

THENCE South 00 degrees 26 minutes 30 seconds West, departing said common line and across said Lot 1 and said Common Area "A", crossing the south line of said Lot 1 at a distance of 187.77 feet, a total distance of 261.85 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

THENCE across said Common Area "A", the following three (3) courses and distances;

FIELD NOTES APPROVED:

W. B. H. 1/24/13



16,044 SQUARE FOOT (0.368 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
PRESCOTT INTERESTS, LTD

EXHIBIT A
190992

North 85 degrees 26 minutes 30 seconds East, a distance of 20.11 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

North 59 degrees 05 minutes 26 seconds East, a distance of 110.39 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

South 30 degrees 54 minutes 34 seconds East, a distance of 18.98 feet to a point in a creek (unable to monument) in the common boundary of said Common Area "A" and Prestonwood Creek Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 77123, Page 17 of said Deed Records, for the beginning of a non-tangent curve to the left;

THENCE along the common boundary between said Common Area "A" and said Prestonwood Creek Addition, the following two (2) courses and distances;

Southwesterly, along said non-tangent curve to the left which has a chord that bears South 52 degrees 38 minutes 08 seconds West for 85.42 feet, a central angle of 38 degrees 21 minutes 37 seconds and a radius of 130.00 feet, for an arc distance of 87.04 feet, to a point in a creek for the end of said curve;

South 33 degrees 27 minutes 20 seconds West, a distance of 26.29 feet to a point in a creek for corner (unable to monument);

THENCE departing the common boundary between said Common Area "A" and said Prestonwood Creek Addition and across said Common area "A" the following two (2) courses and distances;

South 85 degrees 26 minutes 30 seconds West, a distance of 47.99 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

South 46 degrees 15 minutes 43 seconds West, a distance of 49.18 feet to a ½-inch steel rod with a cap marked "AZ&B" set in the common boundary between Preston Road and said Common Area "A";

THENCE along the common boundary between said Preston Road and Common Area "A", the following two (2) courses and distances;

North 00 degrees 39 minutes 27 seconds West, a distance of 206.21 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

North 02 degrees 05 minutes 05 seconds East, a distance of 81.86 feet to the **POINT OF BEGINNING** and containing 16,044 square feet (0.368 acre) of land, more or less.

16,044 SQUARE FOOT (0.368 ACRE)
DALLAS CITY BLOCK 11/8190
WASTEWATER EASEMENT
PRESCOTT INTERESTS, LTD

190992
EXHIBIT A

Basis of bearings and source of coordinates is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network and a grid-to-surface conversion factor of 1.000136506.

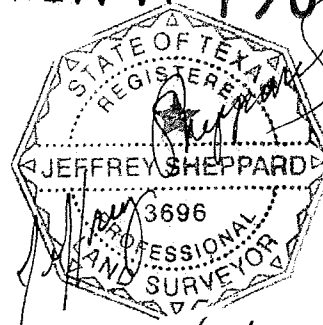
A survey plat of even date accompanies this property description.

I the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of August, 2011.


