

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of Buena Vista and Travis Streets and two alleys located adjacent to City Block M/1537 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to KD BV Block Holdco, LLC, KD Travis Block Holdco, LLC and Oncor Electric Delivery Company, LLC; 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 for the waiver of certain provisions of the Dallas City Code; providing a future effective date for this abandonment and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of KD BV Block Holdco, LLC, a Delaware limited liability company, KD Travis Block Holdco LLC, a Delaware limited liability company and Oncor Electric Delivery Company, LLC, a Delaware limited liability company, hereinafter referred to collectively 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 portions of streets and alleys 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 those certain provisions of Section 51A-8.507(b) of the Dallas City Code regarding dead-end alleys to the extent, not required by state law or City Charter, are hereby waived with respect to this ordinance.

SECTION 2. 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 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 3. That for and in monetary consideration of the sum of **NINE MILLION ONE HUNDRED TWO THOUSAND SEVEN HUNDRED TWENTY-SEVEN AND NO/100 DOLLARS (\$9,102,727.00)** paid by **GRANTEE**, and the further consideration described in Sections 9, 10, 11 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 tracts of land hereinabove described in Exhibit A 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 as follows: unto KD BV Block Holdco, LLC and KD Travis Block Holdco , all of its right, title and interest in Tracts 1, 2, 3 and 4 of Exhibit A; unto Oncor Electric Delivery Company, LLC, all of its right, title and interest in Tract 5 of Exhibit A. Provided however, that if **GRANTEE**, their successors and assigns, fails to file a final replat of the adjoining properties as required in Section 10 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”;

SECTION 3. (continued)

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 4. That upon payment of the monetary consideration set forth in Section 3, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

SECTION 5. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 3 above in the General Fund, Fund 0001, Department PBW, Balance Sheet 0519 and Department of Public Works - 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 PBW, Unit 1181, 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 6. 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 7. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, their successors and assigns.

SECTION 8. 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 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, their 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**, their 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 **GRANTEE**, their 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**, their 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 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of the adjoining properties within one year of the effective date of this ordinance showing dedications by easement: of a 20 x 20-foot corner clip at Knox and Travis Streets needed for street purposes and a hike and bike trail easement needed for park purposes, of not less than 550 square feet of land in City Block M/1537. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned areas and the dedicated properties are located, after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not be effective unless and until the dedications are completed and failure to record a final replat in accordance with the term of this section shall render this ordinance null and void and of no further effect. Further, the final replat shall be recorded in the official real property records of the county in which the abandoned area is located before a certified copy of this ordinance shall be delivered to **GRANTEE**.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall:

- a) relocate existing 12-inch wastewater in alley and 6-inch water main in Buena Vista Street by Private Development Contract. The location is at a pressure plane boundary between Central Low and North High and high/low valves will be required at that boundary.
- b) ensure all indented on-street parking remains on Travis Street, a public right-of-way.
- c) execute a Development, Management and Maintenance Agreement (hereinafter referred to as "Agreement") with the City of Dallas, Park and Recreation Department, and approved as to form by the City Attorney, within 90 days of the effective date of this ordinance. The Agreement shall require **GRANTEE** to construct, manage and maintain improvements in the Hike and Bike Trail Easement respectively described in Section 10 of this ordinance, in accordance with the plans and specifications approved by the Director of Dallas Park and Recreation Department.

SECTION 11. (continued)

- d) have 18 months from the date of execution of the Agreement described in subparagraph c) above, to commence construction of Hike and Bike Trail easement improvements. Failure to construct and complete the Hike and Bike Trail easement as required under the Agreement terms shall render this ordinance null and void and of no further effect.
- e) relocate the existing gas main at **GRANTEE's** expense.
- f) make up for the extra CFS (cubic foot per second) volume of storm water coming from the abandonment of portions of Buena Vista and Travis Streets and two alleys through grading and/or replacing the storm system.

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 areas described in Exhibit A in accordance with detailed plans approved by the Director of Department of Public Works. **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**, their successors and assigns, to the satisfaction of the Director of Department of Public Works.

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 Public Works, or designee. Upon receipt of the monetary consideration set forth in Section 3, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and the filing of the final replat set forth in Section 10, the Director of Department of Public Works, 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 Public Works, 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. PBW- 2022-00019550 for KD BV Block Holdco, LLC, Contract No. PBW- 2021-00016228 for KD Travis Block Holdco, LLC and Contract No. PBW-2022-00019551 for Oncor Electric Delivery Company, LLC.

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,
City Attorney

ALI HATEFI, Director
Department of Public Works

BY *Consuelo R Tankersley*
Consuelo R Tankersley (Jul 25, 2022 14:41 CDT)
Assistant City Attorney

BY *Ashley Eubanks*
Ashley Eubanks (Jul 25, 2022 11:34 CDT)
Assistant Director

Passed _____.

ALLEY ABANDONMENT
COCKRELL FAIR LAND ADDITION AS REVISED
BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A TRACT 1

BEING A 8,100 SQUARE FOOT (0.1866 ACRE) TRACT OF LAND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A 15-FOOT WIDE ALLEY CREATED BY COCKRELL FAIR LAND ADDITION AS REVISED, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 142, PAGE 382, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), WHICH LIES BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUENA VISTA STREET, FORMERLY KNOWN AS TUTTLE AVENUE (30-FOOT PUBLIC RIGHT-OF-WAY), CREATED BY SAID COCKRELL FAIR LAND ADDITION AS REVISED, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, FORMERLY KNOWN AS PRESTON AVENUE (80-FOOT PUBLIC RIGHT-OF-WAY) CREATED BY SAID COCKRELL FAIR LAND ADDITION AS REVISED; SAID 8,100 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KNOX STREET (60-FOOT PUBLIC RIGHT-OF-WAY) CREATED BY SAID COCKRELL FAIR LAND ADDITION AS REVISED AND BEING THE MOST NORTHERLY CORNER OF LOT 11, BLOCK M/1537 OF SAID COCKRELL FAIR LAND ADDITION AS REVISED;

THENCE SOUTH 23°28'00" WEST ALONG THE SOUTHEASTERLY LINE OF SAID 15-FOOT ALLEY, A DISTANCE OF 540.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE MOST WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO KD TRAVIS BLOCK HOLDCO, LLC, RECORDED IN INSTRUMENT NUMBER 201800086831, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 0.21 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CAFÉ MADRID REAL ESTATE HOLDINGS, INC., RECORDED IN INSTRUMENT NUMBER 201300379537, O.P.R.D.C.T.;

THENCE NORTH 66°32'00" WEST DEPARTING THE SOUTHEASTERLY LINE OF SAID 15-FOOT ALLEY, OVER AN 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 IN THE NORTHWESTERLY LINE OF SAID 15-FOOT ALLEY AND BEING IN THE SOUTHEASTERLY LINE OF LOT 24 A, BLOCK M/1537 OF WEIR'S FURNITURE VILLAGE SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 76130, PAGE 30, D.R.D.C.T.;

THENCE NORTH 23°28'00" EAST ALONG THE NORTHWESTERLY LINE OF SAID 15-FOOT ALLEY, AT A DISTANCE OF 364.89 FEET PASSING A CUT "X" FOUND FOR THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SAID 15-FOOT ALLEY, WITH THE SOUTHWESTERLY LINE OF A 20-FOOT ALLEY AND THE REMAINDER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED TO THE CITY OF DALLAS, RECORDED IN VOLUME 2352, PAGE 592, D.R.D.C.T., SAME BEING THE MOST SOUTHERLY CORNER OF THE REMAINDER OF LOT 16, BLOCK M/1537, AND THE MOST EASTERLY CORNER OF LOT 17, BLOCK M/1537 OF SAID COCKRELL FAIR LAND ADDITION AS REVISED, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 540.00 FEET TO A CUT "X" FOUND FOR THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SAID 15-FOOT ALLEY WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID KNOX STREET, SAME BEING THE MOST EASTERLY CORNER OF LOT 12, BLOCK M/1537 OF SAID COCKRELL FAIR LAND ADDITION AS REVISED;

(For SPRG use only)

Reviewed by: G.S. Date: 4-22-22 SPRG NO: 5614

**ALLEY ABANDONMENT
COCKRELL FAIR LAND ADDITION AS REVISED
BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE SOUTH 66°32'00" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID KNOX STREET, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 0.1860 ACRES OR 8,100 SQUARE FEET OF LAND, MORE OR LESS.

