DALLAS WATER UTILITIES
WATER/WASTEWATER COVENANT

Procedure for obtaining a water and wastewater covenant, water covenant, or wastewater covenant;

Required for initial submittal:
1. One letter from the owner requesting a covenant agreement on the property
2. One copy of the subject Plat being processed
3. One copy of current owner’s recorded warranty deed or deeds
4. Three sets of field notes that follow the Survey Plat Review Group’s Legal Description Preparation Guideline and Checklist

CITY PROCEDURE

Engineering Division:
- Officially submit the above stated information to Engineering Division, Water Engineering, 320 E. Jefferson Blvd., Room 200, Dallas, Texas 75203.
- The field notes are then routed to the Survey Plat Review Group for a review and approval process.
- After the field notes are approved by Survey, the field notes and warranty deed or deeds are forwarded to the Real Estate Division office.

Time frame:
This process has an approximate one to two-week time frame per review iteration. An average review process (approved field notes) is approximately 4-6 weeks. This time for completion is dependent upon field notes correction requests and timely response.

Real Estate Division
- Real Estate Division contacts the property owner for necessary information and documents for preparation of the covenant agreement.
- Once the required information is received by the Real Estate Division, documents are prepared and submitted to the City Attorney for review and approval.
- Following City Attorney approval, Real Estate Division sends original covenant agreement to the property owner for proper signature.
- Once the signed covenant agreement is returned to the Real Estate Division, the signed covenant agreement and other required City documents are packaged for final approval and signatures by the City Attorney and Assistant City Manager.
- The Real Estate Division then sends the covenant agreement document to the appropriate County Records office to be recorded.

Time frame:
The Real Estate Division has a process time of approximately 6 weeks for completion. This time frame is exclusive of any time allocated by Engineering Services, and is subject to timely responses from the property owner, as well as workload within the City Attorney’s Office. It is strongly advised that the owner proactively gathers the necessary ownership documents as soon as the need for a covenant agreement is identified.
LEGAL DESCRIPTION PREPARATION GUIDELINE AND CHECKLIST

The following guideline and checklist are provided to assist in the preparation of real property descriptions for fee title conveyances, rights-of-way, easements, lease agreements, license agreements, etc., either for or on behalf of the City of Dallas. Legal Descriptions will be reviewed by the Sustainable Development & Construction, Engineering Division, Survey Plat Review Group (SPRG) staff to insure substantial compliance with both the form and content outlined in these guidelines. Legal Descriptions and Parcel Sketches must comply with both the rules of the Texas Board of Professional Land Surveying and the Professional Land Surveying Practices Act.

Legal Descriptions, for the purposes previously described, are defined as a written metes and bounds description of the boundary of the subject tract. A Parcel Sketch or map is a graphic depiction of the area described by the metes and bounds description. Both documents are prepared from data collected during an on the ground survey. All Legal Descriptions must include a reference to recorded monumentation (Corners of parent tract, platted subdivision, adjoining tract, etc.). The following checklist is provided for your assistance in preparing Legal Descriptions and Parcel Sketches for submittal to the Survey Plat Review Group (SPRG).

SPRG NO.:_________________

ALL DOCUMENTATION REFERENCED IN THE LEGAL DESCRIPTION & PARCEL SKETCH MUST BE SUBMITTED

GENERAL REQUIREMENTS

ADD “SPRG REVIEW BOX” TO EACH SHEET/PAGE OF LEGAL DESCRIPTION & PARCEL SKETCH.

SPRG REVIEW BOX

(For SPRG use only)
Reviewed by: _________________
Date: _________________
SPRG No. _________________

SUBMIT 3 ORIGINALES OF THE LEGAL DESCRIPTION AND PARCEL SKETCH ON 8-1/2" X 11" PLAIN WHITE BOND, SIGNED IN BLUE INK, SEALED, AND DATED BY THE REGISTERED PROFESSIONAL LAND SURVEYOR.

Owner Name_________________ Owner Email ____________________
(Required) (Required)

CITY OF DALLAS

RE: City Plan File No. S________ - _________
Addition Name: ________________________
(If Applicable)

APPLI- CITY
CANT STAFF

1. _____ _____ ADD “SPRG REVIEW BOX” TO EACH SHEET/PAGE OF LEGAL DESCRIPTION & PARCEL SKETCH.
**HEADER REQUIREMENTS**

3. ______ HEADER (USE THE ORDER THAT FOLLOWS) – SEE APPENDIX (SHEET 5) FOR EXAMPLES
   a.) TYPE OF CONVEYANCE (I.E. WATER EASEMENT, WASTEWATER EASEMENT, STREET ABANDONMENT, DRAINAGE EASEMENT, ETC.).
   b.) SUBDIVISION NAME, OR PARENT ACREAGE, OR (IF IN STREET) STREET NAME.
   c.) LOT No. (IF APPLICABLE), CITY OF DALLAS BLOCK No.
      OR (IF IN STREET) ADJACENT BLOCK No.s.
   d.) ORIGINAL LAND SURVEY GRANTEE NAME, ABSTRACT No.
   c.) “CITY OF DALLAS, [FILL IN COUNTY NAME] COUNTY, TEXAS”

4. ______ HEADER MUST BE SHOWN AND MATCH ON ALL SHEETS OF LEGAL DESCRIPTION & PARCEL SKETCH.


**LEGAL DESCRIPTION; PREAMBLE REQUIREMENTS**

6. ______ DESCRIBE AREA, UNDER AN ACRE= (1234 SQ. FT., 0.0283 ACRES)
   AN ACRE AND ABOVE = (1.234 ACRES)

7. ______ ORIGINAL LAND SURVEY GRANTEE NAME, ABSTRACT No.

8. ______ CITY OF DALLAS BLOCK No.(S).

9. ______ PARENT TRACT ACREAGE OR LOT, BLOCK, SUBDIVISION NAME, AND RECORDING INFORMATION AS IT APPEARS IN INSTRUMENT OF CONVEYANCE.

10. ______ CURRENT OWNER'S NAME(S).

11. ______ TYPE OF CONVEYANCE (I.E. WARRANTY DEED, SPECIAL WARRANTY DEED, etc.)
   (DEED OF TRUST IS NOT ACCEPTABLE.)

12. ______ CURRENT OWNER'S DEED RECORDING INFORMATION (VOLUME AND PAGE, OR INSTRUMENT No. WITH COUNTY AND STATE.)

**LEGAL DESCRIPTION; SPECIFIC METES AND BOUNDS REQUIREMENTS**

13. ______ POINT OF COMMENCING (IF APPLICABLE).

14. ______ POINT OF BEGINNING, (COMMENCE OR BEGIN AT A STREET INTERSECTION, RECORDED ADDITION CORNER, OR LOT CORNER OF A RECORDED ADDITION.)

15. ______ BEARINGS AND DISTANCES.

16. ______ CURVE DATA (IF APPLICABLE), TO INCLUDE:
   a. WHETHER CURVE IS TANGENT OR NON-TANGENT
   b. DIRECTION TO THE RIGHT OR LEFT
   c. ARC LENGTH
   d. RADIUS
   e. DELTA ANGLE
   f. CHORD BEARING FROM THE BEGINNING OF THE CURVE
   g. CHORD LENGTH
17. _____ LIST CALLS TO ADJOINING PROPERTIES WITH RECORDING INFORMATION. 
   (THIS INCLUDES CURRENT RIGHT(S)-OF-WAY.)

18. _____ MUST TIE INTO A MINIMUM OF 2 CORNERS OF RECORD RELATED TO BOUNDARY 
   General Rules of Procedures and Practices § 663.17. MONUMENTATION (b) & (c)

19. _____ MONUMENTATION; FOUND OR SET WITH SIZE AND IDENTIFYING 
   FEATURES (I.E. YELLOW PLASTIC CAP STAMPED “JONES SURVEY”).

20. _____ STATE A BASIS OF BEARING; 
   SAMPLE STATEMENT; BASIS OF BEARING IS THE NORTH LINE OF 
   FRENZY ROAD (INSERT RECORDED BEARING, I.E. BEING 
   NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST) AS RECORDED 
   IN VOLUME 88327, PAGE 0235, DEED RECORDS OF DALLAS COUNTY, 
   TEXAS. STATE PLANE STATEMENT; STATE PLANE COORDINATE 
   SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN 
   DATUM OF 1983. ADJUSTMENT REALIZATION __________1986, 1993, 
   CORS96, 2007 OR 2011.

21. _____ LEGAL; SIGNED (IN BLUE INK), SEALED, AND DATED BY THE REGISTERED 
   PROFESSIONAL LAND SURVEYOR.

22. _____ SHEET/PAGE No.s (I.E. SHEET/PAGE 1 OF 2, etc.).

**PARCEL SKETCH REQUIREMENTS**

23. _____ NORTH ARROW AND GRAPHIC SCALE MUST BE SHOWN.

24. _____ ORIGINAL LAND SURVEY GRANTEE NAME, ABSTRACT No.

25. _____ POINT OF COMMENCING (IF APPLICABLE).

26. _____ POINT OF BEGINNING.

27. _____ BEARINGS AND DISTANCES.

28. _____ CURVE DATA (IF APPLICABLE), TO INCLUDE;
   a. ARC LENGTH 
   b. RADIUS 
   c. DELTA ANGLE 
   d. CHORD BEARING FROM THE BEGINNING OF THE CURVE 
   e. CHORD LENGTH

29. _____ IF APPLICABLE; SHOW LEGEND WITH SYMBOLS FOR REFERENCE TO PARCEL 
   SKETCH (I.E. MONUMENTS, ABBREVIATIONS, ETC.).

30. _____ MONUMENTATION; FOUND OR SET WITH SIZE AND IDENTIFYING FEATURES 
   (I.E. YELLOW PLASTIC CAP STAMPED “JONES SURVEY”).

31. _____ SHOW CURRENT OWNER WITH ALL RECORDING INFORMATION AS LISTED IN 
   PREAMBLE OF LEGAL DESCRIPTION (MUST MATCH).

32. _____ SHOW ADJOINING PROPERTIES WITH RECORDING INFORMATION AS DESCRIBED 
   IN METES AND BOUNDS. (THIS INCLUDES CURRENT RIGHT(S)-OF-WAY.)

33. _____ LABEL AREA, 
   IF UNDER AN ACRE = (1234 SQ. FT., 0.0283 ACRES) 
   ONE ACRE AND ABOVE = (1.234 ACRES)
34. _____ SHOW AREA WITHIN IMMEDIATE PERIMETER OF PARCEL BOUNDARY
   MUST BE DETAILED:
   a. SHOW ADDITION NAME(S)
   b. PROPERTY OWNER NAME(S)
   c. LABEL APPROPRIATE NUMBERS FOR LOTS, BLOCKS, OR TRACTS,
   d. SHOW VOLUME AND PAGE, AND SOURCE OF RECORD (D.R.D.C.TX., ETC.).
   e. SHOW WIDTHS OF STREETS, ALLEYS, AND EXISTING EASEMENTS LEGIBLY.
      LABEL VOLUME AND PAGE AND SOURCE OF RECORD. ADD DISTANCE TIES
      ACROSS R.O.W. AT VARIABLE WIDTH R.O.W.
   f. OTHER PERTINENT DATA

35. _____ SUBMIT DOCUMENTATION TO SUPPORT EXISTING STREET RIGHT-OF-WAY
   WIDTH (I.E. FILE RESEARCH; SEPARATE INSTRUMENT, PLAT, COUNTY R.O.W. MAP).
   THE SURVEY RECORDS VAULT AT 320 E. JEFFERSON, ROOM 314, DALLAS, TEXAS,
   OAKCLIFF MUNICIPAL CENTER IS A VALUABLE SOURCE OF THIS DATA.

36. _____ STATE THE BASIS OF BEARING ON PARCEL SKETCH, (FROM AN IDENTIFIABLE
   SOURCE, I.E. TWO CONTROLLING MONUMENTS). 
   SAMPLE STATEMENT; BASIS OF BEARING IS THE NORTH LINE OF
   FRENZY ROAD (INSERT RECORDED BEARING, I.E. BEING NORTH 00
   DEGREES 00 MINUTES 00 SECONDS EAST) AS RECORDED IN VOLUME
   88327, PAGE 0235, DEED RECORDS OF DALLAS COUNTY, TEXAS.
   STATE PLANE STATEMENT; STATE PLANE COORDINATE SYSTEM,
   TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF
   1983. ADJUSTMENT REALIZATION __________

37. _____ PARCEL SKETCH; SIGNED (IN BLUE INK), SEALED, AND DATED BY THE
   REGISTERED PROFESSIONAL LAND SURVEYOR.

38. _____ SHEET/PAGE No.s (I.E. SHEET/PAGE 1 OF 2, ETC.)

39. _____ SUBMIT A GEOMETRIC CLOSURE FOR THE BOUNDARY OF THE PARCELS
   (THIS IS REQUIRED IN THE PROJECT FILE PRIOR TO RELEASE, ATTACH TO
   SUBMITTAL):
   a. INCLUDE BEARINGS AND DISTANCES
      b. CURVE DATA TO INCLUDE:
         1. DIRECTION TO THE RIGHT OR LEFT
         2. ARC LENGTH
         3. RADIUS
         4. DELTA ANGLE
         5. RADIUS
         6. CHORD BEARING FROM THE BEGINNING OF THE CURVE
         7. CHORD LENGTH
   c. PRECISION OF BOUNDARY CLOSURE (MINIMUM 1:15000)

VICINITY MAP

VICINITY MAPS ARE NO LONGER REQUIRED TO BE SUBMITTED.
THIS COMPLETED AND SIGNED LIST MUST ACCOMPANY THE THREE (3) EXECUTED ORIGINAL COPIES OF THE LEGAL DESCRIPTION AND PARCEL SKETCH EXHIBIT SUBMITTAL. COMPLETE ALL APPLICABLE ITEMS. PLACE A CHECKMARK IN THE SPACE LABELED “APPLICANT”. ITEMS THAT ARE NOT APPLICABLE TO YOUR SITUATION SHOULD BE LABELED “N/A”.

ADDITIONAL COMMENTS:

________________________________________________________________________________________________
________________________________________________________________________________________________
________________________________________________________________________________________________
________________________________________________________________________________________________
________________________________________________________________________________________________
________________________________________________________________________________________________
________________________________________________________________________________________________
________________________________________________________________________________________________

I, the Surveyor of Record, understand and agree that the City Staff Surveyor will require that the exhibits be resubmitted for review and approval if it is determined that this checklist contained incorrect information.

By review of the submitted separate instrument(s), this Department does not assume any liability for the separate instrument(s), nor does this review release the surveyor of record from her/his responsibilities as a surveyor as set forth by the Texas Board of Professional Land Surveying.

Signature: ________________________________ Date: ________________

Printed Name: _______________________________

APPENDIX

HEADER EXAMPLES

LICENSE AGREEMENT
THOMAS JEFFERSON AVENUE
ADJACENT TO BLOCK A/1234 & B/5678
STEPHEN F. AUSTIN SURVEY, ABSTRACT No. 567
CITY OF DALLAS, DALLAS COUNTY, TEXAS

IN PLATED SUBDIVISION
WATER EASEMENT
GEORGE WASHINGTON ADDITION
LOT 1, BLOCK A/234
STEPHEN F. AUSTIN SURVEY, ABSTRACT No. 567
CITY OF DALLAS, DALLAS COUNTY, TEXAS

IN ACREAGE
WATER EASEMENT
BEING IN 89.5 ACRES
BLOCK A/234
STEPHEN F. AUSTIN SURVEY, ABSTRACT No. 567
CITY OF DALLAS, DALLAS COUNTY, TEXAS
COVENANT AGREEMENT
PAVING AND/OR STORM DRAINAGE

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS RCC Dallas Transportation, Ltd., a Texas limited partnership acting by and through Realty Capital Partners II Inc., a Texas corporation, its general partner, hereinafter referred to as "Owner" owns the property described in the attached Exhibit "A", which is incorporated by reference and is hereinafter referred to as "the Property"; and

WHEREAS Owner desires to file a subdivision plat (replat) of the Property with the County Clerk for the county where the Property is located, which subdivision is to be known as Bonnie View Truck Addition, an addition to the City of Dallas; and

WHEREAS, Owner has requested that the City of Dallas, hereinafter referred to as "City", recommend its approval of the subdivision Final Plat of the Property to the Dallas City Plan Commission;

NOW, THEREFORE:

Owner, its successors and assigns, for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agree and covenant in accordance with Section 51A-8.613 of the Dallas City Code as follows:

1. Prior to application for a building permit for any structure on the Property, Owner, its successors and assigns, shall prepare and submit engineering plans for all paving and/or storm drainage infrastructure, including but not limited to grading and drainage outfall improvements, required for the portion of the Property being developed, to the satisfaction of the Director of the Department of Development Services of the City of Dallas or designee, hereinafter referred to as "Director".

2. Furthermore, prior to application for a building permit for construction of any structure on the Property, and as a condition for issuance of same, Owner, its successors and assigns, shall, at no cost to City: (a) execute a private development contract for construction of paving and/or storm drainage infrastructure, as described in Paragraph 1, as applicable; (b) provide Director with City-approved payment and performance bonds for such construction of these improvements within City-owned easements, with a corporate surety licensed to do business in the State of Texas, with City named as an additional obligee; (c) fully construct and complete such required paving and/or storm drainage infrastructure in accordance with the engineering plans approved by.
Director; (d) upon completion, obtain the acceptance of same by Director; and (e) secure or dedicate easements and rights-of-way necessary to serve the development at Owner's cost.

3. This Covenant Agreement shall not become binding and in effect until such time as the subdivision Final Plat is approved by City and filed of record in the real property records for the county where the Property is located.

4. In the event of sale or conveyance of any interest in the Property or of any portion of the Property to a third party, Owner, its successors and assigns shall promptly notify Director, supplying the name, address and interest of the new owner, as well as a copy of the conveyance instrument.

5. SPECIAL PROVISIONS: NONE.

6. It is the intention of Owner that the terms and conditions of this Covenant Agreement shall extend to and be binding upon Owner and its successors and assigns of any and all of the Property, and that this instrument shall be recorded in the real property records for the county where the Property is located and shall be a covenant running with the land described in Exhibit "A".

Executed this 9th day of September, 2008

RCC Dallas Transportation, Ltd., a Texas limited partnership

By: Realty Capital Partners I N Inc., a Texas Corporation
   Its general partner

By: James W. Archie, Jr., Senior Vice President

Approved As To Form:
THOMAS P. PERKINS, JR.,
City Attorney

By: Assistant City Attorney
STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on September 9, 2008 by James W. Archie, the senior vice president of Realty Capital Partners II Inc., a Texas corporation, general partner of RCC Dallas Transportation, Ltd., a Texas limited partnership, on behalf of said limited partnership.

[Signature]
Notary Public, State of Texas

After recording return to:
City of Dallas, Department of Development Services
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Hector Reynoso


Log No. 33515

Revised 8/4/08
COVENANT AGREEMENT—PAVING & DRAINAGE

EXHIBIT A

5.607 ACRE TRACT SITUATED IN CITY BLOCK NUMBERS

8291 AND 8292, CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 5.607 ACRE TRACT OF LAND SITUATED IN THE LEVI DIXON SURVEY, ABSTRACT NO. 380, CITY

BLOCK NUMBERS 8291 AND 8292, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF A

CALLED 10.606 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RCC DALLAS TRANSPORTATION, LTD.,

A TEXAS LIMITED PARTNERSHIP, OF RECORD IN COUNTY CLERK'S FILE NUMBER 20070395989, DEED

RECORDS OF DALLAS COUNTY, TEXAS, AND PART OF A CALLED 1.142 ACRE TRACT OF LAND DESCRIBED

IN A DEED TO RCC DALLAS TRANSPORTATION, LTD., A TEXAS LIMITED PARTNERSHIP, OF RECORD IN

COUNTY CLERK'S FILE NUMBER 20080018252, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING

MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF

L.B.J. FREeway (INTERSTATE HIGHWAY 20), A VARIABLE WIDTH RIGHT-OF-WAY, AT THE SOUTHEAST

CORNER OF SAID 10.606 ACRE TRACT OF LAND;

THENCE SOUTH 71°16'36" WEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID L.B.J. FREeway,

A DISTANCE OF 95.45 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8" IRON ROD FOUND FOR

REFERENCE AT THE SOUTHWEST CORNER OF SAID 10.606 ACRE TRACT BEARS SOUTH 71°16'36" WEST,

A DISTANCE OF 505.77 FEET, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE

RIGHT HAVING A RADIUS OF 29.30 FEET, A CENTRAL ANGLE OF 22°16'38", AND A CHORD WHICH BEARS

NORTH 38°04'04" WEST, A DISTANCE OF 111.40 FEET;

THENCE DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID L.B.J. FREeway, TRAVERSING

THROUGH AND ACROSS SAID 10.606 ACRE TRACT THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1) ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 11.47 FEET TO A POINT FOR CORNER

AT THE BEGINNING OF A NON-RADIAL CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A

CENTRAL ANGLE OF 73°31'31", AND A CHORD WHICH BEARS NORTH 23°20'30" EAST, A DISTANCE OF

35.31 FEET;

2) ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 37.86 FEET TO A POINT FOR CORNER;

3) NORTH 30°28'07" WEST, A DISTANCE OF 46.26 FEET TO A POINT FOR CORNER;

4) SOUTH 59°31'53" WEST, A DISTANCE OF 92.54 FEET TO A POINT FOR CORNER AT THE BEGINNING

OF A CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF

90°00'00", AND A CHORD WHICH BEARS NORTH 75°28'07" WEST, A DISTANCE OF 41.72 FEET;

5) ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 46.34 FEET TO A POINT FOR CORNER;

6) NORTH 30°28'07" WEST, A DISTANCE OF 439.80 FEET TO A POINT FOR CORNER;

7) SOUTH 59°31'53" WEST, A DISTANCE OF 127.37 FEET TO A POINT FOR CORNER AT THE BEGINNING

OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°08'23",

AND A CHORD WHICH BEARS NORTH 75°23'55" WEST, A DISTANCE OF 42.48 FEET;

8) ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 42.26 FEET TO A POINT FOR CORNER;

9) NORTH 30°19'44" WEST, A DISTANCE OF 204.15 FEET TO A POINT FOR CORNER;

10) SOUTH 59°57'11" WEST, A DISTANCE OF 246.41 FEET TO A 5/8" IRON ROD FOUND FOR CORNER

AT AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID 10.606 ACRE TRACT AT THE COMMON EAST

CORNER OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS TO DALLAS POWER AND LIGHT

COMPANY, OF RECORD IN VOLUME 70038, PAGE 1468 (SOUTH) AND VOLUME 70191, PAGE 1032

(NORTH), DEED RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND FOR

REFERENCE BEARS SOUTH 30°06'18" EAST, A DISTANCE OF 518.25 FEET.

BEARINGS ARE BASED ON THE NORTHWEST LINE OF L.B.J.

FREeway, SOUTH 71°16'36" WEST, PER DEED RECORDED IN

DOCUMENT NO. 20070395989, DEED RECORDS, DALLAS COUNTY,

TEXAS.

PREPARED BY:

PETER R. HINE, R.P.L.S. NO. 5574
GLOBAL LAND SURVEYING, INC.
704 CENTRAL PARKWAY-EAST, SUITE 1214
PLANO, TEXAS, 75074
OFFICE: (972) 881-1700
FAX: (972) 423-1083
E-MAIL: phine@glis-inc.com

REVIEWED BY

PETER R. HINE, R.P.L.S. 5574
COVENANT AGREEMENT—PAVING & DRAINAGE

EXHIBIT A

5.607 ACRE TRACT SITUATED IN CITY BLOCK NUMBERS 8291 AND 8292, CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENENCE NORTH 29°45'06" WEST ALONG A SOUTHWEST LINE OF SAID 10.606 ACRE TRACT OF LAND AND A NORTHEASTERLY LINE OF SAID DALLAS POWER & LIGHT COMPANY TRACT (VOLUME 70191, PAGE 1032), A DISTANCE OF 273.25 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 10.606 ACRE TRACT OF LAND COMMON TO THE SOUTHWEST CORNER OF SAID 1.142 ACRE TRACT OF LAND;

THENENCE NORTH 59°57'11" EAST ALONG THE MOST NORTHERN NORTHWEST LINE OF SAID 10.606 ACRE TRACT OF LAND AND THE SOUTHEAST LINE OF SAID 1.142 ACRE TRACT OF LAND, A DISTANCE OF 266.60 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENENCE NORTH 39°11'28" WEST, A DISTANCE OF 143.67 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN A SOUTHEAST LIME OF CEDAR CREEK RANCH, PHASE TWO, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NUMBER 20072808852, OR THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENENCE NORTH 70°36'10" EAST, A DISTANCE OF 35.63 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF A CALLED 24.766 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO H&M TEXAS REAL ESTATE, L.P., A KANSAS LIMITED PARTNERSHIP, OF RECORD IN VOLUME 99162, PAGE 5318, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING AT THE NORTHEAST CORNER OF SAID 1.142 ACRE TRACT OF LAND;

THENENCE SOUTH 30°11'28" EAST, A DISTANCE OF 137.09 FEET PASSING A 5/8" IRON ROD FOUND ON LINE FOR REFERENCE AT THE MOST NORTHERN NORTHEAST CORNER OF SAID 10.606 ACRE TRACT OF LAND AND CONTINUING ALONG THE MOST NORTHERN NORTHEAST LINE OF SAID 10.606 ACRE TRACT OF LAND FOR A TOTAL DISTANCE OF 410.34 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT AN INTERIOR "ELL" CORNER THEREOF;

THENENCE NORTH 59°57'11" EAST ALONG THE MOST EASTERN NORTHEAST LINE OF SAID 10.606 ACRE TRACT OF LAND, A DISTANCE OF 288.10 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST EASTERN NORTHEAST CORNER THEREOF;

THENENCE SOUTH 30°28'07" EAST ALONG THE MOST EASTERN NORTHEAST LINE OF SAID 10.606 ACRE TRACT OF LAND, A DISTANCE OF 698.81 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.607 ACRES OF LAND.

BEARINGS ARE BASED ON THE NORTHWEST LINE OF LBJ FREEWAY, SOUTH 71°16'36" WEST, PER DEED RECORDED IN DOCUMENT NO. 20070395969, DEED RECORDS, DALLAS COUNTY, TEXAS.

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<th>BEARING</th>
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<td>95.45'</td>
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<tr>
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<td>N 30°28'07&quot; E</td>
<td>46.26'</td>
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<td>3</td>
<td>N 59°31'53&quot; W</td>
<td>92.54'</td>
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<td>4</td>
<td>S 59°31'53&quot; W</td>
<td>127.37'</td>
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<td>5</td>
<td>N 30°28'28&quot; W</td>
<td>143.67'</td>
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<td>6</td>
<td>N 70°36'40&quot; E</td>
<td>35.63'</td>
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<th>CHORD BRNG/DIST</th>
<th>ARC LENGTH</th>
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<tbody>
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<td>29.50'</td>
<td>22°16'38&quot;</td>
<td>N 38°04'04&quot; W 11°40&quot;</td>
<td>11.77'</td>
</tr>
<tr>
<td>2</td>
<td>29.50'</td>
<td>73°31'31&quot;</td>
<td>N 23°20'30&quot; E 35.31&quot;</td>
<td>37.86'</td>
</tr>
<tr>
<td>3</td>
<td>29.50'</td>
<td>90°00'00&quot;</td>
<td>N 75°28'07&quot; W 41.72&quot;</td>
<td>48.34'</td>
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<td>30.00'</td>
<td>90°08'23&quot;</td>
<td>N 75°23'55&quot; W 42.48&quot;</td>
<td>47.29'</td>
</tr>
</tbody>
</table>

PREPARED BY:
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PETER R. HINE, R.P.L.S. 5574
OBJECTIVE:

The City of Dallas – City Attorney’s Office requires proof of ownership for the requested easement, license, agreement, abandonment, etc. It is imperative that the documents are submitted in a timely manner, as this may delay the release of permits/approvals from other Departments and/or Divisions. Preparing these documents prior to the Real Estate Division’s review is encouraged as a proactive measure. Please be prepared to submit these documents upon request from Real Estate.

The required documents for each type of ownership is listed below:

**Limited Partnership (Ltd., LP)**

- Example of Signature Block
- Limited Partnership Agreement
- Certificate of Limited Partnership
- Consent - For the transfer of real property, the limited partnership agreement may require the consent or ratification of general partners. If not an opinion letter from the partnership’s attorney stating that such ratification is not necessary.
- Certificate of Incumbency (official document that lists the names of incumbent individuals and their respective corporate office within an organization)

**Non-Profit Corporation**

- Example of Signature Block for authorized signing agent
- Certificate of Incorporation
- Articles of Incorporation and Bylaws
- Corporate Resolution
- Certificate of Incumbency
- Good Standing Certificate – a good standing certificate obtained from the state Comptroller of Public Accounts in Texas, confirming the required filings of reports and payments.
**Limited Liability Company (LLC)**

- Example of Signature Block for authorized signer
- Certificate of Formation
- Entity Regulations (Bylaws)
- Good Standing Certificate – a good standing certificate obtained from the state Comptroller of Public Accounts in Texas, confirming the required filings of reports and payments.
- Authorization Documentation (corporate resolution authorizing the water easement and stating who will be authorized to execute the documents)

**Incorporated (Inc.)**

- Example of Signature Block for signing officer
- Certificate of Formation
- Bylaws – organizational documents identifying the authority and limitations of authority of officers to enter into the transaction
- Good Standing Certificate
- Corporate Resolution – executed resolution of the shareholders or directors of the Grantor authorizing the proposed transaction and granting authority to the signing officer to act on behalf of the corporation.
- Certificate of Incumbency (official document that lists the names of incumbent individuals and their respective corporate office within an organization)

**Individuals – (needed for each owner listed if multiple)**

- Completed Marital Affidavit
- No Conflict of Interest Statement
- Homestead/Non-Homestead Affidavit