

LEGAL DESCRIPTION

BEING a 450 square foot (0.0103 acres) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being part of Lot 1A, Block 956, Quadrangle Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 86024, Page 4941, Deed Records of Dallas County, Texas, and being part of a called 3.836 acre tract of land described in Special Warranty Deed to SRPF B/QUADRANGLE PROPERTY, L.L.C. recorded in Instrument No. 201900023836 of the Official Public Records of Dallas County, Texas, and being all of 15'X30' water easement shown on said Quadrangle Addition and being more particularly described as follows:

COMMENCING at a "X" cut in concrete found at the intersection of northwest right-of-way line of Howell Street (a 50-foot wide right-of-way) described in Minute Book 12, Page 322 and the northeast right-of-way line of Routh Street (a variable width right-of-way) described in Minute Book 12, Page 322 and being the south corner of said Lot 1A; from said point a PK nail bears, North 44°09'34" East, a distance of 476.26 feet to the south corner of a called 2.500 acre tract of land described in Special Warranty Deed to PPF AMIL 2717 HOWELL STREET, LLC recorded in Instrument No. 200600399127 of said Official Public Records;

THENCE with said northeast right-of-way line of Routh Street and with southwest line of said Lot 1A, North 45°32'26" West, a distance of 108.00 feet to a point for the **POINT OF BEGINNING**;

THENCE continuing with said northeast right-of-way line and said southwest line of Lot 1A, North 45°32'26" West, a distance of 30.00 feet to a point for corner;

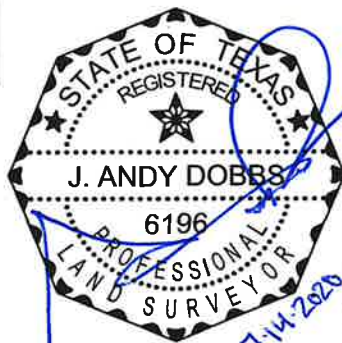
THENCE departing said northeast right-of-way line and said southwest line of Lot 1A, and with the northwest, northeast and southeast lines of said water easement, the following courses and distances:

- North 44°27'34" East, a distance of 15.00 feet to a point for corner;
- South 45°32'26" East, a distance of 30.00 feet to a point for corner;
- South 44°27'34" West, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 450 square feet or 0.0103 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)
 Reviewed By: G.S.
 Date: 7-23-20
 SPRG NO: 5300

J. ANDY DOBBS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER
 SUITE 700
 DALLAS, TEXAS 75240
 PH. (972) 770-1300
 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT ABANDONMENT
 QUADRANGLE ADDITION
 PART OF LOT 1A, BLOCK 956
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn

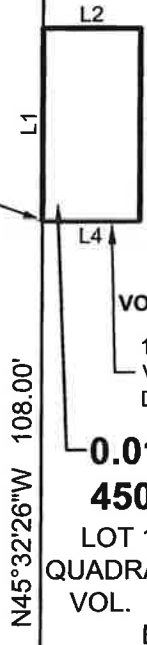
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| NA | MGB | JAD | JULY 2020 | 068213074 | 1 OF 2 |



LEGEND
 C.M. = CONTROLLING MONUMENT
 ESMT = EASEMENT
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 INST. NO. = INSTRUMENT NUMBER
 VOL., PG. = VOLUME, PAGE
 SQ.FT. = SQUARE FEET
 PKF = PK NAIL FOUND
 XF = "X" CUT FOUND IN CONCRETE
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 CO. = COMPANY
 LLC. = LIMITED LIABILITY COMPANY
 D.P.& L. = DALLAS POWER AND LIGHT COMPANY

ROUTH STREET
 (VARIABLE WIDTH RIGHT-OF-WAY)
 (MINUTE BOOK 12, PG. 322)



12' D.P.& L. ESMT.
 VOL. 673, PG. 40
 D.R.D.C.T.
RELEASE OF EASEMENT
 VOL. 98144, PG. 6108

15'X30' WATER ESMT.
 VOL. 86024, PG. 4941
 D.R.D.C.T.

0.0103 ACRES
450 SQ. FT.
 LOT 1A, BLOCK 956
 QUADRANGLE ADDITION
 VOL. 86024, PG. 4941
 D.R.D.C.T.

3.836 ACRES
 SRPF B/QUADRANGLE
 PROPERTY, L.L.C.
 INST. NO. 201900023836
 O.P.R.D.C.T.

| LINE TABLE | | |
|------------|-------------|--------|
| NO. | BEARING | LENGTH |
| L1 | N45°32'26"W | 30.00' |
| L2 | N44°27'34"E | 15.00' |
| L3 | S45°32'26"E | 30.00' |
| L4 | S44°27'34"W | 15.00' |

10'X10' STREET ESMT.
 VOL. 86024, PG. 4941
 D.R.D.C.T.

2.500 ACRES
 PPF AMLI 2717 HOWELL STREET, LLC.
 INST. NO. 200600399127
 O.P.R.D.C.T.

N44°09'34"E 476.26'

P.O.C.
 XF (C.M.)

HOWELL STREET

(50' RIGHT-OF-WAY)
 (MINUTE BOOK 12, PG. 322)

NORTH DALLAS CIRCUIT RAILWAY CO.
 VOL. 102, PG. 587
 D.T.D.C.T.

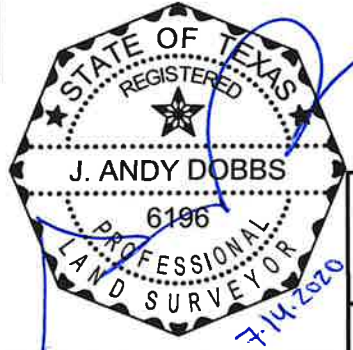
JOHN GRIGSBY SURVEY,
 ABSTRACT NO.495

NOTES

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

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 CITY OF DALLAS, DALLAS COUNTY, TEXAS

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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 30' | MGB | JAD | JULY 2020 | 068213074 | 2 OF 2 |