

ORDINANCE NO. 29832

An ordinance providing for the abandonment and relinquishment of portions of thirteen fire lane easements, eight utility easements, and one water easement, located in City Blocks 8389, 8390, 8391 and A/8391 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Wal-Mart Real Estate Business Trust; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

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**WHEREAS**, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Wal-Mart Real Estate Business Trust, a Delaware statutory trust; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portions of easements are no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

**WHEREAS**, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth; **Now, Therefore**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

**SECTION 2.** That for and in monetary consideration of the sum of **TWENTY-TWO THOUSAND FOUR HUNDRED AND NO/100 (\$22,400.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Section 8, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tracts or parcels of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

**SECTION 3.** That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

**SECTION 4.** That the Chief Financial Officer is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction - Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

**SECTION 5.** That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

**SECTION 6.** That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

**SECTION 7.** That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

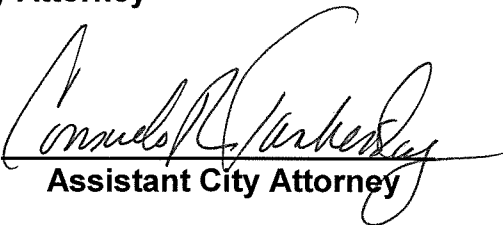
**SECTION 8.** That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the property described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

**SECTION 9.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

**SECTION 10.** That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

**APPROVED AS TO FORM:**  
**WARREN M. S. ERNST**  
City Attorney

**DAVID COSSUM**  
Director of Department of Sustainable  
Development and Construction

BY   
Assistant City Attorney

BY   
Assistant Director

Passed                     AUG 26 2015                    .

FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. A/8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.408 acre (17,791 square feet) tract of land out of City of Dallas Block No. A/8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being the east half of a 45 Foot Wide Fire Lane Easement, called Easement No. 1, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being out of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northwest corner of said 8.1852 acre tract and said Block A/8391, and the northeast corner of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, said corner being in the north line of said Easement No. 1, and also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, from which a 4 inch brass TXDOT right-of-way monument found for corner bears South 64°34'44" West, a distance of 435.62 feet;

THENCE North 64°34'44" East, along the north lines of said 8.1852 acre tract, said Block A/8391, and said Easement No. 1, and along said south right-of-way line, a distance of 24.80 feet to the northeast corner of said Easement No. 1;

THENCE, departing said north lines and said south right-of-way line, over and across said 8.1852 acre tract and said Block A/8391, the following courses and distances:

South 00°32'20" East, along the east line of said Easement No. 1, a distance of 795.91 feet to the southeast corner of said Easement No. 1;

South 89°27'11" West, along the south line of said Easement No. 1, a distance of 22.50 feet to a point for corner in the west lines of said 8.1852 acre tract and said Block A/8391 and the east line of said Tract I, from which an "X" cut in concrete found for the southwest corner of said 8.1852 acre tract and said Block A/8391, and the southeast corner of said Tract I, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°32'20" East, a distance of 25.00 feet;

THENCE North 00°32'20" West, departing the south line of said Easement No. 1, and along said common line, a distance of 785.47 feet to the POINT OF BEGINNING and containing 0.408 acre (17,791 square feet) of land, more or less.

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.



(For SPRG use only)  
 Reviewed By: DBF  
 Date: 03-03-2014  
 SPRG NO: 2821

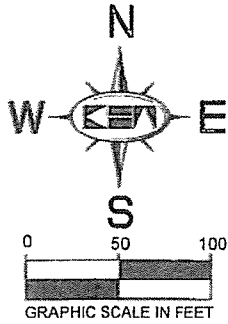
  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034

**Kimley-Horn  
 and Associates, Inc.**

Tel. No (972) 335-3580  
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 3

FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. A/8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



L. B. J. FREEWAY (I. H. NO. 635)  
(VARIABLE WIDTH RIGHT OF WAY)  
VOL. 443, PG. 364, D.R.D.C.T.

(EASEMENT NO. 3)  
20' FIRE LANE EASEMENT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

4" BRASS TXDOT  
ROW MON FND  
(C.M.)

UTILITY EASEMENT  
VOL. 68131, PG. 1016  
D.R.D.C.T.

(EASEMENT NO. 10)  
20' FIRE LANE EASEMENT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

(TRACT 2)  
INGRESS AND  
EGRESS EASEMENT  
VOL. 68119, PG. 1548  
D.R.D.C.T.

(TRACT 3)  
INGRESS AND  
EGRESS EASEMENT  
VOL. 68119, PG. 1548  
D.R.D.C.T.

0.408 ACRE  
17,791 SQ. FT.

CALLED TRACT I (12.9598 ACRES)  
4121 HARVEST HILL ROAD HOLDINGS  
LIMITED PARTNERSHIP  
INST. NO. 201100144547  
O.P.R.D.C.T.

SPANISH POINT, LP  
VOL. 2005153, PG. 08762  
O.P.R.D.C.T.  
(PREVIOUS CONVEYANCE)

CITY OF DALLAS  
BLOCK NO. 8391

(EASEMENT NO. 9)  
20' FIRE LANE EASEMENT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

(EASEMENT NO. 11)  
20' FIRE LANE EASEMENT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

15' D.P. & L. & S.W.B. EASEMENT  
VOL. 69079, PG. 0014  
D.R.D.C.T.

1/2" IRFC  
(PEISER)

VISIBILITY EASEMENT  
VOL. 97190, PG. 4811  
D.R.D.C.T.

25' UTILITY EASEMENT  
VOL. 74248, PG. 0546  
M.R.D.C.T.

ONCOR ELECTRIC DELIVERY  
COMPANY LLC EASEMENT  
INST. NO. 201100229142  
O.P.R.D.C.T.

5' X 5' SIGN EASEMENT  
VOL. 97190, PG. 4811  
D.R.D.C.T.

25' UTILITY EASEMENT  
VOL. 74248, PG. 0546,  
M.R.D.C.T.

BLOCK A/8391  
MIDWAY PARK SHOPPING CENTER  
VOL. 74248, PG. 0546  
M.R.D.C.T.

CALLED 8.1852 ACRES  
PRESCOTT INTERESTS MIDWAY PLAZA, LTD  
VOL. 97169, PG. 3985  
D.R.D.C.T.

15' D.P. & L. AND S.W.B. EASEMENT  
VOL. 77167, PG. 1667, D.R.D.C.T.

(EASEMENT NO. 1)  
45' FIRE LANE EASEMENT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

MATCH LINE - SEE SHEET 3 OF 3

NOTE

BEARINGS BASED UPON THE SOUTHERLY  
RIGHT-OF-WAY LINE OF LOVERS LANE AS  
REFERENCED IN REVISED CARUTH MANOR NO. 5,  
RECORDED IN VOLUME 68080, PAGE 1938 OF THE  
MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID  
BEARING BEING SOUTH 89°09'53 EAST.

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP  
C.M. = CONTROLLING MONUMENT  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS



(For SPRG use only)  
Reviewed By: DBF  
Date: 03-03-2014  
SPRG NO: 2821

Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200 Frisco, Texas 75034  
Tel No (972) 335-3580 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	083382231	2 OF 3

29832

151572

FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. A/8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

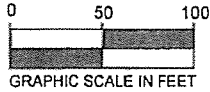
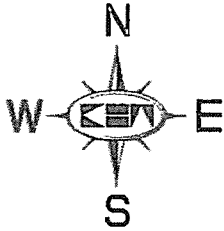
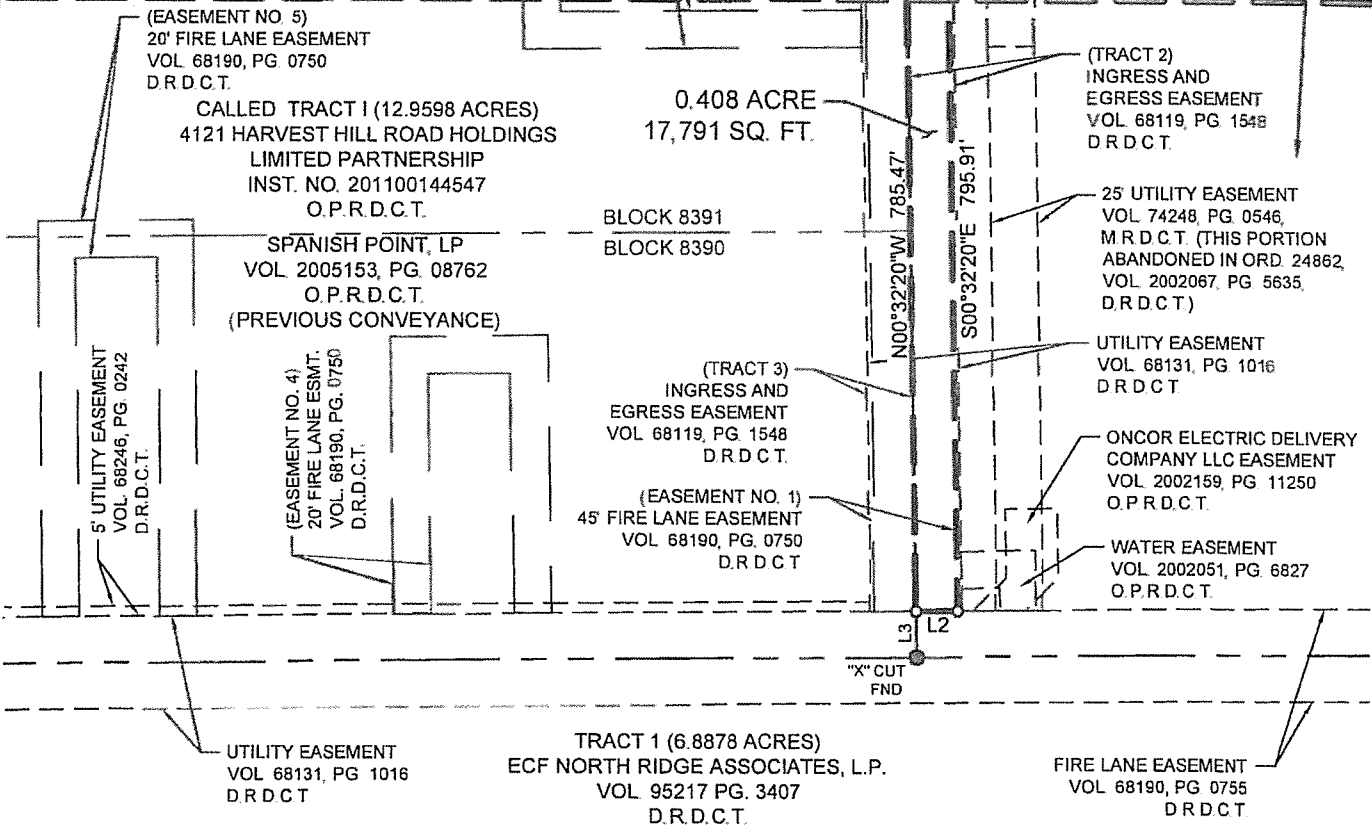


EXHIBIT A-TRACT 1

CALLER 8 1852 ACRES  
PRESCOTT INTERESTS MIDWAY PLAZA, LTD.  
VOL. 97169, PG. 3985  
D.R.D.C.T.  
BLOCK A/8391  
MIDWAY PARK SHOPPING CENTER  
VOL. 74248, PG. 0546  
M.R.D.C.T.

MATCH LINE - SEE SHEET 2 OF 3



LINE TABLE		
NO.	BEARING	LENGTH
L1	N64°34'44\"E	24.80'
L2	S89°27'11\"W	22.50'
L3	S00°32'20\"E	25.00'

NOTE  
BEARINGS BASED UPON THE SOUTHERLY  
RIGHT-OF-WAY LINE OF LOVERS LANE AS  
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Date: 03-09-2014  
SPRG NO: 2821



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Frisco, Texas 75034  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3

FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8390 AND 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.403 acre (17,556 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being the west half of a 45 Foot Wide Fire Lane Easement, called Easement No. 1, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said Tract I and the northwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the northwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, said corner being in the north line of said Easement No. 1, and also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

THENCE South 00°32'20" East, departing the north line of said Easement No. 1 and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), and along the east line of said Tract I and the common west line of said 8.1852 acre tract and said Block A/8391, a distance of 785.47 feet to a point in the south line of said Easement No. 1, from which an "X" cut in concrete found for the southeast corner of said Tract I and the southwest corner of said 8.1852 acre tract and said Block A/8391, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°32'20" East, a distance of 25.00 feet;

THENCE, departing said common line, over and across said Tract I, the following courses and distances:

South 89°27'11" West, along the south line of said Easement No. 1, a distance of 22.50 feet to the southwest corner of said Easement No. 1;

North 00°32'20" West, along the west line of said Easement No. 1, a distance of 775.04 feet to the northwest corner of said Easement No. 1, said point being in the north line of said Tract I and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), from which a 4 inch brass TXDOT right-of-way monument found for corner bears South 64°34'44" West, a distance of 410.82 feet;

THENCE North 64°34'44" East, along the north lines of said Tract I and said Easement No. 1, and along said south right-of-way line, a distance of 24.80 feet to the POINT OF BEGINNING and containing 0.403 acre (17,556 square feet) of land, more or less.

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.



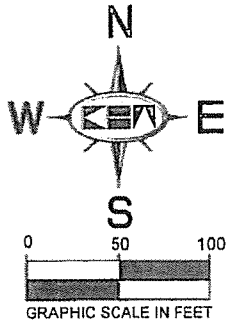
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Reviewed By: RBF  
Date: 03.03.2014  
SPRG NO: 2222

Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel No (972) 335-3590  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8390 AND 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



L. B. J. FREEWAY (I. H. NO. 635)  
(VARIABLE WIDTH RIGHT OF WAY)  
VOL. 443, PG. 364, D.R.D.C.T.

(EASEMENT NO. 3)  
20' FIRE LANE EASEMENT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

4 BRASS TXDOT  
ROW MON FND  
(C.M.)

S64°34'44"W 410.82'

UTILITY EASEMENT  
VOL. 68131, PG. 1016  
D.R.D.C.T.

(EASEMENT NO. 10)  
20' FIRE LANE EASEMENT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

(TRACT 2)  
INGRESS AND  
EGRESS EASEMENT  
VOL. 68119, PG. 1548  
D.R.D.C.T.

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0.403 ACRE  
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O.P.R.D.C.T.

SPANISH POINT, LP  
VOL. 2005153, PG. 08762  
O.P.R.D.C.T.  
(PREVIOUS CONVEYANCE)

CITY OF DALLAS  
BLOCK NO. 8391

(EASEMENT NO. 9)  
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D.R.D.C.T.

(EASEMENT NO. 11)  
20' FIRE LANE EASEMENT  
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D.R.D.C.T.

15' D.P. & L. & S.W.B. EASEMENT  
VOL. 69079, PG. 0014  
D.R.D.C.T.

POINT OF BEGINNING

1/2" IRFC  
(PEISER)

VISIBILITY EASEMENT  
VOL. 97190, PG. 4811  
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25' UTILITY EASEMENT  
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5' X 5' SIGN EASEMENT  
VOL. 97190, PG. 4811  
D.R.D.C.T.

15' D.P. & L. AND S.W.B. EASEMENT  
VOL. 77167, PG. 1667, D.R.D.C.T.

25' UTILITY EASEMENT  
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BLOCK A/8391  
MIDWAY PARK SHOPPING CENTER  
VOL. 74248, PG. 0546  
M.R.D.C.T.

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PRESCOTT INTERESTS MIDWAY PLAZA, LTD.  
VOL. 97169, PG. 3985  
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VOL. 68190, PG. 0750  
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MATCH LINE - SEE SHEET 3 OF 3

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Date: 03-03-2015  
SPRG NO: 2822

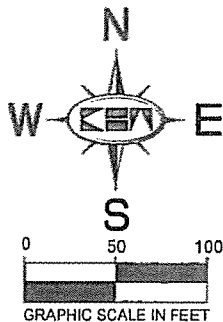


**Kimley-Horn  
and Associates, Inc.**  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034

Tel. No (972) 335-3580  
Fax No (972) 335-3779

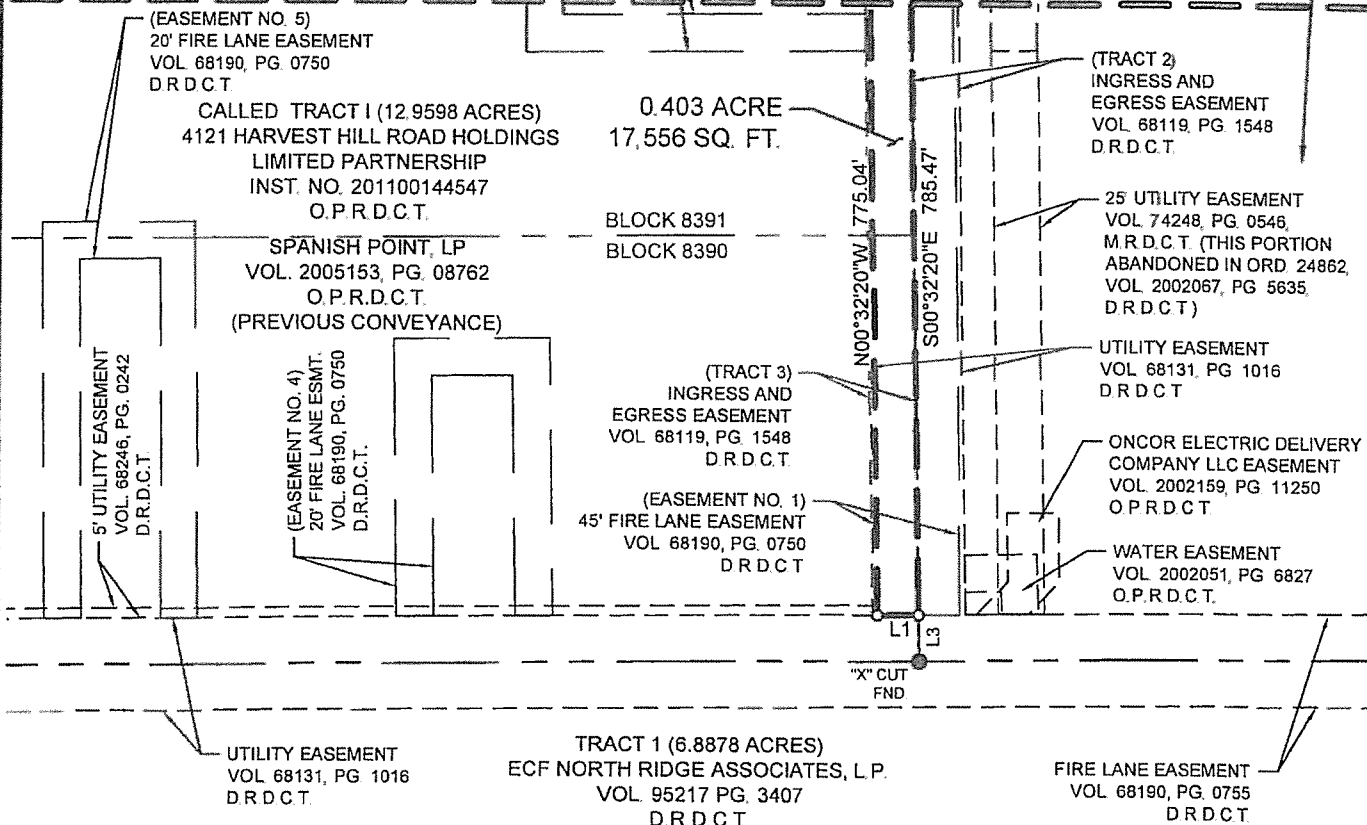
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 3

FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8390 AND 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



CALLED 8,1852 ACRES  
PRESCOTT INTERESTS MIDWAY PLAZA, LTD.  
VOL. 97169, PG. 3985  
D.R.D.C.T.  
BLOCK A/8391  
MIDWAY PARK SHOPPING CENTER  
VOL. 74248, PG. 0546  
M.R.D.C.T.

