

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In Dallas, DALLAS COUNTY, on STATE LOOP 354, the state of Texas acquired certain land for highway purposes by various instruments recorded in the Deed Records of Dallas County, Texas.

Pursuant to Texas Transportation Code, §§201.103 and 221.001, the executive director has recommended that SL 354, shown in Exhibit A, be removed from the state highway system and that control, jurisdiction, and maintenance be transferred to the City of Dallas (city).

The land (property), RCSJ 0196-06-032, described in Exhibit B, is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the transfer of a highway right of way to a governmental entity that assumes jurisdiction, control, and maintenance of the real property for public road purposes.

The city has agreed to assume control, jurisdiction, and maintenance and has requested that the property be transferred to the city.

IT IS THEREFORE ORDERED by the commission that SL 354 is removed from the system from I-35E southward to State Loop 12, a distance of approximately 4.4 miles; and 2) control, jurisdiction, and maintenance are transferred to the city.

FURTHER, IT IS ORDERED that the property is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument transferring the state's right, title, and interest in the property to the City of Dallas, Texas; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles, and interests, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

FURTHER, if the property ceases to be used for public road purposes, it shall immediately and automatically revert to this state.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:

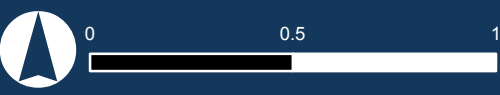
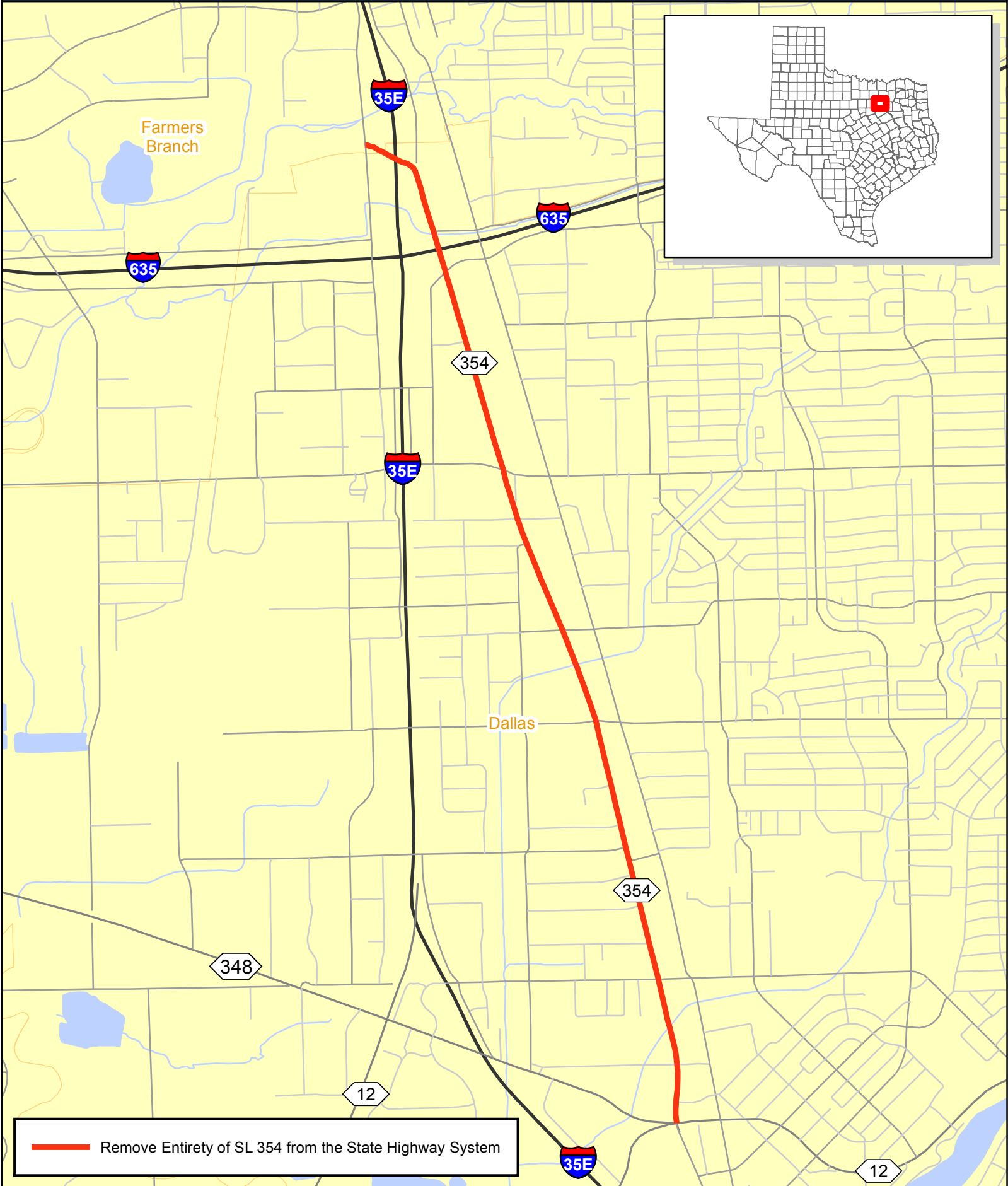


Executive Director

115188 MAR 29 '18

Minute
Number

Date
Passed



BEING all of a 172,811 square-foot tract of land called Tract 1, described in the attached Exhibit B-1; all of a 261,765 square foot tract of land called Tract 2, described in the attached Exhibit B-2; all of a 120,230 square foot tract of land called Tract 3, described in the attached Exhibit B-3; and

BEING all of the interest acquired by the State of Texas by the following instruments:

