

EXHIBIT A

DEED RECORD

THE STATE OF TEXAS

COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT Thanks-Giving Square Foundation, a charitable organization (hereinafter sometimes referred to as "Grantor") for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, in hand paid by the City of Dallas, Texas, a municipal corporation (hereinafter sometimes referred to as "Grantee"), has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said Grantee all that certain parcel of land situated in the County of Dallas, City of Dallas, State of Texas, and described as follows, to-wit:

BEING part of the subsurface of City of Dallas Block No. 476 and including those portions of the subsurface of right-of-ways of Pacific Avenue and Bryan Street that were conveyed by the City of Dallas to the Thanks-Giving Square Foundation; said space being bound by a horizontal perimeter hereinafter described and extending below certain upper vertical limits shown on Exhibit "A", attached hereto, to the center of the earth; said perimeter being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the southeast line of Bryan Street with the southwest line of Ervay Street, said point being the north corner of Block 476, official City numbers;

THENCE South 45 degrees 19 minutes 45 seconds West, a distance of 30.94 feet to the beginning of a curve to the right having a central angle of 8 degrees 27 minutes 32 seconds and a radius of 763.94 feet;

THENCE in a southwesterly direction along said curve to the right, an arc distance of 112.79 feet to the end of said curve and the beginning of a curve to the left having a central angle of 9 degrees 09 minutes 48 seconds and a radius of 572.96 feet;

THENCE in a southwesterly direction along said curve to the left, an arc distance of 91.63 feet to the end of said curve;

THENCE South 44 degrees 37 minutes 29 seconds West, a distance of 127.80 feet to a point on the southwest line of a 20 foot wide passageway easement.

FIELD NOTES ONLY

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THENCE North 34 degrees 11 minutes 08 seconds West along the extended southwest line of said 20 foot passageway easement, a distance of 9.68 feet to a point on the back of the proposed curb on the southeast side of Bryan Street;

THENCE South 44 degrees 37 minutes 29 seconds West along the back of said proposed curb, a distance of 78.28 feet to the beginning of a curve to the left having a central angle of 148 degrees 37 minutes 29 seconds and a radius of 7.00 feet;

THENCE around said curve to the left and along the back of the proposed curb, an arc distance of 18.16 feet to the end of said curve, said point being on the back of the proposed curb on the northwest side of Pacific Avenue;

THENCE North 76 degrees 00 minutes 00 seconds East, a distance of 82.94 feet to a point on the extended southwest line of said proposed 20 foot passageway easement;

THENCE North 34 degrees 11 minutes 08 seconds West along said extended southwest line, a distance of 10.12 feet to a point on the proposed northwest line of Pacific Avenue;

THENCE North 76 degrees 00 minutes 00 seconds East along the proposed northwest line of Pacific Avenue, a distance of 406.28 feet to the beginning of a curve to the left having a central angle of 70 degrees 31 minutes 44 seconds and a radius of 18.00 feet;

THENCE along said curve to the left, an arc distance of 22.16 feet to the end of said curve on the southwest line of Ervay Street;

THENCE North 44 degrees 54 minutes 00 seconds West along the southwest line of Ervay Street, a distance of 229.47 feet to the place of beginning;

CONTAINING, 55,239.61 square feet of land encompassed by said perimeter and extending below the upper vertical limits shown on said Exhibit "A".

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, subject, however, to the reservations, covenants, conditions and agreements contained herein.

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It is understood that, as to the portion of the above described property which has been conveyed by Grantee to Grantor by deed of even date herewith, Grantor makes no warranty of title and is conveying only whatever right, title or interest it may have in and to said portion, and that Grantee shall not have the right of access from the above described property through Grantor's property above, except to the extent expressly provided in the Agreement to which this conveyance is subject as provided hereinbelow.

This conveyance is subject to the covenants, conditions and provisions of that certain Agreement and Lease dated April 1, 1973, as amended and supplemented by First Supplemental Agreement dated February 25, 1974, between the City of Dallas, the Park Board of the City of Dallas, and Thanks-Giving Square Foundation.

EXECUTED this 12th day of March, 1974.

ATTES:

THANKS-GIVING SQUARE FOUNDATION

Secretary

By Peter Stewart
President

THE STATE OF TEXAS

COUNTY OF DALLAS

On this 12th day of March, 1974, before me, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Peter Stewart, to me personally known, who stated that he was the President of Thanks-Giving Square Foundation, a corporation, and was duly authorized in said capacity to execute the foregoing instrument for and in the name of said corporation, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 12th day of March, 1974.

Billie L. Vinson
Notary Public in and for Dallas
County, Texas

BILLIE L. VINSON, Notary Public
in and for Dallas County, Texas

Approved as to form:
N. ALLEN DICKLEY, City Attorney
By Merrill Biehard
Assistant City Attorney
MERRILL BIEHARD

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NOTE: ALL DIMENSIONS TAKEN FROM THE
ORIGINAL RECORDS OF THE CITY OF
DALLAS, TEXAS, AND NOT
FROM THIS MAP OR PLAN.

PACIFIC AVENUE

BULLINGTON STREET
BRYAN STREET

ERWAY STREET



THANKS - GIVING SQUARE

DEED SPACE PERIMETERS
UPPER VERTICAL LIMITS

EXHIBIT "A"
SHOWING

DALLAS, TEXAS
BLOCK 476
SECTION 7, 2E
TOWNSHIP 34N, RANGE 12E
COUNTY CLERK'S MEMO

COUNTY CLERK'S MEMO
PORTIONS OF THIS
DOCUMENT NOT
REPRODUCIBLE
WHEN RECORDED

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