MATCH LINE - SEE SHEET 2 OF 3



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°27'11\"W	22.50'
L2	N64°34'44\"E	24.80'
L3	S00°32'20\"E	25.00'

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP  
C.M. = CONTROLLING MONUMENT  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: D.B.F.  
Date: 03-03-2014  
SPRG NO: 2022



Kimley-Horn and Associates, Inc.

Tel. No. (972) 335-3580  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3

FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 3

BEING a 0.138 acre (5,994 square feet) tract of land out of City of Dallas Block No. 8391, in the V. Wampler Survey, Abstract No 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, called Easement No. 10, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped 'PEISER" found for the northeast corner of said Tract I and the northwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the northwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, said corner also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

THENCE South 64°34'44" West, along the north line of said Tract I and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), a distance of 216.84 feet to a point, from which a 4 inch brass TXDOT right-of-way monument found bears South 64°34'44" West, a distance of 218.78 feet;

THENCE, departing said north line and said south right-of-way line, over and across said Tract I, the following courses and distances:

South 00°31'11" East, a distance of 11.02 feet to the most easterly northeast corner of said Easement No. 10, the POINT OF BEGINNING of the herein described tract;

South 00°31'11" East, along the east line of said Easement No. 10, a distance of 147.35 feet to the southeast corner of said Easement No. 10;

South 89°28'49" West, along the south line of said Easement No. 10, a distance of 84.00 feet to the southwest corner of said Easement No. 10;

North 00°31'11" West, along the west line of said Easement No. 10, a distance of 108.36 feet to the most westerly northwest corner of said Easement No. 10;

North 64°34'44" East, along the north line of said Easement No. 10, a distance of 22.05 feet to the most westerly northeast corner of said Easement No. 10;

South 00°31'11" East, along an east line of said Easement No. 10, a distance of 97.64 feet to an interior ell corner of said Easement No. 10;

North 89°28'49" East, along a north line of said Easement No. 10, a distance of 44.00 feet to an interior ell corner of said Easement No. 10;

North 00°31'11" West, along a west line of said Easement No. 10, a distance of 118.07 feet to the most easterly northwest corner of said Easement No. 10;

North 64°34'44" East, along the north line of said Easement No. 10, a distance of 22.05 feet to the POINT OF BEGINNING and containing 0.138 acre (5,994 square feet) of land, more or less.

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.



Kimley-Horn and Associates, Inc.

Tel. No (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063382231	1 OF 2

(For SPRG use only)

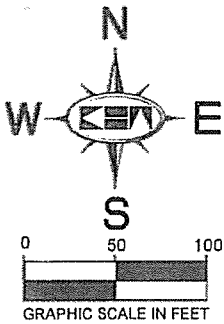
Reviewed By: DBF

Date: 03-03-2014

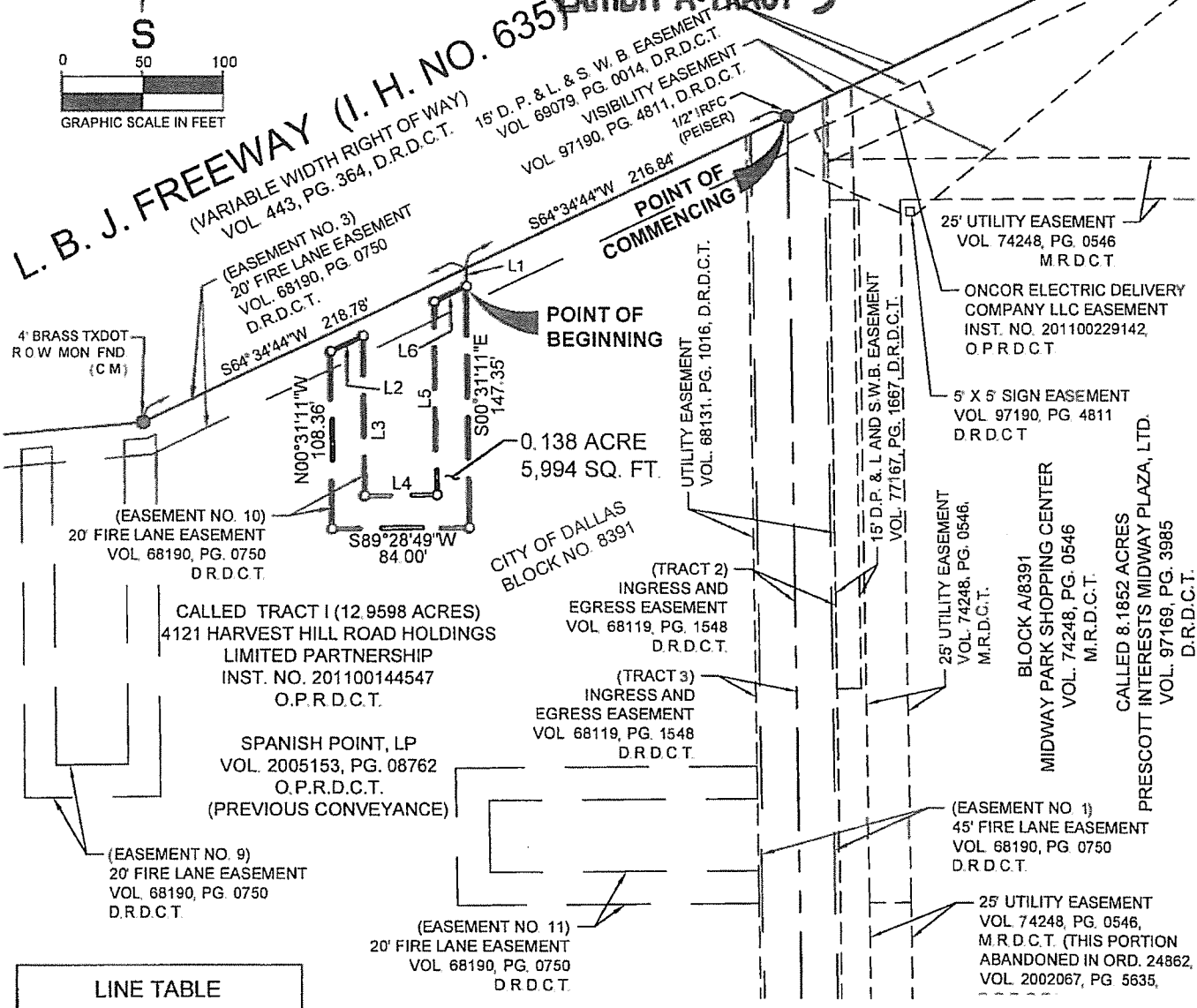
SPRG NO: 2323

FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 3



L. B. J. FREEWAY (I. H. NO. 635)  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL. 443, PG. 364, D.R.D.C.T.



(EASEMENT NO. 3)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

(EASEMENT NO. 10)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

0.138 ACRE  
 5,994 SQ. FT.

CITY OF DALLAS  
 BLOCK NO. 8391

(TRACT 2)  
 INGRESS AND  
 EGRESS EASEMENT  
 VOL. 68119, PG. 1548  
 D.R.D.C.T.

(TRACT 3)  
 INGRESS AND  
 EGRESS EASEMENT  
 VOL. 68119, PG. 1548  
 D.R.D.C.T.

SPANISH POINT, LP  
 VOL. 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)

(EASEMENT NO. 9)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

(EASEMENT NO. 11)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

25' UTILITY EASEMENT  
 VOL. 74248, PG. 0546  
 M.R.D.C.T.

ONCOR ELECTRIC DELIVERY  
 COMPANY LLC EASEMENT  
 INST. NO. 201100229142,  
 O.P.R.D.C.T.

5' X 5' SIGN EASEMENT  
 VOL. 97190, PG. 4811  
 D.R.D.C.T.

25' UTILITY EASEMENT  
 VOL. 74248, PG. 0546,  
 M.R.D.C.T.

25' UTILITY EASEMENT  
 VOL. 74248, PG. 0546,  
 M.R.D.C.T. (THIS PORTION  
 ABANDONED IN ORD. 24862,  
 VOL. 2002067, PG. 5635,

BLOCK A/8391  
 MIDWAY PARK SHOPPING CENTER  
 VOL. 74248, PG. 0546  
 M.R.D.C.T.

CALLED 8.1852 ACRES  
 PRESCOTT INTERESTS MIDWAY PLAZA, LTD.  
 VOL. 97169, PG. 3985  
 D.R.D.C.T.

LINE TABLE

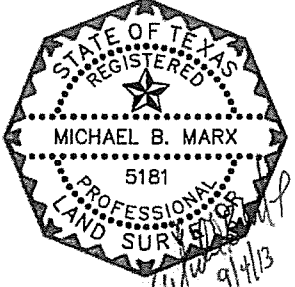
NO.	BEARING	LENGTH
L1	S00°31'11"E	11.02'
L2	N64°34'44"E	22.05'
L3	S00°31'11"E	97.64'
L4	N89°28'49"E	44.00'
L5	N00°31'11"W	118.07'
L6	N64°34'44"E	22.05'

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



(For SPRG use only)  
 Reviewed By: DBF  
 Date: 03.07.2014  
 SPRG NO: 2823

**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 Tel. No. (972) 335-3590  
 Fax No. (972) 335-3779

Scale 1" = 100'	Drawn by JTD	Checked by MBM	Date 01/10/2013	Project No. 063362231	Sheet No. 2 OF 2
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FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a 0.418 acre (18,191 square feet) tract of land out of City of Dallas Block No. 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, called Easement No. 3, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northwest corner of said Tract I and said Easement No. 3, and the northeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

**THENCE**, along the north lines of said Tract I and said Easement No. 3, and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), the following courses and distances:

North 62°35'01" East, a distance of 91.26 feet to a 4 inch brass TXTDOT right-of-way monument found for corner;

North 85°07'31" East, a distance of 382.59 feet to a 4 inch brass TXTDOT right-of-way monument found for corner;

North 64°34'44" East, a distance of 435.62 feet to a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said Tract I and said Easement No. 3, and the northwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the northwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas;

**THENCE** South 00°32'20" East, departing said north line and said south right-of-way line, and along the east lines of said Tract I and said Easement No. 3, and the common west line of said 8.1852 acre tract and said Block A/8391, a distance of 22.05 feet to the southeast corner of said Easement No. 3, from which an "X" cut in concrete found for the southeast corner of said Tract I and the southwest corner of said 8.1852 acre tract and said Block A/8391, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°32'20" East, a distance of 788.42 feet;

**THENCE**, departing said common line, over and across said Tract I, and along the south line of said Easement No. 3, the following courses and distances:

South 64°34'44" West, a distance of 429.97 feet to a point for corner;

South 85°07'31" West, a distance of 382.23 feet to a point for corner;

South 62°35'01" West, a distance of 97.42 feet to the southwest corner of said Easement No. 3, being in the west line of said Tract I and the common east line of said EFC North Ridge Associates, L.P. Tract 2;

**THENCE** North 00°30'51" West, along the west lines of said Tract I and said Easement No. 3, and the common west line of said Tract 2, a distance of 22.43 feet to the **POINT OF BEGINNING** and containing 0.418 acre (18,191 square feet) of land, more or less.

NOTE

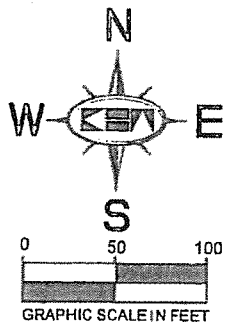
BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.



(For SPRG use only)  
Reviewed By: DBF  
Date: 03-03-2014  
SPRG NO: 2824

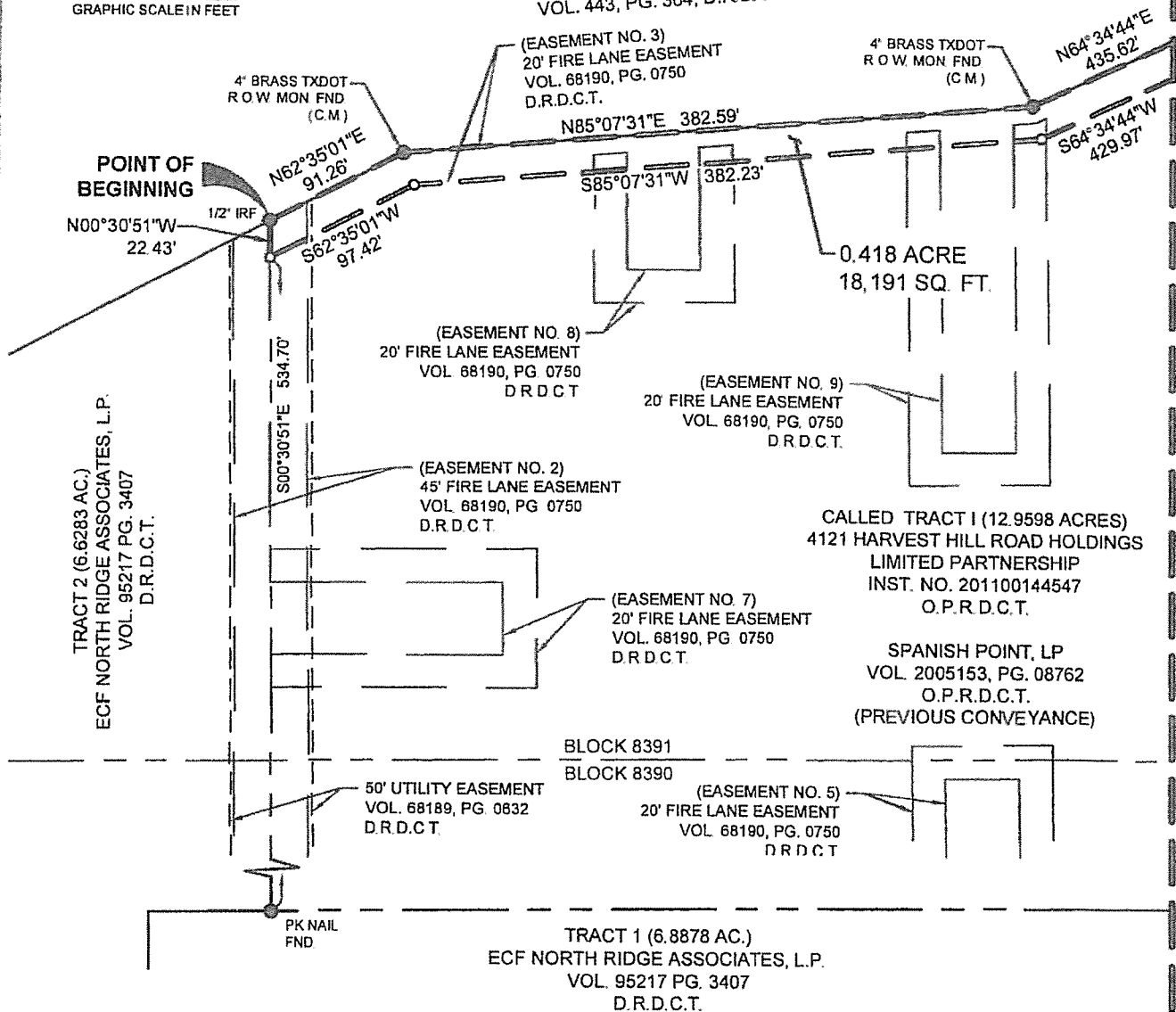
**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel No (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 3



FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**EXHIBIT A-TRACT 4**  
**L. B. J. FREEWAY (I. H. NO. 635)**  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL. 443, PG. 364, D.R.D.C.T.



MATCHLINE - SEE SHEET 3 OF 3

NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1838 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.

LEGEND

- IRF = IRON ROD FOUND
- IRFC = IRON ROD WITH PLASTIC CAP FOUND
- C.M. = CONTROLLING MONUMENT
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

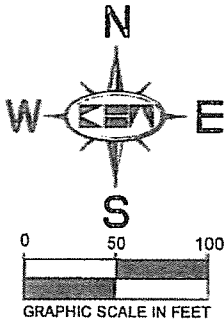
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 Date: 03.07.2014  
 SPRG NO: 2824



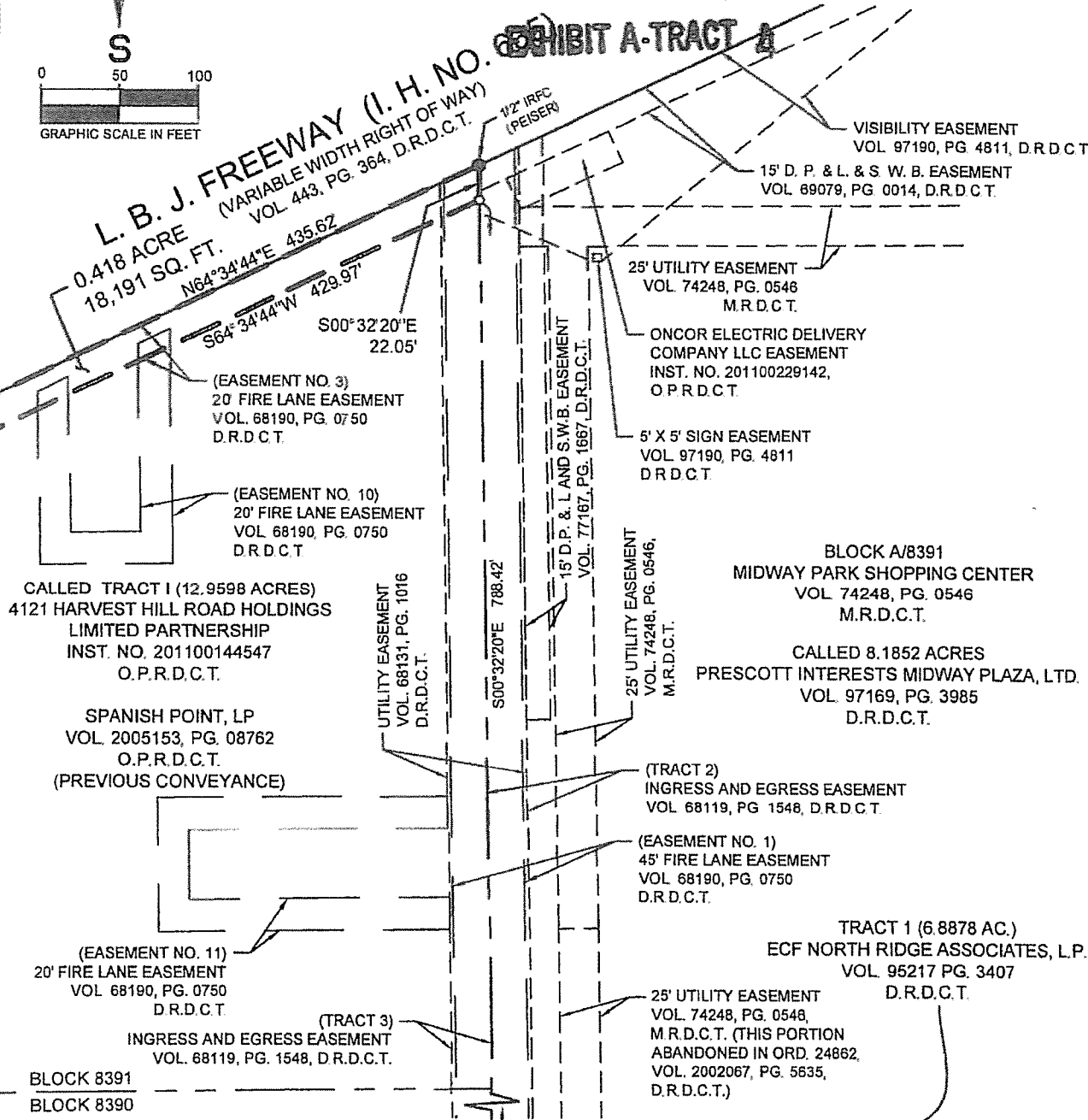
Tel No (972) 335-3580  
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 3

FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MATCHLINE - SEE SHEET 2 OF 3



NOTE

BEARINGS BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOVERS LANE AS REFERENCED IN REVISED CARUTH MANOR NO. 5, RECORDED IN VOLUME 68080, PAGE 1938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID BEARING BEING SOUTH 89°09'53 EAST.



