

ORDINANCE NO. 31400

An ordinance providing for the abandonment of portions of Fiji, Tonga, and Sphinx Streets and two alleys, located adjacent to City Blocks D/5914 and E/5914 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Fiji Property Owners Association, Inc., subject to reverter; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing for a future effective date for the abandonment; and providing an effective date for this ordinance.

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**WHEREAS**, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Fiji Property Owners Association, Inc., a Texas non-profit corporation, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said portions of Fiji, Tonga, and Sphinx Streets and two alleys, are not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

**Now, Therefore,**

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

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

**SECTION 2.** That for and in monetary consideration of the sum of 1) **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00)** processing fee as required under 2-26.2 (h) (4) of the Dallas City Code and 2) the sum of **EIGHTY-NINE THOUSAND FOUR HUNDRED TWENTY-FOUR AND NO/100 DOLLARS (\$89,424.00)** which shall be due, owing and paid by **GRANTEE**, only unless such use restriction set forth in Section 9 is removed by ordinance duly passed by the City Council of the City of Dallas and the further consideration described in Sections 8, 9, 10, 11, 12, and 14, the City of Dallas does by these presents FOREVER QUITCLAIM unto the said **GRANTEE**, subject to the conditions, reservations, exceptions and right of reverter, hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to those certain tracts or parcels of land hereinabove described in Exhibit A. Provided however, that if **GRANTEE**, its successors and assigns, fails to file a final replat of the adjoining properties as required in Section 10 (a) of this ordinance, by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

“(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator’s action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005”;

or (ii) the date that is the sixth anniversary of the passage of this ordinance; THEN this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a

**SECTION 2.** (continued)

waiver of the operation or enforcement of this ordinance. **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**.

**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 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 Source 8416.

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

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

**SECTION 8.** That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, 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

**SECTION 8.** (continued)

out of, or be occasioned by or from: (i) the use and occupancy of the property 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 Liability Act, 42 U.S.C. Section 9601 et seq., as amended, (b) any "hazardous substances" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended, (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils, (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended, (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

**SECTION 9.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, the public rights-of-way described in Exhibit A, and abandoned herein, are restricted to residential uses only, for a period of forty years from the date of passage of this ordinance, unless such use restriction is sooner removed by

**SECTION 9.** (continued)

ordinance duly passed by the City Council of the City of Dallas and payment of a non-prorated abandonment fee calculated in accordance with the requirements of the Dallas City Code requirements on the date the ordinance was originally passed. Upon receipt of a certified copy of this ordinance, **GRANTEE** shall record this ordinance in the Deed Records of Dallas, Texas. Failure by **GRANTEE**, its successors and assigns, to comply with these restrictions shall render this ordinance null and void and of no further effect, and all right, title and interest quitclaimed herein shall automatically revert to the City of Dallas.

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

- (a) record a final replat of the adjoining property adjacent to City Blocks D/5914 and E/5914 within one year after passage of this ordinance showing and providing for the conversion of the abandoned alleys and street rights-of-way to private drives and alleys described in Exhibit A containing not less than 84,362 square feet of land with alignments acceptable to the Director of Sustainable Development ("Director"). The private drives and alleys shall expressly provide for service easements including, but not limited to, utilities, fire lanes, street lighting, government vehicle access, mail collection and deliver access and utility meter reading access. The private drives shall be built to the same specifications as a street dedicated to public use, with a minimum width of 24 feet with no curb requirement, when adjacent to parking, and a minimum width of 20 feet with a curb requirement, when not adjacent to parking. The private drives and alleys shall be restricted to residential use only for 40 years from the date of passage of this ordinance, unless such use restriction is sooner removed by ordinance of the City Council and payment of a non-prorated abandonment fee calculated in accordance with the Dallas City Code requirements on the date the abandonment ordinance was originally passed. This final replat shall be recorded by **GRANTEE** in the Deed Records of Dallas County, Texas after its approval by the City Plan Commission of the City of Dallas. Failure to record a final replat in

**SECTION 10.** (continued)

accordance with the terms of this paragraph shall render this ordinance null and void, and of no further effect. Further, the final replat shall be filed with the Sustainable Development and Construction Department of the City of Dallas and recorded in the Deed Records of Dallas County, Texas before a certified copy of this ordinance shall be delivered to **GRANTEE**;

- (b) restore all curb lines where the street is to be used for private drives, when streets/alleys are closed to access, in accordance with plans submitted to and approved by the Director of Sustainable Development and Construction, or designee;
- (c) install signs denoting private drive as "private" in accordance with plans approved by the Director of Sustainable Development and Construction, or designee;
- (d) submit plans for gating or fencing to the Fire Department of the City of Dallas for review and approval prior to installation of any fencing or gates; and
- (e) file an application for street name change for the street proposed to be a private street;
- (f) obtain a special use permit for private streets;
- (g) provide a means of access for refuse, recycling and bulky/brush removals acceptable to the Department of Sanitation Services.
- (h) install proper limited access gate opening devices and placement of the vehicular limited access gates shall be at a minimum of twenty (20) feet from public access roadways.
- (i) provide key pad and access code for each gated access and site map provided to Dallas Fire-Rescue Department to include all structures and hydrants.
- (j) not place proposed vehicular ingress/egress gates within sixty (60) feet of Compton Street and Fran Way. Pedestrian access to/from Compton Street and Fran Way must be accommodated from all internal sidewalk through separate pedestrian gates.

**SECTION 10.** (continued)

- (k) comply with the ordinance and plan amendments to Planned Development No. 812 as being processed with Zoning Case No. Z178-300.
- (l) not place fences or structures within the areas to be designated as private drives and alleys without Department of Sustainable Development and Construction-Engineering approval.

**SECTION 11.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall: (i) provide and maintain private drives adequate to serve the development as determined by the Building Official of the City of Dallas, and (ii) maintain, repair and replace all improvements to and on the tracts described in the attached Exhibit A in accordance with applicable City Codes and in a safe and responsible manner.

**SECTION 12.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, Fiji Property Owners Association, Inc. shall procure from the owners of all parcels of land abutting the areas to be abandoned, a conveyance of any and all of the abutting owners' right, title and interest in and to the abandoned areas, including all the streets and alleys. Failure of **GRANTEE** to receive such a conveyance from all of the abutting owners within three years after passage of this ordinance shall render this ordinance null and void and of no further effect. Fiji Property Owners Association, Inc. shall designate the areas so conveyed as common areas of the Fiji Property Owners Association, Inc. and shall assume full responsibility for the maintenance of the areas so conveyed. In the event the Association ceases to exist for any reason, the ownership and maintenance of the areas so conveyed, and described in Exhibit A, shall become the responsibility of the abutting owners, jointly and severally.

**SECTION 13.** That the abandonment and quitclaim made herein shall not become effective until the final replat as set forth in Section 10(a) is recorded by **GRANTEE**, its successors and assigns, in the Deed Records of Dallas County, Texas and the abandoned areas are conveyed to Fiji Property Owners Association as set forth in Section 12.

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

**SECTION 15.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the 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, and the filing of the final replat set forth in Section 10(a), the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the areas abandoned herein, subject to a reverter interest, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

**SECTION 16.** That this ordinance is also designated for City purposes as Contract No. DEV-2019-00008960.



**SECTION 17.** 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:  
CHRISTOPHER J. CASO,  
Interim City Attorney

KRIS SWECKARD, Director  
Department of Sustainable Development and  
Construction

BY: B. N. L. F.  
Assistant City Attorney

BY: Kathy Beer  
Assistant Director

Passed DEC 11 2019.

31400

## ALLEY ABANDONMENT

SPHINX AT FIJI PHASE TWO ADDITION BLOCK D/5914

EXHIBIT A-TRACT 1

WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57

CITY OF DALLAS, DALLAS COUNTY, TEXAS

191895

BEING a 11,578 square foot (0.266 acre) that tract of land situated in the William S. Beatty Survey, Abstract Number 57, City of Dallas, Dallas County, Texas, being all of an alley (variable width public right-of-way) in Block D/5914 as depicted in the Final Plat of Sphinx at Fiji Phase Two, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded under Instrument Number 201300187389 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with cap stamped "ADAMS SURVEYING COMPANY LLC" in the northwesterly right-of-way (ROW) line of Compton Street (a variable width public ROW, formerly Cliff Heights Avenue, dedicated by use and occupation by said Final Plat of Sphinx at Fiji Phase Two), same being the common south corner of Lot 1 and the east corner of Common Area H, Block D/5914 of said Sphinx at Fiji Phase Two Addition;

THENCE South 67°29'36" West, along the northwesterly ROW line of said Compton Street and the southeasterly line of said Block D/5914, a distance of 10.87 feet to a 5/8" iron rod set with cap stamped "ADAMS SURVEYING COMPANY LLC" (hereinafter referred to as a CIRS) at the southerly end of a corner clip at the intersection of the northwesterly ROW line of said Compton Street and easterly ROW line of Tonga Street (a 56 foot public ROW) as shown in said Sphinx At Fiji Final Plat;

THENCE along the easterly ROW line of said Tonga Street, same being coincident with the westerly boundary line of said Common Area H, the following courses and distances:

North 67°34'05" West, a distance of 14.09 feet to a CIRS;

North 22°34'05" West, a distance of 48.14 feet to the beginning of a tangent curve to the right with a radius of 202.00 feet, a delta angle of 10°36'36", and a chord bearing of North 17°15'47" West, with a chord length of 37.35 feet;

Along said curve, an arc length of 37.41 feet to an "X" Cut set at the intersection of the easterly ROW line of said Tonga Street and the southerly ROW line of said alley, and also being the POINT OF BEGINNING;

THENCE continuing along said curve to the right, a arc distance of 15.38 feet to an "X" Cut set for the intersection of the easterly ROW line of said Tonga Street and the northerly ROW line of said alley;

THENCE along the northerly ROW line of said alley and the southerly line of Lots 13-23, and Common Areas N, M and K, Block D/5914 of said Addition, the following courses and distances:

North 67°29'16" East, a distance of 211.86 feet to an "X" Cut set for the beginning of a tangent curve to the left with a radius of 7.50 feet, a delta angle of 83°43'14", and a chord bearing of North 25°37'38" East, with a chord length of 10.01 feet;

Along said curve to the left, an arc length of 10.96' to an "X" Cut set for corner;

North 16°13'59" West, a distance of 4.70 feet to a CIRS for the beginning of a tangent curve to the right with a radius of 22.50 feet, a delta angle of 17°20'14", and a chord bearing of North 07°33'52" West, with a chord length of 6.78 feet;

Along said curve to the right, an arc length of 6.81 feet to a CIRS;

North 01°06'16" East, a distance of 51.33 feet to a CIRS;

CONTINUED ON PAGE 2

Bearings are based on a bearing of South 67°29'36" West being the north line of Compton Street as recorded on Plat filed in Instrument Number 201300187389 of the Official Public Records, Dallas County, Texas.



