

ORDINANCE NO. 31401

An ordinance providing for the abandonment of a portion of Wyman Street located adjacent to City Blocks A/5772 and B/5772 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to Southwest Airlines Co.; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this 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 Southwest Airlines Co., a Texas corporation, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said portion of Wyman Street is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

Now, Therefore,

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

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

SECTION 2. That for and in monetary consideration of the sum of **FIVE HUNDRED TWENTY-SEVEN THOUSAND FOUR HUNDRED FIVE AND NO/100 DOLLARS (\$527,405.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10, and 12, the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract 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 9 of this ordinance, but no later than 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 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, future effective date and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

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

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, 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 out of, or be occasioned by or from: (i) the use and occupancy of the area 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 area set out in Exhibit A; (iii) all corrective actions concerning any discovered

SECTION 8. (continued)

Hazardous Substances on or affecting the area 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 area set out in Exhibit A. **GRANTEE**, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of 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 convey Water and Wastewater

SECTION 10. (continued)

Easements to the City of Dallas, within 90 days of the effective date of this ordinance, in, under, through, across and along certain properties located in City Block B/5772, containing a total of approximately 26,470 square feet of land, descriptions which are attached hereto and made a part hereof as Exhibit C, Tract 1 and Tract 2. This abandonment shall not be effective unless and until the dedications are completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 11. That at such time as the instruments described in Section 10 above are executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instruments in the official real property records of the county in which the subject property is located; and the recorded instruments shall be forwarded to the City Secretary for permanent record.

SECTION 12. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment, close, barricade and/or place signs in the area 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 area 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**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 13. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and completion of the dedications set

SECTION 13. (continued)

forth in Section 10 the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, 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 14. That this ordinance is also designated for City purposes as Contract No. DEV-2019-00009307.

SECTION 15. 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:


Assistant City Attorney

BY:


Assistant Director

Passed DEC 11 2019

31401
STREET RIGHT-OF-WAY ABANDONMENT
Part of Wyman Street
Adjacent to Block A/5772 and Block B/5772
Dickerson Parker Survey, Abstract No. 1113,
City of Dallas, Dallas County, Texas

191896
Exhibit A-

DESCRIPTION, of a 39,067 square foot (0.897 acre) tract of land situated in the Dickerson Parker Survey, Abstract No. 1113, Dallas County, Texas and adjacent to Block A/5772 and Block B/5772, Official Public Numbers of the City of Dallas, Texas; said tract being a portion of Wyman Street (a variable width right-of-way) dedicated by Street Dedication recorded in Volume 2390, Page 131 of the Deed Records of Dallas County, Texas and by the plat of Pinecreek Commons, Phase VII, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96161, Page 1293 of said Deed Records; said 39,067 square foot tract being more particularly described as follows (Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. All distances shown have been scaled using the TxDOT combined scale factor of Dallas County of 1.000136506):

COMMENCING, at a "+" cut in concrete found in the southwest right-of-way line of Dallas Area Rapid Transit (a variable width right-of-way) according to the deed recorded in Volume 90177, Page 4219 of the Deed Records of Dallas County, Texas; said point being the northernmost northwest corner of said Wyman Street and a reentrant corner of Lot 1A, Block A/5772, SWA Training and Operations Support, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201400026737 of the Official Public Records of Dallas County, Texas;

THENCE, South 37 degrees, 21 minutes, 14 seconds West, departing the said southwest line of Dallas Area Rapid Transit and along the northwest line of said Wyman Street and a southeast line of said Lot 1A, a distance of 33.48 feet to the **POINT OF BEGINNING**;

THENCE, South 45 degrees, 54 minutes, 05 seconds East, departing the said northwest line of Wyman Street and the said southeast line of Lot 1A, a distance of 60.06 feet to a mag nail with "PACHECO KOCH-SWA TOPS" washer found for corner in the southeast right-of-way line of said Wyman Street and a north corner of Lot 1C, B/5772 SWA West Campus, an addition to the City of Dallas, Texas, according to the plat recorded in Instrument No. 201700178063 of the Official Public Records of Dallas County, Texas;

THENCE, South 44 degrees, 05 minutes, 55 seconds West, along the said southeast line of Wyman Street and a northwest line of said Lot 1C, a distance of 546.92 feet to a mag nail with "PACHECO KOCH-SWA W.C." washer found for corner at the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction along the cul-de-sac of said Wyman Street and along said curve to the right, having a central angle of 263 degrees, 06 minutes, 28 seconds, a radius of 50.00 feet, a chord bearing and distance of North 87 degrees, 27 minutes, 18 seconds West, 74.83 feet, an arc distance of 229.60 feet to a mag nail with "PACHECO KOCH-SWA W.C." washer found for corner in the said northwest line of Wyman Street, the southeast line of said Lot 1C, and being the end of said curve;

THENCE, North 44 degrees, 05 minutes, 57 seconds East, along the said northwest line of Wyman Drive and the said southeast line of Lot 1C at a distance of 404.55 feet passing a 3-inch aluminum disk stamped with "PACHECO KOCH-SWA W.C." found at an angle point of said Lot 1C, then continuing along said southeast line of Lot 1A a total distance of 562.17 feet to a "+" cut in concrete found for an angle point;

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>1-11-19</u>
SPRG NO:	<u>4715</u>

31401

191896

STREET RIGHT-OF-WAY ABANDONMENT

Part of Wyman Street
 Adjacent to Block A/5772 and Block B/5772
 Dickerson Parker Survey, Abstract No. 1113,
 City of Dallas, Dallas County, Texas

THENCE, North 37 degrees, 21 minutes, 14 seconds East, continuing along the said northwest line of Wyman Drive and the said southeast line of Lot 1A, a distance of 34.63 feet to the **POINT OF BEGINNING**;

CONTAINING, 39,067 square feet or 0.897 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.


