

Owner's Certificate  
State of Texas  
County of Dallas}

Whereas the City of Dallas is the Owner of a 138,544 square feet or 3.181 acre tract of land situated in the John Grisby Survey, Abstract 495, Dallas County, Texas, said tract being in City Block A/478 and part of Lots 4-6, Block A/478 of Connor & Gannon's Subdivision of the Mays Estate according to the plat recorded in Volume 60, Page 404, Deed Records of Dallas County, Texas and said tract consisting of all that certain lots, tracts or parcels of land, further described as:

BEING all of that certain tract described in a deed to the The Trust for Public Land recorded in Volume 2005132, Page 16876 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and all of those certain tracts described in deeds to the City of Dallas recorded in Instrument Number 200600261675, Instrument Number 20080067856, Save and Except Instrument Number 201300370636 conveyed to St. Paul Holdings, L.P., Instrument Number 20070070235, Instrument Number 201000156882, and Instrument Number 201000156884 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.); and

BEING all that certain lot, tract or parcel of land, all of City Block 250, part of the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, being all of that certain tract described in a deed to the City of Dallas recorded in Volume 83008, Page 3438 of the Deed Records of Dallas County, Texas; and

BEING that portion of Live Oak Street Right-of-Way closed and vacated bounded by St. Paul Street, North Harwood Street, Pacific Avenue, and Dallas City Blocks A/478 and 250, and being more completely described as follows, to-wit:

**BEGINNING** at a "X" cut (found) for the North corner of the above mentioned City of Dallas tract recorded in Instrument Number 20080067856, the East corner of a tract of a land described in a deed to St. Paul Holdings recorded in Instrument Number 201300370636 (O.P.R.D.C.T.), in the Southwest right of way line of Harwood Street (60 foot right of way);

THENCE South 47 degrees 56 minutes 05 seconds East with the Southwest right of way line of Harwood Street, a distance of 250.66 feet to a "X" cut (found) for the East corner of said City of Dallas tract recorded in Instrument Number 20080067856, at the intersection of the Southwest right of way line of Harwood Street with the Northwest right of way line of Live Oak Street (68.0 foot right of way);

THENCE South 45° 56' 36" East a distance of 68.00 feet to a cut "x" (found) for the North corner of said City Block 250, at the intersection of the Southwest right of way line of Harwood Street (60 foot right of way) with the South right of way line of Live Oak Street;

THENCE South 53° 10' 21" East along the Southwest right of way line of Harwood Street, a distance of 166.90 feet to a PK nail (found) for the East corner of said City Block 250, at the intersection of the Southwest right of way line of Harwood Street (60 foot right of way) with the North right of way line of Pacific Avenue (80.0 foot right of way);

THENCE South 75° 03' 52" West with the North right of way line of Pacific Avenue, a distance of 324.88 feet to a cut "x" (found) for the West corner of said City Block 250, at the intersection of the Southeast right of way line of Live Oak Street with the North right of way line of Pacific Avenue;

THENCE South 83° 05' 08" West a distance of 109.07 feet to a cut "x" (found) for the Southwest corner of said City Block A/478, at the intersection of the North right of way line of Live Oak Street with the East right of way line of St. Paul Street (a variable width right of way);

THENCE North 51 degrees 04 minutes 29 seconds West with the Northeast right of way line of St. Paul Street, a distance of 279.27 feet to a 1/2" Iron Rod with Yellow Cap marked "HALFF" (found) for the West corner of the above mentioned Trust for Public Land tract;

THENCE N 51° 07' 34" W with the Northwest right of way line of St. Paul Street, a distance of 70.00 feet to a 1/2" Iron Rod with Yellow Cap marked "HALFF" (found) for the west corner of above mentioned City of Dallas tract recorded in Instrument Number 201300370637 and being on the Northeast line of St. Paul Street;

THENCE departing said Northeast line of St. Paul Street with the following bearings and distances along the Southeast line of said St. Paul Holdings tract:

North 38° 27' 03" East, a distance of 7.11 feet, to a 1/2" Iron Rod with Yellow Cap marked "HALFF" (found);

North 74° 39' 06" East, a distance of 118.83 feet, to a 1/2" Iron Rod with Yellow Cap marked "HALFF" (found);

North 16° 25' 02" East, a distance of 22.00 feet, to a 1/2" Iron Rod with Yellow Cap marked "HALFF" (found);

North 74° 30' 40" East, a distance of 40.10 feet, to a 1/2" Iron Rod with Yellow Cap marked "HALFF" (found);

South 46° 49' 46" East, a distance of 3.01 feet, to a 1/2" Iron Rod with Yellow Cap marked "HALFF" (found);

North 44° 22' 33" East, a distance of 7.01 feet, to a 1/2" Iron Rod with Yellow Cap marked "HALFF" (found), to the beginning of a non-tangent curve to the left with a chord bearing North 63° 24' 19" east, a radius of 47.50 feet and a chord length of 77.97 feet, thence along said curve through a central angle of 110° 19' 14" for a curve length of 91.46 feet to a 3" Metallic Disc Set stamped with "Pacific Plaza Park, RPLS #3664 Salcedo Group, Inc.";

THENCE North 44° 36' 00" East along the Southeast line of said St. Paul Holdings tract, the Northwest line of said City of Dallas tract recorded in Instrument Number 20080067856, a distance of 120.83 feet to the **POINT OF BEGINNING**, containing 3.181 acres or 138,544 square feet of land.

FLOOD STATEMENT: According to Community Map No. 48113C0345 J, dated August 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

OWNER

CITY OF DALLAS  
PARK AND RECREATION DEPARTMENT  
DALLAS CITY HALL  
1500 MARILLA, ROOM 6FN  
DALLAS, TEXAS 75201  
(214) 670-5454

SURVEYOR

SALCEDO GROUP, INC.  
110 S.W. 2nd Street  
GRAND PRAIRIE, TEXAS 75050  
(214) 412-3122

PRELIMINARY PLAT

PACIFIC PLAZA PARK  
LOT 1, BLOCK A/478  
138,543 SQ. FT. OR 3.181 AC.

BEING A REPLAT OF A PART OF THE CONNOR AND GANNON'S  
SUBDIVISION OF THE MAYS ESTATE, LOTS 4-6, BLOCK A/478,  
PART OF BLOCK A/478,  
ALL OF BLOCK 250 AND  
THE CLOSED AND VACATED RIGHT-OF-WAY OF LIVE OAK STREET  
BETWEEN HARWOOD STREET AND ST. PAUL STREET

A 3.181 ACRE TRACT OF LAND OUT OF  
JOHN GRIGSBY SURVEY, ABSTRACT No. 495

IN THE

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S167-188



SALCEDO GROUP, INC.  
110 S.W. 2ND STREET  
GRAND PRAIRIE, TX 75050  
PHONE: (214) 412-3122

05-10-17

SHEET 2 OF 2

SGI Project No. 16673

Texas P.E. F-5482 : Texas TBPLS Firm License 10070800