**Adams**  
Surveying  
Company, LLC

TBPLS Firm Registration No. 10177500

P.O. Box 833059  
Richardson, TX 75083  
Phone: (469) 317-0250  
Fax: (214) 295-9844

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REVIEWED BY: G.S.DATE: 10-12-18S.P.R.G. NO: 4610

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
PH	BH	1" = 60'	10/08/18	16047

31400

## ALLEY ABANDONMENT

SPHINX AT FIJI PHASE TWO ADDITION BLOCK D/5914

EXHIBIT A-TRACT 1

WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57

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CITY OF DALLAS, DALLAS COUNTY, TEXAS

South 88°53'44" East, a distance of 163.51 feet to a 5/8 inch iron rod found with cap stamped "ADAMS SURVEYING COMPANY LLC" in the west ROW line of Fran Way (a variable width public ROW, dedicated by use and occupation by said Final Plat of Sphinx at Fiji Phase Two), as shown on said Sphinx At Fiji Final Plat;

THENCE South 00°58'59" West, along said ROW line, a distance of 15.74 feet to a CIRS at the intersection of the west ROW line of said Fran Way and the southwesterly ROW line of said alley, being the northeast corner of Common Area J, Block D/5914 of said Sphinx at Fiji Phase Two Addition;

THENCE South 67°29'16" West with the south line of said alley and the northerly line of Lots 1 thru 12, and Common Areas H and J, Block D/5914 of said Addition, a distance of 389.07 feet to the POINT OF BEGINNING and containing 11,578 square feet, (0.266 acre) of land more or less;

SAVE AND EXCEPT the following tract or parcel of land referred to as Common Area L in said Sphinx at Fiji Phase Two Final Plat and more particularly described as follows;

COMMENCING at the common south corner of Lots 22 and 23, Block D/5914 of said Sphinx at Fiji Phase Two Addition;

THENCE South 53°43'10" West, a distance of 24.70 feet to a CIRS for the POINT OF BEGINNING at the beginning of a non-tangent curve to the right with a radius of 5.00 feet, a delta angle of 156°23'00", and a chord bearing of South 10°42'14" East, with a chord length of 9.79 feet;

THENCE along said curve to the right, an arc distance of 13.65 feet to a CIRS;

THENCE South 67°29'16" West, a distance of 86.87 to a CIRS for the beginning of a tangent curve to the right having a radius of 8.00 feet, a delta angle of 109°15'37", and a chord bearing of North 57°52'56" West, and a chord length of 13.05 feet;

THENCE along said curve to the right, an arc distance of 15.26 feet to an "X" Cut set for the beginning of a compound curve to the right having a radius of 35.00 feet, a delta angle of 94°21'23", and a chord bearing of North 43°55'34" East, with a chord length of 51.34 feet;

THENCE along said compound curve to the right, an arc length of 57.64 feet to a CIRS;

THENCE South 88°53'44" East, a distance of 53.87 feet to the POINT OF BEGINNING and containing 2,397 square feet (0.055 acre) and a net area of 9,181 square feet (0.211 acre) of land more or less.

## LEGEND

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

M.R.D.C.T.= MAP RECORDS DALLAS COUNTY TEXAS

CIRF= CAPPED IRON ROD FOUND "ADAMS SURVEYING COMPANY LLC"

CIRS= CAPPED IRON ROD SET "ADAMS SURVEYING COMPANY LLC"

S&amp;E= SAVE AND EXCEPT

C.M.= CONTROLLING MONUMENT

"X" CUT= "X" CUT SET

INST. NO.= INSTRUMENT NUMBER

SQ. FT.= SQUARE FEET

ROW= RIGHT OF WAY

COM.= COMMON

SEE PAGES 4-6 FOR OWNERSHIP INFORMATION.

Bearings are based on a bearing of South 67°29'36" West being the north line of Compton Street as recorded on Plat filed in Instrument Number 201300187389 of the Official Public Records, Dallas County, Texas.



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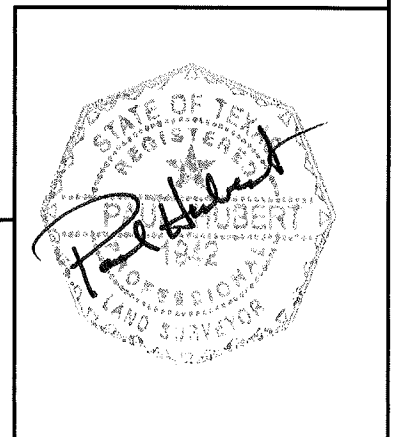
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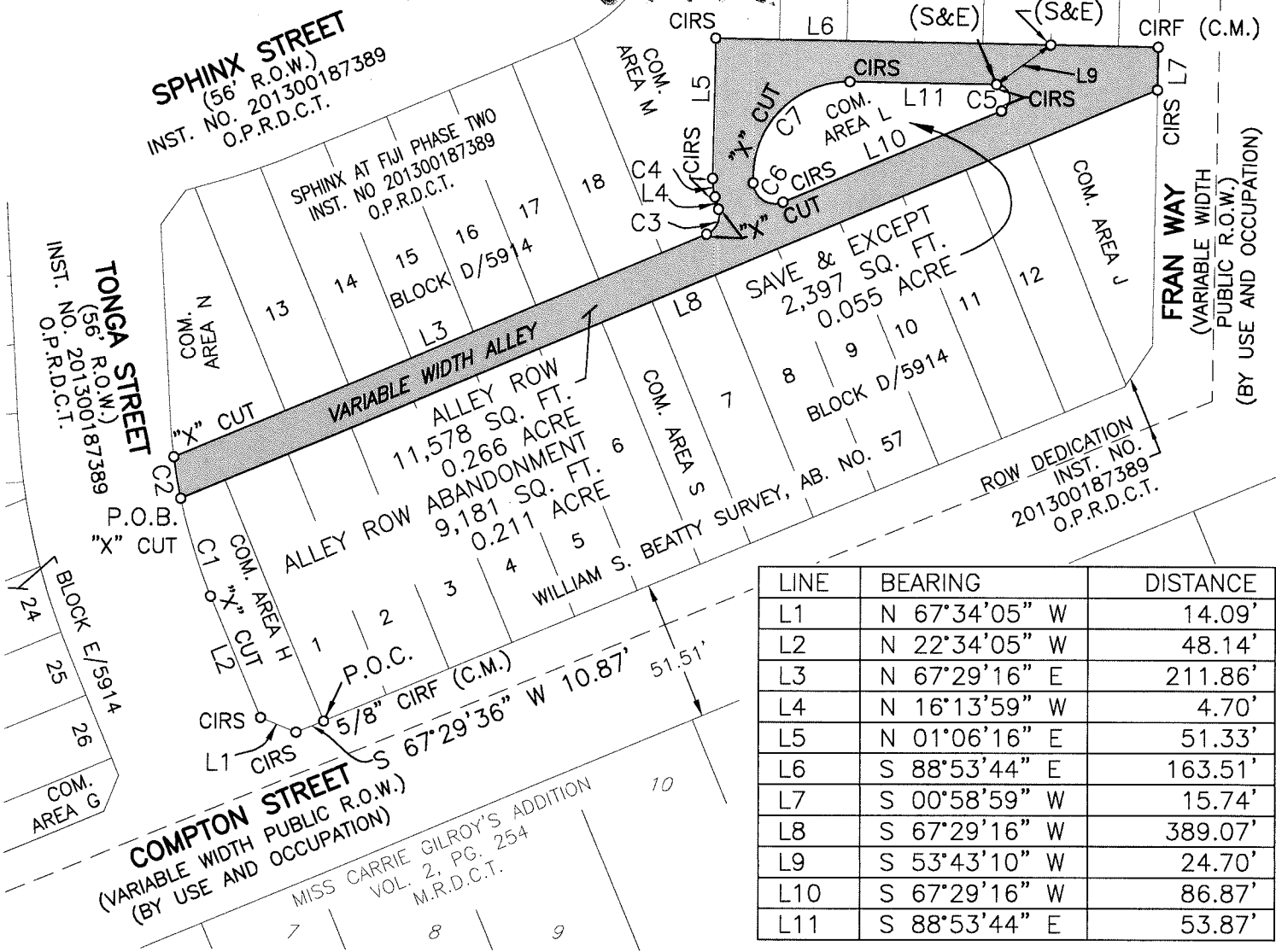
PAGE 2 OF 6



