STREET RIGHT-OF-WAY
PART OF LOTS 1 AND 6
JOHN J. EAKINS SANTE FE ADDITION - CITY BLOCK H/888
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.0064 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City Block H/888, City of Dallas, Dallas County, Texas, being part of Lots 1 and 6, John J. Eakins Sante Fe Addition, an addition to the City of Dallas, according to the plat recorded in Volume 69, Page 436, of the Deed Records of Dallas County, Texas and being part of a tract of land described as Tract 2, conveyed to Cedars Corinth Owners LLC, by Special Warranty Deed recorded in Instrument Number 202300149943, of the Official Public Records of Dallas County, Texas, with the subject tract being more particularly described as follows:

COMMENCING at a "X" cut found at the intersection of the southeast line of Parker Street, a variable width right-of-way, as monumented and occupied, and the northeast line of Botham Jean Boulevard (formerly Wall Street and Lamar Avenue) a variable width right-of-way, as monumented and occupied, for the west corner of said said Tract 2;

THENCE N 44°49'48" E, with the common line between said Tract 2 and Parker Street, 12.10 feet, to an aluminum disk found for corner and being the POINT OF BEGINNING;

THENCE N 44°49'48" E, 271.32 feet, continuing with said southeast line of Parker Street, to an aluminum disk found at the intersection of said southeast line of Parker Street and the southwest line of Parnell Street, a 25' public right-of-way, for the northernmost corner of said Tract 2;

THENCE S 54°31'07" E, 0.43 feet, with said southwest line of Parnell Street, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner;

THENCE departing said southwest line of Parnell Street, over and across said Tract 2, the following:

- S 44°39'00" W, 261.39 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner;
- S 00°02'26" E, 14.22 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner;
- Around a non-tangent curve to the left having a central angle of 00°24'30", a radius of 1582.47 feet, a chord of N 44°45'54" W – 11.28 feet, an arc length of 11.28 feet, to the POINT OF BEGINNING, with the subject tract containing 280 square feet or 0.0064 acres of land.

(For SPRG use only)
Reviewed By: A.S
Date: 5/22/2025
SPRG No: 6924

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TBPELS No. F-2121 and No. F-10043100 • www.spiarseng.com

Drawn:	Checked:	Date	Job No.
JAN	SFA	5/19/25	22-136

NOTES:

1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.

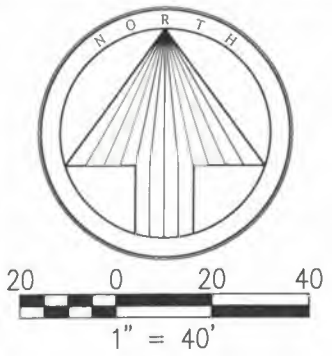
STATE OF TEXAS
REGISTERED
SCOTT F. AMMONS
6550
PROFESSIONAL
LAND SURVEYOR

5/19/25
SCOTT F. AMMONS, R.P.L.S. 6550

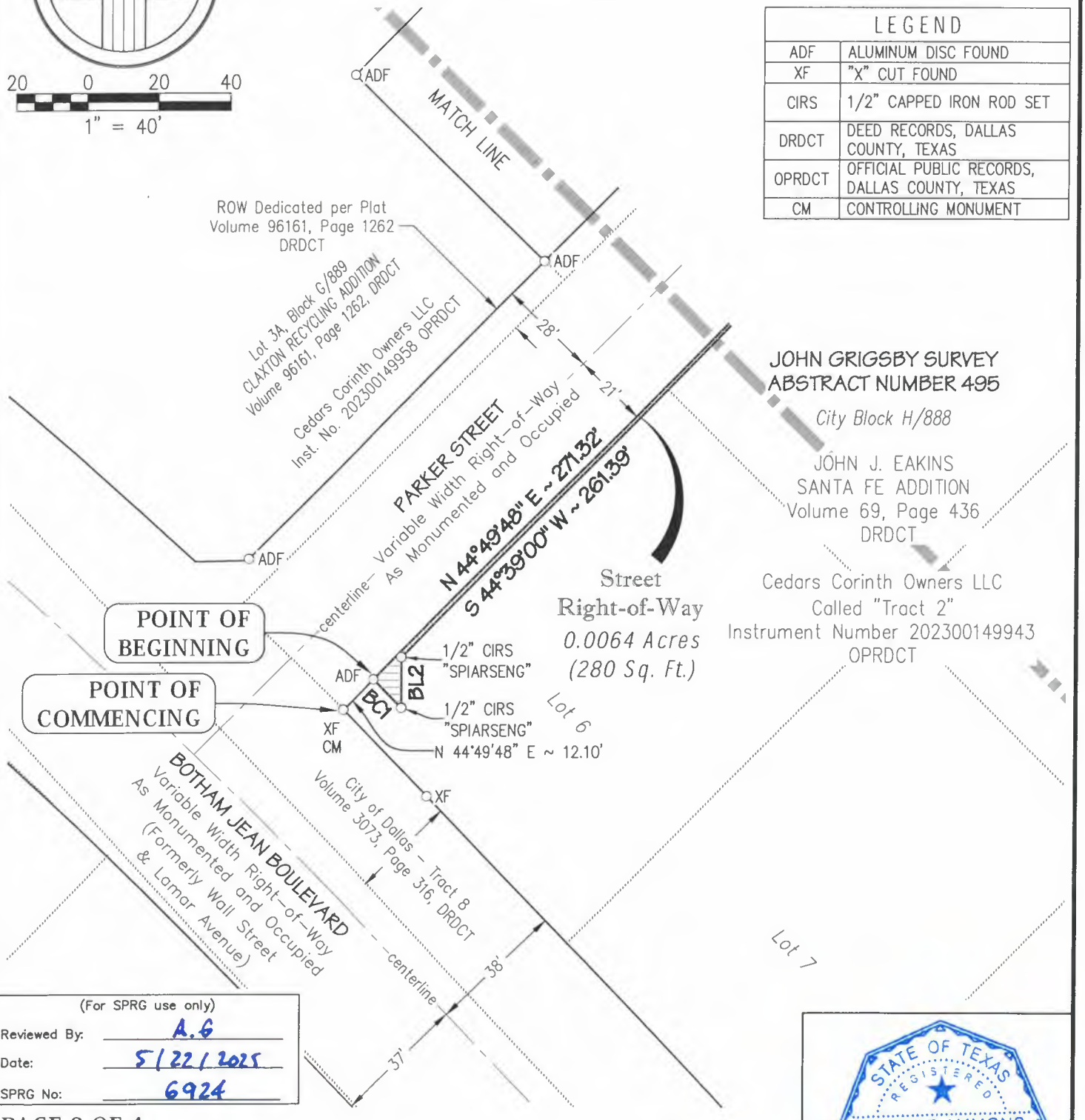
Drawing: G:\2022 JOBS\22-136 Lamar Corinth SFFR\SURVEY\DWG\22-136 Right of Way Dedication 0.006 Acres.dwg Saved By: Sammons Save Time: 5/19/2025 10:27:03 AM Plotted by: sammons Plot Date: 5/19/2025 10:30 AM

EXHIBIT C - TRACT 1

STREET RIGHT-OF-WAY
PART OF LOTS 1 AND 6
JOHN J. EAKINS SANTE FE ADDITION - CITY BLOCK H/888
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND	
ADF	ALUMINUM DISC FOUND
XF	"X" CUT FOUND
CIRS	1/2" CAPPED IRON ROD SET
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM	CONTROLLING MONUMENT



(For SPRG use only)	
Reviewed By:	A.G
Date:	5/22/2025
SPRG No:	6924

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Drawn:	Checked:	Date	Job No.
JAN	SFA	5/19/25	22-136

NOTES:

1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.

STATE OF TEXAS
REGISTERED
SCOTT F. AMMONS
6550
PROFESSIONAL
LAND SURVEYOR

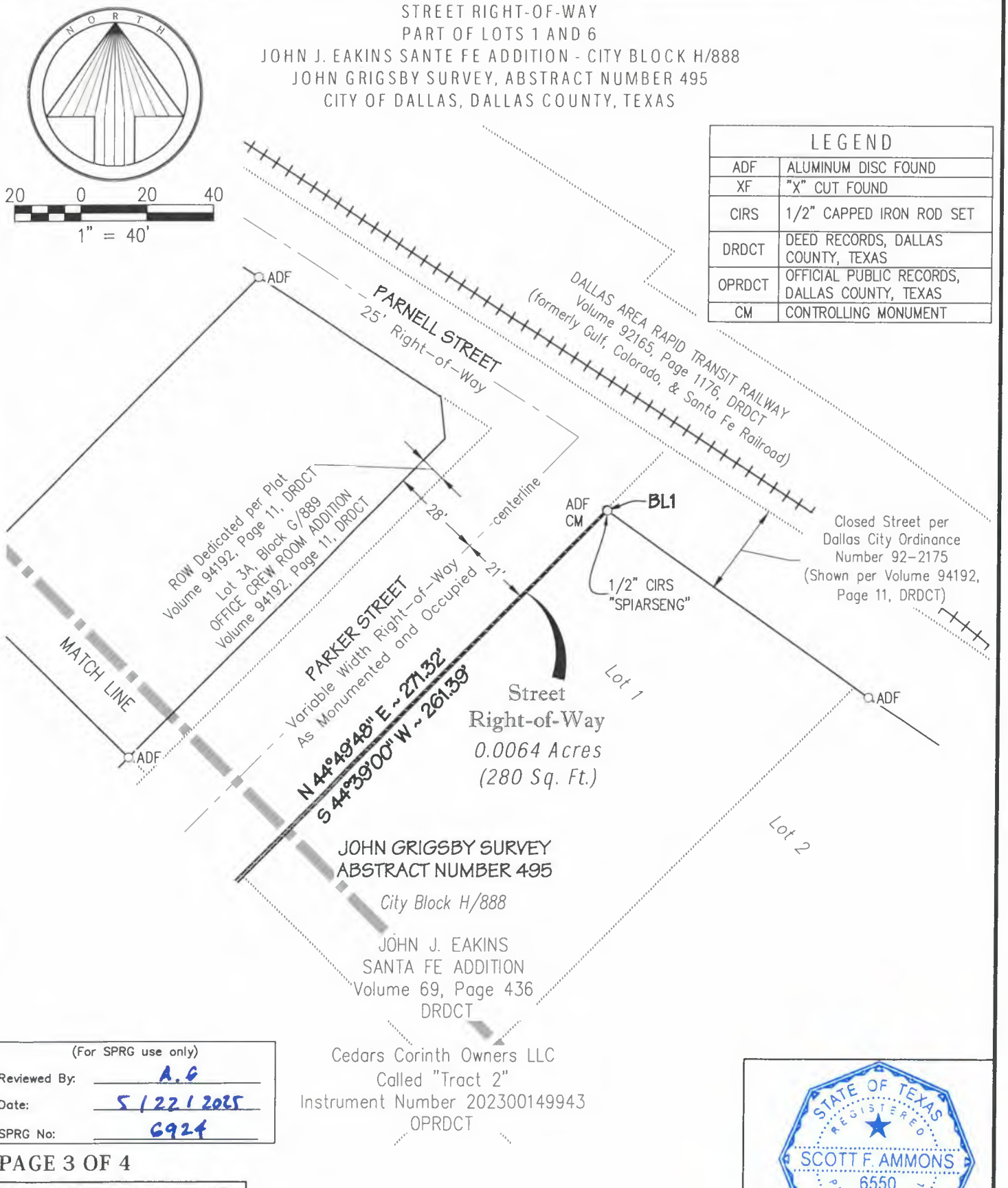
5/19/25

SCOTT F. AMMONS, R.P.L.S. 6550

Drawing: Q:\2022 JOBS\22-136 Lamar Corinth SFFR\SURVEY\DWG\22-136 Right of Way Dedication 0.006 Acres.dwg Saved By: Sammons Save Time: 5/19/2025 10:27:03 AM
Plotted by: sammons Plot Date: 5/19/2025 10:30 AM

EXHIBIT C - TRACT 1

STREET RIGHT-OF-WAY
PART OF LOTS 1 AND 6
JOHN J. EAKINS SANTE FE ADDITION - CITY BLOCK H/888
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS



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Reviewed By:	A.G
Date:	5/22/2025
SPRG No:	G924

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Drawn:	Checked:	Date	Job No.
JAN	SFA	5/19/25	22-136

NOTES:

1. State Plane Coordinate System, Texas North Central Zone 4202, North Americon Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby occompanies this parcel plat map.

STATE OF TEXAS
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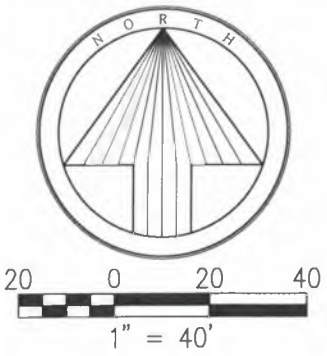
SCOTT F. AMMONS
6550
PROFESSIONAL
LAND SURVEYOR

5/19/25

SCOTT F. AMMONS, R.P.L.S. 6550

Drawing: G:\2022 JOBS\22-136 Lamar Corinth SFTR\SURVEY\DWG\22-136 Right of Way Dedication 0.006 Acres.dwg Saved By: Sammons Save Time: 5/19/2025 10:27:03 AM
Plotted by: sammons Plot Date: 5/19/2025 10:30 AM

EXHIBIT C - TRACT 1



STREET RIGHT-OF-WAY
PART OF LOTS 1 AND 6
JOHN J. EAKINS SANTE FE ADDITION - CITY BLOCK H/888
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LEGEND	
ADF	ALUMINUM DISC FOUND
XF	"X" CUT FOUND
CIRS	1/2" CAPPED IRON ROD SET
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM	CONTROLLING MONUMENT

Line Table		
Line #	Bearing	Distance
BL1	S 54°31'07" E	0.43'
BL2	S 00°02'26" E	14.22'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	11.28'	1582.47'	0°24'30"	N 44°45'54" W	11.28'

(For SPRG use only)
Reviewed By: A.G
Date: 5/22/2025
SPRG No: 6924

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Drawn:	Checked:	Date	Job No.
JAN	SFA	5/19/25	22-136

NOTES:

1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.

STATE OF TEXAS
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SCOTT F. AMMONS
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PROFESSIONAL
LAND SURVEYOR

5/19/25
SCOTT F. AMMONS, R.P.L.S. 6550

Drawing: G:\2022 JOBS\22-136 Lamar Corinth SFFR\SURVEY\DWG\22-136 Right of Way Dedication 0.006 Acres.dwg Saved By: Sammons Save Time: 5/19/2025 10:27:03 AM
Plotted by: sammons Plot Date: 5/19/2025 10:30 AM

STREET RIGHT-OF-WAY
CITY BLOCK 1111
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.0321 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City Block 1111, City of Dallas, Dallas County, Texas, being part of a tract of land described as Tract 1, conveyed to Cedars Corinth Owners LLC, by Special Warranty Deed recorded in Instrument Number 202300149943, of the Official Public Records of Dallas County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "RPLS 1625"" found in the northeast line of Botham Jean Boulevard, a variable width right-of-way, as monumented and occupatied, formally known as Wall Street and Lamar Avenue, for the southeast corner of said Tract 1;

THENCE N 42°05'43" W, 286.24 feet, with said northeast line of Bothem Jean Boulevard and the southwest line of said Tract 1, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in the southeast line of Alma Street, a variable width right-of-way, as monumented and occupied, and the northwest line of said Tract 1, for the southwest corner of said Tract 1;

THENCE N 44°41'12" E, 0.86 feet, with said southeast line and said northwest line, to an aluminum disk found for corner;

THENCE S 43°43'29" E, 283.55 feet, departing said southeast line and said northwest line, over and across said Tract 1, to an aluminum disk found in the west line of a tract of land conveyed to the City of Dallas, by Warranty Deed recorded in Volume 2979, Page 218, of the Deed Records of Dallas County, Texas, and the east line of said Tract 1;

THENCE S 30°08'27" W, 9.37 feet, with said west line and said east line, to the POINT OF BEGINNING, with the subject tract containing 1,399 square feet or 0.0321 acres of land.

(For SPRG use only)
Reviewed By: A.S
Date: 5/22/2025
SPRG No: 6925

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Drawn:	Checked:	Date	Job No.
JAN	SFA	5/19/25	22-136

NOTES:

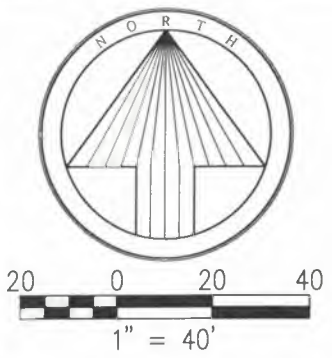
1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.

STATE OF TEXAS
REGISTERED
SCOTT F. AMMONS
6550
PROFESSIONAL
LAND SURVEYOR

5/19/25
SCOTT F. AMMONS, R.P.L.S. 6550

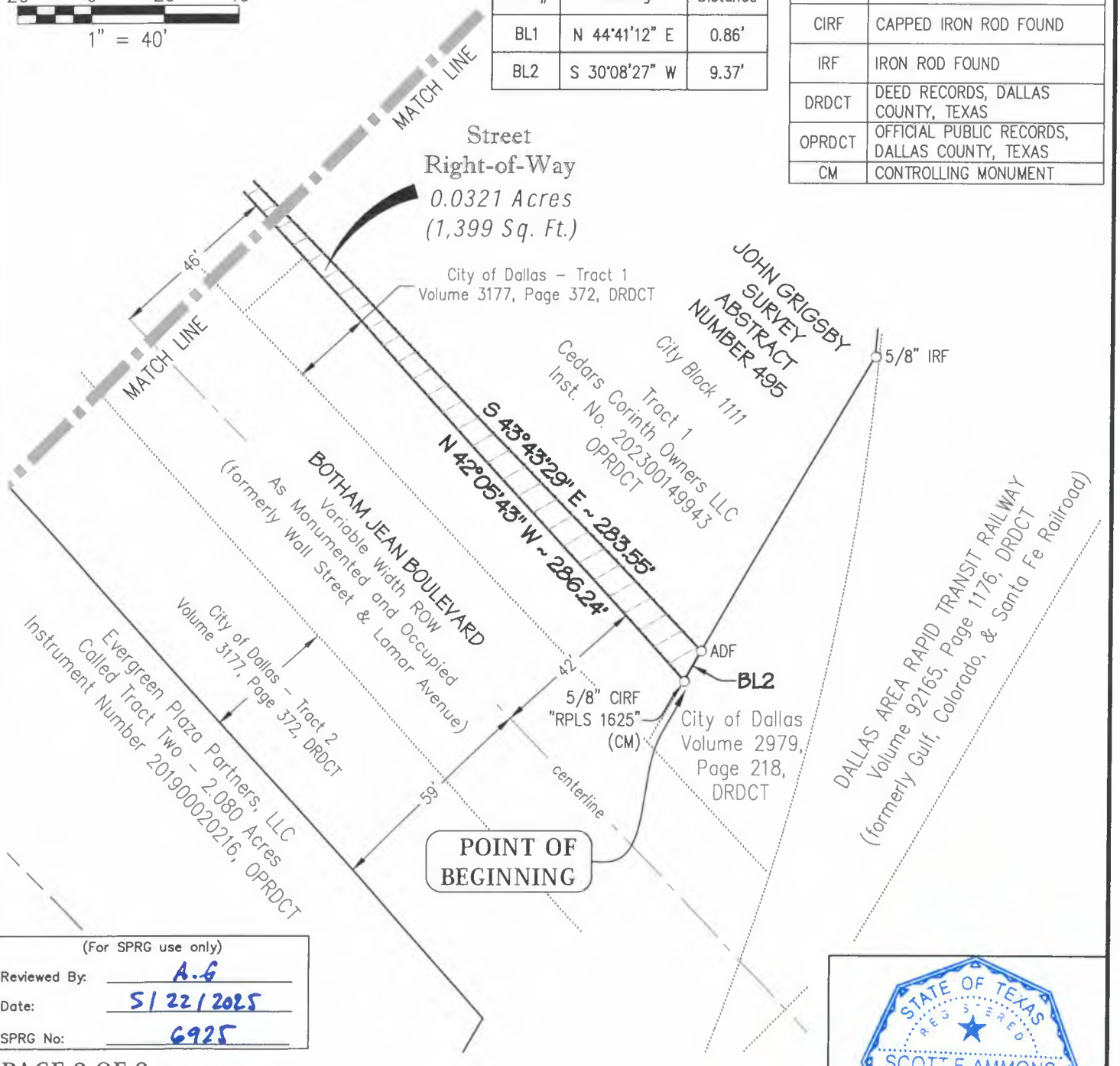
Drawing: G:\2022 JOBS\22-136 Lamar Corinth SFFR\SURVEY\DWG\22-136 Right of Way Dedication 0.032 Acres.dwg Saved By: Sammons Save Time: 5/19/2025 10:50:02 AM Plotted by: sammons Plot Date: 5/19/2025 10:50 AM

STREET RIGHT-OF-WAY
CITY BLOCK 1111
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS



Line Table		
Line #	Bearing	Distance
BL1	N 44°41'12" E	0.86'
BL2	S 30°08'27" W	9.37'

LEGEND	
ADF	ALUMINUM DISC FOUND
XF	"X" CUT FOUND
CIRS	1/2" CAPPED IRON ROD SET
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM	CONTROLLING MONUMENT



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Reviewed By:	A.G
Date:	5/22/2025
SPRG No:	6925

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Drawn:	Checked:	Date	Job No.
JAN	SFA	5/19/25	22-136

NOTES:

1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
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STATE OF TEXAS
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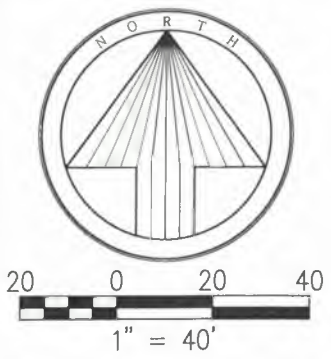
LAND SURVEYOR

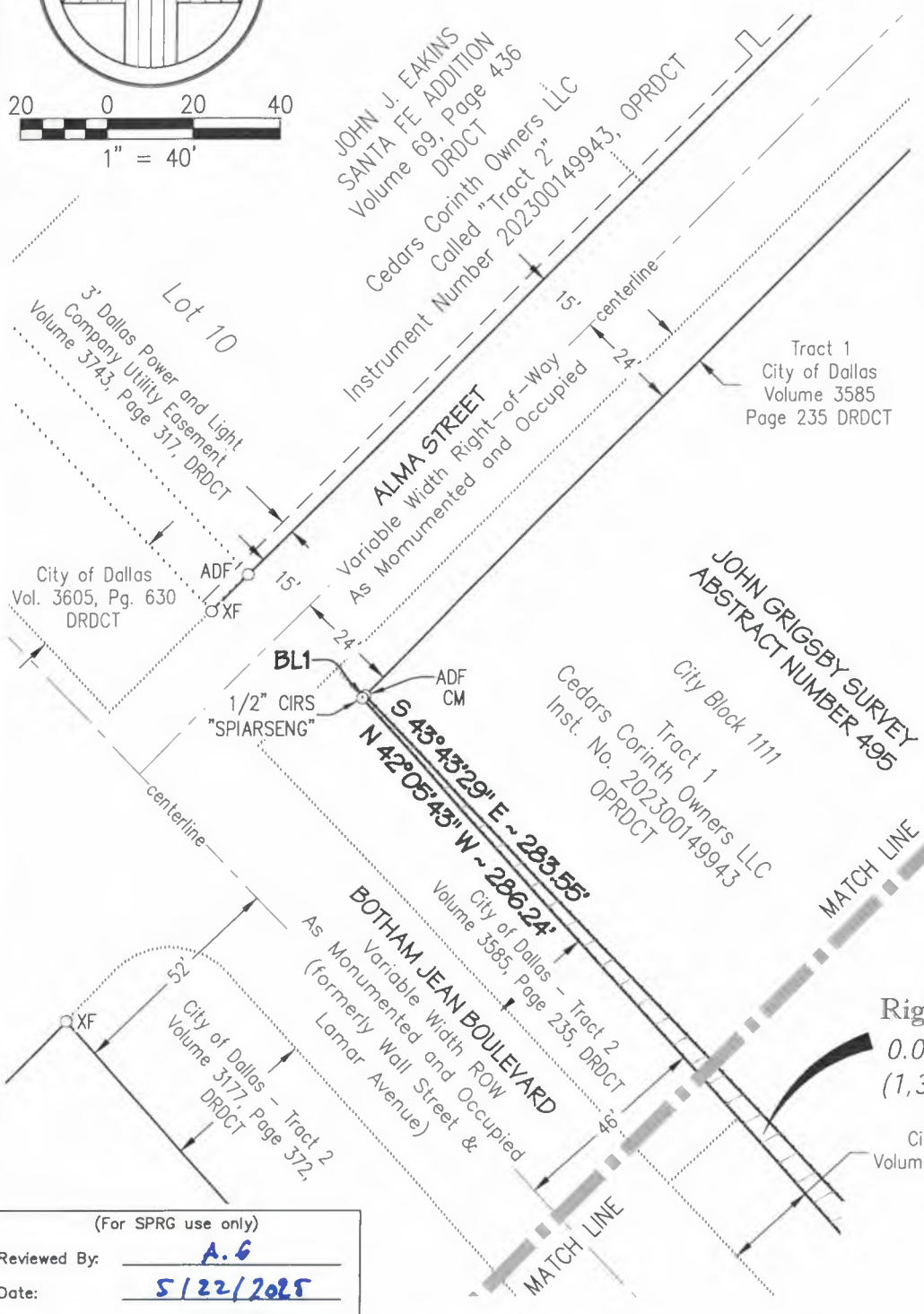
5/19/25

SCOTT F. AMMONS, R.P.L.S. 6550

STREET RIGHT-OF-WAY
CITY BLOCK 1111
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND	
ADF	ALUMINUM DISC FOUND
XF	"X" CUT FOUND
CIRS	1/2" CAPPED IRON ROD SET
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM	CONTROLLING MONUMENT



Line Table		
Line #	Bearing	Distance
BL1	N 44°41'12" E	0.86'
BL2	S 30°08'27" W	9.37'

(For SPRG use only)

Reviewed By: A.G

Date: 5/22/2025

SPRG No: 6925

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Drawn:	Checked:	Date	Job No.
JAN	SFA	5/19/25	22-136

NOTES:

1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
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STATE OF TEXAS
REGISTERED
SCOTT F. AMMONS
6550
PROFESSIONAL
LAND SURVEYOR

5/19/25

SCOTT F. AMMONS, R.P.L.S. 6550

Drawing: G:\2022 JOBS\22-136 Lamar Corinth SFFR\SURVEY\DWG\22-136 Right of Way Dedication 0.032 Acres.dwg Saved By: Sammons Save Time: 5/19/2025 10:50:02 AM
Plotted by: sammons Plot Date: 5/19/2025 10:50 AM

STREET RIGHT-OF-WAY
PART OF LOTS 6 - 10
JOHN J. EAKINS SANTE FE ADDITION - CITY BLOCK H/888
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.1252 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City Block H/888, City of Dallas, Dallas County, Texas, being part of Lots 6–10, John J. Eakins Sante Fe Addition, an addition to the City of Dallas, according to the plat recorded in Volume 69, Page 436, of the Deed Records of Dallas County, Texas and being part of a tract of land described as Tract 2, conveyed to Cedars Corinth Owners LLC, by Special Warranty Deed recorded in Instrument Number 202300149943, of the Official Public Records of Dallas County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the southeast line of Parker Street, a variable width right–of–way, as monumented and occupied, and the northeast line of Botham Jean Boulevard, a variable width right–of–way, as monumented and occupied, formally known as Wall Street and Lamar Avenue, for the westernmost corner of said Tract 2;

THENCE N 44°49'48" E, 12.10 feet, with said southeast line of Parker Street, to an aluminum disk found for corner;

THENCE departing said southeast line of Parker Street, over and across said Tract 2, the following:

- Around a non–tangent curve to the right having a central angle of 01°14'40", a radius of 1582.47 feet, a chord of S 44°20'49" E – 34.37 feet, an arc length of 34.37 feet, to an aluminum disk found for corner;
- S 43°43'29" E, 419.87 feet, to an aluminum disk found for corner, in the northwest line of Alma Street, a variable width public right–of–way, as monumented and occupied, and in the southeast line of said Tract 2, for corner;

THENCE S 44°49'48" W, 12.00 feet, with said northwest line of Alma Street, to a "X" cut in concrete found, in the intersection between said northwest line of Alma Street and said northeast line of Botham Jean Boulevard, for the southeast corner of said Tract 2;

THENCE with said northeast line of Botham Jean Boulevard, the following:

- N 43°43'29" W, 420.17 feet, to a "X" cut in concrete found for corner;
- Around a non–tangent curve to the left having a central angle of 01°14'35", a radius of 1570.47 feet, a chord of N 44°30'55" W – 34.07 feet, an arc length of 34.07 feet, to the POINT OF BEGINNING, with the subject tract containing 5,453 square feet or 0.1252 acres of land.

(For SPRG use only)	
Reviewed By:	A.S
Date:	5/22/2025
SPRG No:	6926

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Drawn:	Checked:	Date	Job No.
JAN	SFA	5/13/25	22–136

NOTES:

1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.

STATE OF TEXAS
REGISTERED
SCOTT F. AMMONS
6550
PROFESSIONAL
LAND SURVEYOR

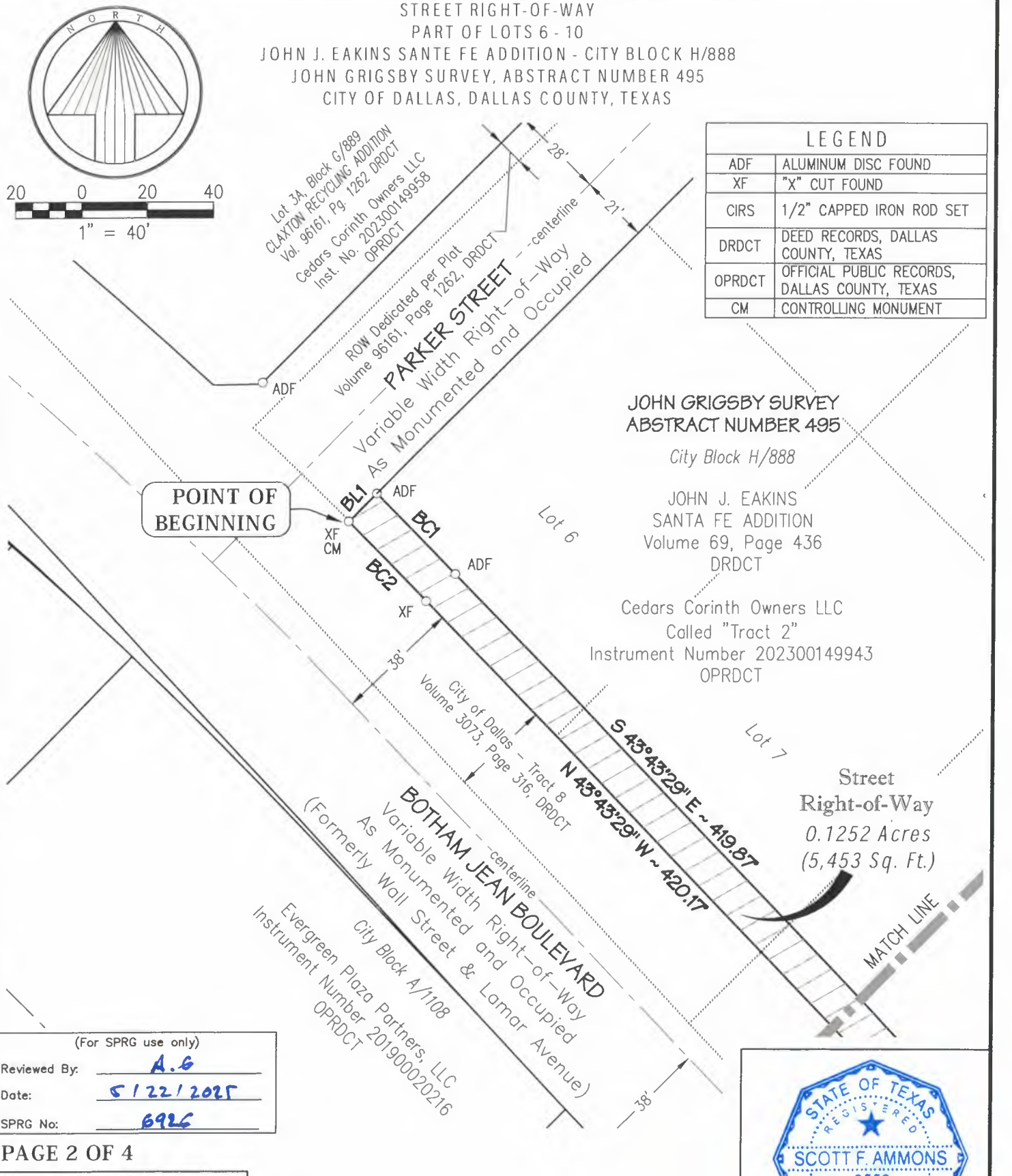
5/13/25

SCOTT F. AMMONS, R.P.L.S. 6550

Drawing: G:\2022 JOBS\22-136 Lamar Corinth SFFR\SURVEY\DWG\22-136 Right of Way Dedication 0.125 Acres.dwg Saved By: Sammons Save Time: 5/13/2025 9:19:36 AM Plotted by: sammons Plot Date: 5/13/2025 9:20 AM

EXHIBIT C - TRACT 3

STREET RIGHT-OF-WAY
PART OF LOTS 6 - 10
JOHN J. EAKINS SANTE FE ADDITION - CITY BLOCK H/888
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND	
ADF	ALUMINUM DISC FOUND
XF	"X" CUT FOUND
CIRS	1/2" CAPPED IRON ROD SET
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM	CONTROLLING MONUMENT

(For SPRG use only)	
Reviewed By:	A.G
Date:	5/22/2025
SPRG No:	6926

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Drawn:	Checked:	Date	Job No.
JAN	SFA	5/13/25	22-136

NOTES:

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STATE OF TEXAS
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PROFESSIONAL
LAND SURVEYOR

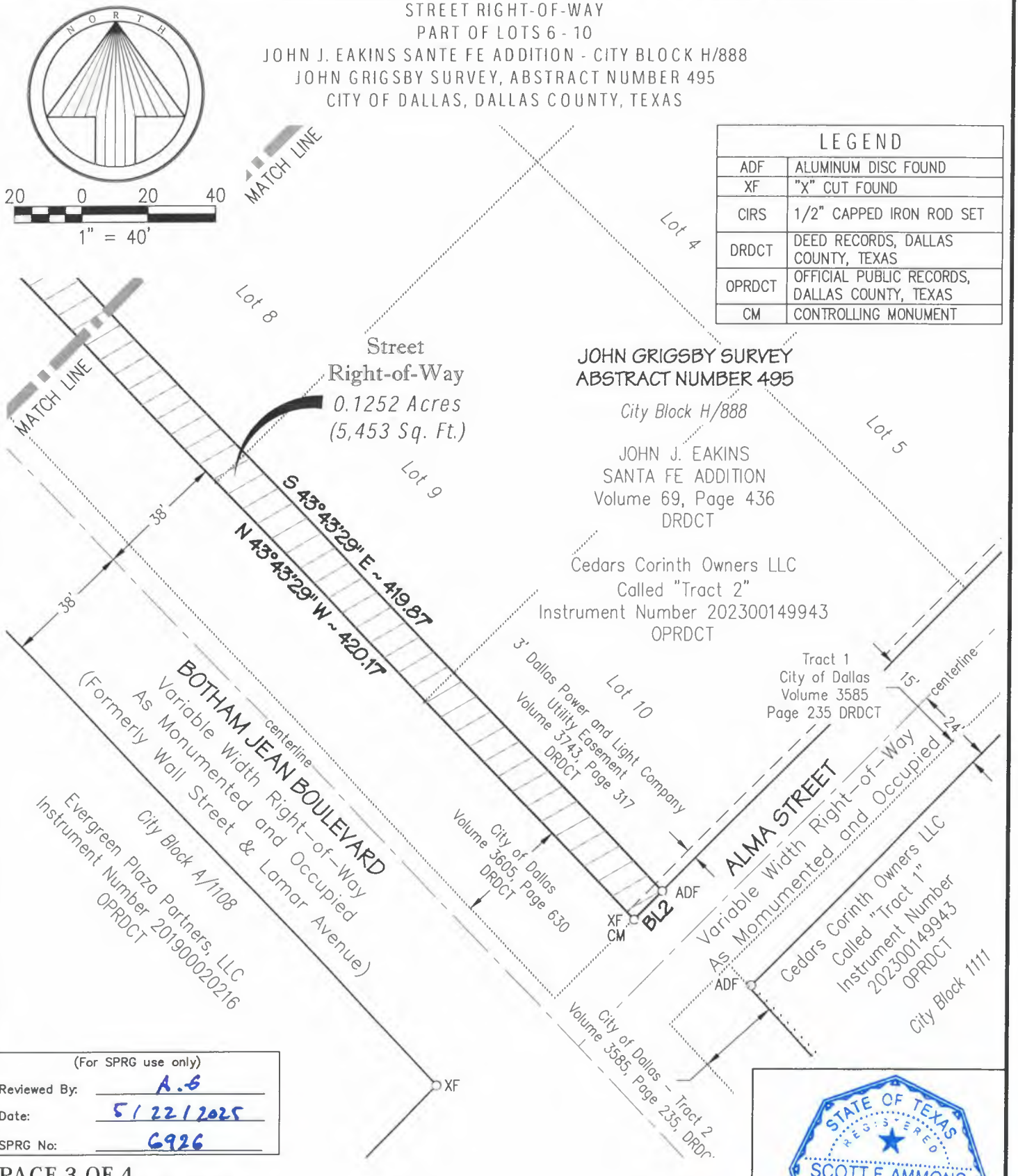
5/13/25

SCOTT F. AMMONS, R.P.L.S. 6550

Drawing: G:\2022 JOBS\22-136 Lamar Corinth SFFR\SURVEY\DWG\22-136 Right of Way Dedication 0.125 Acres.dwg Saved By: Sammons Save Time: 5/13/2025 9:19:36 AM
Plotted by: sammons Plot Date: 5/13/2025 9:20 AM

EXHIBIT C - TRACT 3

STREET RIGHT-OF-WAY
PART OF LOTS 6 - 10
JOHN J. EAKINS SANTE FE ADDITION - CITY BLOCK H/888
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND	
ADF	ALUMINUM DISC FOUND
XF	"X" CUT FOUND
CIRS	1/2" CAPPED IRON ROD SET
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM	CONTROLLING MONUMENT

(For SPRG use only)
Reviewed By: A.G
Date: 5/22/2025
SPRG No: G926

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Drawn:	Checked:	Date	Job No.
JAN	SFA	5/13/25	22-136

NOTES:

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STATE OF TEXAS
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5/13/25
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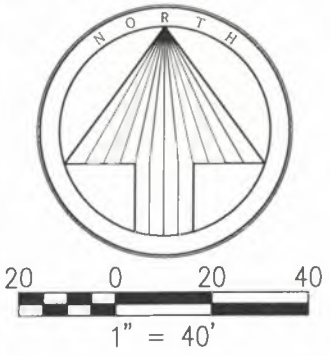
EXHIBIT C - TRACT 3



STREET RIGHT-OF-WAY
PART OF LOTS 6 - 10
JOHN J. EAKINS SANTE FE ADDITION - CITY BLOCK H/888
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LEGEND	
ADF	ALUMINUM DISC FOUND
XF	"X" CUT FOUND
CIRS	1/2" CAPPED IRON ROD SET
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM	CONTROLLING MONUMENT

Line Table		
Line #	Bearing	Distance
BL1	N 44°49'48" E	12.10'
BL2	S 44°49'48" W	12.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	34.37'	1582.47'	1°14'40"	S 44°20'49" E	34.37'
BC2	34.07'	1570.47'	1°14'35"	N 44°30'55" W	34.07'

(For SPRG use only)
Reviewed By: A.G
Date: 5/22/2025
SPRG No: 6926

SPIARS ENGINEERING & SURVEYING
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Drawn:	Checked:	Date	Job No.
JAN	SFA	5/13/25	22-136

NOTES:

1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.

STATE OF TEXAS
REGISTERED
SCOTT F. AMMONS
6550
PROFESSIONAL
LAND SURVEYOR

5/13/25
SCOTT F. AMMONS, R.P.L.S. 6550

Drawing: G:\2022 JOBS\22-136 Lamar Corinth SFFR\SURVEY\DWG\22-136 Right of Way Dedication 0.125 Acres.dwg Saved By: Sammons Save Time: 5/13/2025 9:19:36 AM
Plotted by: sammons Plot Date: 5/13/2025 9:20 AM