LEGEND  
IRF = IRON ROD FOUND  
IRFC = IRON ROD WITH PLASTIC CAP FOUND  
C.M. = CONTROLLING MONUMENT  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)  
Reviewed By: DBF  
Date: 03.03.2014  
SPRG NO: 2824

**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel No (972) 335-3580  
Fax No. (972) 335-3778

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063382231	3 OF 3

FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**EXHIBIT A-TRACT 5**

BEING a 0.220 acre (9,566 square feet) tract of land out of City of Dallas Block No. 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, created in Easement No. 9, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Tract I and the northeast corner of Tract 2, called 6.6283 acres, conveyed in a General Warranty Deed to ECF North Ridge Associates, L.P., recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

THENCE, along the north line of said Tract I and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), the following courses and distances:

North 62°35'01" East, a distance of 91.26 feet to a 4 inch brass TXDOT right-of-way monument found for corner;

North 85°07'31" East, a distance of 306.20 feet to a point, from which a 4 inch brass TXDOT right-of-way monument found bears North 85°07'31" East, a distance of 76.39 feet;

THENCE, departing said north line and said south right-of-way line, over and across said Tract I, the following courses and distances:

South 00°31'33" East, a distance of 10.03 feet to the most westerly northwest corner of said Easement No. 9, the **POINT OF BEGINNING** of the herein described tract;

North 85°07'31" East, along the north line of said Easement No. 9, a distance of 20.06 feet to the most westerly northeast corner of said Easement No. 9;

South 00°31'33" East, along an east line of said Easement No. 9, a distance of 195.24 feet to an interior ell corner of said Easement No. 9;

North 89°28'27" East, along a north line of said Easement No. 9, a distance of 44.17 feet to an interior ell corner of said Easement No. 9;

North 00°31'33" West, along a west line of said Easement No. 9, a distance of 198.60 feet to the most easterly northwest corner of said Easement No. 9;

North 85°07'31" East, along a north line of said Easement No. 9, a distance of 14.61 feet to an angle point in the north line of said Easement No. 9;

North 64°34'44" East, continuing along the north line of said Easement No. 9, a distance of 5.99 feet to the most easterly northeast corner of said Easement No. 9;

South 00°31'33" East, along the east line of said Easement No. 9, a distance of 222.23 feet to the southeast corner of said Easement No. 9;

South 89°28'27" West, along the south line of said Easement No. 9, a distance of 84.17 feet to the southwest corner of said Easement No. 9;

North 00°31'33" West, along the west line of said Easement No. 9, a distance of 213.72 feet to the **POINT OF BEGINNING** and containing 0.220 acre (9,566 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

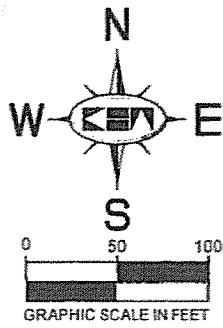


(For SPRG use only)  
Reviewed By: OBF  
Date: 06-24-2014  
SPRG NO: 2825

**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel No (972) 335-3550  
Fax No (972) 335-3779

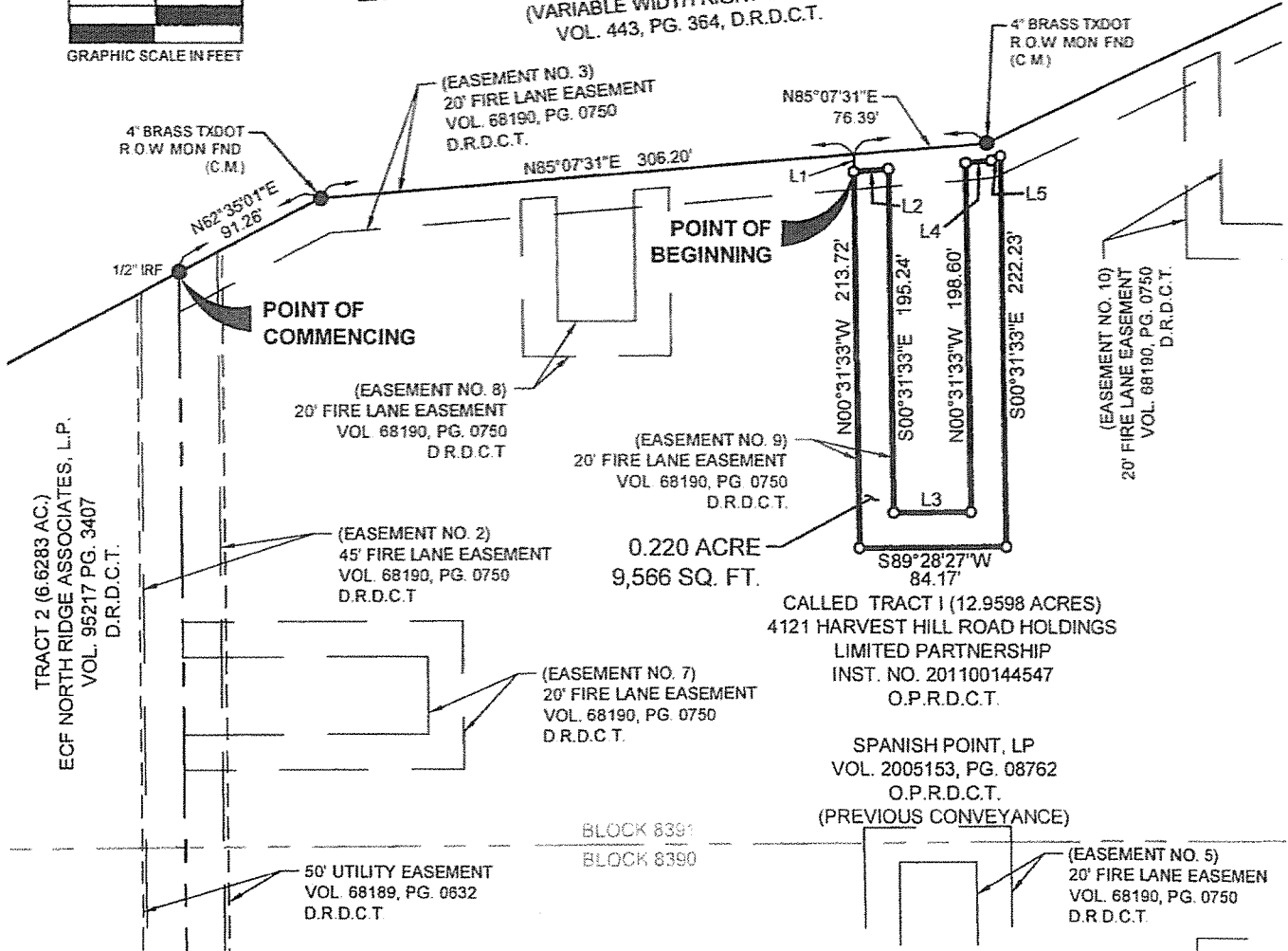
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2





FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

L. B. J. FREEWAY (I. H. NO. 635)  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL. 443, PG. 364, D.R.D.C.T.



TRACT 2 (6.6283 AC.)  
 ECF NORTH RIDGE ASSOCIATES, L.P.  
 VOL. 98217 PG. 3407  
 D.R.D.C.T.

0.220 ACRE  
 9,566 SQ. FT.  
 CALLED TRACT 1 (12.9598 ACRES)  
 4121 HARVEST HILL ROAD HOLDINGS  
 LIMITED PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.  
 SPANISH POINT, LP  
 VOL. 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°31'33"E	10.03'
L2	N85°07'31"E	20.06'
L3	N89°28'27"E	44.17'
L4	N85°07'31"E	14.61'
L5	N64°34'44"E	5.99'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

IRF = IRON ROD FOUND  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



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 Reviewed By: DBF  
 Date: 06-29-2014  
 SPRG NO: 2825

**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 Tel No (972) 335-3580  
 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 2

FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a 0.105 acre (4,577 square feet) tract of land out of City of Dallas Block No. 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, created in Easement No. 8, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod found for the northwest corner of said Tract I and the northeast corner of Tract 2, called 6.6283 acres, conveyed in a General Warranty Deed to ECF North Ridge Associates, L.P., recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

**THENCE**, along the north line of said Tract I and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), the following courses and distances:

North 62°35'01" East, a distance of 91.26 feet to a 4 inch brass TXDOT right-of-way monument found for corner;

North 85°07'31" East, a distance of 115.64 feet to a point, from which a 4 inch brass TXDOT right-of-way monument found bears North 85°07'31" East, a distance of 266.95 feet;

**THENCE**, departing said north line and said south right-of-way line, over and across said Tract I, the following courses and distances:

South 00°31'24" East, a distance of 10.03 feet to the most westerly northwest corner of said Easement No. 8, the **POINT OF BEGINNING** of the herein described tract;

North 85°07'31" East, along the north line of said Easement No. 8, a distance of 20.06 feet to the most westerly northeast corner of said Easement No. 8;

South 00°31'24" East, along an east line of said Easement No. 8, a distance of 70.76 feet to an interior ell corner of said Easement No. 8;

North 89°28'36" East, along a north line of said Easement No. 8, a distance of 44.00 feet to an interior ell corner of said Easement No. 8;

North 00°31'24" West, along a west line of said Easement No. 8, a distance of 74.11 feet to the most easterly northwest corner of said Easement No. 8;

North 85°07'31" East, along the north line of said Easement No. 8, a distance of 20.06 feet to the most easterly northeast corner of said Easement No. 8;

South 00°31'24" East, along the east line of said Easement No. 8, a distance of 95.63 feet to the southeast corner of said Easement No. 8;

South 89°28'36" West, along the south line of said Easement No. 8, a distance of 84.00 feet to the southwest corner of said Easement No. 8;

North 00°31'24" West, along the west line of said Easement No. 8, a distance of 89.24 feet to the **POINT OF BEGINNING** and containing 0.105 acre (4,577 square feet) of land, more or less.

NOTE

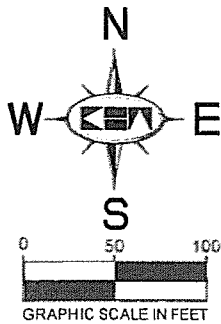
Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values



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SPRG NO: 2826

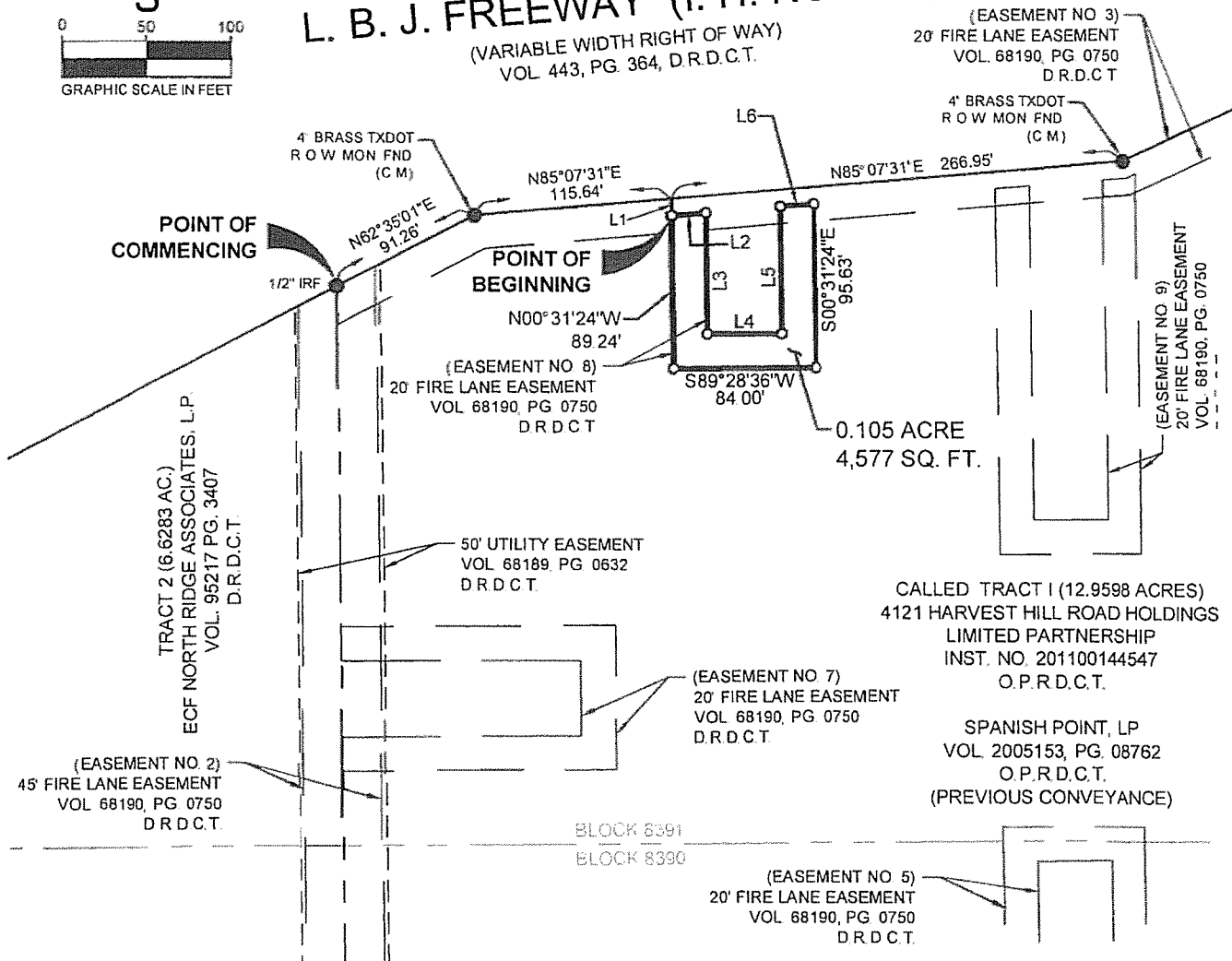
**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel No (972) 335-3580  
Fax No. (972) 335-3773

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2



FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**EXHIBIT A-TRACT 6**  
**L. B. J. FREEWAY (I. H. NO. 635)**  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL 443, PG. 364, D.R.D.C.T.



CALLLED TRACT I (12.9598 ACRES)  
 4121 HARVEST HILL ROAD HOLDINGS  
 LIMITED PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.  
 SPANISH POINT, LP  
 VOL 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)

LINE TABLE

NO.	BEARING	LENGTH
L1	S00°31'24"E	10.03'
L2	N85°07'31"E	20.06'
L3	S00°31'24"E	70.76'
L4	N89°28'36"E	44.00'
L5	N00°31'24"W	74.11'
L6	N85°07'31"E	20.06'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

IRF = IRON ROD FOUND  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: DBF  
 Date: 06292014  
 SPRG NO: 2826



**Kimley-Horn  
 and Associates, Inc.**

Tel No (972) 335-3580  
 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 2

FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.167 acre (7,280 square feet) tract of land out of City of Dallas Block No. 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, created in Easement No. 7, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Tract I and the northeast corner of Tract 2, called 6.6283 acres, conveyed in a General Warranty Deed to ECF North Ridge Associates, L.P., recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, from which a 4 inch brass TXDOT right-of-way monument found bears North 62°35'01" East, a distance of 91.26 feet

THENCE South 00°30'51" East, departing said south right-of-way line of L.B.J. Freeway (I.H. No. 635), and along the west line of said Tract I and the common east line of said Tract 2, a distance of 198.96 feet to the most northerly northwest corner of said Easement No. 7, the POINT OF BEGINNING of the herein described tract

THENCE, departing said common line, over and across said Tract I, the following courses and distances:

North 89°29'09" East, along the north line of said Easement No. 7, a distance of 160.00 feet to the northeast corner of said Easement No. 7;

South 00°30'51" East, along the east line of said Easement No. 7, a distance of 84.00 feet to the southeast corner of said Easement No. 7;

South 89°29'09" West, along the south line of said Easement No. 7, a distance of 160.00 feet to the most southerly southwest corner of said Easement No. 7, being in said common line, from which a PK nail found for the southwest corner of said Tract I and the most easterly southeast corner of said Tract 2, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 274.16 feet;

THENCE North 00°30'51" West, along said common line and the west line of said Easement No. 7, a distance of 20.00 feet to the most southerly northwest corner of said Easement No. 7;

THENCE, departing said common line, over and across said Tract I, the following courses and distances:

North 89°29'09" East, along a north line of said Easement No. 7, a distance of 140.00 feet to an interior ell corner of said Easement No. 7;

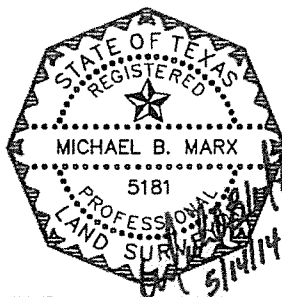
North 00°30'51" West, along a west line of said Easement No. 7, a distance of 44.00 feet to an interior ell corner of said Easement No. 7;

South 89°29'09" West, along a south line of said Easement No. 7, a distance of 140.00 feet to the most northerly southwest corner of said Easement No. 7, being in said common line;

THENCE North 00°30'51" West, along said common line and the west line of said Easement No. 7, a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.167 acre (7,280 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values



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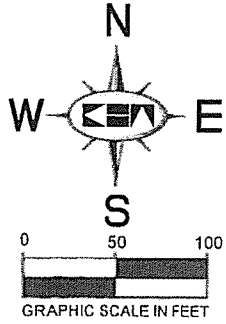
**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel No (972) 335-3580  
Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	053362231	1 OF 2

FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**EXHIBIT A-TRACT 7**  
**L. B. J. FREEWAY (I. H. NO. 635)**

(VARIABLE WIDTH RIGHT OF WAY)  
VOL 443, PG 364, D.R.D.C.T.



(EASEMENT NO. 3)  
20' FIRE LANE EASEMENT  
VOL 68190, PG 0750  
D.R.D.C.T.

4" BRASS TXDOT  
ROW MON FND  
(C.M.)

4" BRASS TXDOT  
ROW MON FND  
(C.M.)

POINT OF  
COMMENCING

1/2" IRF

N62°35'01"E  
91.26'

50' UTILITY EASEMENT  
VOL 68189, PG 0632  
D.R.D.C.T.

(EASEMENT NO. 8)  
20' FIRE LANE EASEMENT  
VOL 68190, PG 0750  
D.R.D.C.T.

(EASEMENT NO. 9)  
20' FIRE LANE EASEMENT  
VOL 68190, PG 0750  
D.R.D.C.T.

TRACT 2 (6.6283 AC.)  
ECF NORTH RIDGE ASSOCIATES, L.P.  
VOL. 95217 PG. 3407  
D.R.D.C.T.

POINT OF  
BEGINNING

N89°29'09"E 160.00'

(EASEMENT NO. 7)  
20' FIRE LANE EASEMENT  
VOL 68190, PG 0750  
D.R.D.C.T.

CALLED TRACT I (12.9598 ACRES)  
4121 HARVEST HILL ROAD HOLDINGS  
LIMITED PARTNERSHIP  
INST. NO. 201100144547  
O.P.R.D.C.T.

N00°30'51"W 20.00'

N00°30'51"W 44.00'

SPANISH POINT, LP  
VOL. 2005153, PG. 08762  
O.P.R.D.C.T.  
(PREVIOUS CONVEYANCE)

S89°29'09"W 140.00'

S00°30'51"E 84.00'

0.167 ACRE  
7,280 SQ. FT.

N00°30'51"W 20.00'

N89°29'09"E 140.00'

S89°29'09"W 160.00'

BLOCK 8391  
BLOCK 8390

(EASEMENT NO. 2)  
45' FIRE LANE EASEMENT  
VOL 68190, PG 0750  
D.R.D.C.T.

(EASEMENT NO. 5)  
20' FIRE LANE EASEMENT  
VOL 68190, PG 0750  
D.R.D.C.T.

PK NAIL  
FND

TRACT 1 (6.8878 AC.)  
ECF NORTH RIDGE ASSOCIATES, L.P.  
VOL. 95217 PG. 3407  
D.R.D.C.T.

NOTE

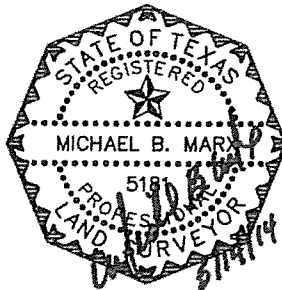
Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

- IRF = IRON ROD FOUND
- C.M. = CONTROLLING MONUMENT
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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Reviewed By: DBF  
Date: 06.24.2014  
SPRG NO: 2827



**Kimley-Horn and Associates, Inc.**

Tel No (972) 335-3580  
Fax No (972) 335-3779

Scale 1" = 100'	Drawn by JTD	Checked by MBM	Date 01/10/2013	Project No. 063362231	Sheet No. 2 OF 2
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FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8390 AND 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a 0.272 acre (11,844 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being the west half of a 45 Foot Wide Fire Lane Easement, created in Easement No. 2, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northeast corner of said Tract 2 and the northwest corner of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, and in the north line of said Easement No. 2, from which a 4 inch brass TXDOT right-of-way monument found for corner bears North 62°35'01" East, a distance of 91.26 feet;

**THENCE** South 00°30'51" East, departing the north line of said Easement No. 2 and said south right-of-way line, and along the east line of said Tract 2 and the common west line of said Tract I, a distance of 532.12 feet to a point for corner in the south line of said Easement No. 2, from which a PK nail found for the most easterly southeast corner of said Tract 2 and the southwest corner of said Tract I, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 25.00 feet;

**THENCE**, departing said common line, over and across said Tract 2, the following courses and distances:

South 89°27'11" West, along the south line of said Easement No. 2, a distance of 22.50 feet to the southwest corner of said Easement No. 2;

North 00°30'51" West, along the west line of said Easement No. 2, a distance of 520.72 feet to the northwest corner of said Easement No. 2, being in the north line of said Tract 2 and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635);

**THENCE** North 62°35'01" East, along the north lines of said Tract 2 and said Easement No. 2 and along said south right-of-way line, a distance of 25.23 feet to the **POINT OF BEGINNING** and containing 0.272 acre (11,844 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.



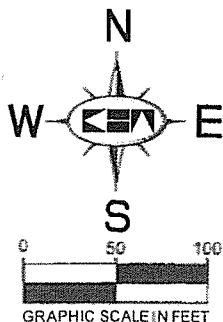
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Reviewed By: DBF  
Date: 06-24-2014  
SPRG NO: 2829

**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200  
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Tel No (972) 335-3580  
Fax No (972) 335-3779

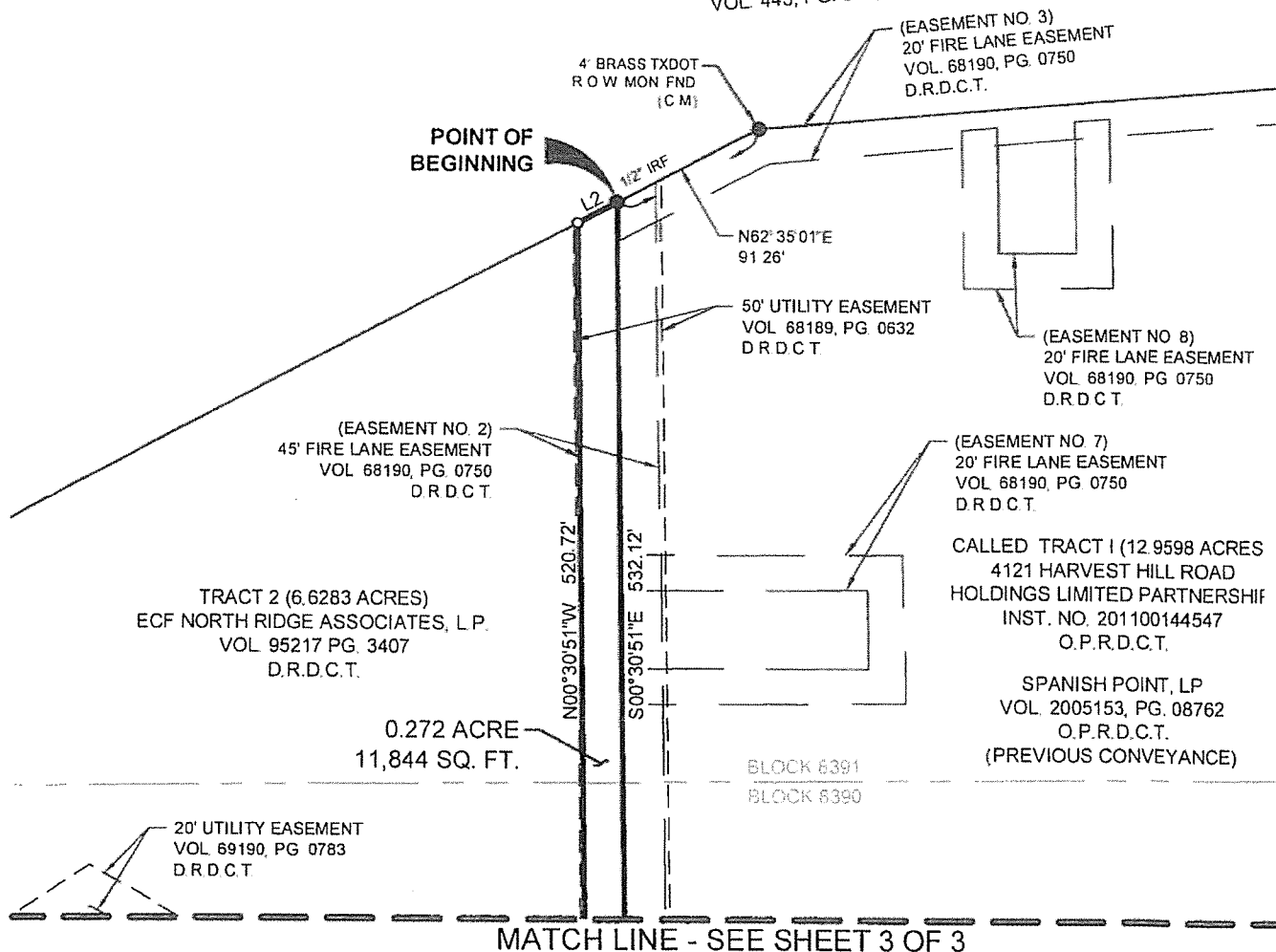
Scale	Drawn by	Checked by	Date	Project No	Sheet No
NONE	JTD	MSM	01/10/2013	063362231	1 OF 3

FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8390 AND 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 8



L. B. J. FREEWAY (I. H. NO. 635)  
(VARIABLE WIDTH RIGHT OF WAY)  
VOL 443, PG. 364, D.R.D.C.T.



MATCH LINE - SEE SHEET 3 OF 3

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

LEGEND

IRF = IRON ROD FOUND  
C.M. = CONTROLLING MONUMENT  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: DBF  
Date: 06-24-2014  
SPRG NO: 2829



  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034

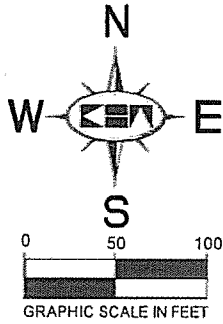
**Kimley-Horn  
and Associates, Inc.**

Tel No (972) 335-3580  
Fax No (972) 335-3779

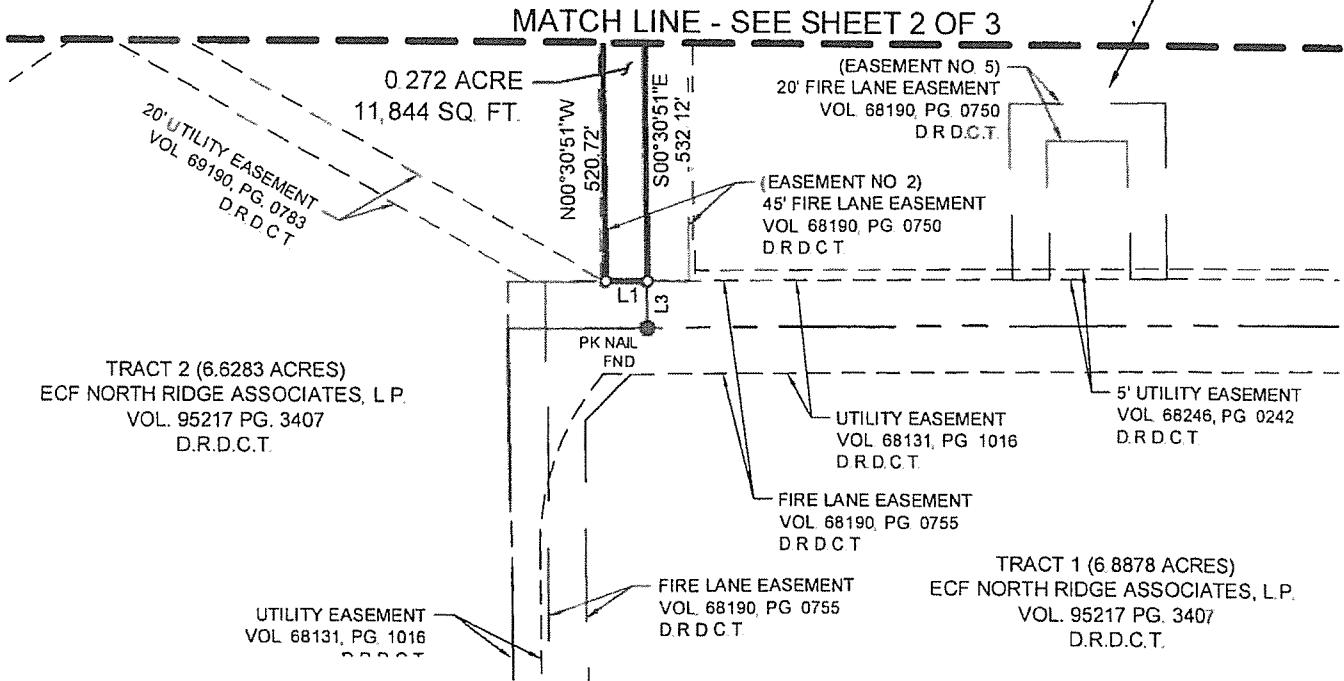
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	093362231	2 OF 3

FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390 AND 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**EXHIBIT A-TRACT 8**



CALLLED TRACT I (12.9598 ACRES)  
 4121 HARVEST HILL ROAD  
 HOLDINGS LIMITED PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.  
 SPANISH POINT, LP  
 VOL. 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°27'11"W	22.50'
L2	N62°35'01"E	25.23'
L3	S00°30'51"E	25.00'

NOTE

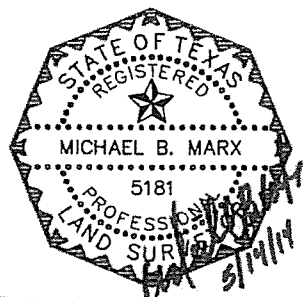
Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

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 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: ORF  
 Date: 06.24.2014  
 SPRG NO: 2829



**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 Tel No (972) 335-3580  
 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No	Sheet No
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3



FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8390 AND 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.278 acre (12,101 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being the east half of a 45 Foot Wide Fire Lane Easement, created in Easement No. 2, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract 1 and the northeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, and in the north line of said Easement No. 2;

THENCE North 62°35'01" East, along the north lines of said Tract 1 and said Easement No. 2, and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), a distance of 25.23 feet to the northeast corner of said Easement No. 2, from which a 4 inch brass TXDOT right-of-way monument found for corner bears North 62°35'01" East, a distance of 66.03 feet;

THENCE, departing said north lines and said south right-of-way line, over and across said Tract 1, the following courses and distances:

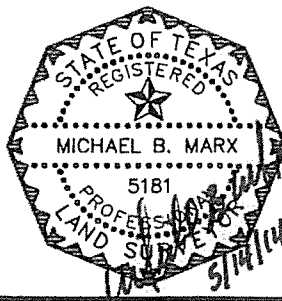
South 00°30'51" East, along the east line of said Easement No. 2, a distance of 543.53 feet to the southeast corner of said Easement No. 2;

South 89°27'11" West, along the south line of said Easement No. 2, a distance of 22.50 feet to a point for corner in the west line of said Tract 1 and the common east line of said Tract 2, from which a PK nail found for the southwest corner of said Tract 1 and the most easterly southeast corner of said Tract 2, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 25.00 feet;

THENCE North 00°30'51" West, along said common line, a distance of 532.12 feet to the POINT OF BEGINNING and containing 0.278 acre (12,101 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values



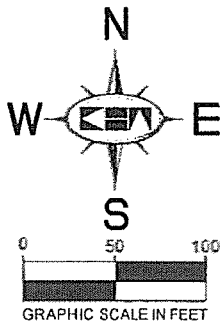
(For SPRG use only)  
Reviewed By: DBF  
Date: 06.24.2014  
SPRG NO: 2830

**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court Suite 200 Frisco, Texas 75034  
Tel No (972) 335-3580 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 3

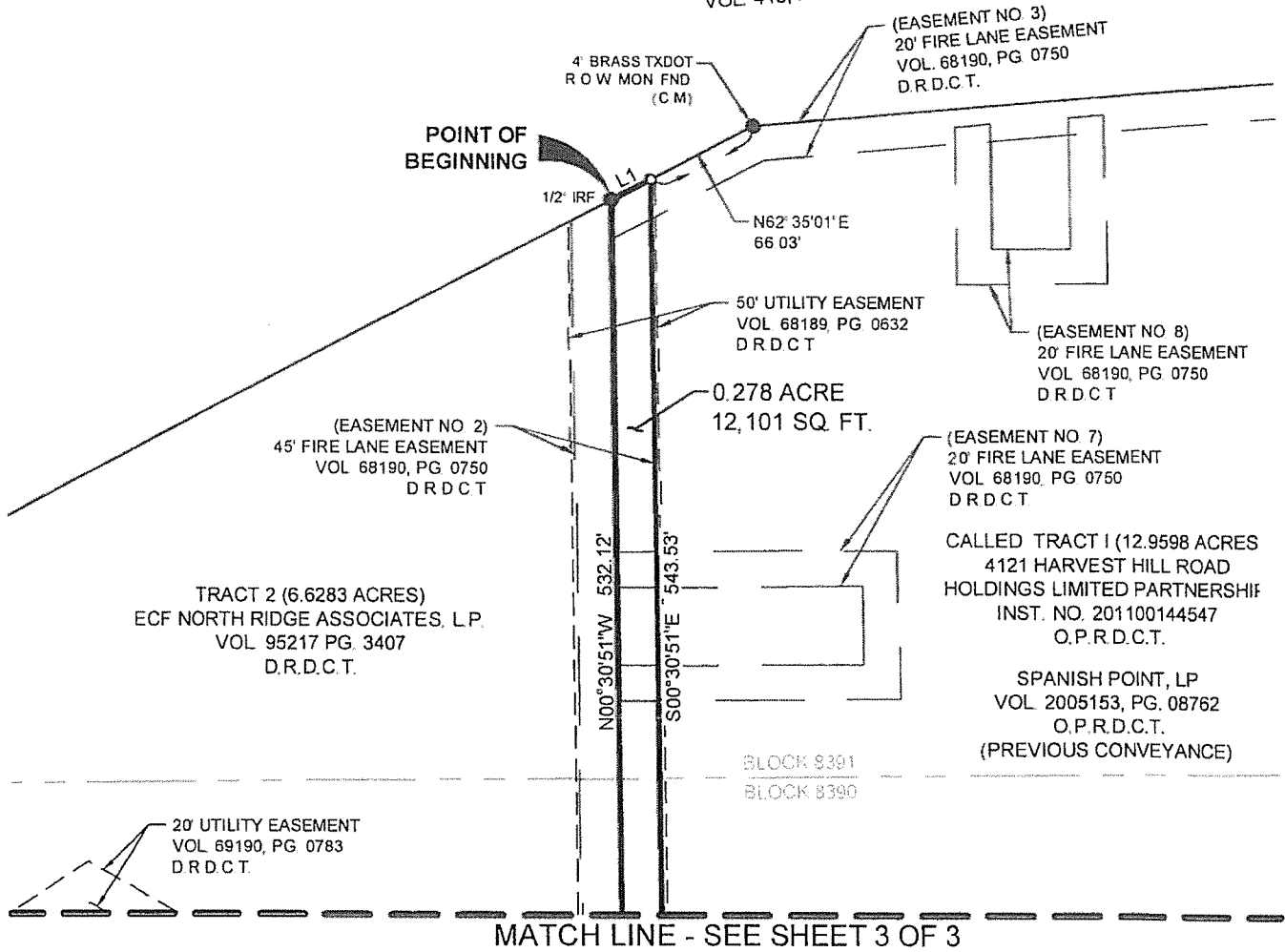
29832

151572



FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390 AND 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
**EXHIBIT A-TRACT 9**

**L. B. J. FREEWAY (I. H. NO. 635)**  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL. 443, PG. 364, D.R.D.C.T.



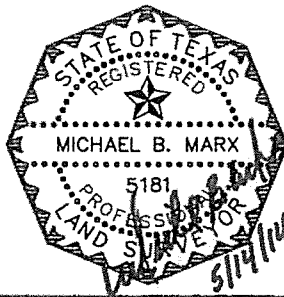
NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 82°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

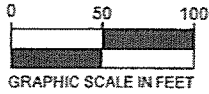
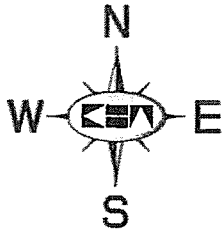
IRF = IRON ROD FOUND  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)  
 Reviewed By: DBF  
 Date: 06-24-2014  
 SPRG NO: 2830



**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
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 Fax No (972) 335-3779

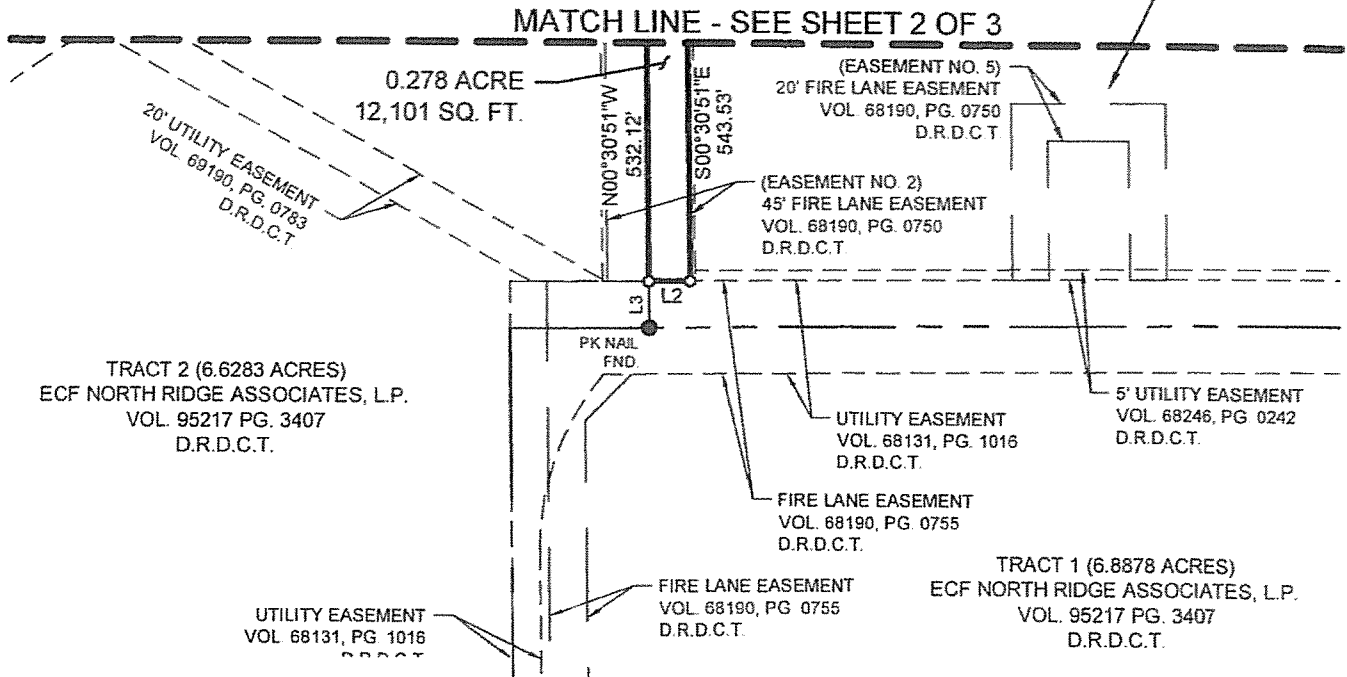
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1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 3



FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390 AND 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CALLED TRACT I (12.9598 ACRES)  
 4121 HARVEST HILL ROAD  
 HOLDINGS LIMITED PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.

SPANISH POINT, LP  
 VOL. 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)



LINE TABLE		
NO.	BEARING	LENGTH
L1	N62°35'01"E	25.23'
L2	S89°27'11"W	22.50'
L3	S00°30'51"E	25.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

IRF = IRON ROD FOUND  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: DBF  
 Date: 06.24.2014  
 SPRG NO: 2830



**Kimley-Horn and Associates, Inc.**

Tel No (972) 335-3580  
 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3

FIRE LANE EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8390  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a 0.107 acre (4,680 square feet) tract of land out of City of Dallas Block No. 8390, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, created in Easement No. 6, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a PK nail found for the southwest corner of said Tract I (12.9598 acres) and the most easterly southeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P. as evidenced in a General Warranty Deed, recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas;

**THENCE** North 89°27'11" East, along the south line of said Tract I (12.9598 acres) and the common north line of said Tract 1 (6.8878 acres), a distance of 196.99 feet to a point, from which an "X" cut in concrete found for the southeast corner of said Tract I (12.9598 acres) and the southwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the southwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, bears North 89°27'11" East, a distance of 661.34 feet,

**THENCE**, departing said common line, over and across said Tract I (12.9598 acres), the following courses and distances:

North 00°32'49" West, a distance of 25.00 feet to the most westerly southwest corner of said Easement No. 6, the **POINT OF BEGINNING** of the herein described tract;

North 00°32'49" West, along the west line of said Easement No. 6, a distance of 95.00 feet to the northwest corner of said Easement No. 6;

North 89°27'11" East, along the north line of said Easement No. 6, a distance of 84.00 feet to the northeast corner of said Easement No. 6;

South 00°32'49" East, along the east line of said Easement No. 6, a distance of 95.00 feet to the most easterly southeast corner of said Easement No. 6;

South 89°27'11" West, along the south line of said Easement No. 6, a distance of 20.00 feet to the most easterly southwest corner of said Easement No. 6;

North 00°32'49" West, along a west line of said Easement No. 6, a distance of 75.00 feet to an interior ell corner of said Easement No. 6;

South 89°27'11" West, along a south line of said Easement No. 6, a distance of 44.00 feet to an interior ell corner of said Easement No. 6;

South 00°32'49" East, along an east line of said Easement No. 6, a distance of 75.00 feet to the most westerly southeast corner of said Easement No. 6;

South 89°27'11" West, along the south line of said Easement No. 6, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.107 acre (4,680 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Gnd values and the distances listed are surface values

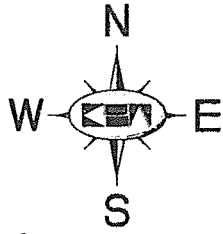


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Reviewed By: DBF  
Date: 06.24.2014  
SPRG NO: 2831

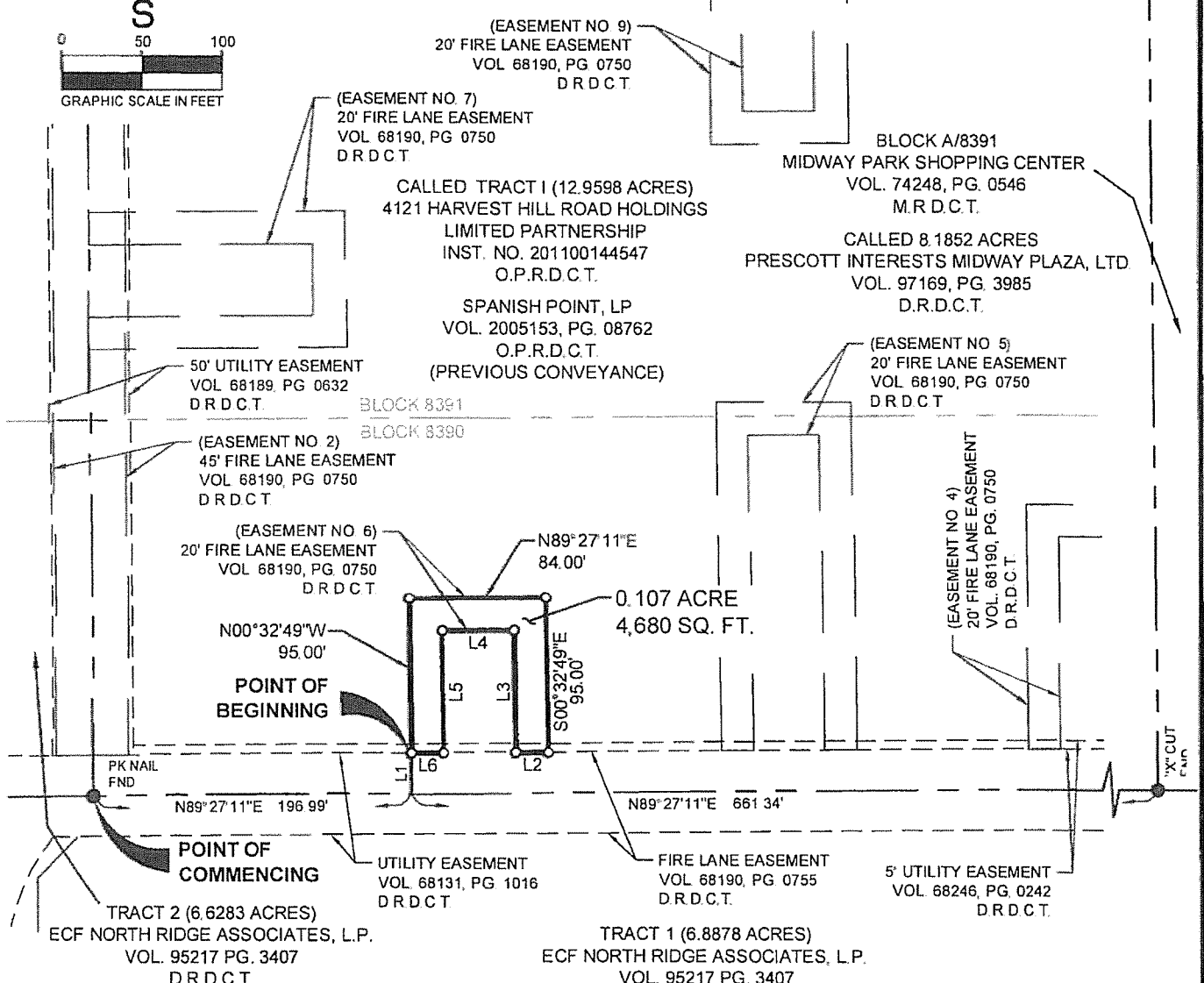
**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel No (972) 335-3560  
Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2

FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



GRAPHIC SCALE IN FEET



LINE TABLE

NO.	BEARING	LENGTH
L1	N00°32'49"W	25.00'
L2	S89°27'11"W	20.00'
L3	N00°32'49"W	75.00'
L4	S89°27'11"W	44.00'

LINE TABLE

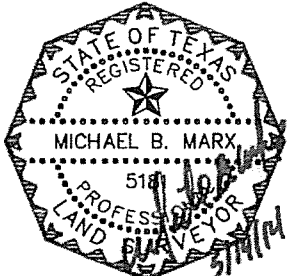
NO.	BEARING	LENGTH
L5	S00°32'49"E	75.00'
L6	S89°27'11"W	20.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62° 35' 01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS



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Reviewed By: DBF

Date: 06.29.2014

SPRG NO: 2831

**Kimley-Horn and Associates, Inc.**

5750 Genesis Court, Suite 200  
 Frisco, Texas 75034

Tel No (972) 335-3590  
 Fax No (972) 335-3779

Scale 1" = 100'	Drawn by JTD	Checked by MBM	Date 01/10/2013	Project No. 063362231	Sheet No. 2 OF 2
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FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390 AND 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a 0.217 acre (9,443 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, created in Easement No. 5, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a PK nail found for the southwest corner of said Tract I (12.9598 acres) and the most easterly southeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P. as evidenced in a General Warranty Deed, recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas;

**THENCE** North 89°27'11" East, along the south line of said Tract I (12.9598 acres) and the common north line of said Tract 1 (6.8878 acres), a distance of 386.99 feet to a point, from which an "X" cut in concrete found for the southeast corner of said Tract I (12.9598 acres) and the southwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the southwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, bears North 89°27'11" East, a distance of 471.34 feet

**THENCE**, departing said common line, over and across said Tract I (12.9598 acres), the following courses and distances:

North 00°32'49" West, a distance of 25.00 feet to the most westerly southwest corner of said Easement No. 5, the **POINT OF BEGINNING** of the herein described tract;

North 00°32'49" West, along the west line of said Easement No. 5, a distance of 214.00 feet to the northwest corner of said Easement No. 5;

North 89°27'11" East, along the north line of said Easement No. 5, a distance of 84.17 feet to the northeast corner of said Easement No. 5;

South 00°32'49" East, along the east line of said Easement No. 5, a distance of 214.00 feet to the most easterly southeast corner of said Easement No. 5;

South 89°27'11" West, along the south line of said Easement No. 5, a distance of 20.00 feet to the most easterly southwest corner of said Easement No. 5;

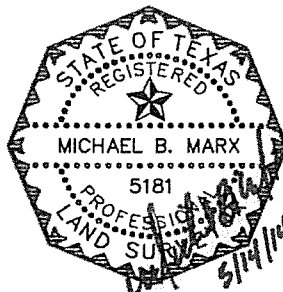
North 00°32'49" West, along a west line of said Easement No. 5, a distance of 194.00 feet to an interior ell corner of said Easement No. 5;

South 89°27'11" West, along a south line of said Easement No. 5, a distance of 44.17 feet to an interior ell corner of said Easement No. 5;

South 00°32'49" East, along an east line of said Easement No. 5, a distance of 194.00 feet to the most westerly southeast corner of said Easement No. 5;

South 89°27'11" West, along the south line of said Easement No. 5, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.217 acre (9,443 square feet) of land, more or less. **NOTE**

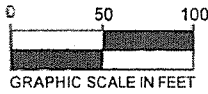
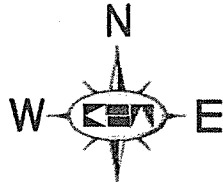
Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values



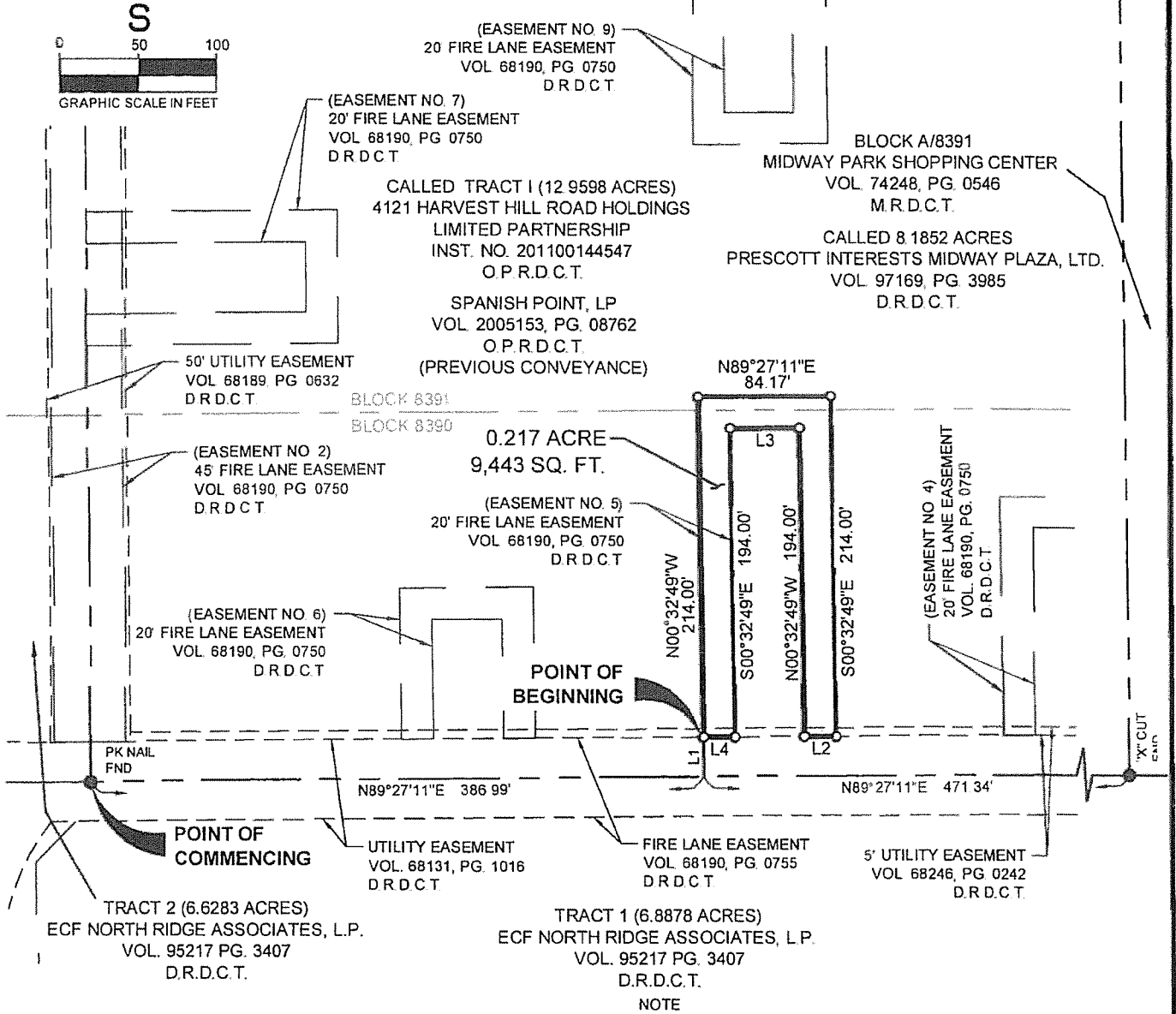
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 Reviewed By: DBF  
 Date: 06.24.2014  
 SPRG NO: 2832

**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 Tel No (972) 335-3580  
 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Projed No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063392231	1 OF 2



FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390 AND 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE

NO.	BEARING	LENGTH
L1	N00°32'49\"W	25.00'
L2	S89°27'11\"W	20.00'
L3	S89°27'11\"W	44.17'
L4	S89°27'11\"W	20.00'

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01\" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

- IRFC = IRON ROD FOUND WITH PLASTIC CAP
- C.M. = CONTROLLING MONUMENT
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS



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 Date: Oct 29, 2018  
 SPRG NO: 2832

**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 Tel No (972) 335-3580  
 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 2

FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a 0.158 acre (6,880 square feet) tract of land out of City of Dallas Block No. 8390, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, called Easement No. 4, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found for the southeast corner of said Tract I (12.9598 acres) and the southwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the southwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas;

**THENCE** South 89°27'11" West, along the south line of said Tract I (12.9598 acres) and the common north line of said Tract 1 (6.8878 acres), a distance of 196.95 feet to a point, from which a PK nail found for the southwest corner of said Tract I (12.9598 acres) and the most easterly southeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P. as evidenced in a General Warranty Deed, recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 89°27'11" West, a distance of 661.38 feet,

**THENCE** departing said common line, over and across said Tract I (12.9598 acres), the following courses and distances:

North 00°32'49" West, a distance of 25.00 feet to the most easterly southeast corner of said Easement No. 4, the **POINT OF BEGINNING** of the herein described tract;

South 89°27'11" West, along the south line of said Easement No. 4, a distance of 20.00 feet to the most easterly southwest corner of said Easement No. 4;

North 00°32'49" West, along a west line of said Easement No. 4, a distance of 130.00 feet to an interior ell corner of said Easement No. 4;

South 89°27'11" West, along a south line of said Easement No. 4, a distance of 44.00 feet to an interior ell corner of said Easement No. 4;

South 00°32'49" East, along an east line of said Easement No. 4, a distance of 130.00 feet to the most westerly southeast corner of said Easement No. 4;

South 89°27'11" West, along the south line of said Easement No. 4, a distance of 20.00 feet to the most westerly southwest corner of said Easement No. 4;

North 00°32'49" West, along the west line of said Easement No. 4, a distance of 150.00 feet to the northwest corner of said Easement No. 4;

North 89°27'11" East, along the north line of said Easement No. 4, a distance of 84.00 feet to the northeast corner of said Easement No. 4;


South 00°32'49" East, along the east line of said Easement No. 4, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.158 acre (6,880 square feet) of land, more or less.

**NOTE**

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

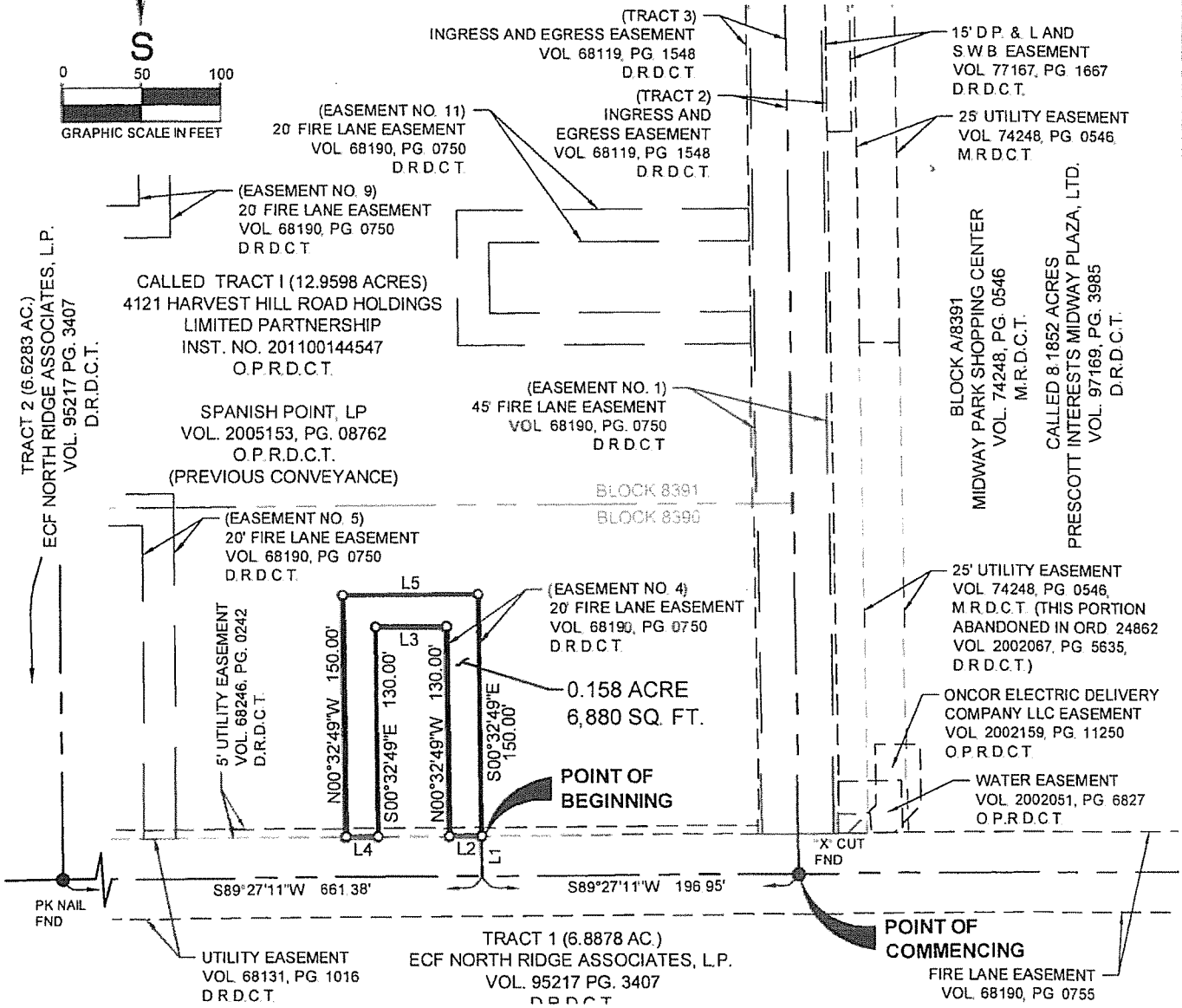
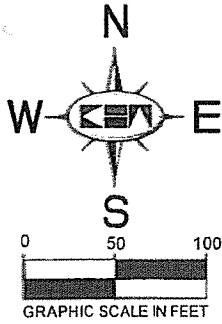


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 Reviewed By: DBF  
 Date: 06.24.2014  
 SPRG NO: 2833

 <b>Kimley-Horn and Associates, Inc.</b>		5750 Genesis Court, Suite 200 Frisco, Texas 75034		Tel No (972) 335-3580 Fax No (972) 335-3779	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2



FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°32'49"W	25.00'
L2	S89°27'11"W	20.00'
L3	S89°27'11"W	44.00'
L4	S89°27'11"W	20.00'
L5	S89°27'11"W	84.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

LEGEND

IRFC = IRON ROD FOUND WITH PLASTIC CAP  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: DBF

Date: 06-24-2014

SPRG NO: 2833



**Kimley-Horn and Associates, Inc.**

5750 Genesis Court, Suite 200  
 Frisco, Texas 75034

Tel No (972) 335-3580  
 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 2

FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.188 acre (8,180 square feet) tract of land out of City of Dallas Block No. 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Fire Lane Easement, created in Easement No. 11, as described in a deed to the City of Dallas, recorded in Volume 68190, Page 0750 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said Tract I and the northwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the northwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, said corner also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, from which a 4 inch brass TXDOT right-of-way monument found for corner bears South 64°34'44" West, a distance of 435.62 feet.

THENCE South 00°32'20" East, departing the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), and along the east line of said Tract I and the common west line of said 8.1852 acre tract and said Block A/8391, a distance of 397.15 feet to a point, from which an "X" cut in concrete found for the southeast corner of said Tract I and the southwest corner of said 8.1852 acre tract and said Block A/8391, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°32'20" East, a distance of 413.33 feet;

THENCE, departing said common line, over and across said Tract I, the following courses and distances:

South 89°27'40" West, a distance of 25.00 feet to the most northerly northeast corner of said Easement No. 11, the POINT OF BEGINNING of the herein described tract;

South 00°32'20" East, along the east line of said Easement No. 11, a distance of 20.00 feet to the most northerly southeast corner of said Easement No. 11;

South 89°27'40" West, along a south line of said Easement No. 11, a distance of 162.50 feet to an interior ell corner of said Easement No. 11;

South 00°32'20" East, along an east line of said Easement No. 11, a distance of 44.00 feet to an interior ell corner of said Easement No. 11;

North 89°27'40" East, along a north line of said Easement No. 11, a distance of 162.50 feet to the most southerly northeast corner of said Easement No. 11;

South 00°32'20" East, along the east line of said Easement No. 11, a distance of 20.00 feet to the most southerly southeast corner of said Easement No. 11;

South 89°27'40" West, along the south line of said Easement No. 11, a distance of 182.50 feet to the southwest corner of said Easement No. 11;

North 00°32'20" West, along the west line of said Easement No. 11, a distance of 84.00 feet to the northwest corner of said Easement No. 11;

North 89°27'40" East, along the north line of said Easement No. 11, a distance of 182.50 feet to the POINT OF BEGINNING and containing 0.188 acre (8,180 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

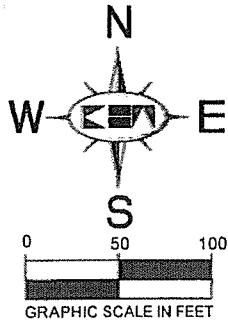


(For SPRG use only)  
 Reviewed By: MBF  
 Date: 06-29-2014  
 SPRG NO: 2834

**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 Tel No (972) 335-3580  
 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2

FIRE LANE EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



**L. B. J. FREEWAY (I. H. NO. 635)**  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL. 443, PG. 364, D.R.D.C.T.

4" BRASS TXDOT  
 R O W MON FND  
 (C M)

(EASEMENT NO. 3)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

15' D. P. & L. & S. W. B. EASEMENT  
 VOL. 69079, PG. 0014, D.R.D.C.T.  
 VISIBILITY EASEMENT  
 VOL. 97190, PG. 4811, D.R.D.C.T.  
 1/2" IRFC  
 (PEISER)

POINT OF  
 COMMENCING

UTILITY EASEMENT  
 VOL. 68131, PG. 1016  
 D.R.D.C.T.

(EASEMENT NO. 10)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

(TRACT 2)  
 INGRESS AND  
 EGRESS EASEMENT  
 VOL. 68119, PG. 1548  
 D.R.D.C.T.

(TRACT 3)  
 INGRESS AND  
 EGRESS EASEMENT  
 VOL. 68119, PG. 1548  
 D.R.D.C.T.

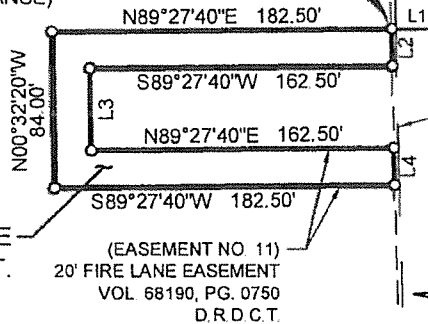
CALLED TRACT I (12.9598 ACRES)  
 4121 HARVEST HILL ROAD HOLDINGS  
 LIMITED PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.

SPANISH POINT, LP  
 VOL. 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)

(EASEMENT NO. 9)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

0.188 ACRE  
 8,180 SQ. FT.

POINT OF  
 BEGINNING



CITY OF DALLAS  
 BLOCK NO. 8391

15' D. P. & L. AND S. W. B. EASEMENT  
 VOL. 77167, PG. 1667, D.R.D.C.T.

25' UTILITY EASEMENT  
 VOL. 74248, PG. 0546  
 M.R.D.C.T.

ONCOR ELECTRIC DELIVERY  
 COMPANY LLC EASEMENT  
 INST. NO. 201100229142,  
 O.P.R.D.C.T.

5' X 5' SIGN EASEMENT  
 VOL. 97190, PG. 4811  
 D.R.D.C.T.

25' UTILITY EASEMENT  
 VOL. 74248, PG. 0546.  
 M.R.D.C.T.

BLOCK A/8391  
 MIDWAY PARK SHOPPING CENTER  
 VOL. 74248, PG. 0546  
 M.R.D.C.T.

CALLED 8.1852 ACRES  
 PRESCOTT INTERESTS MIDWAY PLAZA, LTD  
 VOL. 97169, PG. 3985  
 D.R.D.C.T.

(EASEMENT NO. 1)  
 45' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

25' UTILITY EASEMENT  
 VOL. 74248, PG. 0546,  
 M.R.D.C.T. (THIS PORTION  
 ABANDONED IN ORD 24862,  
 VOL. 2002067, PG. 5635,

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°27'40"W	25.00'
L2	S00°32'20"E	20.00'
L3	S00°32'20"E	44.00'
L4	S00°32'20"E	20.00'

TRACT 1 (6.8878 AC.)  
 ECF NORTH RIDGE ASSOCIATES, L.P.  
 VOL. 95217 PG. 3407  
 D.R.D.C.T.

NOTE  
 "X" CUT  
 FND  
 Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND  
 IRFC = IRON ROD FOUND WITH PLASTIC CAP  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS



(For SPRG use only)  
 Reviewed By: DBF  
 Date: 06-24-2014  
 SPRG NO: 2834

**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 Tel No (972) 335-3580  
 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 2

UTILITY EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK A/8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.247 acre (10,745 square feet) tract of land out of the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, being a portion of City of Dallas Block A/8391, being a portion of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, being a portion of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, and being a portion of a 25 foot wide utility easement created by said Midway Park Shopping Center, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northwest corner of said Block A/8391 of Midway Park Shopping Center, common to the northeast corner of a called Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

THENCE South 00°32'20" East along the westerly line of said Block A/8391 of Midway Park Shopping Center and along the easterly line of said Tract I, a distance of 51.36 feet;

THENCE North 89°27'40" East, departing the westerly line of said Block A/8391 of Midway Park Shopping Center, a distance of 43.00 feet to the POINT OF BEGINNING, at a re-entrant corner in a southerly line of said 25 foot wide utility easement,

THENCE North 89°27'40" East, severing said 25 foot wide utility easement, a distance of 25.00 feet to a point for corner at a re-entrant corner in a southerly line of said 25 foot wide utility easement;

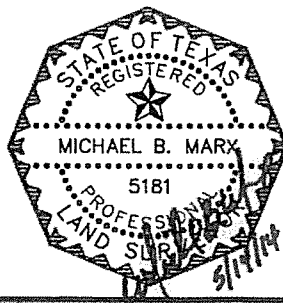
THENCE South 00°32'20" East, along an easterly line of said 25 foot wide utility easement, a distance of 429.79 feet to a point for corner at the northeast corner of a previously abandoned portion of said 25 foot wide utility easement, according to City of Dallas Ordinance 24862, recorded in Volume 2002067, Page 5635, Deed Records of Dallas County, Texas;

THENCE South 89°27'40" West, along the northerly line of said abandonment, a distance of 25.00 feet to a point for corner in a westerly line of said 25 foot wide utility easement;

THENCE North 00°32'20" West, along a westerly line of said 25 foot wide utility easement, a distance of 429.79 feet to the POINT OF BEGINNING and containing 0.247 of an acre (10,745 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

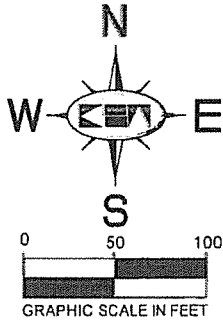


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SPRG NO: 2836

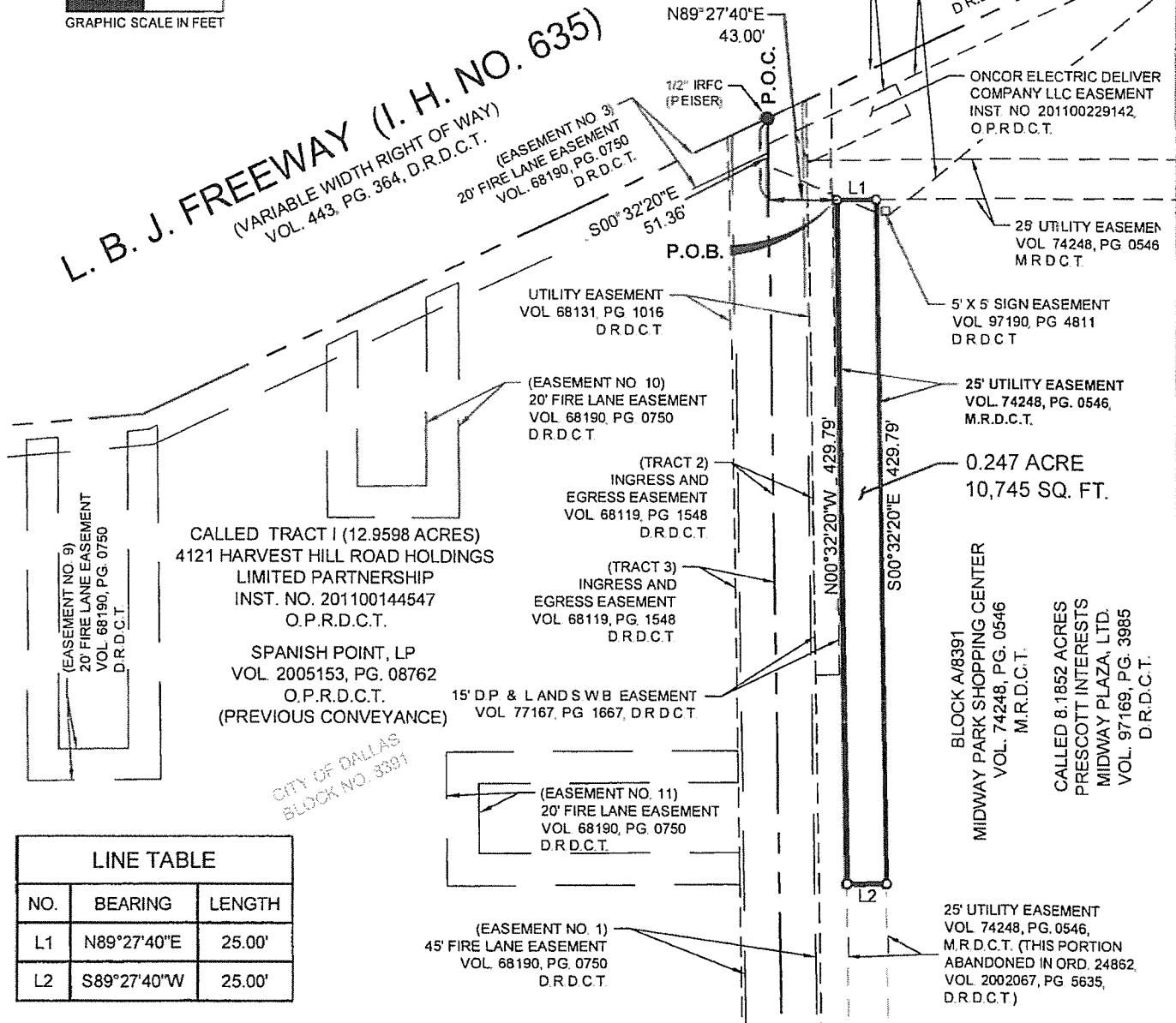
**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel No (972) 335-3580  
Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	CRN	MBM	08/27/2013	063362231	1 OF 2

UTILITY EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK A/8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



L. B. J. FREEWAY (I. H. NO. 635)  
(VARIABLE WIDTH RIGHT OF WAY)  
VOL. 443, PG. 364, D.R.D.C.T.



4121 HARVEST HILL ROAD HOLDINGS LIMITED PARTNERSHIP  
INST. NO. 201100144547  
O.P.R.D.C.T.  
SPANISH POINT, LP  
VOL. 2005153, PG. 08762  
O.P.R.D.C.T.  
(PREVIOUS CONVEYANCE)

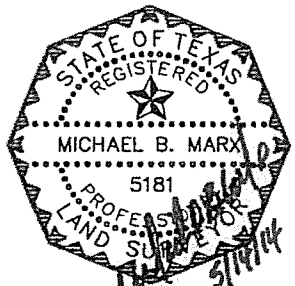
CITY OF DALLAS  
BLOCK NO. 3391

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°27'40"E	25.00'
L2	S89°27'40"W	25.00'

NOTE  
Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
IRFC = IRON ROD FOUND WITH PLASTIC CAP  
C.M. = CONTROLLING MONUMENT  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

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Reviewed By: DBF  
Date: 06.24.2014  
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5750 Genesis Court, Suite 200  
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Tel No (972) 335-3580  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRN	MBM	08/27/2013	063362231	2 OF 2

UTILITY EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. A/8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.684 acre (29,774 square feet) tract of land out of City of Dallas Block No. A/8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being part of a Utility Easement, as created in a deed to the City of Dallas and to any and all Public Utility Companies operating within the City of Dallas, recorded in Volume 68131, Page 1016 of the Deed Records of Dallas County, Texas, said easement being a portion of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being out of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northwest corner of said 8.1852 acre tract and said Block A/8391, and the northeast corner of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, said corner being in the north line of said Utility Easement, and also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, from which a 4 inch brass TXDOT right-of-way monument found for corner bears South 64°34'44" West, a distance of 435.62 feet;

THENCE North 64°34'44" East, along the north lines of said 8.1852 acre tract, said Block A/8391, and said Utility Easement, and along said south right-of-way line, a distance of 27.56 feet to the most northerly northeast corner of said Utility Easement;

THENCE, departing said north lines and said south right-of-way line, over and across said 8.1852 acre tract and said Block A/8391, the following courses and distances:

South 00°32'20" East, along an east line of said Utility Easement, a distance of 797.07 feet to an ell corner of said Utility Easement;

North 89°27'11" East, along a north line of said Utility Easement, a distance of 374.69 feet to the most easterly northeast corner of said Utility Easement, being in the east lines of said 8.1852 acre tract and said Block A/8391 and the west right-of-way line of Midway Road, a 100 foot wide right-of-way, according to the deeds recorded in Volume 68127, Page 0595 of the Deed Records of Dallas County, Texas and in Volume 68164, Page 1837 of the Map Records of Dallas County, Texas, and as evidenced by occupation;

THENCE South 00°35'26" East, along the east lines of said 8.1852 acre tract, said Block A/8391, and said Utility Easement, and along said west right-of-way line, a distance of 25.00 feet to an "X" cut in concrete found for the southeast corner of said 8.1852 acre tract and said Block A/8191, said point being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, from which the northeast corner of said Tract 1 (6.8878 acres) bears North 89°27'11" East, a distance of 20.00 feet and from this point an "X" cut in concrete found bears South 12°20' West, a distance of 0.7 feet;

THENCE South 89°27'11" West, departing said east lines and said west right-of-way line, and along the south lines of said 8.1852 acre tract and said Block A/8391 and the common north line of said Tract 1 (6.8878 acres), a distance of 399.71 feet to an "X" cut in concrete found for the southwest corner of said 8.1852 acre tract and said Block A/8391 and the southeast corner of said Tract I (12.9598 acres);

THENCE North 00°32'20" West, departing said common line, and along the west lines of said 8.1852 acre tract and said Block A/8391 and the common east line of said Tract I (12.9598 acres) a distance of 810.47 feet to the POINT OF BEGINNING and containing 0.684 acre (29,774 square feet) of land, more or less.

NOTE

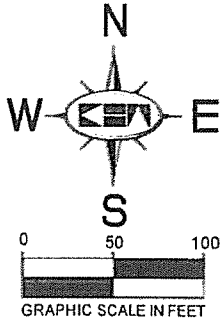
Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.



(For SPRG use only)  
Reviewed By: DBF  
Date: 07-03-2014  
SPRG NO: 2837

**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200  
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Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 4



UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. A/8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**L. B. J. FREEWAY (I. H. NO. 635)**  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL. 443, PG. 364, D.R.D.C.T.

4' BRASS TXDOT  
 ROW MON FND  
 (C.M.)

(EASEMENT NO. 3)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

UTILITY EASEMENT  
 VOL. 68131, PG. 1516  
 D.R.D.C.T.

(EASEMENT NO. 10)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

(TRACT 2)  
 INGRESS AND  
 EGRESS EASEMENT  
 VOL. 68119, PG. 1548  
 D.R.D.C.T.

(TRACT 3)  
 INGRESS AND  
 EGRESS EASEMENT  
 VOL. 68119, PG. 1548  
 D.R.D.C.T.

0.684 ACRE  
 29,774 SQ. FT.

4121 HARVEST HILL ROAD HOLDINGS  
 LIMITED PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.

SPANISH POINT, LP  
 VOL. 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)

CITY OF DALLAS  
 BLOCK NO. 8391

(EASEMENT NO. 9)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

(EASEMENT NO. 11)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

15 D.P. & L. & S. W. B. EASEMENT  
 VOL. 69079, PG. 0014  
 D.R.D.C.T.

VISIBILITY EASEMENT  
 VOL. 97190, PG. 4811  
 D.R.D.C.T.

25' UTILITY EASEMENT  
 VOL. 74248, PG. 0546  
 M.R.D.C.T.

ONCOR ELECTRIC DELIVERY  
 COMPANY LLC EASEMENT  
 INST. NO. 201100229142  
 O.P.R.D.C.T.

5' X 5' SIGN EASEMENT  
 VOL. 97190, PG. 4811  
 D.R.D.C.T.

25' UTILITY EASEMENT  
 VOL. 74248, PG. 0546  
 M.R.D.C.T.

BLOCK A/8391  
 MIDWAY PARK SHOPPING CENTER  
 VOL. 74248, PG. 0546  
 M.R.D.C.T.

CALLLED 8.1852 ACRES  
 PRESCOTT INTERESTS MIDWAY PLAZA, LTD.  
 VOL. 97169, PG. 3985  
 D.R.D.C.T.

(EASEMENT NO. 1)  
 45' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

MATCH LINE - SEE SHEET 3 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	N64°34'44"E	27.56'
L2	S00°35'26"E	25.00'
L3	N89°27'11"E	20.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

LEGEND

IRF = IRON ROD FOUND  
 IRFC = IRON ROD FOUND WITH PLASTIC CAP  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

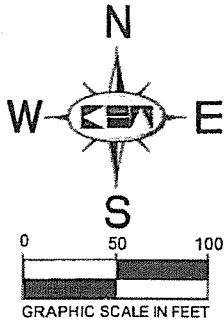
(For SPRG use only)  
 Reviewed By: DBF  
 Date: 07.03.2014  
 SPRG NO: 2837



**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court Suite 200  
 Frisco, Texas 75034  
 Tel No (972) 335-3580  
 Fax No (972) 335-3779

Scale 1" = 100'	Drawn by JTD	Checked by MBM	Date 01/10/2013	Project No. 063362231	Sheet No. 2 OF 4
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UTILITY EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. A/8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



CALLLED 8.1852 ACRES  
PRESCOTT INTERESTS MIDWAY PLAZA, LTD.  
VOL. 97169, PG. 3985  
D.R.D.C.T.  
BLOCK A/8391  
MIDWAY PARK SHOPPING CENTER  
VOL. 74248, PG. 0546  
M.R.D.C.T.

MATCH LINE - SEE SHEET 2 OF 4

(EASEMENT NO. 5)  
20' FIRE LANE EASEMENT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

CALLLED TRACT I (12.9598 ACRES)  
4121 HARVEST HILL ROAD HOLDINGS  
LIMITED PARTNERSHIP  
INST. NO. 201100144547  
O.P.R.D.C.T.

0.684 ACRE  
29,774 SQ. FT.

(TRACT 2)  
INGRESS AND  
EGRESS EASEMENT  
VOL. 68119, PG. 1548  
D.R.D.C.T.

25' UTILITY EASEMENT  
VOL. 74248, PG. 0546,  
M.R.D.C.T. (THIS PORTION  
ABANDONED IN ORD. 2486  
VOL. 2002067, PG. 5635,  
D.R.D.C.T.)

UTILITY EASEMENT  
VOL. 68131, PG. 1016  
D.R.D.C.T.

ONCOR ELECTRIC DELIVERY  
COMPANY LLC EASEMENT  
VOL. 2002159, PG. 11250  
O.P.R.D.C.T.

WATER EASEMENT  
VOL. 2002051, PG. 6827  
O.P.R.D.C.T.

N89°27'11"E 374.69'

BLOCK 8391  
BLOCK 8390

(TRACT 3)  
INGRESS AND  
EGRESS EASEMENT  
VOL. 68119, PG. 1548  
D.R.D.C.T.

(EASEMENT NO. 1)  
45' FIRE LANE EASEMENT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

TRACT 1 (6.8878 ACRES)  
ECF NORTH RIDGE ASSOCIATES, L.P.  
VOL. 95217 PG. 3407  
D.R.D.C.T.

FIRE LANE EASEMENT  
VOL. 68190, PG. 0755  
D.R.D.C.T.

UTILITY EASEMENT  
VOL. 68131, PG. 1016  
D.R.D.C.T.

5' UTILITY EASEMENT  
VOL. 68246, PG. 0242  
D.R.D.C.T.

(EASEMENT NO. 4)  
20' FIRE LANE ESMT.  
VOL. 68190, PG. 0750  
D.R.D.C.T.

N00°32'20"W 810.47'

S00°32'20"E 797.07'

"X" CUT  
FND

S89°27'11"W 399.71'

MATCH LINE - SEE SHEET 4 OF 4

NOTE

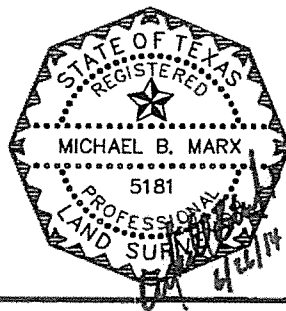
Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

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- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: DBF  
Date: 07.03.2014  
SPRG NO: 2837



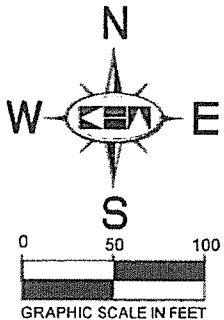
Kimley-Horn  
and Associates, Inc.

Tel No (972) 335-3550  
Fax No (972) 335-3779

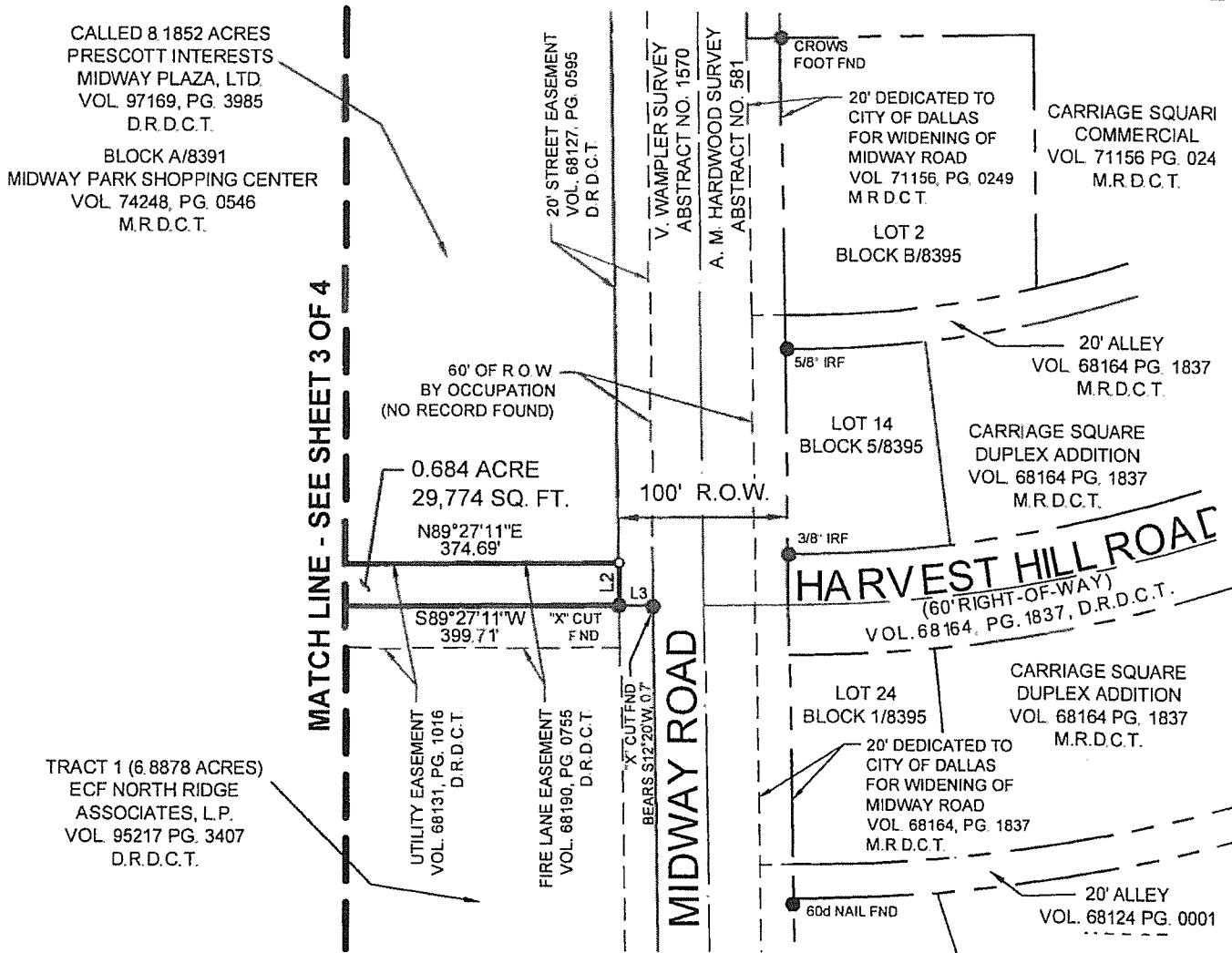
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 4



UTILITY EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. A/8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N64°34'44"E	27.56'
L2	S00°35'26"E	25.00'
L3	N89°27'11"F	27.00'

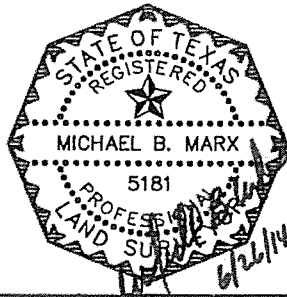


NOTE

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C.M. = CONTROLLING MONUMENT  
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O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS



(For SPRG use only)

Reviewed By: DBF

Date: 07-03-2014

SPRG NO: 2837

**Kimley-Horn and Associates, Inc.**

5750 Genesis Court, Suite 200  
Frisco, Texas 75034

Tel No (972) 335-3580  
Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	4 OF 4

UTILITY EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8390 AND 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.940 acre (40,950 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being part of a Utility Easement, as created in a deed to the City of Dallas and to any and all Public Utility Companies operating within the City of Dallas, recorded in Volume 68131, Page 1016 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said Tract I and the northwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the northwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, said corner being in the north line of said Utility Easement, and also being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas;

THENCE South 00°32'20" East, departing the north line of said Utility Easement and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), and along the east line of said Tract I and the common west line of said 8.1852 acre tract and said Block A/8391, a distance of 810.47 feet to an "X" cut in concrete found for the southeast corner of said Tract I and the southwest corner of said 8.1852 acre tract and said Block A/8391, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas;

THENCE South 89°27'11" West, along the south line of said Tract I (12.9598 acres) and the common north line of said Tract 1 (6.8878 acres), a distance of 858.32 feet to a PK nail found for the southwest corner of said Tract I (12.9598 acres) and the most easterly southeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P. as evidenced in a General Warranty Deed, recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas;

THENCE North 00°30'51" West, departing said common line, and along the west line of said Tract I (12.9598 acres) and the common east line of said Tract 2, a distance of 25.00 feet to a point for corner in a north line of said Utility Easement, from which a 1/2 inch iron rod found for the northwest corner of said Tract I (12.9598 acres) and the northeast corner of said Tract 2, in the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), bears North 00°30'51" West a distance of 532.12 feet;

THENCE, departing said common line, over and across said Tract I (12.9598 acres), the following courses and distances:

North 89°27'11" East, along a north line of said Utility Easement, a distance of 833.31 feet to an ell corner of said Utility Easement;

North 00°32'20" West, along a west line of said Utility Easement, a distance of 773.88 feet to the most northerly northwest corner of said Utility Easement, said point being in the north line of said Tract I (12.9598 acres) and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), from which a 4 inch brass TXDOT right-of-way monument found for corner bears South 64°34'44" West, a distance of 408.06 feet;

THENCE North 64°34'44" East, along the north lines of said Tract I (12.9598 acres) and said Utility Easement, and along said south right-of-way line, a distance of 27.56 feet to the POINT OF BEGINNING and containing 0.940 acre (40,950 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

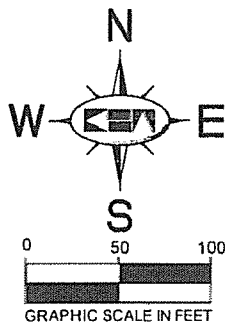


(For SPRG use only)  
Reviewed By: DBF  
Date: 06-29-2014  
SPRG NO: 2838

**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel. No (972) 335-3580  
Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 4

UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390 AND 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



**L. B. J. FREEWAY (I. H. NO. 635)**  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL. 443, PG. 364, D.R.D.C.T.

4" BRASS TXDOT  
 ROW MON FND  
 (C.M.)

(EASEMENT NO. 3)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

UTILITY EASEMENT  
 VOL. 68131, PG. 1016  
 D.R.D.C.T.

(EASEMENT NO. 10)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

(TRACT 2)  
 INGRESS AND  
 EGRESS EASEMENT  
 VOL. 68119, PG. 1548  
 D.R.D.C.T.

(TRACT 3)  
 INGRESS AND  
 EGRESS EASEMENT  
 VOL. 68119, PG. 1548  
 D.R.D.C.T.

0.940 ACRE  
 40,950 SQ. FT.

CALLED TRACT I (12.9598 ACRES)  
 4121 HARVEST HILL ROAD HOLDINGS  
 LIMITED PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.

SPANISH POINT, LP  
 VOL. 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)

CITY OF DALLAS  
 BLOCK NO. 8391

(EASEMENT NO. 9)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

(EASEMENT NO. 11)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

15' D.P. & L. & S.W.B. EASEMENT  
 VOL. 69079, PG. 0014  
 D.R.D.C.T.

POINT OF  
 BEGINNING

VISIBILITY EASEMENT  
 VOL. 97190, PG. 4811  
 D.R.D.C.T.

1/2" IRFC  
 (PEISER)

25' UTILITY EASEMENT  
 VOL. 74248, PG. 0546  
 M.R.D.C.T.

ONCOR ELECTRIC DELIVERY  
 COMPANY LLC EASEMENT  
 INST. NO. 201100229142,  
 O.P.R.D.C.T.

5' X 5' SIGN EASEMENT  
 VOL. 97190, PG. 4811  
 D.R.D.C.T.

15' D.P. & L. AND S.W.B. EASEMENT  
 VOL. 77167, PG. 1667, D.R.D.C.T.

25' UTILITY EASEMENT  
 VOL. 74248, PG. 0546,  
 M.R.D.C.T.

BLOCK A/8391  
 MIDWAY PARK SHOPPING CENTER  
 VOL. 74248, PG. 0546  
 M.R.D.C.T.

CALLLED 8.1852 ACRES  
 PRESCOTT INTERESTS MIDWAY PLAZA, LTD.  
 VOL. 97169, PG. 3985  
 D.R.D.C.T.

(EASEMENT NO. 1)  
 45' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

MATCH LINE - SEE SHEET 3 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°30'51"W	25.00'
L2	N64°34'44"E	27.56'

NOTE

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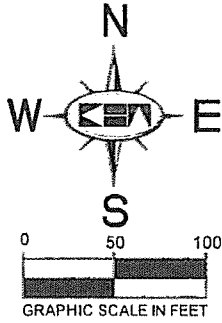


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 Reviewed By: DBF  
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 SPRG NO: 2838

**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 Tel No (972) 335-3580  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 4

UTILITY EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8390 AND 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



CALLED 8.1852 ACRES  
PRESCOTT INTERESTS MIDWAY PLAZA, LTD.  
VOL. 97169, PG. 3985  
D.R.D.C.T.  
BLOCK A/8391  
MIDWAY PARK SHOPPING CENTER  
VOL. 74248, PG. 0546  
M.R.D.C.T.

(EASEMENT NO. 11)  
20' FIRE LANE EASEMENT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

MATCH LINE - SEE SHEET 2 OF 4

(EASEMENT NO. 5)  
20' FIRE LANE EASEMENT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

CALLED TRACT I (12.9598 ACRES)  
4121 HARVEST HILL ROAD HOLDINGS  
LIMITED PARTNERSHIP  
INST. NO. 201100144547  
O.P.R.D.C.T.

0.940 ACRE  
40,950 SQ. FT.

(TRACT 2)  
INGRESS AND  
EGRESS EASEMENT  
VOL. 68119, PG. 1548  
D.R.D.C.T.

25' UTILITY EASEMENT  
VOL. 74248, PG. 0546,  
M.R.D.C.T. (THIS PORTION  
ABANDONED IN ORD. 2488  
VOL. 2002067, PG. 5635,  
D.R.D.C.T.)

