DALLAS COUNTY PLAT BOOKS GRANTEE ROBT. J. WEST. ROBT. J. WEST. ASSIGNEE PAT. NO. 1/33 VOL. 10 ACRES 575 EXCESS 16 AC. ABSTRACT NO. 1576 CERT. NO. 182 SURV. NO. 64 C. SHEET 2 SCHOOL DIST. FARMERS BRANCH INDER 10.5 MILES N. 23° W. LOCATION SCALE 200 FT. EQUAL 1 INCH PATENT REC. VOL. E. 105 PART OF SEC. 23 T. 2. R.I.W. TERRACE CLUB. PARK NO. 2 Tracts One, Two, and Three described in 1960 Contract Agreement (covenant) between Silver, N 89° ZG'E 324.9 Laughlin, Grady, Cates (first parties) and Sanford (second party). This agreement describes the three tracts above and references a fourth tract of Tract Four that is shown on the exhibit of that contract. The fourth tract (Tract Four) appears to include some ABST. 799 areas that are presently owned by Pendery. CARROLLTON TOWN I believe the 1960 Contract considered all the SHEET 10 land south of Valwood Parkway between Josey Lane and Dennis, to be "Valwood Park Shopping" ABST. 28 PARK NO. 6 H The easement that was attached to this property was for providing access to the old St. Stephens Cleaners site. 53x185 ingress and egress to Dennis VALWOOD Dedication Vol. 32-215 M.R. 4.73 Ac. PARKWAY Lane (pedestrian and vehicular access for St. Stephens Cleaners). easement also Jnderlying fee title presently in referenced in Vol. owned by Pendery by warranty deed aka tract 38 プ^ス3658 Pg 140 93045/4862. No mention of encumbrances on their deed. Value and Vill FIRST PARCEL, in described as First Parcel in Deed Pendery Vet Office Property Two 4 warranty deed 80196/0069 90043/3466 Southern shopping J. SIDRAN FIRST PARCEL, Tract 2 in deed 90043/3466 To City of F.B. 11-22-60 Easements were were Old St. Stephens Cleaners site. granted in 90043/3466 to Fee title owned by City. I do not provide access and parking have a copy of deed into City. Sheriff's Deed 94152/2653 for for the old St. Stephens 1.847 acres plus (tax) tract 38. The Sheriff's deed did not have any legal description for tract 38. They used DCAD's tax tract number in lieu of a written description. Now Senior Center land. Easement for ingress and egress for pedestrian and vehicular traffic and Also described in deed 69177/1566 are Tract 1 the right to park and Tract 2 with same easements described and vehicles. Fee title attached to Tract 2 in that deed (the cleaners owned by City. I do not have a copy of the deed into City. KEVIN: The Penderys are requesting the City to release encumbrances on their property (see their RELEASE OF EASEMENTS draft). They own two tracts of land 1 A(MOOD shown above. One of the tracts appears to be encumbered by an ingress-egress easement that originally served the property previously known as the St. Stephens The easement that Cleaners which was acquired by the City. The ingress-egress easement is described was attached to this in various deeds in their chain of title as shown above. property was to serve the cleaners They also believe that both of their (Pendery) tracts are affected by a contract agreement that was executed in 1960 describing the "fourth" tract on that agreement Vol. 5405 Pg. 96. The second agreement document that may affect their property was executed in 1964 (Vol. 314 Pg.1061). That agreement may affect the 53x185 tract. I do not have a copy of the deed restrictions of April 13th, 1957 mentioned in paragraph 4 of that agreement. Encumbrances on the 53x185 tract are mentioned on several subsequent I have been unable to view the older deeds referenced above, including a tract referenced in Vol. 3658 Pg. 140. Please review and comment to John Land and myself at your earliest convenience. Thanks, Chris Harrington