 Kyle Coleman Harris Date 1/4/2019
 Registered Professional Land Surveyor No. 6266
 Pacheco Koch Consulting Engineers, Inc.
 7557 Rambler Road, Suite 1400, Dallas TX 75231
 (972) 235-3031
 TX Reg. Surveying Firm LS-10008000

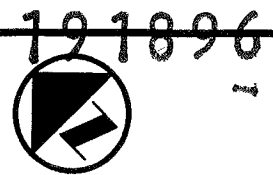


1320-16.094EX1.docx
 1320-16.094EX1.dwg GMP

(For SPRG use only)	
Reviewed By:	G.S.
Date:	1-11-19
SPRG NO:	4715

LOT 1B, BLOCK 4682
REPLAT OF DALLAS LOVE FIELD
INDUSTRIAL SUBDIVISION
LOTS 1B AND 1C, BLOCK 4682
(INST. NO. 201500293681)
(O.P.R.D.C.T.)

31401



0 50 100 200

GRAPHIC SCALE IN FEET

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

DICKERSON PARKER SURVEY
- ABSTRACT NO. 1113

DALLAS AREA RAPID TRANSIT
(VARIABLE WIDTH R.O.W.)
(VOL. 90177, PG. 4219)
(D.R.D.C.T.)

5' SOUTHWESTERN BELL
TELEPHONE EASEMENT
(VOL. 95002, PG. 3178)
(D.R.D.C.T.)

5' SOUTHWESTERN BELL
TELEPHONE EASEMENT
(VOL. 95002, PG. 3178)
(D.R.D.C.T.)

CENTERLINE OF D.R.&L. EASEMENT
(VOL. 1670, PG. 191) (D.R.D.C.T.)
(NO WIDTH SPECIFIED)

IRF
(C.M.)

POB
(C.M.)

MNF

POB
(C.M.)

10' LICENSE AGREEMENT
(ORDINANCE NO. 25462)

REMAINDER OF
LOT 1A, BLOCK A/5772
SWA TRAINING AND
OPERATIONS SUPPORT
(INST. NO. 201400026737)
(O.P.R.D.C.T.)

DALLAS AREA RAPID TRANSIT
(INST. NO. 20070030856)
(O.P.R.D.C.T.)

LOT 1C, B/5772
SWA WEST CAMPUS
(INST. NO. 201700178063)
(O.P.R.D.C.T.)

WATER
EASEMENT ADF
(INST. NO. 201700178063)

SOUTHWEST AIRLINES CO.
(VOL. 96089, PG. 1591) (D.R.D.C.T.)
(INST. NO. 201200186304) (O.P.R.D.C.T.)

POB
(C.M.)

**STREET
RIGHT-OF-WAY
ABANDONMENT**
39,067 SF (0.897 ACRE)

LOT 1C, B/5772
SWA WEST CAMPUS
(INST. NO. 201700178063)
(O.P.R.D.C.T.)
SOUTHWEST AIRLINES CO.
(VOL. 96089, PG. 1591) (D.R.D.C.T.)
(INST. NO. 201200186304) (O.P.R.D.C.T.)

LEGEND

- PROPERTY LINE
- ABANDONMENT LINE
- EASEMENT LINE
- POB** POINT OF BEGINNING
- POC** POINT OF COMMENCING
- POINT FOR CORNER
(UNLESS OTHERWISE NOTED)
- (C.M.) CONTROLLING MONUMENT
- 1/2-INCH IRON ROD W/
"PACHECO KOCH" CAP
FOUND
- XF "X" CUT IN CONCRETE
FOUND
- ADF 3-INCH ALUMINUM DISK
STAMPED "PACHECO KOCH
- SWA W.C." FOUND
- MNF-WC MAG NAIL W/"PACHECO
KOCH - SWA W.C."
WASHER FOUND
- MNF MAG NAIL W/"PACHECO
KOCH - SWA TOPS"
WASHER FOUND
- (D.R.D.C.T.) DEED RECORDS OF DALLAS
COUNTY, TEXAS
- (O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS
OF DALLAS COUNTY, TEXAS
- (VOL.) VOLUME
- (PG.) PAGE
- (INST.) INSTRUMENT
- (NO.) NUMBER
- (R.O.W.) RIGHT-OF-WAY
- (SF) SQUARE FEET
- ① GRID COORDINATE NUMBER

MATCHLINE (SEE SHEET 4)

(For SPRG use only)

Reviewed By: G.S.
Date: 1-11-19
SPRG NO: 4715

The undersigned, Registered Professional Land
Surveyor, hereby certifies that this plat of
survey accurately sets out the metes and
bounds of the abandonment tract described.

Kyle Coleman Harris 1/4/2019
Registered Professional
Land Surveyor No. 6266



NOTES:

- A metes and bounds description of even
survey date herewith accompanies this plat
of survey.
- Bearing system for this survey is based on
the State Plane Coordinate System, Texas
North Central Zone 4202, North American
Datum of 1983. Adjustment Realization 2011.
All Distances shown have been scaled using
the TxDOT combined surface scale factor for
Dallas County of 1.000136506.
- All coordinates shown are Texas State Plane,
North Central Zone 4202, North American
Datum of 1983, no scale, no projection.

STREET RIGHT-OF-WAY ABANDONMENT

PART OF WYMAN STREET
ADJACENT TO BLOCK A/5772 AND BLOCK B/5772
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 4

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GMP/LMG	KCH	1"=100'	JAN. 2019	1320-16.094