Deed from G. M. Moody et ux., Opal Moody, as recorded in Volume 2160, Page 316, Deed Records Dallas County, Texas (DRDCT), SAVE AND EXCEPT that tract of land conveyed by a Quitclaim Instrument to Ray C. Barber, as recorded in Volume 87019, Page 459, DRDCT;

Deed from G. M. Moody et ux., Opal Moody, as recorded in Volume 2160, Page 318, DRDCT;

Deed from G. M. Moody et ux., Mrs. G. M. Moody, as recorded in Volume 2168, Page 498, DRDCT;

Deed from A. L. Crosby, et ux., Mrs. A. L. Crosby, as recorded in Volume 2172, Page 218, DRDCT;

Deed from Ira Clyde Taylor, as recorded in Volume 2171, Page 330, DRDCT;

Deed from Martha L. Moody, a widow, and Executrix of D. A. Moody Estate, as recorded in Volume 2160, Page 312, DRDCT;

Deed from Martha L. Moody a widow, and Executrix of D. A. Moody Estate, as recorded in Volume 2160, Page 313, DRDCT;

Deed from F. O. Ketcham, et ux., Mattie W. Ketcham, as recorded in Volume 2174, Page 74, DRDCT;

Deed from F. O. Ketcham, et ux., Mattie W. Ketcham, as recorded in Volume 2174, Page 73, DRDCT;

Deed from W. G. Teater, et ux., Ola Teater, as recorded in Volume 2165, Page 539, DRDCT;

Deed from G. M. Moody, et ux., Opal Moody, as recorded in Volume 2160, Page 315, DRDCT;

Deed from Joe P. Harris, Superintendent of Public Schools, F. L. Cole, President, Chas W. Oliver, Secretary, and Mrs. M. B. Sparkman, Trustees of Dallas County Community School District No. 7, as recorded in Volume 2174, Page 248, DRDCT;

Deed from Bertha N. McGeorge, a widow, as recorded in Volume 2170, Page 617, DRDCT;

Deed from Bertha N. McGeorge, a widow, as recorded in Volume 2168, Page 486, DRDCT, SAVE AND EXCEPT that tract of land described by a Quitclaim Instrument, as recorded in Volume 73162, Page 2484, DRDCT;

Deed from John J. Shinnors, Jr., et ux., Isabel M. Shinnors, as recorded in Volume 2171, Page 325, DRDCT;

Deed from Forrest Lawn Burial Park, Inc., as recorded in Volume 2145, Page 78, DRDCT;

Deed from Russell A. Singleton, et ux., Lucille V. Singleton, as recorded in Volume 2167, Page 305, DRDCT;

Deed from Tomas A. Hargrave, et ux., as recorded in Volume 2172, Page 223, DRDCT;

Deed from Jack Lively, et ux., Marguerite Lively, as recorded in Volume 2157, Page 440, DRDCT;

Deed from Jack Lively, et ux., Marguerite Lively, as recorded in Volume 2157, Page 438, DRDCT;

Deed from Jack Lively, as recorded in Volume 2167, Page 300, DRDCT;

Deed from Rhodes S. Baker and Adair Rembert, as recorded in Volume 2170, Page 601, DRDCT;

Deed from Rhodes S. Baker and Adair Rembert, as recorded in Volume 2170, Page 629, DRDCT;

Deed from Anne Johnston Ford, et vir, Gus L. Ford, as recorded in Volume 2172, Page 221, DRDCT;

Deed from Anne Johnston Ford, et vir, Gus L. Ford, as recorded in Volume 2288, Page 433, DRDCT, SAVE AND EXCEPT that tract of land described by a Quitclaim Instrument, as recorded in Volume 80175, Page 2395, DRDCT and that tract of land described by a Quitclaim Instrument in Volume 87104, Page 633, DRDCT;

Deed from Tom W. Field, as recorded in Volume 2224, Page 551, DRDCT;

Deed from Clarence A. Read, et ux, Minnie B. Read, as recorded in Volume 2171, Page 319, DRDCT;

Deed from Eric Paul Erler, et ux, Helweg Erler, as recorded in Volume 2171, Page 220, DRDCT;

Deed from J. W. Arthur, et ux, Maud Arthur, as recorded in Volume 2170, Page 599, DRDCT;

Deed from Mrs. Tilda (S. T.) Jordan, a widow, as recorded in Volume 2157, Page 434, DRDCT, SAVE AND EXCEPT a portion of that tract of land described in a Quitclaim Instrument, as recorded in Volume 504, Page 492, DRDCT;

Deed from Julia Carathers, daughter of Mattie Dennis Dunn, and surviving heir of W. B. Dennis, joined by her husband, J. L. Carathers, as recorded in Volume 2497, Page 552, DRDCT, SAVE AND EXCEPT a portion of that tract of land described in a Quitclaim Instrument, as recorded in Volume 504, Page 492, DRDCT;

Deed from Mrs. Allie Rawlins, daughter of Sarah Dennis Webb, surviving heir of W. B. Dennis, joined by her husband, O. M. Rawlins, as recorded in Volume 2510, Page 303, DRDCT, SAVE AND EXCEPT a portion of that tract of land described in a Quitclaim Instrument, as recorded in Volume 504, Page 492, DRDCT;

Deed from John A. Dennis and Walter L. Dennis, surviving heirs of John S. Dennis, as recorded in Volume 2443, Page 67, DRDCT, SAVE AND EXCEPT a portion of that tract of land described in a Quitclaim Instrument, as recorded in Volume 504, Page 492, DRDCT;

Deed from Julia Gill, daughter of Mose Dennis and surviving heir of W. B. Dennis, as recorded in Volume 2451, Page 276, DRDCT, SAVE AND EXCEPT a portion of that tract of land described in a Quitclaim Instrument, as recorded in Volume 504, Page 492, DRDCT;

Deed from Mrs. (W. B. Dennis) now Mrs. S. T. Jordan, a widow, as recorded in Volume 2231, Page 102, DRDCT;

Deed from Julia Carathers, surviving heir of W. B. Dennis (daughter of Mattie Dennis Dunn), joined by her husband, J. L. Carathers, as recorded in Volume 2510, Page 294, DRDCT;

Deed from Mrs. Allie Rawlins, daughter of Sarah Dennis Webb, surviving heir of W. B. Dennis, joined by her husband, O. M. Rawlins, as recorded in Volume 2510, Page 301, DRDCT;

Deed from John A. Dennis and Walter L. Dennis, surviving heirs of John S. Dennis, as recorded in Volume 2443, Page 65, DRDCT;

Deed from Julia Gill, daughter of Mose Dennis and surviving heir of W. B. Dennis, as recorded in Volume 2451, Page 279, DRDCT;

Deed from Mrs. Tilda (S. T.) Jordan, a widow, as recorded in Volume 2157, Page 436, DRDCT;

Deed from Julia Carathers, daughter of Mattie Dennis Dunn, and surviving heir of W. B. Dennis, joined by her husband, J. L. Carathers, as recorded in Volume 2497, Page 549, DRDCT;

Deed from Mrs. Allie Rawlins, daughter of Sarah Dennis Webb, surviving heir of W. B. Dennis, joined by her husband, O. M. Rawlins, as recorded in Volume 2510, Page 299, DRDCT;

Deed from John A. Dennis and Walter L. Dennis, surviving heirs of John S. Dennis, as recorded in Volume 2443, Page 73, DRDCT;

Deed from Julia Gill, daughter of Mose Dennis and surviving heir of W. B. Dennis, as recorded in Volume 2451, Page 280, DRDCT;

Deed from M. T. Pattillo as recorded in Volume 2165, Page 517, DRDCT;

Deed from Emma R. Williams, as recorded in Volume 2165, Page 529, DRDCT;

Deed from E. W. Drinkard, et ux, Cary Drinkard, as recorded in Volume 2245, Page 17, DRDCT;

Deed from E. W. Drinkard, et ux, Cary Drinkard, as recorded in Volume 2157, Page 448, DRDCT;

Deed from E. W. Drinkard, et ux, Cary Drinkard, as recorded in Volume 2140, Page 432, DRDCT;

Deed from E. W. Drinkard, et ux, Cary Drinkard, as recorded in Volume 2231, Page 105, DRDCT;

Deed from Marion King, as recorded in Volume 2145, Page 79, DRDCT;

Deed from Marion King, as recorded in Volume 2157, Page 437, DRDCT;

Deed from Korea House, Inc., and Compass Bank , a Judgement Of Court In Absence Of Objection, recorded as Instrument 2005018 05626, Official Public Records of Dallas County, Texas (OPRDCT);

Deed from Philip Interrante, recorded as Instrument 201200369377, OPRDCT;

Deed from Martinez Brothers Investments, Inc., recorded as Instrument 2004139 07806, OPRDCT;

Deed from David Keller McCrary, recorded as Instrument 2005017 2330, OPRDCT;

Deed from Ivon Meadows, recorded as Instrument 2003219 20746, DRDCT;

Deed from Ivon Meadows, recorded as Instrument 2003219 20802, DRDCT; and

Deed from U.S. Bank, National Association, Trustee of the ZSF/GPC (2) Trust, a Delaware Trust, Successor in Interest to State Street Bank and Trust Company as Owner Trustee of ZSSF/GPC (2) Trust, a Delaware Trust, recorded as Instrument 2004183 05146, OPRDCT

EXHIBIT B-1 to Minute Order

EXHIBIT " — "

County: Dallas
Highway: State Highway Loop 354 (SL 354)
STA. 391+07.72 to STA. 400+23.39
R.O.W. CSJ: 0196-06-032

Page 1 of 3
June 29, 2017
Revised September 14, 2017

Description for Tract 1

BEING, a 172,811 square foot (3.967 acre) tract of land located in the Absalom Smith Survey, Abstract No. 1347, City of Dallas, Dallas County, Texas, and being part of that called 8.27 acre tract described in Right-of-Way Deed to the State of Texas recorded in Volume 2224, Page 224, Deed Records, Dallas County, Texas (DRDCT) and being more particularly described by metes and bounds as follows:

BEGINNING, at a TxDOT monument with 3-inch aluminum disk (controlling monument) found at the northwest end of a corner clip at the intersection of the north line of State Highway Loop 12 (SL 12) (formerly State Highway 114) (Northwest Highway), a variable width right-of-way, and the east line of State Highway Loop 354 (SL 354) (Harry Hines Boulevard), a variable width right-of-way; said point being a reentrant corner of said TxDOT 8.27 acre tract, the southwest corner of a called 0.699 acre tract land described in Warranty Deed to North Texas Stores Corp recorded in Instrument No. 201600177614, Official Public Records of Dallas County, Texas (OPRDCT), and the southwest corner of Block 5794, having a Texas State Plane Coordinate System, NAD 83 (Epoch 2011), North Central Zone (4202) surface coordinate of North 7,000,231.449, East 2,466,046.390, said point being 82.0 feet right of centerline Station 391+07.72;

- 1) **THENCE**, North 80 degrees, 34 minutes, 14 seconds West, departing the east line of SL 354 and the west line of Block 5794, over and across SL 354, a distance of 164.48 feet to a TxDOT monument with 3-inch aluminum disk (controlling monument) found at the northeast end of a corner clip at the intersection of the west line of SL 354 and the north line of SL 12; said point being the southeast corner of Block B/5795, Hines/Northwest Addition, an addition to the City of Dallas, Texas according to the Final Plat recorded in Volume 84238, Page 5351, DRDCT and a reentrant corner in the west line of said TxDOT 8.27 acre tract; said point being 82.0 feet left of centerline Station 391+20.30;
- 2) **THENCE**, North 05 degrees, 02 minutes, 34 seconds East, along the east line of Block B/5795 and said Hines/Northwest Addition, the west line of SL 354, and the west line of said TxDOT 8.27 acre tract, a distance of 590.60 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner, from which a 1/2-inch iron rod found bears North 10 degrees, 01 minutes, 15 seconds East, a distance of 1.2 feet; said point being located at the southeast end of a corner clip at the intersection of the west line of SL 354 and the south line of Willowbrook Road, a variable width right-of-way; said point being 76.7 feet left of centerline Station 397+15.11;
- 3) **THENCE**, North 15 degrees, 51 minutes, 26 seconds West, continuing along the east line of Block B/5795 and said Hines/Northwest Addition, the west line of SL 354, and the west line of said TxDOT 8.27 acre tract, a distance of 305.74 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set in the south line of Willowbrook Road for the northeast corner of Block B/5795, the northeast corner of said Hines/Northwest Addition, and the northwest corner of said TxDOT 8.27 acre tract, from which a 1/2-inch iron rod with "RPLS 3963" cap found bears South 09 degrees, 04 minutes, 25 seconds West, a distance of 3.3 feet; said point being 154.5 feet left of centerline Station 400+23.39;

EXHIBIT B-1 to Minute Order

EXHIBIT "___"

County: Dallas
Highway: State Highway Loop 354 (SL 354)
STA. 391+07.72 to STA. 400+23.39
R.O.W. CSJ: 0196-06-032

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June 29, 2017
Revised September 14, 2017

Description for Tract 1

- 4) **THENCE**, North 89 degrees, 52 minutes, 26 seconds East, along the south line of Willowbrook Road, a distance of 358.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for the northeast end of a corner clip at the intersection of the south line of Willowbrook Road and the east line of SL 354, for the northwest corner of Block B/5794, the northwest corner of a called 7.1051 acre tract described in Special Warranty Deed with Vendor's Lien to Texas Forest Properties, Inc. recorded in Instrument No. 201000292106, OPRDCT, and the northeast corner of said TxDOT 8.27 acre tract; said point being 203.6 feet right of centerline Station 399+99.54;
- 5) **THENCE**, South 25 degrees, 40 minutes, 34 seconds West, departing the south line of Willowbrook Road, along the east line of SL 354, the west line of Block B/5794, the east line of said TxDOT 8.27 acre tract, and the west line of said Texas Forest Properties tract, a distance of 239.40 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for the southwest end of said clip; said point being 93.4 feet right of centerline Station 397+97.40;
- 6) **THENCE**, South 05 degrees, 02 minutes, 34 seconds West, continuing along the east line of SL 354, the west line of Block B/5794, the east line of said TxDOT 8.27 acre tract, the west line of said Texas Forest Properties tract, and the west line of Lot 2, Block B/5794 of Harry Hines Willowbrook Phase 1, an addition to the City of Dallas, Texas according the Plat recorded in Instrument No. 201400256613, OPRDCT, passing at a distance of 511.83 feet, a TxDOT monument with 4-inch bronze disk (controlling monument) found in the original north right-of-way line of Storey Lane, a 50-foot right-of-way, for the southwest corner of said Harry Hines Willowbrook addition and the southwest corner of Block B/5794, continuing over and across Storey Lane, along the east line of SL 354, the west line of Block 5794, the east line of said TxDOT 8.27 acre tract, and the west line of said North Texas Stores Corp tract, in all a distance of 697.10 feet to the **POINT OF BEGINNING**;

CONTAINING: 172,811 square feet or 3.967 acres of land, more or less.

A plat of same survey date herewith accompanies this Property description.

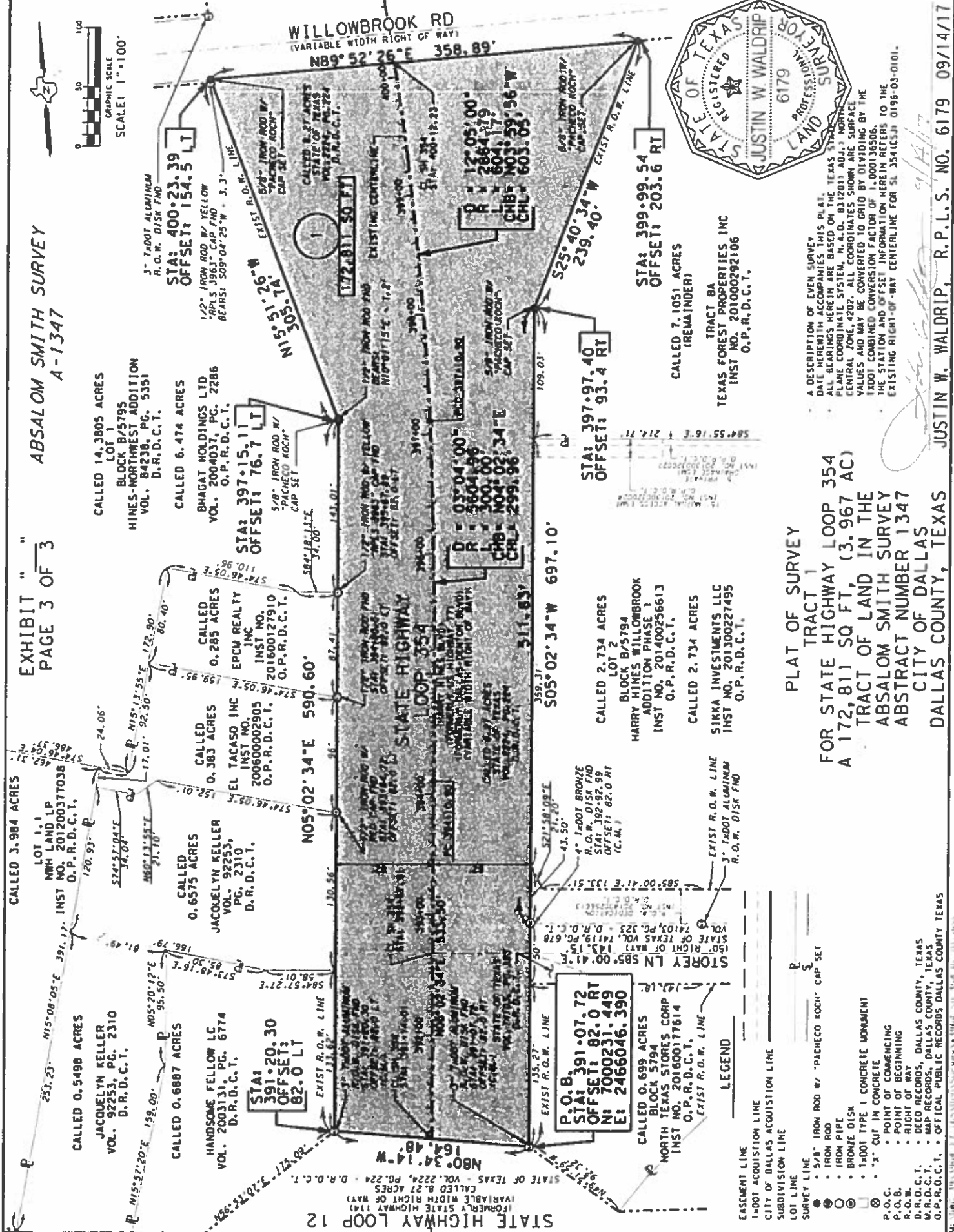
All bearings herein are based on the Texas State Plane Coordinate System, N.A.D. 83 (2011 Adj.), North Central Zone, 4202. All coordinates shown are surface values and may be converted to grid by dividing by the TxDOT combined conversion factor of 1.000136506.

Justin W. Waldrip 9/14/17
Justin W. Waldrip, R.P.L.S.
Texas Registration No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400
Dallas, TX 75231
(972) 235-3031
Texas Reg. Surveying Firm LS-100080-00



ABSALOM SMITH SURVEY
A-1347

EXHIBIT " "
PAGE 3 OF 3



PLAT OF SURVEY

TRACT 1

FOR STATE HIGHWAY LOOP 354
A 172,811 SQ FT, (3.967 AC)

TRACT OF LAND IN THE
ABSALOM SMITH SURVEY
ABSTRACT NUMBER 1347
CITY OF DALLAS

DALLAS COUNTY, TEXAS

JUSTIN W. WALDRUP, R.P.L.S. NO. 6179 09/14/17

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT. ALL BEARINGS HEREIN ARE BASED ON THE TEXAS PLANE COORDINATE SYSTEM, N.A.D. 83 (2011 ADJUSTED) CENTRAL ZONE 4202. ALL COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TIDOT COMBINED CONVERSION FACTOR OF 1.000135506. THE STATION AND OFFSET INFORMATION HEREIN REFERS TO THE EXISTING RIGHT-OF-WAY CENTERLINE FOR SL 354 (CSJ) 0196-03-0101.

TRACT 8A
TEXAS FOREST PROPERTIES INC
INST NO. 201000292106
O.P.R.D.C.T.

STATION 399+99.54
OFFSET 203.6 RT
CALLED 7.1051 ACRES
(REMAINDER)

STATION 397+97.40
OFFSET 93.4 RT

CALLLED 2.734 ACRES
BLOCK B/5794
HARRY HINES WILLOWBROOK
ADDITION PHASE 1
INST NO. 201400256613
O.P.R.D.C.T.

CALLLED 2.734 ACRES
SIRKA INVESTMENTS LLC
INST NO. 201300227495
O.P.R.D.C.T.

CALLLED 0.699 ACRES
BLOCK 5794
NORTH TEXAS STORES CORP
INST NO. 201600177614
O.P.R.D.C.T.
EXIST R.O.W. LINE

LEGEND

- EASEMENT LINE
- T-ROOT ACQUISITION LINE
- CITY OF DALLAS ACQUISITION LINE
- SUBDIVISION LINE
- LOT LINE
- SURVEY LINE
- 5/8" IRON ROD W/ "PACHECO KOCH" CAP SET
- IRON ROD
- IRON PIPE
- BRONZE DISK
- T-ROOT TYPE 1 CONCRETE MONUMENT
- "X" CUT IN CONCRETE
- POINT OF COMMENCING
- POINT OF BEGINNING
- RIGHT OF WAY
- DEED RECORDS, DALLAS COUNTY, TEXAS
- MAP RECORDS, DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

EXHIBIT B-2 to Minute Order

EXHIBIT "___"

County: Dallas
Highway: State Highway Loop 354 (SL 354)
STA. 550+83.31 to STA. 570+65.00
R.O.W. CSJ: 0196-06-032

Page 1 of 5
June 29, 2017
Revised September 14, 2017

Description for Tract 2

BEING, a 261,765 square foot (6.009 acre) tract of land located in the William Sprowls Survey, Abstract No. 1289 and the J. B. Shade Survey, Abstract No. 1390, City of Dallas, Dallas County, Texas, and being part of that called 8.21 acre tract described in Right-of-Way Deed to the State of Texas recorded in Volume 2145, Page 81, Deed Records, Dallas County, Texas (DRDCT) and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set in the east right-of-way line of State Highway Loop 354 (SL 354) (Harry Hines Boulevard), a 164-foot right-of-way, and the west line of Lot 40, Block 6568 of Denton Road Estates, an addition to the City of Dallas, Texas according to the Plat recorded in Volume 6, Page 173 of the Map Records of Dallas County, Texas (MRDCT); said point being the most westerly northwest corner of a called 0.8329 acre tract of land described in Warranty Deed to Chang Hong Limited Partnership recorded in Instrument No. 201100164854, Official Public Records, Dallas County, Texas (OPRDCT) and the **POINT OF BEGINNING**, having a Texas State Plane Coordinate System, NAD 83 (Epoch 2011), North Central Zone (4202) surface coordinate of North 7,017,568.905, East 2,461,517.683; said point being 104.0 feet right of centerline Station 570+65.00;

- 1) **THENCE**, South 15 degrees, 31 minutes, 29 seconds East, along the east line of SL 354, the east line of said State of Texas 8.21 acre tract, and the west line of Block 6568, at a distance of 624.79 feet pass a 1-inch iron pipe (controlling monument) found for the southwest corner of Lot 46 and northwest corner of Lot 47, Block 6568 of said Denton Road Estates, at a distance of 1105.00 feet pass a TxDOT concrete right-of-way monument (controlling monument) found for the southwest corner of Block 6568 and the northwest corner of those certain tracts of land of land described in Right-of-Way Deeds to the State of Texas recorded in Volume 2157, Page 437 and Volume 2157, Page 434, DRDCT, and continuing along the west line of said State of Texas tracts and the east line of SL 354, in all a total distance of 1325.49 feet to an "X" cut in concrete set for the southeast corner of said State of Texas 8.21 acre tract; said point being 104.0 feet right of centerline Station 557+39.51;
- 2) **THENCE**, South 01 degrees, 29 minutes, 32 seconds East, over an across SL 354, a distance of 676.38 feet to an "X" cut in concrete set in the west line of SL 354 and the east line of Lot 20, Block 6566 of said Denton Road Estates for the southwest corner of said State of Texas 8.21 acre tract, from which a 1-inch iron pipe found for the northeast corner of Lot 15 and the southeast corner of Lot 16, Block 6566 of said Denton Road Estates bears South 15 degrees, 31 minutes, 29 seconds East a distance of 418.93 feet; said point being 60.0 feet left of centerline Station 550+83.31;

EXHIBIT B-2 to Minute Order

EXHIBIT " _ "

County: Dallas
Highway: State Highway Loop 354 (SL 354)
STA. 550+83.31 to STA. 570+65.00
R.O.W. CSJ: 0196-06-032

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June 29, 2017
Revised September 14, 2017

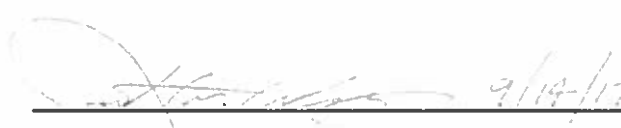
Description for Tract 2

- 3) **THENCE**, North 15 degrees, 31 minutes, 29 seconds West, along the west line of SL 354, the west line of said State of Texas 8.21 acre tract, and the east line of Blocks 6566 and 6567, a distance of 1866.69 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for the northeast corner of a called 26,276 square foot tract of land described in Special Warranty Deed to JMANAGE, LLC, recorded in Instrument No. 201100254104, OPRDCT and the northeast corner of Lot 35-B, Block 6567 of Bogans Subdivision, an addition to the City of Dallas, Texas according the Plat recorded in Volume 18, Page 91, MRDCT; said point being 60.0 feet left of centerline Station 569+50.00;
- 4) **THENCE**, North 39 degrees, 26 minutes, 16 seconds East, departing the west line of SL 354 and the west line of said State of Texas 8.21 acre tract, over and across SL 354 and said State of Texas 8.21 acre tract, a distance of 200.31 feet to the **POINT OF BEGINNING**;

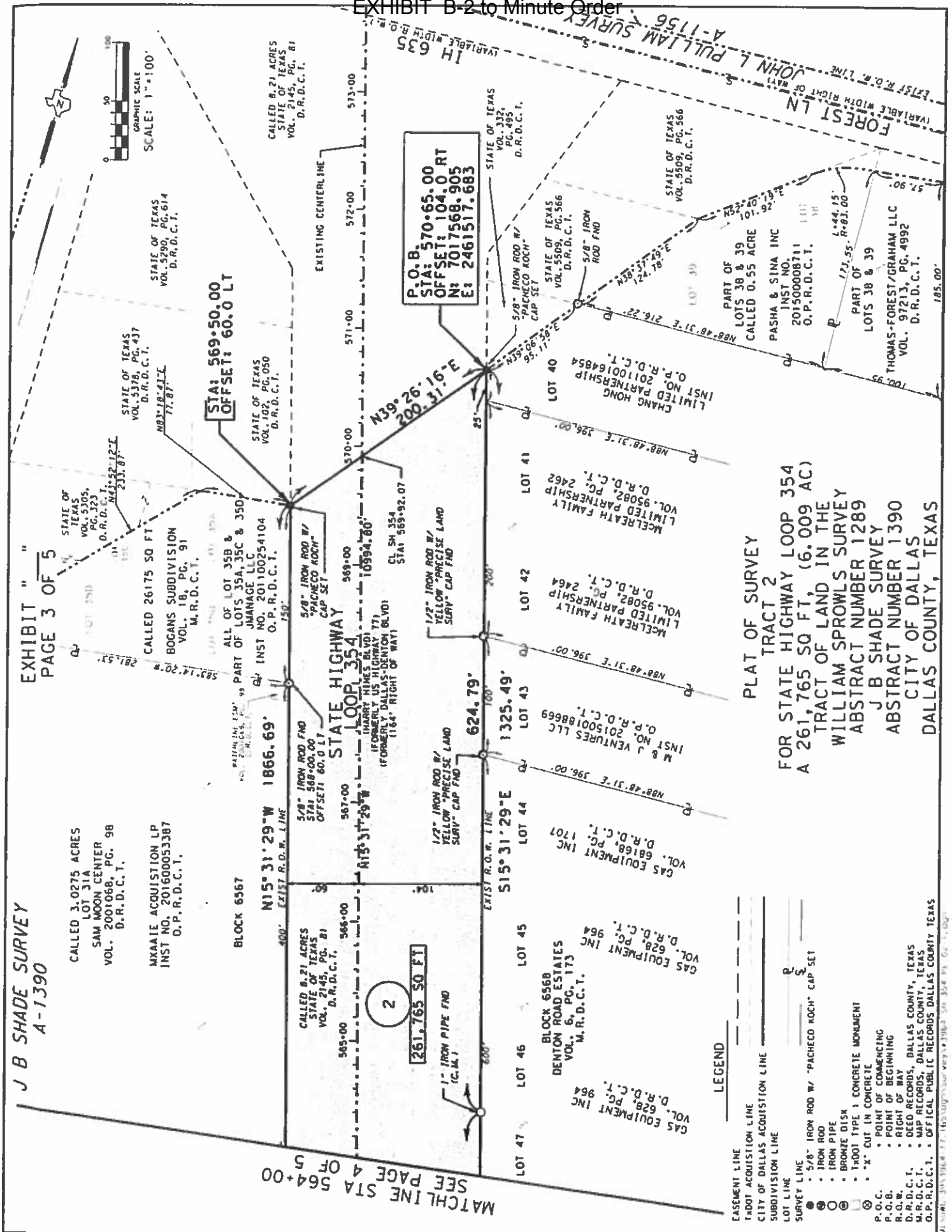
CONTAINING 261,765 square feet or 6.009 acres of land, more or less.

A plat of same survey date herewith accompanies this Property description.

All bearings herein are based on the Texas State Plane Coordinate System, N.A.D. 83 (2011 Adj.), North Central Zone, 4202. All coordinates shown are surface values and may be converted to grid by dividing by the TxDOT combined conversion factor of 1.000136506.


Justin W. Waldrip, R.P.L.S.
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Texas Reg. Surveying Firm I.S-100080-00







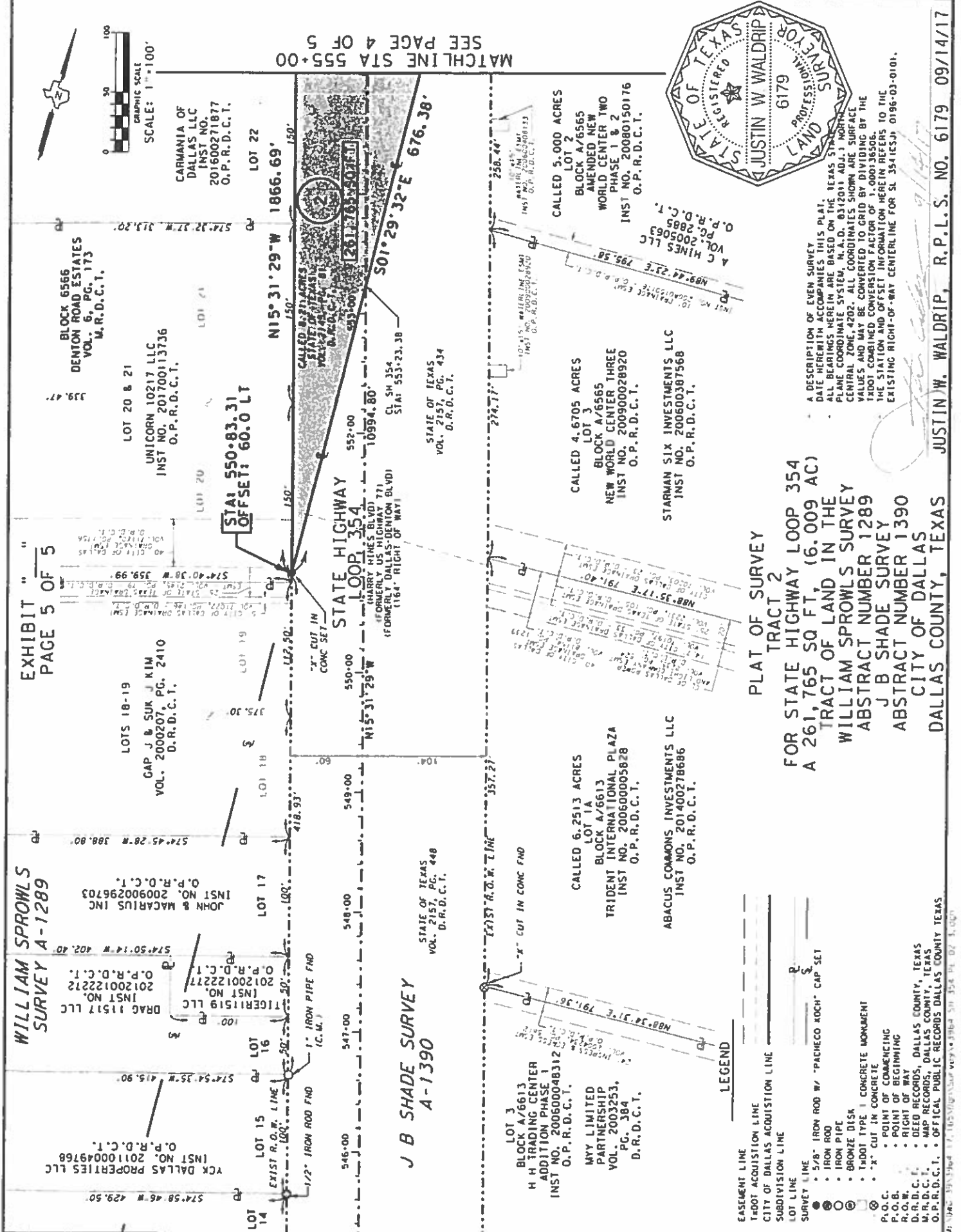


EXHIBIT B-3 to Minute Order

EXHIBIT "___"

County: Dallas
Highway: State Highway Loop 354 (SL 354)
STA.581+08.89 to STA.589+74.80
R.O.W. CSJ: 0196-06-032

Page 1 of 3
October 09, 2017

Description for Tract 3

BEING, a 120,230 square foot (2.760 acre) tract of land located in the John L. Pulliam Survey, Abstract No. 1156, Dallas County, Texas and being part of that called 15.48 acre tract of land described in Right-of-Way Deed to the State of Texas recorded in Volume 2157, Page 430, Deed Records, Dallas County, Texas (DRDCT) and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set in the east right-of-way line of State Highway Loop 354 (SL 354) (Harry Hines Boulevard), a 164-foot right-of-way, the east line of said State of Texas 15.48 acre tract, and the west line of Lot 1, Block A/6572 of the Sam Moon Tree Farm, an addition to the City of Dallas according to the Plat recorded in Volume 2003035, Page 55, DRDCT, said point being 30-foot perpendicular to the northeast edge of the IH 635 to IH 35E Northbound Express Lane ramp, from which a TxDOT concrete right-of-way monument (controlling monument) found for the southwest corner of Block 6568 and the northwest corner of a called 0.17 acre tract of land described in Right-of-Way Deed to the State of Texas recorded in Volume 2157, Page 437, DRDCT bears South 15 degrees, 31 minutes, 29 seconds East a distance of 2,149.04 feet; said **POINT OF BEGINNING**, having a Texas State Plane Coordinate System, NAD 83 (Epoch 2011), North Central Zone (4202) surface coordinate of North 7,018,574.707, East 2,461,238.289; said point being 104.0 feet right of centerline Station 581+08.89;

- 1) **THENCE**, North 47 degrees, 13 minutes, 10 seconds West, departing the east line of SL 354 (Harry Hines Boulevard), the east line of said State of Texas 15.48 acre tract, and the west line of said Lot 1, Block A/6572, over and across SL 354 and said State of Texas 15.48 acre tract, a distance of 312.15 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the west line of SL 354, the west line of said State of Texas 15.48 acre tract, and the east line of a called 1.251 acre tract of land described in Deed to the State of Texas recorded in Volume 72239, Page 191, DRDCT; said point being 30-foot perpendicular to the northeast edge of the IH 635 to IH 35E Northbound Express Lane ramp and being 60.0 feet left of centerline Station 583+74.48;
- 2) **THENCE**, North 15 degrees, 31 minutes, 29 seconds West, along the west line of SL 354, the west line of said State of Texas 15.48 acre tract, the east line of said State of Texas 1.251 acre tract, the east line of a called 3.54 acre tract of land described in Final Judgment to the State of Texas recorded in Volume 137, Page 69, DRDCT, the east line of a called 0.632 acre tract of land (Second Tract) described in Warranty Deed to Texas Power & Light Company recorded in Volume 5691, Page 15, DRDCT, and the east line of a called 2.969 acre tract of land described in Quitclaim Deed to the State of Texas recorded in Volume 74095, Page 1344, DRDCT, a distance of 600.31 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being 30-foot perpendicular to the east edge of the IH 635 to IH 35E Northbound Express Lane ramp and being 60.0 feet left of centerline Station 589+74.80;
- 3) **THENCE**, North 74 degrees, 28 minutes, 31 seconds East, departing the west line of SL 354, the west line of said State of Texas 15.48 acre tract, and the east line of said State of Texas 2.969 acre tract, over and across SL 354 and said State of Texas 15.48 acre tract, a

EXHIBIT B-3 to Minute Order

EXHIBIT " _ "

County: Dallas
Highway: State Highway Loop 354 (SL 354)
STA 581+08.89 to STA 589+74.80
R.O.W. CSJ: 0196-06-032

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Description for Tract 3

distance of 164.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the east line of SL 354, the east line of said State of Texas 15.48 acre tract, the west line of Tract No. 9 of the W. R. Hughes Estate, according to the Plat recorded in Volume 2412, Page 71, DRDCT, and the west line of Block 6572, from which a 3/8-inch iron rod (controlling monument) found for the south corner of a called 0.323 acre tract described in Deed to the State of Texas bears North 15 degrees, 31 minutes, 29 seconds West a distance of 377.13 feet; said point being 104.0 feet right of centerline Station 589+74.80;

- 4) **THENCE**, South 15 degrees, 31 minutes, 29 seconds East, along the east line of SL 354, the east line of said State of Texas 15.48 acre tract, the west line of Block 6572, and the west line of said Tract No. 9 of the W. R. Hughes Estate, at a distance of 42.65 feet pass the southwest corner of said Tract No. 9 and the northwest corner of Tract No. 8 of said W. R. Hughes Estate, from which a 1/2-inch iron rod with "SURVEY & ASSOC" cap found bears North 53 degrees, 02 minutes, 05 seconds East a distance of 0.8 feet, and continuing along the west line of said Tract No. 8 of the said W. R. Hughes Estate and the west line of said Lot 1, Block A/6572 of the Sam Moon Tree Farm, in all a total distance of 865.91 feet to the **POINT OF BEGINNING**;

CONTAINING 120,230 square feet or 2.760 acres of land, more or less.

A plat of same survey date herewith accompanies this Property description.

All bearings herein are based on the Texas State Plane Coordinate System, N.A.D. 83 (2011 Adj.), North Central Zone, 4202. All coordinates shown are surface values and may be converted to grid by dividing by the TxDOT combined conversion factor of 1.000136506.

Justin W. Waldrip 10/9/17
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