**ALLEY ABANDONMENT**  
**SPHINX AT FIJI PHASE TWO ADDITION BLOCK D/5914 EXHIBIT A-TRACT 1**  
**WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**31400**

**191895**



LINE	BEARING	DISTANCE
L1	N 67°34'05" W	14.09'
L2	N 22°34'05" W	48.14'
L3	N 67°29'16" E	211.86'
L4	N 16°13'59" W	4.70'
L5	N 01°06'16" E	51.33'
L6	S 88°53'44" E	163.51'
L7	S 00°58'59" W	15.74'
L8	S 67°29'16" W	389.07'
L9	S 53°43'10" W	24.70'
L10	S 67°29'16" W	86.87'
L11	S 88°53'44" E	53.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	202.00'	37.41'	37.35'	N 17°15'47" W	10°36'36"
C2	202.00'	15.38'	15.38'	N 09°46'36" W	04°21'47"
C3	7.50'	10.96'	10.01'	N 25°37'38" E	83°43'14"
C4	22.50'	6.81'	6.78'	N 07°33'52" W	17°20'14"
C5	5.00'	13.65'	9.79'	S 10°42'14" E	156°23'00"
C6	8.00'	15.26'	13.05'	N 57°52'56" W	109°15'37"
C7	35.00'	57.64'	51.34'	N 43°55'34" E	94°21'23"

0' 60' 120'

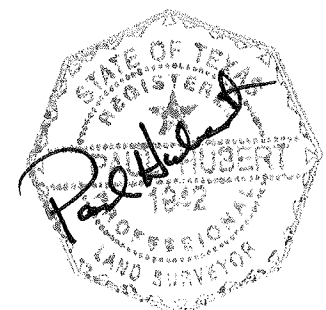


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## ALLEY ABANDONMENT

SPHINX AT FIJI PHASE TWO ADDITION BLOCK D/5914  
WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 1

191895

BLOCK	LOT	OWNERSHIP	INSTRUMENT #
D/5914	H	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	1	VO, EDLIN	201700137856
D/5914	2	GRANGER, AURIELLE	201700141406
D/5914	3	NORRIS, DANA	201700141051
D/5914	4	MALONE, LANGELA MICHELLE	201700164959
D/5914	5	GRANT, JANET	201700183920
D/5914	6	MISIGARO, JENNIFER & ELIJAH	201700140472
D/5914	S	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	7	BECK, LJ III & BECK LJ JR	201800021399
D/5914	8	LOFTON, CRYSTAL G	201700360699
D/5914	9	KOWLESSAR, JAIME M & CARLENE A	201800030675
D/5914	10	POLVADO, LANCE	201700362616
D/5914	11	PHAN, JOHN	201800000329
D/5914	12	TAYLOR, LETICIA R	201800013053
D/5914	J	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	N	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	13	WILHURT INVESTORS LLC	201700251629
D/5914	14	CALVERT, GLENN W	201700258068
D/5914	15	VELA, MICHAEL A	201700249585
D/5914	16	CRAWFORD, ANN MARIE	201700249847
D/5914	17	OKOBIAH, OGHENETEKEVWE	201700278497
D/5914	18	HINTON, FREDERICK H JR	201700263837
D/5914	L	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	M	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	P	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	19	JOHNSON, DONYEL	201800013863
D/5914	20	PHILIP, SHERENE	201800010500
D/5914	21	SAVAGE, JEFFREY MICHAEL	201800051232
D/5914	22	WILHURT INVESTORS LLC	201800010491

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**Adams**  
Surveying  
Company, LLC

TBPLS Firm Registration No. 10177500

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Fax: (214) 295-9844

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REVIEWED BY: G.S.  
DATE: 10-12-18  
S.P.R.G. NO: 4610

PAGE 4 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
PH	BH	1" = 60'	10/08/18	16047

31400

**ALLEY ABANDONMENT**  
**SPHINX AT FIJI PHASE TWO ADDITION BLOCK D/5914**  
**WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT A-TRACT 1  
191895

BLOCK	LOT	OWNERSHIP	INSTRUMENT #
D/5914	23	JACKSON HENRY LLC	201800016176
D/5914	K	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	A	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	B	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	1	BLAIR, KATHERINE L.	201700333556
E/5914	2	DUNLAP, KEISHA R.	201700332360
E/5914	3	SKOTNIK, JOSEPH	201700335065
E/5914	4	LE, TAN M.	201700330842
E/5914	5	GREGORY, ESTELLE T.	201700351355
E/5914	6	QUINTANA, BETH MARIE	201700337278
E/5914	C	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	7	FONTENEAUX, JEREMY E.	201700309768
E/5914	8	DESHAZO, STEPHEN T.	201700305968
E/5914	9	SCOTT, CHRISTINE & KIRK WILLIAM	201700309217
E/5914	10	REED, TAYLOR J & JACK TAYLOR	201700293349
E/5914	11	MASHBURN AMY	201700302767
E/5914	12	BAUER JEFFREY M.	201700299487
E/5914	D	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	E	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	13	WADE, LATEEFAH	201700053726
E/5914	14	NAKWAASAH, MAXX & FRANKLIN ELIZABETH	201700030412
E/5914	15	NORMAN, NINA	201700047594
E/5914	16	ONYEGBULE, ONOCHIE	201700162456
E/5914	17	WILSON, DANIELLE	201700048404
E/5914	Q	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	18	OLDHAM, MATTHEW JOHN & KELLI STARR	201700068141
E/5914	19	CHAN, TIFFANY PHOEBE	201700001144
E/5914	20	OJI, AMARACHI NWABUNDO	201700115470

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PAGE 5 OF 6

31400

## ALLEY ABANDONMENT

SPHINX AT FIJI PHASE TWO ADDITION BLOCK D/5914  
 WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 1

191895

BLOCK	LOT	OWNERSHIP	INSTRUMENT #
E/5914	21	FRANCO, ROXANNA	201700272607
E/5914	22	MARTINEZ, JHOENA & MUNOZ OMAR	201700006340
E/5914	R	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	23	FERNANDEZ, DEMOND	201600361715
E/5914	24	ALBA, CARLOS ANTONIO	201700006639
E/5914	25	HUNT, CAROL	201700045330
E/5914	26	TAYLOR, JENNIFER	201800104653
E/5914	G	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	F	FIJI PROPERTY OWNERS ASSN INC	201500180953

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**STREET RIGHT OF WAY ABANDONMENT**  
**TONGA STREET & FIJI STREET**  
**SPHINX AT FIJI PHASE TWO ADDITION**  
**ADJACENT TO BLOCKS D/5914 AND E/5914**  
**WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT A-TRACT 2

191895

BEING a 42,243 square foot (0.970 acre) tract of land situated in the William S. Beatty Survey, Abstract Number 57, City of Dallas, Dallas County, Texas being all of Tonga Street (56 foot public Right-of-Way) and all of Fiji Street (56 foot public Right-of-Way) as established by the Final Plat of Sphinx at Fiji Phase Two, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded under Instrument Number 201300187389 of the Official Public Records of Dallas County, Texas, being adjacent to Blocks D/5914 & E/5914 and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found with cap stamped "ADAMS SURVEYING COMPANY LLC", in the northwest right-of-way (ROW) of Compton Street (a variable width public ROW, formerly Cliff Heights Avenue, established by use and occupation and by dedication by said Sphinx at Fiji Phase Two), same being the southwest corner of Lot 1, Block D/5914 of said Sphinx at Fiji Addition;

THENCE South 67°29'36" West along the northwest ROW line of Compton Street, a distance of 10.87 feet to a set 5/8-inch iron rod with with cap stamped "ADAMS SURVEYING COMPANY LLC" (hereinafter referred to as a CIRS) for the POINT OF BEGINNING;

THENCE South 67°29'36" West continuing along said ROW line, a distance of 75.96 feet to an set "X" Cut for the intersection of the northwest ROW line of said Compton Street and the west ROW line of Tonga Street (a 56 foot public ROW) as established by said Sphinx at Fiji Addition;

THENCE along the west ROW line of said Tonga Street, the easterly and southerly lines for Block E/5914, and the north ROW line of said Fiji Street the following:

North 22°29'36" East, a distance of 14.13 feet to a CIRS;

North 22°34'05" West, a distance of 48.04 feet to a CIRS for the beginning of a tangent curve to the right with a radius of 258.00 feet, a delta of 19°26'55", and a chord that bears of North 12°50'38" West, with a chord length of 87.16 feet;

Along said curve to the right, an arc length of 87.58 feet to a CIRS;

North 03°07'10" West, a distance of 182.56 feet to a CIRS for the beginning of a tangent curve to the right with a radius of 66.00 feet, a delta of 80°19'29", and a chord that bears North 37°02'34" East, with a chord length of 85.13 feet;

Along said curve to the right, an arc length of 92.53 feet to a CIRS;

North 77°12'19" East, a distance of 142.69 feet to a CIRS for the beginning of a tangent curve to the right with a radius of 258.00 feet, a delta of 13°53'57", and a chord that bears North 84°09'17" East, with a chord length of 62.43 feet;

Along said curve to the right, an arc length of 62.59 feet to a "X" Cut set;

South 88°53'45" East, a distance of 169.66 feet to a CIRS;

CONTINUED ON PAGE 2

Bearings are based on a bearing of South 67°29'36" West being the north line of Compton Street as recorded on Plat filed in Instrument Number 201300187389 of the Official Public Records, Dallas County, Texas.