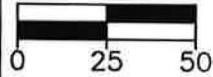
NOTES:

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

THE BEARINGS CALLED FOR HEREIN ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23°28'00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION, RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS OF DALLAS COUNTY, TEXAS.

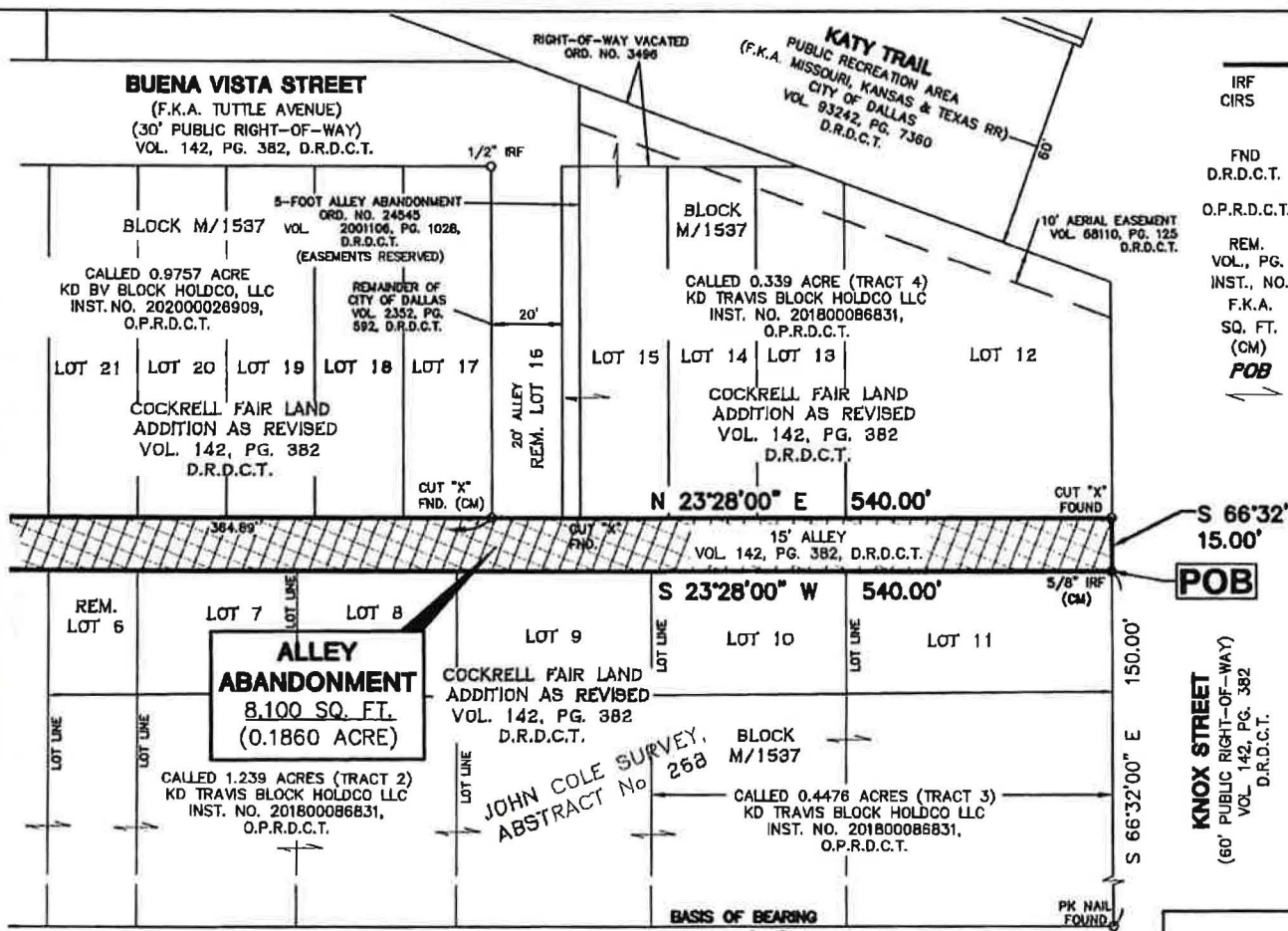


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Reviewed by: G.S. Date: 4-22-22 SPRG NO: 5614



1" = 50'

MATCHLINE SEE PAGE 4 OF 4



LEGEND

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

NOTES:

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

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23°28'00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION, RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS, DALLAS COUNTY, TEXAS.



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ALLEY ABANDONMENT
COCKRELL FAIR LAND ADDITION AS REVISED
BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

REVIEWED BY: GS

DATE: 4-28-22

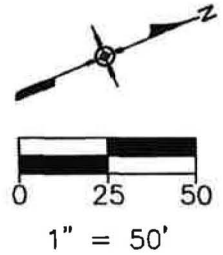
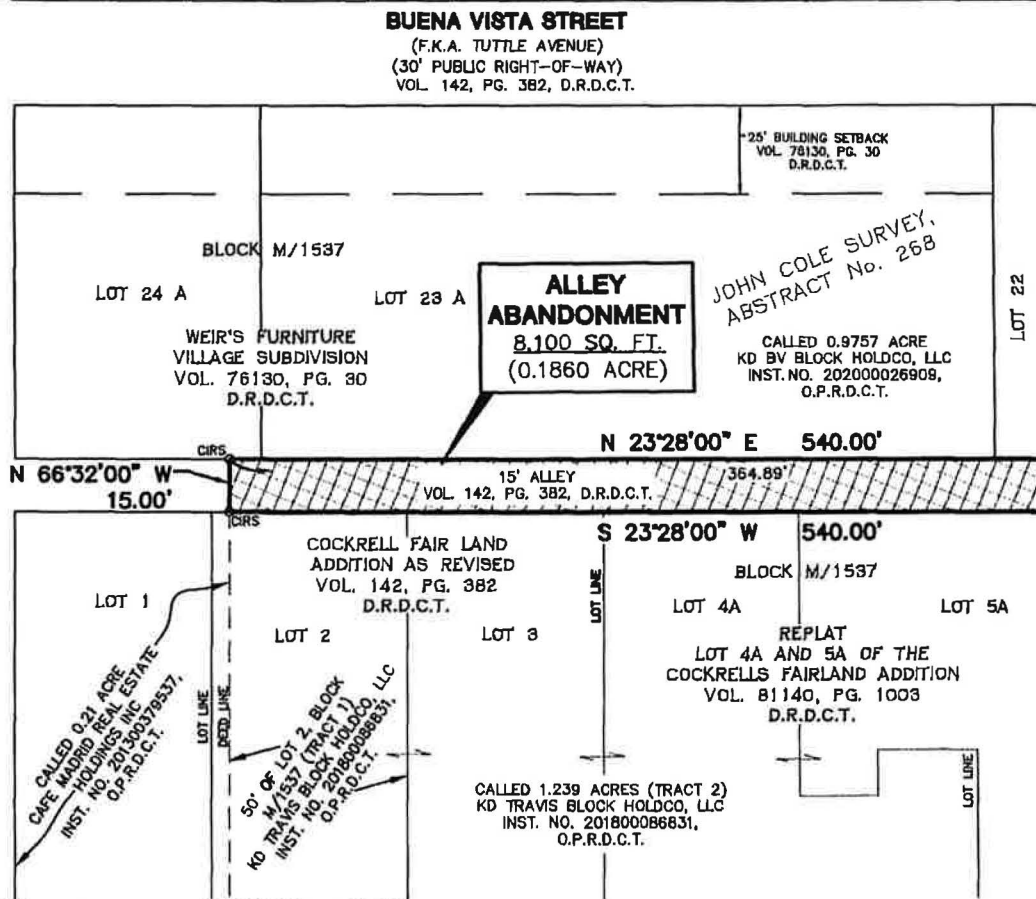
SPRG NO. 5614



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

EXHIBIT A TRACT 1

ARMSTRONG AVENUE
F.K.A. FRANK STREET
(50' PUBLIC RIGHT-OF-WAY)
VOL. 142, PG. 382, D.R.D.C.T.



MATCHLINE SEE PAGE 3 OF 4

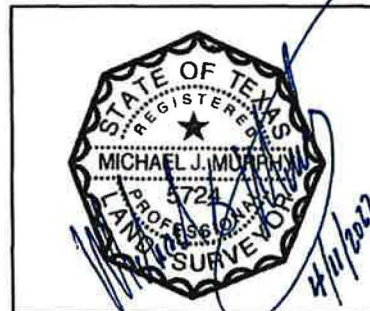
LEGEND

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

NOTES:

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

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23°28'00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION, RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS OF DALLAS COUNTY, TEXAS.



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

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ALLEY ABANDONMENT
COCKRELL FAIR LAND ADDITION AS REVISED
BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

REVIEWED BY: _____

DATE: 4-28-22

SPRG NO. 5614

**ALLEY ABANDONMENT
 COCKRELL FAIR LAND ADDITION AS REVISED
 LOT 16, BLOCK M/1537
 JOHN COLE SURVEY, ABSTRACT NO. 268
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 2,000 SQUARE FOOT (0.0459 ACRE) TRACT OF LAND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 268, CITY OF DALLAS BLOCK M/1537, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOT 16, BLOCK M/1537 OF COCKRELL FAIR LAND ADDITION AS REVISED, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, RECORDED IN VOLUME 142, PAGE 382, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED TO THE CITY OF DALLAS, RECORDED IN VOLUME 2352, PAGE 592, D.R.D.C.T., WHICH LIES BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUENA VISTA STREET, FORMERLY KNOWN AS TUTTLE AVENUE, (30-FOOT PUBLIC RIGHT-OF-WAY), CREATED BY SAID COCKRELL FAIR LAND ADDITION AS REVISED AND THE NORTHWESTERLY LINE OF A 15-ALLEY, CREATED BY SAID COCKRELL FAIR LAND ADDITION AS REVISED; SAID 2,000 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT "X" FOUND FOR THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KNOX STREET, (60-FOOT PUBLIC RIGHT-OF-WAY), CREATED BY THE REVISED MAP OF SAID COCKRELL FAIR LAND ADDITION, RECORDED IN VOLUME 142, PAGE 382, D.R.D.C.T., WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 15-FOOT AND BEING THE MOST EASTERLY CORNER OF LOT 12, BLOCK M/1537 OF THE REVISED MAP OF SAID COCKRELL FAIR LAND ADDITION;

THENCE SOUTH 23°28'00" WEST ALONG THE NORTHWESTERLY LINE SAID 15-FOOT ALLEY, A DISTANCE OF 155.00 FEET TO A CUT "X" FOUND FOR THE **POINT OF BEGINNING** AND BEING THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SAID 15-FOOT ALLEY, WITH THE NORTHEASTERLY LINE OF SAID 20-FOOT ALLEY, SAME BEING THE SOUTHEASTERLY CORNER OF A 5-FOOT ALLEY ABANDONMENT BY ORDINANCE NO. 24545, RECORDED IN VOLUME 2001106, PAGE 1028, D.R.D.C.T., AND THE SOUTHEASTERLY CORNER OF A CALLED 0.339 ACRE TRACT OF LAND (TRACT 4) DESCRIBED IN A SPECIAL WARRANTY DEED TO KD TRAVIS BLOCK HOLDCO, LLC, RECORDED IN INSTRUMENT NUMBER 201800086831, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.);

THENCE SOUTH 23°28'00" WEST ALONG THE NORTHWESTERLY LINE OF SAID 15-FOOT ALLEY, A DISTANCE OF 20.00 FEET TO A CUT "X" FOUND FOR THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SAID 15-FOOT ALLEY WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID 20-FOOT ALLEY, AND BEING THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK M/1537, SAME BEING THE NORTHEAST CORNER OF LOT 17, BLOCK M/1537 OF SAID COCKRELL FAIR LAND ADDITION AS REVISED;

THENCE NORTH 66°32'00" WEST ALONG THE COMMON LINE OF SAID LOT 17, BLOCK M/1537 AND SAID LOT 16, BLOCK M/1537 AND ALONG THE SOUTHWESTERLY LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 100.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID 20-FOOT ALLEY, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUENA VISTA STREET, AND BEING THE NORTHWEST CORNER OF SAID LOT 17, BLOCK M/1537, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK M/1537;

THENCE NORTH 23°28'00" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUENA VISTA STREET, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUENA VISTA STREET WITH THE NORTHEASTERLY LINE OF SAID 20-FOOT

(For SPRG use only)

Reviewed by: G.S. Date: 7-19-22 SPRG NO: 5615

**ALLEY ABANDONMENT
COCKRELL FAIR LAND ADDITION AS REVISED
LOT 16, BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

ALLEY, AND BEING THE SOUTHWEST CORNER OF SAID 5-FOOT ALLEY ABANDONMENT AND SAID 0.339 ACRE TRACT OF LAND;

THENCE SOUTH 66°32'00" EAST ALONG THE COMMON LINE OF SAID 5-FOOT ALLEY ABANDONMENT, SAID 0.339 ACRE TRACT OF LAND AND THE NORTHEASTERLY LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 0.0459 ACRES OR 2,000 SQUARE FEET OF LAND, MORE OR LESS.

NOTES:

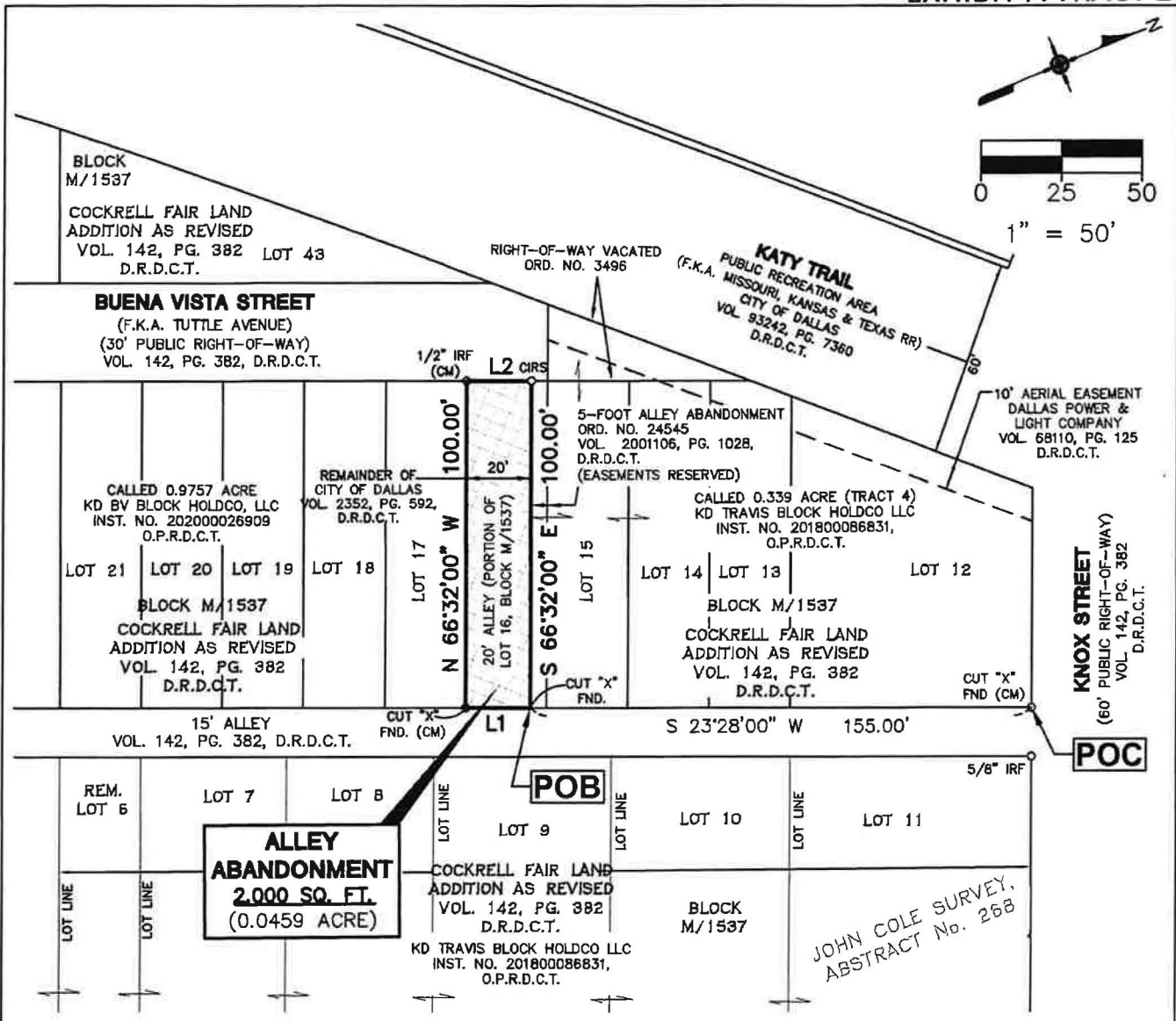
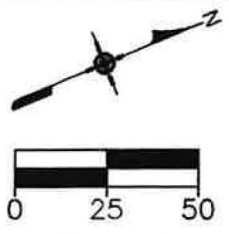
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23° 28' 00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS, DALLAS COUNTY, TEXAS.



(For SPRG use only)

Reviewed by: G.S. Date: 7-19-22 SPRG NO: 5615



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 23°28'00" W	20.00'
L2	N 23°28'00" E	20.00'

LEGEND	
IRF	IRON ROD FOUND
CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
FND	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
REM.	REMAINDER
VOL., PG.	VOLUME, PAGE
INST., NO.	INSTRUMENT, NUMBER
F.K.A.	FORMALLY KNOWN AS
SQ. FT.	SQUARE FEET
(CM)	CONTROLLING MONUMENT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
←	LAND HOOK (DENOTES COMMON OWNERSHIP)

(FOR SPRG USE ONLY)

REVIEWED BY: G.S.

DATE: 7-19-22

SPRG NO. 5615

NOTES:

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

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23° 28' 00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS, DALLAS COUNTY, TEXAS.

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ALLEY ABANDONMENT
COCKRELL FAIR LAND ADDITION AS REVISED
LOT 16, BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

V:\2220\active\222011866\survey\drawings\exhibits\11866v_ex_20-alley_aban.dwg at Jul 08, 2022 - 9:51am

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF TRAVIS STREET
COCKRELL FAIR LAND ADDITION AS REVISED
ADJACENT TO BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 12,760 SQUARE FOOT (0.2929 ACRE) TRACT OF LAND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 268, ADJACENT TO THE CITY OF DALLAS BLOCK M/1537, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF TRAVIS STREET (FORMERLY KNOWN AS PRESTON AVENUE (80-FOOT PUBLIC RIGHT-OF-WAY) CREATED BY COCKRELL FAIR LAND ADDITION AS REVISED, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 142, PAGE 382, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.); SAID 12,760 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TRAVIS STREET WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KNOX STREET (60-FOOT PUBLIC RIGHT-OF-WAY), CREATED BY SAID COCKRELL FAIR LAND ADDITION AS REVISED, SAME BEING THE EASTERLY CORNER OF LOT 11, BLOCK M/1537 OF SAID COCKRELL FAIR LAND ADDITION AS REVISED, AND FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID KNOX STREET WITH THE SOUTHEASTERLY LINE OF A 15-FOOT ALLEY, CREATED BY SAID COCKRELL FAIR LAND ADDITION AS REVISED, AND BEING THE MOST NORTHERLY CORNER OF SAID LOT 11, BLOCK M/1537, BEARS NORTH 66°32'00" WEST, A DISTANCE OF 150.00 FEET;

THENCE DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TRAVIS STREET, OVER AND ACROSS THE RIGHT-OF-WAY OF SAID TRAVIS STREET, THE FOLLOWING CALLS:

SOUTH 66°32'00" EAST, A DISTANCE OF 4.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 21°32'00" EAST, A DISTANCE OF 28.28 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 23°28'00" WEST, A DISTANCE OF 519.99 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 66°32'00" WEST, A DISTANCE OF 24.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TRAVIS STREET, AND BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO KD TRAVIS BLOCK HOLDCO, LLC, RECORDED IN INSTRUMENT NUMBER 201800086831, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAME BEING THE MOST EASTERLY CORNER OF A CALLED 0.21 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CAFÉ MADRID REAL ESTATE HOLDINGS, INC., RECORDED IN INSTRUMENT NUMBER 201300379537, O.P.R.D.C.T.;

THENCE NORTH 23°28'00" EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TRAVIS STREET, AT A DISTANCE OF 50.00 FEET PASSING A 1/2-INCH IRON PIPE FOUND FOR THE MOST EASTERLY CORNER OF SAID TRACT 1, SAME BEING THE MOST SOUTHERLY CORNER OF LOT 3, BLOCK M/1537 OF SAID COCKRELL FAIR LAND ADDITION AS REVISED, AND A CALLED 1.239 ACRE TRACT OF LAND DESIGNATED AS TRACT 2 IN SAID DEED TO KD TRAVIS BLOCK HOLDCO,

(For SPRG use only)

Reviewed by: G.S. Date: 4-28-22 SPRG NO: 5612

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF TRAVIS STREET
COCKRELL FAIR LAND ADDITION AS REVISED
ADJACENT TO BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

LLC, RECORDED IN INSTRUMENT NUMBER 201800086831, O.P.R.D.C.T., CONTINUING IN ALL FOR A TOTAL DISTANCE OF 539.99 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 0.2929 ACRES OR 12,760 SQUARE FEET OF LAND, MORE OR LESS.

NOTES:

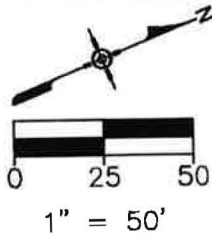
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

THE BEARINGS CALLED FOR HEREIN ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23°28'00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION, RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS OF DALLAS COUNTY, TEXAS.



(For SPRG use only)
Reviewed by: G.S. Date: 4-28-22 SPRG NO: 5612

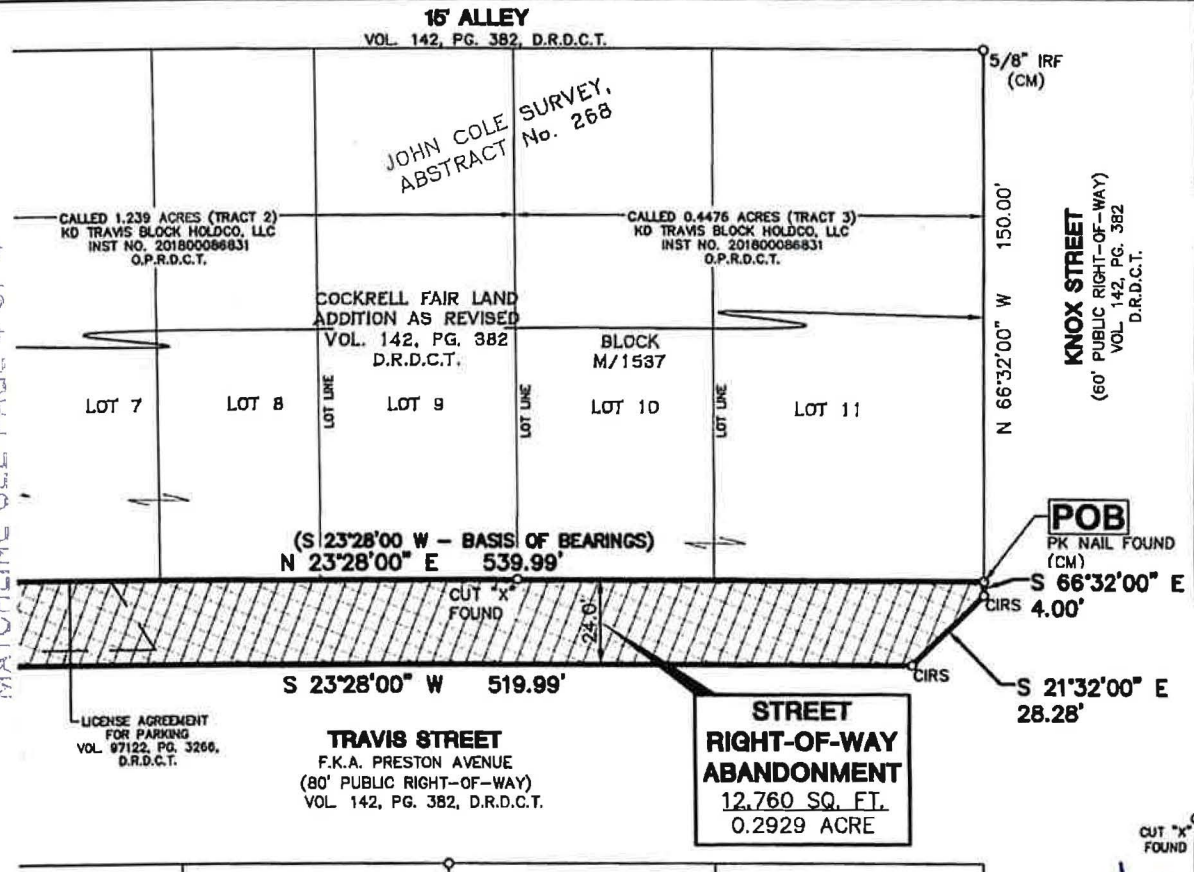
EXHIBIT A TRACT 3



LEGEND

FND	FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CIRF\CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP
	STAMPED "STANTEC" FOUND\SET
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
REM.	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
↙	LAND HOOK (DENOTES COMMON OWNERSHIP)

MATCHLINE SEE PAGE 4 OF 4



NOTES:

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

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23°28'00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION, RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS OF DALLAS COUNTY, TEXAS.



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STREET RIGHT-OF-WAY ABANDONMENT

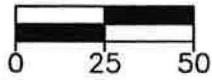
A PORTION OF TRAVIS STREET
COCKRELL FAIR LAND ADDITION AS REVISED
ADJACENT TO BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

REVIEWED BY: G.S.
DATE: 4-28-22
SPRG NO. 5612



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

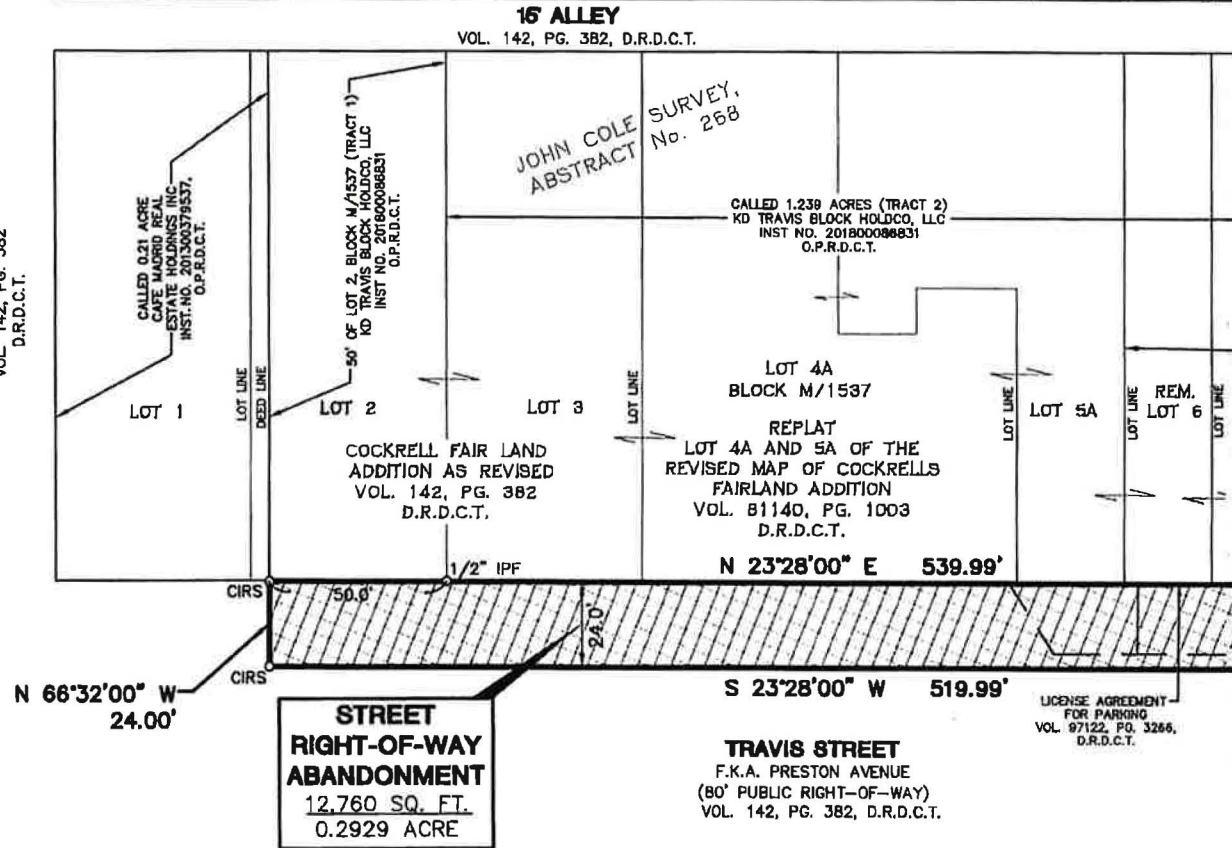


1" = 50'

LEGEND

- FND FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- CIRF\CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND\SET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- REM. 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
- LAND HOOK (DENOTES COMMON OWNERSHIP)

ARMSTRONG AVENUE
F.K.A. FRANK STREET
(50' PUBLIC RIGHT-OF-WAY)
VOL. 142, PG. 382
D.R.D.C.T.



MATCHLINE SEE PAGE 3 OF 4

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23°28'00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION, RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS OF DALLAS COUNTY, TEXAS.



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STREET RIGHT-OF-WAY ABANDONMENT

A PORTION OF TRAVIS STREET
COCKRELL FAIR LAND ADDITION AS REVISED
ADJACENT TO BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

REVIEWED BY: GS
DATE: 4-28-22
SPRG NO. 5612



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

DATE: 4/11/2022

SCALE: 1" = 50'

DRAWN BY: VAM

PROJECT NO 222011866

SHEET 4 OF 4

**STREET RIGHT-OF-WAY ABANDONMENT
PORTION OF BUENA VISTA STREET
COCKRELL FAIR LAND ADDITION AS REVISED
ADJACENT TO BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 6,751 SQUARE FOOT (0.1550 ACRE) TRACT OF LAND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 268, ADJACENT TO CITY OF DALLAS BLOCK M/1537, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF BUENA VISTA STREET, FORMERLY KNOWN AS TUTTLE AVENUE (30-FOOT PUBLIC RIGHT-OF-WAY), CREATED BY COCKRELL FAIR LAND ADDITION AS REVISED, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 142, PAGE 382, DEED RECORDS DALLAS COUNTY, TEXAS (D.R.D.C.T.); SAID 6,751 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 SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARMSTRONG AVENUE (FORMERLY KNOWN AS FRANK STREET, 50-FOOT PUBLIC RIGHT-OF-WAY) CREATED BY SAID COCKRELL FAIR LAND ADDITION AS REVISED AND BEING THE MOST WESTERLY CORNER OF LOT 24 A, BLOCK M/1537 OF WEIR'S FURNITURE VILLAGE SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 76130, PAGE 30, D.R.D.C.T.;

THENCE NORTH 66°32'00" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARMSTRONG AVENUE, A DISTANCE OF 15.00 FEET TO A CUT "X" SET FOR THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARMSTRONG AVENUE WITH THE CENTERLINE OF SAID BUENA VISTA STREET, AND FROM WHICH A CUT "X" FOUND FOR THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARMSTRONG AVENUE, AND BEING THE MOST SOUTHERLY CORNER OF LOT 34, BLOCK M/1537 OF SAID COCKRELL FAIR LAND ADDITION AS REVISED, BEARS NORTH 66°32'00" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 23°28'00" EAST ALONG THE CENTERLINE OF SAID BUENA VISTA STREET, A DISTANCE OF 450.06 FEET TO A CUT "X" SET FOR THE POINT OF INTERSECTION OF THE CENTERLINE OF SAID BUENA VISTA STREET WITH THE SOUTHERLY LINE OF A CALLED 0.339 ACRE TRACT OF LAND (TRACT 4) DESCRIBED IN A SPECIAL WARRANTY DEED TO KD TRAVIS BLOCK HOLDCO, LLC, RECORDED IN INSTRUMENT NUMBER 201800086831, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.);

THENCE SOUTH 66°28'11" EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET AND THE SOUTHERLY LINE OF SAID 0.339 ACRE TRACT OF LAND, A DISTANCE OF 15.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR AN ANGLE POINT IN THE WESTERLY LINE OF SAID 0.339 ACRE TRACT OF LAND, SAME BEING THE MOST WESTERLY CORNER OF LOT 15, BLOCK M/1537 OF SAID COCKRELL FAIR LAND ADDITION AS REVISED, AND BEING THE NORTHWEST CORNER OF A 5-FOOT ALLEY ABANDONMENT BY ORDINANCE NO. 24545, RECORDED IN VOLUME 2001106, PAGE 1028, D.R.D.C.T.;

THENCE SOUTH 23°28'00" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET, AT A DISTANCE OF 25.00 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET, WITH THE SOUTHWESTERLY LINE OF A 20-FOOT ALLEY BEING A PORTION

(For SPRG use only)

Reviewed by: G. S. Date: 7-19-22 SPRG NO: 5970

**STREET RIGHT-OF-WAY ABANDONMENT
PORTION OF BUENA VISTA STREET
COCKRELL FAIR LAND ADDITION AS REVISED
ADJACENT TO BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED TO THE CITY OF DALLAS, RECORDED IN VOLUME 2352, PAGE 592, D.R.D.C.T., CONTINUING IN ALL FOR A TOTAL DISTANCE OF 450.04 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 0.1550 ACRES OR 6,751 SQUARE FEET OF LAND, MORE OR LESS.

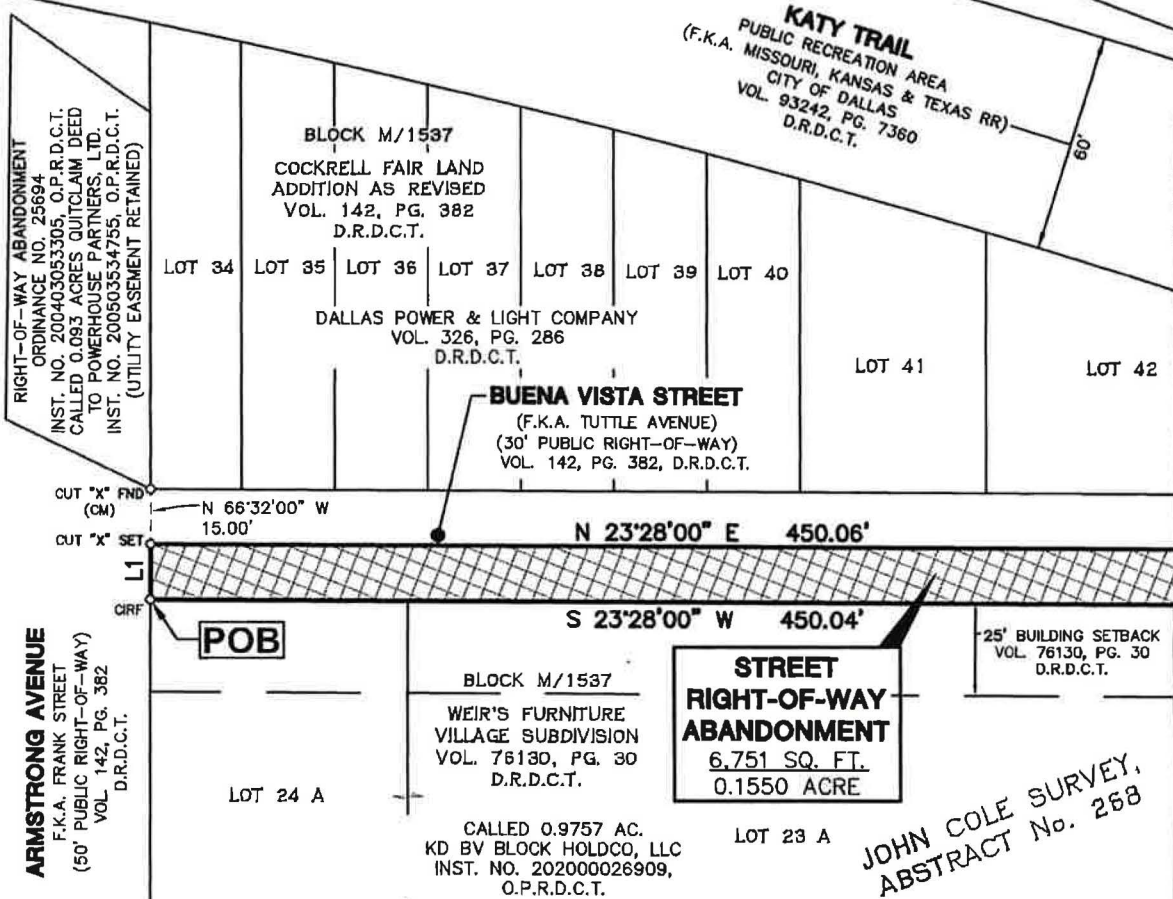
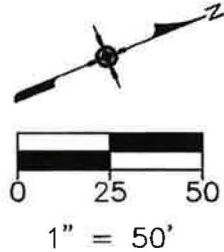
NOTES:

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

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23° 28' 00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS, DALLAS COUNTY, TEXAS.



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Reviewed by: G.S. Date: 7-19-22 SPRG NO: 5970



MATCHLINE SEE PAGE 3 OF 3

LEGEND

- FND FOUND
- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- REM. 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
- ← LAND HOOK (DENOTES COMMON OWNERSHIP)

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 66°32'00" W	15.00'
L2	S 66°28'11" E	15.00'

NOTES:

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

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23° 28' 00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION RECORDED IN VOLUME B1140, PAGE 1003, DEED RECORDS, DALLAS COUNTY, TEXAS.

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STREET RIGHT-OF-WAY ABANDONMENT

PORTION OF BUENA VISTA STREET
COCKRELL FAIR LAND ADDITION AS REVISED
ADJACENT TO BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS

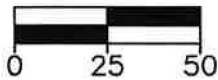
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REVIEWED BY: GS

DATE: 7-19-22

SPRG NO. 5970

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724



1" = 50'

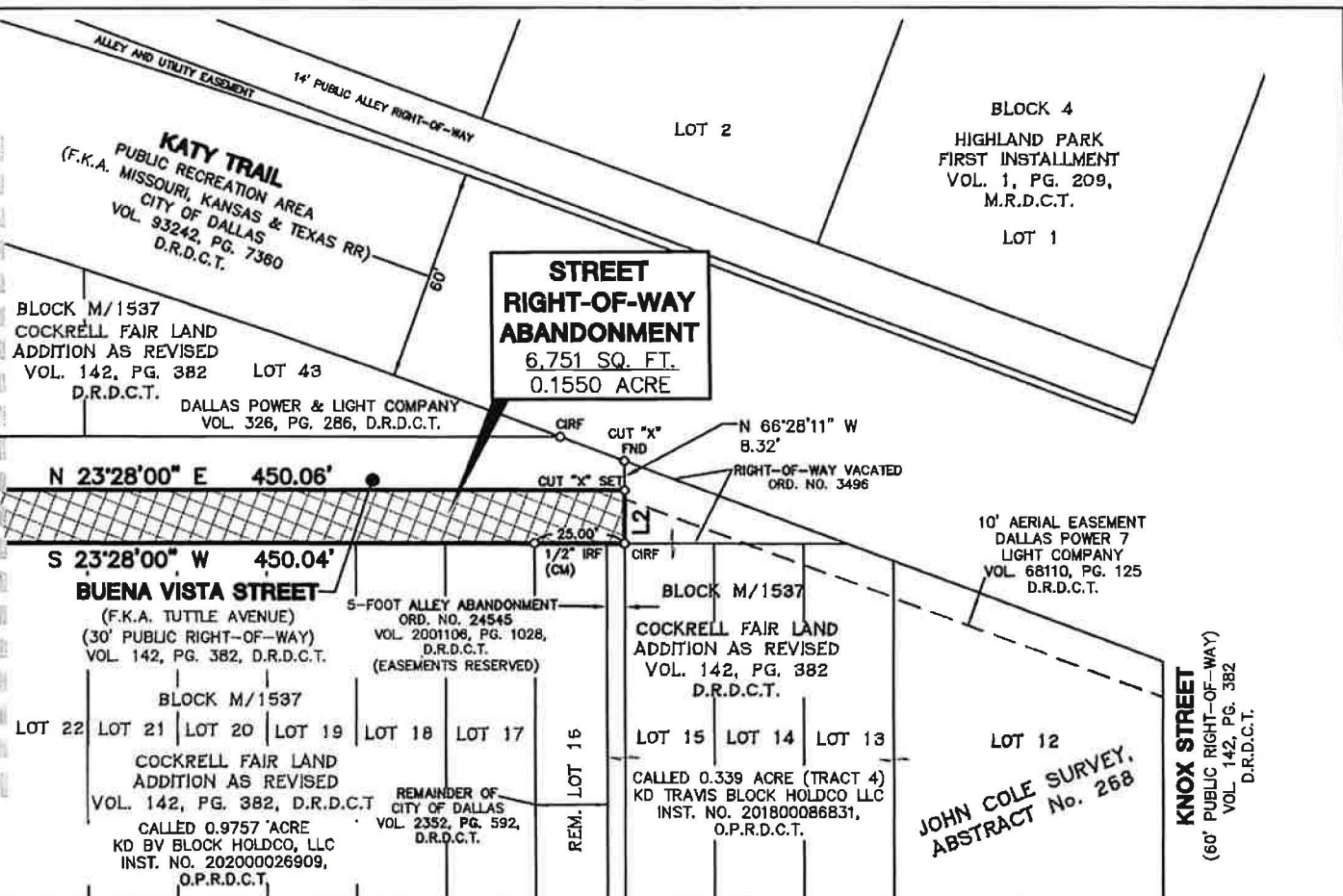
LEGEND

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

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 66°32'00" W	15.00'
L2	S 66°28'11" E	15.00'

MATCHLINE SEE PAGE 2 OF 3



NOTES:

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

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23° 28' 00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS, DALLAS COUNTY, TEXAS.



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STREET RIGHT-OF-WAY ABANDONMENT

PORTION OF BUENA VISTA STREET
COCKRELL FAIR LAND ADDITION AS REVISED
ADJACENT TO BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

REVIEWED BY: G.S.

DATE: 7-19-22

SPRG NO. 5970



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

**STREET RIGHT-OF-WAY ABANDONMENT
PORTION OF BUENA VISTA STREET
COCKRELL FAIR LAND ADDITION AS REVISED
ADJACENT TO BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 6,691 SQUARE FOOT (0.1536 ACRE) TRACT OF LAND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 268, ADJACENT TO CITY OF DALLAS BLOCK M/1537, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF BUENA VISTA STREET, FORMERLY KNOWN AS TUTTLE AVENUE (30-FOOT PUBLIC RIGHT-OF-WAY), CREATED BY COCKRELL FAIR LAND ADDITION AS REVISED, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 142, PAGE 382, DEED RECORDS DALLAS COUNTY, TEXAS (D.R.D.C.T.); SAID 6,691 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARMSTRONG AVENUE (FORMERLY KNOWN AS FRANK STREET, 50-FOOT PUBLIC RIGHT-OF-WAY) CREATED BY SAID COCKRELL FAIR LAND ADDITION AS REVISED AND BEING THE MOST WESTERLY CORNER OF LOT 24 A, BLOCK M/1537 OF WEIR'S FURNITURE VILLAGE SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 76130, PAGE 30, D.R.D.C.T.;

THENCE NORTH 66°32'00" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARMSTRONG AVENUE, A DISTANCE OF 15.00 FEET TO A CUT "X" SET FOR THE **POINT OF BEGINNING** BEING THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARMSTRONG AVENUE WITH THE CENTERLINE OF SAID BUENA VISTA STREET;

THENCE NORTH 66°32'00" WEST, CONTINUING ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARMSTRONG AVENUE A DISTANCE OF 15.00 FEET TO A CUT "X" FOUND FOR THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARMSTRONG AVENUE, AND BEING THE MOST SOUTHERLY CORNER OF LOT 34, BLOCK M/1537 OF SAID COCKRELL FAIR LAND ADDITION AS REVISED;

THENCE NORTH 23°28'00" EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET, A DISTANCE OF 432.24 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KATY TRAIL, A PUBLIC RECREATION AREA, FORMERLY KNOWN AS MISSOURI, KANSAS & TEXAS RR, DESCRIBED IN A DONATIVE DEED WITHOUT WARRANTY TO THE CITY OF DALLAS, RECORDED IN VOLUME 93242, PAGE 7360, D.R.D.C.T.;

THENCE NORTH 44°00'42" EAST ALONG THE COMMON NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET AND THE SOUTHEASTERLY LINE OF SAID KATY TRAIL, A DISTANCE OF 19.04 FEET TO A CUT "X" FOUND FOR THE MOST WESTERLY CORNER OF A CALLED 0.339 ACRE TRACT OF LAND (TRACT 4) DESCRIBED IN A SPECIAL WARRANTY DEED TO KD TRAVIS BLOCK HOLDCO, LLC, RECORDED IN INSTRUMENT NUMBER 201800086831, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.);

(For SPRG use only)

Reviewed by: C.S. Date: 7-19-22 SPRG NO: 5971

**STREET RIGHT-OF-WAY ABANDONMENT
PORTION OF BUENA VISTA STREET
COCKRELL FAIR LAND ADDITION AS REVISED
ADJACENT TO BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE SOUTH 66°28'11" EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET AND THE SOUTHEASTERLY LINE OF SAID 0.339 ACRE TRACT OF LAND, A DISTANCE OF 8.32 FEET TO A CUT "X" SET FOR THE POINT OF INTERSECTION OF THE CENTERLINE OF SAID BUENA VISTA STREET WITH THE SOUTHERLY LINE OF SAID 0.339 ACRE TRACT OF LAND;

THENCE SOUTH 23°28'00" WEST ALONG THE CENTERLINE OF SAID BUENA VISTA STREET, A DISTANCE OF 450.06 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 0.1536 ACRES OR 6,691 SQUARE FEET OF LAND, MORE OR LESS.

NOTES:

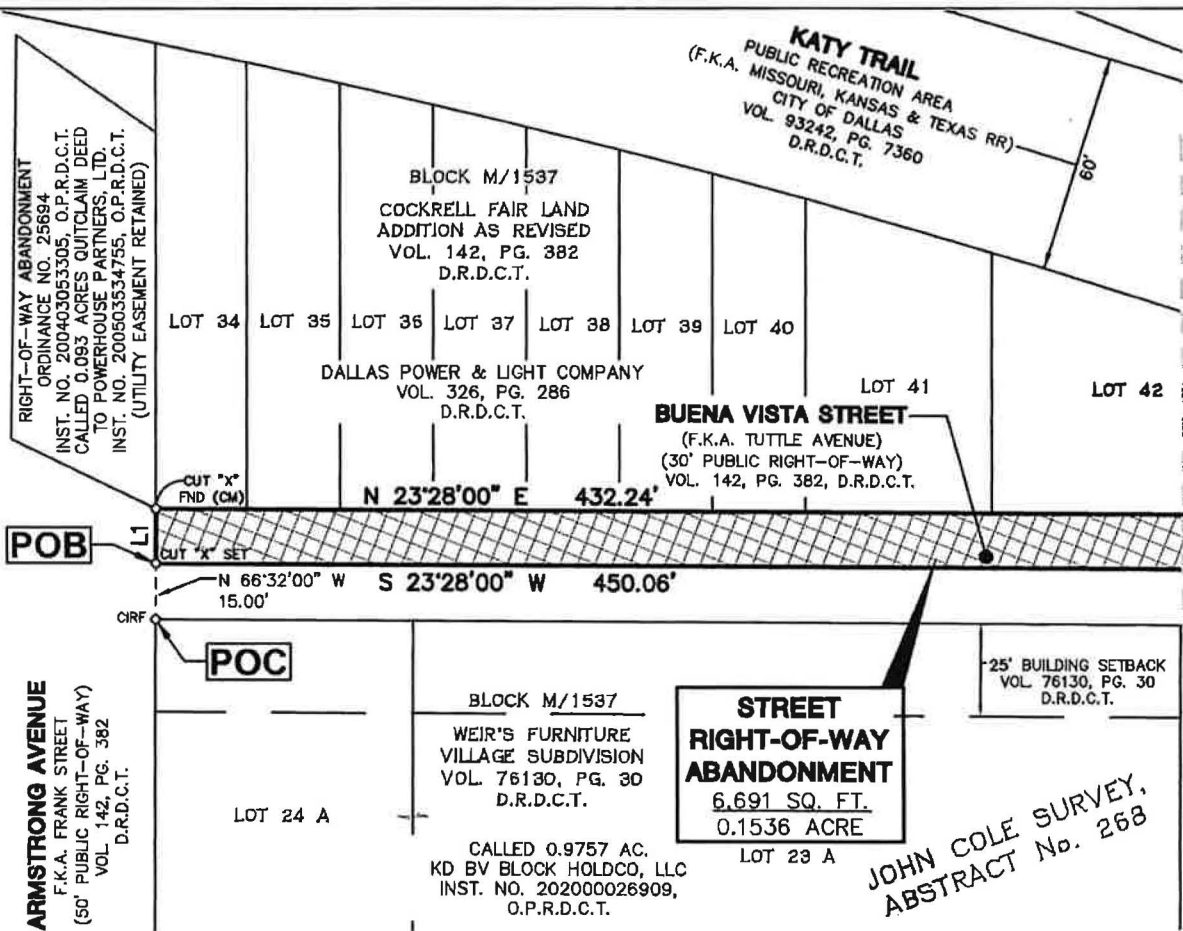
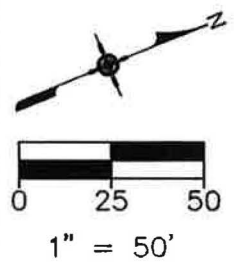
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23° 28' 00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS, DALLAS COUNTY, TEXAS.



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Reviewed by: G.S. Date: 7-19-22 SPRG NO: 5971

EXHIBIT A TRACT 5



LEGEND

FND	FOUND
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
REM.	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
POC	POINT OF COMMENCING
	LAND HOOK (DENOTES COMMON OWNERSHIP)

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 66°32'00" W	15.00'
L2	N 44°00'42" E	19.04'
L3	S 66°28'11" E	8.32'

NOTES:

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

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23° 28' 00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS, DALLAS COUNTY, TEXAS.

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STREET RIGHT-OF-WAY ABANDONMENT

PORTION OF BUENA VISTA STREET
COCKRELL FAIR LAND ADDITION AS REVISED
ADJACENT TO BLOCK M/1537
JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

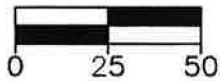
REVIEWED BY: CS

DATE: 7-19-22

SPRG NO. 5971

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

EXHIBIT A TRACT 5

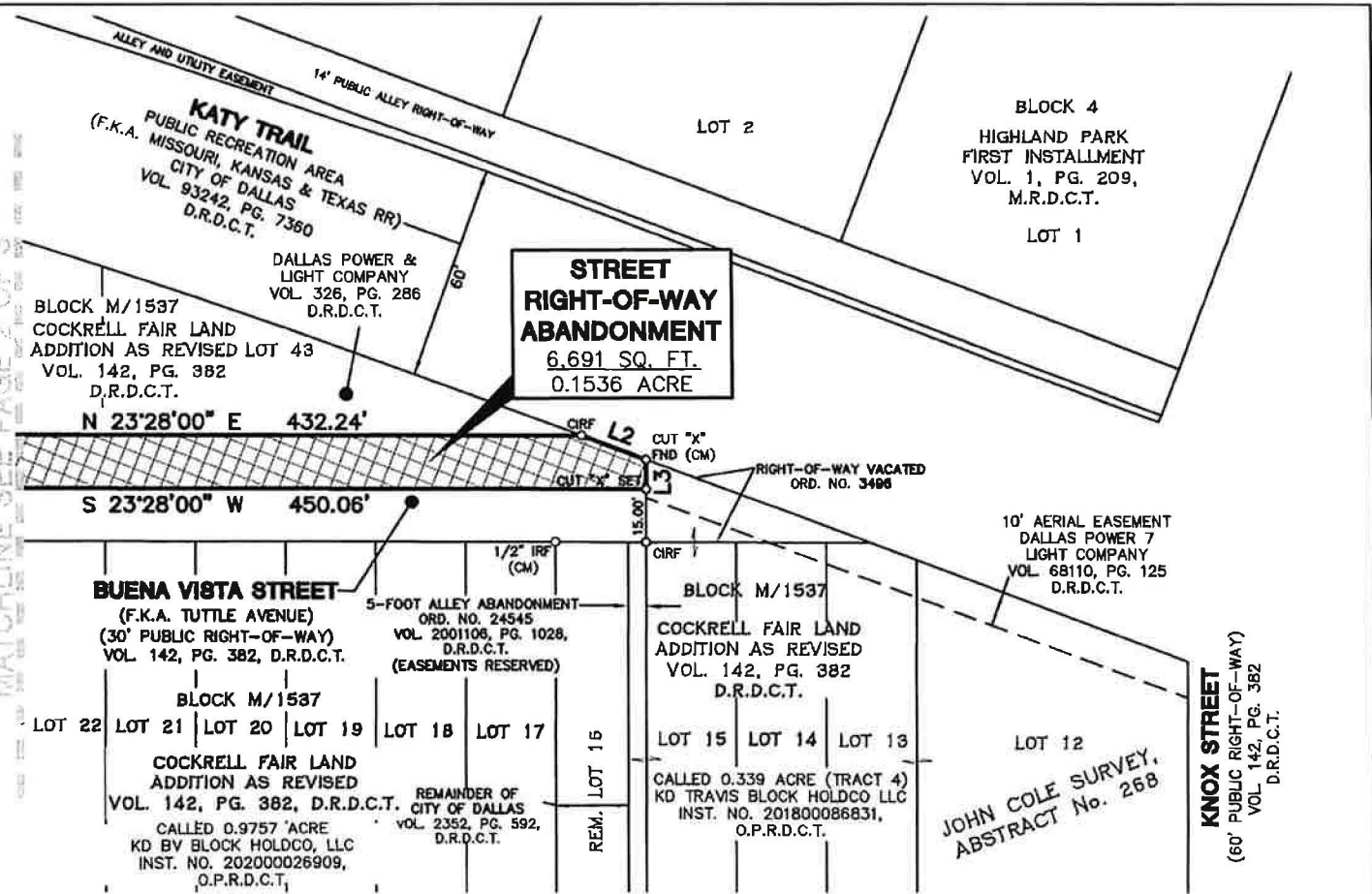


1" = 50'

LEGEND

- FND FOUND
- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- REM. 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
- POC** POINT OF COMMENCING
- LAND HOOK (DENOTES COMMON OWNERSHIP)

MATCHLINE SEE PAGE 2 OF 3



NOTES:

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

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23° 28' 00" WEST, THE SAME AS SHOWN ON THE REPLAT OF LOT 4A & 5A OF THE COCKRELLS FAIRLAND ADDITION RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS, DALLAS COUNTY, TEXAS.

LINE TABLE		
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STREET RIGHT-OF-WAY ABANDONMENT

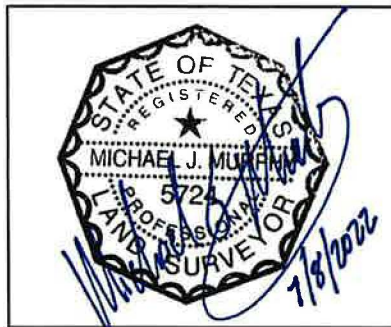
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(FOR SPRG USE ONLY)

REVIEWED BY: GS

DATE: 7-19-22

SPRG NO. 5971



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

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.