



**NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, FEBRUARY 3, 2026, 7:00 P.M.
CITY COUNCIL MEETING**

Notice is hereby given that the City Council of the City of Glenn Heights, Texas will hold a Meeting on Tuesday, February 3, 2026, in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/129/Agendas-Minutes>.

This City Council Meeting will be live-streamed at <https://www.glennheightstx.gov/229/City-Council-Meeting-Videos>.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The public is invited to address City Council on any topic. Speakers should complete a Public Comment form and submit it to the City Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits City Council from discussing or taking action on issues not posted on the agenda; however, the Mayor, City Manager or designee may provide specific factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

PROCLAMATION

- American Heart Month, February 2026

EVENTS

- State of the City, Glenn Heights Community Center, 1938-D South Hampton Road, Glenn Heights, Texas, February 18, 2026, 11:30 A.M. – 1:30 P.M.

CONSENT AGENDA

Consent Agenda items are considered to be routine in nature and may be acted upon in one motion. Any Item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.

1. Discussion and take action to approve the Meeting Minutes of the January 20, 2026, City Council Meeting. (Brandi Brown, City Secretary)
2. Discussion and take action to approve Ordinance O-01-26, amending the Code of Ordinances, by amending Section 1.02.044 of Division 2 ("Rules of Order and Decorum") of Article 1.02 ("City Council") of Chapter 1 ("General Provisions") to amend Subsection (b). (Second Reading) (Clifford Blackwell, City Manager)
3. Discussion and take action to approve Ordinance O-02-26, adopting amendments to the Home Rule Charter approved by the voters of the City of Glenn Heights, Texas, at an Election held on November 4, 2025. (Second Reading) (Brandi Brown, City Secretary)
4. Discussion and take action to approve Resolution R-02-26, authorizing the City Administrator or Designee to execute a local agreement for the disposition of forfeited contraband pursuant to Chapter 59 of the Texas Code of Criminal Procedure. (Dr. Glynell Horn, Chief of Police)

AGENDA

1. Discussion and take action appointing a City Representative for the Close-Up Foundation: Washington DC Student Program. (Council Member Travis Bruton)
2. Discussion and take action to approve Resolution R-03-26, approving the terms and conditions of Amendment #1 to the Advance Funding Agreement between the City of Glenn Heights and the Texas Department of Transportation, for Congestion Mitigation and Air Quality (CMAQ) Improvement Program Project and Surface Transportation Block Grant (STBG) Program Project Off-System. (Clifford Blackwell, City Manager)

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to the Texas Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at S Uhl Road, Glenn Heights, Texas.
 - B. pursuant to the Texas Government Code, Section 551.072, Real Property, and Section 551.071, Consultation with City Attorney; to deliberate land acquisitions for the E Bear Creek Road Right-of-Way Expansion Project.
 - C. pursuant to the Texas Government Code, Section 551.071(1)(A-B), Consultation with Attorney; regarding pending or contemplated litigation.
 - D. pursuant to the Texas Government Code, Section 551.072, Real Property, and 551.071, Consultation with City Attorney; for the purpose of deliberations regarding the purchase, exchange, lease, or value of real property generally located along Bear Creek Road, between S Hampton Road and IH-35E, for the East Bear Creek Road Expansion Project.
2. The City Council shall reconvene into Open Session and take any action arising from Executive Session.

AGENDA

3. Discussion and take action to approve Resolution R-04-26, a Resolution determining the necessity of acquiring real property for the construction of the East Bear Creek Road Expansion Project, authorizing appropriation of the real property and/or the use of the power of eminent domain to acquire the real property for public use, delegating authority to initiate condemnation proceedings to the City Attorney and City Manager. (Kaleb Russell Smith, City Attorney)

ADJOURNMENT

In accordance with the Americans with Disabilities Act, if you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938-C South Hampton Road, Glenn Heights, Texas by 8:00 P.M. on Wednesday, January 28, 2026.

Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary

PROCLAMATION



Office of the Mayor • City of Glenn Heights

American Heart Month February 2026

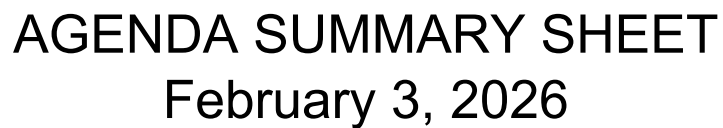
- WHEREAS,** February is recognized nationally as American Heart Month, a time dedicated to raising awareness about cardiovascular disease - the leading cause of death in the United States - and promoting heart-healthy lifestyles among all people; and
- WHEREAS,** cardiovascular disease affects individuals of all ages, including more than 23,000 children who experience cardiac arrest outside of the hospital each year, underscoring the importance of CPR education and preparedness; and
- WHEREAS,** the American Heart Association encourages individuals, families, communities, and organizations to join the Nation of Lifesavers by learning CPR, as immediate bystander response can be the difference between life and death for someone experiencing a cardiac emergency; and
- WHEREAS,** the National Institutes of Health and the National Heart, Lung, and Blood Institute promote the #OurHearts movement, encouraging people to adopt heart-healthy habits together, including physical activity, stress reduction, healthy eating, and regular medical screenings to prevent heart disease; and
- WHEREAS,** National Wear Red Day, observed on the first Friday of February - February 6, 2026 - raises awareness of cardiovascular disease as the number one killer of women and encourages all people to wear red in solidarity and support; and
- WHEREAS,** scientific guidelines continue to evolve, and the American Heart Association's updated CPR and emergency cardiovascular care recommendations emphasize early recognition, high-quality compressions, and rapid defibrillation as essential lifesaving actions; and
- WHEREAS,** communities, workplaces, health organizations, and residents are encouraged to promote education, volunteerism, and advocacy in support of heart health and stroke prevention throughout the month of February and beyond.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim February 2026 as American Heart Month and urge all residents to:

- Learn CPR and become part of the Nation of Lifesavers,
- Wear red on National Wear Red Day,
- Adopt heart-healthy habits,
- Support those affected by cardiovascular disease, and
- Join national efforts to reduce the impact of heart disease and build a healthier future for all.

IN WITNESS WHEREOF, I have hereunto set my hand this third day of February in the year of our Lord two thousand twenty-six.

Sonja A. Brown, Mayor
Glenn Heights, Dallas County, Texas



Discussion and take action to approve the Meeting Minutes of the January 20, 2026, City Council Meeting. (Brandi Brown, City Secretary)

[illegible]

**MINUTES OF THE
CITY COUNCIL
OF THE CITY OF GLENN HEIGHTS, TEXAS**

JANUARY 20, 2026

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 20th day of January 2026, the City Council of the City of Glenn Heights, Texas, met in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Sonja A. Brown	*	Mayor
Travis Bruton	*	Mayor Pro Tem
Sherron Mosley	*	Council Member, Place 1
Shaunte Allen	*	Council Member, Place 2
Tramayne Hobbs	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5
Nelda Washington	*	Council Member, Place 6

STAFF:

Clifford Blackwell	*	City Manager
Keith Moore	*	Deputy City Manager
Brandi Brown	*	City Secretary
Farrah Allen	*	Municipal Court Administrator
Dr. Glynell Horn	*	Chief of Police
Jeffrey Kent	*	IT Support Specialist
Jaynice Porter-Brathwaite	*	Human Resources Director
Sherry Roberts	*	Finance Director
Nicholas Williams	*	Fire Chief

CONSULTANT:

Lan'Tiqua Burks	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the meeting of the City Council to order at 7:09 P.M., with a quorum of the City Council present.

INVOCATION

Pastor Kevin Taylor, Harvest of Praise Ministry, delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Sonja A. Brown led the audience in the Pledge of Allegiance.

PUBLIC COMMENT

- Chuck Vinson, address on file: discussed concerns regarding speeding vehicles on Milas Lane and the types of vehicles permitted on the residential roadway, specifically construction trucks.
- Pamela Hampton, address on file: announced her candidacy for Ellis County Justice of the Peace, Precinct 4, and asked for the support of the City Council and local residents.
- Dana Williamson, address on file: addressed the Council about the importance of working together for the good of the community and expressed her support for the current members.
- James Wright, address on file: discussed the possibility that a current Council Member or Executive Leadership team member may allegedly have an outstanding warrant and inquired about the City Manager's responsibilities, if any, in such a situation.

EXECUTIVE SESSION

Mayor Sonja A. Brown made a motion to go into Executive Session pursuant to Section 551.071 of the Texas Government Code, to consult in closed session with the City Attorney. Mayor Pro Tem Travis Bruton made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Bruton, Mosley, Allen, Hobbs, Lightfoot, and Washington

Mayor Sonja A. Brown announced that City Council would convene into Executive Session at 7:26 P.M.

Mayor Sonja A. Brown announced that City Council would reconvene into Open Session at 7:39 P.M. and that no action would be taken on the Executive Session discussion, but Council reserved the right to place the matter on a future Agenda.

STAFF INTRODUCTIONS

Jaynice Porter-Brathwaite, Human Resources Director, introduced the following Staff Members:

- Julian Ramirez, Police Officer
- Alexandra Herrera, Police Officer
- Nicholas Vangen, Paramedic
- Andrea Ward, Recreation Aide (PT)
- Caleb Moody, Recreation Aide (PT)
- Jose Mauricio, Court Clerk

Mr. Mauricio addressed the Council, noting that he was pleased to join the Glenn Heights team and looked forward to applying his skills and expertise within the organization.

PROCLAMATIONS

Mayor Sonja A. Brown read the following Proclamations:

- School Board Appreciation Month, January 2026
- Black History Month, February 2026

EVENTS

Mayor Sonja A. Brown announced the following event:

- Mayor Sonja A. Brown's 3rd Annual Black History Essay Contest, January 1-30, 2026, Theme: A Century of Black History Commemorations. Winners will be announced at the February 17, 2026, City Council Meeting.
- City of Glenn Heights, AT&T, and Compudot laptop giveaway, January 22, 2026, 3:00 P.M., Glenn Heights Community Center, 1938-D S Hampton Road, Glenn Heights, TX.

CONSENT AGENDA

1. Discussion and take action to approve the Meeting Minutes of the December 9, 2025, City Council Meeting. (Brandi Brown, City Secretary)
2. Discussion and take action to approve the Meeting Minutes of the January 6, 2026, City Council Meeting. (Brandi Brown, City Secretary)

Council Member Shaunte Allen made a motion to approve Consent Agenda Items 1 and 2 as written. Council Member Sherron Mosley made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Bruton, Mosley, Allen, Hobbs, Lightfoot, and Washington

AGENDA

1. Presentation of the December 2025 Financial Reports.

Sherry Roberts, Finance Director, introduced this item and completed a presentation. Mrs. Roberts answered Council's questions related to investment funds and court technology.

2. Discussion and first reading of Ordinance O-01-26, amending the Code of Ordinances, by amending Section 1.02.044 of Division 2 ("Rules of Order and Decorum") of Article 1.02 ("City Council") of Chapter 1 ("General Provisions") to amend Subsection (b).

Clifford Blackwell, City Manager, introduced this item and completed a brief presentation.

3. Discussion and first reading of Ordinance O-02-26, adopting amendments to the Home Rule Charter approved by the voters of the City of Glenn Heights, Texas, at an Election held on November 4, 2025.

Brandi Brown, City Secretary, introduced this item and completed a brief presentation.

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to the Texas Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at S Uhl Road, Glenn Heights, Texas.
 - B. pursuant to the Texas Government Code, Section 551.072, Real Property, and Section 551.071, Consultation with City Attorney; to deliberate land acquisitions for the E Bear Creek Road Right-of-Way Expansion Project.
 - C. pursuant to Texas Government Code, Section 551.074, to deliberate the evaluation, discipline, removal or potential suspension of an elected city official based on alleged violations of the City of Glenn Heights code of conduct, the city charter and applicable ordinances.

Before Executive Session, Mayor Sonja A. Brown made a statement explaining why she believed Item C could not be reconsidered and should be removed. Following Council discussion, she requested that a vote be taken to determine whether the item would remain on the agenda or be removed.

Mayor Sonja A. Brown made a motion to remove Executive Session Item C. Council Member Laymon Lightfoot made the second. The motion failed with the following record vote:

VOTE 3 Ayes – Brown, Mosley, and Lightfoot
4 Nays – Bruton, Allen, Hobbs, and Washington

Council Member Nelda Washington made a statement regarding the language of Item C – she stated instead of it being “Code on Contact”, it should have been “Code of Conduct.” She also read an email from Clifford Blackwell, City Manager, explaining the language and why it was still appropriate to move forward.

Mayor Sonja A. Brown then stated that since Council wanted to move forward with Item C, she was invoking her Ordinance right to written charges and a Public Hearing regarding Item C, and that Executive Session would only then be regarding Items A and B.

Council Member Laymon Lightfoot made a motion to go into Executive Session. Council Member Tramayne Hobbs made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Bruton, Mosley, Allen, Hobbs, Lightfoot, and Washington

During the vote, Council Member Shaunte Allen asked for a clarification of the above Motion and next steps. Mayor Sonja A. Brown explained that she had invoked her

Ordinance right to written charges and a Public Hearing regarding Item C.

Mayor Sonja A. Brown announced that City Council would convene into Executive Session at 8:21 P.M.

2. The City Council shall reconvene into Open Session and take any action arising from Executive Session.

Mayor Sonja A. Brown announced that City Council would reconvene into Open Session at 9:45 P.M. and that no action was taken in Executive Session. Mayor Brown then asked if there was any action that needed to be taken in Open Session and received no response from the Council Members.

ADJOURNMENT

Mayor Sonja A. Brown made a motion to adjourn. Mayor Pro Tem Travis Bruton made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Bruton, Mosley, Allen, Hobbs, Lightfoot, and Washington

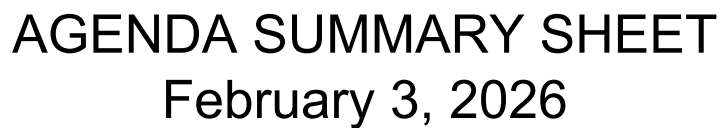
Mayor Sonja A. Brown adjourned the meeting at 9:45 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

Passed and approved on the 3rd day of February 2026



Discussion and take action to approve Ordinance O-01-26, amending the Code of Ordinances, by amending Section 1.02.044 of Division 2 ("Rules of Order and Decorum") of Article 1.02 ("City Council") of Chapter 1 ("General Provisions") to amend Subsection (b). (Second Reading) (Clifford Blackwell, City Manager)

[illegible]

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS

ORDINANCE NO. O-01-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF GLENN HEIGHTS, TEXAS, BY AMENDING SECTION 1.02.044 OF DIVISION 2 (“RULES OF ORDER AND DECORUM”) OF ARTICLE 1.02 (“CITY COUNCIL”) OF CHAPTER 1 (“GENERAL PROVISIONS”) TO AMEND SUBSECTION (b); PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Glenn Heights, Texas, finds and determines that amendments to the City’s Council agenda regulations are needed to provide clarification and are in the best interest of the City of Glenn Heights.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1: The Code of Ordinances, City of Glenn Heights, Texas, be and is hereby amended to amend subsection (b) of Section 1.02.044 of Division 2 (“Rules of Order and Decorum”) of Article 1.02 (“City Council”) of Chapter 1 (“General Provisions”), shall henceforth read as follows:

**“CHAPTER 1
GENERAL PROVISIONS**

...

**ARTICLE 1.02
CITY COUNCIL**

...

Division 2 Rules of Order and Decorum

...

§1.02.044 Council agenda.

...

- (b) Any councilmember desiring a particular item to be placed on the council agenda shall contact the city manager or city secretary on or before 5:00 p.m., a minimum of two business days before the deadline to post the scheduled council meeting agenda, who shall forward the request to the mayor and the mayor shall place the item on the next agenda. The councilmember requesting the agenda item shall be

responsible for the agenda briefing or presentation of the item at the meeting. Any staff assistance should be requested through the city manager's office. Completed agenda items must reach the city secretary's office at city hall on or before 5:00 p.m., a minimum of two business days before the deadline to post the scheduled council meeting agenda.

SECTION 2. All provisions of the Ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this ordinance be and are hereby repealed and all other provisions of the ordinances of the City of Glenn Heights, Texas, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Code of Ordinances, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Code of Ordinances as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 4: This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

Duly Passed by the City Council of the City of Glenn Heights, Texas this 3rd day of February, 2026.

Approved:

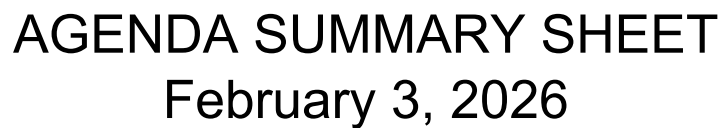
Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

Approved as to Form:

Lan'Tiqua M. Burks, City Attorney



Discussion and take action to approve Ordinance O-02-26, adopting amendments to the Home Rule Charter approved by the voters of the City of Glenn Heights, Texas, at an Election held on November 4, 2025. (Second Reading) (Brandi Brown, City Secretary)

[illegible]

ORDINANCE O-02-26

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, ADOPTING AMENDMENTS TO THE HOME RULE CHARTER APPROVED BY THE VOTERS OF THE CITY OF GLENN HEIGHTS, TEXAS, AT AN ELECTION HELD ON NOVEMBER 4, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council ordered that an election be held in the City of Glenn Heights, Texas, on November 4, 2025, for the purpose of adopting amendments to the Home Rule Charter of the City of Glenn Heights, Texas; and

WHEREAS, immediately after said election, the presiding judges and other election officials holding said election made their returns and results thereof to the City Council; and

WHEREAS, the City Council canvassed the results of the election on November 12, 2025;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1. Propositions C through G amending the Home Rule Charter, approved and adopted by the voters of the City of Glenn Heights, Texas, in an election held for that purpose on November 4, 2025, a copy of which is attached here as Exhibit "A", and made a part hereof for all purposes, are hereby declared to be amendments to the Home Rule Charter of the City of Glenn Heights, Texas, to take effect immediately from or after the passage of this Ordinance.

SECTION 2. In accordance with Section 1 of this Ordinance, the Articles, Sections, Subsections, Subdivisions, Paragraphs, and Subparagraphs of the Home Rule Charter of the City of Glenn Heights, Texas, set forth in Exhibit "A," attached hereto, shall be amended to read as set forth in Exhibit "A" attached hereto.

SECTION 3. The City Secretary shall record in the Office of the City Secretary, the Charter amendments adopted by the voters of the City; and pursuant to Section 9.007, TEX. LOC. GOV'T CODE, the Mayor shall certify to the Secretary of State of the State of Texas, an authenticated copy of this Ordinance and said amendments to the Home Rule Charter under the seal of the City, showing the approval by the qualified voters of the City of Glenn Heights, Texas.

SECTION 4. This Ordinance shall take effect immediately from and after its passage.

IT IS ACCORDINGLY SO ORDAINED.

Duly Passed by the City Council of the City of Glenn Heights, Texas, this 3rd day of February 2026.

Approved:

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

Approved as to Form:

Lan'Tiqua M. Burks, City Attorney

MAYOR'S CERTIFICATE OF AUTHENTICATION

Pursuant to TEX.LOC.GOV'T CODE ANN., Section 9.007, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, hereby certify that the above and foregoing is a true and correct copy of the City of Glenn Heights Ordinance No. _____, adopted by the City Council of the City of Glenn Heights, Texas, on the 20th day of January 2026, and attached thereto as Exhibit "A" is a true and correct copy of the amendments to the City of Glenn Heights Home Rule Charter approved by the voters of the City of Glenn Heights, Texas, at an election held for that purpose on November 4, 2025.

This certificate of authentication executed this _____ day of January 2026.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

Approved as to Form:

Lan'Tiqua M. Burks, City Attorney

EXHIBIT “A”

ARTICLE 2 CITY COUNCIL

§ 2.03 Qualifications.

Each of the six (6) Councilmembers and Mayor shall be a citizen of the United States of America and a registered qualified voter of the State of Texas and shall be at least 18 years of age; shall live within the Corporate Limits of the City of Glenn Heights and shall have resided for at least one (1) year preceding the election at which they are candidates within the corporate limits of the City of Glenn Heights, shall not be in arrears in the payment of any taxes or other liability due the City, and shall not have been previously removed from office by the Council for misconduct nor be disqualified by reason of any provision of any other section of this Charter. . .

Proposition C

ARTICLE 2 CITY COUNCIL

§ 2.11 Procedure to Enact Legislation.

The City Council shall legislate by ordinance and the enacting clause of every ordinance shall be: “Be it ordained by the City Council of the City of Glenn Heights.

Proposition D

ARTICLE 3 ELECTIONS

§ 3.06 Election by Plurality.

At any election for the office of Mayor or Councilmember, the candidate receiving more votes than any other candidate shall be declared elected. If two or more candidates for the same office tie for the number of votes required to be elected, a second election to fill the office shall be held unless otherwise provided by law.

Proposition E

ARTICLE 5 ADMINISTRATIVE ORGANIZATION

§ 5.11 City Secretary.

The City Manager shall appoint and remove the City Secretary and such Assistant City Secretaries as the City Council shall deem advisable. The duties of the City Secretary, or an Assistant City Secretary shall be as required by law and as established by the Job Description as adopted with the City’s Pay Classification Plan. The City Council shall appoint and remove a City Council Liaison as the City Council shall deem advisable.

Proposition F

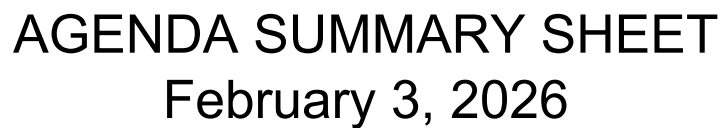
EXHIBIT “A”

ARTICLE 13 GENERAL PROVISIONS

§ 13.06 Notice of Claim.

The City of Glenn Heights shall not be held responsible on account of any claim for damages to any person unless the person making such complaint or claiming such damages shall, within forty-five (45) days after the time at which it is claimed such damages were inflicted upon such person, file with the City Secretary, a true statement under oath, as to the nature and character of such damages or injuries, the extent of the same, and the place where same happened, the circumstances under which same happened, the conditions causing same, with a detailed statement of each item of damages and the amount thereof, and if it be for personal injuries, giving a list of the witnesses, if any known to affiants, who witnessed such accident.

Proposition G



Discussion and take action to approve Resolution R-02-26, authorizing the City Administrator or Designee to execute a local agreement for the disposition of forfeited contraband pursuant to Chapter 59 of the Texas Code of Criminal Procedure. (Dr. Glynell Horn, Chief of Police)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: February 3, 2026

SUBJECT

Discussion and take action to approve Resolution R-02-26, authorizing the City Administrator or designee to execute the Local Agreement for the Disposition of Forfeited Contraband Pursuant to Chapter 59 of the Texas Code of Criminal Procedure between the Glenn Heights Police Department and the Dallas County Criminal District Attorney's Office.

DISCUSSION / BACKGROUND

Chapter 59 of the Texas Code of Criminal Procedure establishes the forfeiture process for property deemed "contraband," and Article 59.06 authorizes local agreements between the attorney representing the state and law enforcement agencies to manage the disposition of seized and forfeited contraband. The City of Glenn Heights, on behalf of the Glenn Heights Police Department ("THE PD"), and the Dallas County Criminal District Attorney's Office desire to enter into this Local Agreement to outline their respective responsibilities and distribution of proceeds from seized and forfeited contraband.

The Agreement specifies:

- The term of the agreement through December 31, 2028, including renewal options.
- The distribution of proceeds depending on the type of asset (currency, real property, motor vehicles, personal property, collectibles, etc.).
- Responsibilities of THE PD and the District Attorney concerning seizure, custody, auction, distribution, reporting, and compliance with Article 59 procedures.
- Requirements for auction timelines, payment terms, cooperation in litigation and hearings, and procedures for audits.

- Liability, notice, severability, compliance, immunity, and execution provisions.

Approval of Resolution R-02-26 authorizes execution of the Local Agreement (attached as Exhibit A to the Resolution) and affirms the City's commitment to proper administration of contraband forfeiture procedures in accordance with state law.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Public access to the approved Local Agreement and Resolution will be provided through the City Secretary's Office and included as part of the published Council meeting agenda documents, consistent with standard posting practices.

FINANCIAL IMPACT

Financial impact is contingent on the type and amount of forfeited contraband processed under the Agreement. Funds distributed to the Glenn Heights Police Department must be deposited into a special fund for law enforcement purposes, as required by Article 59.06. Revenue amounts will vary and are unpredictable.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of Resolution R-02-26, authorizing the City Administrator or designee to execute the Local Agreement for the Disposition of Forfeited Contraband Pursuant to Chapter 59 of the Texas Code of Criminal Procedure, including all related documents.

Alternatives include:

- Postponing action to request modifications to the Agreement; or
- Denying approval, which would result in reliance on default statutory forfeiture procedures rather than a local agreement.

ATTACHMENTS

1. Resolution R-02-26

PREPARED BY

Brandi Brown, City Secretary

REVIEWED BY

Dr. Glynell Horn, Chief of Police

A RESOLUTION OF THE CITY OF GLENN HEIGHTS, TEXAS

RESOLUTION NO. R-02-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS AUTHORIZING THE CITY ADMINISTRATOR OR DESIGNEE TO EXECUTE A LOCAL AGREEMENT FOR THE DISPOSITION OF FORFEITED CONTRABAND PURSUANT TO CHAPTER 59 OF THE TEXAS CODE OF CRIMINAL PROCEDURE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 59 of the Texas Code of Criminal Procedure, entitled “Forfeiture of Contraband” provides for the forfeiture to the State of Texas of property determined to be “contraband” as defined therein; and

WHEREAS, Article 59.06 of Chapter 59 of the Texas Code of Criminal Procedure (“TCCP”) authorizes “local agreements” between the attorney representing the state and law enforcement agencies to effect the disposition of forfeited contraband; and

WHEREAS, the City of Glenn Heights on behalf of the Glenn Heights Police Department and the District Attorney desire to enter into a Local Agreement for the Disposition of Forfeited Contraband Pursuant to Chapter 59 of the Texas Code of Criminal Procedure (the “Agreement”) regarding the disposition of contraband seized and forfeited under Chapter 59 of the Texas Code of Criminal Procedure; and

WHEREAS, Article 59.06 of Chapter 59 of the Texas Code of Criminal Procedure authorizes the Glenn Heights Police Department as the law enforcement agency and the District Attorney as the attorney representing the state to execute the Agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS:

SECTION 1: The City Administrator or designee is authorized to execute the Agreement, attached hereto and incorporated herein as Exhibit “A,” and all related documents thereto on behalf of the City of Glenn Heights.

SECTION 2: This resolution shall become effective immediately upon its passage.

Duly Passed by the City Council of the City of Glenn Heights, Texas this 3rd day of February, 2026.

APPROVED:

Sonja A. Brown, mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Lan'Tiqua M. Burks, City Attorney

EXHIBIT “A”

STATE OF TEXAS § LOCAL AGREEMENT FOR THE DISPOSITION OF
§ FORFEITED CONTRABAND PURSUANT TO CHAPTER
COUNTY OF DALLAS § 59 OF THE TEXAS CODE OF CRIMINAL PROCEDURE

This Local Agreement (“Agreement”) is made by and between the Dallas County Criminal District Attorney’s Office (“District Attorney”) and the City of Glenn Heights on behalf of the Glenn Heights Police Department (Collectively, “THE PD”), pursuant to Chapter 59 of the Texas Code of Criminal Procedure. The District Attorney or THE PD may hereinafter be referred to individually as a “Party”, or collectively, the “Parties”.

RECITALS:

WHEREAS, Chapter 59 of the Texas Code of Criminal Procedure, entitled “Forfeiture of Contraband” provides for the forfeiture to the State of Texas of property determined to be “contraband” as defined therein; and

WHEREAS, Article 59.06 of Chapter 59 of the Texas Code of Criminal Procedure (“TCCP”) authorizes “local agreements” between the attorney representing the state and law enforcement agencies to effect the disposition of forfeited contraband; and

WHEREAS, the District Attorney represents the State of Texas in forfeiture proceedings involving contraband seized pursuant to Chapter 59 of the Texas Code of Criminal Procedure; and

WHEREAS, THE PD and District Attorney desire to enter into a “local agreement” regarding the disposition of contraband seized and forfeited under Chapter 59 of the Texas Code of Criminal Procedure; and

WHEREAS, Article 59.06 of Chapter 59 of the Texas Code of Criminal Procedure has authorized THE PD as the law enforcement agency and the District Attorney as the attorney representing the state to execute this Agreement; and

NOW, THEREFORE, THE PD and the District Attorney, in mutual consideration of the terms and conditions herein contained, hereby agree as follows:

SECTION 1: TERM/TERMINATION

The Term of this Agreement will commence on the Effective Date as defined herein, and will remain in effect through December 31, 2028, unless terminated earlier under any provision hereof (“Term”). After the initial term, this Agreement may be renewed for two (2) additional consecutive two (2) year terms with the written consent of all Parties and such renewals shall be in accordance with the terms of this Agreement unless amended. This Agreement may be terminated by either Party upon thirty (30) days prior written notice thereof to the other of its intention to terminate upon the date specified in such notice. Any pending forfeitures under this Agreement filed prior to the termination date, however, shall not be affected by such notices.

SECTION 2: CHAPTER 59 PROCEEDS DISTRIBUTION

A. In consideration for the services provided by THE PD and District Attorney associated with the forfeiture of contraband, THE PD and the District Attorney agree to the following obligations and disposition of proceeds from contraband seized and forfeited under Chapter 59 of the Texas Code of Criminal Procedure.

(1) **Currency**: THE PD will receive sixty-five percent (65%), and the District Attorney will receive thirty-five percent (35%) of the value all Normal Currency or Currency Equivalent.

(2) **Real Property**: Real Property is to be sold or auctioned by THE PD. THE PD will receive sixty-five percent (65%) and the District Attorney will receive thirty-five percent (35%) of the value of all Real Property.

(3) **Motor Vehicles**: Motor Vehicles are to be auctioned, sold, or kept for use by THE PD. Regardless of whether a Motor Vehicle is kept for use by THE PD or how much it is sold or auctioned for, the District Attorney will receive Seven Hundred and Fifty Dollars and Zero Cents (\$750.00) for each Motor Vehicle and The PD will receive any remaining proceeds.

(4) **Collectibles**: Collectibles are to be sold or auctioned by THE PD. THE PD will receive sixty-five percent (65%), and the District Attorney will receive thirty-five percent (35%) of the value of all Collectibles.

(5) **Personal Property**: Personal Property is to be sold or auctioned by THE PD. If an item of Personal Property is sold or auctioned for Five Hundred Dollars and Zero Cents (\$500.00) or more, then THE PD will receive sixty-five percent (65%), and the District Attorney will receive thirty-five percent (35%) of the value of the item of Personal Property. If an item of Personal Property is sold or auctioned for less than Five Hundred Dollars and Zero Cents (\$500.00), then then the District Attorney will receive Fifty Dollars and Zero Cents (\$50.00) for each item of Personal Property and THE PD will receive any remaining proceeds.

(6) **Firearms and ammunition**: THE PD will be responsible for the ownership and disposition of all firearms, ammunition, and associated accessories and equipment that is seized and forfeited under Chapter 59, TCCP. The District Attorney will receive no percentage of any sales of firearms, ammunition, and associated accessories and equipment.

(7) **Precious Metals and Gemstones**: Precious Metals and Gemstones are to be sold or auctioned by THE PD. THE PD will receive sixty-five percent (65%) and the District Attorney will receive thirty-five percent (35%) of the value of all Precious Metals and Gemstones.

(8) **Buyback Agreement(s)**: If any Motor Vehicle, Real Property, Collectibles, Personal Property, or Precious Metals and Gemstones is returned pursuant to a Buyback Agreement, then THE PD will receive sixty-five percent (65%) and the District Attorney will receive thirty-five percent (35%) of the Buyback Agreement amount.

B. The proceeds from the sale or auction of all contraband forfeited under Chapter 59 of the Code of Criminal Procedure (including Normal Currency and Currency Equivalent) shall be received by THE PD and deposited with THE PD's treasury. THE PD will then transfer to the District Attorney all money and proceeds of forfeited contraband in accordance with Section 2 A.(1)-(8) above. Payments to the District Attorney shall be made in accordance with Sections 2 and 3 of this

Agreement.

C. In accordance with Article 59.06(c)(1), TCCP, all money and proceeds from the sale of contraband received by the District Attorney shall be deposited in a special fund in the County treasury for the benefit of the office of the District Attorney to be used by the District Attorney solely for the official purposes of the office.

D. In accordance with Article 59.06(c)(2), TCCP, all money and proceeds from the sale of contraband received by THE PD shall be deposited in a special fund to be used by THE PD solely for law enforcement purposes.

E. All auctions or sales shall be conducted in accordance with the policies and procedures of THE PD, Chapter 59 of the TCCP, and all applicable federal and state laws.

F. **Normal Currency Value.** Normal Currency under this Agreement includes but is not limited to the following: Negotiable Instruments, paper money, and coin money that is worth no more than their face value ("Normal Currency"). The value of Normal Currency and other negotiable instruments will be based on their face value.

G. **Currency Equivalent Value.** Currency Equivalent under this Agreement includes but is not limited to the following: Negotiable instruments worth more than their face value, gift cards, cryptocurrency, stocks, physical or digital tokens, non-metal commodities, bonds, and other negotiable instruments. The value of Currency Equivalents will be based on the net proceeds (after deduction of sale or auction expenses) from the sale or auction of Currency Equivalents.

H. **Collectibles Value.** Collectibles under this Agreement include but is not limited to the following: Paper money, coin money, and stamps that are worth more than their face value, sports cards, antiques, physical art, digital art, non-fungible token (NFT) art, and jewelry. The value of Collectibles will be based on the net proceeds (after deduction of sale or auction expenses) from the sale or auction of Collectibles.

I. **Real Property Value.** The value of Real Property will be based on the net proceeds (after deduction of sale or auction expenses) from the sale or auction of Real Property.

J. **Motor Vehicle(s).** Motor Vehicle(s) under this Agreement includes but is not limited to the following: Cars, trucks, all-terrain vehicles, boats, scooters, mopeds, tractors, jet skis, trailers, mobile homes, recreational vehicles (RV), campers, and motorcycles.

K. **Personal Property Value.** An item of Personal Property under this Agreement includes but is not limited to the following: televisions, monitors, computers, drones, cellular phones, clothes, tools, and other items not defined in Section 2 F, G, H, I, J, or L. The value of an item of Personal Property will be based on net proceeds (after deduction of sale or auction expenses) from the sale or auction of an item of Personal Property.

L. **Precious Metals and Gemstones Value.** Precious Metals and Gemstones under this Agreement includes but is not limited to the following: gold, silver, platinum, and precious or semiprecious stones. The value of Precious Metals and Gemstones will be based on net proceeds (after deduction of sale or auction expenses) from the sale of Precious Metals and Gemstones.

SECTION 3: PAYMENT TERMS AND OBLIGATIONS

A. This Agreement shall apply to any case which is administratively closed by the District Attorney during the Term of this Agreement. A case is considered administratively closed once the District Attorney has closed the case file. Contraband is to be considered forfeited once a forfeiture judgment has been executed, and the time to file a Motion for New Trial or Notice of Appeal has expired ("Final Judgment"). Within ten (10) business days from the entry of the Final Judgment, the District Attorney shall deliver to THE PD the Final Judgment. THE PD shall proceed to sell or auction the contraband in the manner set forth in Subsection 3C below. THE PD shall send notice to the District Attorney of the final auction or sale amount no later than five (5) business days after the sale or auction of Real Property, Collectibles, Personal Property, or Precious Metals and Gemstones. After receiving notice from THE PD, the District Attorney will issue an invoice to THE PD. Payments to the District Attorney for Normal Currency, Buyback Agreements, Motor Vehicles, Real Property, Collectibles, Personal Property, or Precious Metals and Gemstones shall be made no later than sixty (60) days after THE PD receives an invoice and Final Judgment from the District Attorney. All invoices will be submitted in a format that is in accordance with the District Attorney's internal processes and policies.

B. All payments made to the District Attorney shall be from money or proceeds from the sale or auction of contraband seized and forfeited pursuant to this Agreement. If applicable, THE PD will also pay the District Attorney any interest earned from the date of seizure until the date of payment on the District Attorney's portion of the forfeited contraband proceeds. All costs of court proceedings and related litigation expenses shall be paid by THE PD. All costs of title commitments, title searches, and title policies shall be paid by THE PD when the forfeiture of Real Property is involved. All expenses related to the appraisal or valuation of any contraband shall be paid by THE PD. Any pre or post judgment interest ordered by a Court shall be paid by THE PD.

C. All Real Property, Collectibles, Personal Property, or Precious Metals and Gemstones shall be sold or auctioned by THE PD within six (6) months after receiving notice of the Final Judgment. THE PD shall seek the best value for all contraband sold or auctioned.

D. If payment is not made by THE PD by the payment due date in accordance with Section 3A. then THE PD shall pay to the District Attorney forty percent (40%) of the Buyback Agreement amount, and forty percent (40%) of the value of the Normal Currency, Currency Equivalent, Real Property, Collectibles, Precious Metals and Gemstones, or Personal Property (over \$500.00) items forfeited pursuant to the Final Judgment ("Revised Distribution") and all interest earned on the Revised Distribution from the date of seizure until the date of payment.

E. If payment is not made by THE PD by the payment due date in accordance with Section 3A., then THE PD shall pay to the District Attorney Seventy-Five Dollar and No Cents (\$75.00) for each item of Personal Property (under \$500.00) forfeited pursuant to the Final Judgment and all interest earned on Seventy-Five Dollars and No Cents (\$75.00) from the date of seizure until the date of payment.

F. If payment is not made by THE PD by the payment due date in accordance with Section 3A., then THE PD shall pay to the District Attorney One Thousand One Hundred and Twenty-Five Dollars and No Cents (\$1,125.00) for each Motor Vehicle forfeited pursuant to the Final Judgment and all interest earned on One Thousand One Hundred and Twenty-Five Dollars and No Cents (\$1,125.00) from the date of seizure until the date of payment.

G. THE PD shall require its officers to cooperate with the District Attorney, including but not limited to, being available to testify at hearings and trials, providing offense reports to the District

Attorney upon request, and providing any and all additional evidence that may be necessary for any and all forfeiture cases and proceedings.

H. This Agreement shall not be construed to impose a duty on the District Attorney to file or institute forfeiture proceedings in any particular case or instance.

I. In accordance with Article 59.03(c), THE PD shall have custody and be responsible for any property or contraband that is seized pursuant to this Agreement until the property or contraband is returned to the defendant or finally forfeited and proceeds have been distributed.

J. In the event that an audit is conducted pursuant to Article 59.061 TCCP, THE PD shall cooperate with the District Attorney, including but not limited to, providing all records or information related to this Agreement or any forfeiture case filed pursuant to this Agreement.

SECTION 4: ADDENDUMS

In the event that the District Attorney determines in its sole discretion that significant time and effort is necessary for pre-seizure planning of a seizure and/or arrest, the case will be developed as a joint investigation with the percentage apportioned between the Parties commensurate with the time and effort required by each and an addendum to this Agreement will be executed by the Parties as it pertains to the particular seizure and/or arrest.

SECTION 5: LIABILITY

Neither Party shall be responsible for the alleged, presumed, or adjudged negligent acts or omissions, or other tortious conduct of the other Party in the course of performance of this Agreement. Nothing in this section is intended to waive any sovereign immunity, governmental immunity or other defenses available to the Parties under federal or state law. Nothing in this section shall be construed to create or grant any rights, contractual or otherwise, in or to any third persons or entities. All Parties agree that any such liability or damages occurring during the performance of this Agreement caused by the joint or comparative negligence of the Parties, or their employees, agents or officers, shall be determined in accordance with comparative responsibility laws of Texas. This Section shall survive termination of this Agreement.

SECTION 6: NOTICE

Any notice or certification required or permitted to be delivered under this Agreement shall be deemed to have been given when personally delivered, or if mailed, seventy-two (72) hours after deposit of the same in the United States Mail, postage prepaid, certified, or registered, return receipt requested, properly addressed to the contact person shown at the respective addresses set forth below, or at such other addresses as shall be specified by written notice delivered in accordance herewith:

If intended for the District Attorney:

Dallas County District Attorney's Office
Frank Crowley Courts Building
133 North Riverfront Blvd., LB-19
Dallas, Texas 75207
ATTN: Administrative Attorney

District Attorney – Civil Division
Administrative Building
500 Elm Street, Suite 6300
Dallas, Texas 75202
ATTN: Asset Forfeiture Attorney

If intended for THE PD, to:

Chief of Police
Glenn Heights Police Department
1938 S. Hampton Road
Glenn Heights, TX 75154

SECTION 7: MISCELLANEOUS PROVISIONS

A. ENTIRE AGREEMENT AND AMENDMENT. This Agreement constitutes the entire agreement between the Parties and supersedes any other agreements concerning the subject matter of this transaction, whether oral or written. This Agreement and the respective rights and obligations of the Parties hereto shall inure to the benefit and be binding upon the successors and assigns of the Parties hereto, as well as the Parties themselves. No modification, amendment, novation, renewal or other alteration of this Agreement shall be effective unless mutually agreed upon in writing and executed by the Parties. Any alterations, additions, or deletions to the terms of this Agreement which are required by changes in federal or state law or regulations are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation.

B. COUNTERPARTS, NUMBER/GENDER AND HEADINGS. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Agreement. The Parties shall be entitled to sign and transmit an electronic signature of this agreement (whether by facsimile, PDF or other email transmission), which signature shall be binding on the Party whose name is contained therein. A signed copy of this Agreement transmitted by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Agreement for all purposes. Words of any gender used in this Agreement shall be held and construed to include any other gender. Any words in the singular shall include the plural and vice versa, unless the context clearly requires otherwise. Headings are for the convenience of reference only and shall not be considered in any interpretation of this Agreement.

C. SEVERABILITY. If any provision of this Agreement is construed to be illegal, invalid, void or unenforceable, this construction will not affect the legality or validity of any of the remaining provisions. The unenforceable or illegal provision will be deemed stricken and deleted, but the remaining provisions shall not be affected or impaired, and such remaining provisions shall remain in full force and effect.

D. DEFAULT/CUMULATIVE RIGHTS/MITIGATION. It is not a waiver of default if the non-defaulting Party fails to immediately declare a default or delays in taking any action. Waiver of any term, covenant, condition or violation of this Agreement shall not be deemed or construed a waiver unless made in an authorized written instrument, nor shall such waiver be deemed or construed a

waiver of any other violation or breach of any of the terms, provisions, and covenants herein contained. The rights and remedies provided by this Agreement are cumulative, and either Party's use of any right or remedy will not preclude or waive its right to any other remedy. Pursuit of any remedy provided in this Agreement shall not preclude pursuit of any other remedies herein provided or any other remedies provided by law or equity, including injunctive relief, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any obligation of the defaulting Party hereunder or of any damages accruing by reason of the violation of any of the terms, provisions, and covenants herein contained. These rights and remedies are in addition to any other rights the Parties may have by law, statute, ordinance or otherwise. The Parties have a duty to mitigate damages.

E. SOVEREIGN IMMUNITY. This Agreement is expressly made subject to the Parties' Governmental Immunity, including, without limitation, Title 5 of the Texas Civil Practice and Remedies Code and all applicable state and federal laws. The Parties expressly agree that no provision of this Agreement is in any way intended to constitute a waiver of any immunities from suit or from liability, or a waiver of any tort limitation, that the Parties have by operation of law, or otherwise. Nothing in this Agreement is intended to benefit any third-party beneficiary.

F. COMPLIANCE WITH LAWS AND VENUE. In carrying out the obligations required by this Agreement, the Parties must observe and comply with all licenses, legal certifications, or inspections required for the services, facilities, equipment, or materials, and all applicable federal, State, and local statutes, ordinances, rules, and regulations. Texas law shall govern this Agreement and venue shall lie exclusively in state and federal Court physically located in Dallas County, Texas.

G. RELATIONSHIP OF PARTIES. Each Party is an independent contractor and not an agent, servant, joint enterpriser, joint venturer or employee of the other Party.

H. CONTRA PROFERENTEM. The doctrine of contra proferentem shall not apply to this Agreement. If an ambiguity exists in this Agreement, the Agreement shall not be construed against the Party who drafted the Agreement and such Party shall not be responsible for the language used.

I. ASSIGNMENT. Neither Party may transfer or assign its interest in this Agreement.

J. CONTINUING OBLIGATIONS. All obligations of this Agreement which expressly or by their nature survive the expiration, termination or transfer of this Agreement shall continue in full force and effect after and notwithstanding its expiration, termination or transfer until such are satisfied in full or by their nature expire.

K. SIGNATORY WARRANTY. THE PD and the District Attorney represent that each has the full right, power and authority to enter and perform this Agreement in accordance with all of the terms and conditions herein, and that the execution and delivery of this Agreement is made by authorized representatives of the Parties to validly and legally bind the Parties to all terms, performances and provisions set forth in this Agreement.

[Signatures on following page]

EXECUTED THIS _____ DAY OF _____ 2025. ("Effective Date")

DISTRICT ATTORNEY:

THE PD:

John Creuzot
Dallas County Criminal District Attorney

Clifford Blackwell
City Manager

RECOMMENDED AND APPROVED:

Glynell Horn Jr., Police Chief

APPROVED AS TO FORM*:

APPROVED AS TO FORM:

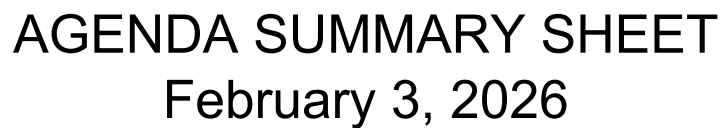
BARBARA NICHOLAS
CHIEF, CIVIL DIVISION

THE PD/CITY LEGAL ADVISOR

Jason Mathis
Assistant District Attorney

Lan'Tiqua M. Burks
City Attorney

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).



Discussion and take action appointing a City Representative for the Close-Up Foundation: Washington DC Student Program. (Council Member Travis Bruton)

[illegible]

AGENDA SUMMARY SHEET

February 3, 2026

AGENDA, ITEM 2

Discussion and take action to approve Resolution R-03-26, approving the terms and conditions of Amendment #1 to the Advance Funding Agreement between the City of Glenn Heights and the Texas Department of Transportation, for Congestion Mitigation and Air Quality (CMAQ) Improvement Program Project and Surface Transportation Block Grant (STBG) Program Project Off-System. (Clifford Blackwell, City Manager)

Motion	
Second	
For	Brown, Bruton, Mosley, Allen, Hobbs, Lightfoot, Washington
Against	Brown, Bruton, Mosley, Allen, Hobbs, Lightfoot, Washington
Abstain	
Approve/ Deny/ Table	

[illegible]

A RESOLUTION OF THE CITY OF GLENN HEIGHTS, TEXAS

RESOLUTION NO. R-03-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AMENDMENT #1 TO THE ADVANCE FUNDING AGREEMENT BETWEEN THE CITY OF GLENN HEIGHTS AND THE TEXAS DEPARTMENT OF TRANSPORTATION (EXECUTED ON AUGUST 30, 2021), FOR CONGESTION MITIGATION AND AIR QUALITY (CMAQ) IMPROVEMENT PROGRAM PROJECT AND SURFACE TRANSPORTATION BLOCK GRANT (STBG) PROGRAM PROJECT OFF-SYSTEM, CSJ #0918-47-246, KNOWN AS BEAR CREEK IMPROVEMENT/BEAR CREEK ROAD/HAMPTON ROAD; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 30, 2018, via Minute Order 115291 and 115814, the Texas Transportation Commission authorized Bear Creek Improvements/Bear Creek Road/Hampton Road Project (the "Project") to receive federal and state funds for the Project and Texas Department of Transportation (TxDOT) oversight; and

WHEREAS, the City of Glenn Heights and the State of Texas executed an Advance Funding Agreement on August 30, 2021. The City of Glenn Heights committed to provide the match and be responsible for all nonreimbursable costs and 100% of overruns, if any, for the Project. The project to include preparation of preliminary engineering/final design, environmental, right-of-way, and construction for the reconstruction and widening of a 2-lane roadway to a 4-lane divided urban roadway to include shared-use path and intersection improvements by the State, and utility relocation/adjustment and right of way acquisition by the City of Glenn Heights along East Bear Creek Road from Hampton Road to IH 35E in the City of Glenn Heights; and

WHEREAS, the City of Glenn Heights and the State desire to enter into Amendment #1 to the Advance Funding Agreement to increase funding for construction and delay construction, increase right-of-way funding, update right-of-way and utilities fiscal year, and change the implementing agency; and

WHEREAS, the City Council of the City of Glenn Heights finds it to be in the public interest to approve Amendment #1 to the Advance Funding Agreement, and desires to reaffirm its support of the Project; and

WHEREAS, upon full review and consideration of Amendment #1 to the Advance Funding Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager is authorized to execute Amendment #1 on behalf of the City of Glenn Heights, Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1. The City Manager is hereby authorized to execute Amendment #1 to the Advance Funding Agreement with TxDOT for this Project, on behalf of the City of Glenn Heights.

SECTION 2. This Resolution shall take effect immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Glenn Heights, Texas, this the 3rd day of February, 2026.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Lan'Tiqua M. Burks, City Attorney

TxDOT:				Federal Highway Administration:	
CCSJ #	0918-47-246	AFA ID	Z00007397	CFDA No.	20.205
AFA CSJs	0918-47-246; ROW CSJ 0918-47-317			CFDA Title	Highway Planning and Construction
District #	18	Code Chart 64#	16280		
Project Name	Bear Creek Improvements/Bear Creek Road/Hampton Road			AFA Not Used For Research & Development	

THE STATE OF TEXAS §

THE COUNTY OF TRAVIS §

ADVANCE FUNDING AGREEMENT
For
Congestion Mitigation and Air Quality (CMAQ) Improvement Program Project And A
Surface Transportation Block Grant (STBG) Program Project
Off-System

AMENDMENT #1

THIS AMENDMENT is made by and between the State of Texas, acting through the **Texas Department of Transportation**, called the “State”, and the **City of Glenn Heights**, acting by and through its duly authorized officials, called the “Local Government”. The State and Local Government shall be collectively referred to as “the parties” hereinafter.

WITNESSETH

WHEREAS, the parties executed a contract on **August 30, 2021** to effectuate their agreement to **reconstruct and widen from 2 lanes rural undivided to 4 lanes urban divided with bicycle/pedestrian accommodations and intersection improvements**; and,

WHEREAS, it has become necessary to amend that contract in order to **increase funding for construction and delay construction; increase ROW funding and update ROW and Utilities Fiscal Year; change the implementing agency**;

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, the parties do agree as follows:

TxDOT:				Federal Highway Administration:	
CCSJ #	0918-47-246	AFA ID	Z00007397	CFDA No.	20.205
AFA CSJs	0918-47-246; ROW CSJ 0918-47-317			CFDA Title	Highway Planning and Construction
District #	18	Code Chart 64#	16280		
Project Name	Bear Creek Improvements/Bear Creek Road/Hampton Road			AFA Not Used For Research & Development	

AGREEMENT

- Article 1, Responsible Parties, is deleted in its entirety and replaced with:

Responsible Parties:

For the Project covered by this Agreement, the parties shall be responsible for the following work as stated in the article of the Agreement referenced in the table below:

1.	Local Government	Utilities	Article 8
2.	Local Government	Environmental Assessment and Mitigation	Article 9
3.	Local Government	Architectural and Engineering Services	Article 11
4.	Local Government	Construction Responsibilities	Article 12
5.	Local Government	Right of Way and Real Property	Article 14

- Attachment C, Project Budget, is deleted in its entirety and replaced with Attachment C-1, Project Budget, which is attached to and made part of this Amendment. **This Amendment is to increase funding for construction and ROW. Also, the fiscal year for construction, ROW and Utilities are updated;**
- Article 3, Scope of Work, is deleted in its entirety and replaced with:
The scope of work for the Project consists of **environmental, right-of-way, preliminary engineering / final design, and construction for the reconstruction and widening of a 2-lane roadway to a 4-lane divided urban roadway to include shared-use path and intersection improvements, and utility relocation/adjustment and right of way acquisition along East Bear Creek Road from Hampton Road to IH 35E in the City of Glenn Heights, Dallas County, as shown on Attachment B, Location Map.**

All other provisions of the original contract are unchanged and remain in full force and effect.

TxDOT:				Federal Highway Administration:	
CCSJ #	0918-47-246	AFA ID	Z00007397	CFDA No.	20.205
AFA CSJs	0918-47-246; ROW CSJ 0918-47-317			CFDA Title	Highway Planning and Construction
District #	18	Code Chart 64#	16280		
Project Name	Bear Creek Improvements/Bear Creek Road/Hampton Road			AFA Not Used For Research & Development	

Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

Each party is signing this Agreement on the date stated under that party's signature.

THE STATE OF TEXAS

Signature

Typed or Printed Name

Typed or Printed Title

Date

THE LOCAL GOVERNMENT

Signature

Typed or Printed Name

Typed or Printed Title

Date

TxDOT:				Federal Highway Administration:	
CCSJ #	0918-47-246	AFA ID	Z00007397	CFDA No.	20.205
AFA CSJs	0918-47-246; ROW CSJ 0918-47-317			CFDA Title	Highway Planning and Construction
District #	18	Code Chart 64#	16280		
Project Name	Bear Creek Improvements/Bear Creek Road/Hampton Road			AFA Not Used For Research & Development	

ATTACHMENT C-1 PROJECT BUDGET

Cost allocation for utilities and overruns shall be based on 100% Local Government funding. Cost allocation for environmental, engineering, right of way and construction will be based on 80% Federal funding and 20% Local funding until the Federal and reaches the maximum obligated amount. The Local Government will then be responsible for 100% of the project cost overruns.

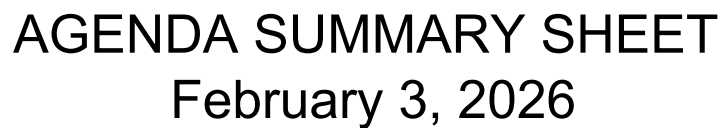
Description	Total Estimate Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Environmental (by Local)	\$48,616	80%	\$38,892	0%	\$0	20%	\$9,724
Engineering (by Local)	\$848,616	80%	\$678,893	0%	\$0	20%	\$169,723
Right of Way (by Local)	\$2,578,116	80%	\$2,062,493	0%	\$0	20%	\$515,623
Utilities (by Local)	\$3,278,032	0%	\$0	0%	\$0	100%	\$3,278,032
Construction (by Local)							
Construction-Cat. 5 CMAQ	\$3,105,685	80%	\$2,484,548	0%	\$0	20%	\$621,137
Construction-Cat. 7 STBG	\$34,166,826	80%	\$27,333,459	0%	\$0	20%	\$6,833,367
Total Construction	\$37,272,511		\$29,818,007		\$0		\$7,454,504
Subtotal	\$44,025,891		\$32,598,285		\$0		\$11,427,606
Direct State Costs – ENV.	\$51,385	80%	\$41,108	0%	\$0	20%	\$10,277
Direct State Costs – ENG	\$51,385	80%	\$41,108	0%	\$0	20%	\$10,277
Direct State Costs – ROW	\$51,385	80%	\$41,108	0%	\$0	20%	\$10,277
Direct State Costs – UTL	\$51,383	0%	\$0	0%	\$0	100%	\$51,383
Direct State Costs – CST	\$205,537	80%	\$164,430	0%	\$0	20%	\$41,107
Subtotal	\$411,075		\$287,754		\$0		\$123,321
Indirect State Costs (4.52%)	\$18,581	0%	\$0	100%	\$18,581	0%	\$0
TOTAL	\$44,455,547		\$32,886,039		\$18,581		\$11,550,927

Initial payment by the Local Government to the State: \$82,214 (Received \$200,000 on 10/1/2021)

Payment by the Local Government to the State before construction: \$41,107 (Received \$200,000 on 10/1/2021)

Estimated total payment by the Local Government to the State: \$123,321 (Received \$200,000 on 10/1/2021)

This is an estimate. The final amount of the Local Government participation will be based on actual costs.



Discussion and take action to approve Resolution R-04-26, a Resolution determining the necessity of acquiring real property for the construction of the East Bear Creek Road Expansion Project, authorizing appropriation of the real property and/or the use of the power of eminent domain to acquire the real property for public use, delegating authority to initiate condemnation proceedings to the City Attorney and City Manager. (Kaleb Russell Smith, City Attorney)

[illegible]

CITY OF GLENN HEIGHTS, TEXAS

RESOLUTION NO. R-04-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, DECLARING A PUBLIC NECESSITY EXISTS AND FINDING A PUBLIC USE AND PURPOSE FOR THE EXERCISE OF THE POWER OF EMINENT DOMAIN AND THE INITIATION OF CONDEMNATION PROCEEDINGS FOR ACQUIRING REAL PROPERTY REFERRED TO AS PARCEL 10, PARCEL 11, PARCEL 12, PARCEL 15, PARCEL 21, PARCEL 23, PARCEL 24, PARCEL 30, PARCEL 31, PARCEL 32, PARCEL 54, PARCEL 64, PARCEL 74, PARCEL 77, PARCEL 79, PARCEL 81, AND PARCEL 82 LOCATED ALONG BEAR CREEK ROAD, GLENN HEIGHTS, DALLAS COUNTY, TEXAS FOR CONSTRUCTION OF IMPROVEMENTS FOR THE EAST BEAR CREEK ROAD EXPANSION PROJECT FOR THE EXPANSION AND RECONSTRUCTION OF BEAR CREEK ROAD; AUTHORIZING APPROPRIATION OF THE REAL PROPERTY AND/OR THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE THE REAL PROPERTY FOR PUBLIC USE; DELEGATING AUTHORITY TO INITIATE CONDEMNATION PROCEEDINGS TO THE CITY ATTORNEY AND CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is hereby determined that there is a public necessity and that a public use and purpose for the welfare and convenience of the residents requires the acquisition of title to property interests in the City for the public purpose of expanding and reconstructing a public right of way, Bear Creek Road, necessary for completion of the East Bear Creek Road Expansion Project (the "Project"); and

WHEREAS, the City is authorized to acquire interests in real property by consent or exercise of the power of eminent domain on the property more fully described and depicted in Exhibit "A" which is attached hereto and incorporated herein for all purposes, referred to as Parcel 10, Parcel 11, Parcel 12, Parcel 15, Parcel 21, Parcel 23, Parcel 24, Parcel 30, Parcel 31, Parcel 32, Parcel 54, Parcel 64, Parcel 74, Parcel 77, Parcel 79, Parcel 81, and Parcel 82 for the construction of the Project; and

WHEREAS, the City Council of the City of Glenn Heights finds it to be in the public interest and to benefit the health, safety and welfare of its residents to acquire the necessary interests in real property by use of eminent domain under the Texas Constitution and Texas Property Code;

WHEREAS, the acquisition of certain property interests in the real property described and depicted in Exhibit "A", attached hereto and incorporated herein by this reference, being fee simple title, is necessary to complete the construction of the Project; and

WHEREAS, the City Council finds and determines that there is a public purpose, a public need,

and a public necessity to acquire the necessary interests in real property for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1. The recitals set forth above are determined to be true and correct and are incorporated herein by this reference.

SECTION 2. It is hereby found and determined that a public necessity exists for the welfare of the city and its residents and it is in the public interest to acquire real property interests (being fee simple title) in the property more fully described and depicted in Exhibit “A,” which is attached hereto and incorporated herein for all purposes, referred to as Parcel 10, Parcel 11, Parcel 12, Parcel 15, Parcel 21, Parcel 23, Parcel 24, Parcel 30, Parcel 31, Parcel 32, Parcel 54, Parcel 64, Parcel 74, Parcel 77, Parcel 79, Parcel 81, and Parcel 82 (collectively, the “Property”) for the public purpose of expanding and reconstructing a public right of way, Bear Creek Road, for completion of the Project by use of the City’s power of eminent domain in accordance with the Texas Constitution and Texas Property Code with regard to the Property described and depicted in Exhibit “A” attached hereto and incorporated herein by this reference and the City Manager and City Attorney are authorized to take such actions and exercise such authority as are granted under Texas law and this Resolution in conformity with the same.

SECTION 3. It is further hereby found that the Project and the exercise of eminent domain with regard to the Property as authorized by this Resolution serves a public use and purpose. The City Council thus finds and declares that a public need, public purpose, public use, and public necessity exists for the acquisition of the Property.

SECTION 4. It is further found and declared that the acquisition by the City of fee simple title in the Property, described and depicted in Exhibit “A,” is necessary for the public use and purpose of the Project serving the public for the benefit of the health, safety, and welfare of the citizens and residents of the City of Glenn Heights and the public generally.

SECTION 5. If it is later determined that there are any errors in the description of the Property contained herein or if later surveys contain more accurate revised descriptions, the City Attorney or their designee is authorized to have such errors corrected or revisions made without the necessity of obtaining additional City Council approval authorizing the condemnation of the corrected or revised property interests.

SECTION 6. That the final offer of just and adequate compensation previously made by the City Manager, or designee, to the owner(s) of Property, , an amount which is not be less than the fair market value of the interests in the Property to be acquired, including damages to the remainder, if any, said offer being an amount which is not less than the mount set forth in the independent appraisal of the interest in the Property obtained by the City and provided to said owners, is hereby ratified and affirmed. In the event such offer is accepted, the City Manager, or designee, is hereby authorized to negotiate and sign such contracts and other documents the City Manager, and/or his designee, determines to be reasonable and necessary in order to close on the purchase of the Property.

SECTION 7. That in the event the offer made pursuant to Section 6, herein, is refused or not timely accepted by the owners of the Property, the City Attorney is hereby authorized and directed on behalf of the City to file or cause to be filed the necessary proceedings in eminent domain and to take whatever action may be necessary against the owner(s) and any other parties having an interest in the Property to acquire the interests in the Property described herein with the purpose of such title vesting in the City. The City Manager, City Attorney, or designee are hereby authorized on behalf of the City to engage and perform all the requirements imposed by the Texas Property Code as prerequisites to condemnation and to attempt to agree on damages and compensation to be paid to the owners of the Property.

SECTION 8. This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

PASSED AND APPROVED THIS 3rd DAY OF FEBRUARY 2026.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Kaleb R. Smith, Assistant City Attorney

EXHIBIT "A"
PARCEL 10

Page 1 of 2

August 28, 2025
Parcel 10

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 10

DESCRIPTION OF A 0.1039 ACRE [4524 SQUARE FOOT] TRACT OF LAND LOCATED IN THE JOHN LEWIS SURVEY, ABSTRACT NO. 774, IN DALLAS COUNTY, TEXAS, BEING PART OF A TRACT OF LAND, DESCRIBED AS "TRACT 2" IN A DEED TO LEON PAYTON TATE, RECORDED UNDER INSTRUMENT NO. 202100223704, OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the northwest corner of said Tract 2, South 01°06'07" East, a distance of 838.71 feet, to the POINT OF BEGINNING of the herein described tract, in the west line of said Tract 2;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner of the herein described tract, in the east line of a called 4.05 acre tract of land, described in a deed to Rodolfo Guerra, recorded under Instrument No. 202100294218, O.R.D.C.T., (N:6,891,005.67, E:2,475,900.10);

THENCE, crossing said Tract 2, South 89°33'10" East, a distance of 97.94 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract, in the west line of a called 0.51 acre tract of land, described as "Tract 1" in said deed to Leon Payton Tate, recorded under Instrument No. 202100223704, O.R.D.C.T.;

THENCE, with the common line between said Tract 2, and with said Tract 1, South 02°28'59" East, a distance of 46.52 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of said Tract 2, in the north right-of-way line of Bear Creek Road, a variable width right-of-way, (R.O.W.);

THENCE, with said north line of Bear Creek Road, North 88°56'29" West, a distance of 99.09 feet, to an Iron Rod Found, at the southwest corner of the herein described tract, at the southeast corner of said Guerra tract;

THENCE, with the common line between said Tract 2, and with said Guerra tract, North 01°06'07" West, a distance of 45.42 feet, to the POINT OF BEGINNING, and containing 0.1039 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



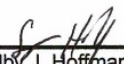
 8-28-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

EXHIBIT "A"
PARCEL 11

Page 1 of 2

July 30, 2025
Parcel 11

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 11

DESCRIPTION OF A 0.0883 ACRE [3844 SQUARE FOOT] TRACT OF LAND LOCATED IN THE JOHN LEWIS SURVEY, ABSTRACT NO. 774, IN DALLAS COUNTY, TEXAS, BEING PART OF A CALLED 0.51 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO LEON PAYTON TATE, RECORDED UNDER INSTRUMENT NO. 202100223704, OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the northeast corner of said Tract 1, South 02°28'59" East, a distance of 182.56 feet, to the POINT OF BEGINNING of the herein described tract, in the east line of said Tract 1, in the west right-of-way line of Glenn Lane, a variable width right-of-way (R.O.W.), recorded in Volume 86123, Page 2287, Deed Records of Dallas County, Texas, (D.R.D.C.T.);

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract, (N:6,891,006.25, E:2,476,100.07);

THENCE, with the common line between said Tract 1, and with said west line of Glenn Lane, South 02°28'59" East, a distance of 33.44 feet, to an Iron Pipe Found, at the southeast corner of said Tract 1, in the north right-of-way line of Bear Creek Road, a variable width R.O.W.;

THENCE, with said north line of Bear Creek Road, the following three (3) courses and distances:

1. South 87°31'01" West, a distance of 73.20 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
2. South 02°28'59" East, a distance of 10.00 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
3. South 87°31'01" West, a distance of 28.80 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of said Tract 1, for the southeast corner of a tract of land, described as Tract 2 in said deed to Leon Payton Tate, recorded under Instrument No. 202100223704, O.R.D.C.T.;

THENCE, with the common line between said Tract 1, and with said Tract 2, North 02°28'59" West, a distance of 46.52 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner of the herein described tract;

THENCE, crossing said Tract 1, North 89°13'16" East, a distance of 100.21 feet, to the POINT OF BEGINNING, and containing 0.0883 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.

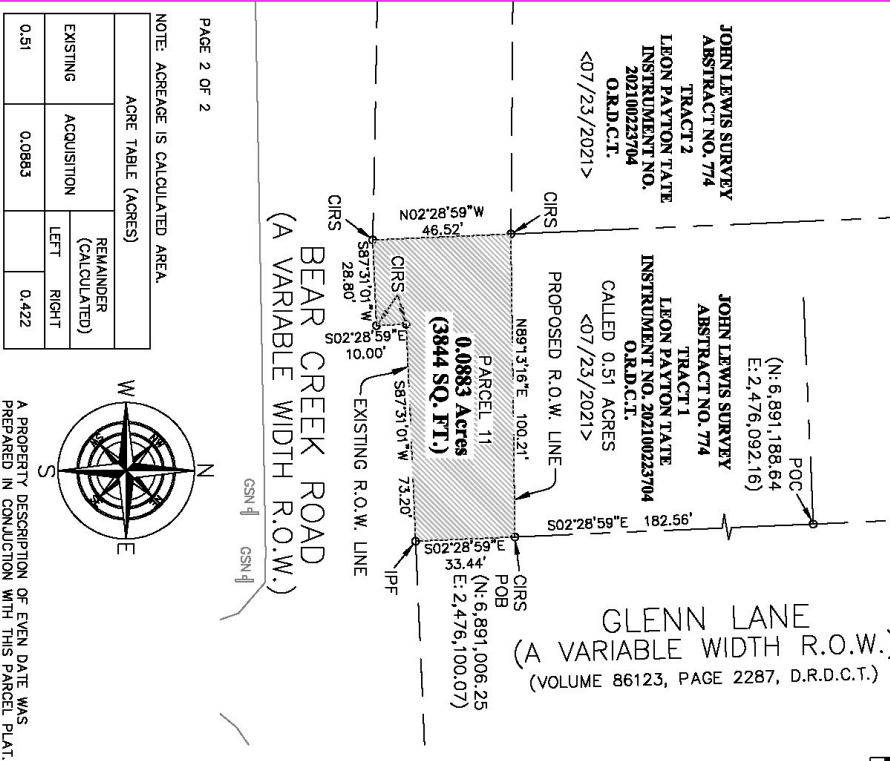


S. J. Hoffman 7-30-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

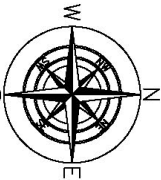
SURVEYORS' NOTES:

1. All bearings shown herein are correlated to the Texas state plane coordinate system, North Central Zone (4202), NAD83 (NA 2011).
2. This survey was prepared without the benefit of a copy of a commitment for title insurance.
3. A survey performed on the ground of the subject property and the preparation of a depiction of the results thereof on this survey exhibit was prepared without the benefit of an abstract of title, therefore there may be assessments or other matters that could exist and are not shown.

This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelby J. Hoffman, R.L.S., No. 8084, on September 26, 2024 and shows the significant visible improvements described at the time of the survey.



ACRE TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
0.51	0.0883		0.422



A PROPERTY DESCRIPTION OF EVEN DATE WAS
PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND OF ABBREVIATIONS

Official Records of Dallas County, Texas
Iron Pipe Found
Dipped Iron Rod Set, Stamped "GSI
SINCE
GSI Stamp
Point of Beginning
Point of Commencing
Property Line

O.R.D.C.T.
HP
CNS
GSI
PGB
POC

LEGEND OF SYMBOLS

A air conditioner
○ bare hole
CAVO cable tv
DMO electric meter
FPC# fire or handroll
FPC# fire dept. connection
PH# the hydrant
--- guard rail
● grease trap
gpo bollard
GID grate inlet
GMD gas meter
gas line
city + utility pole anchor
IV irrigation valve
~ landscape or tree line
LEED landscape electric box
LS# landscape light
light pole
M# mailbox
--- overhead utility lines
● sanitary sewer manhole
● storm drain manhole
● telephone manhole
● traffic signal pole
OO utility cable out
UVD utility vault
water valve
WM water meter
well

NOTE - SOME ITEMS IN THIS LEGEND MAY NOT PERTAIN TO THIS SURVEY EXHIBIT. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION, AND VERIFICATION IS REQUIRED.

ESSENCE OF UTILITIES WARNING
B11 or other similar utility locate requests (DIC-IESS) may have not been requested, or may have been ignored, or may have resulted in an incomplete response. In which case, the utilities may have not been marked or not completely marked. At the time the fieldwork was performed, therefore, other utilities may exist which are not shown on this satisfied exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request may be necessary.



REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

7/30/2025

THE BASIC OF BEARING IS GRID NORTH. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). 2011 CORRS ADJUSTMENT, 2010 EPOCH. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY f COMBINED SCALE FACTOR OF 1.00006307866. ALL DISTANCES ARE IN US SURVEY FEET.

DATE OF SURVEY: 09/29/2024

DATE OF SURVEY: 09/28/2024

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3000 S. Hulen, Suite 124-236, Fort Worth, Texas 76109
Telephone: 817-487-8916, www.gsisurvey.com
TBPELS Firm No. 10184400, SHELBY@GSISURVEY.COM

PARCEL PLAT
SHOWING PARCEL: 11

ROAD: BEAR CREEK
COUNTY: DALLAS
GSI #:
DATE: 7/30/2025
SCALE: 1"=50'

EXHIBIT "A"
PARCEL 12

Page 1 of 2

August 29, 2025
Parcel 12

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 12

DESCRIPTION OF A 0.2896 ACRE [12,614 SQUARE FOOT] TRACT OF LAND LOCATED IN THE JOHN LEWIS SURVEY, ABSTRACT NO. 774, IN DALLAS COUNTY, TEXAS, BEING PART OF A CALLED 1.301 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO G E LEWIS, RECORDED IN VOLUME 70189, PAGE 701, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND TO BILLIE CHARLENE LEWIS, RECORDED IN INSTRUMENT NO. 202200166938, OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the northeast corner of said Lewis tract, South 00°55'44" East, a distance of 161.65 feet, to the POINT OF BEGINNING of the herein described tract, in the west line of a called 0.77 acre tract of land, described in a deed to John P. Lewis and wife Janice Lynn Lewis, recorded under Volume 85105, Page 256, D.R.D.C.T.;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract, in the west line of second referenced Lewis tract, (N:6,891,010.96, E:2,476,496.41);

THENCE, along the east line of first referenced Lewis tract, with the said west line of the second referenced Lewis tract, South 00°55'44" East, a distance of 36.35 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", at the southeast corner of said first referenced Lewis tract, in the north right-of-way line of Bear Creek Road, a variable width right-of-way, (R.O.W.);

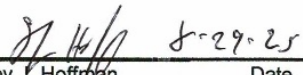
THENCE, with the north right-of-way line of said Bear Creek Road, South 89°04'16" West, a distance of 340.00 feet, to an Iron Rod Found, at the southwest corner of first referenced Lewis tract, in the east right-of-way line of Glenn Lane, a variable width right-of-way, (R.O.W.), recorded in Volume 86123, Page 2287, D.R.D.C.T.;

THENCE, with the east right-of-way line of said Glenn Lane, North 00°55'44" West, a distance of 37.85 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", at the northwest corner of the herein described tract;

THENCE, crossing said first referenced Lewis tract, North 89°19'22" East, a distance of 340.00 feet, to the POINT OF BEGINNING, and containing 0.2896 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.




Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

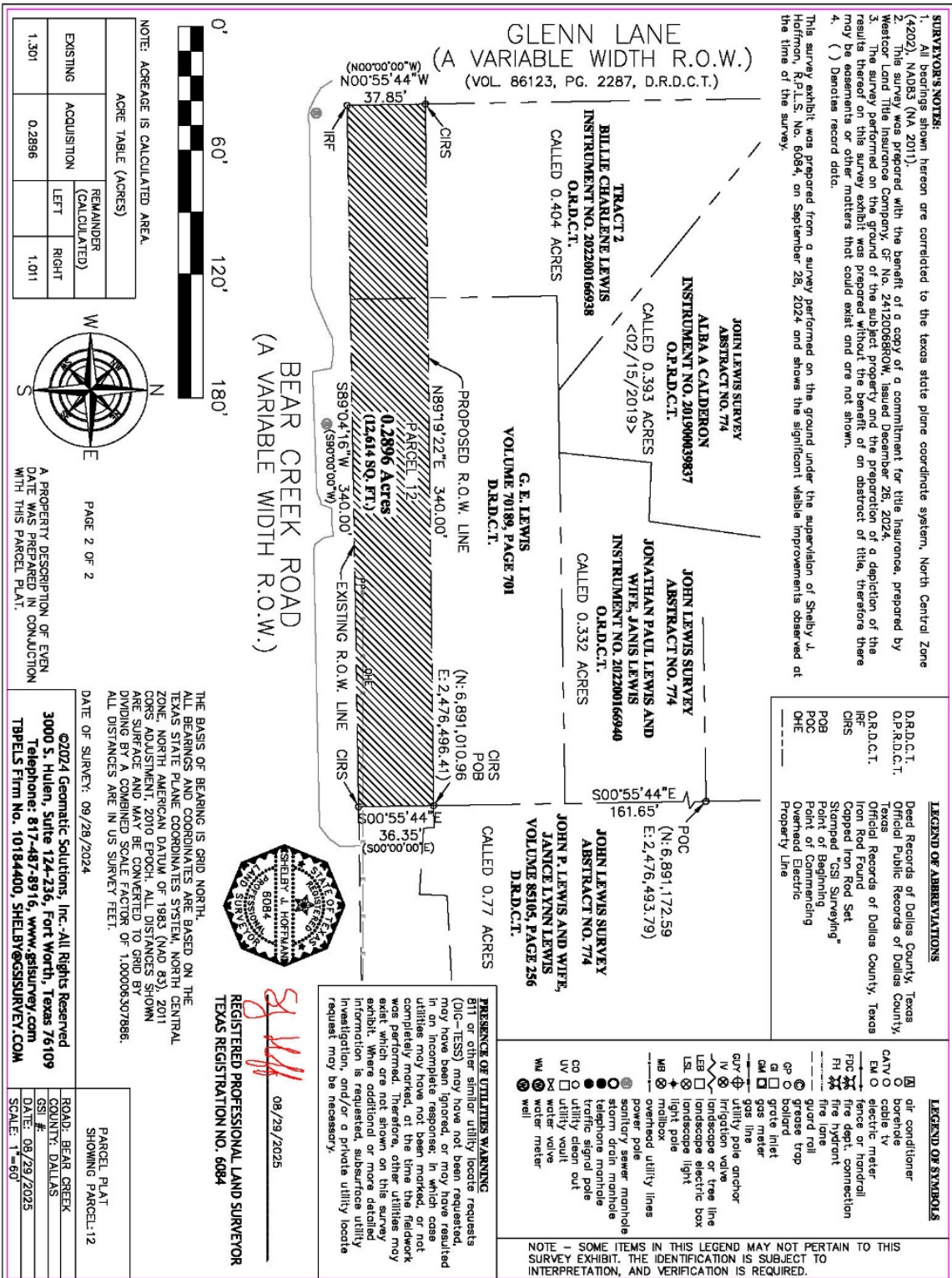


EXHIBIT "A"
PARCEL 15

Page 1 of 2

July 18, 2025
Parcel 15

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 15

DESCRIPTION OF A 0.0449 ACRE [1958 SQUARE FOOT] TRACT OF LAND LOCATED IN THE JOHN LEWIS SURVEY, ABSTRACT NO. 774, IN DALLAS COUNTY, TEXAS, BEING PART OF A CALLED 0.77 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO ISAAC GONZALES AND WIFE, EVANGELINE GONZALES, RECORDED UNDER VOLUME 77183, PAGE 1796, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the northwest corner of a called 0.77 acre tract, South 00°55'44" East, a distance of 174.59 feet, to the POINT OF BEGINNING of the herein described tract, in the west line of a called 0.77 acre tract;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner of the herein described tract, in the east line of a called 0.77 acre tract of land, described in a deed to John P. Lewis and wife, Janice Lynn Lewis, recorded under Volume 85105, Page 256, D.R.D.C.T., (N:6,891,000.78, E:2,476,666.60);

THENCE, crossing said Gonzales tract, South 84°37'55" East, a distance of 170.23 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract, in the west line of a tract of land, described as Tract I in a deed to James Howard, recorded under Instrument No. 201400021030, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.);

THENCE, with the common line between said Gonzales tract, and with said Howard tract, South 00°41'03" East, a distance of 2.47 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of the herein described tract, in the north line of Bear Creek Road, a variable width right-of-way, (R.O.W.);

THENCE, with said north line of Bear Creek Road, South 89°13'35" West, a distance of 169.19 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract;

THENCE, with the common line between said Gonzales tract, and with said Lewis tract, North 00°55'44" West, a distance of 20.68 feet, to the POINT OF BEGINNING, and containing 0.0449 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



SJ Hoffman 7-18-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

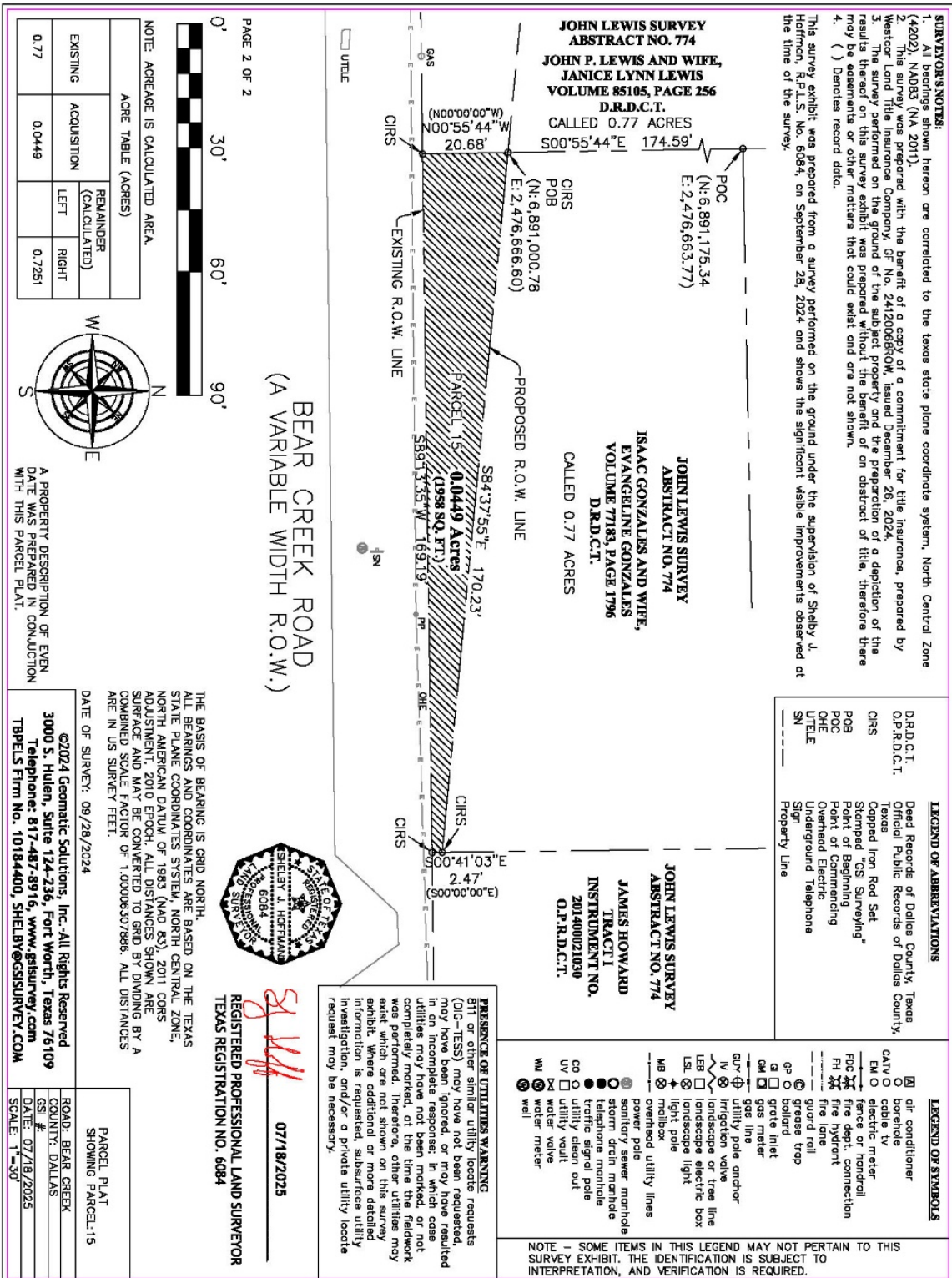


EXHIBIT "A"
PARCEL 21

Page 1 of 2

September 5, 2025
Parcel 21

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 21

DESCRIPTION OF A 1.044 ACRE [45,496 SQUARE FOOT] TRACT OF LAND LOCATED IN THE JOHN LEWIS SURVEY, ABSTRACT NO. 774, IN DALLAS COUNTY, TEXAS, BEING PART OF A CALLED 56.477 ACRE TRACT OF LAND AND A CALLED 5.174 ACRE TRACT OF LAND, DESCRIBED AS "TRACT 1" AND TRACT 2" IN A DEED TO GLENN HEIGHTS COMMUNITY, LLC, RECORDED UNDER INSTRUMENT NO. 201700277451, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the northeast corner of a called 56.477 acre tract, South 00°59'42" East, a distance of 1572.83 feet, to the POINT OF BEGINNING of the herein described tract, in the east line of a called 56.477 acre tract;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract, in the west line of a called 3.627 acre tract of land, described in a deed to Barbara H. Terry, recorded in Volume 79120, Page 3506, Deed Records of Dallas County, Texas, (D.R.D.C.T.), (N:6,891,048.27, E:2,479,033.86);

THENCE, with the common line between said Tract 1, and with said Terry tract, South 00°59'42" East, a distance of 38.22 feet, to an Iron Rod Found, at the southeast corner of the herein described tract, in the north right-of-way line of Bear Creek Road, a variable width right-of-way, (R.O.W.);

THENCE, with said north line of Bear Creek Road, the following three (3) courses and distances:

1. South 89°18'29" West, a distance of 327.61 feet, to a Capped Iron Rod Found;
2. South 89°18'13" West, a distance of 549.3 feet, to an Iron Rod Found;
3. South 89°19'21" West, a distance of 482.59 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract, in the east line of a called 0.981 acre tract of land, described in a deed to Texas Utilities Electric Co., recorded in Volume 5893, Page 537, D.R.D.C.T.;

THENCE, with the common line between said Tract 1, and with said Texas Utilities Electric Co. tract, North 51°15'21" West, a distance of 22.89 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner of the herein described tract;

THENCE, crossing said Glenn Heights Community, LLC tract, the following thirteen (13) courses and distances:

1. North 87°03'55" East, a distance of 19.83 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
2. North 89°41'29" East, a distance of 97.90 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
3. North 85°05'37" East, a distance of 231.15 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
4. North 08°30'38" East, a distance of 21.93 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
5. North 89°32'33" East, a distance of 65.38 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
6. South 08°30'38" West, a distance of 22.24 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
7. North 89°44'09" East, a distance of 217.74 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
8. North 86°33'34" East, a distance of 153.17 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
9. North 87°28'36" East, a distance of 122.89 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
10. North 87°28'11" East, a distance of 143.05 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
11. North 00°57'45" West, a distance of 7.77 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
12. North 89°13'16" East, a distance of 325.41 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
13. North 86°18'00" East, a distance of 2.18 feet, to the POINT OF BEGINNING, and containing 1.044 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



9-5-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

EXHIBIT "A"
PARCEL 23

Page 1 of 3

July 18, 2025
Parcel 23

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 23

DESCRIPTION OF A 0.7855 ACRE [34,216 SQUARE FOOT] TRACT OF LAND LOCATED IN THE JOHN LEWIS SURVEY, ABSTRACT NO. 774, IN DALLAS COUNTY, TEXAS, AND BEING PART OF A CALLED 3.627 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BARBARA H. TERRY, RECORDED UNDER VOLUME 79120, PAGE 3506, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at a post found, at the northeast corner of a called 3.627 acre tract, South 01°12'37" West, a distance of 83.01 feet, to the POINT OF BEGINNING of the herein described tract, in the east line of a called 3.627 acre tract;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract, in the west right-of-way line of UHL Road, a 50 feet right-of-way, (r.o.w.), (N:6,891,109.48, E:2,479,979.68);

THENCE, along said east line of Terry tract, and the said west right-of-way line of UHL Road, South 01°12'37" East, a distance of 85.46 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of the herein described tract, in the north right-of-way line of Bear Creek Road, a variable width r.o.w.;

THENCE, with said north line of Bear Creek Road, South 89°09'13" West, a distance of 949.10 feet, to an Iron Rod Found, at the southwest corner of said Terry tract, at the southeast corner of a called 56.477 acre tract of land, described as "Tract 1", in a deed to Glenn Heights Community, LLC, recorded under Instrument No. 201700277451, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.);

THENCE, with the common line between said Terry tract, and with said "Tract 1", North 00°59'42" West, a distance of 38.22 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner herein described tract;

THENCE, crossing said Terry tract, the following fourteen (14) courses and distances:

1. North 86°18'00" East, a distance of 133.96 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
2. North 00°55'24" East, a distance of 10.24 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
3. North 88°24'50" East, a distance of 61.25 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
4. South 00°55'24" West, a distance of 6.74 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
5. North 88°24'50" East, a distance of 149.13 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
6. South 00°46'45" East, a distance of 3.33 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
7. North 88°24'50" East, a distance of 156.33 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
8. South 50°06'28" East, a distance of 35.16 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";

EXHIBIT "A"
PARCEL 23

Page 2 of 3

9. South 89°13'19" East, a distance of 304.30 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
10. South 00°46'41" West, a distance of 12.27 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
11. South 89°04'36" East, a distance of 40.65 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
12. North 00°00'00" East, a distance of 5.16 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
13. North 75°45'45" East, a distance of 54.20 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
14. North 18°31'02" East, a distance of 66.83 feet, to the POINT OF BEGINNING, and containing 0.7855 acres of land as surveyed on the ground under supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



SJ Hoffman 7-18-25

Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

EXHIBIT "A"

PARCEL 23

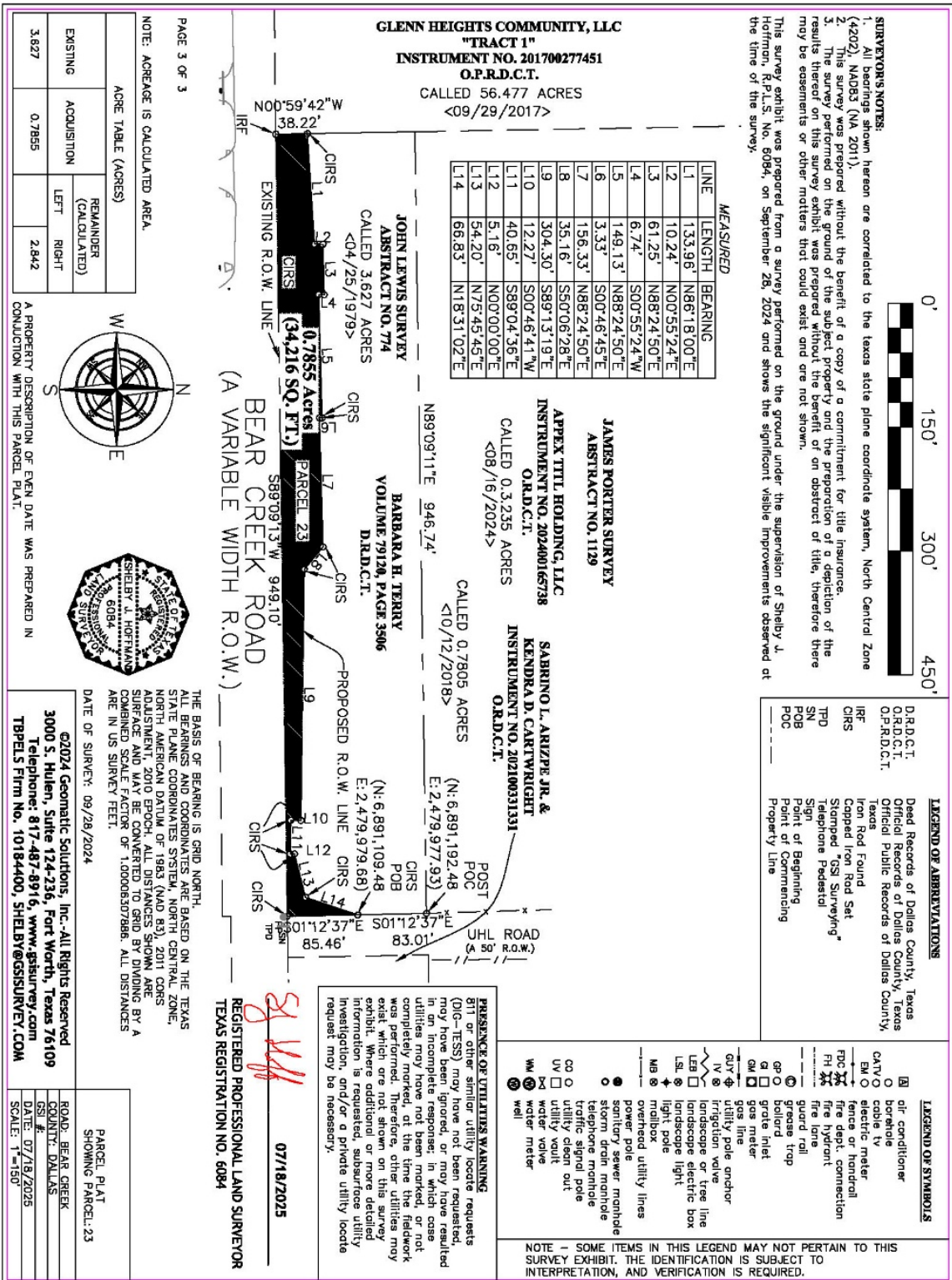


EXHIBIT "A"
PARCEL 24

April 16, 2025
Parcel 24

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 24 "TRACT 1"

DESCRIPTION OF A 0.0302 ACRE [1315 SQUARE FOOT] TRACT OF LAND LOCATED IN THE JAMES PORTER SURVEY, ABSTRACT NO. 1129, IN DALLAS COUNTY, TEXAS, AND BEING PART OF A CALLED 0.7805 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SABRINO L. ARIZPE JR. & KENDRA D. CARTWRIGHT, RECORDED IN INSTRUMENT NO. 202100331331, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the northeast corner of a called 0.7805 acre tract, South 01°08'35" East, a distance of 147.87 feet, to the POINT OF BEGINNING of the herein described tract, in the east line of a called 0.7805 acre tract;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract, in the west line of a called 3.1728 acre tract of land, described in a deed to Kimsey Development Inc., recorded under Instrument No. 202100331333, D.R.D.C.T., (N:6,891,049.62, E:2,480,229.97);

THENCE, with the common line between said Arizpe Jr. & Cartwright tract, and with said Kimsey Development tract, South 01°08'35" East, a distance of 21.92 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of said Arizpe Jr. & Cartwright tract, in the north line of Bear Creek Road, a variable width right-of-way, (R.O.W.);

THENCE, with the north line of said Bear Creek Road, South 89°09'22" West, a distance of 171.93 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract;

THENCE, crossing said Arizpe Jr. & Cartwright tract, the following two (2) courses and distances:

1. North 85°18'32" East, a distance of 109.77 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
2. North 75°59'36" East, a distance of 63.97 feet, to the POINT OF BEGINNING, and containing 0.0302 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



SJH 4-16-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

EXHIBIT "A"
PARCEL 24

Page 1 of 2

April 16, 2025
Parcel 24

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 24 "TRACT 2"

DESCRIPTION OF A 0.0134 ACRE [584 SQUARE FOOT] TRACT OF LAND LOCATED IN THE JAMES PORTER SURVEY, ABSTRACT NO. 1129, IN DALLAS COUNTY, TEXAS, AND BEING PART OF A CALLED 0.7805 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SABRINO L. ARIZPE JR. & KENDRA D. CARTWRIGHT, RECORDED IN INSTRUMENT NO. 202100331331, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the northwest corner of a called 0.7805 acre tract, South 01°08'35" East, a distance of 104.83 feet, to the POINT OF BEGINNING of the herein described tract, in the west line of a called 0.7805 acre tract;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner of the herein described tract, in the east right-of-way line of UHL Road, a 50' wide right-of-way, (R.O.W.), (N:6,891,089.94, E:2,480,030.19);

THENCE, crossing said Arizpe Jr. & Cartwright tract, South 16°30'01" East, a distance of 67.69 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of the herein described tract, in the north right-of-way line of Bear Creek Road, a variable width R.O.W.;

THENCE, with said north line of Bear Creek Road, South 89°11'43" West, a distance of 17.93 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract, in the east right-of-way line of said UHL Road;

THENCE, with said east line of UHL Road, North 01°08'35" West, a distance of 65.17 feet, to the POINT OF BEGINNING, and containing 0.0134 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



S. Hoffman 4-16-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

EXHIBIT "A"
PARCEL 30

Page 1 of 2

July 28, 2025
Parcel 30

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 30

DESCRIPTION OF A 0.1321 ACRE [5,753 SQUARE FOOT] TRACT OF LAND LOCATED IN THE JAMES PORTER SURVEY, ABSTRACT NO. 1129, IN DALLAS COUNTY, TEXAS, BEING LOT 13, BLOCK C, WILLOW RUN ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 12, PAGE 289, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), AND BEING PART OF TRACT OF LAND, DESCRIBED IN A DEED TO BEAR CREEK SERIES, LLC, A SERIES OF JOALI INVESTMENTS I, LLC, RECORDED IN INSTRUMENT NO. 202500121427, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the northeast corner of said Lot 13, Block C, South 01°09'16" East, a distance of 708.61 feet, to the POINT OF BEGINNING of the herein described tract, in the east line of said Lot 13, Block C;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract, in the west line of Lot 12, of said Block C, Willow Run Addition, (N:6,891,098.42, E:2,483,613.79);

THENCE, with the common line between said Lot 13, and with said Lot 12, South 01°09'16" East, a distance of 35.69 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of the herein described tract, in the north right-of-way line of Bear Creek Road, a variable width right-of-way, (R.O.W.);

THENCE, with the north line of said Bear Creek Road, South 89°42'04" West, a distance of 162.00 feet, to an Iron Rod Found, at the southwest corner of the herein described tract, in the east line of a called 20.710 acre tract of land, described in a deed to Hachie Properties, LLC, Ledbetter Real Estate, LTD., and 1020 Group, LLC, recorded in Instrument No. 202000287606, Official Records, Dallas County, Texas, (O.R.D.C.T.);

THENCE, with the common line between said Lot 13, and with said Hachie Properties, LLC tract, North 01°09'16" West, a distance of 35.34 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner of the herein described tract;

THENCE, crossing said Lot 13, North 89°34'31" East, a distance of 161.99 feet, to the POINT OF BEGINNING, and containing 0.1321 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



SJ Hoffman 7-28-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

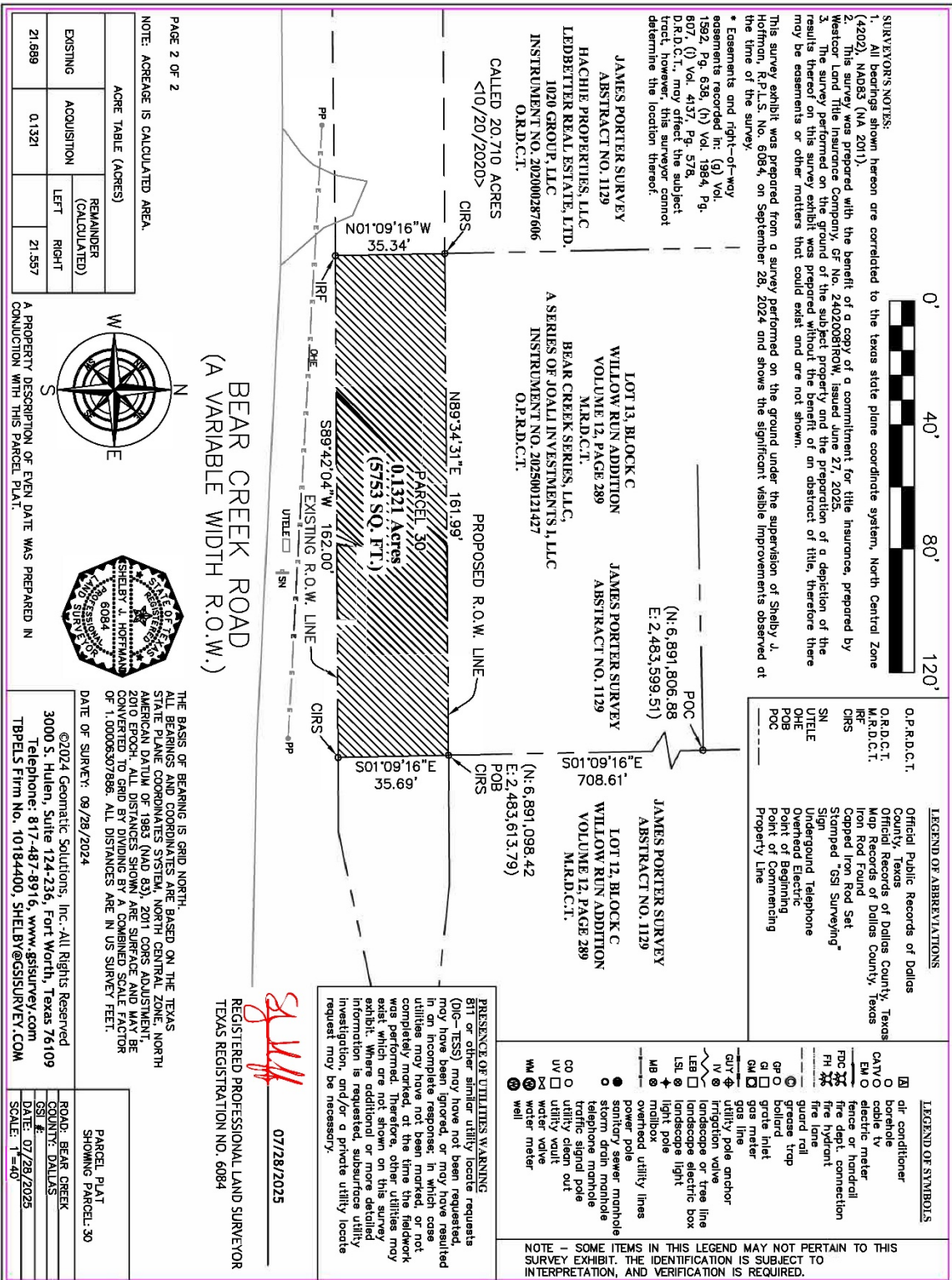


EXHIBIT "A"
PARCEL 31

Page 1 of 2

August 28, 2025
Parcel 31

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 31

DESCRIPTION OF A 0.0829 ACRE [3,609 SQUARE FOOT] TRACT OF LAND LOCATED IN THE JAMES PORTER SURVEY, ABSTRACT NO. 1129, IN DALLAS COUNTY, TEXAS, BEING LOT 12, BLOCK C, WILLOW RUN ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 12, PAGE 289, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), AND BEING PART OF TRACT OF LAND, DESCRIBED IN A DEED TO BEAR CREEK SERIES, LLC, A SERIES OF JOALI INVESTMENTS I, LLC, RECORDED IN INSTRUMENT NO. 202500121427, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the northwest corner of said Lot 12, Block C, South 01°09'16" East, a distance of 708.61 feet, to the POINT OF BEGINNING of the herein described tract, in the west line of said Lot 12, Block C;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner of the herein described tract, in the east line of Lot 13, of said Block C, Willow Run Addition, (N:6,891,098.42, E:2,483,613.79);

THENCE, crossing said Lot 12, the following four (4) courses and distances:

1. North 89°34'31" East, a distance of 41.70 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
2. South 83°58'56" East, a distance of 54.76 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
3. North 06°01'04" East, a distance of 7.79 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
4. South 85°40'00" East, a distance of 75.67 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of said Lot 12, for the southwest corner of Lot 11, of said Block C, Willow Run Addition, in the north right-of-way line of Bear Creek Road, a variable width right-of-way, (R.O.W.);

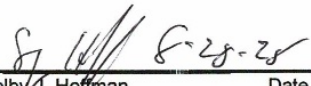
THENCE, with said north line of Bear Creek Road, the following two (2) courses and distances:

1. South 78°01'31" West, a distance of 153.61 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
2. South 89°42'04" West, a distance of 24.12 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract;

THENCE, with the common line between said Lot 12, and with said Lot 13, North 01°09'16" West, a distance of 35.69 feet, to the POINT OF BEGINNING, and containing 0.0829 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.





Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

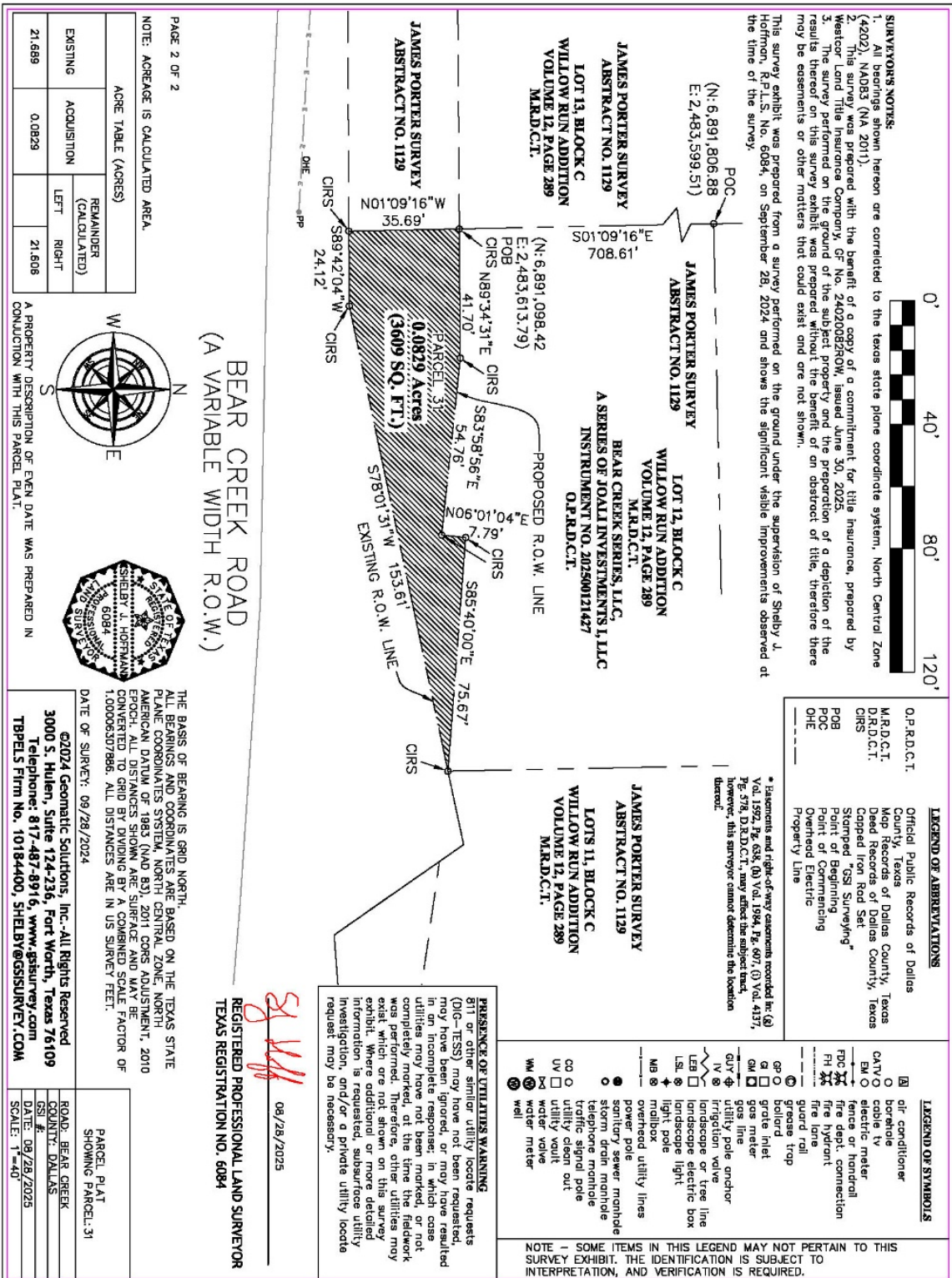


EXHIBIT "A"
PARCEL 32

Page 1 of 2

August 28, 2025
Parcel 32

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 32

DESCRIPTION OF A 0.0574 ACRE [2502 SQUARE FOOT] TRACT OF LAND LOCATED IN THE JAMES PORTER SURVEY, ABSTRACT NO. 1129, IN DALLAS COUNTY, TEXAS, BEING PART OF LOT 11 AND LOT 10, BLOCK C, WILLOW RUN ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 12, PAGE 289 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), ALSO BEING PART OF A TRACT OF LAND, DESCRIBED IN A DEED TO BEAR CREEK SERIES, LLC, A SERIES OF JOALI INVESTMENTS I, LLC, RECORDED IN INSTRUMENT NO. 202500121427, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the southwest corner of said Lot 11, along the north right-of-way line of Bear Creek Road, a variable width right-of-way, (R.O.W.), the following two (2) courses and distances:

1. North 78°01'31" East, a distance of 24.24 feet;
2. South 34°55'29" East, a distance of 9.46 feet, to the POINT OF BEGINNING of the herein described tract, in the south line of said Lot 11;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner of the herein described tract, (N:6,891,092.00, 2,483,818.03);

THENCE, crossing said Lot 11 and Lot 10, South 81°49'48" East, a distance of 165.13 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying, for the southeast corner of the herein described tract, in the north right-of-way line of said Bear Creek Road, a variable width R.O.W;

THENCE, with said north line of Bear Creek Road, the following two (2) courses and distances:

1. South 85°40'31" West, a distance of 140.09 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
2. North 34°55'29" West, a distance of 41.51 feet, to the POINT OF BEGINNING, and containing 0.0574 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.




Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

SURVEYOR'S NOTES:

1. All bearings shown hereon are corrected to the Texas state plane coordinate system, North Central Zone (4202), NAD83 (NA 2011).
2. This survey was prepared by the benefit of a copy of a commitment for title insurance, prepared by Western Land Title Insurance Company, GE No. 24020083ROW, issued June 30, 2025.
3. The survey performed on the ground of the subject property and the preparation of a depiction of the results thereon on this survey exhibit was prepared without the benefit of an abstract of title, therefore there may be assessments or other matters that could exist and are not shown.

This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024, and shows the significant visible improvements observed at the time of the survey.

LEGEND OF ABBREVIATIONS

Map Records of Dallas County, Texas
Official Public Records of Dallas
County, Texas
Deed Records of Dallas County, Texas
Capped Iron Rod Set
Stamped "CSI Surveying"
Point of Beginning
Point of Commencing
Overhead Electric
Dart Sign
Property Line

M.R.D.C.T.
O.P.R.D.C.T.
D.R.D.C.T.
C.R.S.
P.O.B.
P.O.C.
O.H.E.
D.S.N.

0' 100' 200' 300'

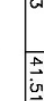
LEGEND OF SYMBOLS

	air conditioner
	boronide
CATV	cable tv
EMO	electric meter
FDC	fence or handrail
FDG	fire dept. connection
FI	fire hydrant
FI	fire lane
	guard roll
	grease trap
GP	boland
GA	grate inlet
GM	gas meter
	gas line
IV	utility pole anchor
	irrigation valve

JAMES PORTER SURVEY ABSTRACT NO. 1129	JAMES PORTER SURVEY ABSTRACT NO. 1129	JAMES PORTER SURVEY ABSTRACT NO. 1129
LOT 12, BLOCK C WILLOW RUN ADDITION VOLUME 12, PAGE 289	LOT 11, BLOCK C WILLOW RUN ADDITION VOLUME 12, PAGE 289 MRDCT.	LOT 10, BLOCK C WILLOW RUN ADDITION VOLUME 12, PAGE 289 MRDCT.

MEASURED

LINE	LENGTH	BEARING
L1	24.24'	N78°01'31"E
L2	9.46'	S34°55'29"E
L3	41.51'	N34°55'29"W



JAMES PORTER SURVEY

NOTE — SOME ITEMS IN THIS SURVEY EXHIBIT. THE IDENTIFICATION, INTERPRETATION, AND VERIFICATION OF THESE ITEMS ARE THE RESPONSIBILITY OF THE USER.

[illegible]

ABSTRACT NO. 1129

LOT 9, BLOCK C
WILLOW RUN ADDITION
VOLUME 12, PAGE 289
M.R.D.C.T.

PREPARED BY
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request

SHIRLEY J. HOFFMAN
PROFESSIONAL
6084
NO SURVEY

NOTE ON UTILITIES WARNING
If other similar utility locate requests (ESS) may have not been requested, may have been ignored, or may have resulted in incomplete responses, in which case a survey may have not been marked, or not been performed, at the time the fieldwork was completed, therefore, other utilities may not be shown on this survey.
Where additional or more detailed information is requested, subsurface utility location, and/or a private utility locate it may be necessary.

PAGE 2 OF 2

NOTE: ACREAGE IS CALCULATED AREA.

BEAR CREEK ROAD
(A VARIABLE WIDTH R.O.W.)

ACRE TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
21.689	0.0574		21.632

A PROPERTY DESCRIPTION OF EVEN DATE WAS
PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

THE SCALE OF BEARING IS GRID NORTH. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE, AMERICAN DATUM OF 1983 (NAD 83). 2011 CORPS ADJUSTED 2010 EPOCH. ALL DISTANCES SHOWN ARE SURFACE AND NOT CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00006507886. ALL DISTANCES ARE IN US SURVEY FEET.

DATE OF SURVEY: 09/28/2014

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3000 S. Hulen, Suite 124-236, Fort Worth, Texas 76104
Telephone: 817-487-8916, www.gsisurvey.com



REGISTERED
TEXAS

PARCEL PLAT SHOWING PARCEL 32	ROAD, BEAR CREEK COUNTY, DEAR GSI #: DATE: 08/28/2025 DATE:
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EXHIBIT "A"
PARCEL 54

Page 1 of 2

August 20, 2025
Parcel 54

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 54

DESCRIPTION OF A 0.0292 ACRE [1270 SQUARE FOOT] TRACT OF LAND LOCATED IN THE W.F. TRAVIS SURVEY, ABSTRACT NO. 1470, IN DALLAS COUNTY, TEXAS, AND BEING PART OF A CALLED 1.6662 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HANI EL-ALI, RECORDED UNDER INSTRUMENT NO. 20070186912, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the southwest corner of a called 1.6662 acre tract, North 00°59'48" West, a distance of 334.73 feet, to the POINT OF BEGINNING of the herein described tract, in the west line of a called 1.6662 acre tract;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract, in the east line of a called 3.8015 acre tract of land, described in a deed to Sandra G. Lemons, recorded under Volume 92042, Page 6862, Deed Records of Dallas County, Texas, (D.R.D.C.T.), (N:6,890,963.97, E:2,481,847.49);

THENCE, with the common line between said El-Ali tract, and with said Lemons tract, North 00°59'48" West, a distance of 5.19 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner of the herein described tract; in the south right-of-way line of Bear Creek Road, an 80-foot wide right-of-way, (R.O.W);

THENCE, with said south line of Bear Creek Road, North 89°35'40" East, a distance of 226.99 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract, in the west line of Lot 1, Block 1, Dynasty Addition, according to the plat recorded in Volume 83211, Page 1563, D.R.D.C.T.;

THENCE, with the common line between said El-Ali tract, and with said Lot 1, South 00°34'14 East, a distance of 6.00 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of the herein described tract;

THENCE, crossing said El-Ali tract, South 89°48'02" West, a distance of 226.99 feet, to the POINT OF BEGINNING, and containing 0.0292 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



SJH *8-20-25*
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

SURVEYOR'S NOTES:

1. All bearings shown herein are corrected to the Texas state plane coordinate system, North Central Zone 4402, NAD83 (NA 2011).

2. This survey was prepared without the benefit of a copy of a commitment for title insurance. The surveyor has no knowledge of the existence of any recorded instrument affecting the interests herein. The results thereof on this survey was prepared without the benefit of an abstract of title, therefore there may be encumbers or other matters that could exist and are not shown.

This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelly J. Hoffmann, R.P.L.S. No. 6064, on September 28, 2024 and shows the significant visible improvements observed

SURVEYOR'S NOTES:

1. All bearings shown hereon are corrected to the Texas state plane coordinate system, North Central Zone (4202), NAD83 (NA 2011).
2. This survey was prepared without the benefit of a commitment for title insurance.
3. The survey performed on the ground of the subject property and the preparation of a depiction of the results thereof on this survey exhibit was prepared without the benefit of an abstract of title, therefore there may be easements or other matters that could exist and are not shown.

This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024 and shows the significant visible improvements observed at the time of the survey.



BEAR CREEK ROAD
(AN 80' R.O.W.)

JOHN F. PORTER SURVEY
ABSTRACT NO. 1118
SANDRA G. LEMONS
VOLUME 92042, PAGE 6862
D.R.D.C.T.
CALLED 3.8015 ACRES
<03/02/1992>

POC
(N:6,890,629.30
E:2,481,853.25)

(N:6,890,963.97
E:2,481,847.49)

W.A. TRAVIS SURVEY
ABSTRACT NO. 1470
HANI EL-ALI
INSTRUMENT NO. 20070186912
O.P.R.D.C.T.
CALLED 1.6662 ACRES
<05/24/2007>

CALLER 1.6662 ACRES
<05/24/2007>

MEASURED	
LINE	LE

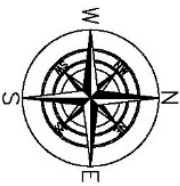
LINE	LENGTH	BEARING
L1	5.19'	N00°59'48"W
L2	6.00'	S00°34'14"E

**LOT 1, BLOCK 1
DYNASTY ADDITION
VOLUME 83211, PAGE 1563
D.R.D.C.T.**

PAGE 2 OF 2

NOTE: ACREAGE IS CALCULATED AREA.

ACRE TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
1.6662	0.0292		1.637



A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND OF ABBREVIATIONS

DRP.CIT.	Dead Records of Dallas County, Texas
OP.RLC.I.	Official Public Records of Dallas County, Texas
CIRS	Iron Rod Found
IRF	Capped from Rod Set
TFD	Stamped "GSI Surveying"
CMP	Telephone Pedestal
OHE	Corrugated Metal Pipe
PDS	Overhead Electric
POC	Point of Beginning
---	Property Line

LEGEND OF SYMBOLS

- | | |
|------|------------------------|
| | air conditioner |
| | boiler |
| CATV | cable tv |
| EM | electric meter |
| FD | fence or handrail |
| FD | fire dept. connection |
| PH | fire hydrant |
| | flared roll |
| | gas trap |
| gr | grated |
| GI | gas inlet |
| GM | gas meter |
| | gas line |
| GLV | gas line pole anchor |
| | irrigation valve |
| | landscape of tree line |
| LB | landscape electric box |
| LS | landscape light |
| | light pole |
| MB | molebox |
| | overhead utility lines |
| | power pole |
| | sanitary sewer manhole |
| | storm drain manhole |
| | telephone manhole |
| | traffic signal pole |
| CO | utility clean out |
| UV | utility valve |
| WM | water meter |
| | wall |

NOTE - SOME ITEMS IN THIS LEGEND MAY NOT PERTAIN TO THIS SURVEY EXHIBIT. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION, AND VERIFICATION IS REQUIRED.

PRESERVE OF UTILITIES WARNING: 811 or other similar utility locate requests may have not been requested, or may have been ignored, or may have resulted in incomplete responses, in which case utilities may have not been marked, or not completely marked. Therefore, other utilities may be performed. Therefore, other utilities may exist which are not shown on this survey exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request may be necessary.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

THE BASIS OF BEARING IS GRID NORTH. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANT COORDINATES SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). 2011 CORRS ADJUSTMENT, 2010 EPOCH. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00006307866. ALL DISTANCES ARE IN US SURVEY FEET.

PARCEL PLAT
SHOWING PARCEL: 54

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ROAD: BEAR CREEK
COUNTY: DALLAS
GSI #:
DATE: 08/20/2025
SCALE: 1"=40'

EXHIBIT "A"
PARCEL 64

Page 1 of 2

April 16, 2025
Parcel 64

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 64

DESCRIPTION OF A 0.0989 ACRE [4309 SQUARE FOOT] TRACT OF LAND LOCATED IN THE JOHN F. PORTER SURVEY, ABSTRACT NO. 1118, IN DALLAS COUNTY, TEXAS, BEING LOT 1, BLOCK 1, NARMOUR ADDITION, AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20080008957, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING TRACT OF LAND, DESCRIBED IN A DEED TO REALTY INCOME PROPERTIES 30, LLC, RECORDED UNDER INSTRUMENT NO. 201400018957, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the southwest corner of said Lot 1, North 00°14'32" West, a distance of 372.12 feet, to the POINT OF BEGINNING of the herein described tract, in the west line of said Lot 1;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract, in the east line of Cool Days Addition, according to the plat recorded in Instrument No. 202100321070, O.P.R.D.C.T., (N:6,890,551.22, E:2,479,058.35);

THENCE, with the common line between said Lot 1, and with said Cool Days Addition, North 01°14'32" East, a distance of 9.33 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner of the herein described tract, in the south line of Narmour Plat dedication;

THENCE, crossing said Lot 1, with said south line of Narmour Plat dedication, North 89°12'47" East, a distance of 150.00 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract, in the west line of Narmour Plat dedication and west right-of-way line of S. UHL Road, a 50-foot wide right-of-way, (R.O.W.);

THENCE, crossing said Lot 1, with said west line of Narmour Plat dedication and with said west line of S. UHL Road, the following two (2) courses and distances:

1. South 01°02'05" West, a distance of 133.64 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of the herein described tract;
2. South 89°05'29" West, a distance of 7.99 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract;

THENCE, crossing said Lot 1, the following five (5) courses and distances:

1. North 01°03'23" West, a distance of 76.83 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
2. North 45°17'58" West, a distance of 29.12 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
3. North 88°06'52" West, a distance of 44.01 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
4. North 00°55'24" East, a distance of 23.70 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
5. South 89°56'45" West, a distance of 74.04 feet, to the POINT OF BEGINNING, and containing 0.0989 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



Shelby J. Hoffman 4-16-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

EXHIBIT "A"

PARCEL 64

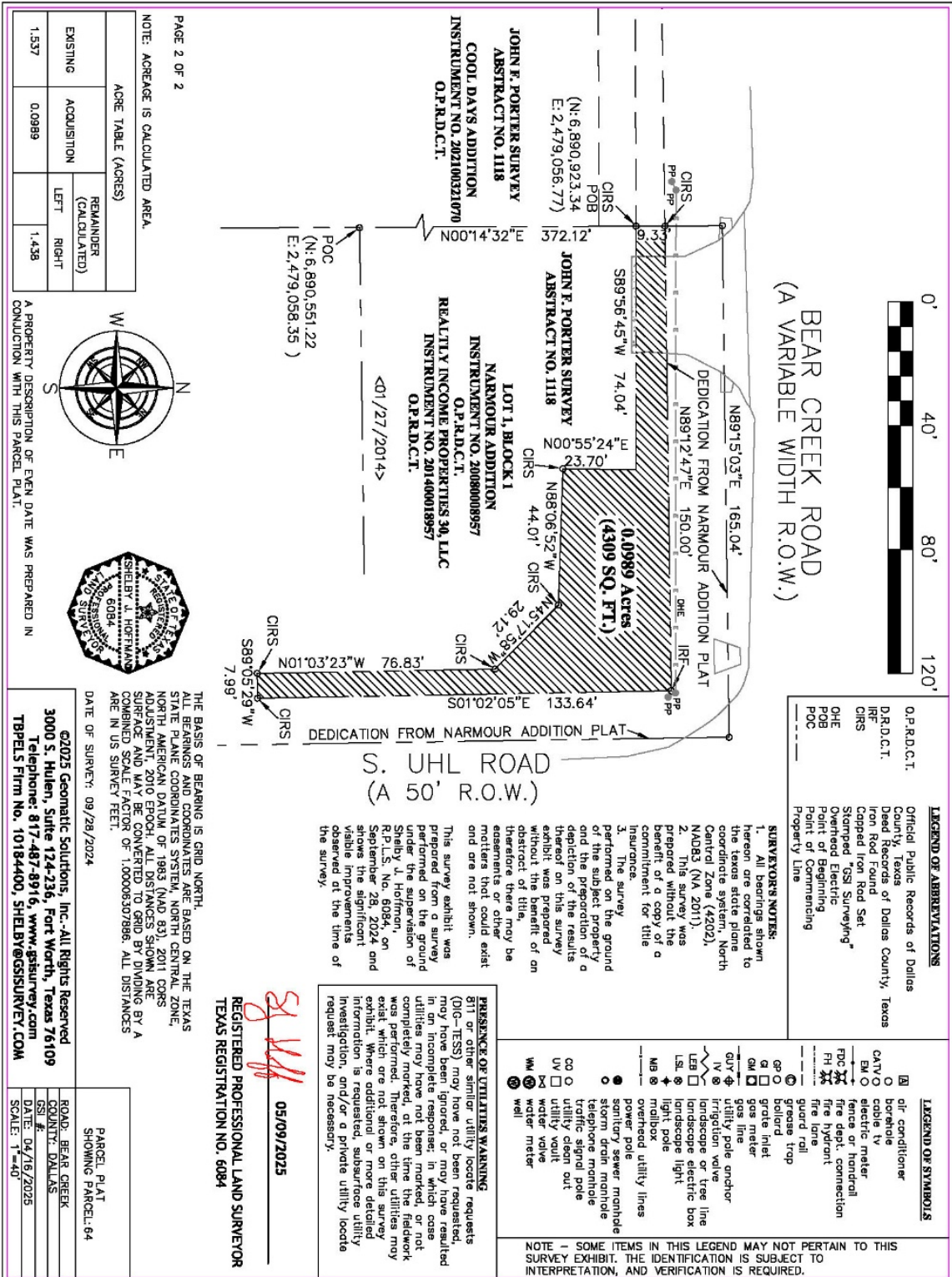


EXHIBIT "A"
PARCEL 74

Page 1 of 2

April 16, 2025
Parcel 74

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 74

DESCRIPTION OF A 0.0398 ACRE [1735 SQUARE FOOT] TRACT OF LAND LOCATED IN THE M.L. SWING SURVEY, ABSTRACT NO. 1455, IN DALLAS COUNTY, TEXAS, BEING PART OF A CALLED 0.2299 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LEVI GAGE MCDOWELL, RECORDED UNDER INSTRUMENT NO. 202200286996, OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the southeast corner of a called 0.2299 acre tract, North 05°12'12" West, a distance of 93.15 feet, to the POINT OF BEGINNING of the herein described tract, in the east line of a called 0.2299 acre tract;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of the herein described tract, in the west line of a called 0.2539 acre tract of land, described in a deed to Carlos Gaytan, recorded under Instrument No. 202100175584, O.R.D.C.T., (N:6,890,874.46, E:2,476,371.52);

THENCE, crossing said McDowell tract, North 89°05'48" West, a distance of 87.50 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract, in the east line of a called 0.2978 acre tract of land, described in a deed to Carlos Sierra & Maria Sierra, recorded under Instrument No. 201300259203, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.);

THENCE, with the common line between said McDowell tract, and with said Sierra tract, North 04°27'51" West, a distance of 18.65 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner of the herein described tract, in the south right-of-way line of Bear Creek Road, a variable width right-of-way, (R.O.W.);

THENCE, with said south line of Bear Creek Road, North 89°12'59" East, a distance of 87.03 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract, for the northwest corner of said Gaytan tract;

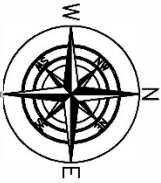
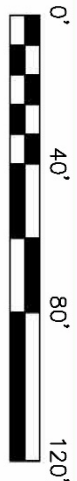
THENCE, with the common line between said McDowell tract, and with said Gaytan tract, South 05°11'53" East, a distance of 21.25 feet, to the POINT OF BEGINNING, and containing 0.0398 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



SJH 4-16-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

BEAR CREEK ROAD
(A VARIABLE WIDTH R.O.W.)



A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

ACRE TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
0.2229	0.0398		0.1901

--	--	--	--

CONJUNCTION WITH THIS PARCEL PLAT.

THE BASIS OF BEARING IS GRID NORTH. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND 83.01 CORRS. THE DATUM IS 2011 MEAN SEA LEVEL. ALL DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00006307886. ALL DISTANCES ARE IN US SURVEY FEET.

DATE OF SURVEY: 09/28/2024

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BPELS Firm No. 10184400, SHELBY@GSISURVEY.COM

PARCEL PLAT SHOWING PARCEL: 74
ROAD: BEAR CREEK
COUNTY: DALLAS
GSI #:
DATE: 04/16/2025
SCALE: 1"=40'

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

04/16/2025

PRESENCE OF OTHER UTILITIES WARNING
811 or other similar utility locate requests (DIG-TESS) may have not been requested, may have been ignored, or may have resulted in an incomplete response. In which cases, utilities may have not been marked, or not completely marked, at the time the fieldwork was performed. Therefore, other utilities may exist, which are not shown on this survey exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request, may be necessary.

1. All bearings shown herein are correlated to the Texas state plane coordinate system, North Central Zone (4202), NAD83 (NA 2011).
2. This survey was prepared without the benefit of a copy of a commitment for title insurance.
3. The survey performed on the ground of the subject property and the preparation of a plat of the same were supervised by the surveyor of the realty under the supervision of the undersigned. The benefit of the abstract of title, therefore, there may be easements or other matters that could exist and are not shown.

This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S., No.

O.R.D.C.T.	Official Records of Dallas County, Texas
O.P.R.D.C.T.	Official Public Records of Dallas County, Texas
R.F.	Iron Rod Found
C.R.F.	Capped Iron Rod Found
C.R.F.	Capped Iron Rod Set
C.M.	Stamped "CS Surveying"
C.M.P.	Controlling Monument
D.H.P.	Corroded Metal Pipe
D.H.D.	Overhead Electrical
P.C.B.	Point of Beginning
P.C.C.	Point of Commencing
	Property Line

LEGEND OF SYMBOLS

☒ A	air conditioner
☐ B	boiler
CATV	cable tv
EMO	electric meter
FDC	fire or handrail
FDX	fire dept. connection
FM	fire hydrant
FL	fire lane
	guard rail
GP	grease trap
☐ bl	boiler
☐ ai	grate inlet
☐ GM	gas meter
☒ gas	gas line

NOTE - SOME ITEMS IN THIS LEGEND MAY NOT PERTAIN TO THIS SURVEY EXHIBIT. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION, AND VERIFICATION IS REQUIRED.

EXHIBIT "A"
PARCEL 77

Page 1 of 2

July 18, 2025
Parcel 77

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 77

DESCRIPTION OF A 0.0124 ACRE [540 SQUARE FOOT] TRACT OF LAND LOCATED IN THE M.L. SWING SURVEY, ABSTRACT NO. 1455, IN DALLAS COUNTY, TEXAS, BEING PART OF LOT 1, BLOCK A, MUNOZ ADDITION, RECORDED IN INSTRUMENT NO. 201800281205, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING PART OF A TRACT OF LAND, DESCRIBED IN A DEED TO ANTONIO MUNOZ & LOURDES QUINONEZ, RECORDED IN INSTRUMENT NO. 201100264804, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the southeast corner of said Lot 1, Block A, North 01°16'55" West, a distance of 689.37 feet, to the POINT OF BEGINNING of the herein described tract, in the east line of said Lot 1, Block A;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of the herein described tract, in the west line of Lot 14, Glen Cove Estates, recorded under Volume 649, Page 2138, Map Records of Dallas County, Texas, (M.R.D.C.T.), (N:6,890,859.26, E:2,475,817.56);

THENCE, crossing said Lot 1, Block A, North 86°47'03" West, a distance of 89.32 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract, in the east line of a called 1.472 acre tract of land, described in a deed to Claudia Vidales, recorded under Instrument No. 201700069478, O.P.R.D.C.T.;

THENCE, with the common line between said Lot 1, Block A, and with said Vidales tract, North 01°25'26" West, a distance of 3.00 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northwest corner of the herein described tract;

THENCE, crossing said Lot 1, Block A, North 89°16'22" East, a distance of 89.06 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract;

THENCE, with the common line between said Lot 1, Block A, and with said Lot 14, South 01°16'55" East, a distance of 9.14 feet, to the POINT OF BEGINNING, and containing 0.0124 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



SJ 14/1 7-18-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

SURVEYOR'S NOTES:

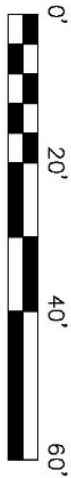
1. All bearings shown herein are correlated to the Texas state plane coordinate system, North Central Zone 14N, 12S, 10E, 1000 feet per inch, NAD83 (NA 2011).

2. 42022, 1400S (NA 2011).

3. The survey performed was completed without the benefit of a copy of a commitment for title insurance.

4. Results thereon on the ground of the subject property and the preparation of a depiction of the results thereof on this survey exhibit was prepared without the benefit of title, therefore there may be omissions or other matters that could exist and are not shown.

This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelby J. Heffernan, R.L.T.S. No. 6004, on September 26, 2024 and shows the significant visible improvements observed at the time of the survey.



BEAR CREEK ROAD
(A VARIABLE WIDTH R.O.W.)

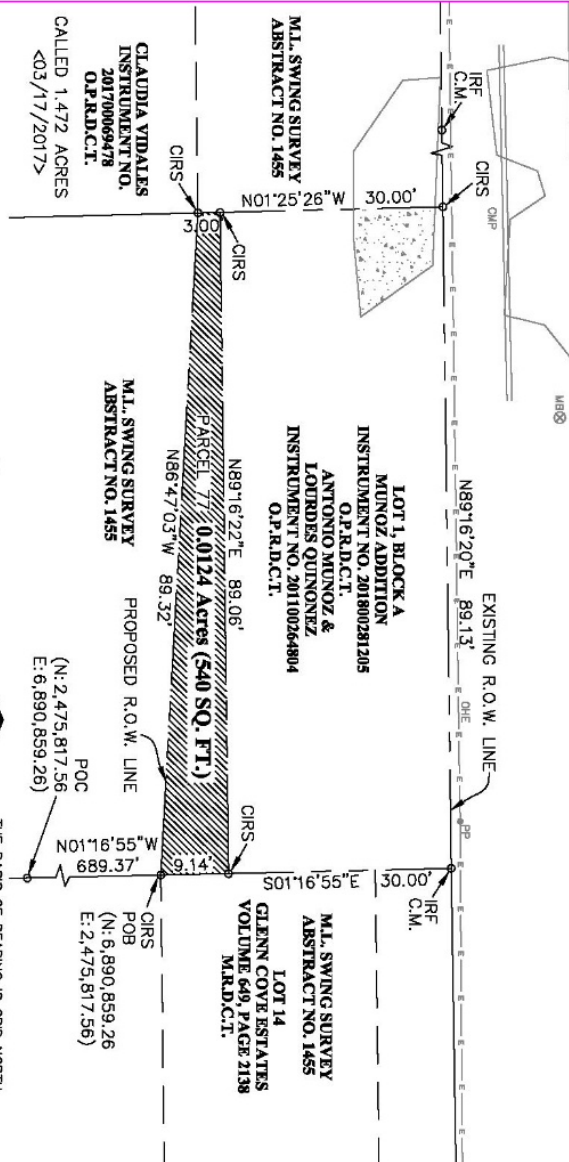
LEGEND OF ABBREVIATIONS

O.P.R.D.C.T. Official Public Records of Dallas County, Texas
M.R.D.C.T. Iron Rod Records of Dallas County, Texas
I.R.P. Iron Rod Found
C.M. Controlling Monument
C.R.S. Copied Iron Rod Set, Stamped "GSI"
O.H.E. SURVEYED
C.M.P. Overhead Electric
C.M.P. Overhead Electric
P.O.B. Point of Beginning
P.O.C. Point of Commencing
Property Line

LEGEND OF SYMBOLS

☒ A	air conditioner
O	boiler
▽	cable tv
EMO	electric meter
—	fence or handrail
FDCA	fire dept. connection
FTX	fire hydrant
—	guard rail
g	grassy trap
GO	golf
GLD	grate inlet
GM	gas meter

NOTE - SOME ITEMS IN THIS LEGEND MAY NOT PERTAIN TO THIS SURVEY EXHIBIT. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION, AND VERIFICATION IS REQUIRED.



PRESENCE OF UTILITIES WARNING
811 or other similar utility locate requests (DIG-1ESS) may have not been requested, may have been ignored, or may have resulted in an incomplete response; in which case utilities may have not been marked, or not completely marked, at the time the fieldwork was performed. Therefore, other utilities may exist which are not shown on this survey exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request may be necessary.

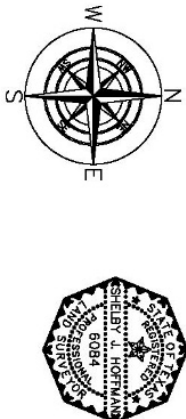
07/18/2025

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

PAGE 2 OF 2

NOTE: ACREAGE IS CALCULATED AREA.

ACRE TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
1.476	0.0124		1.464



A PROPERTY DESCRIPTION OF EVEN DATE WAS
PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

DATE OF SURVEY: 09/28/2024

THE BASIS OF BEARING IS GRID NORTH, ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 101 CORRECTION, 2010 EPOCH, ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00006307866. ALL DISTANCES ARE IN US SURVEY FEET.

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TBPELS Firm No. 10184400, SHELBY@GSISURVEY.COM

PARCEL PLAT
SHOWING PARCEL: 77

ROAD: BEAR CREEK
COUNTY: DALLAS
GS1 #:
DATE: 07/18/2025
SCALE: 1"=20'

EXHIBIT "A"
PARCEL 79

Page 1 of 2

April 16, 2025
Parcel 79

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 79

DESCRIPTION OF A 0.2021 ACRE [8803 SQUARE FOOT] TRACT OF LAND LOCATED IN THE M.L. SWING SURVEY, ABSTRACT NO. 1455, IN DALLAS COUNTY, TEXAS, BEING PART OF A CALLED 5.019 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO FREEDOM CHURCH, RECORDED UNDER INSTRUMENT NO. 202400062524, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the southeast corner of a called 5.019 acre tract, North 01°25'15" West, a distance of 695.80 feet, to the POINT OF BEGINNING of the herein described tract, in the east line of a called 5.019 acre tract;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of the herein described tract, in the west line of a called 1.472 acre tract of land, described in a deed to Claudia Vidales, recorded under Instrument No. 201700069478, O.P.R.D.C.T., (N:6,890,863.15, E:2,475,640.39);

THENCE, crossing said Freedom Church tract, the following four (4) courses and distances:

1. South 89°19'44" West, a distance of 169.70 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
2. North 39°37'05" West, a distance of 14.14 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", in a curve to the right, having a radius of 1038.00 feet;
3. With said curve to the right, a chord bearing and distance of South 85°58'10" West, 121.65 feet, an arc length of 121.72 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract;
4. North 01°24'59" West, a distance of 29.13 feet, to an Iron Pipe Found, at the northwest corner of the herein described tract, in the south right-of-way line of Bear Creek Road, a variable width right-of-way, (R.O.W.);

THENCE, with said south line of Bear Creek Road, North 89°19'44" East, a distance of 299.98 feet, to an Iron Rod Found, at the northeast corner of the herein described tract, at the northwest corner of said Vidales tract;

THENCE, with the common line between said Freedom Church tract, and with said Vidales tract, South 01°25'15" East, a distance of 33.00 feet, to the POINT OF BEGINNING, and containing 0.2021 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



[Signature] 4-16-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

SURVEYOR'S NOTES:

1. All bearings shown hereon are correlated to the Texas state plane coordinate system, North Central Zone 142022, NAD83 (NA 2011).

2. This survey was prepared without the benefit of a commitment for title insurance.

3. This survey was prepared without the benefit of a commitment for title insurance. The opinion of the results thereof on this survey exhibit was prepared without the benefit of an abstract of title, therefore there may be easements or other matters that could exist and are not shown.

This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelby J. Hoffmann, R.P.L.S. No. 6084, on September 28, 2024 and shows the significant visible improvements observed at the time of the survey.



BEAR CREEK ROAD
(A VARIABLE WIDTH R.O.W.)

LEGEND OF ABBREVIATIONS

Dead Records of Dallas County, Texas
Official Public Records of Dallas County, Texas

D.R.D.C.T.
O.P.R.D.C.T.
R.R.
I.P.
C.R.S.
C.M.
D.M.
P.C.B.
P.C.C.

Iron Rod Found
Iron Pipe Found
Capped Iron Rod Set
Stamped "CSI Surveying"
Controlling Monument
Overhead Electric
Telephone Pole
Corrugated Steel Pipe
Pole
Point of Beginning
Point of Commencing
Property Line

LEGEND OF SYMBOLS

- | | |
|---|------------------------|
|  | air conditioner |
|  | borohole |
|  | cable TV |
|  | electric meter |
|  | fence or handrail |
|  | fire dept. connection |
|  | fire hydrant |
|  | fire lane |
|  | guard rail |
|  | grasses trap |
|  | gravel |
|  | gas inlet |
|  | gas meter |
|  | gas line |
|  | utility pole anchor |
|  | irrigation valve |
|  | landscape or tree line |
|  | landscape electric box |
|  | landscape light |
|  | light pole |
|  | mailbox |
|  | moldbox |
|  | moldbox |
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NOTE - SOME ITEMS IN THIS LEGEND MAY NOT PERTAIN TO THIS SURVEY EXHIBIT. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION, AND VERIFICATION IS REQUIRED.

CALLED 1.522 ACRES
 <06/27/1996>

**M.L. SWING
SURVEY
ABSTRACT
NO. 1455**

Z

**ML. SWING SURVEY
ABSTRACT NO. 1455**

FREEDOM CHURCH
INSTRUMENT NO. 202400062524

O.P.R.D.C.T.

CALLER 5.019 ACRES
<07/30/1996>

RES

S01'25'15"E 695.77'

CLAUDIA VIDALES
RUMENT NO. 201700069478
O.P.R.D.C.T.
ALLED 1.472 ACRES
<03/17/2017>

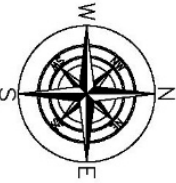
04/16/2025

PREFERENCE OF UTILITIES WARNING
011 or other similar utility locate requests (DIG-ITSS) may have not been requested, may have been ignored, or may have resulted in an incomplete response; in which case, utilities may have not been marked, or not completely marked, at the time the fieldwork was performed. Therefore, other utilities may exist, which are not shown on this survey exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request may be necessary.

PAGE 2 OF 2

NOTE: ACREAGE IS CALCULATED AREA.

ACRE TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
5.019	0.2021		4.817



A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

THE BASIS OF BEARING IS GRID NORTH, ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 CORS ADJUSTMENT, 2010 EPOCH. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00006307886. ALL DISTANCES ARE IN US SURVEY FEET.

DATE OF SURVEY: 09/28/2024

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3000 S. Hulen, Suite 124-236, Fort Worth, Texas 76109
Telephone: 817-487-8916, www.gsisurvey.com
TBP&LS Firm No. 10184400, SHELBY@GSISURVEY.COM

PARCEL PLAT
SHOWING PARCEL: 79

EXHIBIT "A"
PARCEL 81

Page 1 of 2

September 18, 2025
Parcel 81

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 81

DESCRIPTION OF A 0.0204 ACRE [890 SQUARE FOOT] TRACT OF LAND LOCATED IN THE M.L. SWING SURVEY, ABSTRACT NO. 1455, IN DALLAS COUNTY, TEXAS, BEING PART OF A CALLED 4.4942 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO ARTURO & OFELIA VALADEZ, RECORDED UNDER VOLUME 96131, PAGE 2445, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the southeast corner of a called 4.4942 acre tract, North 00°44'09" West, a distance of 680.48 feet, to the POINT OF BEGINNING of the herein described tract, in the east line of a called 4.4942 acre tract;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of the herein described tract, in the west line of a called 1.522 acre tract of land, described in a deed to said Arturo & Ofelia Valadez, recorded under Volume 96131, Page 2445, D.R.D.C.T., (N:6,890,842.04, E:2,475,245.79);

THENCE, crossing said first referenced Valadez tract, the following two (2) courses and distances:

1. South 76°18'30" West, a distance of 47.35 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying";
2. South 82°54'18" West, a distance of 38.64 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract, in the east line of a called 1.869 acre tract of land, described in a deed to Brithany Grissel Torres, recorded under Instrument No. 201600074379, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.);

THENCE, with the common line between said Valadez tract, and with said Torres tract, North 00°40'36" West, a distance of 15.15 feet, to a Capped Iron Rod Found, at the northwest corner of the herein described tract, in a curve to the left, having a radius of 2055.00 feet, in the south right-of-way line of Bear Creek Road, a variable width right-of-way, (R.O.W.);

THENCE, with said south line of Bear Creek Road, and with said curve to the left, a chord bearing and distance of North 86°42'56" East, 84.55 feet, an arc length of 84.55 feet, to a Capped Iron Rod Found, at the northeast corner of the herein described tract;

THENCE, with the common line between said Valadez tracts, South 01°41'53" East, a distance of 4.01 feet, to the POINT OF BEGINNING, and containing 0.0204 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



Sh JH 9-18-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

EXHIBIT "A"
PARCEL 82

Page 1 of 2

July 30, 2025
Parcel 82

"EXHIBIT A"

County: Dallas
Highway/Road: Bear Creek Road
Project Limits:
Project No:

PROPERTY DESCRIPTION FOR PARCEL 82

DESCRIPTION OF A 0.0509 ACRE [2218 SQUARE FOOT] TRACT OF LAND LOCATED IN THE M.L. SWING SURVEY, ABSTRACT NO. 1455, IN DALLAS COUNTY, TEXAS, BEING PART OF A CALLED 1.869 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRITHANY GRISEL TORRES, RECORDED UNDER INSTRUMENT NO. 201600074379, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at the southeast corner of a called 1.869 acre tract, North 01°29'35" West, a distance of 664.78 feet, to the POINT OF BEGINNING of the herein described tract, in the east line of a called 1.869 acre tract;

BEGINNING, at a Capped Iron Rod Set, Stamped "GSI Surveying", for the southeast corner of the herein described tract, in the west line of a called 1.2566 acre tract of land, described in a deed to Arturo & Ofelia Valadez, recorded under Volume 96131, Page 2446, Deed Records of Dallas County, Texas, (D.R.D.C.T.), in a curve to the left, having a radius of 1171.00 feet, (N:6,890,826.05, E:2,475,161.44);

THENCE, crossing said Torres tract, and with said curve to the left, a chord bearing and distance of, South 86°00'21" West, 120.57 feet, an arc length of 120.62 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the southwest corner of the herein described tract, in the east line of Lot 1, Block A, of Family Dollar Addition, an addition to Dallas County, Texas, according to the plat thereof recorded in Document No. 201000210786, D.R.D.C.T.;

THENCE, with the common line between said Torres tract, and with said Lot 1, North 01°30'35" West, a distance of 20.32 feet, to a Capped Iron Rod Found, at the northwest corner of the herein described tract, in the south right-of-way line of Bear Creek Road, a variable width right-of-way, (R.O.W.);

THENCE, with said south line of Bear Creek Road, the following two (2) courses and distances:

1. North 89°00'42" East, a distance of 51.84 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", in a curve to the left, having a radius of 2055.00 feet;
2. With said curve to the left, a chord bearing and distance of North 88°03'33" East, 68.62 feet, an arc length of 68.84 feet, to a Capped Iron Rod Set, Stamped "GSI Surveying", for the northeast corner of the herein described tract, for the northwest corner of said Valadez tract;

THENCE, with the common line between said Torres tract, and with said Valadez tract, South 00°40'36" East, a distance of 15.15 feet, to the POINT OF BEGINNING, and containing 0.0509 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 28, 2024.

Note: A parcel plat of even date was prepared in conjunction with this property description.



8/14/25 7-30-25
Shelby J. Hoffman Date
Registered Professional Land Surveyor
No. 6084 State of Texas

SURVEYORS' NOTES:

1. All hearings shown hereon are correlated to the Texas state plane coordinate system, North Central Zone 42022. NAD83 (NA 2011).

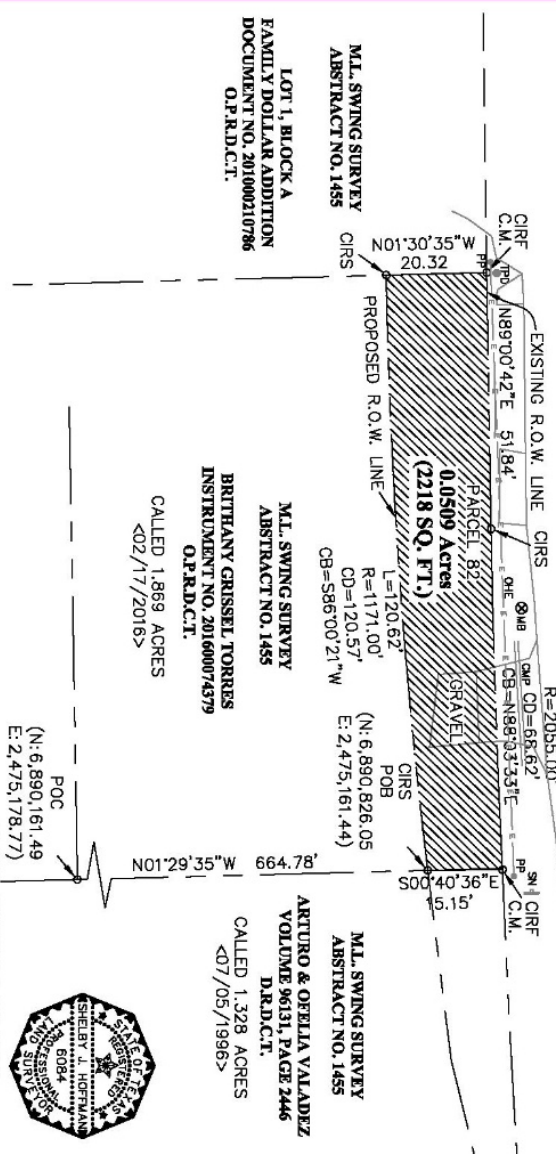
2. This survey was prepared without the benefit of a commitment for title insurance. The location of the ground under the subject property and the reporting of the location of the results thereof on this survey exhibit was prepared without the benefit of an abstract of title, therefore there may be assessments or other matters that could exist and are not shown.

This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelby J. Hoffmann, R.L.S., No. 0004, on September 20, 2024 and shows the significant visible improvements observed at the time of the survey.

SURVEYOR'S NOTES:

- SURVEYORS' NOTES:**
1. All hearings shown hereon are correlated to the Texas state plane coordinate system, North Central Zone (4202Z). NAD83 (NA 2011).
2. This survey was prepared without the benefit of a commitment for title insurance. The location of the survey is shown on the ground under the supervision of Shelby J. Hoffmann, R.P. 1-2, No. 0004, on September 20, 2024 and shows the significant visible improvements observed at the time of the survey.

BEAR CREEK ROAD
(A VARIABLE WIDTH R.O.W.)



LOT 1, BLOCK A
FAMILY DOLLAR ADDITON
DOCUMENT NO. 201000210786
O.P.R.D.C.T.

**M.L. SWING SURVEY
ABSTRACT NO. 1455
BRITHANY CRISEL TORRES**

ARTURO & OFELIA VALADEZ
VOLUME 96131, PAGE 2446
D.R.D.C.T.
ABSTRACT NO. 1455
M.L. SWING SURVEY
CALLED 1,328 ACRES
<07/05/1996>

CALLER 1.869 ACRES
<02/17/2016>

(N:6,890,161.49
E:2,475,178.77)

7/30/2025
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6084

7/30/2025

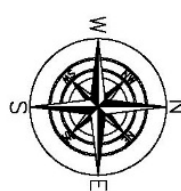
PRESENCE OF UTILITIES WARNING
811 or other similar utility locate requests (DIG-FESS) may have not been requested, may have been ignored, or may have resulted in an incomplete response; in which case utilities may have not been marked, or not completely marked, at the time the fieldwork was performed. Therefore, other utilities may exist which are not shown on this survey exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request, may be necessary.

NOTE - SOME ITEMS IN THIS LEGEND MAY NOT PERTAIN TO THIS SURVEY EXHIBIT. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION AND VERIFICATION IS REQUIRED.

PAGE 2 OF 2

NOTE: ACREAGE IS CALCULATED AREA.

ACRE TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
1.869	0.0509		1.818



A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

[illegible]

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 CORRS ADJUSTMENT, 2010 EPOCH. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00006307886. ALL DISTANCES ARE IN US SURVEY FEET.

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Telephone: 817-487-8916, www.gsisurvey.com
TBPELS Firm No. 10184400, SHELBY@GSSURVEY.COM

PARCEL SHOWN
SHOWING PARCEL: 13

ROAD:	BEAR CREEK
COUNTY:	DALLAS
GSI #:	
DATE:	7/30/2025
SCALE:	1"=50'

- 39 -