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PAGE 1 OF 8

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**STREET RIGHT OF WAY ABANDONMENT**  
**TONGA STREET & FIJI STREET**  
**SPHINX AT FIJI PHASE TWO ADDITION**  
**ADJACENT TO BLOCKS D/5914 AND E/5914**  
**WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT A-TRACT 2

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North 46°02'36" East, a distance of 14.13 feet to a CIRS for the intersection of the north ROW line of said Fiji Street and the west ROW line of Fran Way (a variable width ROW) (established by use and occupation and by said Sphinx at Fiji Addition);

THENCE South 00°58'59" West along said west ROW line, a distance of 75.98 feet to a set "X" Cut at the intersection of said west ROW line of Fran Way and the south ROW line of said Fiji Street, from which a found 5/8 iron rod with cap stamped "ADAMS SURVEYING COMPANY LLC" bears South 00°58'59" West, 81.89 feet for the southeast corner of Common Area K;

THENCE along the south ROW line of said Fiji Street, the east ROW line of said Tonga Street, being the northerly and westerly lines of Block D/5914, per said Addition the following:

North 43°57'23" West, a distance of 14.13 feet to a CIRS;

North 88°53'44" West, a distance of 169.80 feet to an set "X" Cut for the beginning of a tangent curve to the left with a radius of 202.00 feet, a delta of 13°53'57", and a chord that bears South 84°09'17" West, with a chord length of 48.88 feet,

Along said curve to the left, an arc length of 49.00 feet to an set "X" Cut ;

South 77°12'19" West, a distance of 141.16 feet to an set "X" Cut;

South 37°02'34" West, a distance of 15.23 feet to an set "X" Cut;

South 03°07'10" East, a distance of 181.04 feet to a CIRS for the beginning of a tangent curve to the left with a radius of 202.00 feet, a delta of 19°26'55", and a chord that bears South 12°50'38" East, with a chord length of 68.24 feet;

Along said curve to the left, an arc length of 68.57 feet to an set "X" Cut ;

South 22°34'05" East, a distance of 48.13 feet to a CIRS;

South 67°34'05" East, a distance of 14.09 feet to the POINT OF BEGINNING and containing an area of 42,243 square feet (0.970 acre) of land, more or less.

SEE PAGES 6-8 FOR OWNERSHIP INFORMATION.

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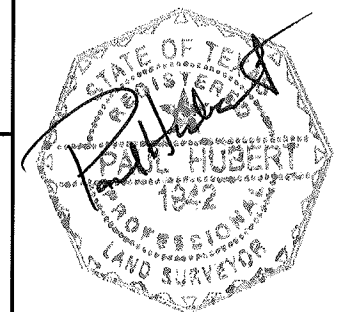


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 PAGE 2 OF 8



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STREET RIGHT OF WAY ABANDONMENT  
TONGA STREET & FIJI STREET  
SPHINX AT FIJI PHASE TWO ADDITION  
ADJACENT TO BLOCKS D/5914 AND E/5914  
WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 2  
191895

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	258.00'	87.58'	87.16'	N 12°50'38" W	19°26'55"
C2	66.00'	92.53'	85.13'	N 37°02'34" E	80°19'29"
C3	258.00'	62.59'	62.43'	N 84°09'17" E	13°53'57"
C4	202.00'	49.00'	48.88'	S 84°09'17" W	13°53'57"
C5	202.00'	68.57'	68.24'	S 12°50'38" E	19°26'55"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 22°29'36" E	14.13'	L9	N 88°53'44" W	169.80'
L2	N 22°34'05" W	48.04'	L10	S 77°12'19" W	141.16'
L3	N 03°07'10" W	182.56'	L11	S 37°02'34" W	15.23'
L4	N 77°12'19" E	142.69'	L12	S 03°07'10" E	181.04'
L5	S 88°53'45" E	169.66'	L13	S 22°34'05" E	48.13'
L6	N 46°02'36" E	14.13'	L14	S 67°34'05" E	14.09'
L7	S 00°58'59" W	75.98'	L15	S 67°29'36" W	75.96'
L8	N 43°57'23" W	14.13'	L16	S 00°58'59" W	81.89'

**LEGEND**

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

M.R.D.C.T.= MAP RECORDS DALLAS COUNTY TEXAS

INST. NO.= INSTRUMENT NUMBER

AB. NO.= ABSTRACT NUMBER

CIRS= CAPPED IRON ROD SET "ADAMS SURVEYING COMPANY LLC"

CIRF= CAPPED IRON ROD FOUND "ADAMS SURVEYING COMPANY LLC"

"X" CUT= "X" CUT SET

C.M.= CONTROLLING MONUMENT

SQ. FT.= SQUARE FEET

R.O.W. RIGHT OF WAY

COM.= COMMON

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PAGE 3 OF 8

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SPHINX AT FLI PHASE TWO ADDITION  
ADJACENT TO BLOCKS D/5914 AND E/5914  
WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

12 11 10  
BLOCK E/5914

COM  
AREA  
CIRS

○ "X" CUT

2

COM.  
AREA B

COM.  
AREA A

42.243 Sq. Ft.  
0.970 Acre

**FUJI STREET**  
 (56' R.O.W.)  
 INST. NO. 201300187389  
 O.P.R.D.C.T.

C4 "X" CUT William S. Beatty Survey A - 57

SPHINX STREET  
R.O.W. 187389  
(56' 00' 1300)

SPHINX AT FIJI PHASE TWO  
INST. NO. 201300187389

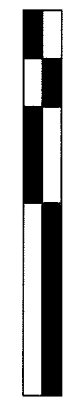
# FRAN WAY

(VARIABLE WIDTH PUBLIC R.O.W.)  
(BY USE AND OCCUPATION)

OAK CLIFF HEIGHTS  
VOL. 1, PG. 98  
M.R.D.C.T.

Bearings are based on a bearing of South 67°29'36" West being the north line of Compton Street as recorded on Plat filed in Instrument Number 201300187389 of the Official Public Records, Dallas County,

0' 60' 120'



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PAGE 5 OF 8

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56819  
A-TRACT 2

RGT 2019

Z:\ASC Jobs\Jobs 2016\16047 Fiji Townhomes\Flr1 - ROW Abandonment1.dwg

31400

STREET RIGHT OF WAY ABANDONMENT  
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BLOCK	LOT	OWNERSHIP	INSTRUMENT #
D/5914	H	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	1	VO, EDLIN	201700137856
D/5914	2	GRANGER, AURIELLE	201700141406
D/5914	3	NORRIS, DANA	201700141051
D/5914	4	MALONE, LANGELA MICHELLE	201700164959
D/5914	5	GRANT, JANET	201700183920
D/5914	6	MISIGARO, JENNIFER & ELIJAH	201700140472
D/5914	S	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	7	BECK, LJ III & BECK LJ JR	201800021399
D/5914	8	LOFTON, CRYSTAL G	201700360699
D/5914	9	KOWLESSAR, JAIME M & CARLENE A	201800030675
D/5914	10	POLVADO, LANCE	201700362616
D/5914	11	PHAN, JOHN	201800000329
D/5914	12	TAYLOR, LETICIA R	201800013053
D/5914	J	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	N	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	13	WILHURT INVESTORS LLC	201700251629
D/5914	14	CALVERT, GLENN W	201700258068
D/5914	15	VELA, MICHAEL A	201700249585
D/5914	16	CRAWFORD, ANN MARIE	201700249847
D/5914	17	OKOBIAH, OGHENETEKEVWE	201700278497
D/5914	18	HINTON, FREDERICK H JR	201700263837
D/5914	L	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	M	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	P	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	19	JOHNSON, DONYEL	201800013863
D/5914	20	PHILIP, SHERENE	201800010500
D/5914	21	SAVAGE, JEFFREY MICHAEL	201800051232
D/5914	22	WILHURT INVESTORS LLC	201800010491

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E/5914	25	HUNT, CAROL	201700045330
E/5914	26	TAYLOR, JENNIFER	201800104653
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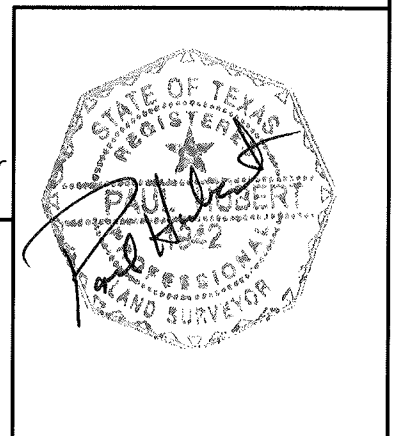
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PH	BH	1" = 60'	09/26/18	16047

31400

## STREET RIGHT OF WAY ABANDONMENT

SPHINX STREET

SPHINX AT FIJI PHASE TWO ADDITION BLOCK D/5914

WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57

CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 3

191895

BEING a 12,842 square feet (0.295 acre) tract of land situated in the William S. Beatty, Abstract Number 57, City of Dallas, Dallas County, Texas, being all of Sphinx Street (56 foot public Right-of-Way) as depicted in the Final Plat of Sphinx at Fiji Phase Two, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded under Inst. No. 201300187389 of the Official Public Records of Dallas County, Texas, being adjacent to Block D/5914 and being more particularly described as follows;

COMMENCING at a 5/8 inch iron rod set with cap stamped "ADAMS SURVEYING COMPANY LLC" (hereinafter referred to as a CIRS) in the south right-of-way (ROW line) of said Fiji Street, same being the northwest corner of Lot 19, Block D/5914 of said Sphinx at Fiji Addition, from which a 5/8 iron rod with cap stamped "ADAMS SURVEYING COMPANY LLC" (CIRF) found for an angle point in said ROW bears South 88°53'44" East, 125.15 feet;