31401

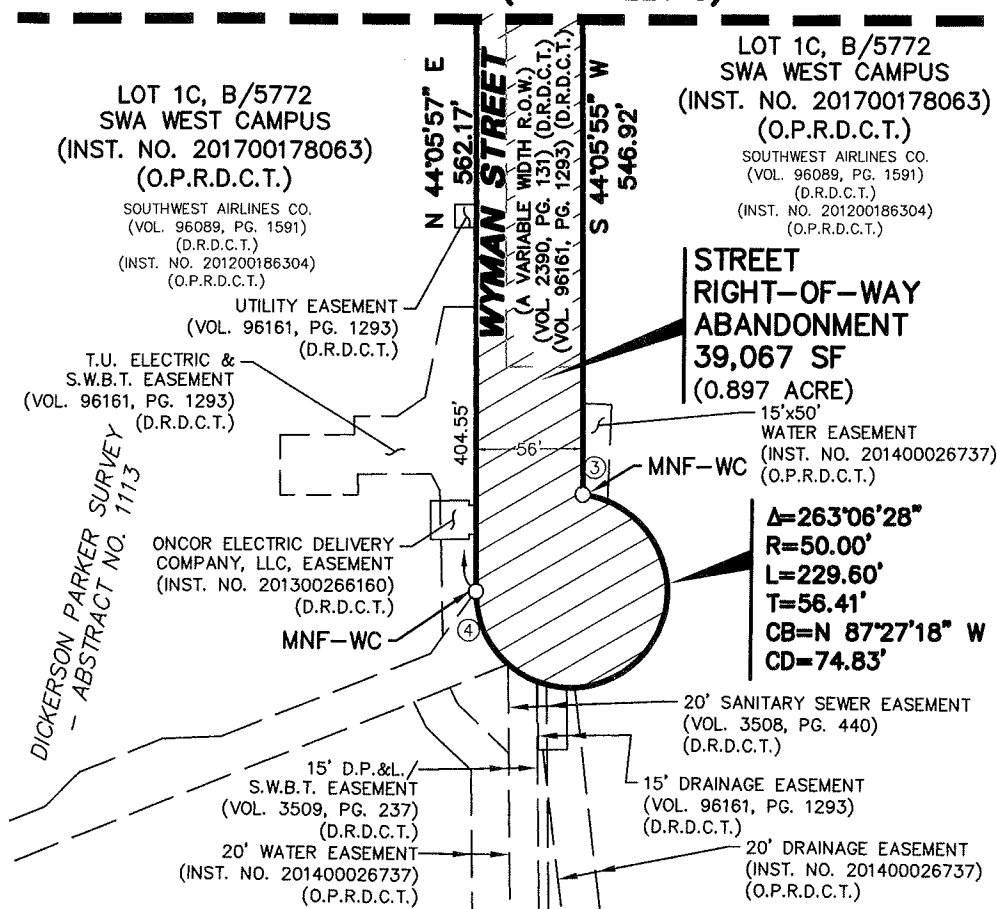
(For SPRG use only)

Reviewed By: G.S.Date: 1-11-19SPRG NO: 4715

0 50 100 200

GRAPHIC SCALE IN FEET

MATCHLINE (SEE SHEET 3)



LEGEND

- PROPERTY LINE
ABANDONMENT LINE
EASEMENT LINE
- POB** POINT OF BEGINNING
POC POINT OF COMMENCING
- POINT FOR CORNER
(UNLESS OTHERWISE NOTED)
- (C.M.) CONTROLLING MONUMENT
1/2-INCH IRON ROD W/
IRF "PACHECO KOCH" CAP
FOUND
XF "4" CUT IN CONCRETE
FOUND
- ADF 3-INCH ALUMINUM DISK
STAMPED "PACHECO KOCH
- SWA W.C." FOUND
- MNF-WC MAG NAIL W/"PACHECO
KOCH - SWA W.C."
WASHER FOUND
- MNF MAG NAIL W/"PACHECO
KOCH - SWA TOPS"
WASHER FOUND
- (D.R.D.C.T.) DEED RECORDS OF DALLAS
COUNTY, TEXAS
- (O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS
OF DALLAS COUNTY, TEXAS
- (VOL.) VOLUME
(PG.) PAGE
(INST.) INSTRUMENT
(NO.) NUMBER
(R.O.W.) RIGHT-OF-WAY
(SF) SQUARE FEET
① GRID COORDINATE NUMBER

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. All Distances shown have been scaled using the TxDOT combined surface scale factor for Dallas County of 1.000136506.
3. All coordinates shown are Texas State Plane, North Central Zone 4202, North American Datum of 1983, no scale, no projection.

COORDINATE TABLE

NO.	NORTHING	EASTING
1	6,993,634.94	2,471,056.35
2	6,993,593.15	2,471,099.48
3	6,993,200.44	2,470,718.93
4	6,993,203.77	2,470,644.18
5	6,994,562.09	2,471,035.35

**Pacheco Koch**

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GMP/LMG	KCH	1"=100'	JAN. 2019	1320-16.094

STREET RIGHT-OF-WAY
ABANDONMENT

PART OF WYMAN STREET
ADJACENT TO BLOCK A/5772 AND BLOCK B/5772
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 4

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.

EXHIBIT C

TRACT

31401

191896

WATER EASEMENT

Part of Lot 1C, Block B/5772
SWA West Campus and part of Wyman Street
Adjacent to Block B/5772
Dickerson Parker Survey, Abstract No. 1113,
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 13,638 square foot (0.313 acre) tract of land situated in the Dickerson Parker Survey, Abstract No. 1113, Dallas County, Texas and adjacent to Block B/5772, Official Public Numbers of the City of Dallas, Texas; said tract being a portion of Wyman Street (a variable width right-of-way) dedicated by Street Dedication recorded in Volume 2390, Page 131 of the Deed Records of Dallas County, Texas, part of that certain tract of land described in Special Warranty Deed to Southwest Airlines Co. recorded in Volume 96089, Page 1591 of said Deed Records, and Special Warranty Deed recorded in Instrument Number 201200186304 of the Official Public Records of Dallas County, Texas; said tract also being part of the plat of Pinecreek Commons, Phase VII, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96161, Page 1293 of said Deed Records, Part of Lot 1C, Block B/5772 SWA West Campus, according to the plat recorded in Instrument Number 201700178063 of said Public Records; said 13,638 square foot tract being more particularly described as follows (Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. All distances shown have been scaled using the TxDOT combined scale factor of Dallas County of 1.000136506):

COMMENCING, at a "+" cut in concrete found in the southwest right-of-way line of Dallas Area Rapid Transit (a variable width right-of-way) according to the deed recorded in Volume 90177, Page 4219 of the Deed Records of Dallas County, Texas; said point being the northernmost northwest corner of said Wyman Street and a reentrant corner of Lot 1A, Block A/5772, SWA Training and Operations Support, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201400026737 of the Official Public Records of Dallas County, Texas;

THENCE, South 37 degrees, 21 minutes, 14 seconds West, along the said southwest line of Dallas Area Rapid Transit and along the northwest line of said Wyman Street and a southeast line of said Lot 1A, a distance of 33.48 feet;

