

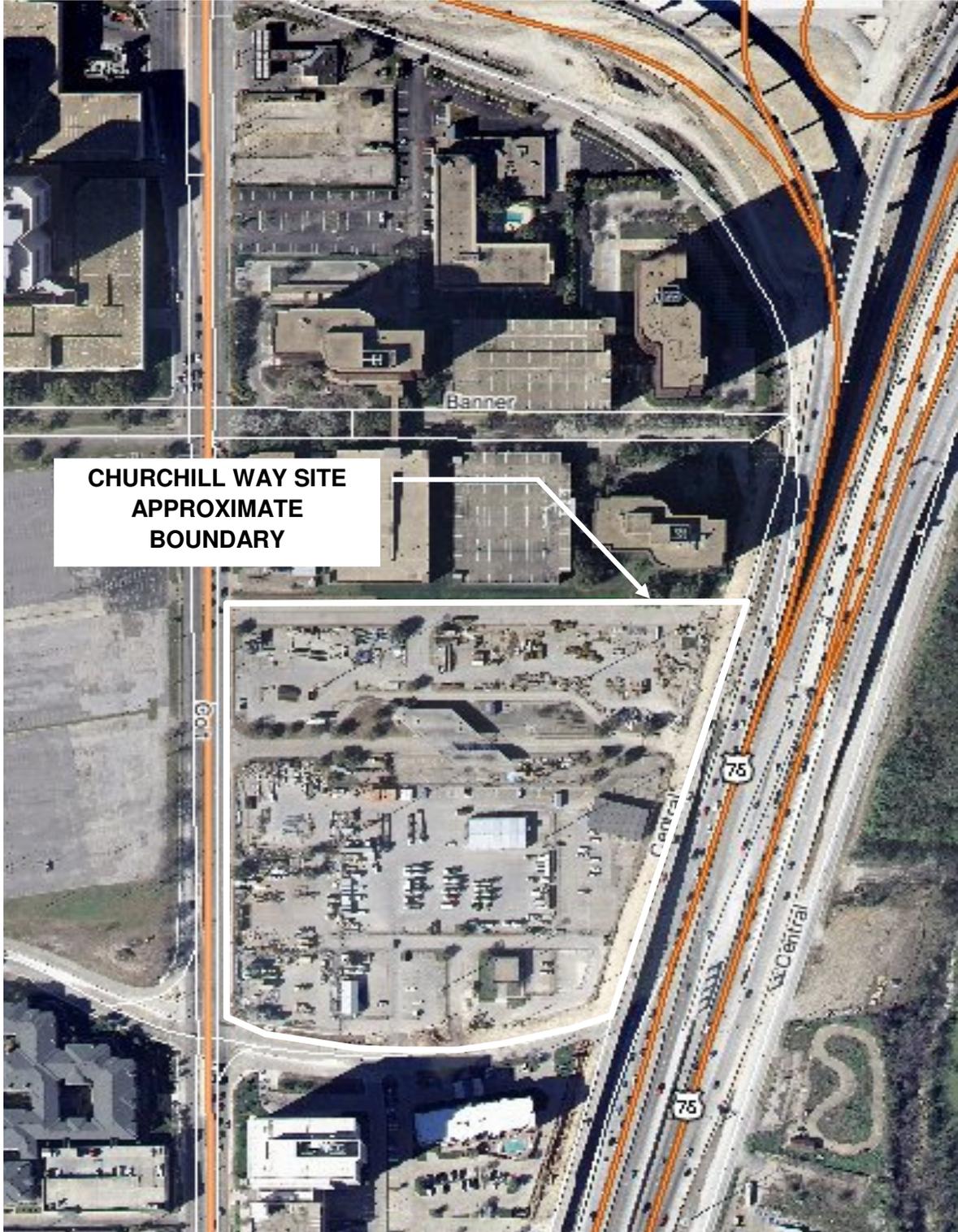
Texas Department of Transportation
IH 635 Managed Lanes Project
Technical Provisions

Attachment 07-2A

Property Descriptions and Locations



**WELCH SITE
APPROXIMATE BOUNDARY**



**CHURCHILL WAY SITE
APPROXIMATE
BOUNDARY**

DEED
CONTROLLED ACCESS HIGHWAY FACILITY

9018-9-18
Parcel 1

8852

9.00 DEED
2 03/05/79

THE STATE OF TEXAS X
 X
COUNTY OF DALLAS X

WHEREAS, the State Highway and Public Transportation Commission has been authorized under House Bill 179, Acts of the 55th Legislature, Regular Session, 1957 (Article 6674w-1, et seq., Vernon's Annotated Civil Statutes of Texas) to purchase land and such other property rights deemed necessary for the purposes of facilitating the construction, maintenance and operation of Controlled Access Highways; and,

