

WHEREAS, Polaris Marquita James Apartment, LLC, A Texas limited liability company, Greyson B, Callaway owner of unit 1, Travis D. Stensby owner of units 2, Nina Tsai and Donald Fong owner of unit 3, are the sole owners of three tracts of land situated in the Roberts Ray Survey, Abstract No. 1242 in the City of Dallas, Dallas County, Texas and being all of Lot 22, 23 and 24, Block 2/1906, Ross Avenue Annex No. 3 Addition, an addition to the City of Dallas, according to the Map thereof recorded in Volume 1, Page 317, Map Records, Dallas County, Texas, and being a tract of land conveyed to Polaris Marquita James Apartments, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 201100177803, Official Public Records, Dallas County, Texas and being a tract of land conveyed to Greydon B. Callaway owner of unit 1, by General Warranty Deed recorded in Instrument No. 201700002800, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Travis D. Stensby owner of unit 2, By Warranty Deed recorded in Instrument No. 201700002800, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Nina Tsai and Donald Fong owners of unit 3, by Warranty Deed recorded in Instrument No. 201300010937, Official Public Records, Dallas County, Texas, of 5841 Oram Townhomes, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration filed for record of December 10, 2012, and recorded under Clerk's file No. 201200364846, Dallas County, Texas, together with the undivided percent with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration, and being more particularly described by metes and bounds as follow:

BEGINNING at the intersection of the westerly right-of-way line of Delmar Avenue (a 50 foot right-of-way), with the northerly right-of-way line of Oram Street (40 foot right-of-way) and being the southeasterly corner of said Lot 24, Block 6/1906;

THENCE South 89 degrees 18 minutes 14 seconds West, along the northerly right-of-way line of said Ross Avenue, passing at 108.54 feet a "X" cut in concrete set and being the southeasterly corner of said Lot 22, Block 2/1906, and continuing a total a distance of 158.54 feet to a 1-1/2 inch metallic disk with mag nail stamped IO5OA & RPLS 5390 set for corner and being the southeasterly corner of said Lot 21, Block 2/1906;

THENCE North 00 degrees 51 minutes 30 seconds West, departing said Oram Street right-of-way and along the westerly line of said Lot 22, Block 2/1906, common with the easterly line of said Lot 21, Block26/1906 a distance of 144.00 feet to a 3-1/4" metallic disk stamped "IO5OA & RPLS 5390" set on a 1/2 inch iron rod lying on the southerly right-of-way line of a 10 foot alley;

THENCE South 00 degrees 33 minutes 34 seconds East, along the easterly line of said Lot 24, Block 2/1906, common with the easterly right-of-way line of said Delmar Avenue a distance of 144.00 feet to the POINT OF BEGINNING and containing 22,884 square feet or an 0.525 acre of land. 2018.

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Seth Bame, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, known to me 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

DATE: 03/22/2018 / JOB # 1700787-1/ SCALE - 1" = 30' /JWR