THENCE North 88°53'44" West along the south ROW line of said Fiji Street, a distance of 29.81 feet to a CIRS for the intersection of the south ROW line of said Fiji Street and the east ROW line of Sphinx Street and being the POINT OF BEGINNING;

THENCE along the east and south ROW line of said Sphinx Street, same being the westerly line of Lots 13 thru 18 and Common Areas N and M, Block D/5914, the following courses and distances:

South 46°06'16" West, a distance of 14.14 feet to a CIRS;

South 01°06'16" West, a distance of 20.33 feet to a CIRS for the beginning of a tangent curve to the right with a radius of 66.32 feet, a delta angle of 69°26'17", and a chord bearing of South 32°40'54" West, with a chord length of 75.54 feet;

Along said curve to the right, an arc length of 80.37 feet to an "X" Cut set;

South 67°29'14" West, a distance of 107.55 feet to a CIRS for the beginning of a tangent curve to the right with a radius of 258.00 feet, a delta angle of 07°18'49", and a chord bearing of South 71°08'39" West, with a chord length of 32.91 feet;

Along said curve to the right, an arc length of 32.93 feet to a CIRS;

South 74°48'03" West, a distance of 8.63 feet to a CIRS;

South 35°50'27" West, a distance of 15.55 feet to an "X" CUT set at the intersection of the south ROW line of said Sphinx Street and the east ROW line of Tonga Street (a 56 foot public ROW) as shown in said Sphinx at Fiji Final Plat;

THENCE North 03°07'10" West along the east ROW line of said Tonga Street, a distance of 76.56 feet to an "X" CUT set at the intersection of the east ROW line of said Tonga Street and the north ROW line of said Sphinx Street, from which a CIRF bears North 03°07'10" West, 35.80 feet;

CONTINUED ON PAGE 2

Bearings are based on a bearing of South 67°29'36" West being the north line of Compton Street as recorded on Plat filed in Instrument Number 201300187389 of the Official Public Records, Dallas County, Texas.



**Adams**  
Surveying  
Company, LLC

TBPLS Firm Registration No. 10177500

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PAGE 1 OF 6

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**STREET RIGHT OF WAY ABANDONMENT**  
**SPHINX STREET**  
**SPHINX AT FIJI PHASE TWO ADDITION BLOCK D/5914**  
**WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

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THENCE along the north and west ROW line of said Sphinx Street, and the southerly and easterly lines of Common Area p of said Addition, the following courses and distances:

South 55°54'11" East, a distance of 11.96 feet to an "X" Cut set for the beginning of a non-tangent curve to the left with a radius of 202.00 feet, a delta angle of 06°26'11", and a chord bearing of North 70°42'20" East, with a chord length of 22.68 feet;

Along said curve to the left, an arc length of 22.69 feet to a CIRS;

North 67°29'14" East, a distance of 5.53 feet to a CIRS;

North 67°29'14" East, a distance of 98.56 feet to a CIRS;

North 34°17'45" East, a distance of 16.73 feet to a CIRS;

North 01°06'16" East, a distance of 12.93 feet to an "X" Cut set;

North 50°50'43" West, a distance of 12.40 feet to an "X" Cut set;

North 77°12'19" East, a distance of 17.80 feet to an "X" Cut set for the beginning of a tangent curve to the right with a radius of 202.00 feet, a delta angle of 13°53'57", and a chord bearing of North 84°09'17" East, with a chord length of 48.88 feet;

Along said curve to the right, an arc length of 49.00 feet to an "X" Cut set;

South 88°53'44" East, a distance of 9.97 feet to the POINT OF BEGINNING, having an area of 12,842 square feet (0.295 acre) of land, more or less.

**LEGEND**

CIRF= CAPPED IRON ROD FOUND

"ADAMS SURVEYING COMPANY LLC"

CIRS= CAPPED IRON ROD SET

"ADAMS SURVEYING COMPANY LLC"

"X" CUT= "X" CUT SET

C.M.= CONTROLLING MONUMENT

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

INST. NO.= INSTRUMENT NUMBER

AB. NO.= ABSTRACT NUMBER

SQ. FT.= SQUARE FEET

R.O.W. RIGHT OF WAY

COM.= COMMON

SEE PAGES 4-6 FOR OWNERSHIP INFORMATION.

Bearings are based on a bearing of South 67°29'36" West being the north line of Compton Street as recorded on Plat filed in Instrument Number 201300187389 of the Official Public Records, Dallas County, Texas.



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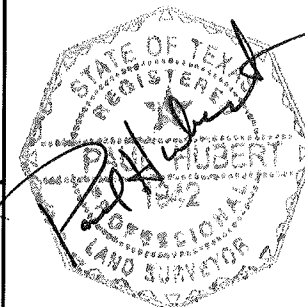
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## STREET RIGHT OF WAY ABANDONMENT

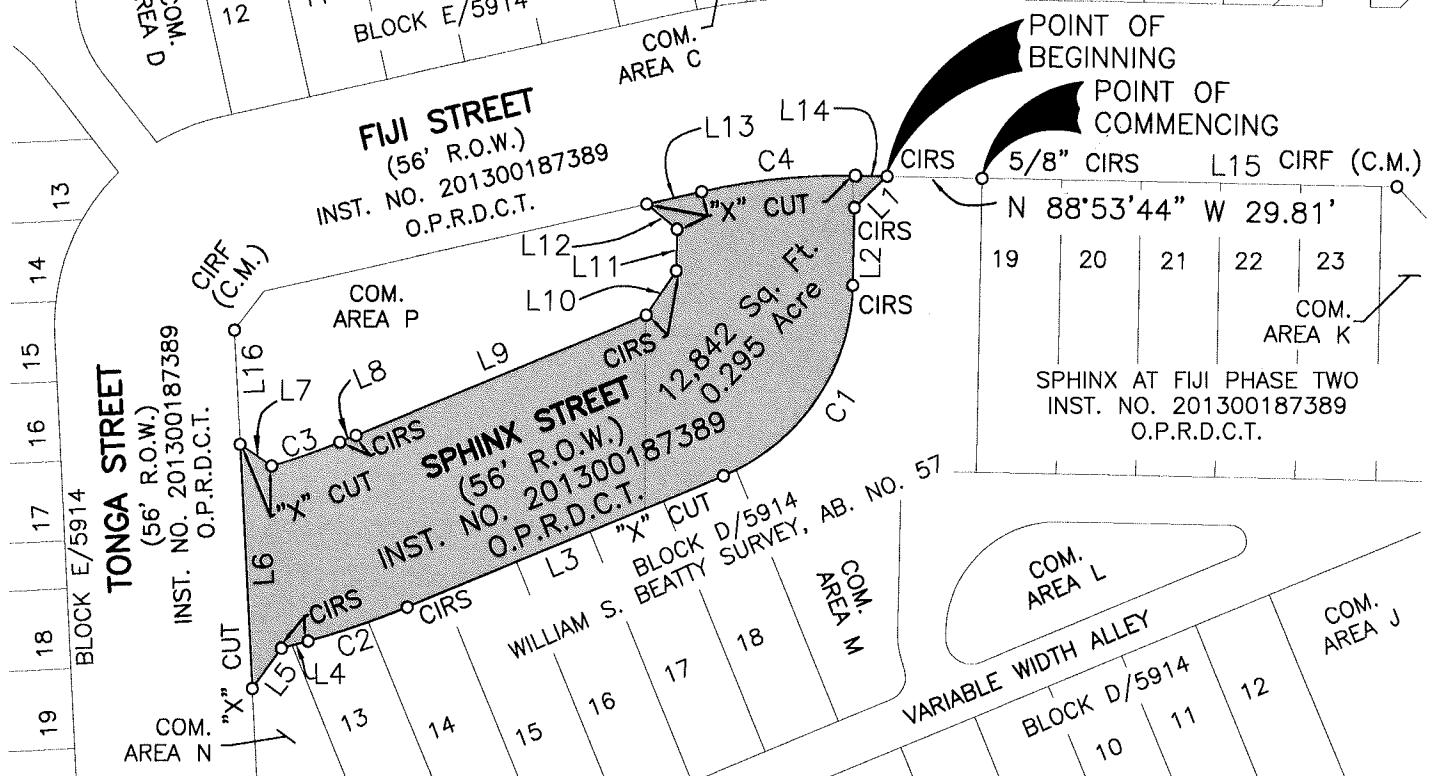
SPHINX STREET

EXHIBIT A-TRACT 3

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SPHINX AT FIJI PHASE TWO ADDITION BLOCK D/5914  
WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

191895



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	66.32'	80.37'	75.54'	S 32°40'54" W	69°26'17"
C2	258.00'	32.93'	32.91'	S 71°08'39" W	7°18'49"
C3	202.00'	22.69'	22.68'	N 70°42'20" E	6°26'11"
C4	202.00'	49.00'	48.88'	N 84°09'17" E	13°53'57"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 46°06'16" W	14.14'	L10	N 34°17'45" E	16.73'
L2	S 01°06'16" W	20.33'	L11	N 01°06'16" E	12.93'
L3	S 67°29'14" W	107.55'	L12	N 50°50'43" W	12.40'
L4	S 74°48'03" W	8.63'	L13	N 77°12'19" E	17.80'
L5	S 35°50'27" W	15.55'	L14	S 88°53'44" E	9.97'
L6	N 03°07'10" W	76.56'	L15	S 88°53'44" E	125.15'
L7	S 55°54'11" E	11.96'	L16	N 03°07'10" W	35.80'
L8	N 67°29'14" E	5.53'			
L9	N 67°29'14" E	98.56'			

0' 60' 120'