WHEREAS, the purchase of the hereinafter described premises has been deemed necessary by the State Highway and Public Transportation Commission for the purposes of facilitating the construction, maintenance and operation of a Controlled Access Highway facility;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, WDS, Inc., a Delaware Corporation, acting by and through its duly
authorized officer,

of the County of Oklahoma, State of ~~Texas~~ ^{Oklahoma}, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Two Million, Five Hundred Thousand and no/100 (\$2,500,000.00) Dollars to Grantors in hand paid by the State of Texas, acting by and through the State Highway and Public Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold, and by these presents do Grant, Bargain, Sell and Convey unto the State of Texas, all that certain tract or parcel of land lying and being situated in the County of Dallas, State of Texas, more particularly described as follows, to wit:

Situated in Dallas City Block No. 7754, and in the M. J. Sanchez Survey, Abstract No. 1272, Dallas County, Texas.

BEING 485,296 square feet (11.141 acres) tract of land, more or less, and being all of the said tract of land which was conveyed to Texas Auto Warehouse, Inc., a Delaware corporation, by deed dated March 3, 1954 recorded in Volume 4187, Page 614, Deed Records of Dallas County, Texas and further conveyed by Agreement of Merger to Auto Warehouse, Inc., dated April 19, 1963 recorded in Volume 881, Page 0316, Deed Records in Dallas County, Texas, said 485,296 square feet tract of land being more particularly described as follows;

Reviewed *[Signature]*
W.T.
73041 2120

BEGINNING at the southeast corner of said 485,296 square feet tract of land, said point being in the existing West right of way line of U. S. 75 and bears South 16°21'26" West a distance of 317.78 feet from the northeast corner of Arno Goetz tract acquired by deed dated May 28, 1975 recorded in Volume 75107, Page 2648, Deed Records of said county;

- (1) THENCE South 81°37'47" West for a distance of 642.99 feet for a corner;
- (2) THENCE North 0°20'56" East for a distance 956.47 feet for a corner;
- (3) THENCE South 89°18'13" East for a distance of 490.00 feet for a corner;
- (4) THENCE South 0°23'36" West for a distance of 675.13 feet for a corner;
- (5) THENCE North 81°14'02" East for a distance of 210.20 feet to a point in the existing West right of way line of U. S. 75;
- (6) THENCE South 16°21'26" West along the said existing right of way line a distance of 222.84 feet to the place of beginning.

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the above described property, to wit:

NONE

Grantors covenant and agree to remove the above described improvements from said land by XXXXX, 19 XX, subject, however, to such extensions of time as may be granted by the State in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the State of Texas forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the State to take and use all other minerals and materials thereon, therein and thereunder.

TO HAVE AND TO HOLD the above described premises herein conveyed together with all and singular the rights and appurtenances thereto in anywise beionging, unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 20th day of February, 19 79.

ATTEST: [Signature]
Assistant Secretary

WDS, Inc.
By: [Signature]
Roy E. Townsdin, President

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS
County of _____

Before me, _____, a notary public in and for said County and State, on this day personally appeared _____, known to me (or proved to me on the oath of _____, a credible witness) to be the person whose name _____ subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the _____ day of _____ 19 _____

Notary Public in and for _____ County, Texas.

Parcel 2
9018-9-18

DEED
CONTROLLED ACCESS HIGHWAY FACILITY

THE STATE OF TEXAS

I
I
I

A

6797

0

9.00 DEED
2 06/06/79

COUNTY OF DALLAS

WHEREAS, the State Highway and Public Transportation Commission has been authorized under House Bill 179, Acts of the 55th Legislature, Regular Session, 1957 (Article 6674w-1, et seq., Vernon's Annotated Civil Statutes of Texas) to purchase land and such other property rights deemed necessary for the purposes of facilitating the construction, maintenance and operation of Controlled Access Highways; and,

WHEREAS, the purchase of the hereinafter described premises has been deemed necessary by the State Highway and Public Transportation Commission for the purposes of facilitating the construction, maintenance and operation of a Controlled Access Highway facility;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ARNO GOETZ, not joined by my wife as this property represents

no part of my business or residential homestead.