12/20/12
Jeffrey Sheppard
Registered Professional Land Surveyor No. 3696

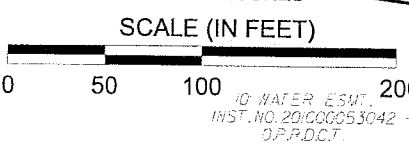
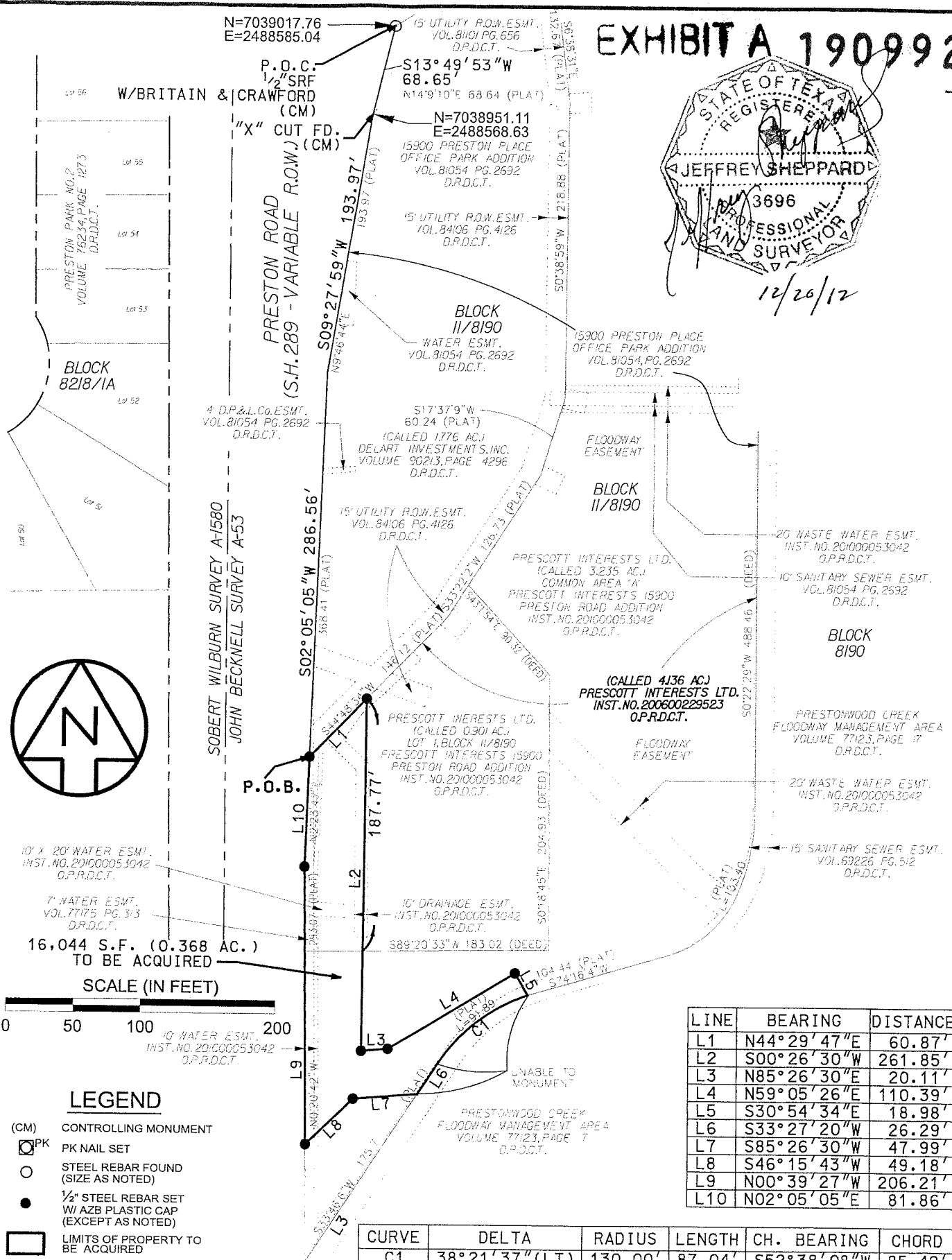


EXHIBIT A 190992



12/20/12

S:\DWU\207010.001-Haliff-McKamy\Dgm\Easement\Preston Place Office Park\ESMT-411A\ESMT-411a.dgn 12/17/2012 7:14:05 AM



- LEGEND**
- (CM) CONTROLLING MONUMENT
 - PK PK NAIL SET
 - STEEL REBAR FOUND (SIZE AS NOTED)
 - 1/2" STEEL REBAR SET W/ AZB PLASTIC CAP (EXCEPT AS NOTED)
 - LIMITS OF PROPERTY TO BE ACQUIRED

LINE	BEARING	DISTANCE
L1	N44°29'47"E	60.87'
L2	S00°26'30"W	261.85'
L3	N85°26'30"E	20.11'
L4	N59°05'26"E	110.39'
L5	S30°54'34"E	18.98'
L6	S33°27'20"W	26.29'
L7	S85°26'30"W	47.99'
L8	S46°15'43"W	49.18'
L9	N00°39'27"W	206.21'
L10	N02°05'05"E	81.86'

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CHORD
C1	38°21'37" (LT)	130.00'	87.04'	S52°38'08"W	85.42'

COMPUTED BY: [Signature] JMS
 DRAWN BY: [Signature] JMS
 SUPERVISOR BY: [Signature] JMS
 DATE: [Date] JMS
 SCALE: [Scale] JMS

REVISION HISTORY

NO.	DATE	DESCRIPTION

AZ&B
 ARREDONDO, ZEPEDA & BRUNZ, INC.
 11355 MCKREE ROAD
 DALLAS, TX 75238
 PH. 214-341-9800
 FAX 214-341-9825
 email - office@azb-engrs.com

16,044 SQUARE FOOT (0.368 ACRE)
 DALLAS CITY BLOCK 11/8190
 WASTEWATER EASEMENT
 PRESCOTT INTERESTS, LTD.

SHEET 4 OF 4 DWG No. REV