
Title Report

THE TITLE REPORT CONTAINED HEREIN WAS PREPARED BY SOURCES DEEMED RELIABLE AND IS BELIEVED TO BE CORRECT. ALTHOUGH EVERY PRECAUTION HAS BEEN TAKEN TO INSURE THE ACCURACY OF THE INFORMATION HEREIN, IT IS THE BUYERS RESPONSIBILITY TO CONDUCT THEIR OWN DUE DILIGENCE AND MAKE THEIR OWN DECISIONS AS TO THE ACCURACY OF ALL INFORMATION

BUYER UNDERSTANDS THAT BUYER HAS THE RIGHT TO MAKE AN INDEPENDENT SELECTION REGARDING THE PURCHASE OF TITLE INSURANCE AND ESCROW SERVICES AND THAT THE SELLER IS PROHIBITED FROM REQUIRING BUYER TO PURCHASE TITLE INSURANCE AND/OR ESCROW SERVICES FROM A COMPANY CHOSEN BY THE SELLER AS A CONDITION TO RECEIVING OFFERS OR SELLING THE PROPERTY.





Main:

PLEASE CAREFULLY READ THE BELOW REGARDING THE ATTACHED TITLE COMMITMENT.

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Title Data created its title plants through the investment of extensive time, labor, skill and money. **The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.**

Title Data has granted our company a license to use one or more of its title plants. Our company's right to access and use Title Data's title plants is governed by our contract with Title Data. Our contract with Title Data restricts who can receive and/or use a title insurance commitment which is based, in whole or in part, upon Title Data's records and information.

Under the terms of our contract with Title Data, we are permitted to provide you with the attached title insurance commitment **for limited use and distribution only**. Specifically, you are sublicensed to deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof) **ONLY** to your bona fide employees and a third party who is playing a bona fide role in this proposed real estate transaction, including a lawyer, a lender, a surveyor, a real estate broker or agent, and the parties to this proposed transaction.

For purposes of our agreement with Title Data, "deliver, exhibit, or furnish" includes, without limitation, copying this title insurance commitment (whether such copying be by means of a photocopier, facsimile machine, another electronic scanning device, or any other method of reproduction) and providing such copy to any third party.

Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is not permitted by our contract with Title Data and constitutes a breach of our sublicense to you. Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is also a violation of federal copyright law and Texas common law.

Therefore, as an express condition of us providing you with the attached title insurance commitment, you specifically agree to limit its uses to those set forth herein, and to provide a copy of this letter to any party to whom you deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof).

In the event you are unable or unwilling to comply with these conditions, immediately return the attached title insurance commitment to our company, without reviewing, copying, or otherwise utilizing in any way the information contained therein.

A COPY OF THIS LETTER MUST ACCOMPANY THE ATTACHED TITLE INSURANCE COMMITMENT AT ALL TIMES. ALL DOWNSTREAM RECIPIENTS MUST PROVIDE A COPY OF THIS LETTER TO ANY OTHER AUTHORIZED USERS OF THE ATTACHED TITLE INSURANCE COMMITMENT.

	Commitment for Title Insurance (T-7)
	AS AN AGENT FOR: WFG National Title Insurance Company
COMMITMENT	COMMITMENT NUMBER: FIN-21006247

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN **SCHEDULE A**, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We, **Wfg National Title Insurance Company**, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

BY: Patrice Williams

WFG NATIONAL TITLE INSURANCE COMPANY

By: [Signature]
President

ATTEST: [Signature]
Secretary



CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

TEXAS TITLE INSURANCE INFORMATION

<p>Title Insurance insures you against loss resulting from certain risks to your title.</p> <p>The Commitment for Title Insurance is the Title Insurance Company's promise to issue the Title Insurance Policy. The Commitment is a legal document. You should review it carefully to completely understand it before your closing date.</p>	<p>El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.</p> <p>El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.</p>
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Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a Policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

---MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, insure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exception, Exclusions and Conditions, defined below.

---EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

---EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

---CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

TEXAS TITLE INSURANCE INFORMATION (Continued)

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the Policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

---Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

---Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

**Commitment for Title Insurance (T-7)**

AS AN AGENT FOR:

WFG National Title Insurance Company**COMMITMENT - Important Notice**

COMMITMENT NUMBER:

FIN-21006247**IMPORTANT NOTICE**

FOR INFORMATION, OR TO MAKE A COMPLAINT CALL OUT TOLL-FREE TELEPHONE NUMBER 1-800-257-2847. ALSO YOU MAY CONTACT THE TEXAS DEPARTMENT OF INSURANCE AT 1-800-252-3439 TO OBTAIN INFORMATION ON:

1. Filing a complaint against an insurance company or agent;
2. Whether an insurance company or agent is licensed,
3. Complaints received against an insurance company or agent,
4. Policyholder rights, and
5. A list of consumer publications and services available through the Department.

YOU MAY ALSO WRITE TO THE TEXAS DEPARTMENT OF INSURANCE:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.texas.gov

AVISO IMPORTANTE

PARA INFORMACION, O PARA SOMETER UNA QUEJA LLAME AL NUMERO GRATIS 1-800-257-2842. TAMBIEN PUEDE COMUNICARSE CON EL DEPARTAMENTO DE SEGUROS DE TEXAS AL 1-800-252-3439 para obtener informacion sobre:

1. Como someter una queja en contra de una compania de seguros o agente de seguros.
2. Si una compania de seguros o agente de seguros tiene licencia.
3. Quejas recibidas en contra de una compania de seguros o agente de seguros.
4. Los derechos del asegurado, y.
5. Una lista de publicaciones y servicios para consumidores disponibles a traves del Departamento.

TAMBIEN PUEDE ESCRIBIR AL DEPARTAMENTO DE SEGUROS DE TEXAS:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

	Commitment for Title Insurance (T-7)
	AS AN AGENT FOR: WFG National Title Insurance Company
COMMITMENT - Schedule A	COMMITMENT NUMBER: FIN-21006247

Effective Date: April 5, 2021 at 12:00 AM
 Issued Date: April 13, 2021 at 12:00 AM.

GF No.: FIN-21006247

1. The policy or policies to be issued are:
 - a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
 (Not applicable for improved one-to-four family residential real estate)
 Policy Amount:
 PROPOSED INSURED:
 - b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
 --ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
 Policy Amount:
 PROPOSED INSURED:
 - c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
 Policy Amount: \$0.00
 PROPOSED INSURED:
 Proposed Borrower:
 - d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
 Policy Amount:
 PROPOSED INSURED:
 Proposed Borrower:
 - e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
 Binder Amount:
 PROPOSED INSURED:
 Proposed Borrower:
 - f. OTHER
 Policy Amount:
 PROPOSED INSURED:
2. The interest in the land covered by this Commitment is:
 Fee Simple
3. Record title to the land on the Effective Date appears to be vested in:
City of Dallas, a Municipal Corporation
4. Legal description of land:
 SEE LEGAL DESCRIPTION ATTACHED HERETO IN EXHIBIT A

Issued By:

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Dallas, County of Dallas, State of TX, and is described as follows:
BEING LOT 3, BLOCK A/8410, FOREST GREEN BRANCH LIBRARY, AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73154, PAGE
833, DEED RECORDS, DALLAS COUNTY, TEXAS.

	Commitment for Title Insurance (T-7)
	AS AN AGENT FOR: WFG National Title Insurance Company
COMMITMENT - Schedule B	COMMITMENT NUMBER: FIN-21006247

Issued Date: April 13, 2021 at 12:00 AM.

GF No.: FIN-21006247

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below:

VOLUME 73154 PAGE 833, DEED RECORDS, DALLAS COUNTY, TEXAS but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) related to handicap but does not discriminate against handicapped persons.
2. ~~Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.~~
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2021, and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

SCHEDULE B (Continued)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters:
 - a. "Rights of parties in possession" shown in Schedule B of this commitment will be deleted from the Owner's Title Policy ONLY if an inspection is made and paid for which shows no parties in possession other than the owner or purchaser(s). If such an inspection is not required, the purchaser(s) must sign a Waiver of Inspection and acknowledge that they understand that the Owner's Title Policy will be issued subject to the rights of parties in possession.
 - b. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
 - c. ANY VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF LAND. (THIS EXCEPTION MAY BE DELETED, AT THE REQUEST OF THE PROPOSED INSURED, UPON RECEIPT OF AN ACCEPTABLE SURVEY, SUBJECT TO ADDITIONAL EXCEPTIONS TO MATTERS REVEALED BY THE SURVEY.)
 - d. ANY MATTER, INCLUDING BUT NOT LIMITED TO TERMS, PROVISIONS, CONDITIONS, EASEMENTS, COVENANTS, OPTIONS, ROADWAYS, AND/OR BUILDING SETBACK LINES AS SHOWN ON THE PLAT AND DEDICATION OF FOREST-GREEN BRANCH LIBRARY FILED OF RECORD ON 08/06/1973 IN VOLUME 73154 PAGE 833, DEED RECORDS, DALLAS COUNTY, TEXAS.
 - e. EASEMENT AND RIGHT OF WAY GRANTED FROM CITY OF DALLAS, A MUNICIPAL CORPORATION TO DALLAS POWER & LIGHT COMPANY RECORDED ON 10/23/1975 IN VOLUME 75209 PAGE 880, DEED RECORDS, DALLAS COUNTY, TEXAS.

END OF SCHEDULE B

	Commitment for Title Insurance (T-7)
COMMITMENT - Schedule C	AS AN AGENT FOR: WFG National Title Insurance Company COMMITMENT NUMBER: FIN-21006247

Issued Date: April 13, 2021 at 12:00 AM.

GF No.: FIN-21006247

Your Policy will not cover loss, costs, attorney's fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. **We find no outstanding mortgages/deeds of trust of record affecting the subject property. Inquiry** should be made concerning the existence of any unrecorded lien(s) or other indebtedness which **could rise to any security interest claim in the subject property.**
6. **The Company requires satisfactory evidence of authority for those acting on behalf of any party to the transaction to which this commitment is addressed.**
7. **Title examination did not reveal the filing of any lis pendens against the subject property in the official public records of the county clerk's office. The Closer must notify Company immediately upon learning of any lawsuits that may be filed against any party in the subject transaction. Company may require additional examination of title and that suit be dismissed with prejudice.**

SCHEDULE C (Continued)

8. The title insurance policy being issued to you contains an arbitration provision. It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000.00 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. If you are the purchaser or lender in the transaction and request deletion of the arbitration provision, please advise us so prior to closing by executing the Addendum to this Commitment and returning it to us, or inform us in your closing instructions.
9. Procedural Rule P-27, as provided for by Article 9.39 of the Texas Insurance Code, requires that "Good Funds" be received and deposited before a Title Agent may disburse from its trust fund account.
10. Our office may require an Affidavit as to Debts and Liens to be executed at closing.
11. Item 2, Schedule B may be amended to read "Any shortages in area" in the Owner's Title Policy if we are furnished a current survey plat prepared by an approved licensed surveyor who certifies that there are no discrepancies, conflicts in boundary lines, or any encroachment(s), or any overlapping of improvements, and the payment of the additional required premium (15% of the basic rate for Commercial property; 5% of the basic rate for Residential property) for this amendment.
12. "Rights of parties in possession" shown in Schedule B of this commitment will be deleted from the Owner's Title Policy ONLY if an inspection is made and paid for which shows no parties in possession other than the owner or purchaser(s). If such an inspection is not required, the purchaser(s) must sign a Waiver of Inspection and acknowledge that they understand that the Owner's Title Policy will be issued subject to the rights of parties in possession.
13. Company requires a legible copy of current drivers license or other positive proof of identification of the parties to the closing.
14. If any party to the transaction will execute documents by a durable power of attorney Company requires that the agent of each such power of attorney provide the Company with a Certification of Durable Power of Attorney by Agent, pursuant to Texas Estates Code, Sect. 751.203, on or before the date of closing.
15. The following note is for informational purposes only: The deed(s)/conveyance(s)/document(s) affecting said land were the last recorded deed(s)/conveyance(s)/document(s): Vesting:

EXAMINER'S NOTE: The "Plant Date" for Dallas County is 01/01/1965; therefore, no further "back" Deeds/Conveyances/Documents are available at this time.; and Plat and Dedication of Forest-Green Branch Library executed by City of Dallas, a Municipal Corporation, owner filed of record on 08/06/1973 in Volume 73154 Page 833 of the Deed Records of Dallas County, Texas.

AUG-7-73 644755

NO - A

VOL

PAGE 1

DEED RECORD

73154 0833

MAY BETH WATSON SMITH, ET VIR, JOSEPH EASTERLY SMITH

1-9-59

BLK. 8410

5.9 AC. REMAINING

EAST

185.0

235.00'

205.00'

N 0° 05' 05" E

LOT 3
BLK. A/8410

25' B.L.

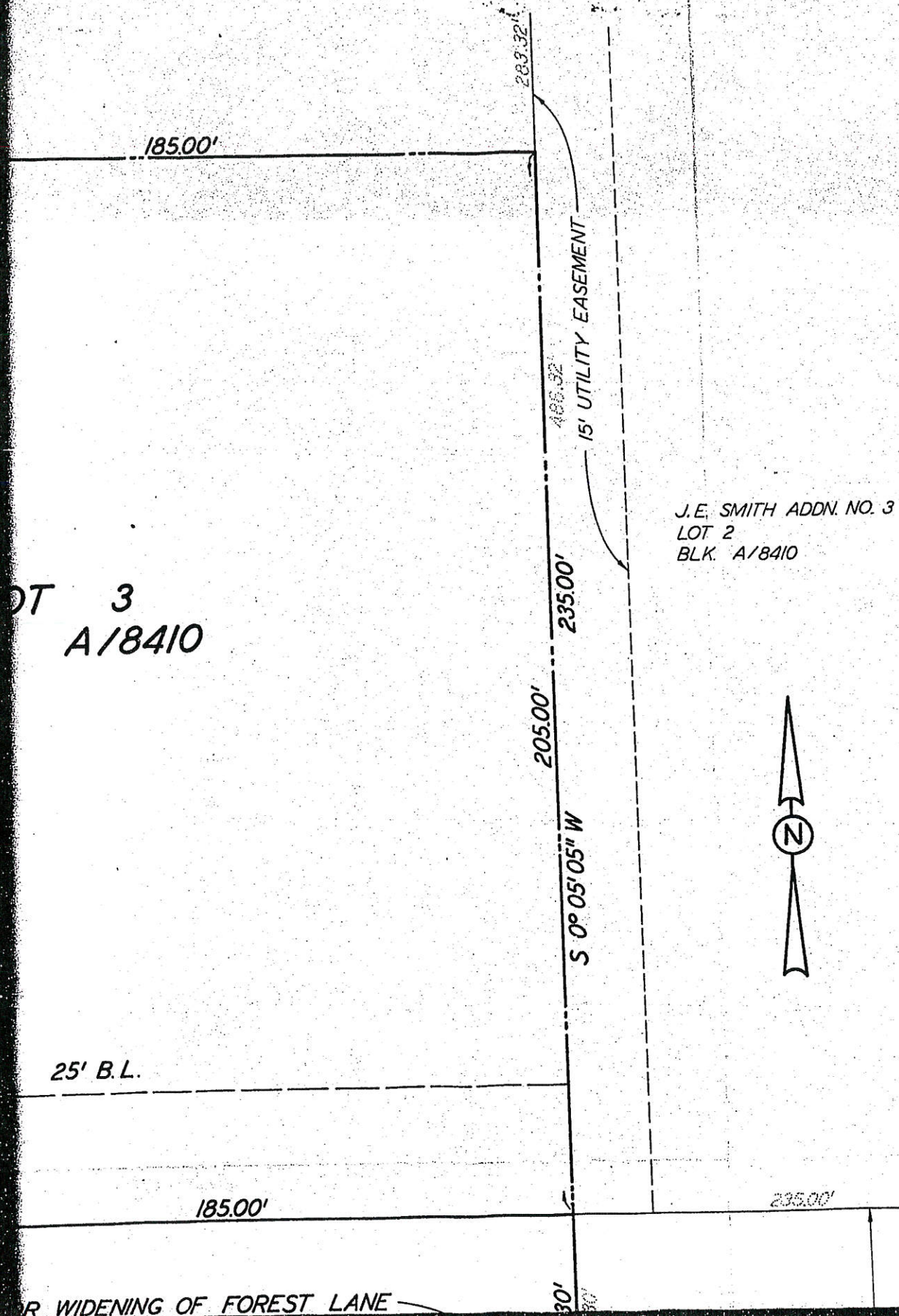
WEST

185

30'

30' DEDICATED FOR WIDENING OF F

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STATE OF TEXAS I

COUNTY OF DALLAS I

OWNER'S CERTIFICATE

WHEREAS, City of Dallas, a Municipal Corporation is situated in the E. F. HALL SURVEY, ABSTRACT NUMBER 660, City of Dallas Block 4410, official City numbers, Dallas particularly described as follows :

BEGINNING at a point on the present north line of Forest Lane said north line being the original north line of Forest Lane said point being a distance of 422.7 feet westward along Forest Lane from its intersection with the original north line (formerly 70 feet wide), said beginning point being the land acquired by May Beth Watson Smith and Joseph Eastern 1959, and recorded in Vol. 5031, Page 494, Deed Records said beginning point also being the Southwest corner of Smith Addition Number 3;

THENCE WEST along the said present north line of Forest Lane a distance of 185.00 feet to a point for corner;

THENCE N 0°05'05" E along a line which is 185.00 feet from and parallel with the east line of said Smith tract to a point for corner;

THENCE EAST along a line which is 235.0 feet perpendicular with the said present north line of Forest Lane to a point on the east line of said Smith tract as acquired Page 494, of said Deed Records, said east line being the Addition Number 3, according to the map or plat thereof 2349, Deed Records of Dallas County, Texas;

THENCE S 0°05'05" W along the common line between said Addition No. 3, a distance of 235.0 feet to the place of lastely 43,475 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, City of Dallas, doing business as a Municipal Corporation, this plat designating the herein described property as an addition to the City of Dallas, Texas. We do hereby declare the streets and alleys shown thereon. This plat approved by the rules, regulations and resolutions of the City of Dallas.

WITNESS MY HAND AT DALLAS, TEXAS, this the 22nd day

CITY OF

ATTEST:

Harold G. Shank
HAROLD G. SHANK, City Secretary

BY: *George R. Schrader*
GEORGE R. SCHRADER

STATE OF TEXAS I

COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, a Notary Public on this date personally appeared GEORGE R. SCHRADER, C1 and known to me to be the person whose name is subscribed and acknowledged to me that he executed the same in the capacities and consideration therein expressed.

WITNESS MY HAND AT DALLAS, TEXAS, this the 22nd day

Kath
Notary Public

DN. NO. 3

STATE OF TEXAS I
COUNTY OF DALLAS I

OWNER'S CERTIFICATE

WHEREAS, City of Dallas, a Municipal Corporation is the owner of a tract of land situated in the B. F. HALL SURVEY, ABSTRACT NUMBER 660, said tract also being part of City of Dallas Block 8410, official City maps, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the present north line of Forest Lane (a 90 foot wide roadway), said north line being the original north line of Forest Lane (formerly 60 feet wide), said point being a distance of 422.7 feet westward along said original north line of Forest Lane from its intersection with the original northwest line of Greenville Avenue (formerly 70 feet wide), said beginning point being the southeast corner of a tract of land acquired by May Beth Watson Smith and Joseph Easterly Smith by deed dated January 2, 1959, and recorded in Vol. 5031, Page 494, Deed Records of Dallas County, Texas, and said beginning point also being the Southwest corner of the hereinafter mentioned J. E. Smith Addition Number 3;

THENCE WEST along the said present north line of Forest Lane, a distance of 185.00 feet to a point for corner;

THENCE N 0°05'05" E along a line which is 185.00 feet perpendicular distance west from and parallel with the east line of said Smith tract, a distance of 235.0 feet to a point for corner;

THENCE EAST along a line which is 235.0 feet perpendicular distance north from and parallel with the said present north line of Forest Lane, a distance of 185.00 feet to a point on the east line of said Smith tract as acquired by deed recorded in Volume 5031, Page 494, of said Deed Records, said east line being the west line of the J. E. Smith Addition Number 3, according to the map or plat thereof recorded in Volume 71098, Page 2349, Deed Records of Dallas County, Texas;

THENCE S 0°05'05" W along the common line between said Smith tract and J. E. Smith Addition No. 3, a distance of 235.0 feet to the place of beginning and containing approximately 43,475 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, City of Dallas, doing business as a Municipal Corporation does hereby adopt this plat designating the herein described property as Forest-Green Branch Library, an addition to the City of Dallas, Texas. We do hereby dedicated to the Public use forever the streets and alleys shown thereon. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND AT DALLAS, TEXAS, this the 22nd day of June, 1973.

CITY OF DALLAS, TEXAS

ATTEST:

Harold G. Shank
HAROLD G. SHANK, City Secretary

BY: George R. Schrader
GEORGE R. SCHRADER, City Manager

STATE OF TEXAS I
COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared GEORGE R. SCHRADER, City Manager for City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

WITNESS MY HAND AT DALLAS, TEXAS, this the 22nd day of June, 1973.

Kathleen Wafford
Notary Public in and for Dallas County, Texas

25' B.L.

WEST

30'

30' DEDICATED FOR WIDENING C

387.70

1981 11/10/81

WEST

FOREST

90'

505.72

B. FRISHMAN & ERVIN DONSKY
BLK. 7502
7.622 AC.

RECEIVED

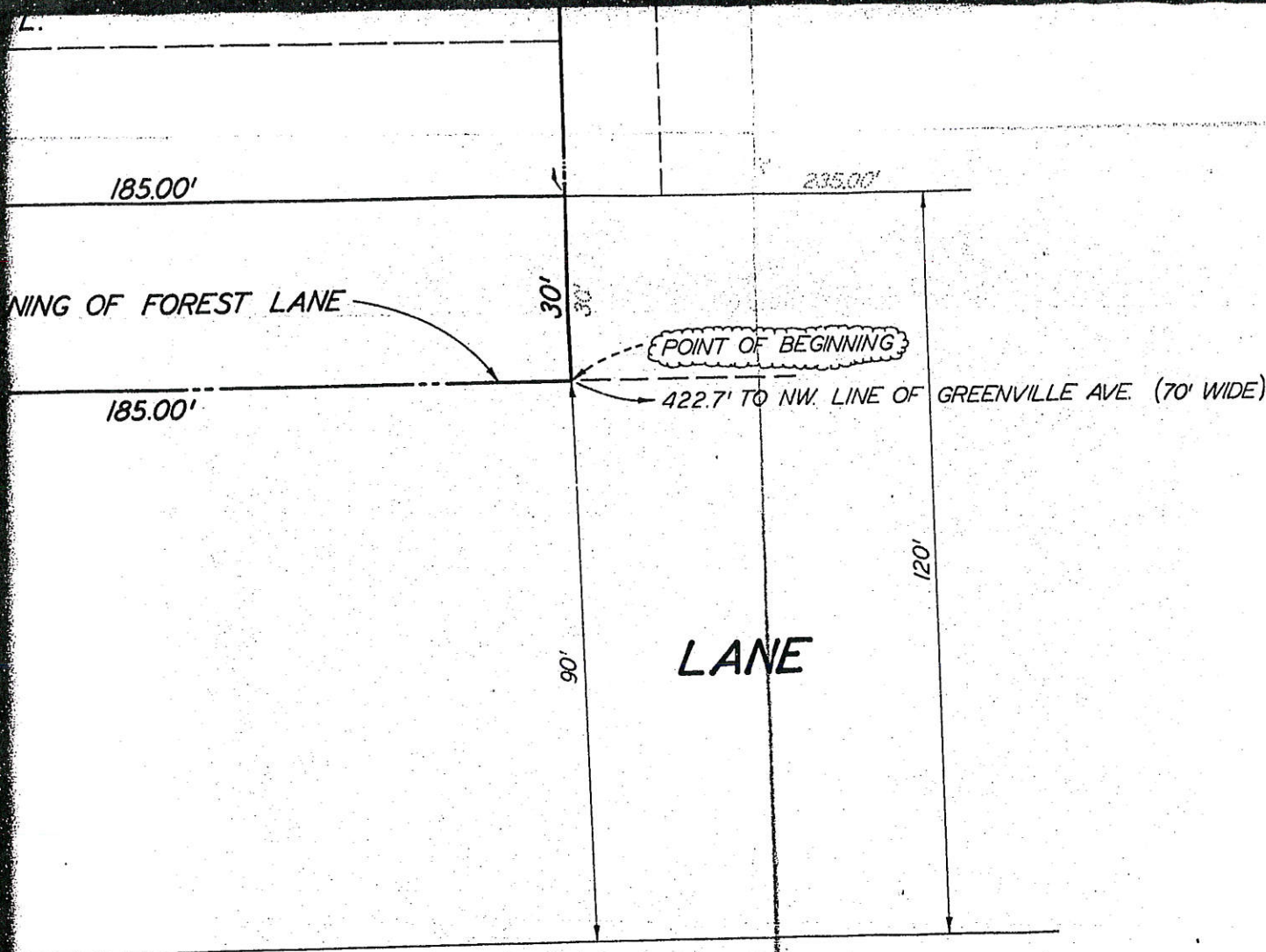
JUL 27 1973

DEVELOPMENT SERVICES
SUBDIVISION

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DALLAS, TEXAS

CITY BLOCK NO. 8410

B. F. HALL SURVEY, ABST. NO. 660

CITY OF DALLAS ~ OWNER

W. C. WATTS ----- ENGINEER

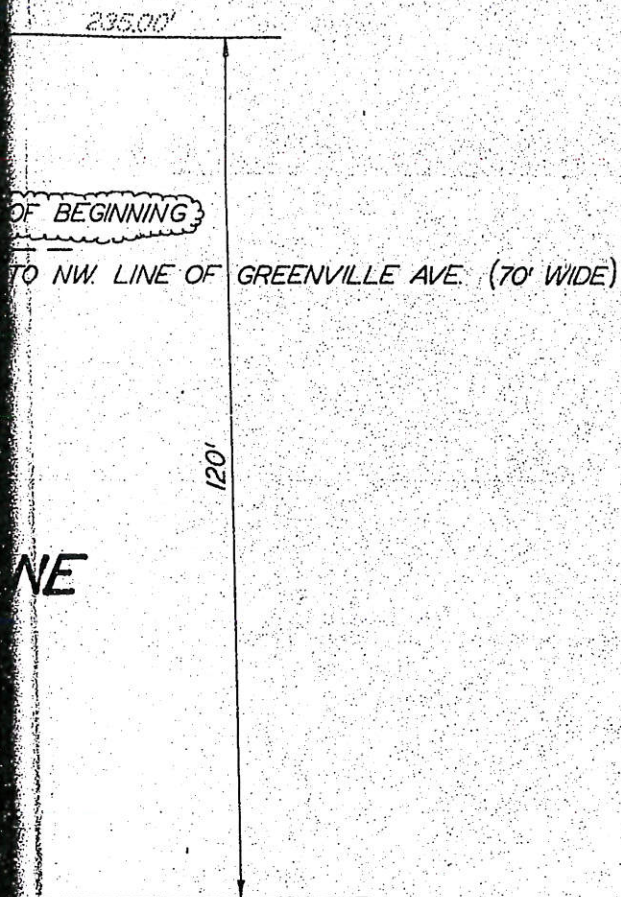
1500 W. MOCKINGBIRD LN. ----- DALLAS, TEXAS

SCALE: 1" = 20' ----- JUNE 19, 1973

CITY PLAN FILE NO. 73-176
VOL. PAGE:

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--- ENGINEER
 --- DALLAS, TEXAS
 --- JUNE 19, 1973

LE NO 73-176

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared [NAME] and 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 consideration therein expressed.

WITNESS MY HAND AT DALLAS, TEXAS, this [DATE]

ENGINEER

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

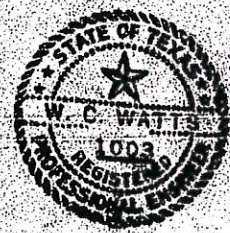
THAT, I, W. C. Watts do hereby certify that the foregoing is a true and accurate survey of the land and that it was placed under my personal supervision in the execution of the same, and for the purposes and consideration therein expressed, of the City of Dallas, Texas.

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared W. C. Watts and 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 consideration therein expressed.

WITNESS MY HAND AT DALLAS, TEXAS, this [DATE]



VOL 6400
 73154 0839

COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared GEORGE R. SCHRADER, City Manager for City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

WITNESS MY HAND AT DALLAS, TEXAS, this the 22nd day of June 1973.

Kathleen Wafford
Notary Public in and for Dallas County, Texas
KATHLEEN WAFFORD
Notary Public
Dallas County, Texas

ENGINEER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, W. C. Watts do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Dallas, Texas.

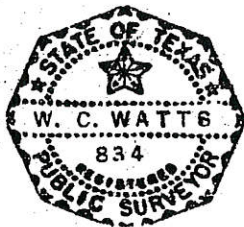
W. C. Watts
W. C. WATTS, Reg. Professional Engineer

STATE OF TEXAS I

COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared W. C. Watts known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated, and for the purposes and consideration therein expressed.

WITNESS MY HAND AT DALLAS, TEXAS, this the 22nd day of JUNE 1973.



Phil H. Benson
Notary Public in and for Dallas County, Texas
PHIL H. BENSON

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73154 0840

91:2 WA 9 90W EL
73 AUG 6 PM 2:10
INDEXED
SERIALIZED
FILED

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was
filed on the date and time stamped herein
by me and was duly recorded in the volume
and page of the named records of Dallas
County, Texas as stamped herein by me.

AUG 7 1973



Tom E. Ellis
COUNTY CLERK, Dallas County, Texas

FILED FOR RECORD
This 6TH day of August
1973 at 2:16 o'clock P.M.
TOM E. ELLIS, County Clerk
Dallas County, Texas
By Kim Nutting Deputy

To the County Clerk of Dallas County:

Under Ordinance 3558 of the City of Dallas, the approval
of this plat by the City Plan Commission is automatically
terminated after the 30 day of September 1973,
and unless this plat is presented for filing on or before
said date it should not be accepted for filing.

Department of City Planning

by [Signature]
Director of Planning

CERTIFICATE OF APPROVAL

I, EDGAR J. WHITE

Chairman of the City Plan Com-
mission of the City of Dallas, State
of Texas, hereby certify that the
attached plat was duly filed for
approval with the City Plan Com-
mission of the City of Dallas on the
22 day of June A.D. 1973
and same was duly approved on
the 24 day of July
A.D. 1973 by said Commission.

[Signature]
Chairman
City Plan Commission
Dallas, Texas

Attest:

[Signature]
Secretary

CITY OF DALLAS
1973 and Prior Taxes
PAID [Signature]

CITY OF DALLAS
FILING FEE PAID
[Signature]
AS REQUIRED BY
ORDINANCE 3508

RETURN TO:
DEPT OF PUBLIC WORKS
1500 W. MOCKINGBIRD
DALLAS, TEXAS 75235
ATTENTION: W.C. WATTS

VOL PAGE County Clerk Plat
73154 0841

File # 73-176