

**STREET RIGHT-OF-WAY  
WELLINGTON'S ADDITION  
LOT 1, BLOCK C  
CITY BLOCK C/7091  
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 450 SQUARE FOOT (0.0103 ACRE) TRACT OF LAND SITUATED IN THE AMARIAH HANNAH SURVEY, ABSTRACT NO. 564, CITY OF DALLAS BLOCK NO. C/7091, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK C OF WELLINGTON'S ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 1, PAGE 92, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND, TRACT 2 DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 200600254402, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.); SAID 450 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A RAILROAD SPIKE FOUND ROD FOUND FOR THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HERBERT STREET VOLUME 1, PAGE 92, M.R.D.C.T. (50-FOOT PUBLIC RIGHT-OF-WAY) WITH THE NORTH RIGHT-OF-WAY LINE OF TORONTO STREET, VOLUME 1, PAGE 92, M.R.D.C.T., FORMERLY KNOWN AS MILDRED STREET (50-FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK C, CITY BLOCK C/7091;

**THENCE** SOUTH 89°15'55" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET ALONG THE COMMON LINE OF SAID LOT 1, BLOCK C, CITY BLOCK C/7091 AND THE NORTH RIGHT-OF-WAY LINE OF SAID TORONTO STREET, A DISTANCE OF 3.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

**THENCE** NORTH 00°15'56" WEST DEPARTING THE NORTH RIGHT-OF-WAY OF SAID TORONTO STREET, OVER AND ACROSS SAID LOT 1, BLOCK C, CITY BLOCK C/7091, A DISTANCE OF 150.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE SOUTH LINE OF A 20-FOOT ALLEY, ORDINANCE NO. 13535;

**THENCE** NORTH 89°15'55" EAST ALONG THE COMMON LINE OF SAID LOT 1, BLOCK C, CITY BLOCK C/7091 AND THE SOUTH LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 3.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK C, CITY BLOCK C/7091 AND BEING THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID 20-ALLEY WITH THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET;

**THENCE** SOUTH 00°15'56" EAST ALONG THE COMMON LINE OF SAID LOT 1, BLOCK C, CITY BLOCK C/7091 AND THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 450 SQUARE FEET OR 0.0103 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.

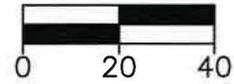


(For SPRG use only)

Reviewed by: G.S. Date: 8-9-21 SPRG NO: 5562

THE LUCIOUS L WILLIAMS  
FOUNDATION  
(NOTICE OF LIS PENDENS)  
INST. NO. 201800251187,  
O.P.R.D.C.T.

LOT 1  
BLOCK 6/7092  
MAC ARTHUR HEIGHTS  
VOL. 7, PG. 405  
M.R.D.C.T.



1" = 40'

**20' PUBLIC ALLEY**  
(ORDINANCE NO. 13535)

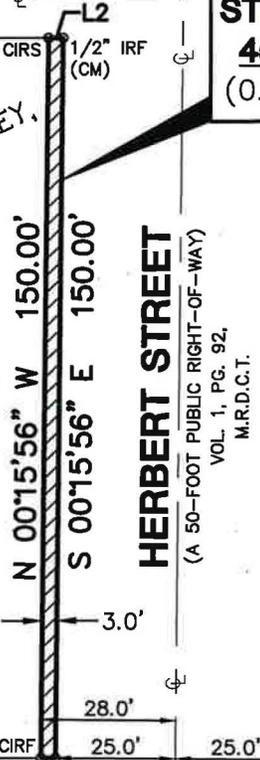
**STREET ROW**  
**450 SQ. FT.**  
(0.0103 ACRE)

AMARIAH HANNAH SURVEY,  
ABSTRACT No. 564

LOT 1, BLOCK C  
WELLINGTON'S ADDITION  
VOL. 1, PG. 92,  
M.R.D.C.T.

TRACT 2  
WEST DALLAS  
INVESTMENTS, L.P.  
INST. NO. 200600254402,  
O.P.R.D.C.T.

CITY BLOCK  
C/7091



**HERBERT STREET**  
(A 50-FOOT PUBLIC RIGHT-OF-WAY)  
VOL. 1, PG. 92,  
M.R.D.C.T.

LOT 8, BLOCK D  
WELLINGTON'S ADDITION  
VOL. 1, PG. 92,  
M.R.D.C.T.

CITY BLOCK D/7091

TRACT VI  
WEST DALLAS  
INVESTMENTS, L.P.  
INST. NO. 20080036640,  
O.P.R.D.C.T.

**LEGEND**

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

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S89°15'55"W	3.00'
L2	N89°15'55"E	3.00'

**TORONTO STREET**

(F.K.A. MILDRED STREET)  
(A 50-FOOT PUBLIC RIGHT-OF-WAY)  
VOL. 1, PG. 92,  
M.R.D.C.T.

**POB**  
RRSPK (CM)

CITY BLOCK B/7091

LOT 14, BLOCK B  
WELLINGTON'S ADDITION  
VOL. 1, PG. 92,  
M.R.D.C.T.

1/2" IRF  
(CM)

CITY BLOCK A/7091

LOT 9, BLOCK A  
WELLINGTON'S ADDITION  
VOL. 1, PG. 92,  
M.R.D.C.T.

(FOR SPRG USE ONLY)

REVIEWED BY: G.S.

DATE: 8-9-21

SPRG NO. 5562

**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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**STREET RIGHT-OF-WAY**

WELLINGTON'S ADDITION  
LOT 1, BLOCK C  
CITY BLOCK C/7091  
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5724

**STREET RIGHT-OF-WAY  
WELLINGTON'S ADDITION  
LOT 14, BLOCK B  
CITY BLOCK B/7091  
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 450 SQUARE FOOT (0.0103 ACRE) TRACT OF LAND SITUATED IN THE AMARIAH HANNAH SURVEY, ABSTRACT NO. 564, CITY OF DALLAS BLOCK NO. B/7091, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 14, BLOCK B OF WELLINGTON'S ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 1, PAGE 92, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), AND BEING A PORTION OF A CALLED 1.9316 ACRE TRACT OF LAND, TRACT I DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 200600254402, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.); SAID 450 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TORONTO STREET, VOLUME 1, PAGE 92, M.R.D.C.T., FORMERLY KNOWN AS MILDRED STREET (50-FOOT PUBLIC RIGHT-OF-WAY), WITH THE WEST RIGHT-OF-WAY LINE OF HERBERT STREET VOLUME 1, PAGE 92, M.R.D.C.T. (50-FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE NORTHEAST CORNER OF SAID 1.9316 ACRE TRACT OF LAND AND SAID LOT 14, BLOCK B, CITY BLOCK B/7091, AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 9, BLOCK A OF SAID WELLINGTON'S ADDITION, CITY BLOCK A/7091 BEARS NORTH 89°49'53" EAST, A DISTANCE OF 50.00 FEET;

**THENCE** SOUTH 00°15'56" EAST ALONG THE COMMON LINE OF SAID LOT 14, BLOCK B, CITY BLOCK B/7091 AND THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, A DISTANCE OF 150.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE SOUTHEAST CORNER OF SAID 1.9316 ACRE TRACT OF LAND AND SAID LOT 14, BLOCK B, CITY BLOCK B/7091, AND BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET WITH THE NORTH RIGHT-OF-WAY LINE OF A 20-FOOT ALLEY RESERVED IN VOLUME 1, PAGE 92, M.R.D.C.T.;

**THENCE** SOUTH 89°15'55" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET ALONG THE COMMON LINE OF SAID LOT 14, BLOCK B, CITY BLOCK B/7091 AND THE NORTH LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 3.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

**THENCE** NORTH 00°15'56" WEST DEPARTING THE NORTH LINE OF SAID 20-FOOT ALLEY, OVER AND ACROSS SAID 1.9316 ACRE TRACT OF LAND AND SAID LOT 14, BLOCK B, CITY BLOCK B/7091, A DISTANCE OF 150.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID TORONTO STREET, AND BEING IN THE NORTH LINE OF SAID LOT 14, BLOCK B, CITY BLOCK B/7091;

(For SPRG use only)

Reviewed by: CS Date: 2-9-21 SPRG NO: 5561

**STREET RIGHT-OF-WAY  
WELLINGTON'S ADDITION  
LOT 14, BLOCK B  
CITY BLOCK B/7091  
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**THENCE NORTH 89°15'55" EAST ALONG THE COMMON LINE OF SAID LOT 14, BLOCK B, CITY BLOCK B/7091 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID TORONTO STREET, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING;**

**CONTAINING A COMPUTED AREA OF 450 SQUARE FEET OR 0.0103 ACRES OF LAND.**

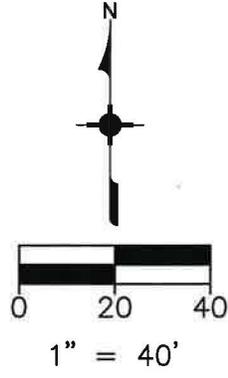
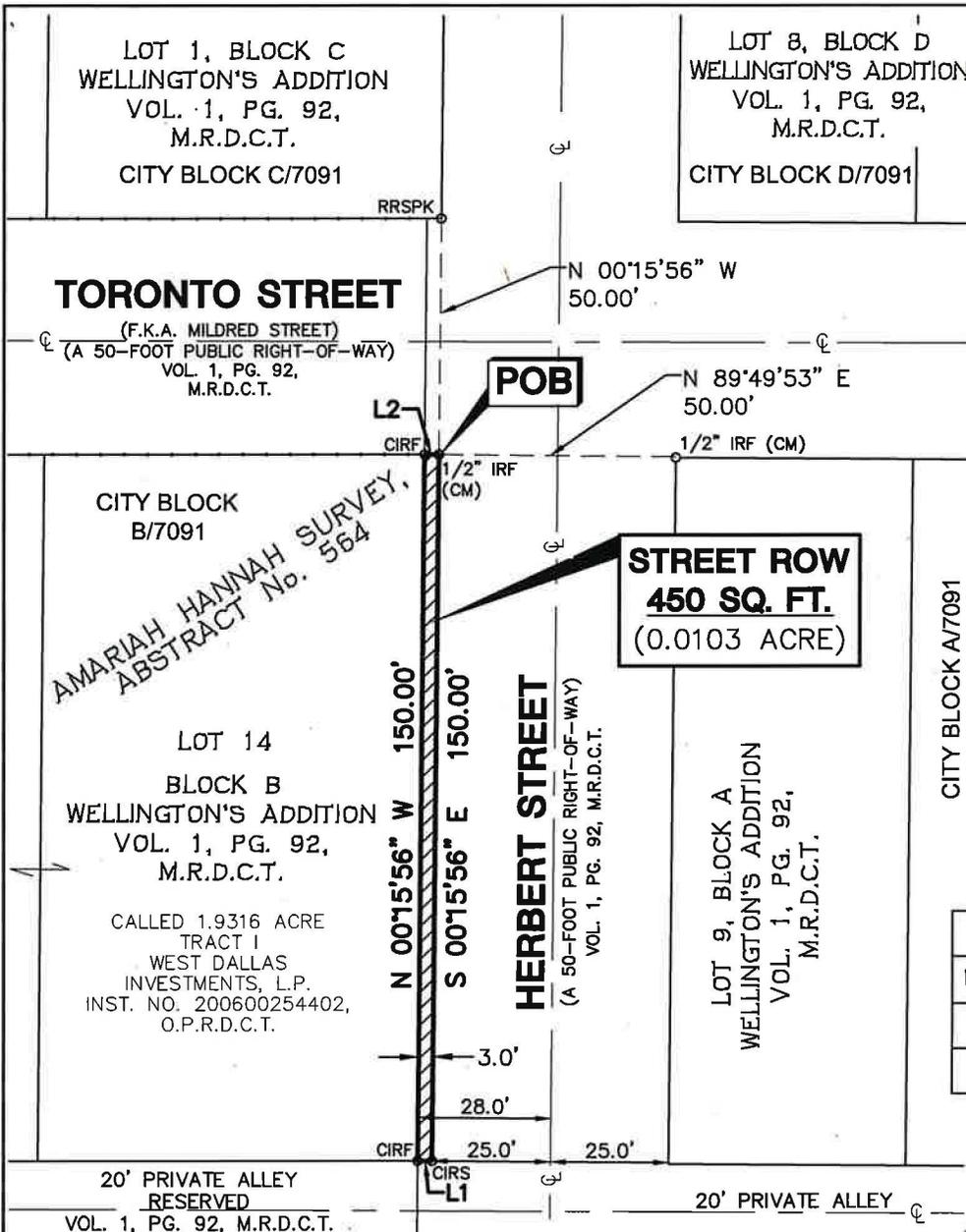
**NOTES:**

*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: G.S. Date: 8-9-21 SPRG NO: \_\_\_\_\_ 5561



**LEGEND**

- IRF IRON ROD FOUND
- RRSPK RAILROAD SPIKE FOUND
- CIRSF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOUND
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- 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
- ↙ LAND HOOK (DENOTES COMMON OWNERSHIP)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°15'55" W	3.00'
L2	N 89°15'55" E	3.00'

**(FOR SPRG USE ONLY)**

REVIEWED BY: G.S.

DATE: 8-9-21

SPRG NO. 5561



MICHAEL J. MURPHY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5724

**NOTES:**

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

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**STREET RIGHT-OF-WAY**  
WELLINGTON'S ADDITION  
LOT 14, BLOCK B  
CITY BLOCK B/7091  
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**STREET RIGHT-OF-WAY  
WELLINGTON'S ADDITION  
REMAINDER OF LOTS 1-7, BLOCK B  
CITY BLOCK B/7091  
VALLEY PARK  
REMAINDER OF LOTS 1 AND 2, BLOCK 7093  
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 5,466 SQUARE FOOT (0.1255 ACRE) TRACT OF LAND SITUATED IN THE AMARIAH HANNAH SURVEY, ABSTRACT NO. 564, CITY OF DALLAS BLOCK NO. B/7091 AND 7093, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOTS 1-7, BLOCK B OF WELLINGTON'S ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 1, PAGE 92, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), AND A PORTION OF LOTS 1 AND 2, BLOCK 7093 OF VALLEY PARK, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 1, PAGE 170, M.R.D.C.T., AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND, TRACT I AND TRACT II, DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 200600261615, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND A CALLED 1.9316 ACRE TRACT OF LAND, TRACT I, DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 200600254402, O.P.R.D.C.T.; SAID 5,466 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 NORTHEAST CORNER OF SAID LOT 1, BLOCK B, CITY BLOCK B/7091, SAME BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HERBERT STREET VOLUME 1, PAGE 92, M.R.D.C.T. (50-FOOT PUBLIC RIGHT-OF-WAY) WITH THE SOUTH LINE OF A 20-FOOT ALLEY RESERVED VOLUME 1, PAGE 92, M.R.D.C.T., AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 14, BLOCK B OF SAID WELLINGTON'S ADDITION, CITY BLOCK B/7091, SAME BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF TORONTO STREET, VOLUME 1, PAGE 92, M.R.D.C.T., FORMERLY KNOWN AS MILDRED STREET (50-FOOT PUBLIC RIGHT-OF-WAY), BEARS NORTH 00°15'56" WEST, A DISTANCE OF 170.01 FEET;

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

SOUTH 00°15'56" EAST, A DISTANCE OF 121.76 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER AND BEING THE MOST NORTHERLY CORNER OF A CALLED 0.0168 ACRE TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEDICATION DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 2002234, PAGE 64, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.);

SOUTH 29°13'28" WEST, A DISTANCE OF 16.29 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 58°37'55" WEST, A DISTANCE OF 16.16 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET WITH THE NORTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD VOLUME 91, PAGE 108, D.R.D.C.T., FORMERLY KNOWN AS EAGLE FORD AVENUE, COUNTY ROAD NO. 72 (CALLED 75-FOOT PUBLIC RIGHT-OF-WAY), AND FROM WHICH A CUT "X" FOUND FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION

(For SPRG use only)

Reviewed by: G. S. Date: 8-9-21 SPRG NO: 5560

**STREET RIGHT-OF-WAY  
WELLINGTON'S ADDITION  
REMAINDER OF LOTS 1-7, BLOCK B  
CITY BLOCK B/7091  
VALLEY PARK  
REMAINDER OF LOTS 1 AND 2, BLOCK 7093  
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

OF SAID SINGLETON BOULEVARD AND GULDEN LANE (VARIABLE WIDTH RIGHT-OF-WAY), BEARS NORTH 89°15'55" EAST, A DISTANCE OF 760.00 FEET;

**THENCE** ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, THE FOLLOWING CALLS:

SOUTH 89°15'55" WEST, A DISTANCE OF 261.45 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR ANGLE POINT;

SOUTH 00°15'56" EAST, A DISTANCE OF 2.89 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR ANGLE POINT;

SOUTH 89°15'55" WEST, A DISTANCE OF 100.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR ANGLE POINT;

NORTH 00°15'56" WEST, A DISTANCE OF 4.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR ANGLE POINT;

SOUTH 89°15'55" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

**THENCE** NORTH 00°15'56" WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD AND ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 7093 AND LOT 3, BLOCK 7093 OF SAID VALLEY PARK, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

**THENCE** DEPARTING SAID COMMON LINE OVER AND ACROSS SAID LOTS 1 AND 2 BLOCK 7093 AND SAID LOTS 1-7, BLOCK B, CITY BLOCK B/7091, THE FOLLOWING CALLS:

NORTH 89°15'55" EAST, A DISTANCE OF 410.31 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE SOUTH END OF A CORNER CLIP;

NORTH 44°29'59" EAST, A DISTANCE OF 28.40 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTH END OF A CORNER CLIP;

NORTH 00°15'56" WEST, A DISTANCE OF 113.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE SOUTH LINE OF SAID 20-FOOT ALLEY;

**THENCE** NORTH 89°15'55" EAST ALONG THE SOUTH LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 5,466 SQUARE FEET OR 0.1255 ACRES OF LAND.

(For SPRG use only)

Reviewed by: G.S. Date: 8-9-21 SPRG NO: 5560

**STREET RIGHT-OF-WAY  
WELLINGTON'S ADDITION  
REMAINDER OF LOTS 1-7, BLOCK B  
CITY BLOCK B/7091  
VALLEY PARK  
REMAINDER OF LOTS 1 AND 2, BLOCK 7093  
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

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.

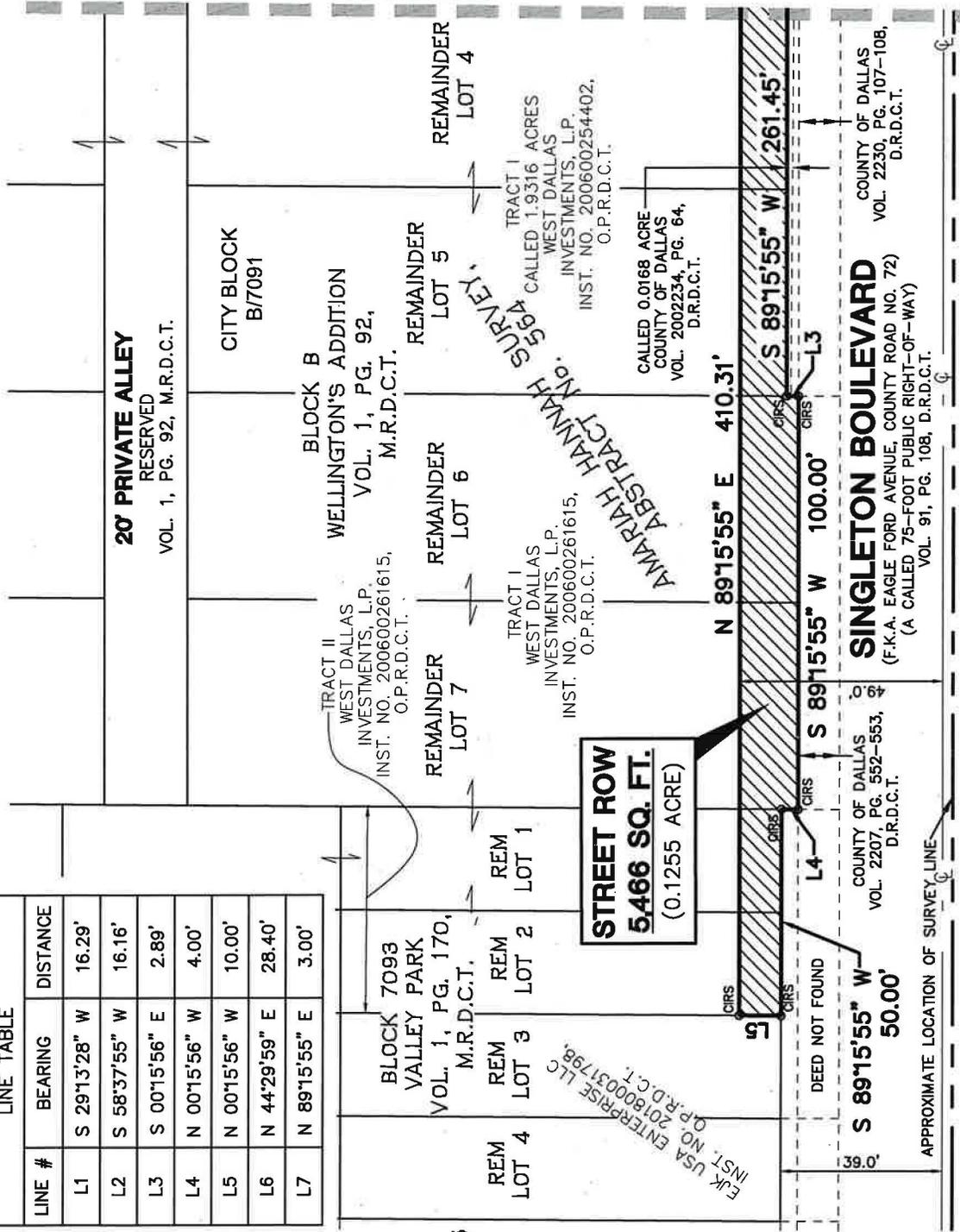


(For SPRG use only)

Reviewed by: G.S. Date: 8-9-21 SPRG NO: 5560



LINE TABLE	
LINE #	BEARING DISTANCE
L1	S 29°13'28" W 16.29'
L2	S 58°37'55" W 16.16'
L3	S 00°15'56" E 2.89'
L4	N 00°15'56" W 4.00'
L5	N 00°15'56" W 10.00'
L6	N 44°29'59" E 28.40'
L7	N 89°15'55" E 3.00'



MATCHLINE

LEGEND

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

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.



MICHAEL J. MURPHY  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5724

(FOR SPRG USE ONLY)  
 REVIEWED BY: G.S.  
 DATE: 8-9-21  
 SPRG NO. 5560

**STREET RIGHT-OF-WAY**  
 WELLINGTON'S ADDITION  
 REMAINDER OF LOTS 1-7, BLOCK B  
 CITY BLOCK B/7091  
 VALLEY PARK  
 REMAINDER OF LOTS 1 AND 2, BLOCK 7093  
 AMARIAH HANNAH SURVEY, ABSTRACT NO. 564  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

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**STREET RIGHT-OF-WAY  
MCNEILL SUBDIVISION (UNRECORDED)  
LOT 4, BLOCK B/7085  
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 3,316 SQUARE FOOT (0.0761 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, LOT 4, CITY OF DALLAS BLOCK NUMBER B/7085, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND KNOWN AS LOT 4, BLOCK B/7085 OF MCNEILL SUBDIVISION (AN UNRECORDED ADDITION) AS DESCRIBED IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201900187284, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.); SAID 3,316 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2, BLOCK B/7085 OF SAID MCNEILL SUBDIVISION AND THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201300080443, O.P.R.D.C.T., SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK B/7085 OF SAID MCNEILL SUBDIVISION AND THAT CERTAIN TRACT OF LAND DESIGNATED AS TRACT II AND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070452719, O.P.R.D.C.T., AND BEING IN THE EAST RIGHT-OF-WAY LINE OF McPHERSON STREET (VARIABLE WIDTH RIGHT-OF-WAY) BY USE AND OCCUPATION, NO RECORDING DOCUMENT FOUND;

**THENCE** NORTH 89°01'55" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID McPHERSON STREET ALONG THE COMMON LINE OF SAID LOT 1, BLOCK B/7085 AND SAID LOT 2, BLOCK B/7085, AND SAID WEST DALLAS INVESTMENT L.P. TRACTS, A DISTANCE OF 100.08 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK B/7085 AND SAID TRACT II, SAME BEING THE NORTHEAST CORNER OF SAID LOT 2, BLOCK B/7085, AND SAID WEST DALLAS INVESTMENT L.P. TRACT, RECORDED IN INSTRUMENT NUMBER 201300080443, O.P.R.D.C.T., AND BEING IN THE WEST LINE OF SAID LOT 4, BLOCK B/7085, AND SAID WEST DALLAS INVESTMENT L.P. TRACT, RECORDED IN INSTRUMENT NUMBER 201900187284, O.P.R.D.C.T.;

**THENCE** SOUTH 00°47'08" EAST, ALONG THE COMMON LINE OF SAID LOT 2, BLOCK B/7085 AND SAID LOT 4, BLOCK B/7085, A DISTANCE OF 8.23 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING**;

**THENCE** NORTH 75°16'09" EAST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID LOT 4, BLOCK B/7085 AND SAID WEST DALLAS INVESTMENT L.P. TRACT, RECORDED IN INSTRUMENT NUMBER 201900187284, O.P.R.D.C.T., A DISTANCE OF 51.01 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE COMMON LINE OF SAID LOT 4, BLOCK B/7085 WITH LOT 5, BLOCK B/7085 OF SAID MCNEILL SUBDIVISION, SAME BEING THE COMMON EAST LINE OF SAID WEST DALLAS INVESTMENT L.P. TRACT AND THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO SAMUEL LOZANO, RECORDED IN

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Reviewed by:   G.S.   Date:   7-9-21   SPRG NO:   5513

**STREET RIGHT-OF-WAY  
MCNEILL SUBDIVISION (UNRECORDED)  
LOT 4, BLOCK B/7085  
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

INSTRUMENT NUMBER 201300262650, O.P.R.D.C.T., AND FROM WHICH A 3/4-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4, BLOCK B/7085 AND SAID WEST DALLAS INVESTMENT L.P. TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 5, BLOCK B/7085 AND SAID SAMUEL LOZANO TRACT, BEARS NORTH 00°48'23" WEST, A DISTANCE OF 58.11 FEET;

**THENCE** SOUTH 00°48'24" EAST, ALONG SAID COMMON LINE A DISTANCE OF 66.97 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE NORTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD (VARIABLE WIDTH RIGHT-OF-WAY) 200-FEET WIDE AT THIS LOCATION, FORMERLY KNOWN AS TEXAS AND PACIFIC RAILROAD, RECORDED IN BOOK S, PAGE 366, DEED RECORDS OF DALLAS COUNTY, TEXAS;

**THENCE** SOUTH 75°16'09" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 51.04 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

**THENCE** NORTH 00°47'08" WEST, DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD AND ALONG THE WEST LINE OF SAID WEST DALLAS INVESTMENT L.P. TRACT, A DISTANCE OF 66.97 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 3,316 SQUARE FEET OR 0.0761 ACRES OF LAND.

**NOTES:**

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

*BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).*



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**EXHIBIT C – TRACT IV**

**LEGEND**

CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
IRF	IRON ROD 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
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
REM	REMAINDER

**LINE TABLE**

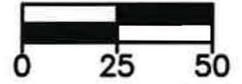
LINE #	BEARING	DISTANCE
L1	S 00°47'08" E	8.23'
L2	N 75°16'09" E	51.01'
L3	S 00°48'24" E	66.97'
L4	S 75°16'09" W	51.04'
L5	N 00°47'08" W	66.97'
L6	N 00°48'23" W	58.11'

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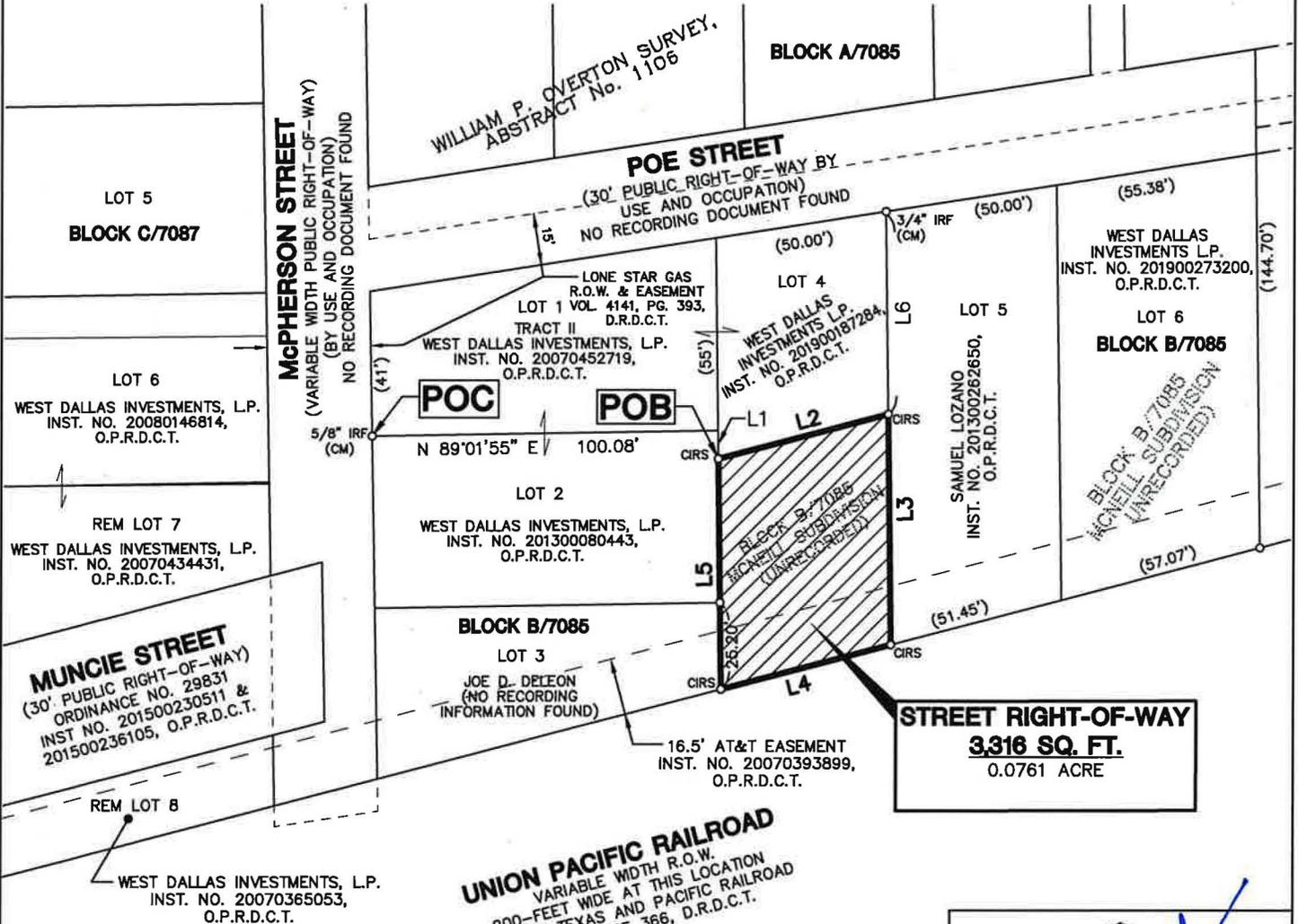
REVIEWED BY: G.S.

DATE: 7-9-21

SPRG NO. 5513



1" = 50'



**STREET RIGHT-OF-WAY**  
**3,316 SQ. FT.**  
 0.0761 ACRE

**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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**STREET RIGHT-OF-WAY**  
 MCNEILL SUBDIVISION (UNRECORDED)  
 LOT 4, BLOCK B/7085  
 WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5724

**STREET RIGHT-OF-WAY**  
**GIFFORD HILL BATCH PLANT, PART OF LOT 1, BLOCK 7084**  
**TRINITY GROVES NO. 1, PART OF LOT 3, BLOCK A/7087**  
**LOT 6 BLOCK B/7085 MCNEILL SUBDIVISION (UNRECORDED)**  
**WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 16,870 SQUARE FOOT (0.3873 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NUMBER 7084, A/7087 AND B/7085, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 7084, GIFFORD-HILL BATCH PLANT, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72223, PAGE 259, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), A PORTION OF LOT 3, BLOCK A/7087, TRINITY GROVES NO. 1, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201500233700, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.); LOT 6, BLOCK B/7085, MCNEILL SUBDIVISION (AN UNRECORDED ADDITION); A PORTION OF A CALLED 5.682 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND TRACT 2 DESCRIBED IN A SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS L.P., RECORDED IN INSTRUMENT NUMBER 201500339118, O.P.R.D.C.T., AND ALSO A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201900273200, O.P.R.D.C.T.; SAID 16,870 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE MOST SOUTHERLY CORNER OF A CALLED 0.3792 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF DALLAS, RECORDED IN INSTRUMENT NUMBER 201700358653, O.P.R.D.C.T., SAME BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF AMONETTE STREET (54-FOOT PUBLIC RIGHT-OF-WAY) CREATED BY ORDINANCE NUMBER 30706, RECORDED IN INSTRUMENT NUMBER 201700361291, O.P.R.D.C.T., WITH THE NORTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD (VARIABLE WIDTH RIGHT-OF-WAY) 200-FEET AT THIS LOCATION, AND FORMERLY KNOWN AS TEXAS AND PACIFIC RAILROAD, CREATED IN BOOK S, PAGE 366, D.R.D.C.T.;

**THENCE** SOUTH 75°16'09" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, AT A DISTANCE OF 69.81 FEET PASSING A 3-1/4 INCH ALUMINUM DISK STAMPED "TRINITY GROVES 1-BURY" AFFIXED TO A 5/8-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 3, BLOCK A/7087, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 290.72 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE WEST LINE OF SAID LOT 6, BLOCK B/7085 AND SAID WEST DALLAS INVESTMENTS, L.P. TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 201900273200, O.P.R.D.C.T., COMMON WITH THE EAST LINE OF LOT 5, BLOCK B/7085 OF SAID MCNEILL SUBDIVISION AND THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO SAMUEL LOZANO, RECORDED IN INSTRUMENT NUMBER 201300262650, O.P.R.D.C.T.;

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Reviewed by: G.S. Date: 7-9-21 SPRG NO: 5514

**STREET RIGHT-OF-WAY**

**GIFFORD HILL BATCH PLANT, PART OF LOT 1, BLOCK 7084  
TRINITY GROVES NO. 1, PART OF LOT 3, BLOCK A/7087  
LOT 6 BLOCK B/7085 MCNEILL SUBDIVISION (UNRECORDED)  
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**THENCE** NORTH 00°49'48" WEST, DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD ALONG THE COMMON LINE OF SAID LOT 6, BLOCK B/7085 WITH SAID LOT 5, BLOCK B/7085, A DISTANCE OF 66.96 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

**THENCE** NORTH 75°16'09" EAST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID WEST DALLAS INVESTMENTS, L.P. TRACTS OF LAND, A DISTANCE OF 242.78 FEET TO A POINT FOR CORNER IN THE WESTERLY LINE OF SAID 0.3792 ACRE TRACT OF LAND;

**THENCE** ALONG THE WESTERLY LINE OF SAID 0.3792 ACRE TRACT OF LAND THE FOLLOWING CALLS:

SOUTH 17°27'07" EAST, A DISTANCE OF 45.05 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 75°16'09" EAST, A DISTANCE OF 14.07 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 60°39'23" EAST, A DISTANCE OF 21.55 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 16°34'54" EAST, A DISTANCE OF 5.01 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 16,870 SQUARE FEET OR 0.3873 ACRES OF LAND.

**NOTES:**

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

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).



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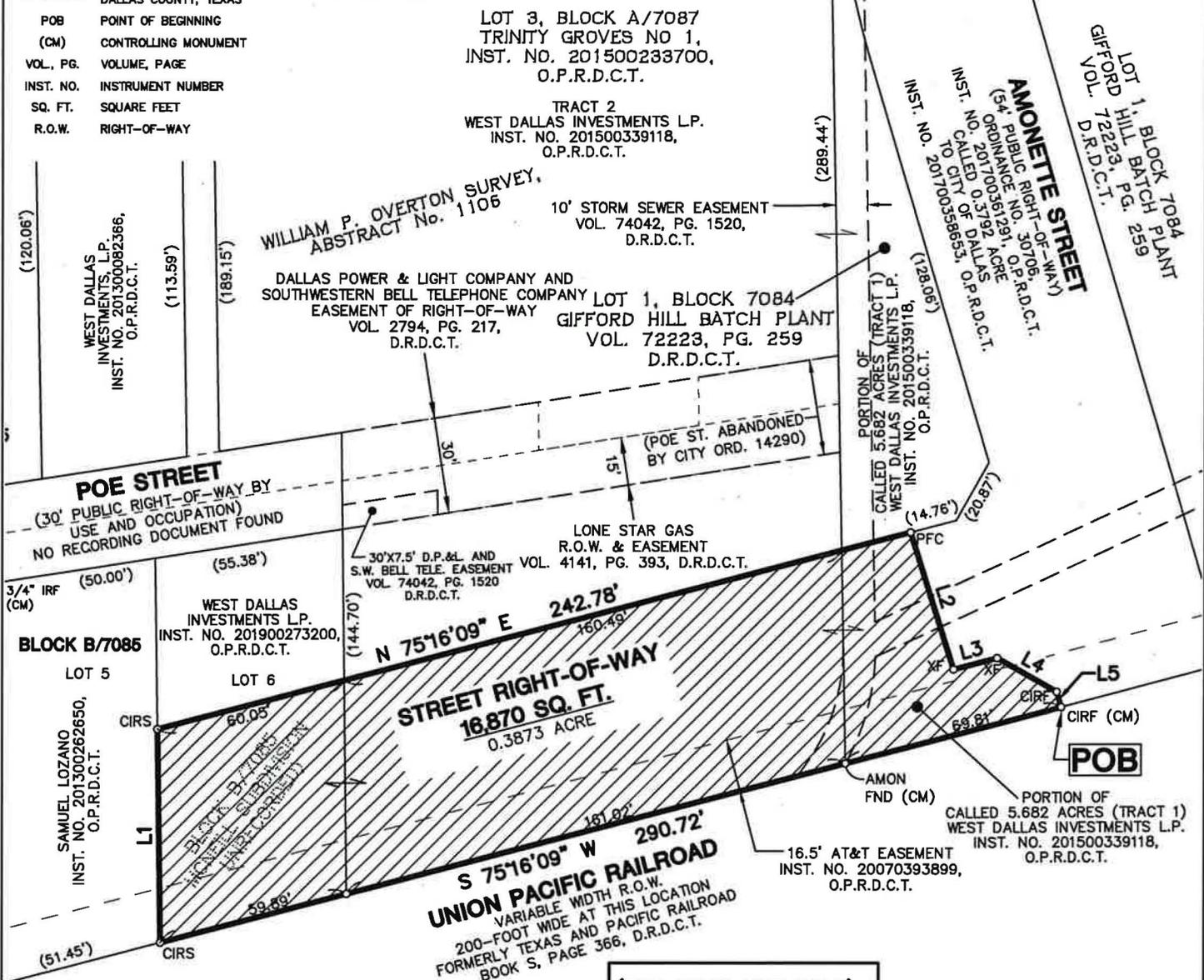
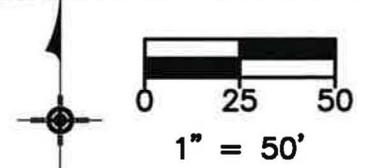
Reviewed by: G.S. Date: 7-9-21 SPRG NO: 5514

**EXHIBIT C - TRACT V**

**LEGEND**

- AMON FND 3-1/4 INCH ALUMINUM DISK STAMPED "TRINITY GROVES 1 -BURY" AFFIXED TO 5/8-INCH IRON ROD FOUND
- CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
- PFC POINT FOR CORNER
- XF CUT "X" 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
- POB POINT OF BEGINNING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 00°49'48" W	66.96'
L2	S 17°27'07" E	45.05'
L3	N 75°16'09" E	14.07'
L4	S 60°39'23" E	21.55'
L5	S 16°34'54" E	5.01'



**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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REVIEWED BY: GS

DATE: 7-9-21

SPRG NO. 5514

MICHAEL J. MURPHY  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5724

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GIFFORD HILL BATCH PLANT, PART OF LOT 1, BLOCK 7084  
 TRINITY GROVES NO. 1, PART OF LOT 3, BLOCK A/7087  
 LOT 6 BLOCK B/7085 MCNEILL SUBDIVISION (UNRECORDED)  
 WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

V:\2220\active\222011823\survey\drawings\exhibits\222210177 ROW DEDICATIONS\10177\_ex\_muncie\_dedication.dwg \AMONETTE AT RAILROAD-1 mikmurphy on Jun 2, 21 9:03 AM