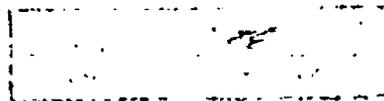
of the County of Dallas, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Three Hundred Seventy Thousand and no/100 (\$370,000.00)

Dollars to Grantors in hand paid by the State of Texas, acting by and through the State Highway and Public Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold, and by these presents do Grant, Bargain, Sell and Convey unto the State of Texas, all that certain tract or parcel of land lying and being situated in the County of Dallas, State of Texas, more particularly described as follows, to wit:

Situated in Dallas City Block No. 7754, Dallas County, Texas.

BEING 26,144 square feet (0.600 acre) tract of land, more or less, and being all of the said tract of land which was conveyed to Arno Goetz by deed dated May 28, 1975, recorded in Volume 75107, Page 2648, Deed Records of Dallas County, Texas, said 26,144 square feet tract of land being more particularly described as follows:

VOL 75107 PAGE 2648
75113 3956



BEGINNING at the southeast corner of said 26,144 square feet tract of land, said point being in the existing West right of way line of U. S. 75 and bears North 16°21'26" East a distance of 222.84 feet from the southeast corner of 3.101 acre tract which was conveyed to Texas Auto Warehouse, Inc., by Deed recorded in Volume 4187, Page 614, Deed Records of said county;

- (1) THENCE South 81°14'02" West for a distance of 210.20 feet for a corner;
- (2) THENCE North 0°23'36" East for a distance of 146.47 feet for a corner;
- (3) THENCE South 84°17'28" East for a distance of 234.64 feet to a point in the existing West right of way line of U. S. 75;
- (4) THENCE South 16°21'26" West ^{along} the said existing right of way line a distance of 94.94 feet to the place of beginning.

VOL PAGE
79110 3957

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the above described property, to wit:

NONE

Grantors covenant and agree to remove the above described improvements from said land by XXXXXX XX, 19 XX, subject, however, to such extensions of time as may be granted by the State in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the State of Texas forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the State to take and use all other minerals and materials thereon, therein and thereunder.

TO HAVE AND TO HOLD the above described premises herein conveyed together with all and singular the rights and appurtenances thereto in anywise belonging, unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 16th day of May, 19 79.

Arno Goetz

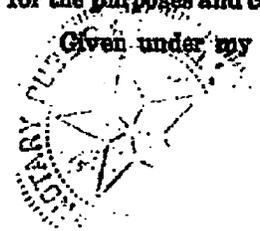
SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS }
County of DALLAS

Before me, the undersigned authority, a notary public in and for said County and State, on this day personally appeared Arno Goetz

_____, known to me (expressed to me as the author of _____ ~~as a witness~~) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 16th day of May, 19 79



Notary Public in and for Dallas County, Texas.

79110 3958

Resolution of Directors

to

Terminate Lease, Adjust
Rent and Pay Rent/Damages

WHEREAS, the State of Texas through the State Department of Highways and Public Transportation determined it is in the best interest of the public to acquire subject property located at 12505 North Central Expressway, more specifically described by attached Exhibit A; and

WHEREAS, the State of Texas public use will require existing structures be demolished and removed from the property described by Exhibit A; and

WHEREAS, the above actions required Warrex Computer Corporation to move from the property and the State is proceeding to acquire fee title interest thereto;

THEREFORE, Be It Resolved, That Warrex Computer Corporation terminate its lease of subject property, adjust the rental and other payments may be due fee owner; and, that JAMES H SMITH President of Warrex Computer Corporation be authorized to negotiate these issues and make payments to the fee owner in terms and amounts which, in his opinion, are in the best interest of Warrex Computer Corporation.

This is to certify that the Board of Directors of Warrex Computer Corporation met in a properly called session on May 14, 1979 and, after, required formality, unanimously approved the Resolution set forth above as an act of the corporation.

Certified this 30th day of May, 1979.

James H Smith
President

attest: James H Smith
Secretary

VC1 PAGE
70113 3960

RETURN TO:

John G. Keller, Dist. Engr.
State Department of Highways and Public Transportation
P. O. Box 3067
Dallas, Texas 75221

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was
filed on this date and was stamped hereon
by me and was duly recorded in the volume
and page of the named records of Dallas
County, Texas as stamped hereon in ink.

JUN 6 1979



L. E. Murdoch
COUNTY CLERK, Dallas County, Texas

VOL PAGE

70119 3961

79 JUN 5 PM 2:48

ADJUTANT CLERK
COUNTY CLERK
L. E. Murdoch
D...

BEGINNING at the southeast corner of said 34,434 square feet tract of land, said point being in the existing West right of way line of U. S. 75 and bears North 16° 21' 26" East a distance of 317.78 feet from the southeast corner of 3.101 acre tract which was conveyed to Texas Auto Warehouse Inc., by Deed recorded in Volume 4187, Page 614, Deed Records of said county;

- (1) THENCE North 84° 17' 28" West for a distance of 234.64 feet for a corner;
- (2) THENCE North 0° 23' 36" East for a distance of 124.64 feet for a corner;
- (3) THENCE South 89° 10' 03" East for a distance of 274.91 feet to a point in the existing West right of way line of U. S. 75;
- (4) THENCE South 16° 21' 26" West along the said existing right of way line a distance of 150.06 feet to the place of beginning.

80068 2105

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the above described property, to wit:

None

Grantors covenant and agree to remove the above described improvements from said land by XXXXXX XXX XXX, 19 XX, subject, however, to such extensions of time as may be granted by the State in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the State of Texas forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the State to take and use all other minerals and materials thereon, therein and thereunder.

TO HAVE AND TO HOLD the above described premises herein conveyed together with all and singular the rights and appurtenances thereto in anywise belonging, unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 26th day of February, 19 80.

DALLAS CERAMIC COMPANY

By: Charles C. Nies
Charles C. Nies
Vice President-Finance

ATTEST:

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS
County of _____ }

Before me, _____, a notary public in and for said County and State, on this day personally appeared _____

_____ known to me (or proved to me on the oath of _____, a credible witness) to be the person whose name _____

_____ subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 26 day of February 19 80

Notary Public in and for Dallas County, Texas.

80068 2106

BEGINNING at the southeast corner of said 134,543 square feet tract of land, said point being in the existing West right of way line of U. S. 75 and bears North 16° 21' 26" East a distance of 467.84 feet from the southeast corner of 3.101 acres tract which was conveyed to Texas Auto Warehouse, Inc., by deed recorded in Volume 4187, Page 614, Deed Records of said county;

- (1) THENCE North 89° 10' 03" West for a distance of 274.91 feet for a corner;
- (2) THENCE North 0° 23' 36" East for a distance of 404.02 feet for a corner;
- (3) THENCE South 89° 18' 13" East for a distance of 390.49 feet to a point in the existing West right of way line of U. S. 75;
- (4) THENCE South 16° 21' 26" West along the said existing right of way line a distance of 420.27 feet to the place of beginning.

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the above described property, to wit:

NONE

Grantors covenant and agree to remove the above described improvements from said land by XXXXXX XX, 19 XX, subject, however, to such extensions of time as may be granted by the State in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the State of Texas forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the State to take and use all other minerals and materials thereon, therein and thereunder.

TO HAVE AND TO HOLD the above described premises herein conveyed together with all and singular the rights and appurtenances thereto in anywise belonging, unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 3 day of August, 1979.

X Jose Milmo
Jose Milmo

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS

County of Dallas

Before me, the undersigned authority, a notary public in and for said County and State, on this day personally appeared Jose Milmo

known to me (or proved to me as a credible witness) to be the person whose name

is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 3rd day of August, 1979.

Francine C. Culenhouse

Notary Public in and for Dallas County, Texas.

79199 0156

State Department of Highways
and Public Transportation
Form D-15-30
Page 1 of 4
Rev. 7-75

DEED RECORD

QUITCLAIM

Parcel 4
9018-9-18

STATE OF TEXAS

COUNTY OF DALLAS

7199

0

9.00 DEED
2 10/11/79

KNOW ALL MEN BY THESE PRESENTS:

That DALLAS CERAMIC COMPANY

of the County of Dallas, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Nine Hundred Thirty and No/100 (\$ 930.00) Dollars, and other good and valuable consideration to Grantors in hand paid by the State of Texas, acting by and through the State Highway and Public Transportation Commission, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have quitclaimed, and do by these presents Bargain, Sell, Release and forever Quitclaim unto the State of Texas all of Grantors' right, title, interest, claim and demand in and to that certain tract or parcel of land, situated in the County of Dallas, State of Texas, and being more particularly described as follows, to wit:

Situated in Dallas City Block No. 7754, Dallas County, Texas.

