

DEVELOPMENT SERVICES/BUILDING INSPECTION COVENANT AGREEMENT, PAVING AND/OR STORM DRAINAGE

Procedure for obtaining a covenant agreement for paving and/or storm drainage;

Required Submittal:

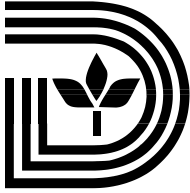
1. 3-sets of original 8-1/2" X 11" prints of each legal description with parcel sketch, signed in blue ink, sealed and dated by the Registered Professional Land Surveyor
2. One copy of the subject Plat being processed.
3. All deeds referenced within the legal description with parcel sketch
4. A geometric closure sheet
5. Surveyor check list
6. Owner/Developer contact name, e-mail & phone number.
7. One letter from the owner requesting a covenant agreement on the property.

City Procedure:

- Officially submit the above stated information to Building Inspection, Paving and Drainage Engineering, 320 E. Jefferson Blvd., Room 200, Dallas, Texas 75203.
- The fieldnotes are then routed to the Survey Plat Review Group for a review and approval process.
- After the fieldnotes are approved by Survey, the fieldnotes and warranty deed or deeds are forwarded to the Real Estate Division office.
- Real Estate Division prepares the covenant agreement, and then mails the document to owner for signature.
- The owner then signs the document, and returns the package to Real Estate Division.
- The covenant agreement document is then signed by the City, represented by the City Attorney and City Manager.
- The Real Estate Division office then sends the covenant agreement document to the appropriate County Records office to be recorded.

Time Frame:

This process has an approximate four to six week timeframe for completion. This time for completion is dependent upon the response to fieldnote correction requests.



**Development Services
Engineering; Survey Plat Review Group
“SPRG”**

CITY OF DALLAS

RE: City Plan File No. S _____ - _____ Addition Name: _____
(If Applicable)
 Owner Name _____ Owner Email _____
(Required) *(Required)*

LEGAL DESCRIPTION PREPARATION GUIDELINE AND CHECK LIST

The following guideline and check list 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 Development Services, Engineering Division, Survey Plat Review Group (SPRG) staff to ensure 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 Engineers and Land Surveyors 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 check list 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

APPLI-	CITY
CANT	STAFF

1. _____ 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.	_____

2. _____ SUBMIT **3 ORIGINALS** 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.

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 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.
- e.) “CITY OF DALLAS, (FILL IN COUNTY NAME) COUNTY, TEXAS”

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

5. _____ DO NOT PLACE OR ASSIGN EXHIBIT LABELS (I.E. “EXHIBIT A”, “EXHIBIT “B”, ETC.).

LEGAL DESCRIPTION; PREAMBLE REQUIREMENTS

6. _____ DESCRIBE AREA, UNDER AN ACRE= (1,234 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. _____ IF PLATTED; LOT, BLOCK, SUBDIVISION NAME, AND RECORDING INFORMATION.

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. CENTRAL 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 235, 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. CENTRAL 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 = (1,234 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.T., 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, OAK CLIFF 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 235, 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.
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 PARCEL (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. CENTRAL ANGLE
 5. CHORD BEARING FROM THE BEGINNING OF THE CURVE
 6. 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 check list 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 Engineers and Land Surveyors.

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 PLATTED 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 UNPLATTED TRACT

WATER EASEMENT
BEING 1,234 SQUARE FEET
BLOCK A/234
STEPHEN F. AUSTIN SURVEY, ABSTRACT No. 567
CITY OF DALLAS, DALLAS COUNTY, TEXAS



**COVENANT AGREEMENT
PAVING AND/OR STORM DRAINAGE**

SAMPLE PL

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 II Inc., a Texas Corporation
Its general partner

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

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

By: Julie K. Jones
Assistant City Attorney

* * * * *
STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on September 9, 2008 by James W. Archie, Jr., 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

Re: Plan No. SPRG 1459 / Ref. Job No. 311T-7543. Ref. Plat No. S-067-172.

Log No. 33515

DATE: 09/04/08
JOB NO. 08-09-022
SHEET 1 OF 3

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 506.77 FEET, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 22°16'38", AND A CHORD WHICH BEARS NORTH 38°04'04" WEST, A DISTANCE OF 11.40 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 339.80 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 47.20 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.

REVIEWED BY *R.H.*
09/11/08
1459

Peter R. Hine

PETER R. HINE, R.P.L.S. 5574



PREPARED BY:
PETER R. HINE, R.P.L.S. NO. 5574
GLOBAL LAND SURVEYING, INC.
704 CENTRAL PARKWAY EAST, SUITE 4214
PLANO, TEXAS, 75074
OFFICE: (972) 881-1700
FAX: (972) 423-1083
E-MAIL: phine@glsl-inc.com

DATE: 09/04/08
 JOB NO. 08-09-022
 SHEET 2 OF 3

COVENANT AGREEMENT—PAVING & DRAINAGE EXHIBIT A
 5.607 ACRE TRACT SITUATED IN CITY BLOCK NUMBERS
 8291 AND 8292, CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE 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;

THENCE 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;

THENCE NORTH 30°11'28" WEST, A DISTANCE OF 143.67 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN A SOUTHEAST LINE 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 20070288052, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 70°36'10" EAST ALONG SAID SOUTHEAST LINE OF CEDAR CREEK RANCH, PHASE TWO, 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;

THENCE SOUTH 30°11'28" EAST ALONG THE NORTHEAST LINE OF SAID 1.142 ACRE TRACT OF LAND AND THE SOUTHWEST LINE OF SAID 24.766 ACRE TRACT OF LAND AT 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;

THENCE NORTH 59°57'11" EAST ALONG THE MOST EASTERN NORTHWEST 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;

THENCE 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 L.B.J. FREEWAY, SOUTH 71°16'36" WEST, PER DEED RECORDED IN DOCUMENT NO. 20070395989, DEED RECORDS, DALLAS COUNTY TEXAS.

REVIEWED BY *[Signature]*
 09/10/08
 1459

LINE	BEARING	DISTANCE
1	S 71°16'36" W	95.45'
2	N 30°28'07" W	46.26'
3	S 59°31'53" W	92.54'
4	S 59°31'53" W	127.37'
5	N 30°11'28" W	143.67'
6	N 70°36'10" E	35.63'

CURVE	RADIUS	DELTA	CHORD BRNG/DIST	ARC LENGTH
1	29.50'	22°16'38"	N 38°04'04" W 11.40'	11.47'
2	29.50'	73°31'31"	N 23°20'30" E 35.31'	37.86'
3	29.50'	90°00'00"	N 75°28'07" W 41.72'	46.34'
4	30.00'	90°08'23"	N 75°23'55" W 42.48'	47.20'



[Signature]
 PETER R. HINE, R.P.L.S. 5574

PREPARED BY:
 PETER R. HINE, R.P.L.S. NO. 5574
 GLOBAL LAND SURVEYING, INC.
 704 CENTRAL PARKWAY EAST, SUITE T214
 PLANO, TEXAS, 75074
 OFFICE: (972) 881-1700
 FAX: (972) 423-1083
 E-MAIL: phine@glsl-inc.com

DATE: 09/04/08
JOB NO. 08-09-022
SHEET 3 OF 3

COVENANT AGREEMENT—PAVING & DRAINAGE

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

EXHIBIT A

CEDAR CREEK RANCH PHASE 2
CC#20070288052 D.R.D.C.T.
(FLOODWAY MANAGEMENT AREA)
BLOCK S/8292



0' 150'
GRAPHIC SCALE:
1 INCH = 150 FEET

CEDAR CREEK RANCH PHASE 1
VOLUME 2004215, PAGE 00031
M.R.D.C.T.
BLOCK L/8292

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8

REMAINDER OF
RCC DALLAS
TRANSPORTATION, LTD.
CC#20080018252
D.R.D.C.T.

PT: RCC DALLAS TRANSPORTATION, LTD.
CC#20080018252
D.R.D.C.T.

25' DRAINAGE &
UTILITY EASEMENT
CC#20070250290
D.R.D.C.T.

H-M TEXAS REAL ESTATE, L.P.
VOLUME 99162, PAGE 5318
D.R.D.C.T.
BLOCK 8292

5.607 ACRES
PT: RCC DALLAS
TRANSPORTATION, LTD.
CC#20070395989
D.R.D.C.T.

S&N DALLAS, L.L.C.
VOLUME 99098, PAGE 5586
D.R.D.C.T.
BLOCK 8291

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.

REMAINDER OF
RCC DALLAS TRANSPORTATION, LTD.
CC#20070395989
D.R.D.C.T.

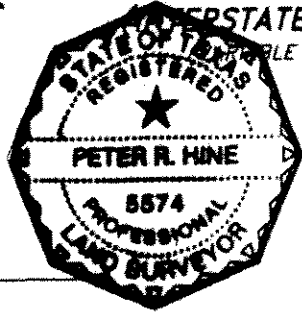
REVIEWED BY
RMC
09/19/08
LMS

FND 5/8" I.R.
(CONTROL MONUMENT)

* SEE SHEET 2 FOR
LINE AND CURVE DATA *

L.B.J. FREEWAY
(STATE HIGHWAY 20)
(50' WIDE R.O.W.)

BEGIN



Peter Hine

PETER R. HINE, R.P.L.S. 5574

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

Unofficial Document

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



[Handwritten signature]

John F. Warren, County Clerk
Dallas County TEXAS

October 15, 2008 12:46:45

FEE: \$36.00

20080332741

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