



201500180953

DEED 1/3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS

*

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

*

DATE:

Effective as of January 1, 2014.

GRANTOR & ADDRESS:

SPHINX DEVELOPMENT CORPORATION

A TEXAS CORPORATION

3030 LBJ Freeway, Suite 1350
Dallas, Dallas County, Texas 75234

GRANTEE & ADDRESS:

FIJI PROPERTY OWNERS ASSOCIATION, INC.

A TEXAS NON-PROFIT CORPORATION

3030 LBJ Freeway, Suite 1350
Dallas, Dallas County, Texas 75234

FILE

CONSIDERATION:

Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration paid by herein Grantee, the full receipt and sufficiency of which is hereby acknowledged by the undersigned Grantor.

PROPERTY (INCLUDING ANY IMPROVEMENTS) [THE "PROPERTY" HEREIN]:

Being all of the "COMMON AREAS" Lots (17 Common Area Lots) or tracts of land situated in the WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57, and being called, known and comprised of: (a) 8 Common Area Lots - being Lot A Thru Lot H (A thru H); and (b) 5 Common Area Lots - being Lot J thru Lot N (J thru N); and (c) 4 Common Area Lots - being Lot P thru Lot S (P thru S); all of the said 17 Common Area Lots are located within, and being a part, as shown, of that certain Plat called SPHINX AT FIJI, PHASE TWO Addition, an Addition to the City of Dallas, Dallas County, Texas, in accordance with the Plat thereof the said Addition, and which Plat was filed of record on June 14, 2013 bearing Document No. 201300187389, in the Official Public Records in the office of the County Clerk of Dallas County, Texas, which Plat is incorporated herein by this reference and made a part hereof for all purposes.

**RESERVATION FROM & EXCEPTIONS
TO CONVEYANCE & WARRANTY:**

This Conveyance of the Property herein described is made and hereby accepted by Grantee subject to all covenants, reservations, conditions, restrictions, rights-of-way, and easements, if any, affecting the Property as shown on the Plat of the said SPHINX AT FIJI, PHASE TWO Addition, and any other document or instrument affecting the property that are valid, existing, and properly of record, including any oil & gas leases, and being only the surface estate, and subject to mineral severances, if any; and further, subject to all zoning laws, regulations, and ordinances of municipal or other governmental authorities, if any, but only to the extent that they are still in effect and relate to the Property; and further, subject to the rights of adjoining owners in any fences situated on a common boundary, any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments, or protrusions, or any overlapping of improvements.

CONVEYANCE:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, GRANTS, SELLS, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD it to Grantee, Grantee's successors and assigns forever. Grantor hereby binds Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From and Exceptions To Conveyance and Warranty.

CONSTRUCTION:

When the context requires, singular nouns and pronouns include the plural. This Deed and other instruments thereto shall be construed and interpreted in accordance with the laws of the State of Texas.

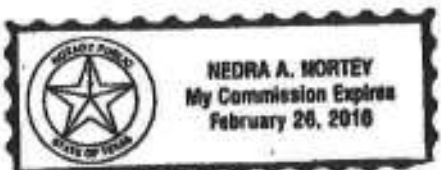
EXECUTED to be effective as of the date above written.

GRANTOR:
SPHINX DEVELOPMENT CORPORATION,
A TEXAS CORPORATION:

BY: Jideofor O. Oji
Jideofor "Jay" O. Oji, Its President

**THE STATE OF TEXAS *
COUNTY OF DALLAS ***

This instrument was acknowledged on this 1 day of January, 2014, by JIDEOFOR "JAY" O. OJI, as President of SPHINX DEVELOPMENT CORPORATION, a Texas Corporation, on behalf of said Corporation and in the capacity stated.



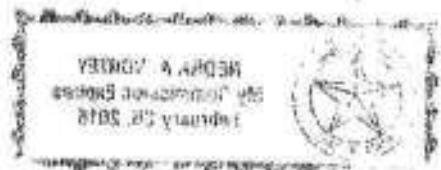
Nedra A. Northey
Notary Public State of Texas

Filed and Recorded
Official Public Record
John F. Warren, County Clerk
Dallas County, TEXAS
07/10/2015 10:24:38 AM
\$34.00



JFW

201500100953





✓ 201600269037
DEED 1/21

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON , YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

*

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

*

*

DATE:

Effective as of the 2nd day of January, 2016.

GRANTOR & ADDRESS:

**SDC COMPTON HOUSING, L.P.
A TEXAS LIMITED PARTNERSHIP
3030 LBJ Freeway, Suite 1350
Dallas, Dallas County, Texas 75234**

GRANTEE & ADDRESS:

**FIJI PROPERTY OWNERS ASSOCIATION, INC.
A TEXAS NONPROFIT CORPORATION
3030 LBJ Freeway, Suite 1350
Dallas, Dallas County, Texas 75234**

CONSIDERATION:

TEN AND NO/100 (\$10.00) DOLLARS cash and other good and valuable consideration, the full receipt and sufficiency of which is hereby acknowledged by the undersigned Grantor.

REAL PROPERTY:

(INCLUDING ANY IMPROVEMENTS)
[THE "PROPERTY" HEREIN]

Being those certain Interests in Real Property situated in the City of Dallas, Dallas County, Texas which are more particularly described in the hereto attached Exhibit "A", and which Exhibit "A" is incorporated herein by this reference and is made a part hereof for all purposes.

**RESERVATION FROM & EXCEPTIONS
TO CONVEYANCE & WARRANTY:**

This Conveyance is made and accepted subject to all restrictions, covenants, reservations, conditions, rights-of-way, and easements, if any, affecting the Property that are valid, existing, and properly of record, including oil & gas leases and mineral severances; and further, subject to any outstanding property taxes and subject to all zoning laws, regulations, and ordinances of municipal or other governmental authorities, if any, but only to the extent that they are still in effect and relate to the Property; and further, subject to the rights of adjoining owners in any fences situated on a common boundary, any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments, or protrusions, or any overlapping of improvements.

CONVEYANCE:

Grantor, for the Consideration and subject to the Reservations From & Exceptions To Conveyance and Warranty, GRANTS, SELLS, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise, except as to the Reservations From & Exceptions To Conveyance and Warranty.

CONSTRUCTION:

When the context requires, singular nouns and pronouns include the plural. This Deed and other instruments thereto shall be interpreted in accordance with the laws of the State of Texas.

EXECUTED to be effective as of the date written above..

GRANTOR:

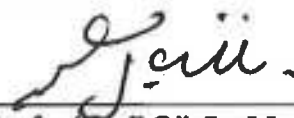
SDC COMPTON HOUSING, L.P.

A Texas Limited Partnership,

By: FIJI TOWNHOMES DEVELOPMENT, LLC

A Texas Limited Liability Company,

Its General Partner:

By: 
Jidecofor "Jay" Oji, Its Manager

JOINING PRO FORMA AS DEVELOPER:

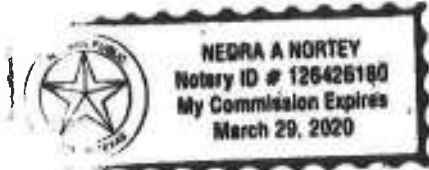
SPHINX DEVELOPMENT CORPORATION.

A Texas Corporation:

By: 
Jidecofor "Jay" O. Oji, Its President

THE STATE OF TEXAS *
COUNTY OF DALLAS*

This instrument was acknowledged on this 2nd day of January, 2016, by JIDEOFOR "JAY" O. OJI, as Manager of FIJI TOWNHOME DEVELOPMENT, LLC, a Texas Corporation, acting as the General Partner of SDC COMPTON HOUSING, L.P., a Texas Limited Partnership, for and on behalf of the said entities and in the capacities stated.

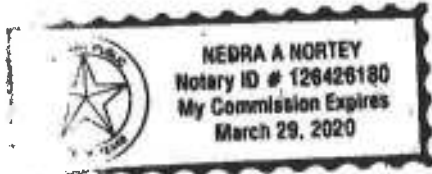


Nedra A. Northey

Notary Public - State of Texas

THE STATE OF TEXAS *
COUNTY OF DALLAS*

This instrument was acknowledged on this 2nd day of January, 2016, by JIDEOFOR "JAY" O. OJI, as President of SPHINX DEVELOPMENT CORPORATION, a Texas Corporation, on behalf of said Corporation and in the capacity stated.



Nedra A. Northey

Notary Public - State of Texas

After Recording Mail To: FIJI PROPERTY OWNERS ASSOCIATION, INC.
3030 LBJ Freeway, Suite 1350
Dallas, Dallas County, Texas, 75234

EXHIBIT "A"

Property Description

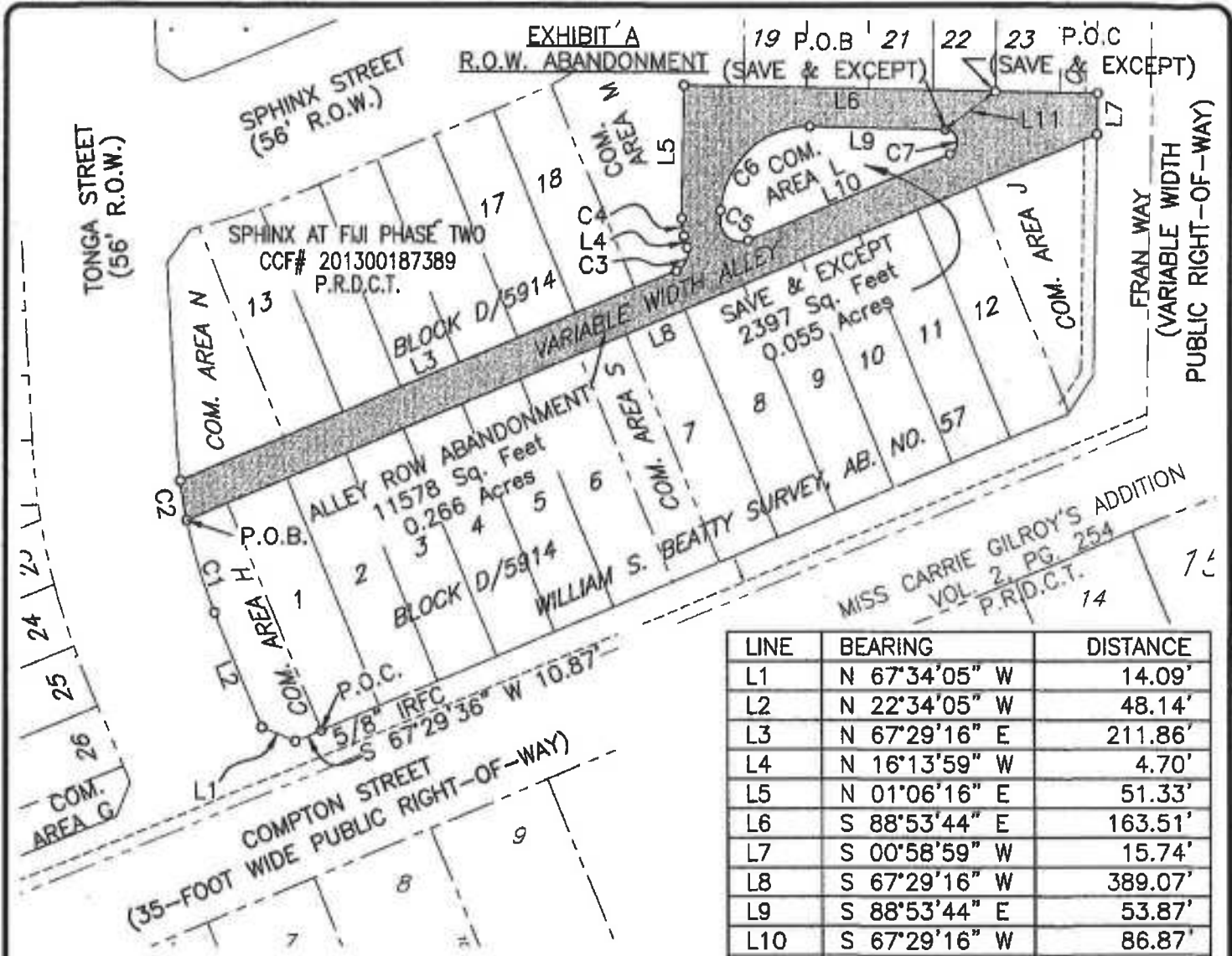
BEING all of Grantor's right, title and interest in and to any and all to be abandoned Right-of-Ways and Alleys (Called "R.O.W. Abandonments") that are located within that certain recorded Plat called SPHINX AT FIJI, PHASE TWO, and being more particularly described as follows:

Being the R.O.W. ABANDONMENTS shown in the hereto attached EXHIBITS "A", "B", "C" and "D", which attached Exhibits "A", "B", "C" and "D" are incorporated herein by this reference and made a part hereof for all purposes,

and which the referenced R.O.W. ABANDONMENTS abut and that are adjacent to all of the 49 Lots more particularly described as follows:

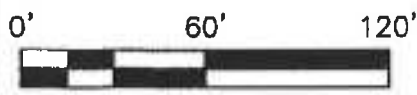
**Being Lot One Thru Lot 23 (1-23), all 23 Lots being in Block D/5914; and
Being Lot One Thru Lot 26 (1-26), all 26 Lots being in Block E/5914, and**

All 49 Lots being located in the SPHINX AT FIJI, PHASE TWO Addition, an Addition to the City of Dallas, Dallas County, Texas, in accordance with the Plat thereof the said Addition, which Plat was filed of Record on June 14, 2013 bearing Document No. 201300187389, in the Official Map Records of Dallas County, Texas, and which Plat is incorporated herein by this reference and made a part hereof for all purposes.



LINE	BEARING	DISTANCE
L1	N 67°34'05" W	14.09'
L2	N 22°34'05" W	48.14'
L3	N 67°29'16" E	211.86'
L4	N 16°13'59" W	4.70'
L5	N 01°06'16" E	51.33'
L6	S 88°53'44" E	163.51'
L7	S 00°58'59" W	15.74'
L8	S 67°29'16" W	389.07'
L9	S 88°53'44" E	53.87'
L10	S 67°29'16" W	86.87'
L11	S 53°43'10" W	24.70'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	202.00'	37.41'	37.35'	N 17°15'47" W	10°36'36"
C2	202.01'	15.38'	15.38'	N 09°46'36" W	4°21'46"
C3	7.50'	10.96'	10.01'	N 25°37'38" E	83°43'14"
C4	22.50'	6.81'	6.78'	N 07°33'52" W	17°20'14"
C5	8.00'	15.26'	13.05'	N 57°52'56" W	109°15'37"
C6	35.00'	57.64'	51.34'	N 43°55'34" E	94°21'23"
C7	5.00'	13.65'	9.79'	S 10°42'14" E	156°23'00"



IRFC = Iron Rod Found Capped
P.O.C. = Point of Commencing
P.O.B. = Point of Beginning

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Bearings are based on a bearing of S 67°29'36" W being the north line of Compton Street as recorded on Plat filed in county clerks file number 201300187389 of the Plat Records, Dallas County, Texas. PAGE 1 OF 3

Adams
surveying company, llc
TBPLS Firm Registration No. 10177500

P.O. Box 260392
Plano, TX 75026
Phone: (469) 317-0250
Fax: (214) 295-9844

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
DAM	BH	1" = 60'	06/26/2016	16047

ALLEY R.O.W.
ABANDONMENT (VARIABLE-WIDTH)
WILLIAM S. BEATTY SURVEY, AB. NO. 57
BLOCKS D/5914
CITY OF DALLAS, DALLAS COUNTY



EXHIBIT A
R.O.W. ABANDONMENT

BEING that tract or parcel of land situated in the William S. Beatty Survey, Abstract Number 57, City of Dallas, Dallas County, Texas, being all of an alley (variable width public Right-of-Way) as depicted in the Final Plat of Sphinx at Fiji Phase Two, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded under Inst. No. 201300187389, of the Map Records of Dallas County, Texas and being more particularly described as follows;

COMMENCING at a 5/8 inch iron rod found with a plastic cap in the northwest Right-of-Way (ROW) of Compton Street, a 35 foot public ROW, same being the common south corner of Lot 1 and Common Area H, Block D/5914 of said Sphinx at Fiji Phase Two Addition;

THENCE along the northwest ROW of said Compton Street and the southwest and west boundary line of said Common Area H, S 67°29'36" W, a distance of 10.87 feet to a point for corner at the intersection of the northwest ROW line of said Compton Street and the east ROW line of Tonga Street, a 56 foot public ROW, as shown in said Sphinx At Fiji Final Plat;

THENCE along the east ROW line of said Tonga Street, same being coincident with the west boundary line of said Commn Area H the following courses and distances:

N 67°34'05" W a distance of 14.09 feet to a point for corner;

N 22°34'05" W a distance of 48.14 feet to the beginning of a curve to the right with a radius of 202.00 feet, a delta angle of 10°36'36", and a chord bearing of N 17°15'47" W, with a chord length of 37.35 feet;

Along said curve, an arc length of 37.41 feet to the intersection of the east ROW line of said Tonga Street and the south ROW line of said alley, and also being the POINT OF BEGINNING;

THENCE continuing along said curve to the right, a arc distance of 15.38 feet to a point for corner at the intersection of the east ROW line of said Tonga Street and the north ROW line of said alley;

THENCE along the north ROW line of said alley, the following courses and distances:

N 67°29'16" E a distance of 211.86 feet to the beginning of a curve to the left with a radius of 7.50 feet, a delta angle of 83°43'14", and a chord bearing of N 25°37'38" E, with a chord length of 10.01 feet;

Along said curve, an arc length of 10.96' to a point for corner;

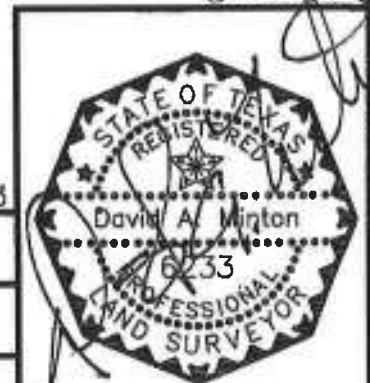
N 16°13'59" W a distance of 4.70 feet to the beginning of a curve to the right with a radius of 22.50 feet, a deita angle of 17°20'14', and a chord bearing of N 07°33'52" W, with a chord length of 6.78 feet;



P.O. Box 260392
Plano, TX 75026
Phone: (469) 317-0250
Fax: (214) 295-9844

ALLEY R.O.W. ABANDONMENT
(VARIABLE WIDTH)

WILLIAM S. BEATTY SURVEY, AB. NO. 57



BLOCKS D/5914
CITY OF DALLAS, DALLAS COUNTY

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
DAM	BH	---	08/26/2016	16047

EXHIBIT A
R.O.W. ABANDONMENT

N 01°06'16" E a distance of 51.33 feet;

S 88°53'44" E a distance of 163.51 feet to a point in the west ROW line of Fran Way, a variable width public ROW, as shown in said Sphinx At Fiji Final Plat;

THENCE S 00°58'59" W along said ROW line, a distance of 15.74 feet to a point for corner at the intersection of the west ROW line of said Fran Way and the south ROW line of said alley;

THENCE S 67°29'16" W a distance of 389.07 feet to the POINT OF BEGINNING and containing 11578 square feet, 0.266 acres;

SAVE AND EXCEPT the following tract or parcel of land referred to as Common Area L in said Sphinx at Fiji Phase Two Final Plat and more particularly described as follows;

COMMENCING at the common south corner of Lots 22 and 23, Block D/5914 of said Sphinx at Fiji Phase Two Addition;

THENCE S 53°43'10" W a distance of 24.70 feet to the POINT OF BEGINNING at the beginning of a non-tangent curve to the right with a radius of 5.00 feet, a delta angle of 156°23'00", and a chord bearing of S 10°42'14" E, with a chord length of 9.79 feet;

THENCE along said curve, an arc distance of 13.65 feet to a point for corner;

THENCE S 67°29'16" W a distance of 86.87 to a point at the beginning of a curve to the right having a radius of 8.00 feet, a delta angle of 109°15'37", and a chord bearing of N 57°52'56" W, and a chord length of 13.05 feet;

THENCE along said curve, an arc distance of 15.26 feet to the beginning of a compound curve to the right having a radius of 35.00 feet, a delta angle of 94°21'23", and a chord bearing of N 43°55'34" E, with a chord length of 51.34 feet;

THENCE along said curve an arc length of 57.64 feet to a point for corner;

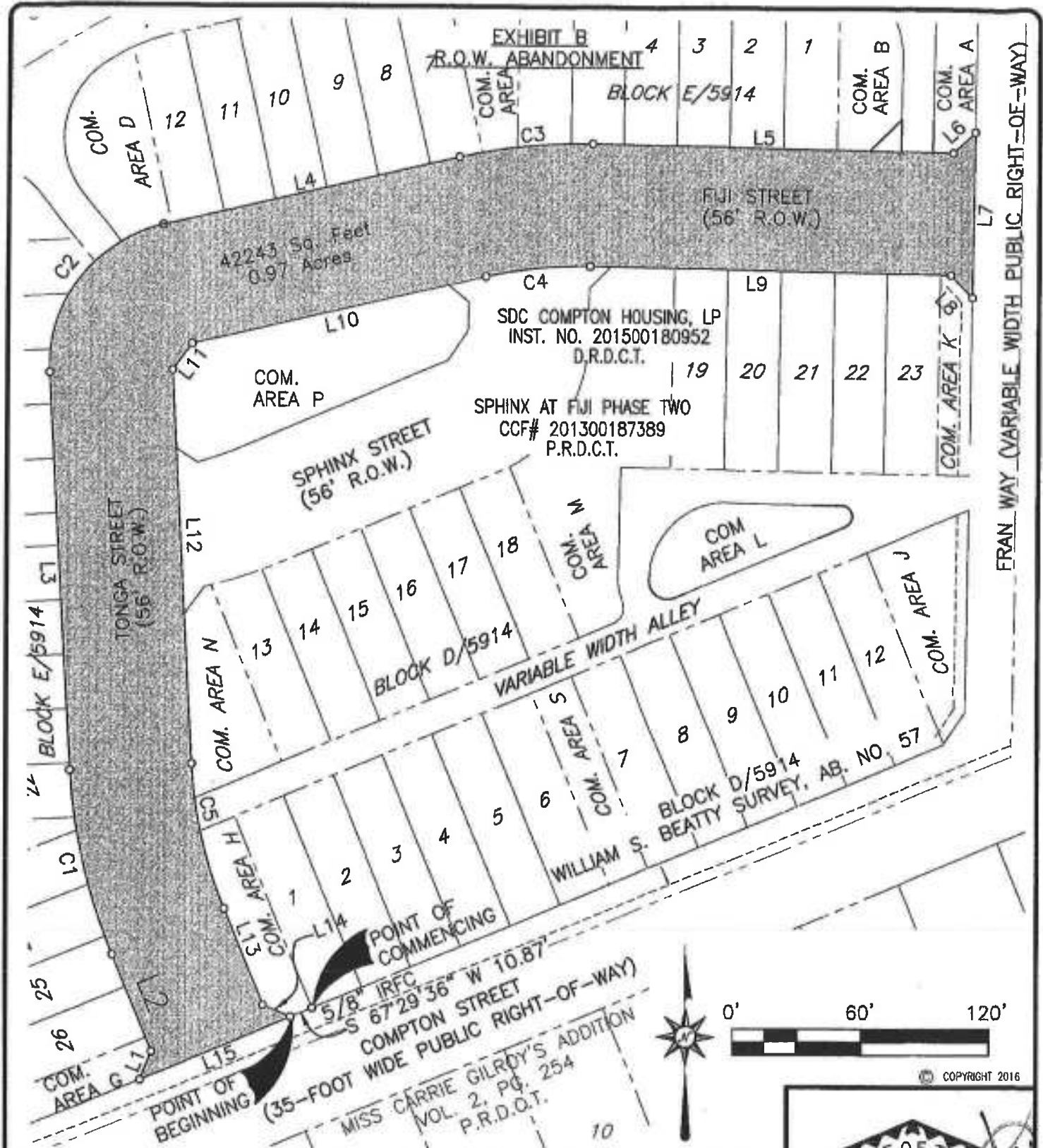
THENCE S 88°53'44" W a distance of 86.87 feet to the POINT OF BEGINNING and containing 2397 square feet, 0.055 acres and a net area of 9181 square feet, 0.211 acres.

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Adams surveying company, llc TBPLS Firm Registration No. 10177500		P.O. Box 260392 Plano, TX 75026 Phone: (469) 317-0250 Fax: (214) 295-9844		ALLEY R.O.W. ABANDONMENT (VARIABLE WIDTH)	
DRAWN BY DAM		CHECKED BY BH		WILLIAM S. BEATTY SURVEY, AB. NO. 57	
SCALE ---		DATE 08/26/2016		BLOCKS D/5914 CITY OF DALLAS, DALLAS COUNTY	
JOB NO. 16047					



Bearings are based on a bearing of $S\ 67^{\circ}29'36''\ W$ being the north line of Compton Street as recorded on Plat filed in county clerks file number 201300187389 of the Plat Records, Dallas County, Texas.

Adams
surveying company, llc
TBPLS Firm Registration No. 10177500

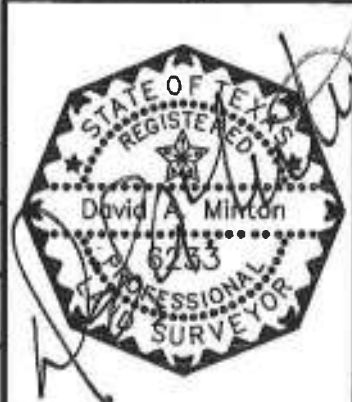
P.O. Box 280392
Plano, TX 75026
Phone: (469) 317-0250
Fax: (214) 295-9844

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
DAM	BH	1" = 60'	08/26/2016	16047

FIJI STREET (56' PUBLIC R.O.W.)
R.O.W. ABANDONMENT

WILLIAM S. BEATTY SURVEY, AB. NO. 57

BLOCKS D/5914 & E/5914
CITY OF DALLAS, DALLAS COUNTY



2:\ASC Jobs\Jobs 2016\16047 Fiji Townhome\PL1 - ROW Abandonment.dwg

EXHIBIT B
R.O.W. ABANDONMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	258.00'	87.58'	87.16'	S 12°50'38" E	19°26'55"
C2	66.00'	92.53'	85.13'	N 37°02'34" E	80°19'29"
C3	258.00'	62.59'	62.43'	N 84°09'17" E	13°53'57"
C4	202.00'	49.00'	48.88'	S 84°09'17" W	13°53'57"
C5	202.00'	68.57'	68.24'	S 12°50'38" E	19°26'55"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 22°29'36" E	14.13'	L8	N 43°57'23" W	14.13'
L2	S 22°34'05" E	48.04'	L9	N 88°53'44" W	169.80'
L3	N 03°07'10" W	182.56'	L10	S 77°12'19" W	141.16'
L4	N 77°12'19" E	142.69'	L11	S 37°02'34" W	15.23'
L5	S 88°53'45" E	169.66'	L12	S 03°07'10" E	181.04'
L6	N 46°02'36" E	14.13'	L13	S 22°34'05" E	48.13'
L7	S 00°58'59" W	75.98'	L14	S 67°34'05" E	14.09'
			L15	S 67°29'36" W	75.96'

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PAGE 2 OF 4


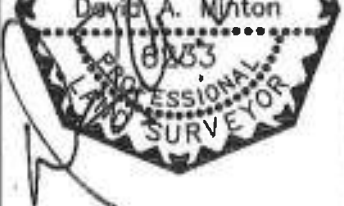
 P.O. Box 260392 Plano, TX 75026 Phone: (469) 317-0250 Fax: (214) 295-9844 TBPLS Firm Registration No. 10177500	FIJI STREET (56' PUBLIC R.O.W.) R.O.W. ABANDONMENT				
	WILLIAM S. BEATTY SURVEY, AB. NO. 57				
DRAWN BY DAM	CHECKED BY PA	SCALE ---	DATE 08/26/2016	JOB NO. 18047	BLOCKS D/5914 & E/5914 CITY OF DALLAS, DALLAS COUNTY

EXHIBIT B
R.O.W. ABANDONMENT

BEING a tract or parcel of land situated in the William S. Beatty Survey, Abstract Number 57, City of Dallas, Dallas County, Texas being all of Tonga Street (56 foot public Right-of-Way) and all of Fiji Street (56 foot public Right-of-Way) as depicted in the Final Plat of Sphinx at Fiji Phase Two, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded under Inst. No. 201300187389, of the Map Records of Dallas County, Texas and being more particularly described as follows;

COMMENCING at a 5/8 inch iron rod found with a plastic cap in the northwest Right-of-Way (ROW) of Compton Street, a 35 foot public ROW. Same being the southwest corner of Lot 1, Block D/5914 of said Sphinx at Fiji Addition;

THENCE along the northwest ROW of said Compton Street, S 67°29'36" W, a distance of 10.87 feet to the POINT OF BEGINNING;

THENCE continuing along said ROW, S 67°29'36" W a distance of 75.96 feet to a point for corner at the intersection of the northwest ROW line of said Compton Street and the west ROW line of Tonga Street, a 56 foot public ROW, as shown in said Sphinx At Fiji Final Plat;

THENCE along the west ROW line of said Tonga Street and the north ROW line of said Fiji Street the following courses and distances:

N 22°29'36" E a distance of 14.13 feet to a point for corner;

N 22°34'05" W a distance of 48.04 feet to the beginning of a curve to the right with a radius of 258.00 feet, a delta of 19°26'55", and a chord that bears of N 12°50'38" W, with a chord length of 87.16 feet;

Along said curve, an arc length of 87.58 feet to a point for corner;

N 03°07'10" W a distance of 182.56 feet to the beginning of a curve to the right with a radius of 66.00 feet, a delta of 80°19'29", and a chord that bears N 37°02'34" E, with a chord length of 85.13 feet,

Along said curve, an arc length of 92.53 feet to a point for corner;

N 77°12'19" E a distance of 142.69 feet to the beginning of a curve to the right with a radius of 258.00 feet, a delta of 13°53'57", and a chord that bears N 84°09'17" E, with a chord length of 62.43 feet


Along said curve, an arc length of 62.59 feet to a point for corner;

S 88°53'45" E a distance of 169.66 feet to a point for corner;

N 46°02'36" E a distance of 14.13 feet to a point for corner at the intersection of the north ROW line of said Fiji Street and the west ROW line of Fran Way, a variable width ROW, as shown in said Sphinx at Fiji Final Plat;

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PAGE 3 OF 4

 P.O. Box 260392 Plano, TX 75026 Phone: (469) 317-0250 Fax: (214) 295-9844		FIJI STREET (56' PUBLIC R.O.W.) R.O.W. ABANDONMENT		
		WILLIAM S. BEATTY SURVEY, AB. NO. 57		
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
DAM	BH	--	08/26/2016	16047

WILLIAM S. BEATTY SURVEY, AB. NO. 57	
BLOCKS D/5914 & E/5914 CITY OF DALLAS, DALLAS COUNTY	

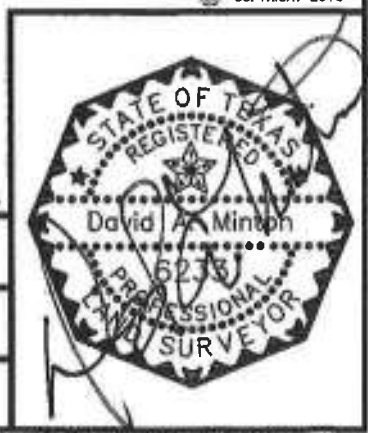


EXHIBIT B
R.O.W. ABANDONMENT

THENCE S 00°58'59" W, along said west ROW line, a distance of 75.98 feet to a point for corner at the intersection of said west ROW line of Fran Way and the south ROW line of said Fiji Street;

THENCE along the south ROW line of said Fiji Street and the east ROW line of said Tonga Street the following courses and distances:

N 43°57'23" W a distance of 14.13 feet to a point for corner;

N 88°53'44" W a distance of 169.80 feet to the beginning of a curve to the left with a radius of 202.00 feet, a delta of 13°53'57", and a chord that bears S 84°09'17" W, with a chord length of 48.88 feet,

Along said curve, an arc length of 49.00 feet to a point for corner;

S 77°12'19" W a distance of 141.16 feet to a point for corner;

S 37°02'34" W a distance of 15.23 feet to a point for corner;

S 03°07'10" E a distance of 181.04 feet to the beginning of a curve to the left with a radius of 202.00 feet, a delta of 19°26'55", and a chord that bears S 12°50'38" E, with a chord length of 68.24 feet;

Along said curve an arc length of 68.57 feet to a point for corner;

S 22°34'05" E a distance of 48.13 feet to a point for corner;

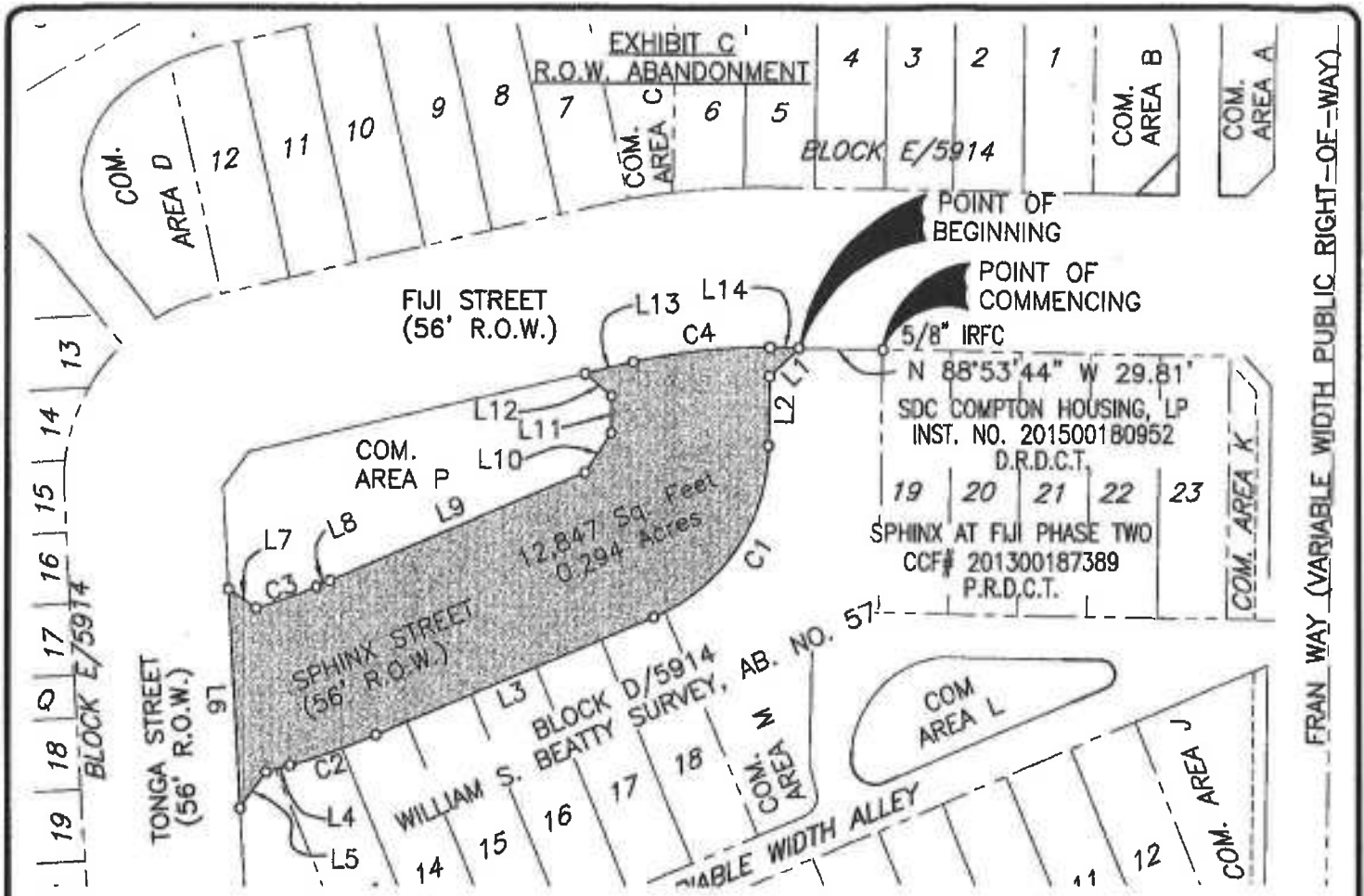
S 67°34'05" E a distance of 14.09 feet to the POINT OF BEGINNING and containing an area of 42,243 square feet or 0.970 acres

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PAGE 4 OF 4



 P.O. Box 260392 Plano, TX 75026 Phone: (469) 317-0250 Fax: (214) 295-9844		FIJI STREET (56' PUBLIC R.O.W.) R.O.W. ABANDONMENT		
		WILLIAM S. BEATTY SURVEY, AB. NO. 57		
DRAWN BY DAM	CHECKED BY BH	SCALE --	DATE 08/26/2016	JOB NO. 16047
BLOCKS D/5914 & E/5914 CITY OF DALLAS, DALLAS COUNTY				



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	66.32'	80.37'	75.54'	S 32°40'54" W	69°26'17"
C2	258.00'	32.93'	32.91'	S 71°08'39" W	7°18'49"
C3	202.00'	22.69'	22.68'	N 70°42'20" E	6°26'11"
C4	202.00'	49.00'	48.88'	N 84°09'17" E	13°53'57"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 46°06'16" W	14.14'	L8	N 67°29'14" E	5.53'
L2	S 01°06'16" W	20.33'	L9	N 67°29'14" E	98.56'
L3	S 67°29'14" W	107.55'	L10	N 34°17'45" E	16.73'
L4	S 74°48'03" W	8.63'	L11	N 01°06'16" E	12.93'
L5	S 35°50'27" W	15.55'	L12	N 50°50'43" W	12.40'
L6	N 03°07'10" W	76.56'	L13	N 77°12'19" E	17.80'
L7	S 55°54'11" E	11.96'	L14	S 88°53'44" E	9.97'



Bearings are based on a bearing of S 67°29'36" W being the north line of Compton Street as recorded on Plat filed in county clerks file number 201300187389 of the Plat Records, Dallas County, Texas.

Adams
 surveying company, LLC
 TBPLS Firm Registration No. 10177500
 P.O. Box 260392
 Plano, TX 75026
 Phone: (469) 317-0250
 Fax: (214) 295-9844

SPHINX STREET (56' PUBLIC R.O.W.)
 R.O.W. ABANDONMENT
 WILLIAM S. BEATTY SURVEY, AB. NO. 57



DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
DAM	BH	1" = 60'	08/26/2016	18047

BLOCK D/5914
 CITY OF DALLAS, DALLAS COUNTY

21/500 Jaha/John 2016/16047 FJ Overhomes/PL - ROW Abandonment 2.dwg

EXHIBIT C
R.O.W. ABANDONMENT

BEING a tract or parcel of land situated in the William S. Beatty, Abstract Number 57, City of Dallas, Dallas County, Texas, being all of Sphinx Street (56 foot public Right-of-Way) as depicted in the Final Plat of Sphinx at Fiji Phase Two, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded under Inst. No. 201300187389, of the Map Records of Dallas County, Texas and being more particularly described as follows;

COMMENCING at a 5/8 inch iron rod found with a plastic cap in the south Right-of-Way (ROW) of said Fiji Street, same being the northwest corner of Lot 19, Block D/5914 of said Sphinx at Fiji Addition;

THENCE N 88°53'44" W along the south ROW line of said Fiji Street, a distance of 29.81 feet to the intersection of the south ROW line of said Fiji Street and the east ROW line of said Sphinx Street and being the POINT OF BEGINNING;

THENCE along the east and south ROW line of said Sphinx Street, the following courses and distances:

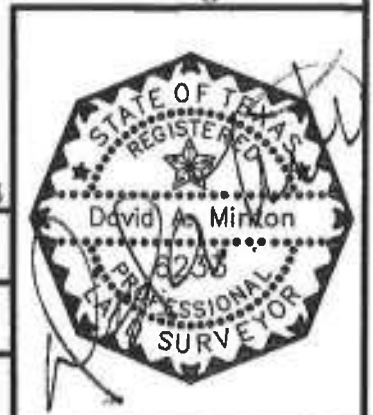
- S 46°06'16" W a distance of 14.14 feet to a point for corner;
- S 01°06'16" W a distance of 20.33 feet to the beginning of a curve to the right with a radius of 66.32 feet, a delta angle of 69°26'17", and a chord bearing of S 32°40'54" W, with a chord length of 75.54 feet;
- Along said curve, an arc length of 80.37 feet to a point for corner ;
- S 67°29'14" W a distance of 107.55 feet to the beginning of a curve to the right with a radius of 258.00 feet, a delta angle of 07°18'49", and a chord bearing of S 71°08'39" W, with a chord length of 32.91 feet;
- Along said curve, an arc length of 32.93 feet to a point for corner;
- S 74°48'03" W a distance of 8.63 feet to a point for corner;
- S 35°50'27" W a distance of 15.55 feet to the intersection of the south ROW line of said Sphinx Street and the east ROW line of Tongs Street, a 56 foot public ROW, as shown in said Sphinx at Fiji Final Plat;

THENCE N 03°07'10" W along the east ROW line of said Tonga Street, a distance of 76.56 feet to the intersection of the east ROW line of said Tonga Street and the north ROW line of said Sphinx Street;

THENCE along the north and west ROW line of said Sphinx Street, the following courses and distances:

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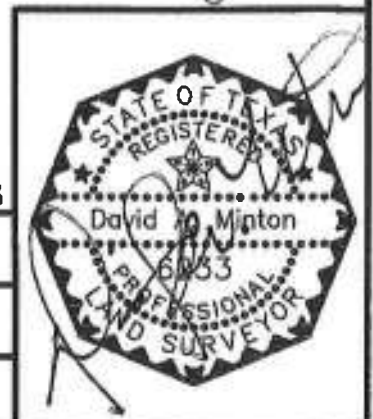
		P.O. Box 280392 Plano, TX 75026 Phone: (469) 317-0250 Fax: (214) 295-9844			FIJI STREET (56' PUBLIC R.O.W.) R.O.W. ABANDONMENT	
		TBPLS Firm Registration No. 10177500			WILLIAM S. BEATTY SURVEY, AB. NO. 57	
DRAWN BY DAM	CHECKED BY BH	SCALE —	DATE 08/26/2016	JOB NO. 16047	BLOCKS D/5914 CITY OF DALLAS, DALLAS COUNTY	

EXHIBIT C
R.O.W. ABANDONMENT

S 55°54'11" E a distance of 11.96 feet to the beginning of a curve to the left with a radius of 202.00 feet, a delta angle of 06°26'11", and a chord bearing of N 70°42'20" E, with a chord length of 22.68 feet;
 Along said curve, an arc length of 22.69 feet to a point for corner;
 N 67°29'14" E a distance of 5.53 feet to a point for corner;
 N 67°29'14" E a distance of 98.56 feet to a point for corner;
 N 34°17'45" E a distance of 16.73 feet to a point for corner;
 N 01°06'16" E a distance of 12.93 feet to a point for corner;
 N 50°50'43" W a distance of 12.40 feet to a point for corner;
 N 77°12'19" E a distance of 17.80 feet to the beginning of a curve to the right with a radius of 202.00 feet, a delta angle of 13°53'57", and a chord bearing of N 84°09'17" E, with a chord length of 48.88 feet;
 Along said curve, an arc length of 49.00 feet;
 S 88°53'44" E a distance of 9.97 feet to the point of beginning, having an area of 12,847 square feet, 0.294 acres

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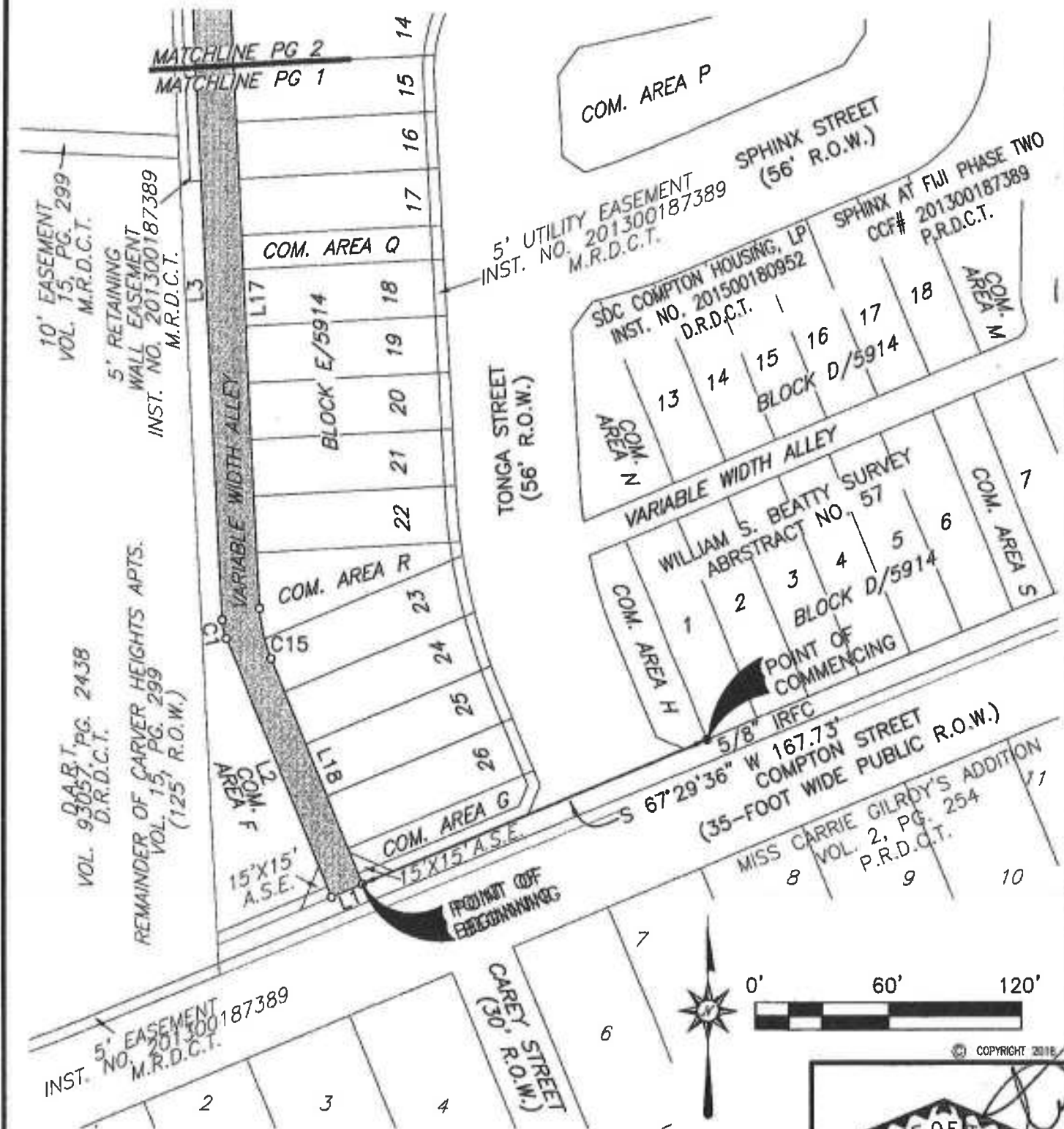
PAGE 3 OF 3



 TBPLS Firm Registration No. 10177500	P.O. Box 260392 Plano, TX 75026 Phone: (469) 317-0250 Fax: (214) 295-9844	
	DRAWN BY DAM	CHECKED BY BH
DATE 08/26/2016	JOB NO. 16047	P.O. Box 260392 Plano, TX 75026 Phone: (469) 317-0250 Fax: (214) 295-9844

FIJI STREET (56' PUBLIC R.O.W.)
 R.O.W. ABANDONMENT
 WILLIAM S. BEATTY SURVEY, AB. NO. 57
 BLOCKS D/5914
 CITY OF DALLAS, DALLAS COUNTY

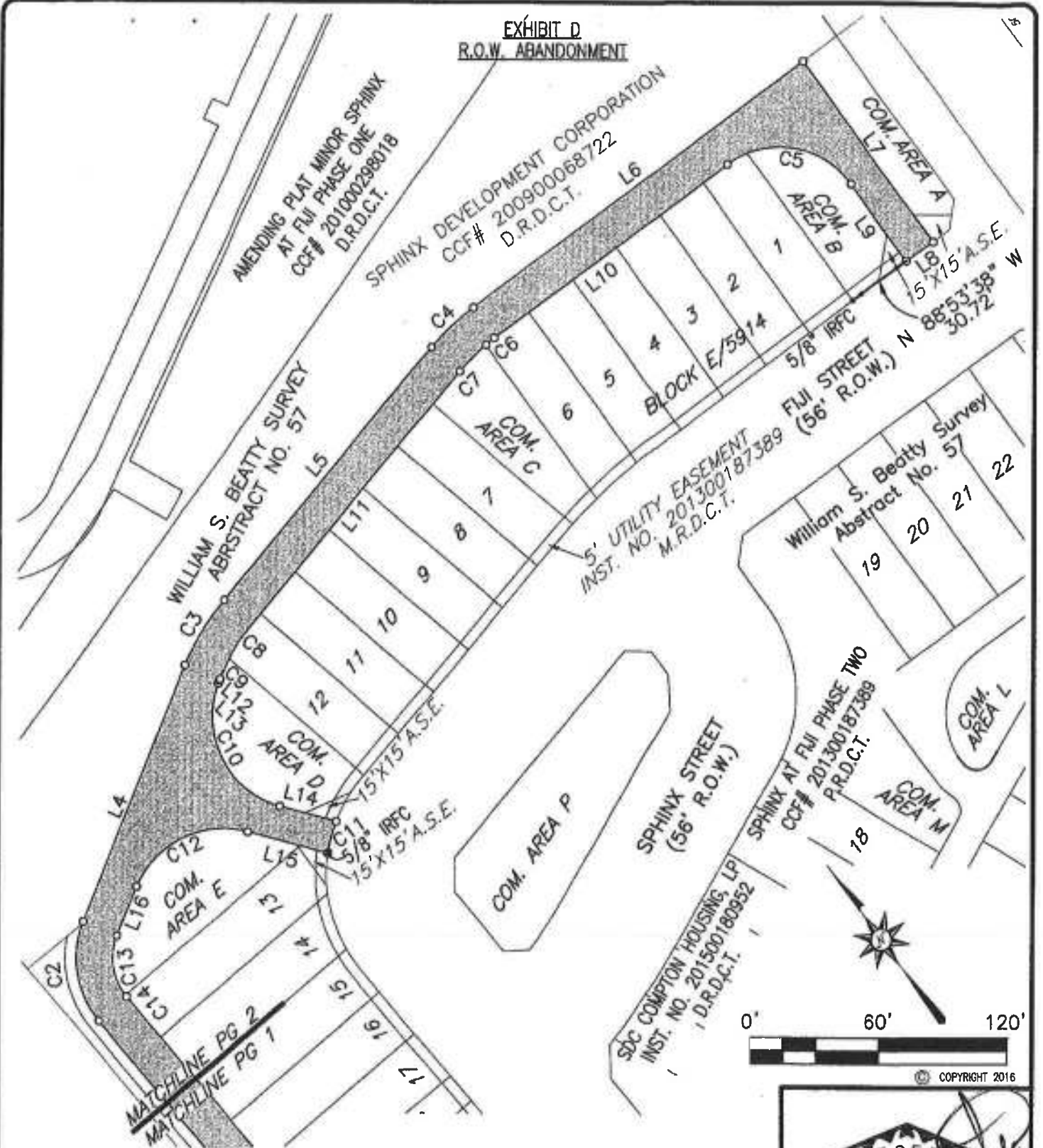
EXHIBIT D
R.O.W. ABANDONMENT



Bearings are based on a bearing of S 67°29'36" W being the north line of Compton Street as recorded on Plat filed in county clerks file number 201300187389 of the Plat Records, Dallas County, Texas. PAGE 1 OF 6

<p>Adams surveying company, LLC TBPLS Firm Registration No. 10177500</p>	P.O. Box 260392 Plano, TX 75026 Phone: (469) 317-0250 Fax: (214) 295-9844		ALLEY WAY (VARIABLE WIDTH) R.O.W. ABANDONMENT		
	DRAWN BY: JNR CHECKED BY: BH SCALE: 1" = 60' DATE: 08/26/2016 JOB NO.: 16047		WILLIAM S. BEATTY SURVEY, AB. NO. 57 BLOCK E/5914 CITY OF DALLAS, DALLAS COUNTY		

EXHIBIT D
R.O.W. ABANDONMENT



Bearings are based on a bearing of S 67°29'36" W being the north line of Compton Street as recorded on Plat filed in county clerks file number 201300187389 of the Plat Records, Dallas County, Texas. PAGE 2 OF 6

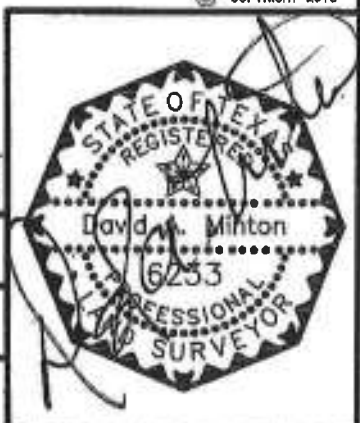
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TBPLS Firm Registration No. 10177500

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Plano, TX 75026
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Fax: (214) 295-9844

ALLEY WAY (VARIABLE WIDTH)
R.O.W. ABANDONMENT
WILLIAM S. BEATTY SURVEY, AB. NO. 57

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
JNR	BH	1" = 60'	08/26/2016	16047

BLOCK E/5914
CITY OF DALLAS, DALLAS COUNTY



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EXHIBIT D
R.O.W. ABANDONMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	8.50'	8.46'	N 12°46'23" W	19°28'43.43"
C2	44.50'	48.21'	45.89'	N 28°00'09" E	62°04'18.96"
C3	109.50'	34.72'	34.57'	N 68°07'19" E	18°10'01.05"
C4	109.50'	26.56'	26.50'	N 84°09'17" E	13°53'55.52"
C5	41.50'	65.10'	58.63'	N 43°57'23" W	89°52'44.46"
C6	92.50'	5.20'	5.20'	S 89°29'32" W	3°13'25.07"
C7	92.50'	17.23'	17.21'	S 82°32'34" W	10°40'30.45"
C8	92.50'	18.93'	18.90'	S 71°20'32" W	11°43'33.89"
C9	93.84'	10.38'	10.37'	S 62°13'45" W	6°20'10.94"
C10	42.49'	71.02'	63.04'	S 09°55'05" W	95°45'39.83"
C11	66.00'	15.03'	15.00'	S 52°02'52" W	13°03'02.60"
C12	43.50'	62.20'	57.04'	N 78°55'02" W	81°55'47.91"
C13	27.50'	28.90'	27.59'	S 28°55'44" W	60°12'36.56"
C14	27.50'	0.88'	0.88'	S 02°05'37" E	1°50'04.74"
C15	67.50'	22.95'	22.84'	S 12°46'23" E	19°28'43.43"

LINE	BEARING	DISTANCE
L1	S 67°29'36" W	15.00'
L2	N 22°30'44" W	123.70'
L3	N 03°02'01" W	292.94'
L4	N 59°02'18" E	126.07'
L5	N 77°12'19" E	150.67'
L6	S 88°53'45" E	190.51'
L7	S 00°58'59" W	101.52'
L8	N 88°49'21" W	15.00'
L9	N 00°58'59" E	43.09'
L10	N 88°53'45" W	134.14'
L11	S 77°12'19" W	150.69'
L12	S 59°02'16" W	0.60'
L13	S 58°25'17" W	1.44'
L14	S 37°57'08" E	27.12'
L15	N 37°57'08" W	38.50'
L16	S 59°02'02" W	24.15'
L17	S 03°02'01" E	288.72'
L18	S 22°30'44" E	107.83'

PAGE 3 OF 6



Adams
surveying company, LLC
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ALLEY WAY (VARIABLE WIDTH)
R.O.W. ABANDONMENT

WILLIAM S. BEATTY SURVEY, AB. NO. 57

BLOCK E/5914
CITY OF DALLAS, DALLAS COUNTY

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
JNR	BH	--	08/26/2016	16047

EXHIBIT D
R.O.W. ABANDONMENT

BEING a tract or parcel of land situated in the William S. Beatty Survey, Abstract Number 57, City of Dallas, Dallas County, Texas, being all of a variable width Alley Way as depicted in the Final Plat of Sphinx at Fiji Phase Two, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded under Inst. No. 201300187389, of the Map Records of Dallas County, Texas and being more particularly described as follows;

COMMENCING at a 5/8 inch iron rod found with a plastic cap in the northwest Right-of-Way (ROW) of Compton Street, a 35 foot public ROW. Same being the southwest corner of Lot 1, Block D/5914 of said Sphinx at Fiji Addition;

THENCE along the northwest ROW of said Compton Street, S 67°29'36" W, a distance of 167.73 feet to the POINT OF BEGINNING;

THENCE S 67°29'36"W a distance of 15.00 feet to a point for a corner;

THENCE N 22°30'44"W a distance of 123.70 feet to the beginning of a curve turning to the right with a radius of 25.00 feet, a delta angle of 19°28'43", and a chord bearing of N 12°46'23"W, with a chord length of 8.46 feet,

Along said curve, an arc length of 8.50 feet to a point for corner;

THENCE N 03°02'01"W a distance of 292.94 feet to the beginning of a curve turning to the right with a radius of 44.50 feet, a delta angle of 62°04'19", and a chord bearing of N 28°00'09"E, with a chord length of 45.89 feet,

Along said curve, an arc length of 48.21 feet to a point for corner;

THENCE N 59°02'18"E a distance of 126.07 feet to the beginning of a curve turning to the right with a radius of 109.50 feet, a delta angle of 18°10'01", and a chord bearing of N 68°07'19"E, with a chord length of 34.57 feet,

Along said curve, an arc length of 34.72 feet to a point for corner;

THENCE N 77°12'19"E a distance of 150.67 feet to the beginning of a curve turning to the right with a radius of 109.50 feet, a delta angle of 13°53'56", and a chord bearing of N 84°09'17"E, with a chord length of 26.50 feet,

Along said curve, an arc length of 26.56 feet to a point for corner;

THENCE S 88°53'45"E a distance of 190.51 feet to a point for a corner;

THENCE S 00°58'59"W a distance of 101.52 feet to a point for a corner;

THENCE N 88°49'21"W a distance of 15.00 feet to a point for a corner from which a 5/8 inch iron rod found with cap for the southwest corner of the community area B and the southeast corner of Block E, Lot 1 bears N 88°53'38" W a distance of 30.72 feet;

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		P.O. Box 260392 Plano, TX 75026 Phone: (469) 317-0250 Fax: (214) 295-9844	
		ALLEY WAY (VARIABLE WIDTH) R.O.W. ABANDONMENT	
TBPLS Firm Registration No. 10177500		WILLIAM S. BEATTY SURVEY, AB. NO. 57	
DRAWN BY JNR	CHECKED BY BH	SCALE --	DATE 08/26/2016
		JOB NO. 16047	BLOCK E/5914 CITY OF DALLAS, DALLAS COUNTY

EXHIBIT D
R.O.W. ABANDONMENT

THENCE along the north boundary line of Block E, Lots 1 through 12, the following courses and distances;

N 00°58'59"E a distance of 43.09 feet to the beginning of a curve turning to the left with a radius of 41.50 feet, a delta angle of 89°52'44", and a chord bearing of N 43°57'23"W, with a chord length of 58.63 feet,

Along said curve, an arc length of 65.10 feet to a point for corner;

N 88°53'45"W a distance of 134.14 feet to the beginning of a curve turning to the left with a radius of 92.50 feet, a delta angle of 03°13'25", and a chord bearing of S 89°29'32"W, with a chord length OF 5.20 feet,

Along said curve, an arc length OF 5.20 feet to a point for corner;

with a compound curve turning to the left with a radius of 92.50 feet, a delta angle of 10°40'30", and a chord bearing of S 82°32'34"W, with a chord length of 17.21 feet,

Along said curve, an arc length of 17.23 feet to a point for corner;

S 77°12'19"W a distance of 150.69 feet to the beginning of a curve turning to the left with a radius of 92.50 feet, a delta angle of 11°43'34", and a chord bearing of S 71°20'32"W, with a chord length of 18.90 feet,

Along said curve, an arc length of 18.93 feet to a point for corner;

with a compound curve turning to the left with a radius of 93.84 feet, a delta angle of 06°20'11", and a chord bearing of S 62°13'45"W, with a chord length of 10.37 feet,

Along said curve, an arc length of 10.38 feet to a point for corner;

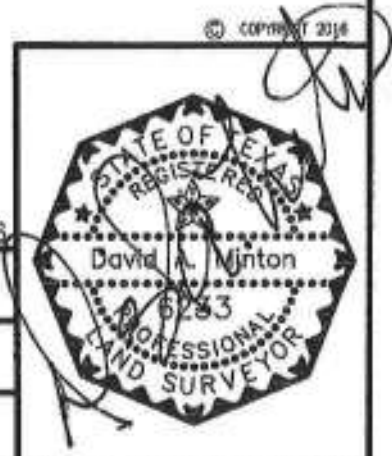
S 59°02'16"W a distance of 0.60 feet to a point for a corner;

S 58°25'17"W a distance of 1.44 feet to the beginning of a curve turning to the left with a radius of 42.49 feet, a delta angle of 95°45'40", and a chord bearing of S 09°55'05"W, with a chord length of 63.04 feet,

Along said curve, an arc length of 71.02 feet to a point for corner;

S 37°57'08"E a distance of 27.12 feet to a point for corner being in the northwest ROW line of Fiji Street which is a 56 foot public street at the beginning of a curve turning to the left with a radius of 66.00 feet, a delta angle of 13°03'03", and a chord bearing of S 52°02'52"W, with a chord length of 15.00 feet to a point for corner

PAGE 5 OF 6



Adams surveying company, LLC TBPLS Firm Registration No. 10177500		P.O. Box 260392 Plano, TX 75026 Phone: (469) 317-0250 Fax: (214) 295-9844
DRAWN BY	CHECKED BY	SCALE
JNR	BH	--
DATE	JOB NO.	
06/26/2016	16047	

ALLEY WAY (VARIABLE WIDTH)
R.O.W. ABANDONMENT
WILLIAM S. BEATTY SURVEY, AB. NO. 57
BLOCK E/5914
CITY OF DALLAS, DALLAS COUNTY

EXHIBIT D
R.O.W. ABANDONMENT

Along said curve, an arc length of 15.03 feet to a 5/8 inch iron rod found with cap for the most easterly corner of Block E, Lot 13;

THENCE along the west boundary line of Block E, Lots 13 through 26, the following courses and distances;

N 37°57'08"W a distance of 38.50 feet to the beginning of a curve turning to the left with a radius of 43.50 feet, a delta angle of 81°55'48", and a chord bearing of N 78°55'02"W, with a chord length OF 57.04 feet,

Along said curve, an arc length of 62.20 feet to a point for corner;

S 59°02'02"W a distance of 24.15 feet to the beginning of a curve turning to the left with a radius of 27.50 feet, a delta angle of 60°12'37", and a chord bearing of S 28°55'44"W, with a chord length of 27.59 feet,

Along said curve, an arc length of 28.90 feet to a point for corner;

with a compound curve turning to the left with a radius of 27.50 feet, a delta angle of 01°50'05", and a chord bearing of S 02°05'37"E, with a chord length of 0.88 feet,

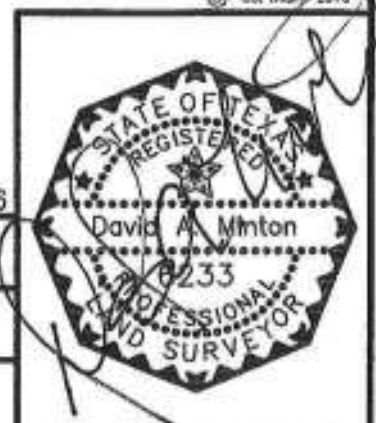
Along said curve, an arc length of 0.88 feet to a point for corner;

S 03°02'01"E a distance of 288.72 feet to the beginning of a curve turning to the left with a radius of 57.50 feet, a delta angle of 19°28'43", and a chord bearing of S 12°46'23"E, with a chord length of 22.84 feet,

Along said curve, an arc length of 22.95 feet to a point for corner

S 22°30'44"E a distance of 107.83 feet to the POINT OF BEGINNING and containing an area of 20097.50 Square Feet, or 0.46 Acres

PAGE 6 OF 6



		P.O. Box 260392 Plano, TX 75026 Phone: (469) 317-0250 Fax: (214) 295-9844			ALLEY WAY (VARIABLE WIDTH) R.O.W. ABANDONMENT	
		WILLIAM S. BEATTY SURVEY, AB. NO. 57			BLOCK E/5914 CITY OF DALLAS, DALLAS COUNTY	
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.		
JNR	BH	--	06/26/2016	18047		

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
09/26/2016 03:17:26 PM
\$102.00



JFW

201600269037