BEING 134,543 square feet (3.089 acres) tract of land, more or less, and being all of the said tract of land which was conveyed to Jose Milmo by deed dated September 3, 1973 recorded in Volume 73218, Page 1115, Deed Records of Dallas County, Texas, said 134,543 square feet tract of land being more particularly described as follows:

Reviewed MC
10T 9-7-79

VOL PAGE

79199 0144

BEGINNING at the southeast corner of said 134,543 square feet tract of land, said point being in the existing West right of way line of U. S. 75 and bears North 16° 21' 26" East a distance of 467.84 feet from the southeast corner of 3.101 acres tract which was conveyed to Texas Auto Warehouse, Inc., by deed recorded in Volume 4187, Page 614, Deed Records of said county;

- (1) THENCE North 89° 10' 03" West for a distance of 274.91 feet for a corner;
- (2) THENCE North 0° 23' 36" East for a distance of 404.02 feet for a corner;
- (3) THENCE South 89° 18' 13" East for a distance of 390.49 feet to a point in the existing West right of way line of U. S. 75;
- (4) THENCE South 16° 21' 26" West along the said existing right of way line a distance of 420.27 feet to the place of beginning.

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the above described property, to wit:

A. Advertising Sign

Grantors covenant and agree to remove the above described improvements from said land by October 1, 19 79, subject, however, to such extensions of time as may be granted by the State in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the State of Texas forever.

VOL. PAGE

79199 0145

2.3.11 420115

TO HAVE AND TO HOLD for said purposes together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said State of Texas forever.

IN WITNESS WHEREOF, this instrument is executed on this the 3 day of August, 1979.

ATTEST _____ By: DALLAS CERAMIC COMPANY
Charles C. Niss
Secretary, Treasurer

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS

County of Dallas }

Before me, Francis P. Culberson, a notary public in and for said County and State, on this day personally appeared Charles C. Niss

_____ known to me (or proved to me on the oath of _____, a credible witness) to be the person _____ whose name _____

_____ subscribed to the foregoing instrument and acknowledged to me that _____ he _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 3rd day of August, 1979
Francis P. Culberson
Notary Public in and for Dallas County, Texas.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS

County of _____ }

Before me, _____, a notary public in and for said County and State, on this day personally appeared _____

_____ known to me (or proved to me on the oath of _____, a credible witness) to be the person _____ whose name _____

_____ subscribed to the foregoing instrument and acknowledged to me that _____ he _____ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the _____ day of _____ 19 _____

Notary Public in and for _____ County, Texas.

79199 0146

State Department of Highways
and Public Transportation
Form D-15-30
Page 1 of 4
Rev. 7-75

DEED RECORD

Parcel 4
9018-9-18

QUITCLAIM

STATE OF TEXAS
COUNTY OF DALLAS

A

7200

0

7.00 DEED
2 10/11/79

KNOW ALL MEN BY THESE PRESENTS:

That NATIONAL ADVERTISING COMPANY

of the County of Dallas, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Eighteen Thousand, Six Hundred Ninety-Five and no/100 (\$ 18,695.00) Dollars, and other good and valuable consideration to Grantors in hand paid by the State of Texas, acting by and through the State Highway and Public Transportation Commission, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have quitclaimed, and do by these presents Bargain, Sell, Release and forever Quitclaim unto the State of Texas all of Grantors' right, title, interest, claim and demand in and to that certain tract or parcel of land, situated in the County of Dallas, State of Texas, and being more particularly described as follows, to wit:

Situated in Dallas City Block No. 7754, Dallas County, Texas.

BEING 134,543 square feet (3.089 acres) tract of land, more or less, and being all of the said tract of land which was conveyed to Jose Milmo by deed dated September 3, 1973 recorded in Volume 73218, Page 1115, Deed Records of Dallas County, Texas, said 134,543 square feet tract of land being more particularly described as follows:

Reviewed JK
WOT 9-7-79

PAGE

79199 0150

BEGINNING at the southeast corner of said 134,543 square feet tract of land, said point being in the existing West right of way line of U. S. 75 and bears North 16° 21' 26" East a distance of 467.84 feet from the southeast corner of 3.101 acres tract which was conveyed to Texas Auto Warehouse, Inc., by deed recorded in Volume 4187, Page 614, Deed Records of said county;

- (1) THENCE North 89° 10' 03" West for a distance of 274.91 feet for a corner;
- (2) THENCE North 0° 23' 36" East for a distance of 404.02 feet for a corner;
- (3) THENCE South 89° 18' 13" East for a distance of 390.49 feet to a point in the existing West right of way line of U. S. 75;
- (4) THENCE South 16° 21' 26" West along the said existing right of way line a distance of 420.27 feet to the place of beginning.

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the above described property, to wit:

B. Advertising Sign

Grantors covenant and agree to remove the above described improvements from said land by October 1, 19 79, subject, however, to such extensions of time as may be granted by the State in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the State of Texas forever.

VOL PAGE
79199 0151

TO HAVE AND TO HOLD for said purposes together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said State of Texas forever.

IN WITNESS WHEREOF, this instrument is executed on this the 27th day of August, 1979.

NATIONAL ADVERTISING COMPANY
By David Harris

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS

County of Dallas

Before me, the undersigned authority, a notary public in and for said County and State, on this day personally appeared DAVID HARRIS

_____, known to me (or proved to me on the oath of _____, a credible witness) to be the person whose name

is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 27th day of August, 1979

Notary Public in and for Dallas County, Texas.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS

County of _____

Before me, _____, a notary public in and for said County and State, on this day personally appeared _____

_____, known to me (or proved to me on the oath of _____, a credible witness) to be the person whose name

is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the _____ day of _____, 19 _____

Notary Public in and for _____ County, Texas.

79199 0152



Central

**HIGH FIVE SITE
APPROXIMATE
BOUNDARY**

Schroeder

EXHIBIT "A"

County Dallas
Parcel 33
Highway I.H. 635
PROJECT Limits: From: Crim Drive
To: Pinyon Tree Road
CSJ: 2374-01-103
Acct: 9118-21-07

Page 1 OF 3
D-15-11
November 20, 2000

Legal Land Description for Parcel 33

BEING a 21.210 acre parcel of land situated in the ALEXANDER A. THOMAS SURVEY, Abstract No. 1486, in the City of Dallas, Texas, Block Numbers 7621 and 7624, being all of a called 21.2028 acre tract of land deeded to CLBJ, INC., as recorded in Volume 93012, Page 1460 of the Deed Records of Dallas County, Texas (DRDCT), and being all of Central 635 Addition, an Addition to the City of Dallas as Recorded in Volume 85008, Page 251, DRDCT. Said 21.210 acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a point, being the intersection of the west right-of-wayline of Schroeder Road (64.00 foot right-of-way at this point), and the south right-of-way line of Interstate 635 (variable width right-of-way), from said point a 5/8" iron rod with an aluminum cap stamped "Texas Department of Transportation" (TXDOT) bears N 86°01' 56" E, a distance of 2.52 feet;

THENCE along the west right-of-way line of said Schroeder Road (64.00foot right-of-way) the following two (2) courses and distances:

- 1.) S 04°47' 01" W, a distance of 210.42 feet to a 5/8" iron rod with yellow plastic cap stamped "CARTER BURGESS" set, and
- 2.) S 05°57' 08" W, a distance of 229.17 feet to a 5/8" iron rod with yellow plastic cap stamped "CARTER BURGESS" set, said point being the end of the 64.00 feet right-of-way width, and the beginning of variable width right-of-way for said Schroeder Road;

THENCE continuing along the west line of Said Schroeder Road (variable width right-of-way) the following three (3) courses and distances:

- 3.) S 08°09' 23" W, a distance of 548.46 feet to a point, from saidpoint a 1/2" iron rod found bears N 14°51' 32" W, a distance of 2.47 feet, and
- 4.) S 65°35' 35" E, a distance of 28.60 feet to a 5/8" iron rod found, and
- 5.) S 06°00' 58" W, a distance of 297.45 feet to a point, said point being the southeast corner of said 21.2028 acre tract and said Central 635 Addition, same being the northeast corner of Wanda Taylor Addition, an addition to the City of Dallas as recorded in Volume 88071, Page4040, DRDCT, from said point a 5/8" iron rod found bears S 65°32' 39" E, a distance of 1.42 feet;

THENCE leaving said right-of-way line along the south line of said 21.2028 acre tract and

EXHIBIT "A"

County Dallas
Parcel 33
Highway I.H. 635
PROJECT Limits:

From: Crim Drive
To: Pinyon Tree Road

Page 2 OF 3
D-15-11
November 20, 2000

CSJ: 2374-01-103
Acct: 9118-21-07

Legal Land Description for Parcel 33

said Central 635 Addition, being the northline of said Wanda Taylor Addition the following two (2) courses and distances:

- 6.) N 62°21' 17" W, a distance of 482.80 feet to metal fence corner post found, and
- 7.) S 06°14 '36" W, a distance of 90.41 feet to an x-cut found in concrete, said point being a southeast corner of said 21.2028 acre tract and said Central 635 Addition, being the southwest corner of said Wanda Taylor Addition, and being in the north line of a called 1.49 acre tract of land deeded to Dallas Power and Light (DP&L), as recorded in Volume 70161, Page 1122, DRDCT;

THENCE continuing along the south line of said 21.2028 acre tract and said Central 635 Addition, being the north line of said DP&L tract the following two (2) courses and distances:

- 8.) N 62°25 04 " W, a distance of 180.80 feet to a metal fence corner post found, and
- 9.) S 21°58' 54" W, a distance of 69.43 feet to an x-cut in concrete found, said point being a southwest corner of said 21.2028 acre tract and said Central 635 Addition, same being the northeast corner of a called 0.35 acre tract of land deeded to DP&L, as recorded in Volume 70161, Page 1118, DRDCT;
- 10.) THENCE N 61°26' 23" W, along the south line of said 21.2028 acre tract and said Central 635 Addition, being the north line of said DP&L 0.35 acre tract a distance of 508.56 feet to a 5/8" iron rod with yellow plastic cap stamped "CARTER BURGESS" set;
- 11.) THENCE N 6°38' 01" E, along the west line of said 21.2028 acre tract and said Central 635 Addition, being the east line of said DP&L 0.35 acre tract, passing a northwest corner of said DP&L 0.35 acre tract, same being the southeast corner of a called 005 acre tract of land deeded to Restland Memorial Park of Dallas, as recorded in Volume 4026, Page 608, DRDCT, continuing along said west line, being the east line of said Restland Memorial tract a total distance of 40.13 feet to a 5/8" iron rod with an aluminum cap stamped "TXDOT" found, said point being a southwest corner of said 21.2028 acre tract and said Central 635 Addition, being the northeast corner of said Restland Memorial tract, and being the southeast corner of a called 0.1913 acre tract of land deeded to TXDOT, as recorded in Volume 99219, Page 949, DRDCT;

EXHIBIT "A"

County Dallas
Parcel 33
Highway I.H. 635
PROJECT Limits:

From: Crim Drive
To: Pinyon Tree Road

Page 3 OF 3
D-15-11
November 20, 2000

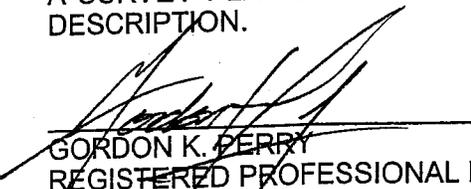
CSJ: 2374-01-103
Acct: 9118-21-07

Legal Land Description for Parcel 33

THENCE along the west and north lines of said 21.2028 acre tract and said Central 635 Addition, being the east and south right-of-way lines for Us Highway 75 (Central Expressway variable width right-of-way) and said Interstate 635 the following seven (7) courses and distances:

- 12.) S 64°10' 23" E, a distance of 111.27 feet to a 1/2" iron rod found,
- 13.) N 11°57' 38" E, a distance of 133.29 feet to a brass highway monument found in concrete,
- 14.) N 24°14' 31" E, a distance of 224.90 feet to a brass highway monument found in concrete,
- 15.) N 40°15' 41" E, a distance of 450.27 feet to a brass highway monument found in concrete,
- 16.) N 46°20' 53" E, a distance of 260.02 feet to a brass highway monument found in concrete,
- 17.) N 82°16' 43" E, a distance of 139.82 feet to a brass highway monument found in concrete,
- 18.) N 86°17' 33" E, a distance of 352.98 feet to the point of beginning and containing 21.210 acres of land, more of less. Basis of bearing for this description is the Texas Department of Transportation Coordinate System, for US Highway 75, as expanded by Halff Associates, Based on Halff Associates Monuments 402, 403, 404, 405, and 420.

A SURVEY PLAT OF EVEN SURVEY DATE IS ATTACHED TO THIS METES AND BOUNDS DESCRIPTION.


GORDON K. PERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5185

11/21/00
DATE

\\SUR\02044601\0008\US75-C-1\SDATA\PAR-33.FNS

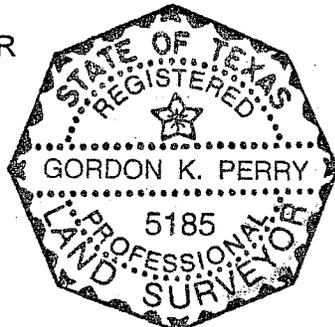


Exhibit "C"

County: Dallas

Highway: Interstate Highway No. 635

Project Limits From: Crim Drive

To: Pinyon Tree Road

CSJ: 2374-21-103

ACC: 9118-21-07

PAGE 1 of 1

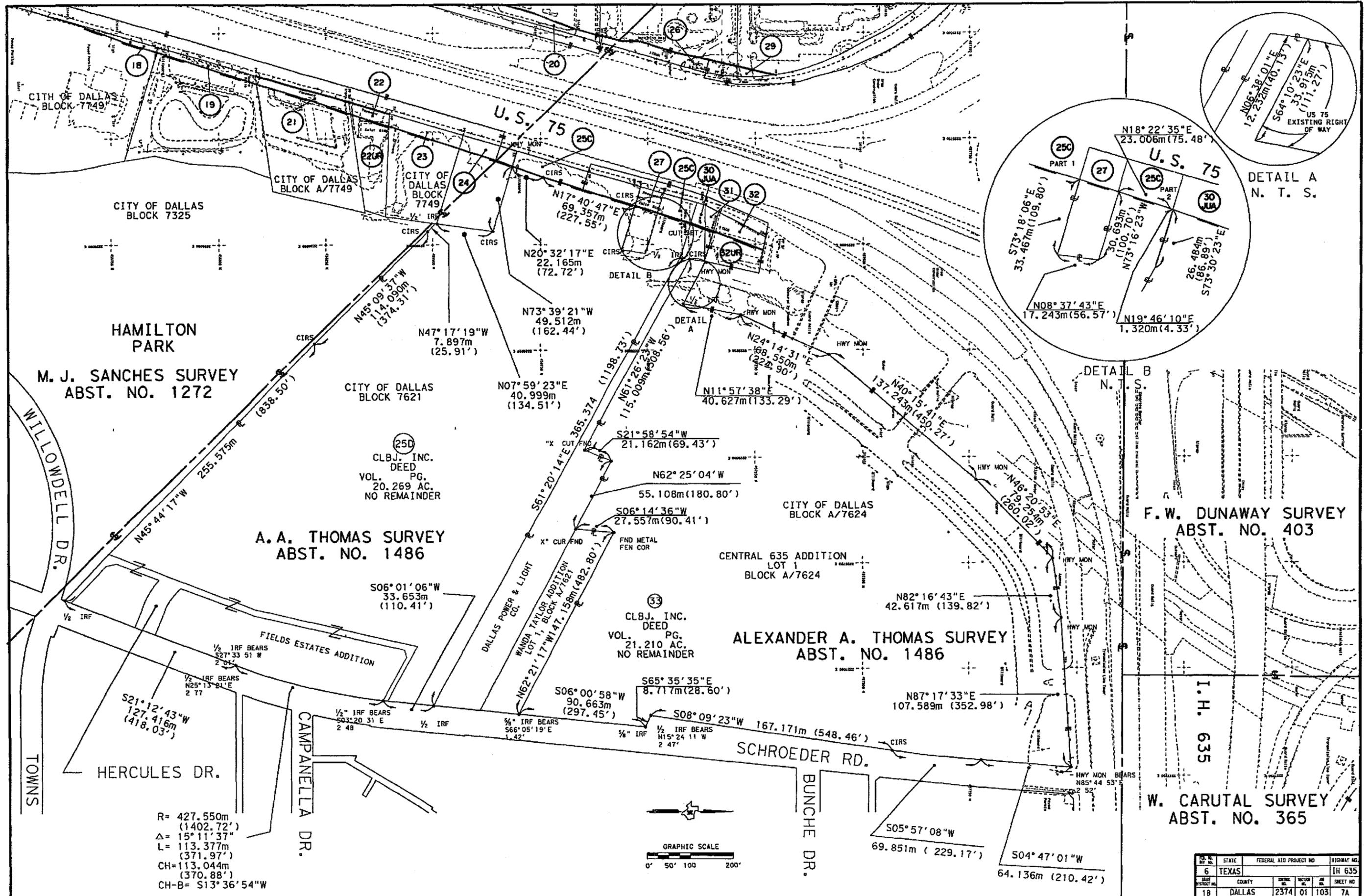
D-15-13

December 24, 1996

ACCESS CLAUSE FOR PARCEL 33

(To be inserted under last paragraph on page 1 of 3 on D-15-13)

the beginning of the fifteenth call and a point North 86 degrees 17 minutes 41 seconds East a distance of 32.136 meters [105.43 feet] from the beginning of the eighteenth call of the foregoing property description.



R= 427.550m
 (1402.72')
 Δ= 15° 11' 37"
 L= 113.377m
 (371.97')
 CH= 113.044m
 (370.88')
 CH-B= S13° 36' 54" W

FILE NO.	STATE	FEDERAL AID PROJECT NO.	HIGHWAY NO.
6	TEXAS		18 635
DATE	COUNTY	SHEET NO.	SHEET NO.
18	DALLAS	2374	103 7A