THENCE, South 45 degrees, 54 minutes, 05 seconds East, departing the said northwest line Wyman Street and the said southeast line of said Lot 1A, a distance of 40.06 feet to the **POINT OF BEGINNING**;

THENCE, South 45 degrees, 54 minutes, 05 seconds East, a distance of 20.00 feet to a mag nail with "PACHECO KOCH-SWA TOPS" washer found for corner in the southeast right-of-way line of said Wyman Street and a north corner of said Lot 1C;

THENCE, South 44 degrees, 05 minutes, 55 seconds West, along the said southeast line of Wyman Street and a northwest line of said Lot 1C, a distance of 282.70 feet to a point for corner;

THENCE, departing the said southeast line of Wyman Street and the said northwest line of said Lot 1C; into and across the said Wyman Street, the following five (5) calls:

South 81 degrees, 02 minutes, 22 seconds West, a distance of 72.85 feet to a point for corner;

South 43 degrees, 06 minutes, 18 seconds West, a distance of 175.81 feet to a point for corner;

South 46 degrees, 57 minutes, 21 seconds East, a distance of 28.72 feet to a point for corner;

(For SPRG use only)

Reviewed By: JL
Date: 9-24-19
SPRG NO: 5027

31401

191896

WATER EASEMENT

Part of Lot 1C, Block B/5772
 SWA West Campus and part of Wyman Street
 Adjacent to Block B/5772
 Dickerson Parker Survey, Abstract No. 1113,
City of Dallas, Dallas County, Texas

North 46 degrees, 17 minutes, 20 seconds East, a distance of 16.86 feet to a point for corner;

South 43 degrees, 37 minutes, 28 seconds East, a distance of 11.38 feet to a point for corner in the said southeast line of Wyman Street and a northwest line of said Lot 1C;

THENCE, along the said southeast line of Wyman Street and a northwest line of said Lot 1C the, the following two (2) calls:

South 44 degrees, 05 minutes, 55 seconds West, a distance of 47.13 feet to a mag nail with "PACHECO KOCH-SWA W.C." washer found for corner at the beginning of a non-tangent curve to the right;

In a northwesterly direction along the cul-de-sac of said Wyman Street and along said curve to the right, having a central angle of 15 degrees, 34 minutes, 35 seconds, a radius of 50.00 feet, a chord bearing and distance of South 31 degrees, 13 minutes, 27 seconds East, 13.54 feet, an arc distance of 13.58 feet to a point at the end of said curve;

THENCE, departing the said cul-de-sac of Wyman Street and into and across the said Wyman Street, the following five (5) calls:

North 43 degrees, 37 minutes, 28 seconds West, a distance of 26.40 feet to a point for corner;

North 46 degrees, 17 minutes, 20 seconds East, a distance of 13.11 feet to a point for corner;

North 46 degrees, 57 minutes, 21 seconds West, a distance of 27.61 feet to a point for corner;

South 43 degrees, 06 minutes, 18 seconds West, a distance of 70.46 feet to a point for corner;

South 80 degrees, 14 minutes, 30 seconds West, a distance of 17.47 feet to a point for corner in the said cul-de-sac of Wyman Street; said point being the beginning of a non-tangent curve to the right;

THENCE, along a southwest line of said Wyman Street and a northeast line of said Lot 1C, said curve, having a central angle of 29 degrees, 36 minutes, 47 seconds, a radius of 50.00 feet, a chord bearing and distance of North 29 degrees, 17 minutes, 29 seconds East, 25.56 feet, an arc distance of 25.84 feet to a point at the end of said curve;

THENCE, departing the said northwest line of Wyman Street and a northeast line of said Lot 1C and into and across said Lot 1C, the following three (3) calls:

North 46 degrees, 52 minutes, 45 seconds West, a distance of 3.35 feet to a point for corner;

North 43 degrees, 06 minutes, 18 seconds East, a distance of 187.71 feet to a point for corner;

South 45 degrees, 53 minutes, 27 seconds East, a distance of 6.61 feet to a point for corner in the said northwest line of Wyman Street and the said northeast line of said Lot 1C;

(For SPRG use only)

Reviewed By:	<u>JL</u>
Date:	<u>8-24-19</u>
SPRG NO:	<u>5027</u>

31401

191896

WATER EASEMENT

Part of Lot 1C, Block B/5772
 SWA West Campus and part of Wyman Street
 Adjacent to Block B/5772
 Dickerson Parker Survey, Abstract No. 1113,
 City of Dallas, Dallas County, Texas

THENCE, North 44 degrees, 05 minutes, 56 seconds East, along the said northwest line of Wyman Street and the said northeast line of Lot 1C, a distance of 12.00 feet to a point for corner;

THENCE, departing the said northwest line of Wyman Street and the said northeast line of Lot 1C and into and across the said Lot 1C, the following two (2) calls:

North 45 degrees, 53 minutes, 27 seconds West, a distance of 6.82 feet to a point for corner;

North 43 degrees, 06 minutes, 18 seconds East, a distance of 62.54 feet to a point for corner;

THENCE, North 81 degrees, 02 minutes, 22 seconds East, at distance of 13.15 feet crossing the said southwest line of Wyman Street and the said northeast line of Lot 1C continuing a total distance of 73.04 feet to a point for corner;

THENCE, North 44 degrees, 05 minutes, 55 seconds East, a distance of 276.02 feet to a point for corner; the **POINT OF BEGINNING**;

CONTAINING: 13,638 square feet or 0.313 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

 9/18/19
 Kyle Coleman Harris Date
 Registered Professional Land Surveyor No. 6266
 Pacheco Koch Consulting Engineers, Inc.
 7557 Rambler Road, Suite 1400, Dallas TX 75231
 (972) 235-3031
 TX Reg. Surveying Firm LS-10008000



1320-16.094EX4.doc
 1320-16.094EX4.dwg LAH

(For SPRG use only)	
Reviewed By:	<u>JL</u>
Date:	<u>9-24-19</u>
SPRG NO:	<u>5027</u>

31401

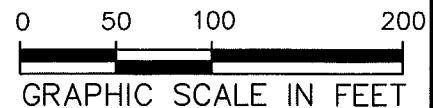
191896

LOT 1B, BLOCK 4682
REPLAT OF DALLAS LOVE FIELD
INDUSTRIAL SUBDIVISION
LOTS 1B AND 1C, BLOCK 4682
(INST. NO. 201500293681)
(O.P.R.D.C.T.)

DENTON DRIVE
(VARIABLE WIDTH R.O.W.)
(INST. NO. 201500293681)
(O.P.R.D.C.T.)

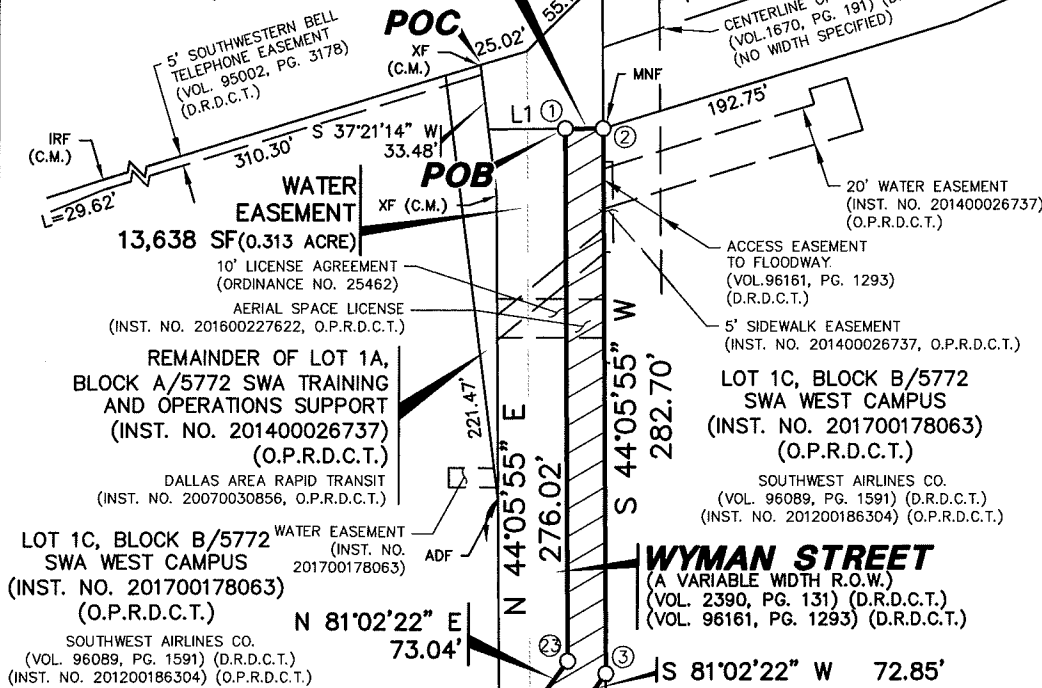
DALLAS AREA RAPID TRANSIT
(VARIABLE WIDTH R.O.W.)
(VOL. 90177, PG. 4219)
(D.R.D.C.T.)

LOT 5A, BLOCK A/5771
LOVE FIELD STATION
(INST. NO. 201100088298)
(O.P.R.D.C.T.)



LEGEND

	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	DEED LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
1/2-INCH IRON ROD W/ IRF	"PACHECO KOCH" CAP FOUND
XF	"+" CUT IN CONCRETE FOUND
ADF	3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - SWA W.C." FOUND
MNF-WC	MAG NAIL W/"PACHECO KOCH - SWA W.C." WASHER FOUND
MNF	MAG NAIL W/"PACHECO KOCH - SWA TOPS" WASHER FOUND
(D.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(VOL.)	VOLUME
(PG.)	PAGE
(INST.)	INSTRUMENT
(NO.)	NUMBER
(R.O.W.)	RIGHT-OF-WAY
(SF)	SQUARE FEET
①	GRID COORDINATE NUMBER



MATCHLINE (SEE SHEET 5)

(For SPRG use only)

Reviewed By: JL
Date: 9-24-19
SPRG NO: 5027

LINE, CURVE AND
COORDINATE TABLES
ARE ON SHEET 6 OF 6

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. All Distances shown have been scaled using the TxDOT combined surface scale factor for Dallas County of 1.000136506.
3. All coordinates shown are Texas State Plane, North Central Zone 4202, North American Datum of 1983, no scale, no projection.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Kyle Coleman Harris
Registered Professional
Land Surveyor No. 6266

9/18/19
Date



Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

WATER EASEMENT
PART OF LOT 1C, BLOCK B/5772
SWA WEST CAMPUS AND PART OF WYMAN STREET
ADJACENT TO BLOCK B/5772
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 6

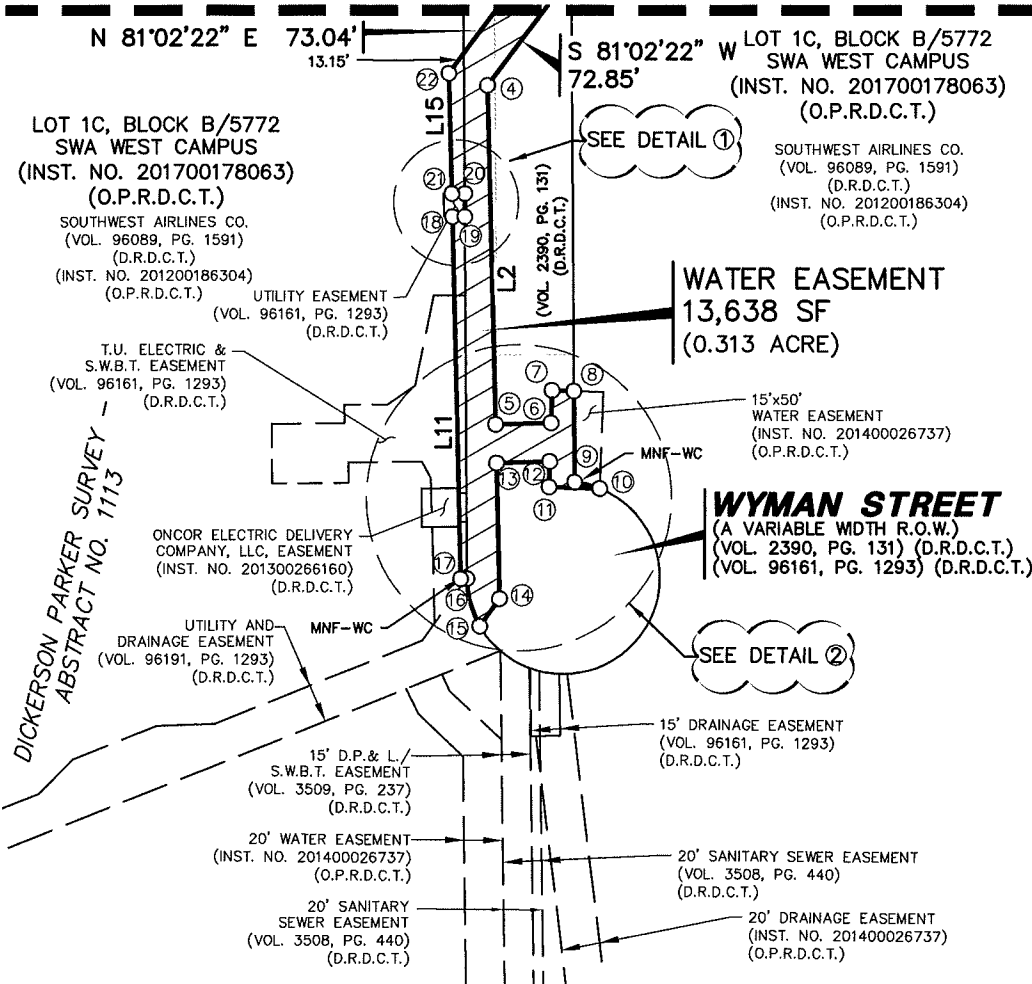
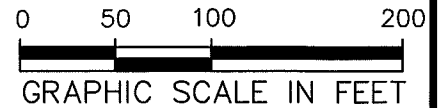
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=100'	SEPT. 2019	1320-16.094

191896

31401



MATCHLINE (SEE SHEET 4)

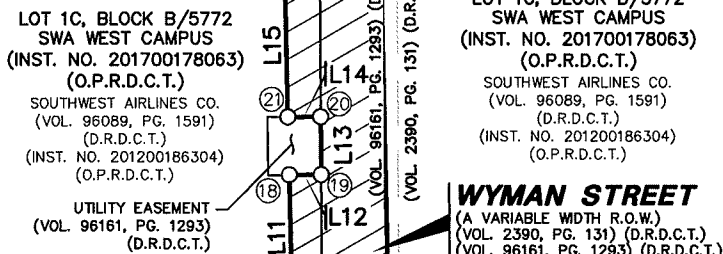


LEGEND

—	PROPERTY LINE
- - -	ABANDONMENT LINE
- - -	EASEMENT LINE
- - -	DEED LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
IRF	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
XF	"+" CUT IN CONCRETE FOUND
ADF	3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - SWA W.C." FOUND
MNF-WC	MAG NAIL W/"PACHECO KOCH - SWA W.C." WASHER FOUND
MNF	MAG NAIL W/"PACHECO KOCH - SWA TOPS" WASHER FOUND
(D.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(VOL.)	VOLUME
(PG.)	PAGE
(INST.)	INSTRUMENT
(NO.)	NUMBER
(R.O.W.)	RIGHT-OF-WAY
(SF)	SQUARE FEET
①	GRID COORDINATE NUMBER

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. All Distances shown have been scaled using the TxDOT combined surface scale factor for Dallas County of 1.000136506.
3. All coordinates shown are Texas State Plane, North Central Zone 4202, North American Datum of 1983, no scale, no projection.



(For SPRG use only)

Reviewed By: JL
Date: 9-24-19
SPRG NO: 5027

LINE, CURVE AND
COORDINATE TABLES
ARE ON SHEET 6 OF 6

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=100'	SEPT. 2019	1320-16.094

WATER EASEMENT

PART OF LOT 1C, BLOCK B/5772
SWA WEST CAMPUS AND PART OF WYMAN STREET
ADJACENT TO BLOCK B/5772
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 5 OF 6

CURVE TABLE

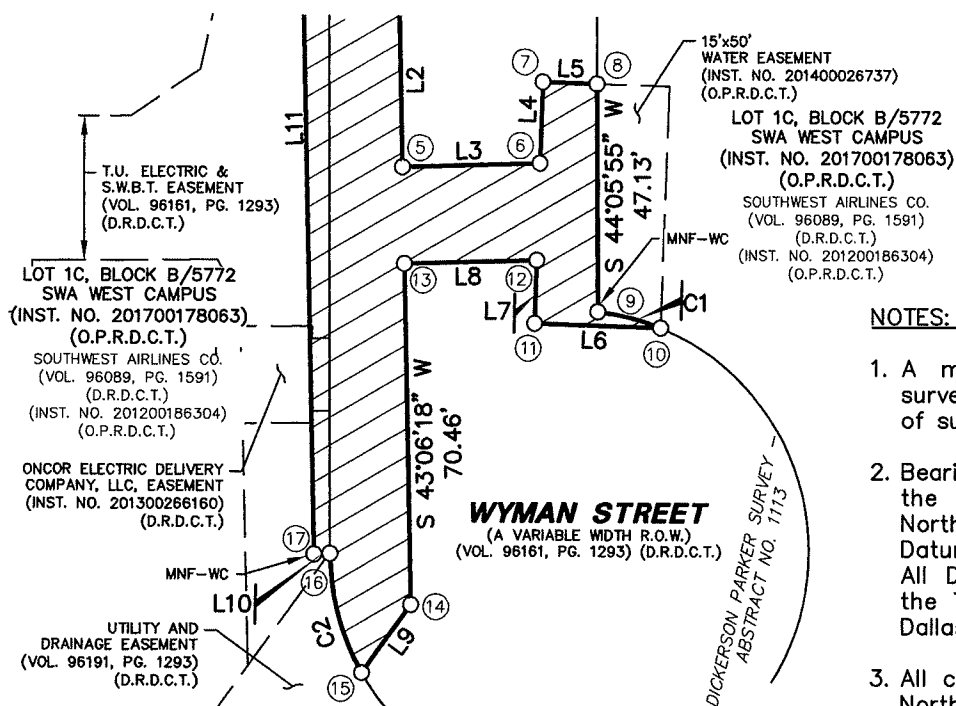
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	15°34'35"	50.00'	13.58'	6.83'	S 31°13'27" E	13.54'
C2	29°36'47"	50.00'	25.84'	13.22'	N 29°17'29" E	25.56'

COORDINATE TABLE

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	6,993,607.07	2,471,085.12	13	6,993,235.82	2,470,696.98
2	6,993,593.15	2,471,099.48	14	6,993,184.38	2,470,648.84
3	6,993,390.13	2,470,902.75	15	6,993,181.42	2,470,631.62
4	6,993,378.79	2,470,830.79	16	6,993,203.71	2,470,644.12
5	6,993,250.42	2,470,710.65	17	6,993,206.00	2,470,641.68
6	6,993,230.82	2,470,731.64	18	6,993,343.05	2,470,769.95
7	6,993,242.47	2,470,743.83	19	6,993,338.45	2,470,774.69
8	6,993,234.23	2,470,751.68	20	6,993,347.07	2,470,783.04
9	6,993,200.39	2,470,718.88	21	6,993,351.81	2,470,778.15
10	6,993,188.81	2,470,725.90	22	6,993,397.47	2,470,820.89
11	6,993,207.92	2,470,707.69	23	6,993,408.85	2,470,893.04
12	6,993,216.98	2,470,717.16			

LINE TABLE

LINE	BEARING	LENGTH
L1	S 45°54'05" E	40.06'
L2	S 43°06'18" W	175.81'
L3	S 46°57'21" E	28.72'
L4	N 46°17'20" E	16.86'
L5	S 43°37'28" E	11.38'
L6	N 43°37'28" W	26.40'
L7	N 46°17'20" E	13.11'
L8	N 46°57'21" W	27.61'
L9	S 80°14'30" W	17.47'
L10	N 46°52'45" W	3.35'
L11	N 43°06'18" E	187.71'
L12	S 45°53'27" E	6.61'
L13	N 44°05'56" E	12.00'
L14	N 45°53'27" W	6.82'
L15	N 43°06'18" E	62.54'



(For SPRG use only)

Reviewed By: JKDate: 9-24-19SPRG NO: 5027**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. All Distances shown have been scaled using the TxDOT combined surface scale factor for Dallas County of 1.000136506.
3. All coordinates shown are Texas State Plane, North Central Zone 4202, North American Datum of 1983, no scale, no projection.

WATER EASEMENT

PART OF LOT 1C, BLOCK B/5772
SWA WEST CAMPUS AND PART OF WYMAN STREET
ADJACENT TO BLOCK B/5772
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 6 OF 6

Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=100'	SEPT. 2019	1320-16.094

EXHIBIT C

TRACT 2

31401

WASTEWATER EASEMENT

Part of Wyman Street
Adjacent to Block B/5772
Dickerson Parker Survey, Abstract No. 1113,
City of Dallas, Dallas County, Texas

191896

DESCRIPTION, of a 12,832 square foot (0.295 acre) tract of land situated in the Dickerson Parker Survey, Abstract No. 1113, Dallas County, Texas and adjacent to Block B/5772, Official Public Numbers of the City of Dallas, Texas; said tract being a portion of Wyman Street (a variable width right-of-way) dedicated by Street Dedication recorded in Volume 2390, Page 131 of the Deed Records of Dallas County, Texas and by the plat of Pinecreek Commons, Phase VII, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96161, Page 1293 of said Deed Records; said 12,832 square foot tract being more particularly described as follows (Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. All distances shown have been scaled using the TxDOT combined scale factor of Dallas County of 1.000136506):

COMMENCING, at a "+" cut in concrete found in the southwest right-of-way line of Dallas Area Rapid Transit (a variable width right-of-way) according to the deed recorded in Volume 90177, Page 4219 of the Deed Records of Dallas County, Texas; said point being the northernmost northwest corner of said Wyman Street and a reentrant corner of Lot 1A, Block A/5772, SWA Training and Operations Support, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201400026737 of the Official Public Records of Dallas County, Texas;

THENCE, South 37 degrees, 21 minutes, 14 seconds West, departing the said southwest line of Dallas Area Rapid Transit and along a northwest line of said Wyman Street and a southeast line of said Lot 1A, a distance of 33.48 feet to a point for corner;

THENCE, South 45 degrees, 54 minutes, 05 seconds East, departing the said northwest line Wyman Street and the said southeast line of said Lot 1A, a distance of 10.29 feet to the **POINT OF BEGINNING**;

THENCE, into and across said Wyman Street, the following five (5) calls:

South 45 degrees, 54 minutes, 05 seconds East, a distance of 20.05 feet to a point for corner;

South 39 degrees, 54 minutes, 19 seconds West, a distance of 213.54 feet to a point for corner;

South 44 degrees, 01 minutes, 20 seconds West, a distance of 396.99 feet to a point for corner;

South 55 degrees, 41 minutes, 23 seconds West, a distance of 26.92 feet to a point for corner;

South 43 degrees, 41 minutes, 14 seconds West, a distance of 8.53 feet to a point for corner in a cul-de-sac of said Wyman Street; said point also being the beginning of a non-tangent curve to the right;

(For SPRG use only)	
Reviewed By:	<u>JL</u>
Date:	<u>9.24.19</u>
SPRG NO:	<u>5026</u>

31401

191896

WASTEWATER EASEMENT

Part of Wyman Street
 Adjacent to Block B/5772
 Dickerson Parker Survey, Abstract No. 1113,
 City of Dallas, Dallas County, Texas

THENCE, in a northwesterly direction along said cul-de-sac of Wyman Street and said curve to the right, having a central angle of 26 degrees, 15 minutes, 39 seconds, a radius of 50.00 feet, a chord bearing and distance of North 17 degrees, 47 minutes, 45 seconds West, 22.71 feet, an arc distance of 22.91 feet to a point for corner;

THENCE, departing the said cul-de-sac of Wyman Street into and across said Wyman Street, the following three (3) calls:

North 55 degrees, 41 minutes, 23 seconds East, a distance of 26.77 feet to a point for corner;


North 44 degrees, 01 minutes, 20 seconds East, a distance of 394.23 feet to a point for corner;

North 39 degrees, 54 minutes, 19 seconds East, a distance of 214.28 feet the said **POINT OF BEGINNING**;

CONTAINING: 12,832 square feet or 0.295 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.


 Kyle Coleman Harris
 Registered Professional Land Surveyor No. 6266
 Pacheco Koch Consulting Engineers, Inc.
 7557 Rambler Road, Suite 1400, Dallas TX 75231
 (972) 235-3031
 TX Reg. Surveying Firm LS-10008000

9/18/19

Date



1320-16.094EX3.doc
 1320-16.094EX3.dwg LAH

(For SPRG use only)

Reviewed By: JL

Date: 9-24-19

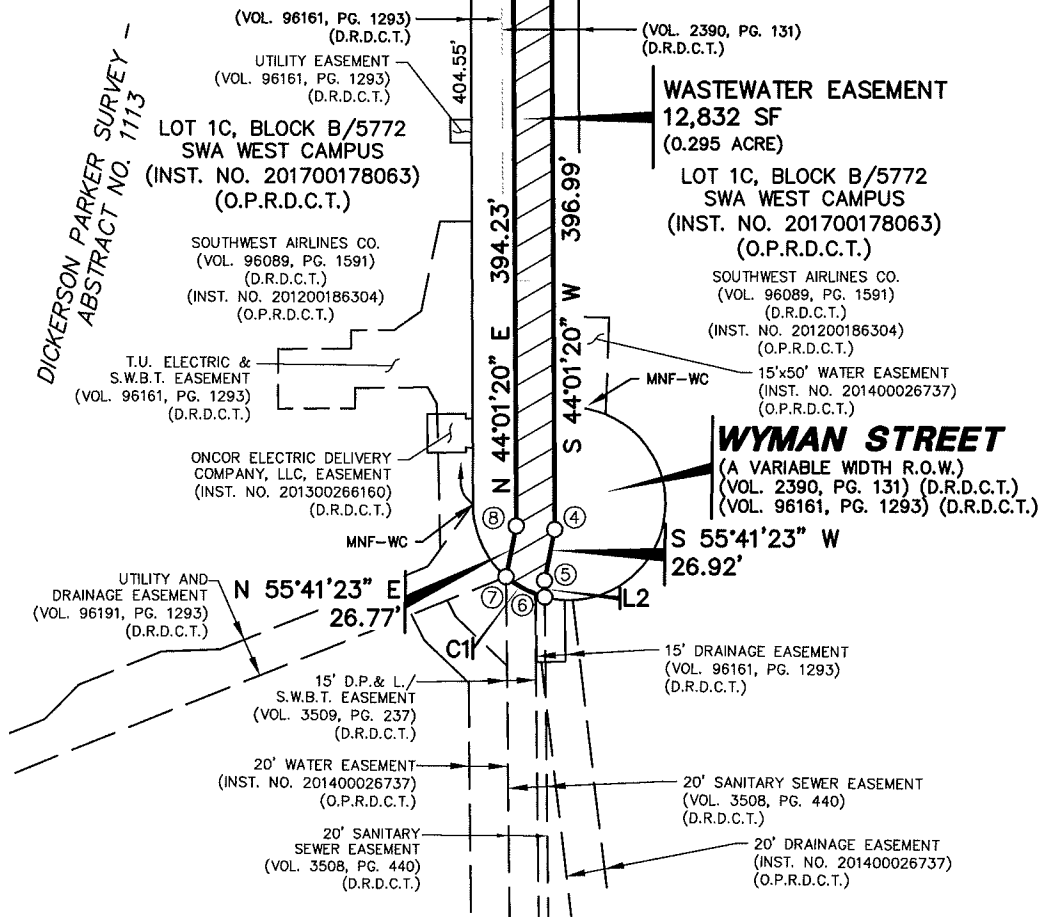
SPRG NO: 5026

MATCHLINE (SEE SHEET 3)



LEGEND

	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
	DEED LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
IRF	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
XF	"+" CUT IN CONCRETE FOUND
ADF	3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - SWA W.C." FOUND
MNF-WC	MAG NAIL W/"PACHECO KOCH - SWA W.C." WASHER FOUND
MNF	MAG NAIL W/"PACHECO KOCH - SWA TOPS" WASHER FOUND
(D.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(VOL.)	VOLUME
(PG.)	PAGE
(INST.)	INSTRUMENT
(NO.)	NUMBER
(R.O.W.)	RIGHT-OF-WAY
(SF)	SQUARE FEET
①	GRID COORDINATE NUMBER



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	26°15'39"	50.00'	22.91'	11.66'	N 17°47'45" W	22.71'

COORDINATE TABLE

NO.	NORTHING	EASTING
1	6,993,627.79	2,471,063.74
2	6,993,613.83	2,471,078.14
3	6,993,450.05	2,470,941.17
4	6,993,164.62	2,470,665.33
5	6,993,149.45	2,470,643.09
6	6,993,143.28	2,470,637.20
7	6,993,164.90	2,470,630.26
8	6,993,179.99	2,470,652.37
9	6,993,463.43	2,470,926.29

LINE TABLE

LINE	BEARING	LENGTH
L1	S 45°54'05" E	10.29'
L2	S 43°41'14" W	8.53'

NOTES:

- A metes and bounds description of even survey date herewith accompanies this plat of survey.
- Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. All Distances shown have been scaled using the TxDOT combined surface scale factor for Dallas County of 1.000136506.
- All coordinates shown are Texas State Plane, North Central Zone 4202, North American Datum of 1983, no scale, no projection.

(For SPRG use only)

Reviewed By: SL
 Date: 9-24-19
 SPRG NO: 5026



7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

**WASTEWATER
EASEMENT**
 PART OF WYMAN STREET
 ADJACENT TO BLOCK B/5772
 DICKERSON PARKER SURVEY, ABSTRACT NO. 1113,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 4 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=100'	SEPT. 2019	1320-16.094



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 31401

DATE PUBLISHED DEC 14 2019

ATTESTED BY: