

**STREET RIGHT-OF-WAY DEDICATION
BATAAN STREET & BEDFORD AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
PART OF LOTS 6 THROUGH REMAINDER LOT 10, BLOCK 2/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 901 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 2/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOTS 6 THROUGH 9 AND THE REMAINDER OF LOT 10, BLOCK 2/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING A PORTION OF A CALLED 1.591 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070186131, AND BEING A PORTION OF A CALLED 0.076 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201400218642, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING A PORTION OF THE RIGHT-OF-WAY ABANDONMENT DESCRIBED IN THE QUITCLAIM DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201700361290, O.P.R.D.C.T., AND RECORDED IN ORDINANCE NO. 30706, AND INSTRUMENT NUMBER 201700361291, O.P.R.D.C.T.; SAID 901 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 WEST RIGHT-OF-WAY LINE OF BATAAN STREET, VOLUME 106, PAGE 233, D.R.D.C.T., FORMERLY KNOWN AS CEDAR STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WITH THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, VOLUME 91, PAGE 108, AND VOLUME 106, PAGE 233, D.R.D.C.T., (50-FOOT PUBLIC RIGHT-OF-WAY) AND BEING IN THE SOUTH LINE OF SAID LOT 10, BLOCK 2/7268.;

THENCE SOUTH 88°40'16" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, A DISTANCE OF 234.58 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, BEING THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE, WITH THE EAST RIGHT-OF-WAY LINE OF PARVIA AVENUE, VOLUME 106, PAGE 233, D.R.D.C.T., FORMERLY KNOWN AS LAKE STREET, (A 45-FOOT PUBLIC RIGHT-OF-WAY), RECORDED IN SAID ADDISON'S PARK ADDITION TO WEST DALLAS;

THENCE NORTH 01°06'35" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 3.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS EAGLE FORD AVENUE) CREATED BY SAID ADDISON'S PARK ADDITION TO WEST DALLAS, WITH THE EAST RIGHT-OF-WAY OF SAID PARVIA AVENUE, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID LOT 10, BLOCK 2/7268, BEARS NORTH 01°06'35" WEST, A DISTANCE OF 302.50 FEET;

(For SPRG use only)

Reviewed by: JL Date: 2-11-20 SPRG NO: 5111

**STREET RIGHT-OF-WAY DEDICATION
BATAAN STREET & BEDFORD AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
PART OF LOTS 6 THROUGH REMAINDER LOT 10, BLOCK 2/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, OVER AND ACROSS SAID LOTS 6 THROUGH 10, BLOCK 2/7268, THE FOLLOWING CALLS:

NORTH 88°40'16" EAST, A DISTANCE OF 221.65 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 47°12'44" EAST, A DISTANCE OF 29.98 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID BATAAN STREET;

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

SOUTH 05°45'12" WEST, A DISTANCE OF 16.39 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 47°30'34" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 901 SQUARE FEET OR 0.0207 ACRES OF LAND.

NOTES:

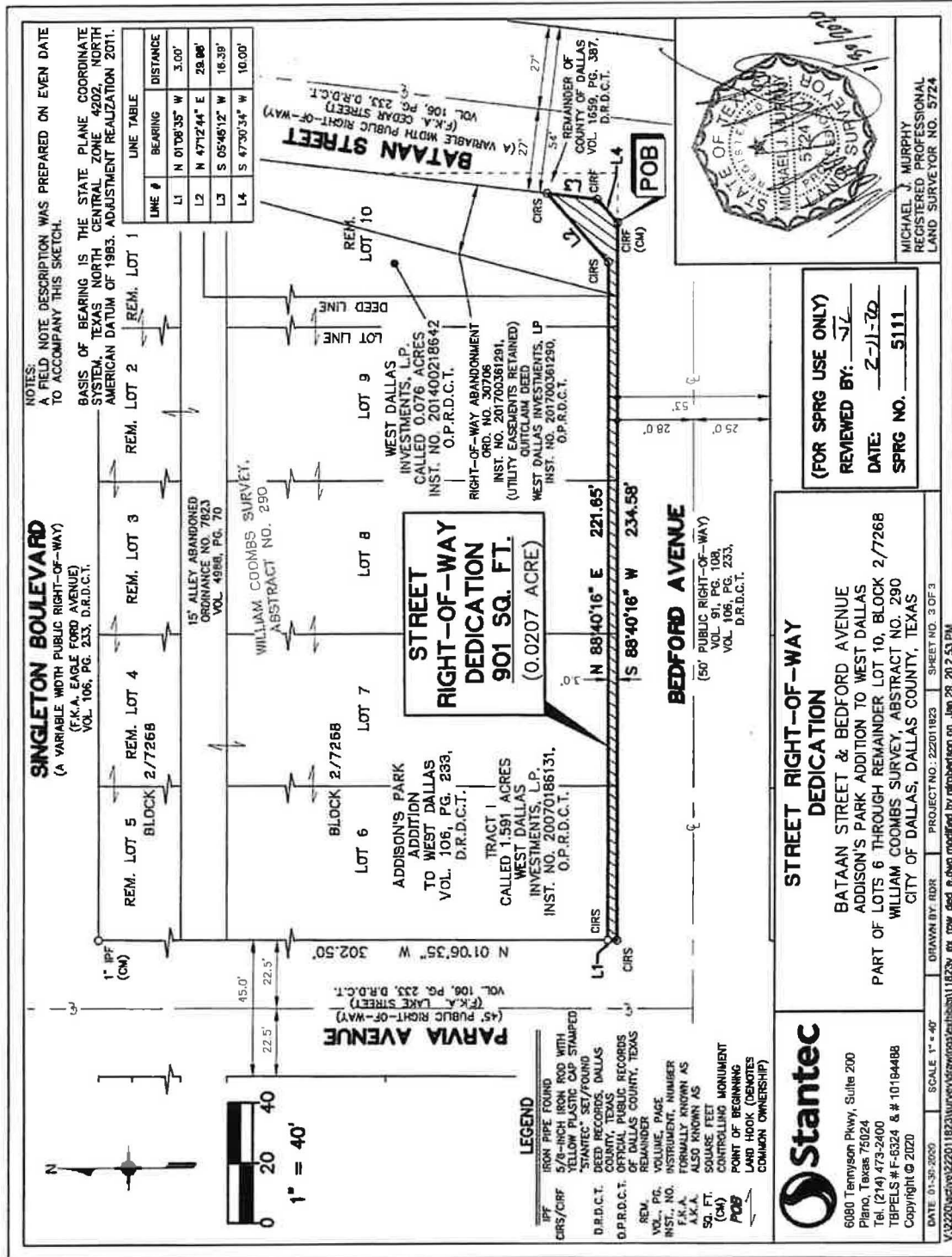
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

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: JL Date: 2-11-20 SPRG NO: 5111



**STREET RIGHT-OF-WAY DEDICATION
TOPEKA AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
PART OF REMAINDER LOT 7, BLOCK 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 5,150 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 3/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF REMAINDER OF LOT 6 AND LOT 7, BLOCK 3/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 233, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201900102768, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAID 5,150 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 POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF TOPEKA AVENUE, VOLUME 106, PAGE 233, D.R.D.C.T., AND VOLUME 4, PAGE 227, MAP RECORD OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), (A 20-FOOT PUBLIC RIGHT-OF-WAY), WITH THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, VOLUME 106, PAGE 233, D.R.D.C.T. AND VOLUME 4, PAGE 227, M.R.D.C.T., FORMERLY KNOWN AS EAGLE FORD AVENUE), (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID LOT 7, BLOCK 3/7268 AND BEING THE NORTHWEST CORNER OF SAID TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 201900102768, O.P.R.D.C.T., AND ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO COUNTY OF DALLAS, RECORDED IN VOLUME 2237, PAGE 382, D.R.D.C.T.;

THENCE NORTH 88°40'16" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, A DISTANCE OF 56.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PARVIA AVENUE, VOLUME 106, PAGE 233, D.R.D.C.T., FORMERLY KNOWN AS LAKE STREET, (A 45-FOOT PUBLIC RIGHT-OF-WAY, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 5, BLOCK 2/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, AND BEING THE NORTHWEST CORNER OF A CALLED 1.591 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070186131, O.P.R.D.C.T., AND ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 2237, PAGE 388, D.R.D.C.T., BEARS NORTH 88°40'16" EAST, A DISTANCE OF 339.03 FEET;

THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, OVER AND ACROSS THE REMAINDER OF SAID LOT 6 AND LOT 7, BLOCK 3/7268, THE FOLLOWING CALLS:

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Reviewed by: SL Date: 2-11-20 SPRG NO: 5114

**STREET RIGHT-OF-WAY DEDICATION
TOPEKA AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
PART OF REMAINDER LOT 7, BLOCK 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

SOUTH 43°46'48" WEST, A DISTANCE OF 28.34 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 01°06'35" EAST, A DISTANCE OF 117.50 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE SOUTH LINE OF THE REMAINDER OF SAID LOT 7, BLOCK 3/7268, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF A 15-FOOT ALLEY, RECORDED IN SAID ADDISON'S PARK ADDITION TO WEST DALLAS, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE REMAINDER OF LOT 3, BLOCK 3/7268 AND THE SOUTHWEST CORNER OF THE REMAINDER OF LOT 2, BLOCK 3/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, BEARS NORTH 88°40'16" EAST, A DISTANCE OF 214.02 FEET;

THENCE SOUTH 88°40'16" WEST ALONG THE COMMON NORTH LINE OF SAID 15-FOOT ALLEY AND THE SOUTH LINE OF THE REMAINDER OF SAID LOT 7, BLOCK 3/7268, A DISTANCE OF 36.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY, WITH THE EAST RIGHT-OF-WAY LINE OF SAID TOPEKA AVENUE, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 3/7268;

THENCE NORTH 01°06'35" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TOPEKA AVENUE, A DISTANCE OF 137.50 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 5,150 SQUARE FEET OR 0.1182 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: JL Date: 2-11-20 SPRG NO: 5114

**STREET RIGHT-OF-WAY DEDICATION
TOPEKA AVENUE & BEDFORD AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
PART OF LOTS 8 THROUGH 14, BLOCK 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 6,541 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 3/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOTS 8 THROUGH 14, BLOCK 3/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBERS 201900102768, 201400161758 AND 201300257242, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAID 6,541 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 POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF TOPEKA AVENUE, VOLUME 4, PAGE 227, MAP RECORD OF DALLAS COUNTY, TEXAS, M.R.D.C.T. AND VOLUME 106, PAGE 233, D.R.D.C.T., (A 20-FOOT PUBLIC RIGHT-OF-WAY), WITH THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, VOLUME 106, PAGE 233 AND VOLUME 91, PAGE 108, D.R.D.C.T., (50-FOOT PUBLIC RIGHT-OF-WAY) AND BEING THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 3/7268 AND BEING THE SOUTHWEST CORNER OF SAID TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 201900102768, O.P.R.D.C.T.;

THENCE NORTH 01°06'35" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TOPEKA AVENUE, A DISTANCE OF 150.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, BEING THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE, WITH THE SOUTH RIGHT-OF-WAY LINE OF A 15-FOOT ALLEY, RECORDED IN SAID ADDISON'S PARK ADDITION TO WEST DALLAS;

THENCE NORTH 88°40'16" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY, A DISTANCE OF 36.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 10, BLOCK 3/7268 AND THE NORTHWEST CORNER OF LOT 11, BLOCK 3/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, BEARS NORTH 88°40'16" EAST, A DISTANCE OF 164.02 FEET;

THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, OVER AND ACROSS SAID LOTS 8 THROUGH 14, BLOCK 3/7268, THE FOLLOWING CALLS:

SOUTH 01°06'35" EAST, A DISTANCE OF 127.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

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Reviewed by: JL Date: 3-11-20 SPRG NO: 5113

**STREET RIGHT-OF-WAY DEDICATION
TOPEKA AVENUE & BEDFORD AVENUE
ADDISON'S PARK ADDITION TO WEST DALLAS
PART OF LOTS 8 THROUGH 14, BLOCK 3/7268
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

SOUTH 46°13'08" EAST, A DISTANCE OF 28.23 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 88°40'16" EAST, A DISTANCE OF 294.03 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF PARVIA AVENUE, VOLUME 106, PAGE 233, D.R.D.C.T., FORMERLY KNOWN AS LAKE STREET, (A 45-FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 01°06'35" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, A DISTANCE OF 3.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE AND FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY OF SAID PARVIA AVENUE, WITH THE SOUTH RIGHT-OF-WAY OF SINGLETON BOULEVARD, VOLUME 106, PAGE 233, D.R.D.C.T., FORMERLY KNOWN AS EAGLE FORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAME BEING THE NORTHWEST CORNER OF A CALLED 1.591 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070186131, O.P.R.D.C.T., AND THE NORTHWEST CORNER OF LOT 5, BLOCK 2/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, BEARS NORTH 88°40'16" E, A DISTANCE OF 45.00 FEET, AND NORTH 01°06'35" WEST, A DISTANCE OF 302.50 FEET;

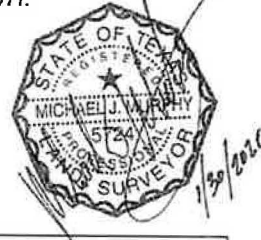
THENCE SOUTH 88°40'16" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, A DISTANCE OF 350.03 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 6,541 SQUARE FEET OR 0.1502 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.



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Reviewed by: SL Date: 2-11-20 SPRG NO: 5113