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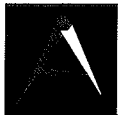
**STREET RIGHT OF WAY ABANDONMENT**  
**SPHINX STREET**  
**SPHINX AT FIJI PHASE TWO ADDITION BLOCK D/5914**  
**WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT A-TRACT 3

191895

BLOCK	LOT	OWNERSHIP	INSTRUMENT #
D/5914	H	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	1	VO, EDLIN	201700137856
D/5914	2	GRANGER, AURIELLE	201700141406
D/5914	3	NORRIS, DANA	201700141051
D/5914	4	MALONE, LANGELA MICHELLE	201700164959
D/5914	5	GRANT, JANET	201700183920
D/5914	6	MISIGARO, JENNIFER & ELIJAH	201700140472
D/5914	S	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	7	BECK, LJ III & BECK LJ JR	201800021399
D/5914	8	LOFTON, CRYSTAL G	201700360699
D/5914	9	KOWLESSAR, JAIME M & CARLENE A	201800030675
D/5914	10	POLVADO, LANCE	201700362616
D/5914	11	PHAN, JOHN	201800000329
D/5914	12	TAYLOR, LETICIA R	201800013053
D/5914	J	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	N	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	13	WILHURT INVESTORS LLC	201700251629
D/5914	14	CALVERT, GLENN W	201700258068
D/5914	15	VELA, MICHAEL A	201700249585
D/5914	16	CRAWFORD, ANN MARIE	201700249847
D/5914	17	OKOBIAH, OGHENETEKEVWE	201700278497
D/5914	18	HINTON, FREDERICK H JR	201700263837
D/5914	L	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	M	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	P	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	19	JOHNSON, DONYEL	201800013863
D/5914	20	PHILIP, SHERENE	201800010500
D/5914	21	SAVAGE, JEFFREY MICHAEL	201800051232
D/5914	22	WILHURT INVESTORS LLC	201800010491

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## STREET RIGHT OF WAY ABANDONMENT

SPHINX STREET

EXHIBIT A-TRACT 3

SPHINX AT FIJI PHASE TWO ADDITION BLOCK D/5914

WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57

CITY OF DALLAS, DALLAS COUNTY, TEXAS

191895

BLOCK	LOT	OWNERSHIP	INSTRUMENT #
D/5914	23	JACKSON HENRY LLC	201800016176
D/5914	K	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	A	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5915	B	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5916	1	BLAIR, KATHERINE L.	201700333556
E/5917	2	DUNLAP, KEISHA R.	201700332360
E/5918	3	SKOTNIK, JOSEPH	201700335065
E/5919	4	LE, TAN M.	201700330842
E/5920	5	GREGORY, ESTELLE T.	201700351355
E/5921	6	QUINTANA, BETH MARIE	201700337278
E/5922	C	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5923	7	FONTENEAUX, JEREMY E.	201700309768
E/5924	8	DESHAZO, STEPHEN T.	201700305968
E/5925	9	SCOTT, CHRISTINE & KIRK WILLIAM	201700309217
E/5926	10	REED, TAYLOR J & JACK TAYLOR	201700293349
E/5927	11	MASHBURN AMY	201700302767
E/5928	12	BAUER JEFFREY M.	201700299487
E/5929	D	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5930	E	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5931	13	WADE, LATEEFAH	201700053726
E/5932	14	NAKWAASAH, MAXX & FRANKLIN ELIZABETH	201700030412
E/5933	15	NORMAN, NINA	201700047594
E/5934	16	ONYEGBULE, ONOCHIE	201700162456
E/5935	17	WILSON, DANIELLE	201700048404
E/5936	Q	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5937	18	OLDHAM, MATTHEW JOHN & KELLI STARR	201700068141
E/5938	19	CHAN, TIFFANY PHOEBE	201700001144
E/5939	20	OJI, AMARACHI NWABUNDO	201700115470

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## STREET RIGHT OF WAY ABANDONMENT

SPHINX STREET

EXHIBIT A-TRACT 3

SPHINX AT FIJI PHASE TWO ADDITION BLOCK D/5914  
 WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

191895

BLOCK	LOT	OWNERSHIP	INSTRUMENT #
E/5940	21	FRANCO, ROXANNA	201700272607
E/5941	22	MARTINEZ, JHOENA & MUNOZ OMAR	201700006340
E/5942	R	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5943	23	FERNANDEZ, DEMOND	201600361715
E/5944	24	ALBA, CARLOS ANTONIO	201700006639
E/5945	25	HUNT, CAROL	201700045330
E/5946	26	TAYLOR, JENNIFER	201800104653
E/5947	G	FIJI PROPERTY OWNERS ASSN INC	201500180953

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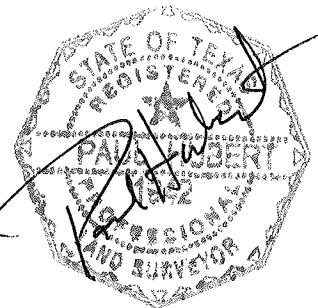
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31400

## ALLEY ABANDONMENT

EXHIBIT A-TRACT 4

191895

SPHINX AT FIJI PHASE TWO ADDITION BLOCK E/5914

WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 20,096 square feet (0.461 acre) tract of land situated in the William S. Beatty Survey, Abstract Number 57, City of Dallas, Dallas County, Texas, being all of an alley (variable width public right-of-way) in Block E/5914 as depicted in the Final Plat of Sphinx at Fiji Phase Two, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded under Instrument Number 201300187389, of the Official Public Records, of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with a cap stamped "ADAMS SURVEYING COMPANY LLC" in the northwest right-of-way (ROW) line of Compton Street (a variable width public ROW, formerly Cliff Heights Avenue, dedicated by use and occupation and by said Final Plat of Sphinx at Fiji Phase Two), being the southwest corner of Lot 1, Block D/5914 of said Sphinx at Fiji Addition;

THENCE South 67°29'36" West along the northwest ROW of said Compton Street, a distance of 167.73 feet to a 5/8 inch iron rod set with cap stamped "ADAMS SURVEYING COMPANY LLC" (hereinafter referred to as a CIRS) for the POINT OF BEGINNING;

THENCE South 67°29'36" West continuing with said Row, a distance of 15.00 feet to a Mag Nail set;

THENCE leaving said ROW and with the west line of said Alley and the east line of Common Area F of said Addition as follows:

North 22°30'43" West, a distance of 123.69 feet to a CIRS for the beginning of a tangent curve to the right with a radius of 25.00 feet, a delta angle of 19°28'43", and a chord bearing of North 12°46'16" West, with a chord length of 8.46 feet,

Along said curve to the right, an arc length of 8.50 feet to a CIRS;

North 03°02'06" West, a distance of 292.94 feet to a CIRS for the beginning of a tangent curve to the right with a radius of 44.50 feet, a delta angle of 62°04'19", and a chord bearing of North 28°00'41" East, with a chord length of 45.89 feet,

Along said curve to the right, an arc length of 48.21 feet to a CIRS for the northeast corner of said Common Area, an angle point in the north line of said Addition, being a point in the south line of the remainder of that parcel described in document to Sphinx Development Corporation, as recorded Instrument Nounber 200900068722, O.P.R.D.C.T. ;

THENCE easterly with the north line of said Addition same being the north line of the herein described alley as follows:

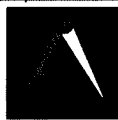
North 59°02'19" East, a distance of 126.07 feet to a CIRS for the beginning of a tangent curve turning to the right with a radius of 109.48 feet, a delta angle of 18°10'01", and a chord bearing of North 68°07'29" East, with a chord length of 34.57 feet,

Along said curve to the right, an arc length of 34.71 feet to a fence post for corner;

North 77°12'16" East, a distance of 150.67 feet to a CIRS for the beginning of a tangent curve to the right with a radius of 109.50 feet, a delta angle of 13°53'56", and a chord bearing of North 84°09'06" East, with a chord length of 26.50 feet,

CONTINUED ON PAGE 2

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Along said curve to the right, an arc length of 26.56 feet to a CIRS;

South 88°53'46" East, a distance of 190.51 feet to a CIRS for the northwest corner of Common Area A of said Addition;

THENCE South 00°58'42" West with the west line of said Common Area A, a distance of 101.50 feet to a CIRS on the north line of Fiji Street (56' ROW) per said Addition;

THENCE North 88°53'58" West with said ROW, a distance of 15.00 feet to a CIRS from which a 5/8 inch iron rod found with cap for the southwest corner of the Common Area B and the southeast corner of Block E, Lot 1 bears North 88°53'38" West, a distance of 30.75 feet;

THENCE along the north boundary line of Block E, Lots 1 through 12, the following:

North 00°59'03" East, a distance of 43.09 feet to a CIRS for the beginning of a tangent curve to the left with a radius of 41.51 feet, a delta angle of 89°52'44", and a chord bearing of North 43°57'24" West, with a chord length of 58.64 feet,

Along said curve to the left, an arc length of 65.11 feet to an "X" Cut set;

North 88°53'52" West, a distance of 134.13 feet to a CIRS for the beginning of a tangent curve to the left with a radius of 92.44 feet, a delta angle of 03°13'25", and a chord bearing of South 89°33'33" West, with a chord length of 5.20 feet,

Along said curve to the left, an arc length of 5.20 feet to a CIRS, with a compound curve to the left with a radius of 92.54 feet, a delta angle of 10°40'30", and a chord bearing of South 82°31'27" West, with a chord length of 17.22 feet,

Along said compound curve to the left, an arc length of 17.24 feet to a CIRS;

South 77°12'22" West, a distance of 150.69 feet to an "X" Cut set for the beginning of a tangent curve to the left with a radius of 92.48 feet, a delta angle of 11°43'34", and a chord bearing of South 71°19'31" West, with a chord length of 18.89 feet,

Along said curve to the left, an arc length of 18.93 feet to a CIRS, with a compound curve to the left with a radius of 93.85 feet, a delta angle of 06°20'11", and a chord bearing of South 62°14'57" West, with a chord length of 10.37 feet,

Along said compound curve to the left, an arc length of 10.38 feet to a CIRS;

South 59°32'04" West, a distance of 0.59 feet to a CIRS;

South 58°17'19" West, a distance of 1.45 feet to CIRS for the beginning of a tangent curve to the left with a radius of 42.50 feet, a delta angle of 95°45'40", and a chord bearing of South 09°55'10" West, with a chord length of 63.04 feet,

CONTINUED ON PAGE 3

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## ALLEY ABANDONMENT

EXHIBIT A-TRACT 4

SPHINX AT FIJI PHASE TWO ADDITION BLOCK E/5914  
WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

191895

Along said curve to the left, an arc length of 71.03 feet to a CIRS;

South 37°57'37" East, a distance of 27.12 feet to CIRS and being in the northwest ROW line of Fiji Street (a 56 foot public street) at the beginning of a non-tangent curve to the left with a radius of 65.98 feet, a delta angle of 13°03'03", and a chord bearing of South 52°00'52" West, with a chord length of 15.00 feet;

Along said curve to the left, an arc length of 15.03 feet to an "X" Cut set for the most easterly corner of Block E, Lot 13;

THENCE along the west boundary line of Block E, Lots 13 through 26, the following:

North 37°57'12" West, a distance of 38.50 feet to a CIRS for the beginning of a tangent curve to the left with a radius of 43.51 feet, a delta angle of 81°55'48", and a chord bearing of North 78°54'46" West, with a chord length of 57.04 feet,

Along said curve to the left, an arc length of 62.21 feet to an "X" Cut set;

South 59°01'41" West, a distance of 24.15 feet to the beginning of a tangent curve to the left with a radius of 27.49 feet, a delta angle of 62°02'42", and a chord bearing of South 28°00'43" West, with a chord length of 28.34 feet,

Along said curve to the left, an arc length of 29.77 feet to a CIRS;

South 03°02'01" East, a distance of 288.72 feet to a CIRS for the beginning of a tangent curve to the left with a radius of 67.52 feet, a delta angle of 19°28'43", and a chord bearing of South 12°46'15" East, with a chord length of 22.85 feet,

Along said curve to the left, an arc length of 22.96 feet to an "X" Cut set;

South 22°30'43" East, a distance of 107.83 feet to the POINT OF BEGINNING and containing an area of 20,096 square feet (0.461 acre) of land, more or less.

LEGEND

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

M.R.D.C.T.= MAP RECORDS DALLAS COUNTY TEXAS

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

CIRF= CAPPED IRON ROD FOUND "ADAMS SURVEYING COMPANY LLC"

CIRS= CAPPED IRON ROD SET "ADAMS SURVEYING COMPANY LLC"

"X" CUT= "X" CUT SET

FNC CNR= FENCE CORNER

MAG= MAG NAIL SET

INST. NO.= INSTRUMENT NUMBER

VOL.= VOLUME

PG.= PAGE

SQ. FT.= SQUARE FEET

R.O.W. RIGHT OF WAY

COM.= COMMON

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**Adams**  
Surveying  
Company, LLC

TBPLS Firm Registration No. 10177500

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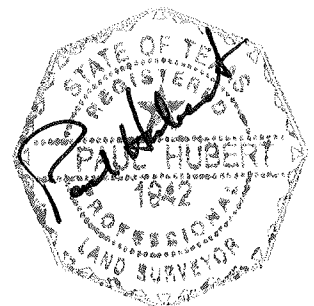
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PH	BH	1" = 60'	10/08/18	16047



31400

**ALLEY ABANDONMENT**  
**SPHINX AT FIJI PHASE TWO ADDITION BLOCK E/5914**  
**WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**EXHIBIT A-TRACT 4**  
**191895**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	8.50'	8.46'	N 12°46'16" W	19°28'43"
C2	44.50'	48.21'	45.89'	N 28°00'41" E	62°04'19"
C3	109.48'	34.71'	34.57'	N 68°07'29" E	18°10'01"
C4	109.50'	26.56'	26.50'	N 84°09'06" E	13°53'56"
C5	41.51'	65.11'	58.64'	N 43°57'24" W	89°52'44"
C6	92.44'	5.20'	5.20'	S 89°33'33" W	03°13'25"
C7	92.54'	17.24'	17.22'	S 82°31'27" W	10°40'30"
C8	92.48'	18.93'	18.89'	S 71°19'31" W	11°43'34"
C9	93.85'	10.38'	10.37'	S 62°14'57" W	06°20'11"
C10	42.50'	71.03'	63.04'	S 09°55'10" W	95°45'40"
C11	65.98'	15.03'	15.00'	S 52°00'52" W	13°03'03"
C12	43.51'	62.21'	57.04'	N 78°54'46" W	81°55'48"
C13	27.49'	29.77'	28.34'	S 28°00'43" W	62°02'42"
C14	67.52'	22.96'	22.85'	S 12°46'15" E	19°28'43"

LINE	BEARING	DISTANCE
L1	S 67°29'36" W	15.00'
L2	N 22°30'43" W	123.69'
L3	N 03°02'06" W	292.94'
L4	N 59°02'19" E	126.07'
L5	N 77°12'16" E	150.67'
L6	S 88°53'46" E	190.51'
L7	S 00°58'42" W	101.50'
L8	N 88°53'58" W	15.00'
L9	N 00°59'03" E	43.09'
L10	N 88°53'52" W	134.13'
L11	S 77°12'22" W	150.69'
L12	S 59°32'04" W	0.59'
L13	S 58°17'19" W	1.45'
L14	S 37°57'37" E	27.12'
L15	N 37°57'12" W	38.50'
L16	S 59°01'41" W	24.15'
L17	S 03°02'01" E	288.72'
L18	S 22°30'43" E	107.83'

SEE PAGES 7-9 FOR OWNERSHIP INFORMATION

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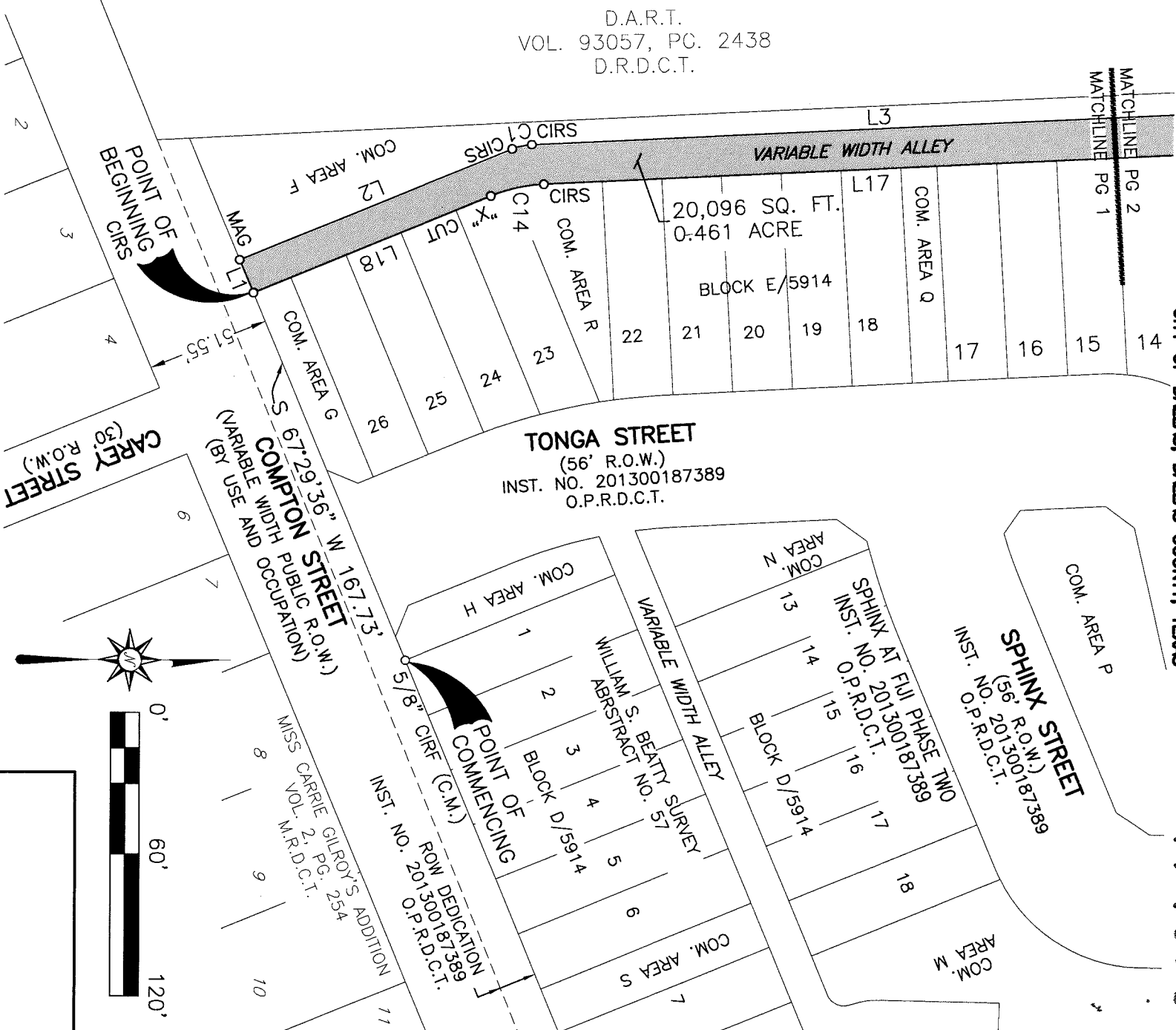
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ALLEY ABANDONMENT  
SPHINX AT FUJI PHASE TWO ADDITION BLOCK E/5914  
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MATCHLINE PG 2  
MATCHLINE PG 1



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16047

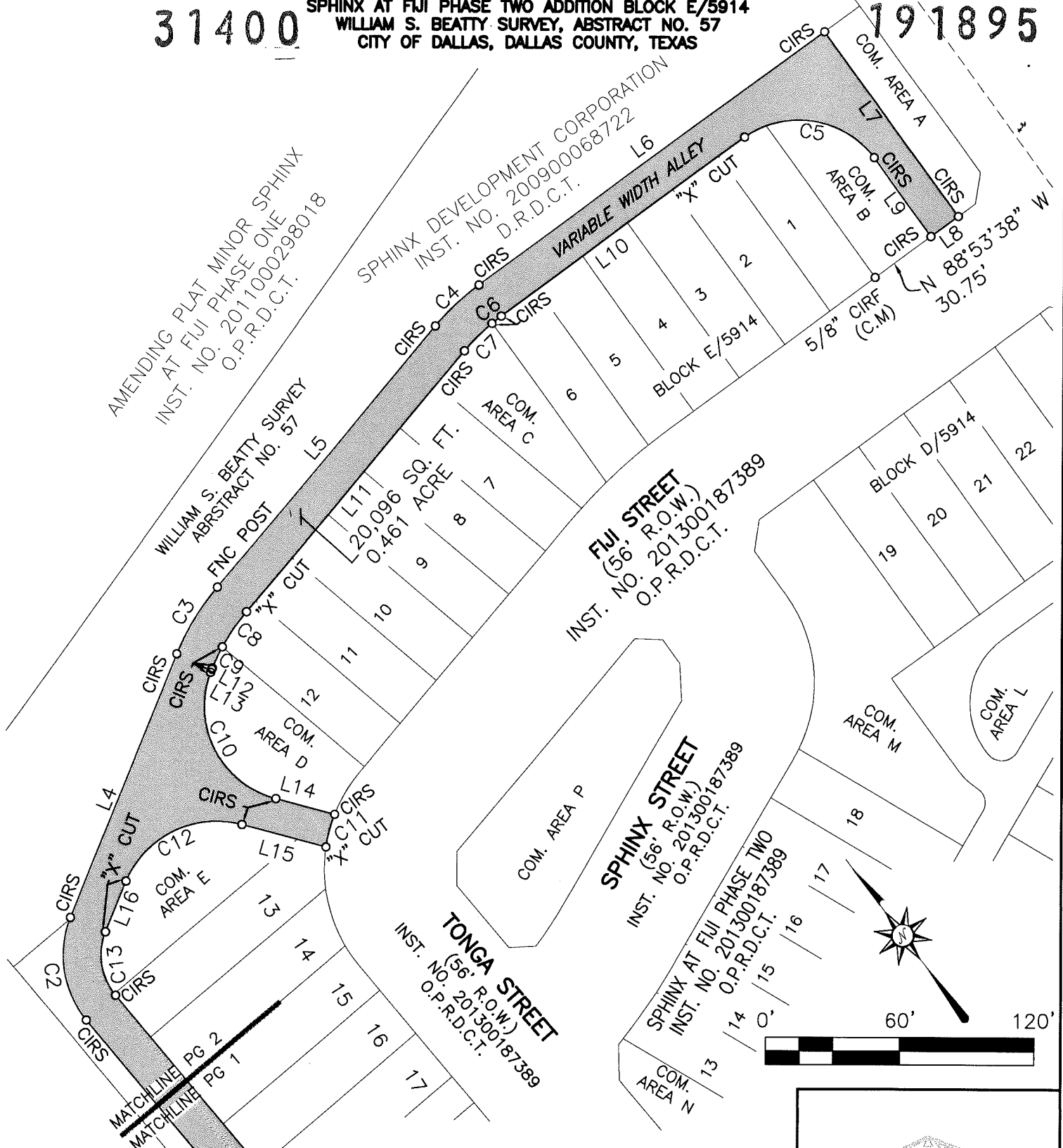
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# ALLEY ABANDONMENT

SPHINX AT FIJI PHASE TWO ADDITION BLOCK E/5914  
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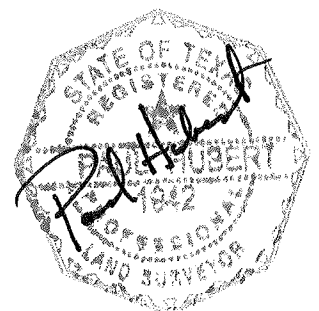
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**ALLEY ABANDONMENT**  
**SPHINX AT FIJI PHASE TWO ADDITION BLOCK E/5914**  
**WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT A-TRACT 4

191895

BLOCK	LOT	OWNERSHIP	INSTRUMENT #
D/5914	H	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	1	VO, EDLIN	201700137856
D/5914	2	GRANGER, AURIELLE	201700141406
D/5914	3	NORRIS, DANA	201700141051
D/5914	4	MALONE, LANGELA MICHELLE	201700164959
D/5914	5	GRANT, JANET	201700183920
D/5914	6	MISIGARO, JENNIFER & ELIJAH	201700140472
D/5914	S	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	7	BECK, LJ III & BECK LJ JR	201800021399
D/5914	8	LOFTON, CRYSTAL G	201700360699
D/5914	9	KOWLESSAR, JAIME M & CARLENE A	201800030675
D/5914	10	POLVADO, LANCE	201700362616
D/5914	11	PHAN, JOHN	201800000329
D/5914	12	TAYLOR, LETICIA R	201800013053
D/5914	J	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	N	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	13	WILHURT INVESTORS LLC	201700251629
D/5914	14	CALVERT, GLENN W	201700258068
D/5914	15	VELA, MICHAEL A	201700249585
D/5914	16	CRAWFORD, ANN MARIE	201700249847
D/5914	17	OKOBIAH, OGHENETEKEVWE	201700278497
D/5914	18	HINTON, FREDERICK H JR	201700263837
D/5914	L	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	M	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	P	FIJI PROPERTY OWNERS ASSN INC	201500180953
D/5914	19	JOHNSON, DONYEL	201800013863
D/5914	20	PHILIP, SHERENE	201800010500
D/5914	21	SAVAGE, JEFFREY MICHAEL	201800051232
D/5914	22	WILHURT INVESTORS LLC	201800010491

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ALLEY ABANDONMENT  
SPHINX AT FIJI PHASE TWO ADDITION BLOCK E/5914  
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 4

191895

BLOCK	LOT	OWNERSHIP	INSTRUMENT #
D/5914	23	JACKSON HENRY LLC	201800016176
D/5914	K	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	A	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	B	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	1	BLAIR, KATHERINE L.	201700333556
E/5914	2	DUNLAP, KEISHA R.	201700332360
E/5914	3	SKOTNIK, JOSEPH	201700335065
E/5914	4	LE, TAN M.	201700330842
E/5914	5	GREGORY, ESTELLE T.	201700351355
E/5914	6	QUINTANA, BETH MARIE	201700337278
E/5914	C	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	7	FONTENEAUX, JEREMY E.	201700309768
E/5914	8	DESHAZO, STEPHEN T.	201700305968
E/5914	9	SCOTT, CHRISTINE & KIRK WILLIAM	201700309217
E/5914	10	REED, TAYLOR J & JACK TAYLOR	201700293349
E/5914	11	MASHBURN AMY	201700302767
E/5914	12	BAUER JEFFREY M.	201700299487
E/5914	D	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	E	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	13	WADE, LATEEFAH	201700053726
E/5914	14	NAKWAASAH, MAXX & FRANKLIN ELIZABETH	201700030412
E/5914	15	NORMAN, NINA	201700047594
E/5914	16	ONYEGBULE, ONOCHIE	201700162456
E/5914	17	WILSON, DANIELLE	201700048404
E/5914	Q	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	18	OLDHAM, MATTHEW JOHN & KELLI STARR	201700068141
E/5914	19	CHAN, TIFFANY PHOEBE	201700001144
E/5914	20	OJI, AMARACHI NWABUNDO	201700115470

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## ALLEY ABANDONMENT

EXHIBIT A-TRACT 4

SPHINX AT FIJI PHASE TWO ADDITION BLOCK E/5914  
 WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

191895

BLOCK	LOT	OWNERSHIP	INSTRUMENT #
E/5914	21	FRANCO, ROXANNA	201700272607
E/5914	22	MARTINEZ, JHOENA & MUNOZ OMAR	201700006340
E/5914	R	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	23	FERNANDEZ, DEMOND	201600361715
E/5914	24	ALBA, CARLOS ANTONIO	201700006639
E/5914	25	HUNT, CAROL	201700045330
E/5914	26	TAYLOR, JENNIFER	201800104653
E/5914	G	FIJI PROPERTY OWNERS ASSN INC	201500180953
E/5914	F	FIJI PROPERTY OWNERS ASSN INC	201500180953

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## EXHIBIT B

### ADDITIONAL ABANDONMENT PROVISIONS

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



## 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 11 2019

ORDINANCE NUMBER 31400

DATE PUBLISHED DEC 14 2019

ATTESTED BY: