

ORDINANCE NO. 31709

An ordinance providing for the abandonment of a portion of Parvia Avenue and an alley located adjacent to City Blocks 2/7268 and 3/7268 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to West Dallas Investments, L.P.; 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 West Dallas Investments L.P., a Texas limited partnership, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, 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 portion of Parvia Street and alley 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 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 tracts 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

SECTION 1. (continued)

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 **TWO HUNDRED THIRTY-FIVE THOUSAND THIRTY-TWO AND NO/100 DOLLARS (\$235,032.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10, 11, 13, 14 and 15, 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 tracts 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 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 areas described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which

SECTION 8. (continued)

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

SECTION 9. That 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 tracts 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:

SECTION 10. (continued)

- (a) provide approved water and wastewater engineering plans to City Engineering department (P-Contracts executed, and plans signed for the water/wastewater engineering plans for Plat # S189-320) prior to effectiveness of abandonment.
- (b) comply with Section 51P-891.116 (d)(1)(2) and (3)(B) which stipulates the requirements for Mews Street conditions and that the street will remain open for public use.
- (c) ensure that 56 feet of right-of-way is maintained on Bedford and Topeka Avenues.
- (d) ensure dedication of street right-of-way along Bedford and Topeka Avenues provide 36 feet of pavement width.

Failure to comply with the terms of this section shall render this ordinance null and void and of no further effect.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey by street easements to the City of Dallas, within 90 days of the effective date of this ordinance, good, indefeasible and marketable fee simple title, subject to only those title exceptions approved by the City Attorney, and insured by an owner's policy of title insurance approved as to form by the City Attorney, to certain properties located in City Blocks 2/7268 and 3/7268, containing a total of approximately 12,592 square feet of land, a description of which is attached hereto and made a part hereof as Exhibit C Tract-1, Exhibit C Tract-2 and Exhibit C Tract-3. This abandonment shall not be effective unless and until these 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 12. That at such time as the instrument described in Section 11 above is 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 instrument in the

SECTION 12. (continued)

official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 13. That this ordinance and properly executed street easements, approved as to form by the City Attorney, be forwarded to a title insurance company for closing. Subsequent to closing, all instruments conveying real estate interests to the City of Dallas shall be recorded in the official real property records of the county in which the subject property is located and thereafter returned to the City Secretary for permanent record.

SECTION 14. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall pay all closing costs and title expenses associated with the acquisition of the property described in Section 11 above.

SECTION 15. 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 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**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 16. 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 Sections 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and completion of the dedications set forth in Section 11 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

SECTION 16. (continued)

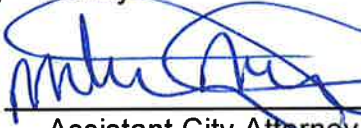
Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 17. That this ordinance is also designated for City purposes as Contract No. DEV-2020-00011897.

SECTION 18. 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,
City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY 
Assistant City Attorney

BY 
Assistant Director

DEC 09 2020

Passed _____

ALLEY ABANDONMENT
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 4,710 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 3/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, CREATED AS A 15-FOOT ALLEY BY THE PLAT OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 4,710 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-INCH IRON PIPE FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PARVIA AVENUE, VOLUME 106, PAGE 233, D.R.D.C.T., FORMERLY KNOWN AS LAKE STREET (45' PUBLIC RIGHT-OF-WAY), WITH THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, VOLUME 106, PAGE 233, D.R.D.C.T., VOLUME 2237, PAGE 392 AND VOLUME 2237, PAGE 388, D.R.D.C.T., (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AND BEING THE NORTHWEST CORNER OF A CALLED 1.591 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070186131, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 5, BLOCK 2/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS;

THENCE SOUTH 88°40'16" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, OVER AND ACROSS SAID PARVIA AVENUE, A DISTANCE OF 45.00 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201400235427, O.P.R.D.C.T., AND ALSO BEING THE NORTHEAST CORNER OF THE REMAINDER OF LOT 1, BLOCK 3/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS

THENCE SOUTH 01°06'35" EAST ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 3/7268 AND THE WEST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, A DISTANCE OF 137.50 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING** AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, WITH THE NORTH RIGHT-OF-WAY LINE OF A 15-FOOT ALLEY RECORDED IN SAID ADISON'S PARK ADDITION TO WEST DALLAS;

THENCE SOUTH 01°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OVER AND ACROSS SAID 15-FOOT ALLEY, A DISTANCE OF 15.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER AT THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY;

(For SPRG use only)

Reviewed by: JL Date: 2-11-20 SPRG NO: 5112

**ALLEY ABANDONMENT
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE SOUTH 88°40'16" WEST DEPARTING SAID WEST RIGHT-OF-WAY ALONG THE COMMON SOUTH LINE OF SAID 15-FOOT ALLEY AND THE NORTH LINE OF LOTS 8 THROUGH 14, BLOCK 3/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, AT A DISTANCE OF 149.8 FEET PASSING A 1-INCH IRON PIPE, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 314.03 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

THENCE NORTH 01°06'35" WEST OVER AND ACROSS SAID ALLEY, A DISTANCE OF 15.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, AND BEING IN THE SOUTH LINE OF LOT 7, BLOCK 3/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS;

THENCE NORTH 88°40'16" EAST ALONG THE COMMON NORTH LINE OF SAID 15-FOOT ALLEY AND THE SOUTH LINE OF LOTS 1 THROUGH 7, BLOCK 3/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, A DISTANCE OF 314.03 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 4,710 SQUARE FEET OR 0.1081 ACRES OF LAND.

NOTES:

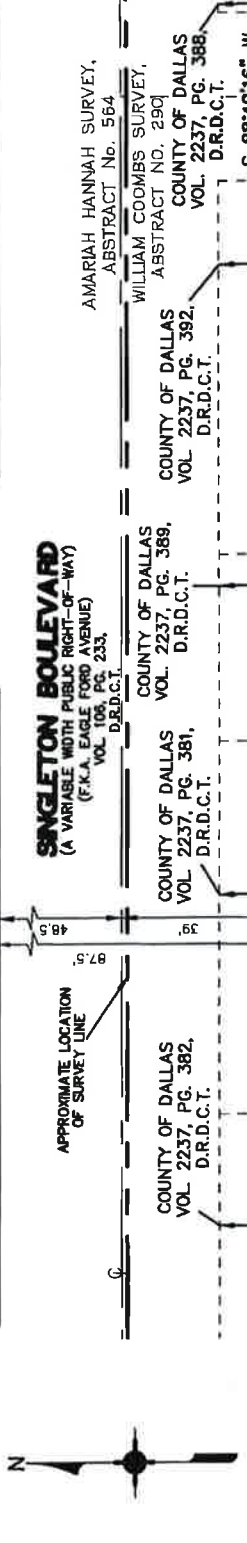
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

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



(For SPRG use only)
Reviewed by: JL Date: 2-11-20 SPRG NO: 5112

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 01°06'35" E	15.00'
L2	S 88°40'16" W	314.03'
L3	N 01°06'35" W	15.00'
L4	N 88°40'16" E	314.03'



REM. LOT 5
ADDISON'S PARK ADDITION
TO WEST DALLAS
VOL. 106, PG. 233,
D.R.D.C.T.

REM. LOT 4
ADDISON'S PARK ADDITION
TO WEST DALLAS
VOL. 106, PG. 233,
D.R.D.C.T.

LEGEND

IRON PIPE FOUND
5/8-INCH IRON ROD WITH
YELLOW PLASTIC CAP
STAMPED "STANTEC" SET
DEED RECORDS, DALLAS
COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
OF DALLAS COUNTY, TEXAS

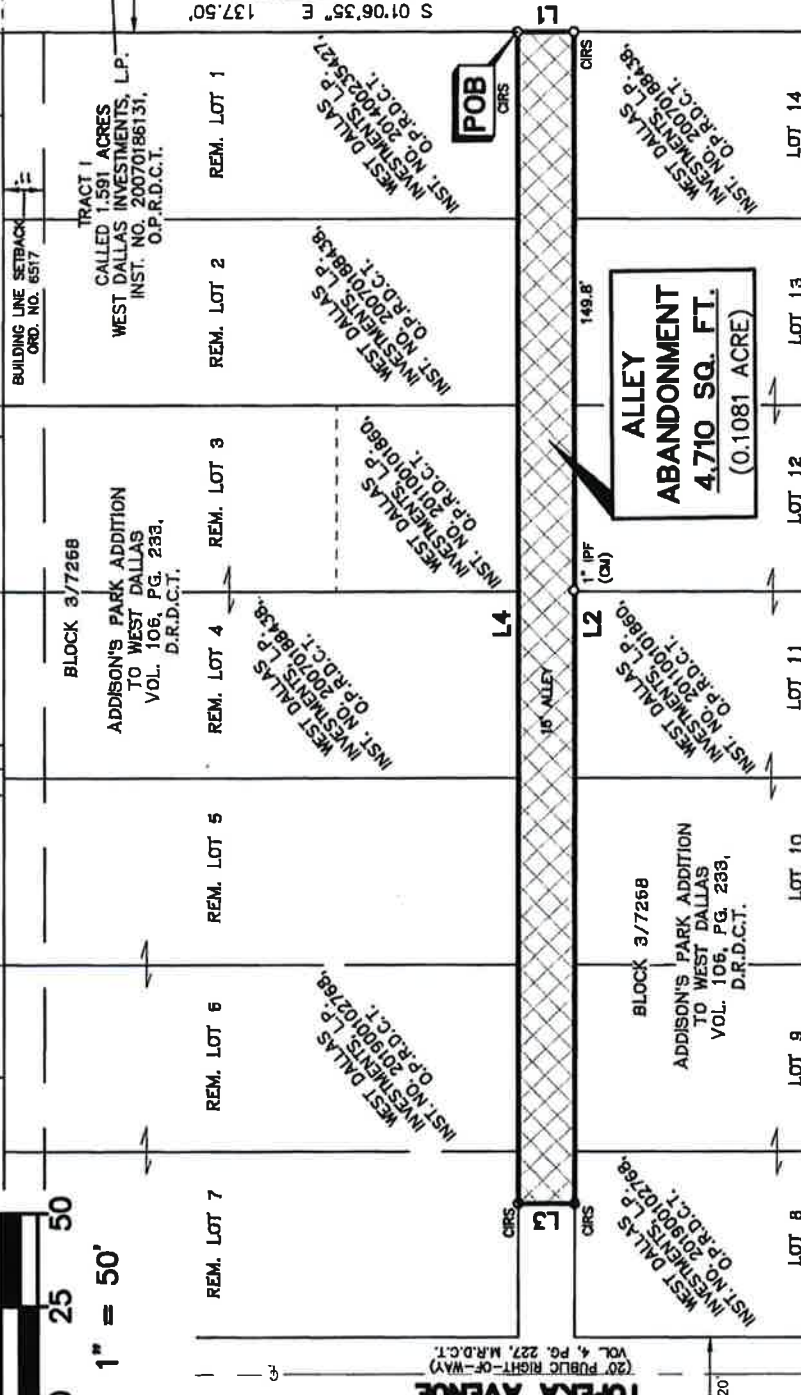
REMAINDER
VOL., PG. VOLUME, PAGE
INST., NO. INSTRUMENT, NUMBER
F.K.A. FORMALLY KNOWN AS
SQ. FT. SQUARE FEET
(CM) CONTROLLING MONUMENT
POB POINT OF BEGINNING
POB POINT OF BEGINNING
LAND HOOK (DENOTES
COMMON OWNERSHIP)

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON
EVEN DATE TO ACCOMPANY THIS SKETCH.

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



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724



(FOR SPRG USE ONLY)

REVIEWED BY: JL

DATE: 2-11-20

SPRG NO. 5112

ALLEY ABANDONMENT

ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Stantec

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**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF PARVIA AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCK 2/7268 & BLOCK 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 13,478 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, ADJACENT TO CITY OF DALLAS BLOCK NO. 2/7268 & BLOCK 3/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF PARVIA AVENUE, (45-FOOT PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS LAKE STREET), WHICH LIES BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS EAGLE FORD AVENUE) AND THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), ALL DEDICATED BY THE PLAT OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 233, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 13,478 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO COUNTY OF DALLAS, RECORDED IN VOLUME 2237, PAGE 388, D.R.D.C.T., SAME BEING THE NORTHWEST CORNER OF A CALLED 1.591 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070186131, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND ALSO BEING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 5, BLOCK 2/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHEAST CORNER OF THE REMAINDER OF LOT 1, BLOCK 2/7268 OF SAID ADDISON'S PARK ADDITION, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1,875 SQUARE FOOT TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO COUNTY OF DALLAS RECORDED IN VOLUME 2237, PAGE 383, D.R.D.C.T., BEARS NORTH 88°40'16" EAST, A DISTANCE OF 250.64 FEET;

THENCE SOUTH 01°06'35" EAST ALONG THE COMMON LINE OF SAID BLOCK 2/7268 AND THE EAST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, A DISTANCE OF 299.50 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, FROM WHICH A 1-INCH IRON PIPE FOUND BEARS SOUTH 06° WEST, A DISTANCE OF 3.50 FEET;

THENCE SOUTH 88°40'16" WEST DEPARTING THE SAID COMMON LINE, OVER AND ACROSS SAID PARVIA AVENUE, A DISTANCE OF 45.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, AND BEING IN THE EAST LINE OF SAID BLOCK 3/7268;

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Reviewed by: JL Date: 2-17-20 SPRG NO: 5110

SINGLETON BOULEVARD
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

AMARIAH HANNAH SURVEY,
ABSTRACT No. 554
WILLIAM COOMBS SURVEY,
ABSTRACT NO. 290

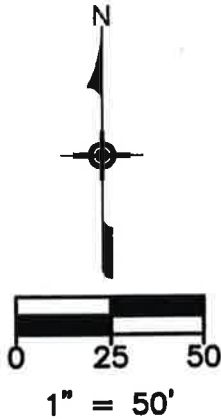
APPROXIMATE LOCATION
OF SURVEY ONE

COUNTY OF DALLAS
VOL. 2237, PG. 392,
D.R.D.C.T.

COUNTY OF DALLAS
VOL. 2237, PG. 388,
D.R.D.C.T.

COUNTY OF DALLAS
VOL. 2237, PG. 374,
D.R.D.C.T.

CALLED 1,875 SQ. FT
COUNTY OF DALLAS
VOL. 2237, PG. 383,
D.R.D.C.T.



LEGEND

- IPF IRON PIPE FOUND
- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND
- CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- REM. REMAINDER
- R.O.W. RIGHT-OF-WAY
- F.K.A. FORMALLY KNOWN AS
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- POB POINT OF BEGINNING LAND HOOK (DENOTES COMMON OWNERSHIP)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 01°06'35" E	299.50'
L2	S 88°40'16" W	45.00'
L3	N 01°06'35" W	299.50'
L4	N 88°40'16" E	45.00'

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

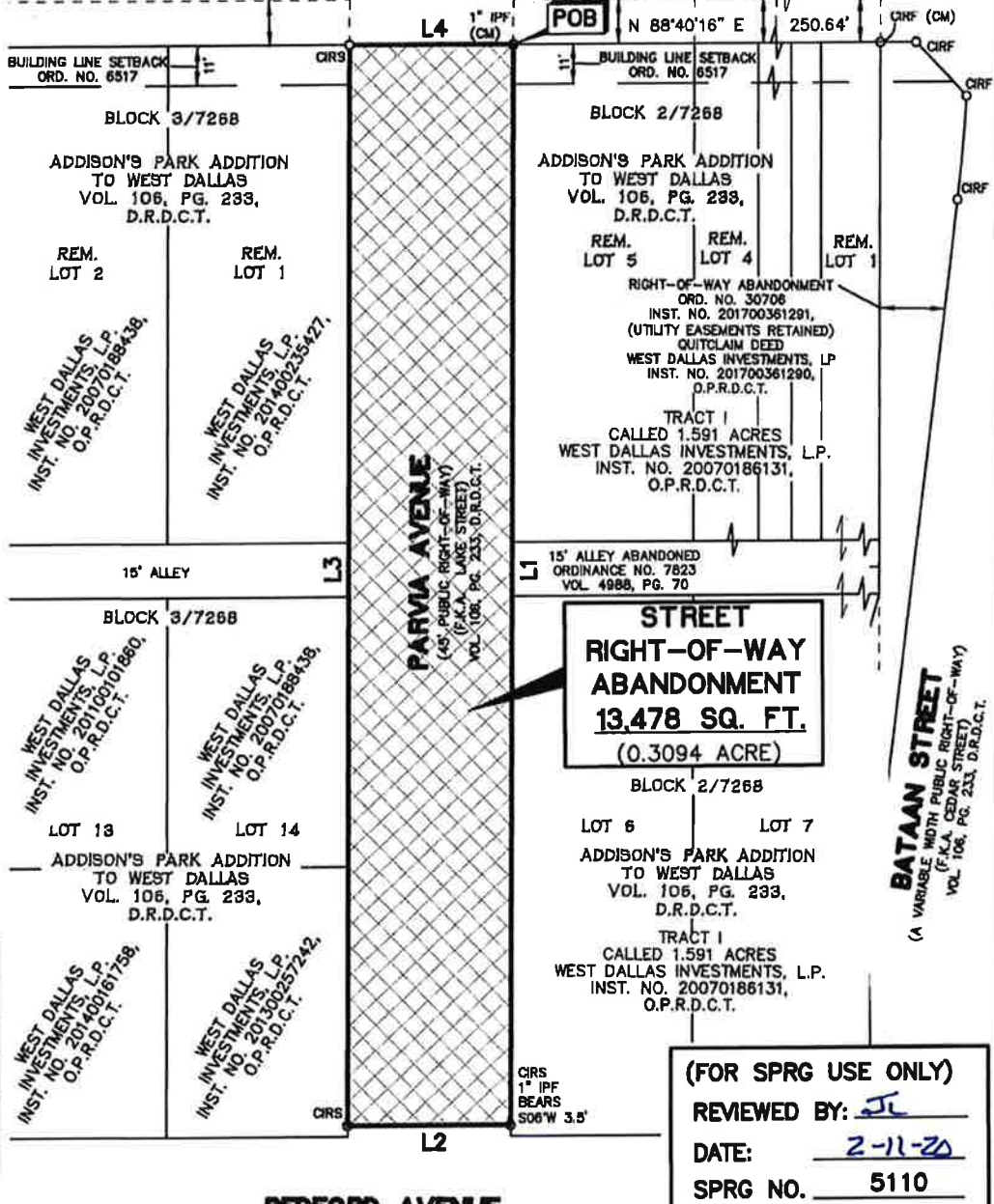
BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

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Plano, Texas 75024
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**STREET RIGHT-OF-WAY
ABANDONMENT**
PORTION OF PARVIA AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
ADJACENT TO BLOCKS 2/7268 & 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

DATE: 01-30-2020 SCALE: 1" = 50' DRAWN BY: RDR PROJECT NO.: 222011823 SHEET NO. 3 OF 3



**STREET
RIGHT-OF-WAY
ABANDONMENT
13,478 SQ. FT.
(0.3094 ACRE)**

(FOR SPRG USE ONLY)
REVIEWED BY: JL
DATE: 2-11-20
SPRG NO. 5110



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.

**STREET RIGHT-OF-WAY DEDICATION
BATAAN STREET & BEDFORD AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
PART OF LOTS 6 THROUGH REMAINDER LOT 10, BLOCK 2/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 901 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 2/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOTS 6 THROUGH 9 AND THE REMAINDER OF LOT 10, BLOCK 2/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING A PORTION OF A CALLED 1.591 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070186131, AND BEING A PORTION OF A CALLED 0.076 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201400218642, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING A PORTION OF THE RIGHT-OF-WAY ABANDONMENT DESCRIBED IN THE QUITCLAIM DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201700361290, O.P.R.D.C.T., AND RECORDED IN ORDINANCE NO. 30706, AND INSTRUMENT NUMBER 201700361291, O.P.R.D.C.T.; SAID 901 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BATAAN STREET, VOLUME 106, PAGE 233, D.R.D.C.T., FORMERLY KNOWN AS CEDAR STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WITH THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, VOLUME 91, PAGE 108, AND VOLUME 106, PAGE 233, D.R.D.C.T., (50-FOOT PUBLIC RIGHT-OF-WAY) AND BEING IN THE SOUTH LINE OF SAID LOT 10, BLOCK 2/7268.;

THENCE SOUTH 88°40'16" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, A DISTANCE OF 234.58 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, BEING THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE, WITH THE EAST RIGHT-OF-WAY LINE OF PARVIA AVENUE, VOLUME 106, PAGE 233, D.R.D.C.T., FORMERLY KNOWN AS LAKE STREET, (A 45-FOOT PUBLIC RIGHT-OF-WAY), RECORDED IN SAID ADDISON'S PARK ADDITION TO WEST DALLAS;

THENCE NORTH 01°06'35" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 3.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS EAGLE FORD AVENUE) CREATED BY SAID ADDISON'S PARK ADDITION TO WEST DALLAS, WITH THE EAST RIGHT-OF-WAY OF SAID PARVIA AVENUE, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID LOT 10, BLOCK 2/7268, BEARS NORTH 01°06'35" WEST, A DISTANCE OF 302.50 FEET;

(For SPRG use only)

Reviewed by: JL Date: 2-11-20 SPRG NO: 5111

**STREET RIGHT-OF-WAY DEDICATION
BATAAN STREET & BEDFORD AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
PART OF LOTS 6 THROUGH REMAINDER LOT 10, BLOCK 2/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, OVER AND ACROSS SAID LOTS 6 THROUGH 10, BLOCK 2/7268, THE FOLLOWING CALLS:

NORTH 88°40'16" EAST, A DISTANCE OF 221.65 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 47°12'44" EAST, A DISTANCE OF 29.98 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID BATAAN STREET;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING CALLS:

SOUTH 05°45'12" WEST, A DISTANCE OF 16.39 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 47°30'34" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 901 SQUARE FEET OR 0.0207 ACRES OF LAND.

NOTES:

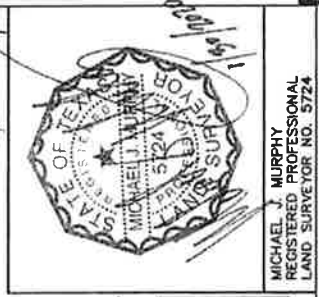
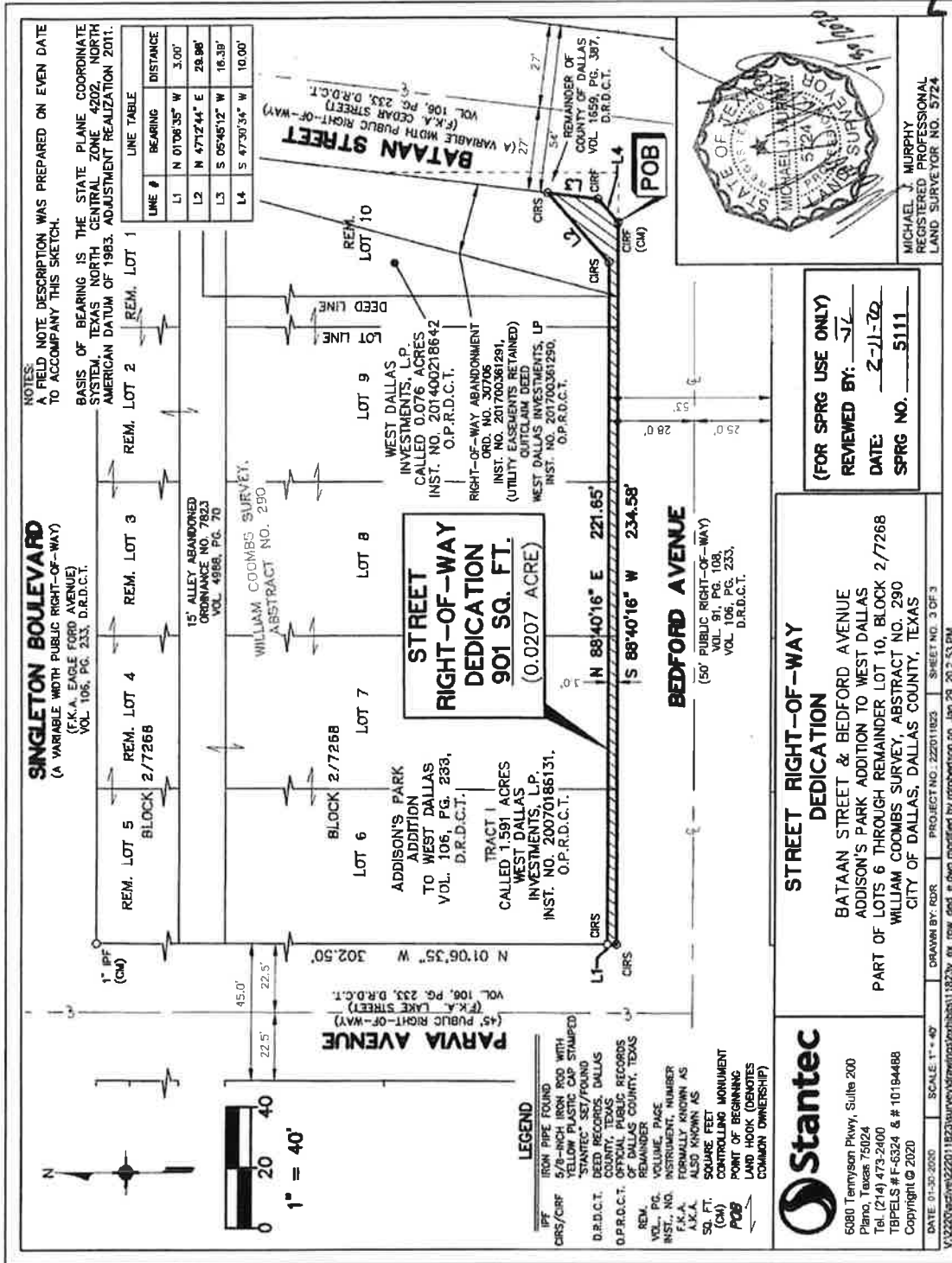
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

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



(For SPRG use only)

Reviewed by: JL Date: 2-11-20 SPRG NO: 5111



(FOR SPRG USE ONLY)
 REVIEWED BY:
 DATE: 2-11-20
 SPRG NO.: 5111

STREET RIGHT-OF-WAY DEDICATION
 BATAAM STREET & BEDFORD AVENUE
 ADDISON'S PARK ADDITION TO WEST DALLAS
 PART OF LOTS 6 THROUGH REMAINDER LOT 10, BLOCK 2/7268
 WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

STANTEC
 6080 Terryson Pkwy, Suite 200
 Plano, Texas 75024
 Tel. (214) 473-2400
 TBPFLS # F-6324 & # 10184488
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**STREET RIGHT-OF-WAY DEDICATION
TOPEKA AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
PART OF REMAINDER LOT 7, BLOCK 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 5,150 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 3/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF REMAINDER OF LOT 6 AND LOT 7, BLOCK 3/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 233, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201900102768, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAID 5,150 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF TOPEKA AVENUE, VOLUME 106, PAGE 233, D.R.D.C.T., AND VOLUME 4, PAGE 227, MAP RECORD OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), (A 20-FOOT PUBLIC RIGHT-OF-WAY), WITH THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, VOLUME 106, PAGE 233, D.R.D.C.T. AND VOLUME 4, PAGE 227, M.R.D.C.T., FORMERLY KNOWN AS EAGLE FORD AVENUE), (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID LOT 7, BLOCK 3/7268 AND BEING THE NORTHWEST CORNER OF SAID TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 201900102768, O.P.R.D.C.T., AND ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO COUNTY OF DALLAS, RECORDED IN VOLUME 2237, PAGE 382, D.R.D.C.T.;

THENCE NORTH 88°40'16" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, A DISTANCE OF 56.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PARVIA AVENUE, VOLUME 106, PAGE 233, D.R.D.C.T., FORMERLY KNOWN AS LAKE STREET, (A 45-FOOT PUBLIC RIGHT-OF-WAY, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 5, BLOCK 2/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, AND BEING THE NORTHWEST CORNER OF A CALLED 1.591 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070186131, O.P.R.D.C.T., AND ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 2237, PAGE 388, D.R.D.C.T., BEARS NORTH 88°40'16" EAST, A DISTANCE OF 339.03 FEET;

THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, OVER AND ACROSS THE REMAINDER OF SAID LOT 6 AND LOT 7, BLOCK 3/7268, THE FOLLOWING CALLS:

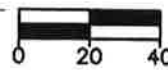
(For SPRG use only)

Reviewed by: JL Date: 2-11-20 SPRG NO: 5114

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

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



SINGLETON BOULEVARD
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
(F.K.A. EAGLE FORD AVENUE)
VOL. 106, PG. 233, D.R.D.C.T.

AMARIAH HANNAH SURVEY,
ABSTRACT No. 564

WILLIAM COOMBS SURVEY,
ABSTRACT NO 290

COUNTY OF DALLAS
VOL. 2219, PG. 412,
D.R.D.C.T.

COUNTY OF DALLAS
VOL. 2237, PG. 382,
D.R.D.C.T.

COUNTY OF DALLAS
VOL. 2237, PG. 381,
D.R.D.C.T.

COUNTY OF DALLAS
VOL. 2237, PG. 388,
D.R.D.C.T.

DURBIN PAMELA LYNN
PROB 96-4943-P3,

BLOCK 7266

CITY AND COUNTY LEVEE
DISTRICT DRAINAGE DITCH
VOL. 1645, PG. 20,
D.R.D.C.T.

POB

CIRS L1

N 88°40'16" E

339.03'

CIRS L2

BUILDING LINE SETBACK
ORD. NO. 6517

1" IPF
(CM)

CIRS L3

WEST DALLAS INVESTMENTS, L.P.
INST. NO. 201900102768,
O.P.R.D.C.T.

REM. LOT 4

REM. LOT 3

REM. LOT 2

REM. LOT 1

BLOCK 2/7268
REM. LOT 5

BLOCK 3/7268
REM. LOT 6

ADDISON'S PARK ADDITION
TO WEST DALLAS
VOL. 106, PG. 233,
D.R.D.C.T.

STREET
RIGHT-OF-WAY
DEDICATION
5,150 SQ. FT.
(0.1182 ACRE)

TRACT I
CALLED 1.591 ACRES
WEST DALLAS
INVESTMENTS, L.P.
INST. NO. 20070186131,
O.P.R.D.C.T.

ADDISON'S PARK
ADDITION
TO WEST DALLAS
VOL. 106, PG. 233,
D.R.D.C.T.

LEGEND

- IPF IRON PIPE FOUND
- CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME PAGE
- INST. NO. INSTRUMENT, NUMBER
- REM. REMAINDER
- F.K.A. FORMALLY KNOWN AS
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- POB POINT OF BEGINNING LAND HOOK (DENOTES COMMON OWNERSHIP)

2920 572/AN LLC
INST. NO. 401800034251,
O.P.R.D.C.T.

TOPEKA AVENUE
(45' PUBLIC RIGHT-OF-WAY)
VOL. 106, PG. 233, D.R.D.C.T.

BLOCK 3/7268
LOT 8 LOT 9
ADDISON'S PARK ADDITION
TO WEST DALLAS
VOL. 106, PG. 233,
D.R.D.C.T.
WEST DALLAS INVESTMENTS, L.P.
INST. NO. 201900102768,
O.P.R.D.C.T.

LOT 10
WEST DALLAS INVESTMENTS, L.P.
INST. NO. 201900101880,
O.P.R.D.C.T.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 88°40'16" E	56.00'
L2	S 43°46'48" W	28.34'
L3	S 88°40'16" W	36.00'

(FOR SPRG USE ONLY)
REVIEWED BY: JE
DATE: 2-11-20
SPRG NO. 5114

6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel (214) 473-2400
TBPELS # F-6324 & # 10194488
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**STREET RIGHT-OF-WAY
DEDICATION**
TOPEKA AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
PART OF REMAINDER LOT 7, BLOCK 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

V:\2220\active\222011823\survey\drawings\exhibits\11823v_ex_row_ded_n.dwg modified by rdobertson on Jan 17, 20 9:24 AM

**STREET RIGHT-OF-WAY DEDICATION
TOPEKA AVENUE & BEDFORD AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
PART OF LOTS 8 THROUGH 14, BLOCK 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 6,541 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 3/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOTS 8 THROUGH 14, BLOCK 3/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBERS 201900102768, 201400161758 AND 201300257242, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAID 6,541 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF TOPEKA AVENUE, VOLUME 4, PAGE 227, MAP RECORD OF DALLAS COUNTY, TEXAS, M.R.D.C.T. AND VOLUME 106, PAGE 233, D.R.D.C.T., (A 20-FOOT PUBLIC RIGHT-OF-WAY), WITH THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, VOLUME 106, PAGE 233 AND VOLUME 91, PAGE 108, D.R.D.C.T., (50-FOOT PUBLIC RIGHT-OF-WAY) AND BEING THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 3/7268 AND BEING THE SOUTHWEST CORNER OF SAID TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 201900102768, O.P.R.D.C.T.;

THENCE NORTH 01°06'35" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TOPEKA AVENUE, A DISTANCE OF 150.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, BEING THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE, WITH THE SOUTH RIGHT-OF-WAY LINE OF A 15-FOOT ALLEY, RECORDED IN SAID ADDISON'S PARK ADDITION TO WEST DALLAS;

THENCE NORTH 88°40'16" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY, A DISTANCE OF 36.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 10, BLOCK 3/7268 AND THE NORTHWEST CORNER OF LOT 11, BLOCK 3/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, BEARS NORTH 88°40'16" EAST, A DISTANCE OF 164.02 FEET;

THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, OVER AND ACROSS SAID LOTS 8 THROUGH 14, BLOCK 3/7268, THE FOLLOWING CALLS:

SOUTH 01°06'35" EAST, A DISTANCE OF 127.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

(For SPRG use only)
Reviewed by: JL Date: 3-17-20 SPRG NO: 5113

**STREET RIGHT-OF-WAY DEDICATION
TOPEKA AVENUE & BEDFORD AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
PART OF LOTS 8 THROUGH 14, BLOCK 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

SOUTH 46°13'08" EAST, A DISTANCE OF 28.23 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 88°40'16" EAST, A DISTANCE OF 294.03 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF PARVIA AVENUE, VOLUME 106, PAGE 233, D.R.D.C.T., FORMERLY KNOWN AS LAKE STREET, (A 45-FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 01°06'35" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, A DISTANCE OF 3.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE AND FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY OF SAID PARVIA AVENUE, WITH THE SOUTH RIGHT-OF-WAY OF SINGLETON BOULEVARD, VOLUME 106, PAGE 233, D.R.D.C.T., FORMERLY KNOWN AS EAGLE FORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAME BEING THE NORTHWEST CORNER OF A CALLED 1.591 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070186131, O.P.R.D.C.T., AND THE NORTHWEST CORNER OF LOT 5, BLOCK 2/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, BEARS NORTH 88°40'16" E, A DISTANCE OF 45.00 FEET, AND NORTH 01°06'35" WEST, A DISTANCE OF 302.50 FEET;

THENCE SOUTH 88°40'16" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, A DISTANCE OF 350.03 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 6,541 SQUARE FEET OR 0.1502 ACRES OF LAND.

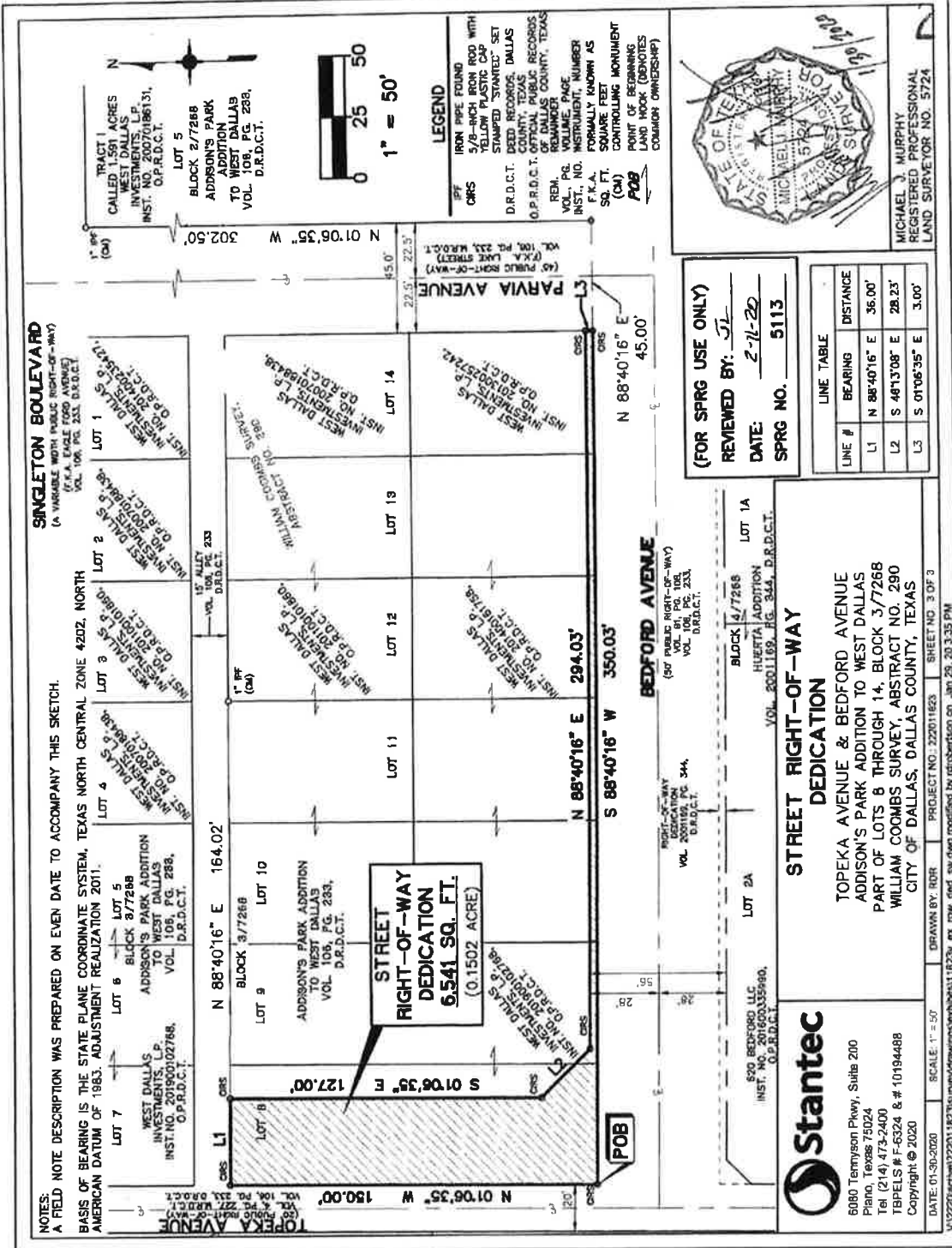
NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

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



(For SPRG use only)
Reviewed by: JL Date: 2-1-20 SPRG NO: 5113





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 09 2020

ORDINANCE NUMBER 31709

DATE PUBLISHED DEC 12 2020

ATTESTED BY: