

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 23, 2019

Mr. Jeff Haynes, P.G.
Environmental Compliance
Dallas Area Rapid Transit (DART)
P.O. Box 660163
Dallas, Texas 75266

Re: Municipal Setting Designation (MSD) Certificate for Dallas Area Rapid Transit Property, located at 3021 Oak Lane, Dallas, Dallas County, TX; MSD No. 412; Regulated Entity No. RN110720349; Customer No. CN600330591

Dear Mr. Haynes:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on February 27, 2019 and additional information supporting this MSD application on March 26, 2019 and March 29, 2019. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code §361.804. Enclosed is the MSD Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-2603 or via e-mail (Heather.Podlipny@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Podlipny".

Heather Podlipny, Project Manager
VCP-CA Section
Remediation Division

HP/jdm

cc: Mr. Kent Belaire, P.G., Vice President, Half Associates, Inc., 1201 North Bowser Road, Richardson, TX 75081-2275

Ms. Erin Gorman, TCEQ, Waste Section Manager, Dallas/Fort Worth Region Office, MC R-4

Enclosure: MSD Certificate

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



MUNICIPAL SETTING DESIGNATION CERTIFICATE

As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

I, Beth Seaton, Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 412, in the City of Dallas, for the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the affidavit in Exhibit "B", provided pursuant to Texas Health and Safety Code §361.804(b)(2)(D). This certificate shall continue in effect so long as the ordinance or restrictive covenant required by Texas Health and Safety Code §361.8065 remains in effect.

Any person addressing environmental impacts for a property located in the certified municipal setting designation shall complete any necessary investigation and response action requirements in accordance with Texas Health and Safety Code §361.808, in conjunction with the applicable Texas Commission on Environmental Quality environmental remediation regulation, as modified by Texas Health and Safety Code §361.808.

EXECUTED this the 19th day of April, 2019

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality

**Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) – DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit**

BEING a 63.58 Acre (2,769,374 Square Foot) tract of land situated in the John Grigsby Survey, Abstract Number 495 and the Thomas Lagow Survey, Abstract Number 759, City of Dallas, Dallas County, Texas, City of Dallas Block Numbers 9/812, 851, A/853 and 854, and being all of Lot 1, Block A/853 of S&I Yard Addition, Replat, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 2003215, Page 8 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of Lot 1B, Block 4/1354 of Martin Luther King Jr. Station, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201000126170 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of a tract of land described in deed to City of Dallas as recorded in Volume 4988, Page 527, and Volume 5055, Page 598, and being part of that tract of land described in deed to Dallas Area Rapid Transit (DART) as recorded in Volume 88083, Page 4905, Volume 96005, Page 4147, Volume 93234, Page 8267, Volume 94126, Page 1373, Volume 2005178, Page 13598, Volume 2005145, 4381, Page D.R.D.C.T. and 200503561011, 200503591283, 200503639300, 200600243850, 20070442272, 20070213428, 20070290976, 20070285543, O.P.R.D.C.T. and being part of Oak Lane (a variable width right-of-way, dedicated by the Barnes and Mitchell's Addition, as recorded in Volume 1, Page 349, Map Records of Dallas County, Texas (M.R.D.C.T.)), and the S&I Yard Addition as recorded in Volume 95094, Page 3106, D.R.D.C.T., and being part of Santa Fe Avenue (25-foot wide right-of-way, dedicated by the Graves Heights Addition as recorded in Volume 181, Page 450, D.R.D.C.T.), and by the Gano Eakins Addition as recorded in Volume 69, Page 63, D.R.D.C.T. and being part of Hickory Street (50-foot wide right-of-way, dedicated by Nussbaumer's Subdivision in Volume 250, Page 261, D.R.D.C.T.), and being part of Trunk Avenue (20-foot wide right-of-way, dedicated by Hughes & Slaughter tract as recorded in Volume 2, Page 196, M.R.D.C.T.), and being part of Fourth Avenue (a 60-foot wide right-of-way, dedicated by Exposition Park Addition, Volume 106, Page 203, and Harper's Fourth Addition, Volume 2, Page 164, M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3-inch brass disk stamped "TXDOT" for the southwest corner of said Lot 1, Block A/853 and the west corner of Lot 2. Block E/868 of Eakens Hughs & Eakens Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 106, Page 149, D.R.D.C.T., and being at the intersection of the northeast right-of-way line of Harrison Street (a 50-foot wide right-of-way) with the east right-of-way line of Interstate Highway No. 45 (variable width right-of-way);

THENCE North 36 degrees 51 minutes 38 seconds West, with the southwest line of said Lot 1, Block A/853 and the northeast right-of-way line of said Harrison Street and over and across said Interstate Highway No. 45, a distance of 153.22 feet to the northwest corner of said Lot 1, Block A/853 and on the southeast line of said Graves Heights Addition;

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Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit**

THENCE North 30 degrees 08 minutes 22 seconds East, with the northwest line of said Lot 1, Block A/853, a distance of 171.77 feet to the southeast corner of Lot 9, Block 16/865 of said Graves Heights Addition and on the southwest right-of-way line of Bourbon Street (50-foot wide right-of-way);

THENCE North 37 degrees 21 minutes 27 seconds West, departing said northwest line of Lot 1, Block A/853 and with the southwest right-of-way line of said Bourbon Street, a distance of 27.06 feet to a corner;

THENCE North 30 degrees 08 minutes 22 seconds East, departing said southwest right-of-way line of Bourbon Street and over and across said Bourbon Street and with the north right-of-way line of said Santa Fe Avenue and over and across Orleans Street (a 50-foot wide right-of-way, Volume 181, Page 450, D.R.D.C.T.), a distance of 595.33 feet to a corner on the northeast right-of-way line of said Orleans Street;

THENCE South 37 degrees 21 minutes 27 seconds East, with the northeast right-of-way line of said Orleans Street, a distance of 27.06 feet to the south corner of Lot 1, Block 15/865 of said Graves Heights addition and being on the north line of said Lot 1, Block A/853 and on the southeast line of said Graves Heights Addition;

THENCE North 30 degrees 08 minutes 22 seconds East, with the southeast line of said Graves Heights Addition and north line of said Lot 1, Block A/853, a distance of 626.59 feet to a corner at the intersection of the northeast right-of-way line of Merlin Street (a 60-foot wide right-of-way, Volume 69, Page 63, D.R.D.C.T.) with the Santa Fe Avenue (formerly known as Colorado Avenue, 25-foot right-of-way, Volume 69, Page 63, D.R.D.C.T.);

THENCE North 50 degrees 43 minutes 15 seconds West, departing said southeast line of Graves Heights Addition and north line of said Lot 1, Block A/853, and with the northeast right-of-way line of said Merlin Street, a distance of 25.32 feet to a corner, said corner being on the northwest right-of-way line of said Santa Fe Avenue;

THENCE North 30 degrees 08 minutes 22 seconds East, departing said northeast right-of-way line of said Merlin Street and with the northwest right-of-way line of said Santa Fe Avenue, a distance of 933.33 feet to a corner, on the northeast right-of-way line of the Chestnut Street (60-foot wide right-of-way, Volume 69, page 63, M.R.D.C.T.) and on a westerly southwest line of said Lot 1, Block A/853;

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THENCE North 50 degrees 40 minutes 56 seconds West, with the northeast right-of-way line of said Chestnut Street and said westerly southwest line of Lot 1, Block A/853, a distance of 17.27 feet to an "ell" corner of said Lot 1, Block A/853 and the southeast corner of that tract of land described as Tract 2 in deed to the City of Dallas, as recorded in Volume 2001166, Page 4411, D.R.D.C.T.;

THENCE North 04 degrees 30 minutes 18 seconds East, departing the northeast right-of-way line of said Chestnut Street and with east line of said Tract 2, the east line of that tract of land described as Tract 3 in said City of Dallas deed, and the west line of said Lot 1, Block A/853, a distance of 163.67 feet to a found PK nail for the northeast corner of said Tract 3 and an "ell" corner of said Lot 1, Block A/853 and on the south line of that tract of land described as Tract 1 in said City of Dallas deed;

THENCE South 50 degrees 36 minutes 34 seconds East, with the southwest line of said Tract 1 and a westerly line of said Lot 1, Block A/853, a distance of 70.81 feet to an "ell" corner of said Lot 1, Block A/853 and the southeast corner of said Tract 1;

THENCE North 30 degrees 15 minutes 24 seconds East, with the southeast line of said Tract 1 and the northwest line of said Lot 1, Block A/853, a distance of 322.48 feet to a 1/2-inch found iron rod with cap stamped "AB&A" for corner;

THENCE North 09 degrees 11 minutes 10 seconds East, continuing with the easterly line of said Tract 1 and the northwest line of said Lot 1, Block A/853, a distance of 144.18 feet to the northeast corner of said Tract 1 and the southeast corner of a tract of land described to State of Texas as recorded in Volume 263, Page 214, D.R.D.C.T. and being on the south right-of-way line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE North 05 degrees 42 minutes 19 seconds West, with the east line of said State of Texas tract and the west line of said Lot 1, Block A/853 and over and across said Interstate Highway No. 30, a distance of 203.67 feet to the northeast corner of said State of Texas tract and an "ell" corner of said Lot 1, Block A/853 and being on the north right-of-way line of said Interstate Highway No. 30;

THENCE South 82 degrees 38 minutes 15 seconds West, with the north line of said State of Texas tract, the north right-of-way line of said Interstate Highway No. 30 and the westerly southwest line of said Lot 1, Block A/853, a distance of 261.52 feet to an "ell" corner of said Lot 1, Block A/853 and being on the northeast line of 16-foot wide alley (Volume 250, Page 261, D.R.D.C.T.);

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✓ THENCE North 50 degrees 09 minutes 01 second West, with the northeast line of said alley and a westerly line of said Lot 1, Block A/853, passing distance of 49.29 feet to an "ell" corner of said Lot 1, Block A/853 and on the southeast right-of-way line of Hickory Street (formerly known as Ophelia Street) (50-foot wide right-of-way, Volume 250, Page 261, D.R.D.C.T.), continuing over and across said Hickory Street, a total distance of 99.29 feet to a corner, on the north right-of-way line of said Hickory Street and on the south line of Lot 14, Block 4/852 of said Nussbaumer's Subdivision;

✓ THENCE North 39 degrees 12 minutes 24 seconds East, with the north-right-of-way line of Hickory Street, distance of 339.17 feet to a corner;

✓ THENCE North 39 degrees 07 minutes 16 seconds East, continuing with the north-right-of-way line of Hickory Street, a distance of 137.69 feet to the southeast corner of that tract of land described in deed to Deep Ellum Self Storage No. 1, LLC, as recorded in Volume 99045, Page 1327, D.R.D.C.T., said corner being on the southwest right-of-way line of said DART tract;

✓ THENCE North 38 degrees 55 minutes 32 seconds East, over and across said DART tract and Trunk Avenue (20-foot wide right-of-way, Volume 2, page 196, M.R.D.C.T.), a distance of 100.61 feet to the southwest corner of a called 1.587 acre tract of land described in deed to Second Hickory, LTD, A Texas Limited Partnership, as recorded in Instrument Number 200001012437, O.P.R.D.C.T., said corner being at the intersection of the northwest right-of-way line of said Hickory Street and the northeast right-of-way of said Trunk Avenue;

✓ THENCE South 44 degrees 28 minutes 32 seconds East, departing the northwest right-of-way line of said Hickory Street and over and across said Hickory street, a passing distance of 50.00 feet the northwest corner of said Hughes & Slaughter Tract, continuing with the southwest line of said Hughes & Slaughter Tract, and the northeast right-of-way line of said Trunk Avenue, a total distance of 420.98 feet to the south corner of said Hughes & Slaughter Tract;

✓ THENCE North 30 degrees 15 minutes 28 seconds East, departing said northeast right-of-way line of said Trunk Avenue and with the southeast line of said Hughes & Slaughter Tract and over and across First Avenue (a 60-foot wide right-of-way, Volume 106, Page 203, M.R.D.C.T.), a distance of 592.87 feet to a corner on the southwest line of a called 0.221 acre tract of land described in deed to Boswell Interest, LTD., as recorded in Volume 2001249, Page 1022, D.R.D.C.T., and on the north right-of-way line of said First Avenue;

✓ THENCE South 44 degrees 58 minutes 32 seconds East, with the northeast right-of-way line of said First Avenue, the southwest line of said 0.221 acre tract, a distance of 25.66 feet to the south corner of said 0.221 acre tract, said corner being an "ell" corner of said DART tract;

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City of Dallas, Dallas County, Texas
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- ✓ THENCE North 30 degrees 15 minutes 28 seconds East, with the northwest line of said DART tract, a distance of 928.95 feet to the northeast corner of a called 1.311 acre tract of land described as "Tract I" in deed to Willow Building 3800, LTD., as recorded in Volume 98232, Page 5434, D.R.D.C.T.;
 - ✓ THENCE South 73 degrees 30 minutes 58 seconds East, over and across said DART tract, a distance of 48.91 feet to the northwest corner of a called 1.7281 acre tract described in deed to 4008 Commerce Operations, LLC, as recorded in Instrument Number 201600052035, O.P.R.D.C.T.;
 - ✓ THENCE South 30 degrees 15 minutes 28 seconds West, with the southeast line of said DART tract and the west line of said 1.7281 acre tract, a distance of 295.50 feet to the southwest corner of said 1.7281 acre tract, said corner being on said First Avenue;
 - ✓ THENCE South 73 degrees 30 minutes 58 seconds East, with the south line of said 1.7281 acre tract, a distance of 2.57 feet to a corner on the southeast line of said DART tract;
 - ✓ THENCE South 30 degrees 15 minutes 28 seconds West, with the southeast line of said DART tract, a distance of 658.89 feet to a corner;
 - ✓ THENCE South 44 degrees 58 minutes 32 seconds West, with over and across said First Avenue, a distance of 26.05 feet to a corner;
 - ✓ THENCE South 30 degrees 15 minutes 28 seconds West, with over and across said First Avenue, a distance of 40.18 feet to a corner, said corner being on the north line of a called 1.201 acre tract of land described in deed to Belclaire Investment Corporation, as recorded in Volume 98168, Page 3549, D.R.D.C.T. and the south right-of-way line of said First Avenue;
 - ✓ THENCE North 73 degrees 25 minutes 32 seconds West, with the north line of said 1.201 acre tract and the south right-of-way line of said First Avenue, a distance of 27.40 feet to the northwest corner of said 1.201 acre tract, said corner being on the east line of said DART tract;
- THENCE with the west line of said 1.201 acre tract and the east line of said DART tract, the following bearings and distances:
- ✓ South 26 degrees 27 minutes 25 seconds West, a distance of 127.52 feet to a corner;
 - ✓ South 73 degrees 25 minutes 32 seconds East, a distance of 18.70 feet to a corner;

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South 30 degrees 15 minutes 28 seconds West, passing at a distance of 153.73 feet to
✓ a 1/2-inch found iron rod for the southwest corner of said 1.201 acre tract, and
continuing with the east line of said DART tract for a total distance of 502.60 feet to a
corner on said Third Avenue;

✓ THENCE South 43 degrees 16 minutes 14 seconds East, over and across said Third Avenue,
and with the northeasterly line of said DART tract, a distance of 288.62 feet to an "ell" corner of
a called 4.2733 acre tract of land described as Tract 1 in deed to Third and Ash Limited
Liability Company, as recorded in Instrument Number 201200175922, O.P.R.D.C.T.;

✓ THENCE North 16 degrees 39 minutes 25 seconds East, with a southerly line of said 4.2733
acre tract, a distance of 22.49 feet to an "ell" corner of said Tract 1;

✓ THENCE South 43 degrees 16 minutes 14 seconds East, with the southwesterly line of said
4.2733 acre tract, a distance of 414.61 feet to an "ell" corner of said 4.2733 acre tract, said
corner being on the north right-of-way line of said Fourth Avenue;

✓ THENCE South 73 degrees 27 minutes 20 seconds East, continuing with the southwesterly
line of said 4.2733 acre tract, a distance of 220.36 feet to a corner;

✓ THENCE South 16 degrees 32 minutes 40 seconds West, departing said southwesterly line of
4.2733 acre tract and over and across said Fourth Avenue, a distance of 60.00 feet to the
northeast corner of that tract of land described in deed to Jose D. Marmolejo, as recorded in
Instrument Number 20070279212, O.P.R.D.C.T., and the southeast corner of said DART tract,
and being on the southwest right-of-way line of said Fourth Avenue;

✓ THENCE South 38 degrees 40 minutes 32 seconds West, with the east line of said 0.1296
acre tract and the west line of said Marmolejo tract, a distance of 78.63 feet to the northwest
corner of said Marmolejo tract and the south corner of said 0.1296 acre tract, and on the
northeast right-of-way line of said DART tract;

✓ THENCE South 43 degrees 17 minutes 43 seconds East, with the northeast right-of-way line
of said DART tract, with the southwest line of Blocks 9/812, 14/812, 15/812, and 21/812 of said
Exposition Park Addition, a distance of 1,188.66 feet to a corner on the northwest right-of-way
line of Elihu Street (50-foot wide right-of-way);

✓ THENCE North 41 degrees 21 minutes 27 seconds East, with the northwest right-of-way line
of said Elihu Street, and with the southeast line of Block 21/812 of said Exposition Park
Addition, a distance of 27.91 feet to a corner on the northwest right-of-way line of said Elihu
Street;

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✓ THENCE South 48 degrees 38 minutes 33 seconds East, departing the northwest right-of-way line of said Elihu Street and over and across said Elihu Street, a distance of 60.00 feet to a corner on the southeast right-of-way line of said Elihu Street and the northwest line of Block 24/812 of said Exposition Park Addition, from which a 5/8-inch found iron rod with cap stamped "LGG" bears North 24 degrees 29 minutes 15 seconds West, a distance of 0.34 feet;

THENCE over and across said Block 24/812 of said Exposition Park Addition, the following bearings and distances:

- ✓ South 24 degrees 29 minutes 15 seconds East, departing the southeast right-of-way line of said Elihu Street, a distance of 48.19 feet to a corner;
- ✓ South 31 degrees 13 minutes 53 seconds East, a distance of 41.34 feet to a 5/8-inch found iron rod with cap stamped "LTRA" for corner;
- ✓ South 36 degrees 39 minutes 47 seconds East, a distance of 21.01 feet to a found monument for corner;
- ✓ South 30 degrees 13 minutes 39 seconds East, a distance of 25.18 feet to a 5/8-inch found iron rod with cap stamped "LTRA" for corner;
- ✓ South 48 degrees 38 minutes 33 seconds East, a distance of 15.00 feet to a corner;
- ✓ North 41 degrees 21 minutes 27 seconds East, a distance of 25.93 feet to a corner;
- ✓ South 00 degrees 48 minutes 08 seconds West, a distance of 23.45 feet to a corner;
- ✓ South 43 degrees 17 minutes 01 second East, a distance of 114.80 feet to a corner on the southeast line of said Block 24/812;

✓ THENCE North 38 degrees 56 minutes 56 seconds East, with the southeast line of said Block 24/812 and the northwest west right-of-way line of said Ali Lipscomb Way (Formerly known as Grand Avenue, variable width right-of-way, by use and occupation), a distance of 15.46 feet to a corner, said corner being on the northeast right-of-way line of Trunk Avenue (variable width right-of-way, by use and occupation);

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✓ THENCE South 43 degrees 11 minutes 36 seconds East, over and across said Ali Lipscomb Way and with the northeast right-of-way line of said Trunk Avenue, for a passing distance of 57.11 feet to the southeast right-of-way line of said Ali Lipscomb Way, to the west corner of a called 1.2242 acre tract of land described as "Tract IV" in deed to Joe F. Hall and Floydell Hall, as recorded in Instrument Number 20080180979, O.P.R.D.C.T., continuing with the northeast right-of-way line of said Trunk Avenue and the southwest line of said 1.2242 acre tract, for a total distance of 248.90 feet to a corner, said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 5,708.70 feet, chord that bears South 43 degrees 34 minutes 07 seconds East, a distance of 73.79 feet;

✓ THENCE Easterly, with the northeast right-of-way line of said Trunk Avenue, the southwest line of said 1.2242 acre tract and with said curve, through a central angle of 00 degrees 44 minutes 26 seconds, an arc distance of 73.79 feet to a corner on the south corner of said 1.2242 acre tract and on the northwest line of Block 2/1354 of P.M. Wilson's Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 1, Page 111, M.R.D.C.T.;

✓ THENCE South 42 degrees 53 minutes 01 second West, with the northwest line of said Block 2/1354 and the northeast right-of-way line of said Trunk Avenue, a distance of 12.67 feet to a corner on the northeast line of said DART tract;

THENCE with the northeast right-of-way line of said DART tract and the southwest line of Block 2/1354 of said P.M. Wilson's Addition, the following bearings and distances:

✓ South 47 degrees 06 minutes 59 seconds East, a distance of 170.00 feet to a corner;

✓ South 48 degrees 02 minutes 12 seconds East, a distance of 130.02 feet to an "ell" corner of Lot 2A, Block 2/1354 of Fourth Avenue Church of Christ Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 200600022187, O.P.R.D.C.T.;

✓ THENCE South 48 degrees 06 minutes 58 seconds East, with the southwest line of said Church of Christ Addition and the northeast right-of-way line of said DART tract, a distance of 125.87 feet to the south corner of said Church of Christ Addition, said corner being on the northwest right-of-way line of Trezevant Street (a 40-foot wide right-of-way, Volume 2, Page 164, M.R.D.C.T.);

✓ THENCE North 42 degrees 43 minutes 19 seconds East, with the southeast line of said Church of Christ Addition, a distance of 149.52 feet to a corner on the northwest right-of-way line of said Trezevant Street;

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THENCE South 47 degrees 16 minutes 41 seconds East, departing the southeast line of said Church of Christ Addition and the northwest right-of-way line of said Trezevant Street and over and across said Trezevant Street, a distance of 40.00 feet to an "ell" corner of Lot 1B, Block 4/1354 of Martin Luther King, Jr. Station (MLK Station), an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201000126170, O.P.R.D.C.T., and the northwest corner of Lot 13 of Block 3/1354 of said Harper's Fourth Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 2, Page 164, M.R.D.C.T., said corner being on the southeast right-of-way line of said Trezevant Street;

THENCE South 45 degrees 50 minutes 54 seconds East, with the southwest line of Lot 13 of Block 3/1354 of said Harper's Fourth Addition and the northeast line of said MLK Station Addition, a distance of 125.05 feet to an "ell" corner of said MLK Station Addition and the southeast line of said Block 3/1354;

THENCE North 42 degrees 44 minutes 08 seconds East, with southeast line of said Block 3/1354 of said Harper's Fourth Addition and the northwest line of Lot 1B, Block 4/1354 of said MLK Station Addition, a distance of 298.94 to the easterly north corner of said MLK Station Addition, said corner being on the southwest right-of-way line of said Fourth Avenue (a 50-foot wide right-of-way);

THENCE North 44 degrees 26 minutes 18 seconds East, over and across said Fourth Avenue, a distance of 50.08 to a corner on the northeast right-of-way line of said Fourth Avenue and the southwest line of Lot 19-A, Block 1377, of Fourth Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 87046, Page 4513, D.R.D.C.T.;

THENCE South 45 degrees 33 minutes 42 seconds East, with the southwest line of said Lot 19-A, Block 1377, and the northeast right-of-way line of said Fourth Avenue, passing at a distance of 64.28 feet to the south corner of said Lot 19-A, Block 1377 and the west corner of Lot 22A, Block 1377 of Walgreens Fourth Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 98090, Page 4, D.R.D.C.T., continuing with the southwest line of said Walgreens Fourth Avenue Addition and the northeast right-of-way line of said Fourth Avenue, for a total distance of 290.04 feet to a corner;

THENCE South 44 degrees 26 minutes 18 seconds West, over and across said Fourth Avenue, a distance of 50.00 feet to the southeast corner of said MLK Station Addition and the north corner of a called 1.1054 acre tract of land described in deed to John Collins, as recorded in Instrument Number 201400104425, O.P.R.D.C.T., said corner being on the southwest right-of-way line of said Fourth Avenue;

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Municipal Setting Designation (MSD) – DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit**

✓ THENCE South 42 degrees 04 minutes 00 seconds West, with the southeast line of said MLK Station Addition and the northwest line of said 1.1054 acre tract, passing at a distance of 278.06 feet to the west corner of said 1.1054 acre tract and the north corner of a tract of land described in deed to Curtis R. Black and Annie L. Black, as recorded in Instrument Number 201400017333, O.P.R.D.C.T., continuing with the southeast line of said MLK Station and northwest line of said Black tract, for a total distance of 419.03 feet to a corner on the northeast right-of-way line of said Trunk Avenue;

✓ THENCE South 48 degrees 20 minutes 39 seconds East, departing the southeast line of said MLK Station Addition, with the southwest line of said Black tract and the northeast right-of-way line of said Trunk Avenue, passing at a distance of 50.00 feet to the south corner of said Black tract and the west corner of a tract of land described in deed to Sandhya Nallu Reddy, as recorded in Volume 88138, Page 551, D.R.D.C.T., continuing with the southwest line of said Sandhya tract and the northeast right-of-way line of Trunk Avenue, for a total distance of 146.39 feet to a corner clip of said Sandhya tract;

✓ THENCE North 86 degrees 44 minutes 27 seconds East, with the corner clip of said Sandhya tract and the northeast right-of-way line of said Trunk Avenue, a distance of 21.33 feet to a corner, said corner being at the intersection of the northeast right-of-way line of said Trunk Avenue and the northwest right-of-way line of Martin Luther King Boulevard (a variable width right-of-way, by use and occupation);

✓ THENCE North 41 degrees 43 minutes 59 seconds East, with the northwest right-of-way line of said Martin Luther King Boulevard and the southeast line of said Sandhya tract, a distance of 9.55 feet to a corner;

✓ THENCE South 48 degrees 30 minutes 40 seconds East, over and across said Martin Luther King Boulevard, a distance of 101.66 feet to a corner clip of Lot 1B, Block 4/1354 of Minyard Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 94215, Page 2148, D.R.D.C.T., said corner being on the northeast right-of-way line of said Trunk Avenue;

✓ THENCE South 42 degrees 37 minutes 44 seconds West, over and across said Trunk Avenue, passing at a distance of 112.60 feet to the north corner of State Farm/Fair Park Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 95225, Page 3559, D.R.D.C.T., continuing with the northwest line of said State Farm Addition and the southeast right-of-way line of said Martin Luther King Boulevard, for a total distance of 143.71 feet to a corner;

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Municipal Setting Designation (MSD) – DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit**

THENCE North 47 degrees 22 minutes 16 seconds West, departing the northwest line of said State Farm Addition, and over and across said Martin Luther King Boulevard, a distance of 105.00 feet to a corner, said corner being on the northwest right-of-way line of said Martin Luther King Boulevard, the southeast line of Block 1/1349 of McDougall's Subdivision, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 283, Page 81, M.R.D.C.T., the southwest line of said MLK Station Addition, and the southwest right-of-way line of said DART tract;

THENCE with the southwest line of said MLK Station Addition, the following bearings and distances:

✓ North 48 degrees 21 minutes 03 seconds West, over and across said Block 1/1349 of said McDougall's Subdivision, a distance of 142.02 feet to a corner;

✓ South 42 degrees 37 minutes 44 seconds West, over and across said Block 1/1349 of said McDougall's Subdivision, a distance of 22.08 feet to a corner;

✓ North 48 degrees 21 minutes 26 seconds West, over and across said Block 1/1349 of said McDougall's Subdivision and South Boulevard (60-foot wide right-of-way, Volume 283, Page 81, M.R.D.C.T.), a distance of 133.35 feet to a corner, said corner being the point of curvature of a non-tangent circular curve to the left, having a radius of 89.71 feet, chord that bears North 07 degrees 26 minutes 25 seconds West, a distance of 69.99 feet;

– Northerly, over and across said South Boulevard, through a central angle of 45 degrees 55 minutes 08 seconds, an arc distance of 71.90 feet to a corner;

✓ South 42 degrees 39 minutes 03 seconds West, with the northwest right-of-way line of said South Boulevard, a distance of 59.70 feet to a corner;

✓ North 48 degrees 22 minutes 00 seconds West, over and across said Block 2/1348 of said McDougall's Subdivision, a distance of 129.59 feet to a corner on the southeast right-of-way line of said Trezevant Street (a variable width right-of-way, Volume 1, Page 76, M.R.D.C.T.);

✓ North 42 degrees 31 minutes 11 seconds East, with the southeast right-of-way line of said Trezevant Street, a distance of 63.98 feet to a corner;

✓ North 48 degrees 20 minutes 08 seconds West, with the northeast line of Block B/1347 of Bomar's Grand Avenue Addition, a distance of 118.93 feet to an "ell" corner of said MLK Station Addition;

**Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) – DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit**

THENCE with the northeast line of Block B/1347 of said Bomar's Addition, and the southwest right-of-way line of said DART tract, the following bearings and distances:

✓ North 48 degrees 10 minutes 41 seconds West, a distance of 30.40 feet to a corner, said corner being the point of curvature of a tangent circular curve to the right, having a radius of 5,769.68 feet, chord that bears North 47 degrees 44 minutes 54 seconds West, a distance of 86.56 feet;

– Northwestly, with said curve, through a central angle 00 degrees 51 minutes 35 seconds, an arc distance of 86.56 feet to the northeast corner of Lot 11, Block B/1347 of said Bomar's Addition;

✓ THENCE South 44 degrees 42 minutes 37 seconds West, with the northwest line of said Lot 11, Block B/1347, the southwest right-of-way line of said DART tract, a distance of 5.00 feet to a corner, said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 5,774.68 feet, chord that bears North 45 degrees 49 minutes 42 seconds West, a distance of 300.01 feet;

– THENCE Northwestly, departing the northwest line of said Lot 11, Block B/1347, over and across said Block B/1347 of said Bomar's Addition, with the southwest right-of-way line of said DART tract, and with said curve, through a central angle 02 degrees 58 minutes 37 seconds, an arc distance of 300.05 feet to a corner on the northwest line of Lot 5, Block B/1347 of said Bomar's Addition;

✓ THENCE North 44 degrees 42 minutes 37 seconds East, with the northwest line of said Lot 5, Block B/1347 and with the southwest right-of-way line of said DART tract, a distance of 5.00 feet to the northwest corner of said Lot 5, Block B/1347, said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 5,769.68 feet, chord that bears North 43 degrees 40 minutes 17 seconds West, a distance of 134.40 feet;

– THENCE Northwesterly, with the northeast line of Block B/1347 of said Bomar's Addition, with the southwest right-of-way line of said DART tract, and with said curve, through a central angle 01 degree 20 minutes 05 seconds, an arc distance of 134.40 feet to a corner;

✓ THENCE North 43 degrees 50 minutes 52 seconds West, with the southeast line of said Dart a distance of 125.93 feet to a corner;

✓ THENCE South 46 degrees 33 minutes 45 seconds West, departing the northeast line of Block B/1347 of said Bomar's Addition, and the southwest right-of-way line of said DART tract and over and across said Block B/1347, a distance of 39.63 feet to a corner;

**Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) – DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit**

✓ THENCE North 43 degrees 50 minutes 52 seconds West, over and across said Block B/1347 of said Bomar's Addition, a distance of 33.18 feet to a corner;

✓ THENCE South 41 degrees 47 minutes 56 seconds West, over and across said Block B/1347 of said Bomar's Addition, a distance of 61.40 feet to a 5/8-inch found iron rod with cap stamped "LGG" for corner;

✓ THENCE North 45 degrees 26 minutes 32 seconds West, over and across said Block B/1347 of said Bomar's Addition, a distance of 6.02 feet to a corner on the southeast right-of-way line of said Ali Lipscomb Way, said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 3,360.17 feet, chord that bears South 42 degrees 38 minutes 29 seconds West, a distance of 38.00 feet;

✓ THENCE Southwesterly, with the southeasterly right-of-way line of said Ali Lipscomb Way, the northwest line of said Block B/1347 of said Bomar's Addition, and with said curve, through a central angle of 00 degrees 38 minutes 52 seconds, an arc distance of 38.00 feet to a corner;

✓ THENCE North 48 degrees 06 minutes 53 seconds West, over and across said Ali Lipscomb Way, a distance of 67.38 feet to a 5/8-inch found iron rod for corner on the northwest right-of-way line of said Ali Lipscomb Way and the southeast line of a called 1.9917 acre tract of land described in deed to South Dallas Fair Park Inner City Development Corporation, as recorded in Volume 89080, Page 5167, D.R.D.C.T., said corner being the point of curvature of a non-tangent circular curve to the left, having a radius of 3,290.33 feet, chord that bears North 40 degrees 52 minutes 44 seconds East, a distance of 115.59 feet;

— THENCE Northeasterly, with the northwesterly right-of-way line of said Ali Lipscomb Way, the southeast line of said 1.9917 acre tract, and with said curve, through a central angle of 02 degrees 00 minutes 47 seconds, an arc distance of 115.60 feet to a corner;

✓ THENCE North 45 degrees 23 minutes 59 seconds West, over and across said 1.9917 acre tract and the southwest right-of-way line of said Trunk Avenue, a distance of 212.05 feet to a corner on the northwest line of said 1.9917 acre tract and the southeast line of a called 9.1250 acre tract of land described in deed to United States Postal Service, as recorded in Volume 87145, Page 3580, D.R.D.C.T.;

✓ THENCE North 42 degrees 03 minutes 01 second East, with the northwest line of said 1.9917 acre tract and the southeast line of said 9.1250 acre tract, a distance of 1.00 to a corner, said corner being the southwest right-of-way line of said Trunk Avenue;

**Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) – DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit**

✓ THENCE North 45 degrees 33 minutes 21 seconds West, with southwest right-of-way line of said Trunk Avenue, a distance of 1,342.17 feet to the north corner of that tract of land described in deed to Pamaco Realty, LLC, A Texas Limited Liability Company, as recorded in Instrument Number 2012000355978, O.P.R.D.C.T., said corner being at the intersection of said southwest right-of-way line of said Trunk Avenue with the southeast right-of-way of Oak Lane (variable width right-of-way, by use and occupation);

✓ THENCE South 44 degrees 56 minutes 48 seconds West, with the southeast right-of-way line of said Oak Lane, a distance of 726.09 feet an "ell" corner of that tract of land described in deed to Martin Sprocket Gear, Inc., as recorded in Volume 84131, Page 3917, D.R.D.C.T.;

✓ THENCE South 45 degrees 29 minutes 37 seconds East, continuing with the southeast right-of-way line of said Oak Lane and with the northerly northwest line of said Sprocket Gear tract, a distance of 38.06 feet to an "ell" corner of said Sprocket Gear tract;

✓ THENCE South 44 degrees 52 minutes 23 seconds West, continuing with the south right-of-way line of said Oak Lane and with the northerly northwest line of said Sprocket Gear tract, a distance of 40.50 feet to a corner;

✓ THENCE South 43 degrees 08 minutes 07 seconds West, continuing with the south right-of-way line of said Oak Lane and over and across 15-foot alley (Volume 1, Page 349, M.R.D.C.T.), a distance of 101.36 feet to a corner on the southwest right-of-way line of said 15-foot alley;

✓ THENCE North 45 degrees 24 minutes 11 seconds West, continuing with the southeast right-of-way line of said Oak Lane and with the southwest right-of-way line of said 15-foot alley, a distance of 7.90 feet to the north corner of Lot 8, Block 3/854 of Barnes and Mitchell's Addition;

✓ THENCE South 44 degrees 13 minutes 33 seconds West, continuing with the southeast right-of-way line of said Oak Lane, a distance of 1,082.48 feet to the west corner of Lot 8, Block 10/854 of said Barner and Mitchell's Addition;

✓ THENCE North 88 degrees 37 minutes 22 seconds West, departing said southeast right-of-way line of said Oak Lane and over and across said Oak Lane, a distance of 28.94 feet to an "ell" corner of said Lot 1, Block A/853, from which 1/2-inch found iron rod with cap stamped "AB&A" bears South 40 degrees 53 minutes 15 seconds East, 0.5 feet;

✓ THENCE South 44 degrees 09 minutes 30 seconds West, with the south line of said Lot 1, Block A/853, a distance of 667.32 feet to a 1/2-inch found iron rod with cap stamped "AB&A" for corner;

**Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) – DART CROW
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit**

✓ THENCE South 44 degrees 28 minutes 22 seconds West, continuing with the south line of said Lot 1, Block A/853, a distance of 363.71 feet to a corner, from which a 2-inch aluminum "illegible" cap bears North 57 degrees 11 minutes 42 seconds East, a distance of 1.79 feet;

✓ THENCE South 53 degrees 08 minutes 24 seconds West, continuing with the south line of said Lot 1, Block A/853, a distance of 66.00 feet to the POINT OF BEGINNING AND CONTAINING 63.58 acres (2,769,374 square feet) of land, more or less.

**Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) – DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit**

SAVE AND EXCEPT THE FOLLOWING:

Part 1:

BEING a 0.3478 acre (15,149 square foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City and County of Dallas, Texas, City of Dallas Block Number 851, and being part of tract of land described in Deed to the State of Texas, as recorded in Volume 5677, Page 49, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at the north corner of said State of Texas tract and an "ell" corner of Lot 1, Block A/853 of S&I Yard Addition, an addition to the City of Dallas, as recorded in Volume 2003215, Page 8, D.R.D.C.T., from which a 5/8-inch found iron with cap stamped "LTRA" bears South 33 degrees East, a distance of 0.4 of a foot;

THENCE South 43 degrees 16 minutes 05 seconds East, with the northeast line of said State of Texas tract, a distance of 184.00 feet to the east corner of said State of Texas tract;

THENCE South 74 degrees 10 minutes 20 seconds West, with south line of said State of Texas tract, a distance of 120.24 feet to the south corner of said State of Texas tract, said corner being on the northeast line of said Lot 1, Block A/853;

THENCE North 45 degrees 14 minutes 35 seconds West, with the southwest line of said State of Texas tract and the northeast line of said Lot 1, Block A/853, a distance of 96.00 feet to the west corner of said State of Texas tract and an "ell" corner of said Lot 1, Block A/853;

THENCE North 30 degrees 12 minutes 11 seconds East, with the northwest line of said State of Texas tract and a southerly line of said Lot 1, Block A/853, a distance of 114.76 feet to the POINT OF BEGINNING AND CONTAINING 0.3478 acres (15,149 square feet) of land, more or less.

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) – DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit

AREA SUMMARY:

Gross MSD DART Boundary : 63.58 acres
Save and Except Part 1 : 0.3478 acres

Net MSD DART Boundary : 63.23 acres

NOTES:

This property description is accompanied by a parcel plat of even date.

This survey was prepared without the benefit of a title commitment. Easement may exist where none are shown.

The Basis of Bearing of this survey are based on the Texas Coordinate System of 1983, North Central Zone and tied to TXDOT GPS monuments: R0570127, R0570130, R0570157, RE570834 and Trinity Lakes Monuments: GPS01, GPS05, GPS09, GPS16, GPS17, GPS19, GPS20, GPS28, GPS32, GPS33, GPS34, GPS35, GPS37, GPS39, GPS40, GPS41, GPS42, GPS43, GPS44, GPS45, GPS50, GPS53, GPS55, GPS56, GPS58, GPS60, GPS62, GPS65, and GPS66. Coordinates shown are grid values and may be converted to surface by multiplying by the published Dallas County TXDOT scale factor of 1.000136506. Distances shown are reported in U.S. survey feet.

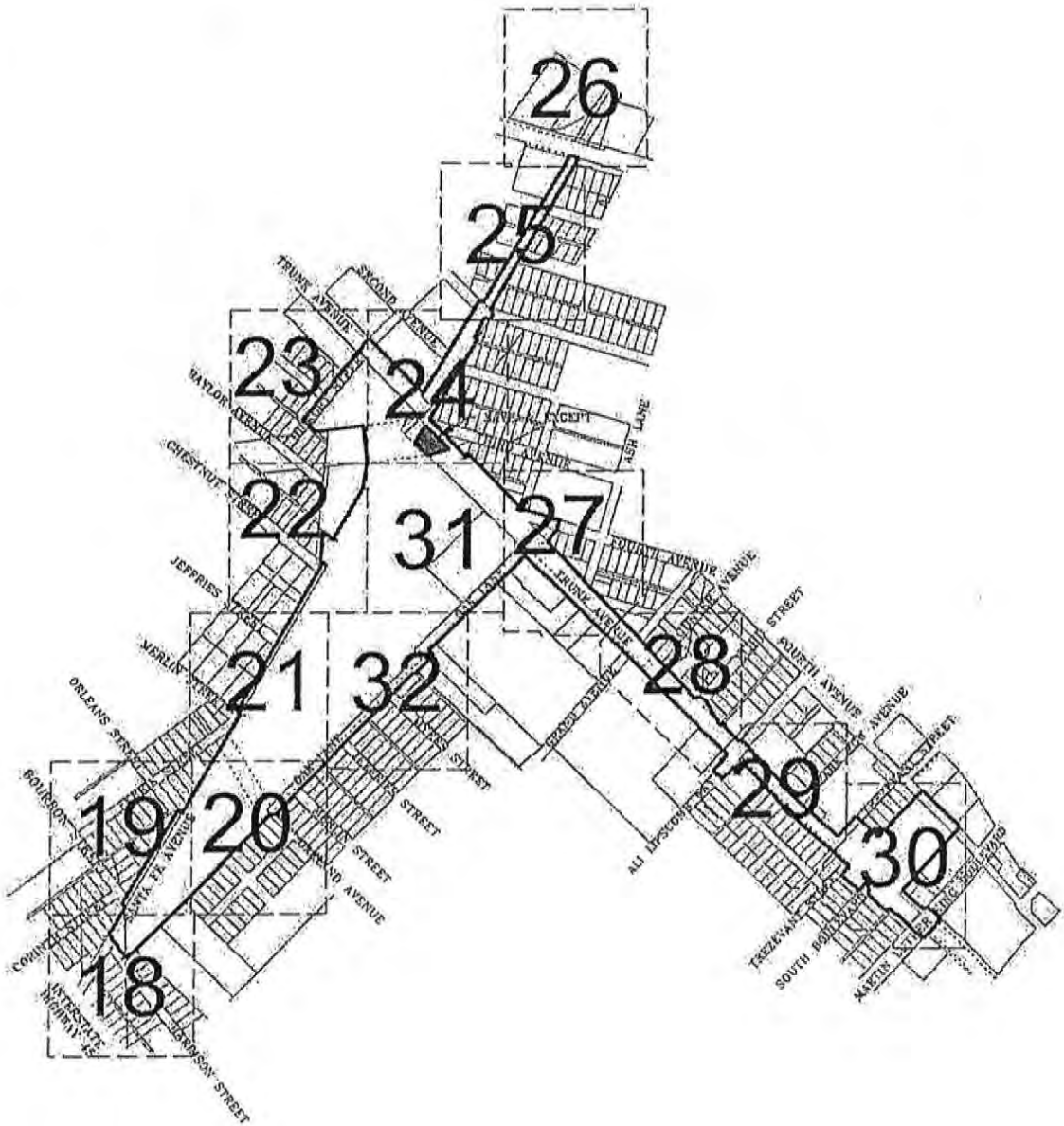
I, Getsy J. Suthan, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that "This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation of reconfiguration of the boundary of the political subdivision for which it was prepared."

G. J. Suthan May 23/2017




Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.
1201 North Bowser Road.
Richardson, Texas 75081
(214) 217-6418
TBPLS Firm #10029600



KEY MAP



LEGEND

-  PAGE OUTLINE & MATCHLINE
-  MSD BOUNDARY
-  SAVE & EXCEPT

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) DART CROF
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All of Lot 1, Block A/853 of S&I Yard Addition, Replat, and
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit



HALFF

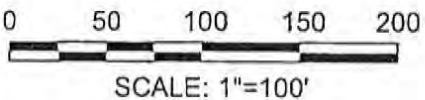
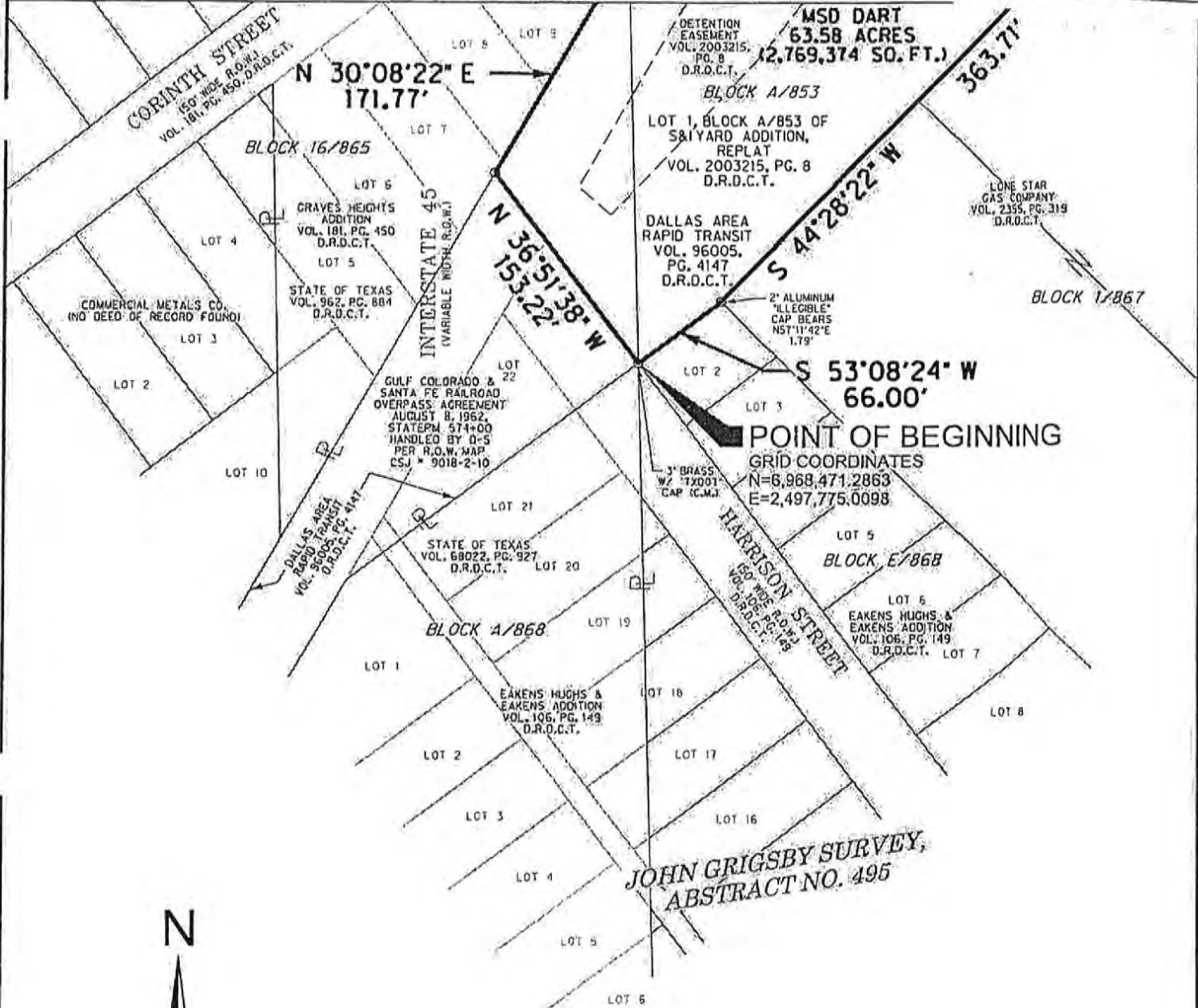
TBPLS FIRM #10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 7/17/2017

AVO.: 30445 W011

PAGE 17 OF 32

Match Line, See Sheet 19 of 33



LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON ROD (AS NOTED)
- WITH YELLOW CAP STAMPED "HALFF"
- FOUND RAILROAD SPIKE
- MAP RECORDS OF DALLAS COUNTY, TEXAS
- DEED RECORDS OF DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOLUME, PAGE
- RIGHT OF WAY
- CONTROLLING MONUMENT
- SURVEY LINE
- PROPERTY LINE

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) DART CROF
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All of Lot 1, Block A/853 of S&I Yard Addition, Replat, and
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City of Dallas, Dallas County, Texas
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HALFF
TBPLS FIRM #10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 7/17/2017
AVO.: 30445 W011
PAGE 18 OF 33

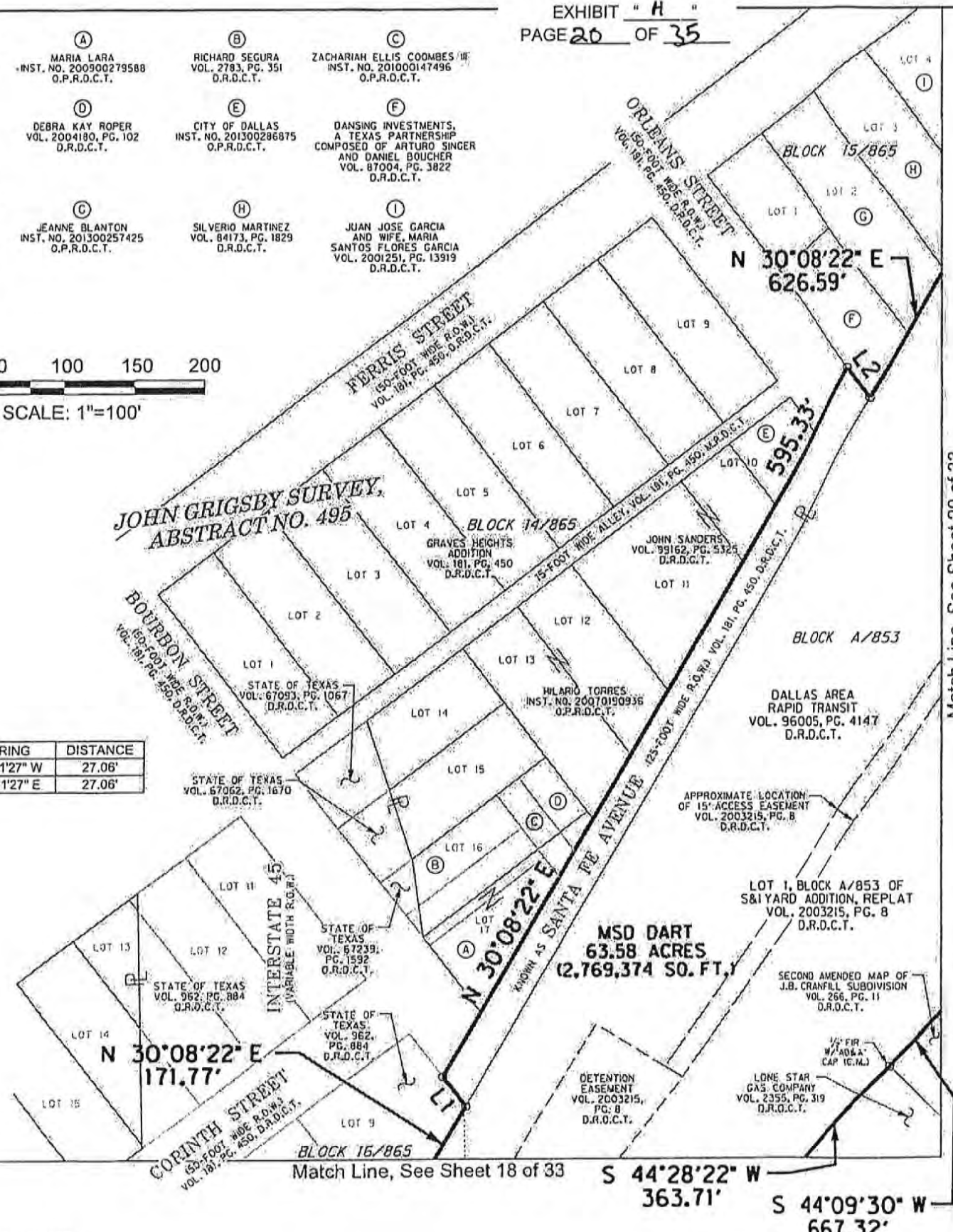
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- (A) MARIA LARA
INST. NO. 200900279588
O.P.R.D.C.T.
- (B) RICHARD SEGURA
VOL. 2783, PG. 351
O.R.D.C.T.
- (C) ZACHARIAH ELLIS COOMBS III
INST. NO. 201000147496
O.P.R.D.C.T.
- (D) DEBRA KAY ROPER
VOL. 2004180, PG. 102
D.R.D.C.T.
- (E) CITY OF DALLAS
INST. NO. 201300286875
O.P.R.D.C.T.
- (F) DANCING INVESTMENTS,
A TEXAS PARTNERSHIP
COMPOSED OF ARTURO SINGER
AND DANIEL BOUCHER
VOL. 87004, PG. 3822
D.R.D.C.T.
- (G) JEANNE BLANTON
INST. NO. 201300257425
O.P.R.D.C.T.
- (H) SILVERIO MARTINEZ
VOL. 84173, PG. 1829
D.R.D.C.T.
- (I) JUAN JOSE GARCIA
AND WIFE, MARIA
SANTOS FLORES GARCIA
VOL. 2001251, PG. 13919
D.R.D.C.T.

JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495

NO.	BEARING	DISTANCE
L1	N 37°21'27" W	27.06'
L2	S 37°21'27" E	27.06'



Match Line, See Sheet 20 of 33

LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON ROD (AS NOTED)
- WITH YELLOW CAP STAMPED "HALFF"
- FOUND RAILROAD SPIKE
- MAP RECORDS OF DALLAS COUNTY, TEXAS
- DEED RECORDS OF DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOLUME, PAGE
- RIGHT OF WAY
- CONTROLLING MONUMENT
- SURVEY LINE
- PROPERTY LINE

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat, and
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit

HALFF TBPLS FIRM #10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

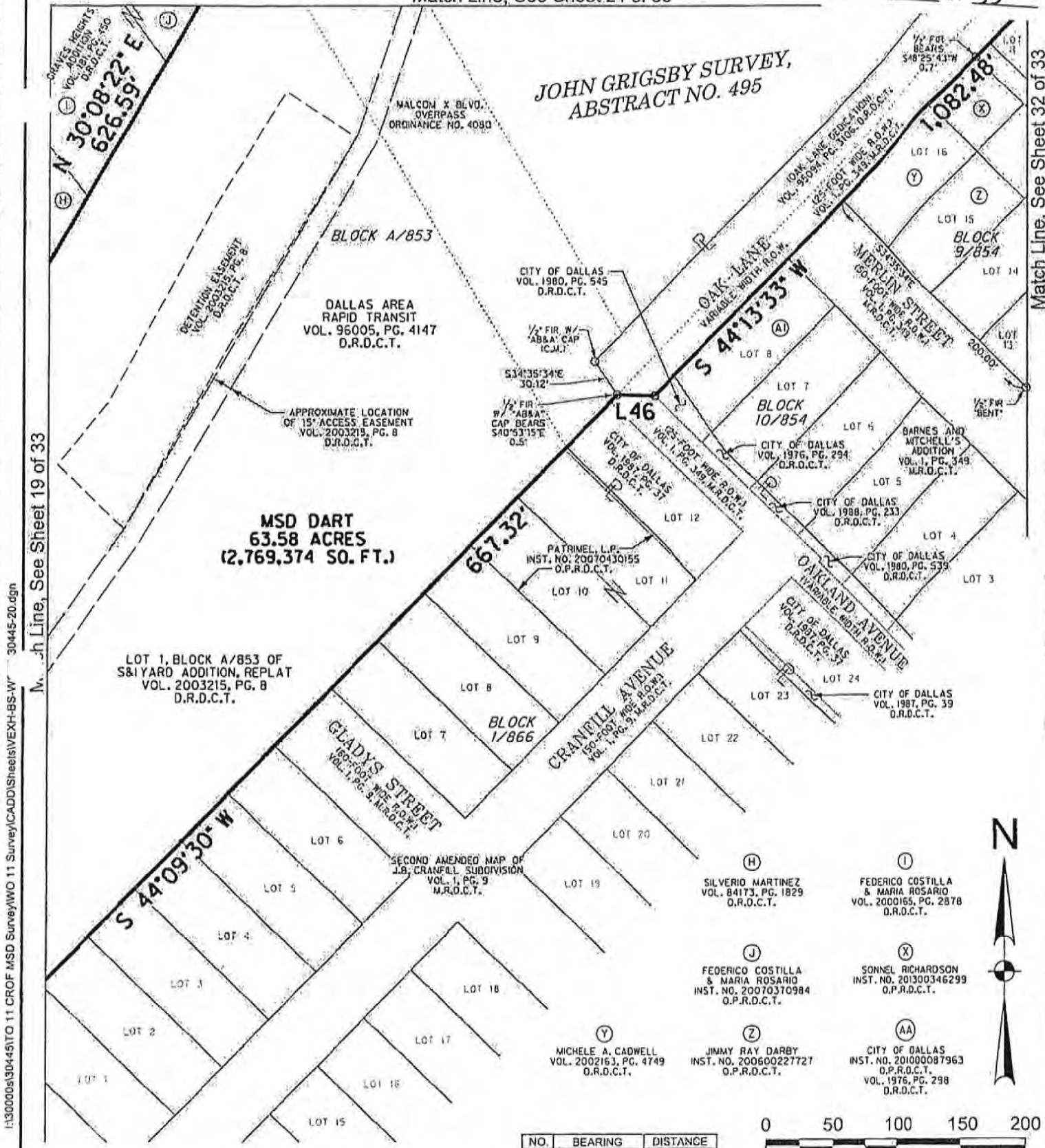
DATE: 7/17/2017
AVO.: 30445 W011
PAGE 19 OF 33

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7/17/2017 12:39:53 PM

Match Line, See Sheet 21 of 33

**JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495**



**MSD DART
63.58 ACRES
(2,769,374 SQ. FT.)**

LOT 1, BLOCK A/853 OF
S&I YARD ADDITION, REPLAT
VOL. 2003215, PG. 8
D.R.D.C.T.

DALLAS AREA
RAPID TRANSIT
VOL. 96005, PG. 417
D.R.D.C.T.

APPROXIMATE LOCATION
OF 15' ACCESS EASEMENT
VOL. 2003215, PG. 8
D.R.D.C.T.

CITY OF DALLAS
VOL. 1980, PG. 545
D.R.D.C.T.

1/2" FIR W/
"ABBA" CAP
IC.M.I.

S14°35'34"E
30.12'

1/2" FIR
W/ "ABBA"
CAP BEARS
S40°53'15"E
0.5'

CITY OF DALLAS
VOL. 1976, PG. 294
D.R.D.C.T.

CITY OF DALLAS
VOL. 1988, PG. 233
D.R.D.C.T.

CITY OF DALLAS
VOL. 1980, PG. 539
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

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VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

CITY OF DALLAS
VOL. 1987, PG. 39
D.R.D.C.T.

Match Line, See Sheet 19 of 33

Match Line, See Sheet 32 of 33

I:\30000s\30445\10 11 CROF MSD Survey\W0 11 Survey\CADD\Sheets\EXH-B5-W 30445-20.dgn

7/17/2017 12:35:54 PM



SCALE: 1"=100'

NO.	BEARING	DISTANCE
L46	N 88°37'22" W	28.94'

LEGEND

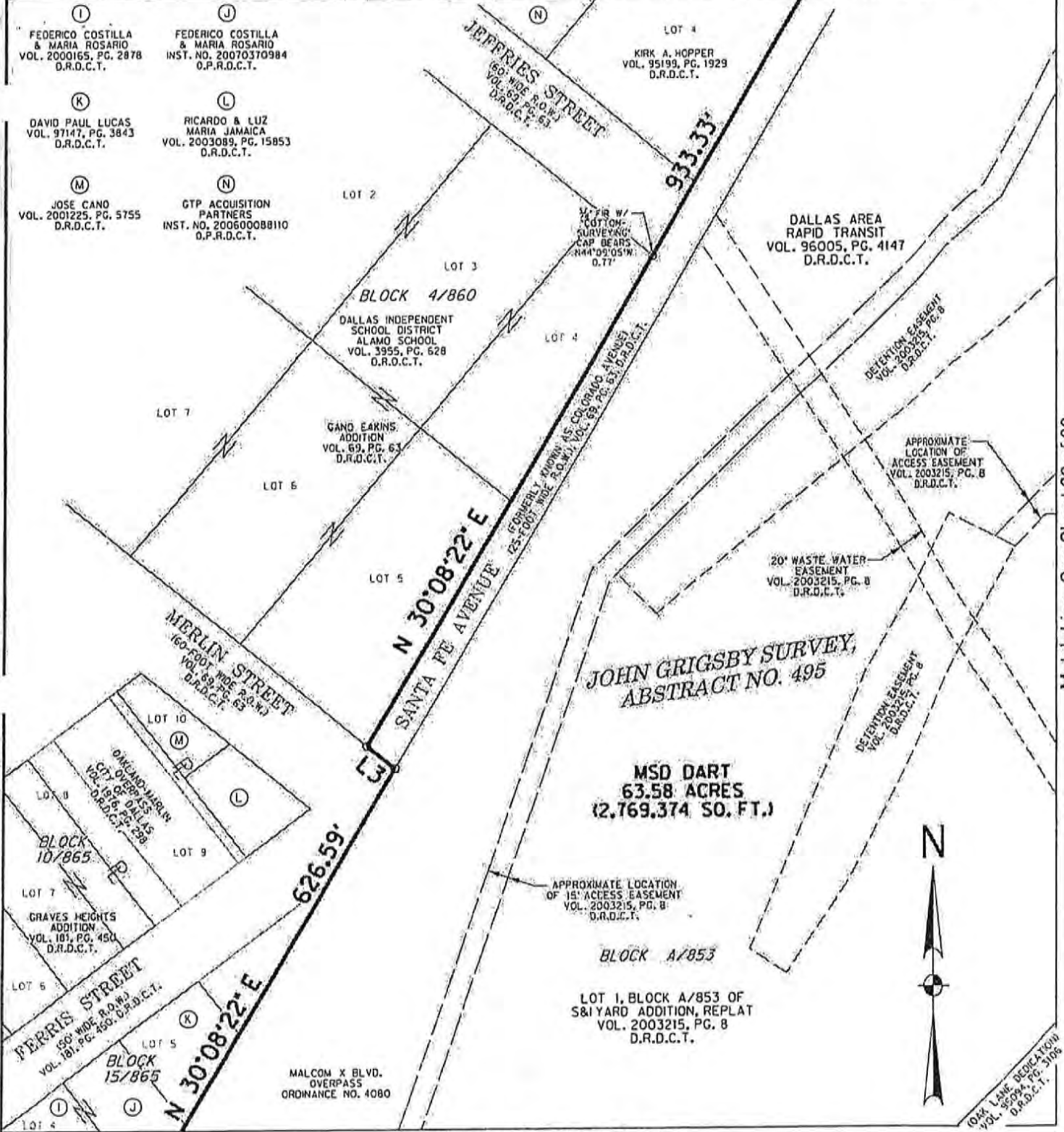
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- FOUND IRON PIPE (AS NOTED)
- FOUND IRON ROD (AS NOTED)
- WITH YELLOW CAP STAMPED "HALFF"
- FOUND RAILROAD SPIKE
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- R.O.W. RIGHT OF WAY
- (C.M.) CONTROLLING MONUMENT
- SURVEY LINE
- PROPERTY LINE

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat, and
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit

HALFF
TBPLS FIRM #10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

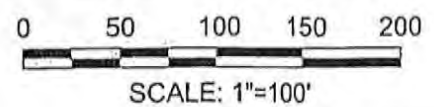
DATE: 7/17/2017
AVO.: 30445 W011
PAGE 20 OF 33

Match Line, See Sheet 22 of 33



Match Line, See Sheet 20 of 33

NO.	BEARING	DISTANCE
L3	N 50°43'15" W	25.32'



LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON ROD (AS NOTED)
- WITH YELLOW CAP STAMPED "HALFF"
- FOUND RAILROAD SPIKE
- MAP RECORDS OF DALLAS COUNTY, TEXAS
- DEED RECORDS OF DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOLUME, PAGE
- RIGHT OF WAY
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- SURVEY LINE
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Field Notes Describing a 63.58 Acre (2,769,374-Square Foot)
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 TELE. (214)346-6200 FAX (214)739-0095

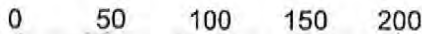
DATE: 7/17/2017
AVO.: 30445 W011
PAGE 21 OF 33

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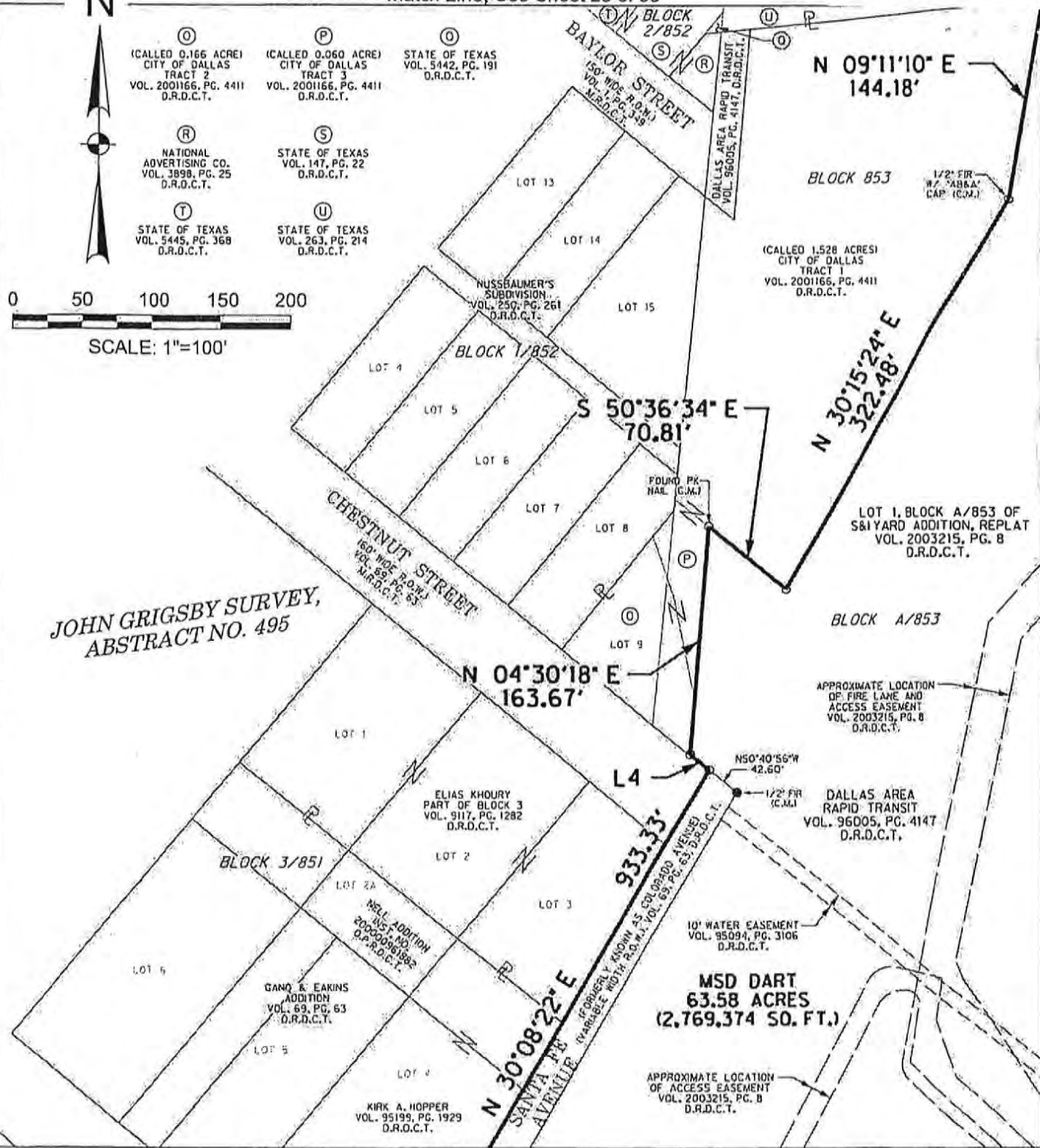
Match Line, See Sheet 32 of 33



- ⓪ (CALLED 0.166 ACRE) CITY OF DALLAS TRACT 2 VOL. 2001166, PG. 4411 D.R.D.C.T.
- Ⓟ (CALLED 0.060 ACRE) CITY OF DALLAS TRACT 3 VOL. 2001166, PG. 4411 D.R.D.C.T.
- ⓪ STATE OF TEXAS VOL. 5442, PG. 191 D.R.D.C.T.
- Ⓡ NATIONAL ADVERTISING CO. VOL. 3898, PG. 25 D.R.D.C.T.
- Ⓢ STATE OF TEXAS VOL. 147, PG. 22 D.R.D.C.T.
- Ⓣ STATE OF TEXAS VOL. 5445, PG. 368 D.R.D.C.T.
- Ⓤ STATE OF TEXAS VOL. 263, PG. 214 D.R.D.C.T.



SCALE: 1"=100'



Match Line, See Sheet 21 of 33

Match Line, See Sheet 32 of 33

NO.	BEARING	DISTANCE
L4	N 50°40'56" W	17.27'

LEGEND

- ⓪ NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- ⊥ FOUND IRON PIPE (AS NOTED)
- ⊥ FOUND IRON ROD (AS NOTED)
- ⊥ WITH YELLOW CAP STAMPED "HALFF"
- ⊥ FOUND RAILROAD SPIKE
- FRRS MAP RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. INSTRUMENT NUMBER
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- R.O.W. RIGHT OF WAY
- (C.M.) CONTROLLING MONUMENT
- SURVEY LINE
- PROPERTY LINE

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot) Municipal Setling Designation (MSD) DART CROF To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854 All of Lot 1, Block A/853 of S&I Yard Addition, Replat, and Lot 1B, Block 4/1354 of Martin Luther King Jr. Station City of Dallas, Dallas County, Texas From the Dallas Area Rapid Transit



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TBPLS FIRM #10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 7/17/2017

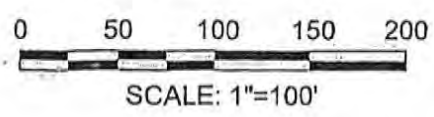
AVO.: 30445 W011

PAGE 22 OF 33

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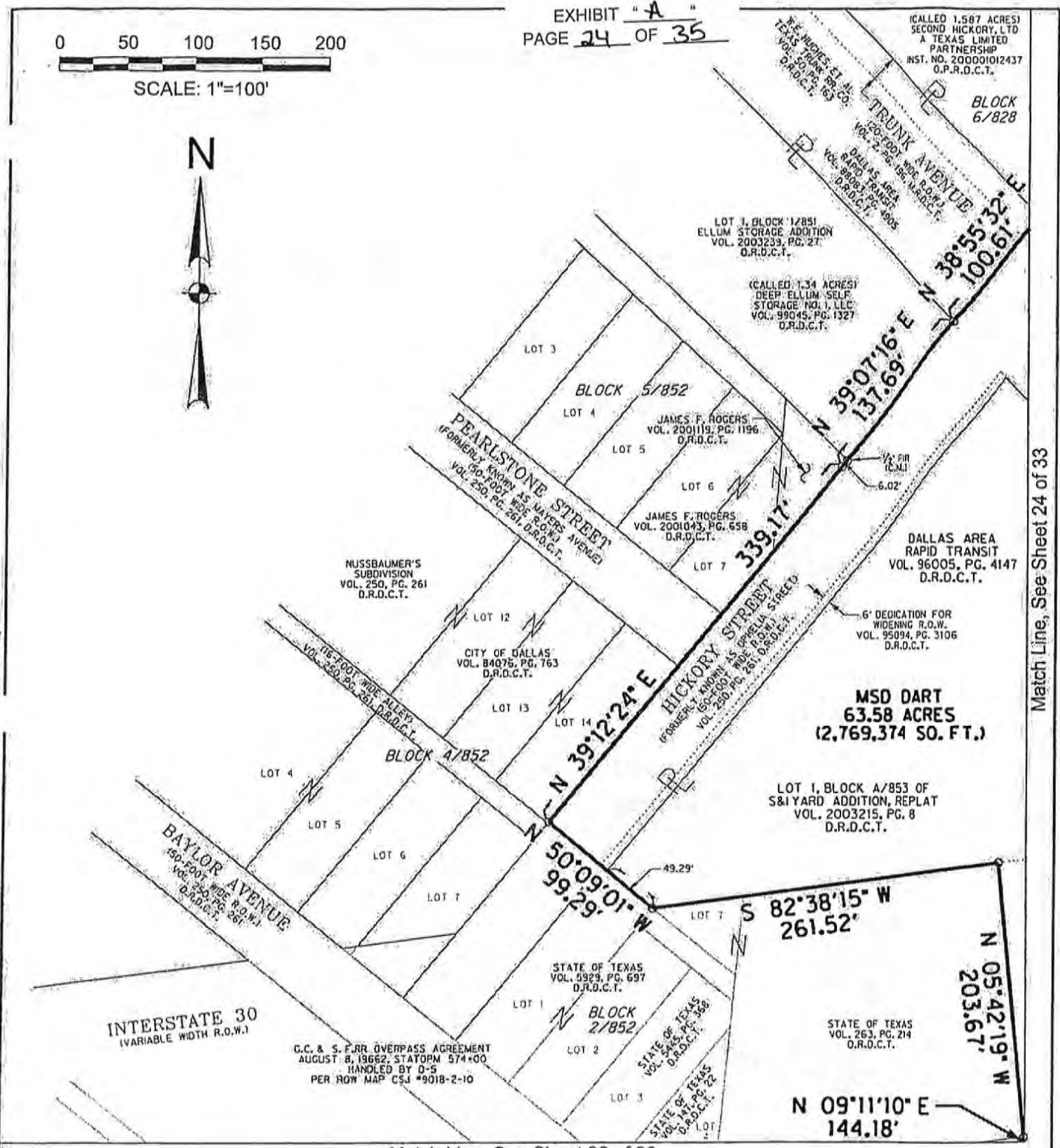
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Match Line, See Sheet 31 of 33



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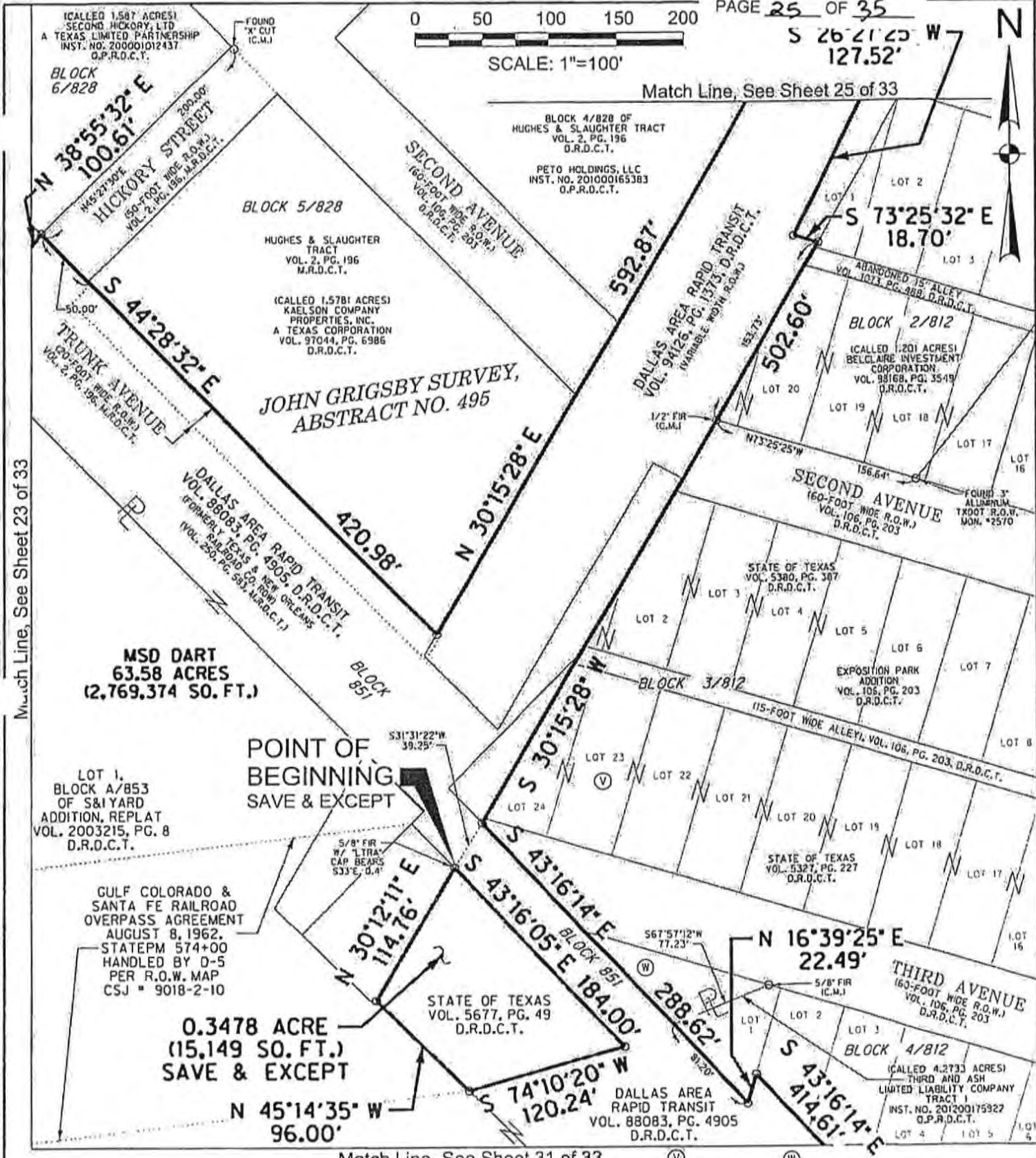
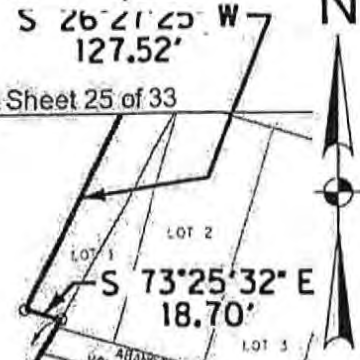
Match Line, See Sheet 22 of 33

Match Line, See Sheet 24 of 33

LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON ROD (AS NOTED)
- WITH YELLOW CAP STAMPED "HALFF"
- FOUND RAILROAD SPIKE
- MAP RECORDS OF DALLAS COUNTY, TEXAS
- DEED RECORDS OF DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO.
- VOL., PG.
- R.O.W.
- (C.M.)
- SURVEY LINE
- PROPERTY LINE

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot) Municipal Setting Designation (MSD) DART CROF To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854 All of Lot 1, Block A/853 of S&I Yard Addition, Replat, and Lot 1B, Block 4/1354 of Martin Luther King Jr. Station City of Dallas, Dallas County, Texas From the Dallas Area Rapid Transit	
<p>HALFF TBPLS FIRM #10029600 1201 N.BOWSER ROAD RICHAROSON, TEXAS 75081 TELE. (214)346-6200 FAX (214)739-0095</p>	DATE: 7/17/2017
	AV0.: 30445 W011
	PAGE 23 OF 33



MSD DART
63.58 ACRES
(2,769,374 SQ. FT.)

**POINT OF BEGINNING
SAVE & EXCEPT**

**0.3478 ACRE
(15,149 SQ. FT.)
SAVE & EXCEPT**

LEGEND

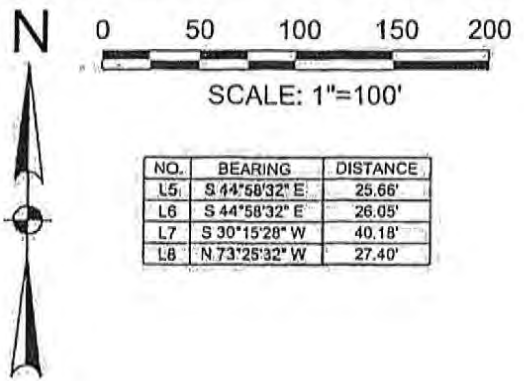
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- ⊙ WITH YELLOW CAP STAMPED "HALFF"
- ⊙ FOUND RAILROAD SPIKE
- ⊙ MAP RECORDS OF DALLAS COUNTY, TEXAS
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- ⊙ VOLUME, PAGE
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HALFF
TBPLS FIRM #10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 7/17/2017
AVO.: 30445 W011
PAGE 24 OF 33

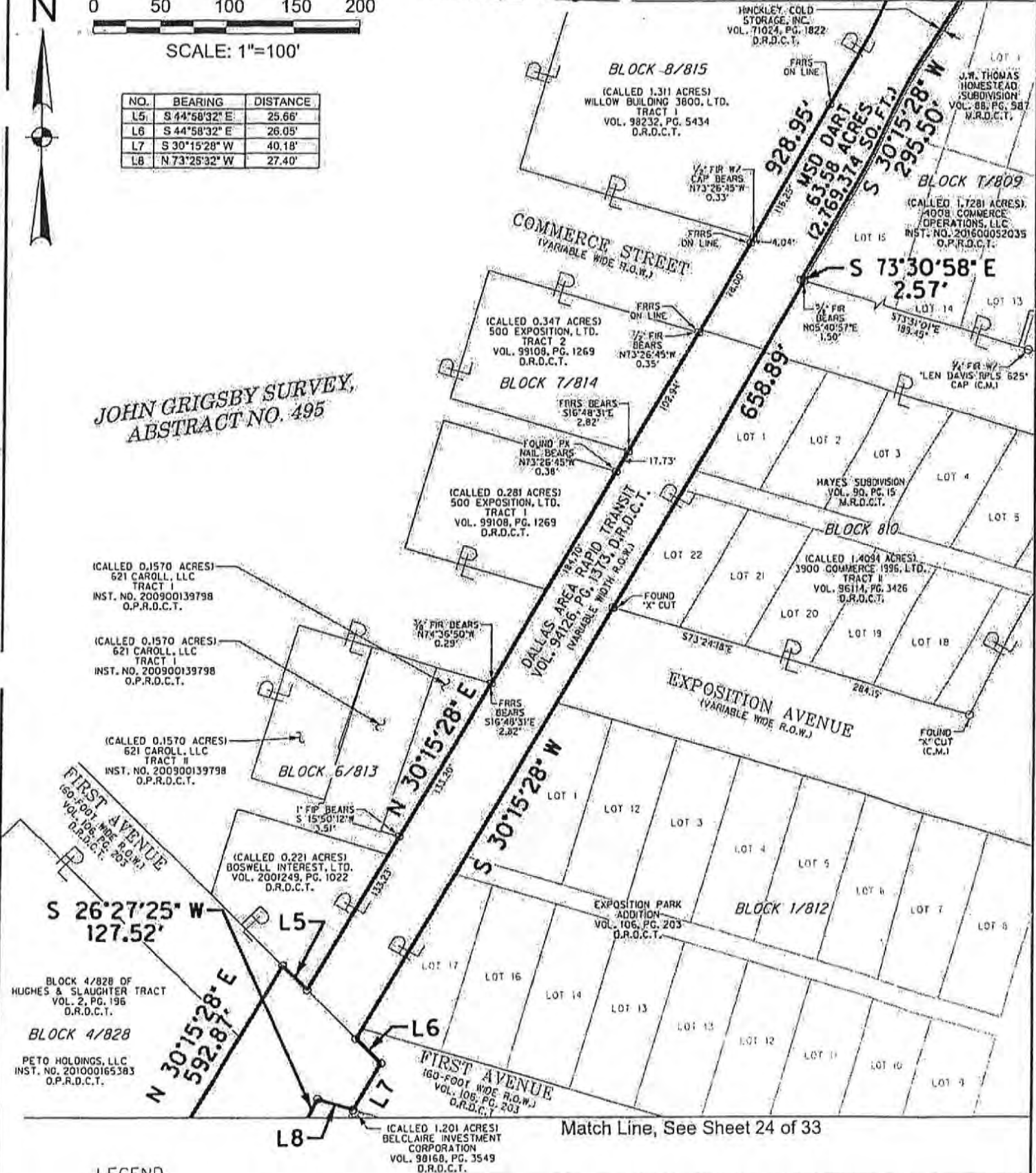
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NO.	BEARING	DISTANCE
L5	S 44°58'32" E	25.66'
L6	S 44°58'32" E	26.05'
L7	S 30°15'28" W	40.18'
L8	N 73°25'32" W	27.40'

**JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495**

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Match Line, See Sheet 24 of 33

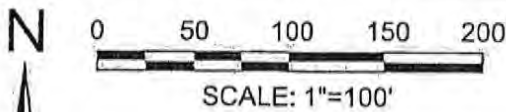
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 - FOUND IRON ROD (AS NOTED)
 - WITH YELLOW CAP STAMPED "HALFF"
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 - INSTRUMENT NUMBER
 - VOLUME, PAGE
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 - PROPERTY LINE

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City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit

HALFF
TBPLS FIRM #10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 7/17/2017
AVO.: 30445 W011
PAGE 25 OF 33

7/17/2017 12:39:58 PM



**JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495**

BLOCK 826

(CALLED 2.02 ACRES)
SIMBOLWOOD, LTD.
VOL. 2000025, PG. 2195
D.R.D.C.T.

WILLOW STREET
(VARIABLE WIDE R.O.W.)

FOUND PK NAIL
(C.M.)

PACIFIC AVENUE
(VARIABLE WIDE R.O.W.)

DALLAS AREA RAPID TRANSIT
VOL. 95201, PG. 3370, D.R.D.C.T.
(FORMERLY GULF COLORADO & SANTA FE R.R.)
(CALLED 80-FOOT WIDE R.O.W.)

**MSD DART
63.58 ACRES
(2,769,374 SQ. FT.)**

DALLAS AREA
RAPID TRANSIT
PARCEL NO. 9

DALLAS AREA RAPID TRANSIT
PARCEL NO. P-22-51F

(CALLED 1.488 ACRES)
CITY OF DALLAS
INST. NO. 201600248188
O.P.R.D.C.T.

BLOCK 2/808

DALLAS AREA RAPID TRANSIT
VOL. 94126, PG. 1373, D.R.D.C.T.
(VARIABLE WIDTH R.O.W.)

**S 73°30'58" E
48.91'**

(CALLED 0.0859 ACRES)
DALLAS AREA RAPID TRANSIT
INST. NO. 200600355053
O.P.R.D.C.T.

**N 30°15'28" E
928.95'**

BLOCK 8/815
(CALLED 1.111 ACRES)
WILLOW BUILDING 3800, LTD.
TRACT 1
VOL. 98232, PG. 5434
D.R.D.C.T.

FOUND PK
NAIL BEARS
324°10'20"W
2.91'

FOUND PK
NAIL BEARS
324°10'20"W
2.91'

**S 30°15'28" W
295.50'**

BLOCK T/809

1/2" FIR W/
11R COUMBS
RPLS 5294" CAP
(C.M.)

Match Line, See Sheet 25 of 33

HINCKLEY COLD
STORAGE, INC.
VOL. 71024, PG. 1822
D.R.D.C.T.

(CALLED 1.7281 ACRES)
4008 COMMERCE OPERATIONS, LLC
INST. NO. 20160052035
O.P.R.D.C.T.

LEGEND

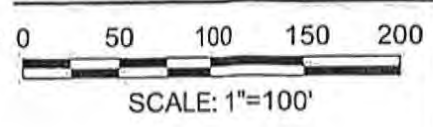
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- FOUND IRON ROD (AS NOTED)
- WITH YELLOW CAP STAMPED "HALFF"
- FOUND RAILROAD SPIKE
- MAP RECORDS OF DALLAS COUNTY, TEXAS
- DEED RECORDS OF DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOLUME, PAGE
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Lot 1B, Block 4/1354 of Martin Luther King Jr. Station
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit

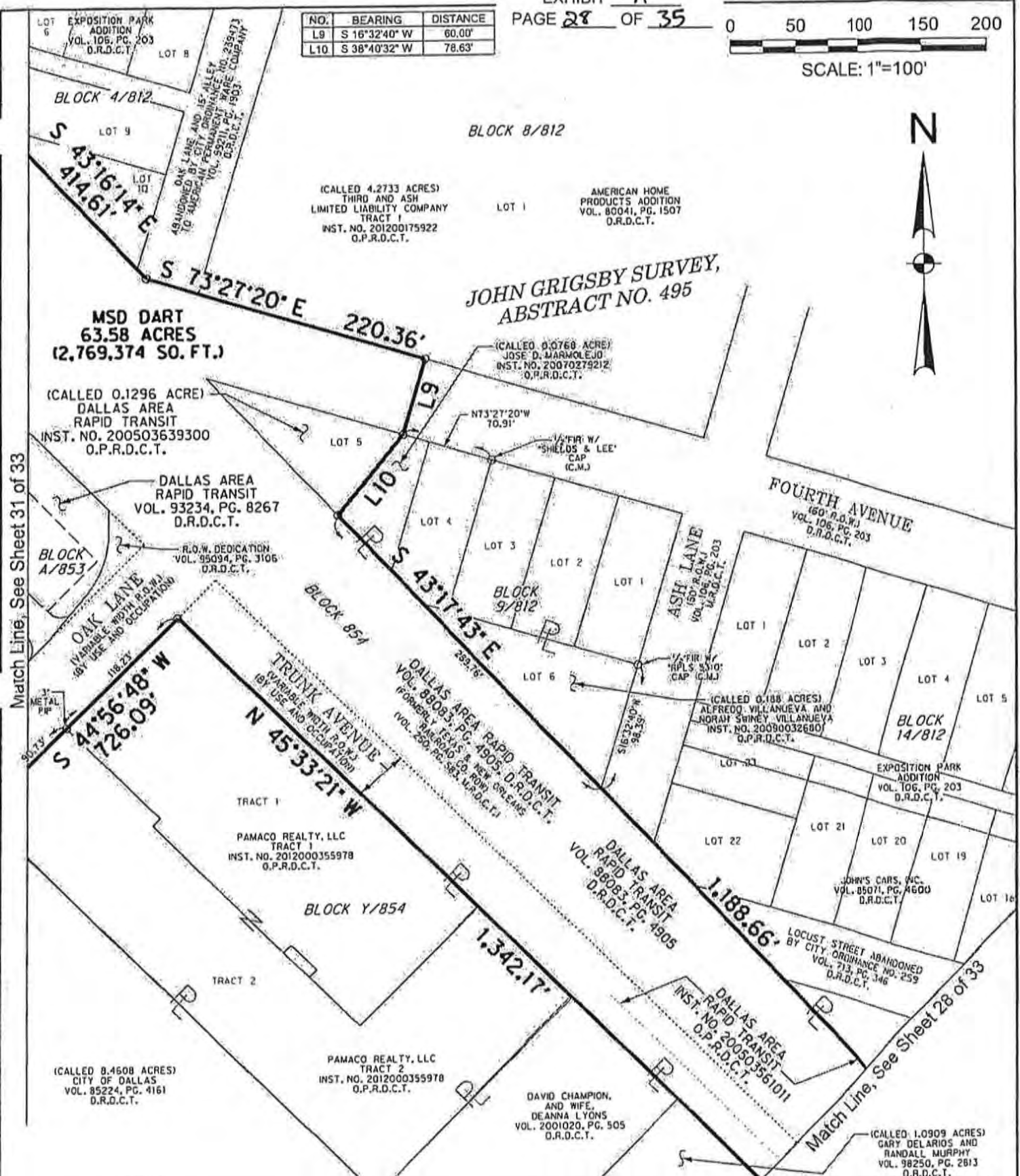
HALFF
TBPLS FIRM #10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 7/17/2017
AVO.: 30445 W011
PAGE 26 OF 33

I:\30000s\30445\1011 CROF MSD Survey\W0 11 Survey\CADD\Sheets\EXH-BS-W' 30445-26.dgn 7/17/2017 12:39:59 PM



NO.	BEARING	DISTANCE
L9	S 16°32'40" W	60.00'
L10	S 38°40'32" W	78.63'



Match Line, See Sheet 31 of 33

Match Line, See Sheet 28 of 33

LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- IP FOUND IRON PIPE (AS NOTED)
- IR FOUND IRON ROD (AS NOTED)
- W/CAP WITH YELLOW CAP STAMPED "HALFF"
- FRS FOUND RAILROAD SPIKE
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- R.O.W. RIGHT OF WAY
- (C.M.) CONTROLLING MONUMENT
- S SURVEY LINE
- P PROPERTY LINE

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot) Municipal Setting Designation (MSD) DART CROF To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854 All of Lot 1, Block A/853 of S&I Yard Addition, Replat, and Lot 1B, Block 4/1354 of Martin Luther King Jr. Station City of Dallas, Dallas County, Texas From the Dallas Area Rapid Transit

HALFF

TBPLS FIRM #10029600

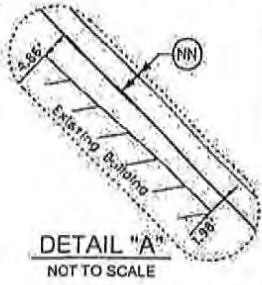
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081

TELE. (214)346-6200 FAX (214)739-0095

DATE: 7/17/2017

AVO.: 30445 W011

PAGE 27 OF 33

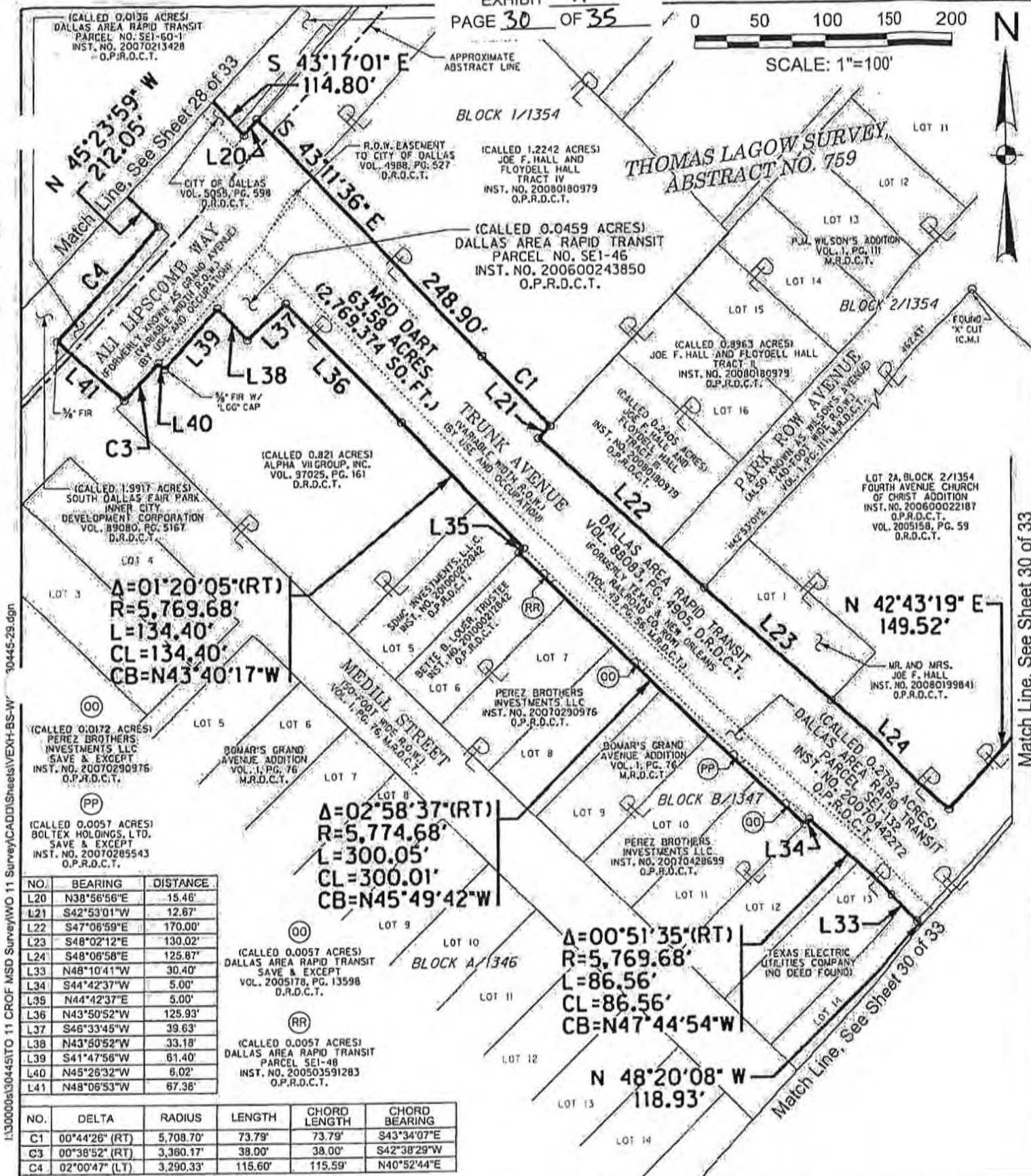


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Field Notes Describing a 63.58 Acre (2,769,374 Square Foot) Municipal Siting Designation (MSD) DART CROF To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854 All of Lot 1, Block A/853 of S&I Yard Addition, Replat, and Lot 1B, Block 4/1354 of Martin Luther King Jr. Station City of Dallas, Dallas County, Texas From the Dallas Area Rapid Transit

HALFF
TBPLS FIRM #10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 7/17/2017
AVO.: 30445 W011
PAGE 28 OF 33



$\Delta=01^{\circ}20'05''(\text{RT})$
 $R=5,769.68'$
 $L=134.40'$
 $CL=134.40'$
 $CB=N43^{\circ}40'17''W$

$\Delta=02^{\circ}58'37''(\text{RT})$
 $R=5,774.68'$
 $L=300.05'$
 $CL=300.01'$
 $CB=N45^{\circ}49'42''W$

$\Delta=00^{\circ}51'35''(\text{RT})$
 $R=5,769.68'$
 $L=86.56'$
 $CL=86.56'$
 $CB=N47^{\circ}44'54''W$

NO.	BEARING	DISTANCE
L20	N38°56'56"E	15.46'
L21	S42°53'01"W	12.67'
L22	S47°06'59"E	170.00'
L23	S48°02'12"E	130.02'
L24	S48°08'58"E	125.87'
L33	N48°10'41"W	30.40'
L34	S44°42'37"W	5.00'
L35	N44°42'37"E	5.00'
L36	N43°50'52"W	125.93'
L37	S46°33'45"W	39.63'
L38	N43°50'52"W	33.18'
L39	S41°47'56"W	61.40'
L40	N45°26'32"W	6.02'
L41	N48°06'53"W	67.36'

NO.	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	00°44'26" (RT)	5,708.70'	73.79'	73.79'	S43°34'07"E
C3	00°38'52" (RT)	3,360.17'	38.00'	38.00'	S42°38'29"W
C4	02°00'47" (LT)	3,290.33'	115.60'	115.59'	N40°52'44"E

LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON ROD (AS NOTED)
- WITH YELLOW CAP STAMPED "HALFF"
- FOUND RAILROAD SPIKE
- MAP RECORDS OF DALLAS COUNTY, TEXAS
- DEED RECORDS OF DALLAS COUNTY, TEXAS
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- INSTRUMENT NUMBER
- VOLUME, PAGE
- RIGHT OF WAY
- CONTROLLING MONUMENT
- SURVEY LINE
- PROPERTY LINE

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot) Municipal Selling Designation (MSD) DART CROF To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854 All of Lot 1, Block A/853 of S&I Yard Addition, Replat, and Lot 1B, Block 4/1354 of Martin Luther King Jr. Station City of Dallas, Dallas County, Texas From the Dallas Area Rapid Transit

HALFF
 TBPLS FIRM #10029600
 1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
 TEL F. (214)346-6200 FAX (214)739-0095

DATE: 7/17/2017
 AV0.: 30445 W011
 PAGE 29 OF 33

130000s3044510 TO 11 CROF MSD Survey W/O 11 Survey/CADD/Sheets/EXH-B5-W 10445-29.dgn 17/2017 12:40:01 PM

Match Line, See Sheet 30 of 33

Match Line, See Sheet 29 of 33

Match Line, See Sheet 29 of 33

Match Line, See Sheet 29 of 33

Match Line, See Sheet 29 of 33

Match Line, See Sheet 29 of 33

Match Line, See Sheet 29 of 33

Match Line, See Sheet 29 of 33

Match Line, See Sheet 29 of 33

BLOCK 2/1354
LOT 2A, BLOCK 2/1354
FOURTH AVENUE CHURCH
OF CHRIST ADDITION
INST. NO. 200500022187
O.P.R.D.C.T.
VOL. 2005158, PG. 59
D.R.D.C.T.

LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
HARPER'S FOURTH
AVENUE ADDITION
VOL. 2, PG. 164
M.R.D.C.T.

LOT 19-A, BLOCK 1
FOURTH AVENUE
ADDITION
VOL. 87046, PG. 4513
D.R.D.C.T.

BLOCK 1311
LOT 22A
LOTS 22A & 26A,
BLOCK 1317
WALGREENS FOURTH
AVENUE ADDITION
VOL. 98090, PG. 4
D.R.D.C.T.

THOMAS LAGOW SURVEY,
ABSTRACT NO. 759

(CALLED 0.2792 ACRES)
DALLAS AREA RAPID TRANSIT
PARCEL SE1-132
INST. NO. 20070442272
O.P.R.D.C.T.

MSD DART
63.58 ACRES
(2,769,374 SQ. FT.)

LOT 1B, BLOCK 4/1354
MARTIN LUTHER KING,
JR. STATION
INST. NO. 201000126170
O.P.R.D.C.T.

NO.	BEARING	DISTANCE
L25	S47°16'41"E	49.00'
L26	N86°44'27"E	21.33'
L27	N41°43'59"E	9.55'
L28	N47°22'16"W	105.00'
L29	S42°37'44"W	22.08'
L30	S42°39'03"W	59.70'
L31	N 48°22'00"W	129.59'
L32	N 42°31'11"E	63.98'

(CALLED 1.054 ACRES)
JOHN COLLINS
INST. NO. 201000104425
O.P.R.D.C.T.

BLOCK 5/1354

R.O.W. EASEMENT
VOL. 283, PG. 645
D.R.D.C.T.

DALLAS AREA RAPID TRANSIT
VOL. 88083, PG. 4905 D.R.D.C.T.
FORMERLY TEXAS & NEW ORLEANS
IFOR. PARCEL CO. NEW ORLEANS
(VOL. 450, PG. 581 M.R.D.C.T.)

CURTIS P. BLACK
1409 AVENUE L BLOCK
INST. NO. 2010001334
O.P.R.D.C.T.

SANDHYA WALLU
1409 AVENUE L BLOCK
INST. NO. 2010001334
O.P.R.D.C.T.

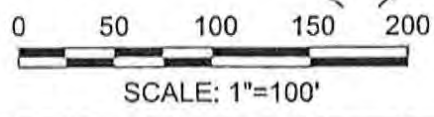
MARTIN LUTHER
KING BOULEVARD
(VARIABLE WIDTH R.O.W.)
(BY USE AND OCCUPATION)

SOUTH BOULEVARD
(60-FOOT WIDTH R.O.W.)
VOL. 283, PG. 81 M.R.D.C.T.

TRUNK AVENUE
(VARIABLE WIDTH R.O.W.)
(BY USE AND OCCUPATION)

S 48°30'40" E
101.66'

BLOCK A/1379
LOT 1B, BLOCK 4/1354
MAYNARD ADDITION NO. 2
VOL. 94215, PG. 2148
D.R.D.C.T.



NO.	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C2	45°55'08" (LT)	89.71'	71.90'	69.99'	N07°26'25"W

LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- IP FOUND IRON PIPE (AS NOTED)
- IR FOUND IRON ROD (AS NOTED)
- CAP WITH YELLOW CAP STAMPED "HALFF"
- RRS FOUND RAILROAD SPIKE
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- R.O.W. RIGHT OF WAY
- (C.M.) CONTROLLING MONUMENT
- SURVEY LINE
- PROPERTY LINE

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat, and
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit

HALFF
TBPLS FIRM #10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 7/17/2017
AVO.: 30445 W011
PAGE 30 OF 33

1:300000s\30445\10 11 CROF MSD Survey\W0 11 Survey\CADD\Sheets\EXH-B5- 1-30445-30.dgn 7/17/2017 12:40:02 P

0 50 100 150 200

SCALE: 1"=100'



(CALLED 4.2733 ACRES)
THIRD AND ASH
LIMITED LIABILITY COMPANY
TRACT 1
INST. NO. 201200175922
O.P.R.D.C.T.

DALLAS AREA
RAPID TRANSIT
VOL. 88083, PG. 4905
D.R.D.C.T.

MSD DART
63.58 ACRES
(2,769,374 SQ. FT.)

LOT 1, BLOCK A/853 OF
S&I YARD ADDITION, REPLAT
VOL. 2003215, PG. 8
D.R.D.C.T.

DALLAS AREA
RAPID TRANSIT
VOL. 96005, PG. 4147
D.R.D.C.T.

DALLAS AREA
RAPID TRANSIT
VOL. 93234, PG. 8267
D.R.D.C.T.

PARADO REALTY, L.L.C.
& TEXAS LIMITED
LIABILITY COMPANY
TRACT 2
INST. NO. 201200355978
O.P.R.D.C.T.

BLOCK Y/854
(CALLED 8.4608 ACRES)
CITY OF DALLAS
VOL. 85224, PG. 4161
D.R.D.C.T.

Match Line, See Sheet 22 of 33

Match Line, See Sheet 27 of 33

Match Line, See Sheet 32 of 33

LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON ROD (AS NOTED)
- WITH YELLOW CAP STAMPED "HALFF"
- FOUND RAILROAD SPIKE
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- R.O.W. RIGHT OF WAY
- (C.M.) CONTROLLING MONUMENT
- S SURVEY LINE
- P PROPERTY LINE

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<p>HALFF TBPLS FIRM #10029600 1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081 TELE. (214)346-6200 FAX (214)739-0095</p>	DATE: 7/17/2017
	AVO.: 30445 W011
	PAGE 31 OF 33

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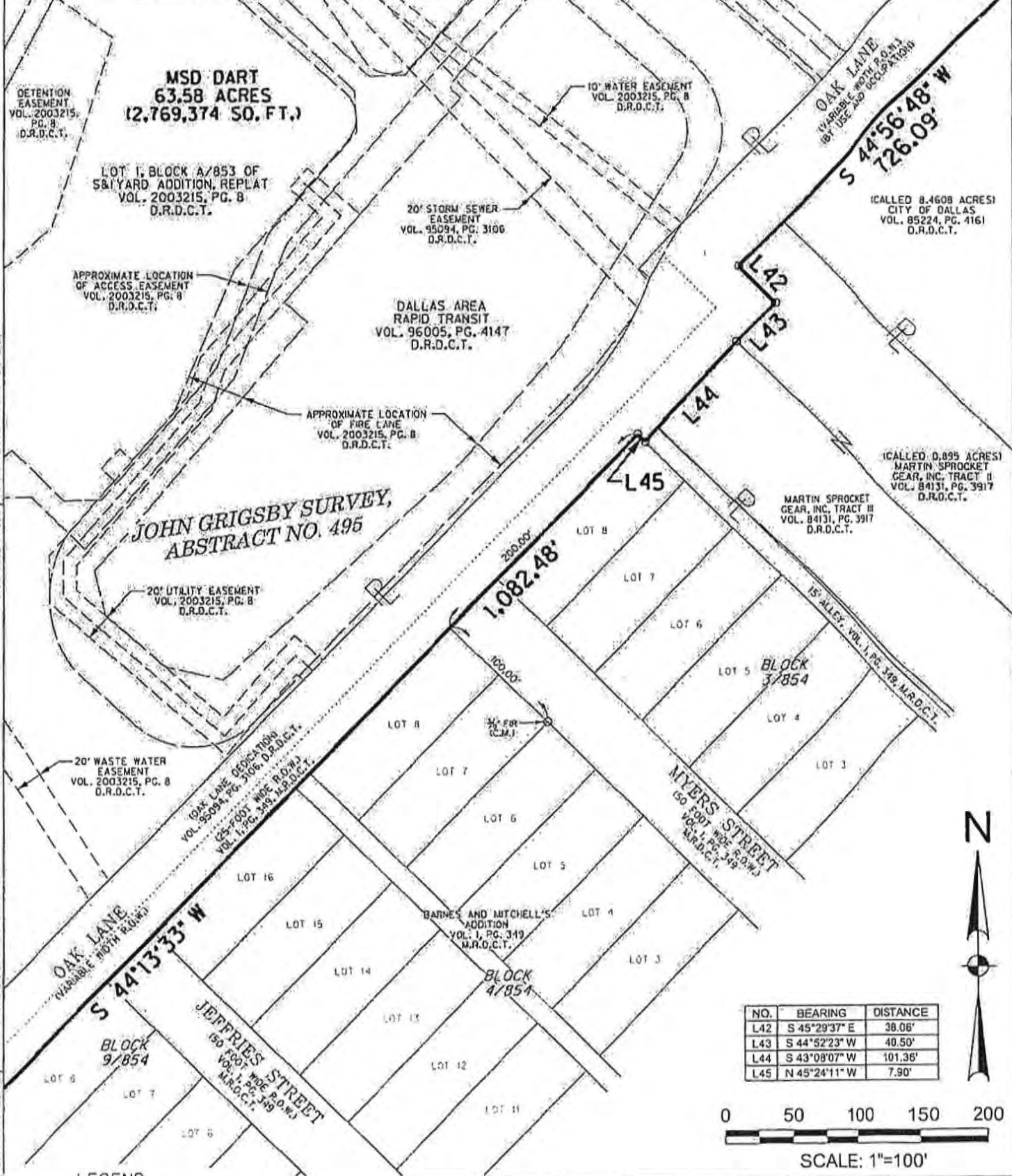
Match Line, See Sheet 22 of 33

Match Line, See Sheet 31 of 33

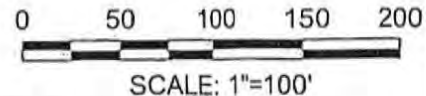
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Match Line, See Sheet 21 of 33

Match Line, See Sheet 20 of 33



NO.	BEARING	DISTANCE
L42	S 45°29'37" E	38.06'
L43	S 44°52'23" W	40.50'
L44	S 43°08'07" W	101.36'
L45	N 45°24'11" W	7.90'



LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON ROD (AS NOTED)
- WITH YELLOW CAP STAMPED "HALFF"
- FOUND RAILROAD SPIKE
- MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
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DATE: 7/17/2017
AVO.: 30445 W011
PAGE 32 OF 33

AREA SUMMARY TABLE		
CALCULATED AREA	ACRES	SQUARE FEET
Gross MSD DART Boundary	63.58	2,769,374
Save and Except Part 1	0.3478	15,149
Net Phase II MSD Boundary	63.23	2,754,225

NOTES:

This property description is accompanied by a parcel plat of even date.

This survey was prepared without the benefit of a title commitment. Easement may exist where none are shown.

The Basis of Bearing of this survey are based on the Texas Coordinate System of 1983, North Central Zone and tied to TXDOT GPS monuments: R0570127, R0570130, R0570157, RE570834 and Trinity Lakes Monuments: GPS01, GPS05, GPS09, GPS16, GPS17, GPS19, GPS20, GPS28, GPS32, GPS33, GPS34, GPS35, GPS37, GPS39, GPS40, GPS41, GPS42, GPS43, GPS44, GPS45, GPS50, GPS53, GPS55, GPS56, GPS58, GPS60, GPS62, GPS65, and GPS66. Coordinates shown are grid values and may be converted to surface by multiplying by the published Dallas County TXDOT scale factor of 1.000136506. Distances shown are reported in U.S. survey feet.

I, Getsy J. Suthan, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that "This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation of reconfiguration of the boundary of the political subdivision for which it was prepared."

G-J Suthan May 23/2017

Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.
1201 North Bowser Road.
Richardson, Texas 75081
(214) 217-6418
TBPLS Firm #10029600

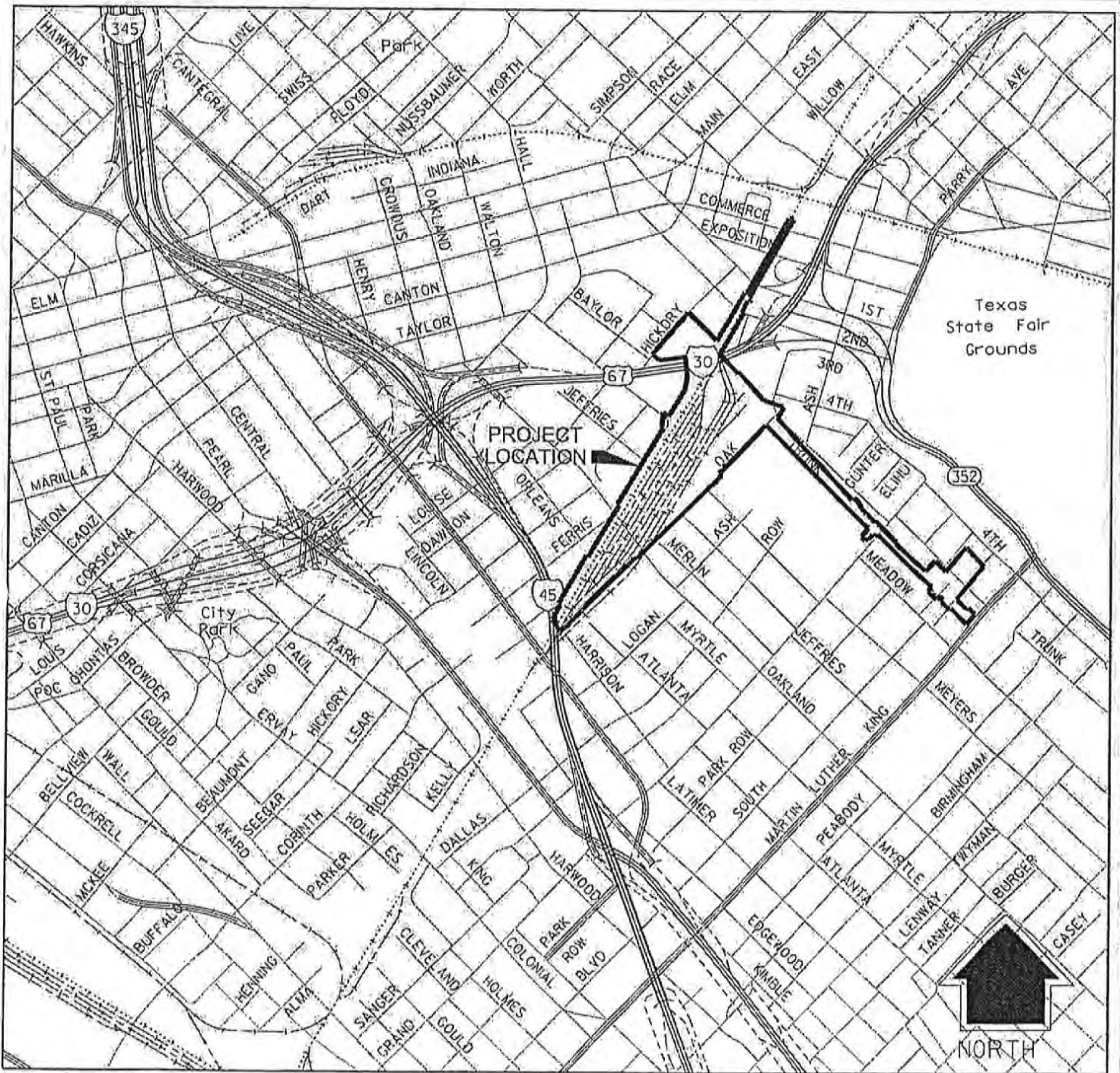


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PAGE 33 OF 33

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LOCATOR MAP
N.T.S.

1-30445-LM.dgn

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Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Cleo Grounds, as an authorized representative of Dallas Area Rapid Transit, known to me to be the person whose name is subscribed below who being by me first duly sworn, upon their oath, stated as follows:

I am over the age of 18 and legally competent to make this affidavit. I have personal knowledge of the facts stated herein.

I affirmatively state that (place an X in all applicable blanks)

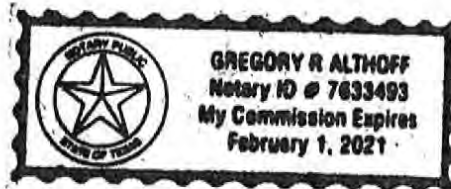
- The MSD eligibility criteria of THSC Section 361.803 are satisfied.
- True and accurate copies of all documents demonstrating that the MSD eligibility criteria provided by THSC 361.803 have been satisfied and are included with the application.
- A true and accurate copy of a legal description of the proposed MSD property is included with the application.
- Notice has been provided in accordance with THSC 361.805.
- A copy of an ordinance or restrictive covenant and any required resolutions are provided in this application or will be provided before the executive director certifies this application.

Cleo Grounds
Signature

Date: Feb. 25, 2019

Cleo Grounds
Printed Name

Assistant Vice President Real Estate
Title



STATE OF TEXAS
COUNTY OF DALLAS

SUBSCRIBED AND SWORN before me on this the 25th day of February 2019, to which witness my hand and seal of office.

Gregory R. Althoff
Notary Public in and for the State of TEXAS