UTILITY EASEMENT  
VOL. 68131, PG. 1016  
D.R.D.C.T.

BLOCK 8391  
BLOCK 8390

SPANISH POINT, LP  
VOL. 2005153, PG. 08762  
O.P.R.D.C.T.  
(PREVIOUS CONVEYANCE)

(TRACT 3)  
INGRESS AND  
EGRESS EASEMENT  
VOL. 68119, PG. 1548  
D.R.D.C.T.

ONCOR ELECTRIC DELIVERY  
COMPANY LLC EASEMENT  
VOL. 2002159, PG. 11250  
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(EASEMENT NO. 1)  
45' FIRE LANE EASEMENT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

WATER EASEMENT  
VOL. 2002051, PG. 6827  
O.P.R.D.C.T.

5' UTILITY EASEMENT  
VOL. 68246, PG. 0242  
D.R.D.C.T.

(EASEMENT NO. 4)  
20' FIRE LANE ESMT  
VOL. 68190, PG. 0750  
D.R.D.C.T.

N89°27'11"E 833.31'

S89°27'11"W 858.32'

"X" CUT  
FND

UTILITY EASEMENT  
VOL. 68131, PG. 1016  
D.R.D.C.T.

TRACT 1 (6.8878 ACRES)  
ECF NORTH RIDGE ASSOCIATES, L.P.  
VOL. 95217 PG. 3407  
D.R.D.C.T.

FIRE LANE EASEMENT  
VOL. 68190, PG. 0755  
D.R.D.C.T.

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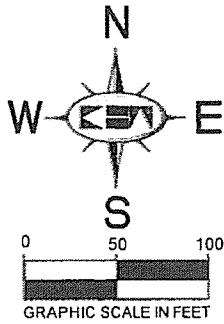
Reviewed By: DBF  
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Kimley-Horn  
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1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 4



UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390 AND 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

L. B. J. FREEWAY (I. H. NO. 635)  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL. 443, PG. 364, D.R.D.C.T.

LINE TABLE		
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L2	N64°34'44"E	27.56'

TRACT 2 (6.6283 ACRES)  
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 VOL. 95217 PG. 3407  
 D.R.D.C.T.

CALLED TRACT 1 (12.9598 ACRES)  
 4121 HARVEST HILL ROAD HOLDINGS  
 LIMITED PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.

BLOCK 8391  
 BLOCK 8390

SPANISH POINT, LP  
 VOL. 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)

(EASEMENT NO. 2)  
 45' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

50' UTILITY EASEMENT  
 VOL. 68189, PG. 0632  
 D.R.D.C.T.

(EASEMENT NO. 6)  
 20' FIRE LANE EASEMENT  
 VOL. 68190, PG. 0750  
 D.R.D.C.T.

5' UTILITY EASEMENT  
 VOL. 68246, PG. 0242  
 D.R.D.C.T.

20' UTILITY EASEMENT  
 VOL. 69190, PG. 0783  
 D.R.D.C.T.

0.940 ACRE  
 40,950 SQ. FT.

-N89°27'11"E - 833.31'

L1  
 PK NAIL  
 FND

S89°27'11"W 858.32'

UTILITY EASEMENT  
 VOL. 68131, PG. 1016  
 D.R.D.C.T.

FIRE LANE EASEMENT  
 VOL. 68190, PG. 0755  
 D.R.D.C.T.

TRACT 2 (6.6283 ACRES)  
 ECF NORTH RIDGE ASSOCIATES, L.P.  
 VOL. 95217 PG. 3407  
 D.R.D.C.T.

FIRE LANE EASEMENT  
 VOL. 68190, PG. 0755  
 D.R.D.C.T.

UTILITY EASEMENT  
 VOL. 68131, PG. 1016  
 D.R.D.C.T.

TRACT 1 (6.8878 ACRES)  
 ECF NORTH RIDGE ASSOCIATES, L.P.  
 VOL. 95217 PG. 3407  
 D.R.D.C.T.

MATCH LINE - SEE SHEET 3 OF 4

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

- IRF = IRON ROD FOUND
- IRFC = IRON ROD FOUND WITH PLASTIC CAP
- C.M. = CONTROLLING MONUMENT
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS



(For SPRG use only)  
 Reviewed By: D.B.F.  
 Date: 06.24.2014  
 SPRG NO: 2838

**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 Tel No (972) 335-3580  
 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	4 OF 4

UTILITY EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8390  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.093 acre (4,042 square feet) tract of land out of City of Dallas Block No. 8390, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 5 Foot Wide Utility Easement, as created in a deed to the Public, recorded in Volume 68246, Page 0242 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Tract I (12.9598 acres) and the northeast corner of Tract 2, called 6.6283 acres, conveyed in a General Warranty Deed to ECF North Ridge Associates, L.P., recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, from which a 4 inch brass TXDOT right-of-way monument found bears North 62°35'01" East, a distance of 91.26 feet;

THENCE South 00°30'51" East, departing said south right-of-way line of L.B.J. Freeway (I.H. No. 635), and along the west line of said Tract I and the common east line of said Tract 2, a distance of 532.12 feet to a point, from which a PK nail found for the southwest corner of said Tract I (12.9598 acres) and the most easterly southeast corner of said Tract 2, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 25.00 feet;

THENCE, departing said common line, over and across said Tract I (12.9598 acres), the following courses and distances:

North 89°27'11" East, a distance of 25.00 feet to the southwest corner of said 5 Foot Wide Utility Easement, the POINT OF BEGINNING of the herein described tract;

North 00°30'51" West, along the west line of said 5 Foot Wide Utility Easement, a distance of 5.00 feet to the northwest corner of said 5 Foot Wide Utility Easement;

North 89°27'11" East, along the north line of said 5 Foot Wide Utility Easement, a distance of 808.31 feet to the northeast corner of said 5 Foot Wide Utility Easement;

South 00°32'20" East, along the east line of said 5 Foot Wide Utility Easement, a distance of 5.00 feet to the southeast corner of said 5 Foot Wide Utility Easement, from which a 1/2 inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said Tract I (12.9598 acres) and the northwest corner of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, same being the northwest corner of Block A/8391 of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, in the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), bears North 89°27'11" East, a distance of 25.00 feet and North 00°32'20" West, a distance of 785.47 feet, also from which an "X" cut in concrete found for the southeast corner of said Tract I (12.9598 acres) and the southwest corner of said 8.1852 acre tract and said Block A/8391, and being in the north line of Tract 1 (6.8878 acres), bears North 89°27'11" East, a distance of 25.00 feet and South 00°32'20" East, a distance of 25.00 feet;

South 89°27'11" West, along the south line of said 5 Foot Wide Utility Easement, a distance of 808.31 feet to the POINT OF BEGINNING and containing 0.093 acre (4,042 square feet) of land, more or less.

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

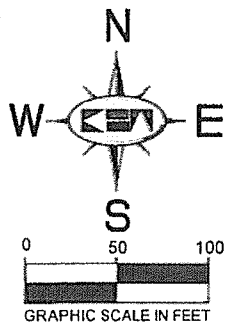


(For SPRG use only)  
Reviewed By: DBF  
Date: 06-24-2014  
SPRG NO: 2839

Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel No (972) 335-3590  
Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063382231	1 OF 3

UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°30'51"E	25.00'
L2	N89°27'11"E	25.00'
L3	N89°27'11"E	25.00'
L4	S00°32'20"E	25.00'
L5	S00°32'20"E	5.00'
L6	N00°30'51"W	5.00'

L. B. J. FREEWAY (I. H. NO. 635)  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL 443, PG. 364, D.R.D.C.T.

TRACT 2 (6.6283 ACRES)  
 ECF NORTH RIDGE ASSOCIATES, L.P.  
 VOL 95217 PG. 3407  
 D.R.D.C.T.

CALLED TRACT 1 (12.9598 ACRES)  
 4121 HARVEST HILL ROAD HOLDINGS  
 LIMITED PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.

SPANISH POINT, LP  
 VOL 2005153, PG 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)

(EASEMENT NO. 2)  
 45' FIRE LANE EASEMENT  
 VOL 68190, PG 0750  
 D.R.D.C.T.

(EASEMENT NO. 6)  
 20' FIRE LANE EASEMENT  
 VOL 68190, PG 0750  
 D.R.D.C.T.

5' UTILITY EASEMENT  
 VOL 68246, PG 0242  
 D.R.D.C.T.

20' UTILITY EASEMENT  
 VOL 69190, PG 0783  
 D.R.D.C.T.

0.093 ACRE  
 4,042 SQ. FT.

N89°27'11"E 808.31'

S89°27'11"W 808.31'

PK NAIL  
 FND

POINT OF  
 BEGINNING

UTILITY EASEMENT  
 VOL 68131, PG 1016  
 D.R.D.C.T.

FIRE LANE EASEMENT  
 VOL 68190, PG 0755  
 D.R.D.C.T.

TRACT 2 (6.6283 ACRES)  
 ECF NORTH RIDGE ASSOCIATES, L.P.  
 VOL 95217 PG. 3407  
 D.R.D.C.T.

FIRE LANE EASEMENT  
 VOL 68190, PG 0755  
 D.R.D.C.T.

TRACT 1 (6.8878 ACRES)  
 ECF NORTH RIDGE ASSOCIATES, L.P.  
 VOL 95217 PG. 3407  
 D.R.D.C.T.

UTILITY EASEMENT  
 VOL 68131, PG 1016

MATCH LINE - SEE SHEET 3 OF 3

NOTE

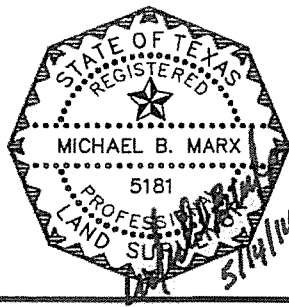
Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

LEGEND

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- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: DBF  
 Date: 04-24-2014  
 SPRG NO: 2839

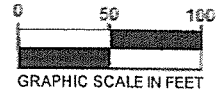


Kimley-Horn  
 and Associates, Inc.

Tel No (972) 335-3580  
 Fax No (972) 335-3779

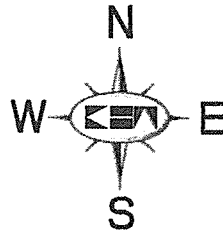
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063382231	2 OF 3

UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

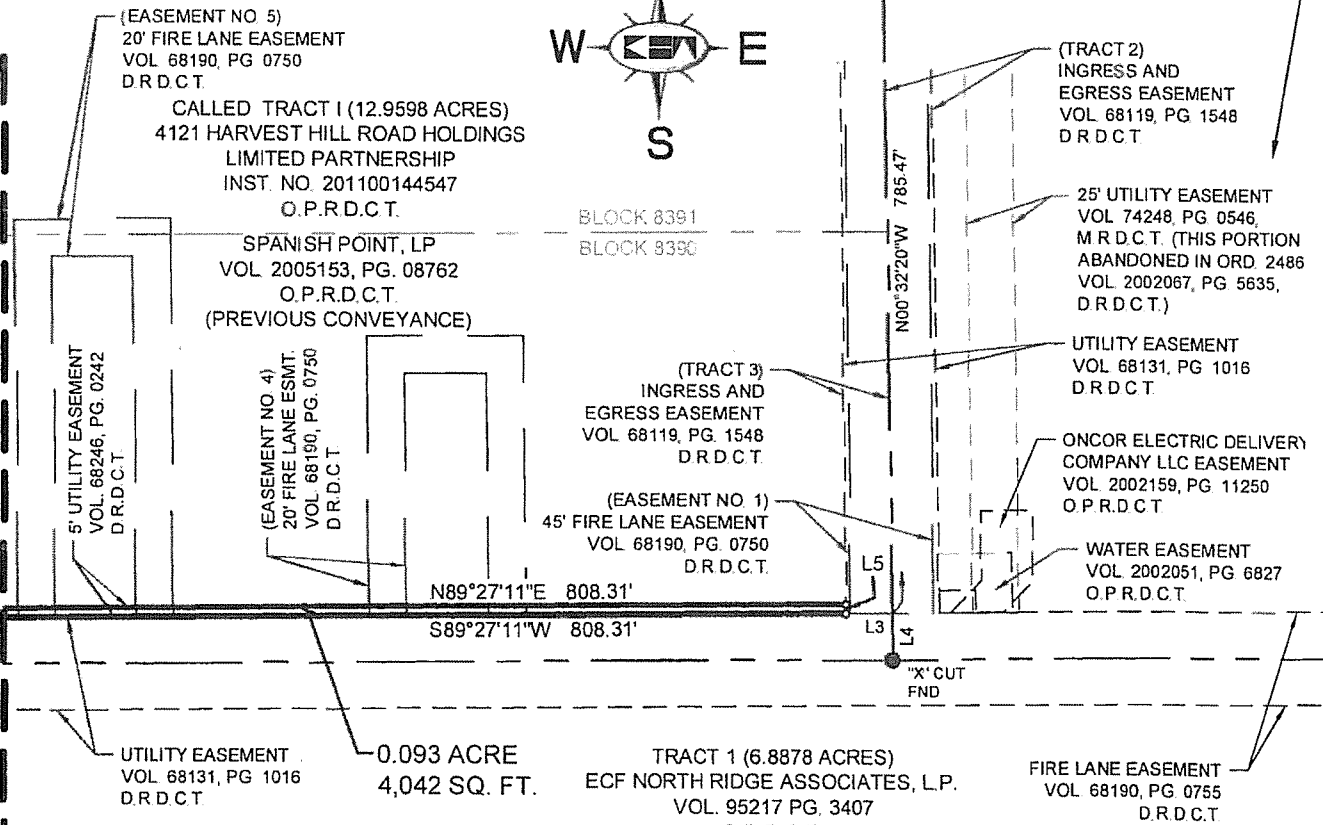


LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°30'51"E	25.00'
L2	N89°27'11"E	25.00'
L3	N89°27'11"E	25.00'
L4	S00°32'20"E	25.00'
L5	S00°32'20"E	5.00'
L6	N00°30'51"W	5.00'

L. B. J. FREEWAY (I. H. NO. 635)  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL. 443, PG. 364, D.R.D.C.T.



MATCH LINE - SEE SHEET 2 OF 3



NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

LEGEND

IRF = IRON ROD FOUND  
 IRFC = IRON ROD FOUND WITH PLASTIC CAP  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
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(For SPRG use only)  
 Reviewed By: DBF  
 Date: 06-24-2014  
 SPRG NO: 2839



**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 Tel No (972) 335-3580  
 Fax No (972) 335-3779

Scale 1" = 100'	Drawn by JTD	Checked by MBM	Date 01/10/2013	Project No 063382231	Sheet No 3 OF 3
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UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390 AND 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a 0.309 acre (13,461 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being the east half of a 50 Foot Wide Utility Easement, as created in a deed to the City of Dallas and to any and all Public Utility Companies operating within the City of Dallas, recorded in Volume 68189, Page 0632 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northwest corner of said Tract I and the northeast corner of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, and in the north line of said 50 Foot Wide Utility Easement;

**THENCE** North 62°35'01" East, along the north lines of said Tract I and said 50 Foot Wide Utility Easement, and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635), a distance of 28.03 feet to the northeast corner of said 50 Foot Wide Utility Easement, from which a 4 inch brass TXDOT right-of-way monument found for corner bears North 62°35'01" East, a distance of 63.23 feet;

**THENCE**, departing said north lines and said south right-of-way line, over and across said Tract I, the following courses and distances:

South 00°30'51" East, along the east line of said 50 Foot Wide Utility Easement, a distance of 544.79 feet to the southeast corner of said 50 Foot Wide Utility Easement;

South 89°27'11" West, along the south line of said 50 Foot Wide Utility Easement, a distance of 25.00 feet to a point for corner in the west line of said Tract I and the common east line of said Tract 2, from which a PK nail found for the southwest corner of said Tract I and the most easterly southeast corner of said Tract 2, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 25.00 feet;

**THENCE** North 00°30'51" West, along said common line, a distance of 532.12 feet to the **POINT OF BEGINNING** and containing 0.309 acre (13,461 square feet), more or less.

NOTE

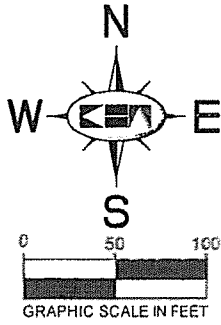
Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.



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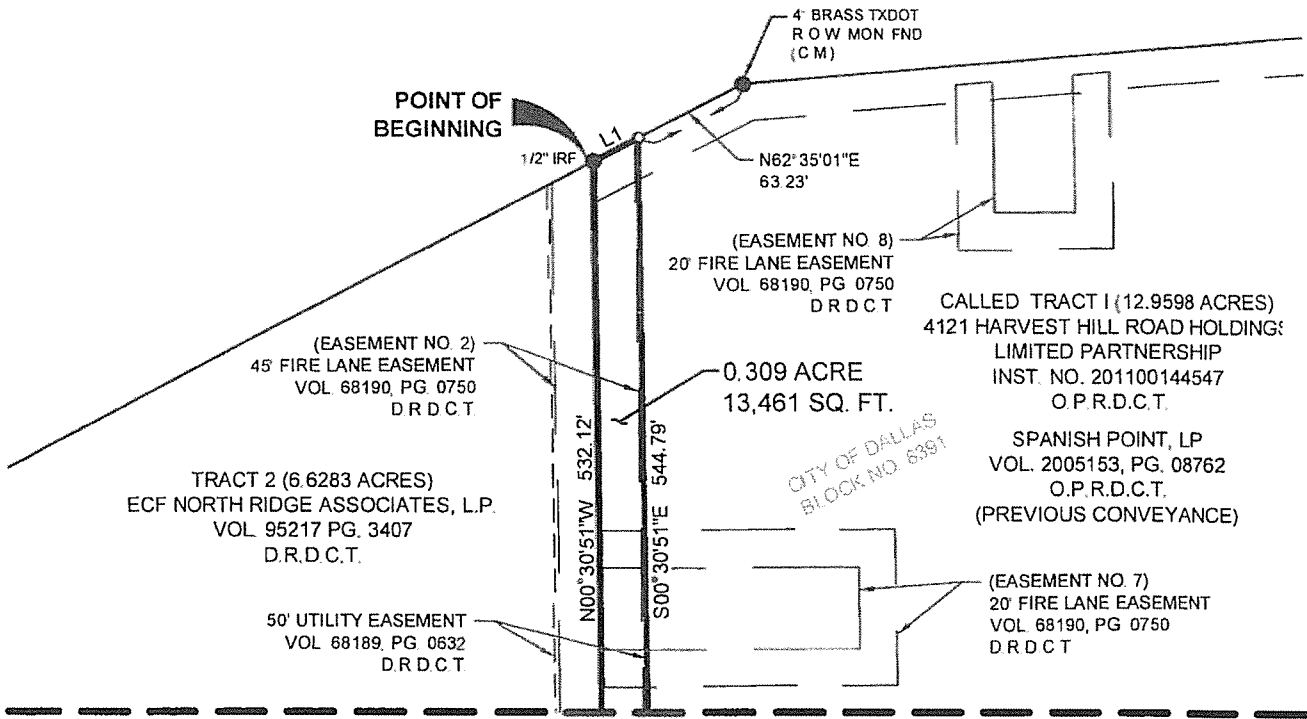
**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 Tel No (972) 335-3580  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 3



UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390 AND 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

L. B. J. FREEWAY (I. H. NO. 635)  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL 443, PG. 364, D.R.D.C.T.



MATCH LINE - SEE SHEET 3 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	N62°35'01"E	28.03'
L2	S89°27'11"W	25.00'
L3	S00°30'51"E	25.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

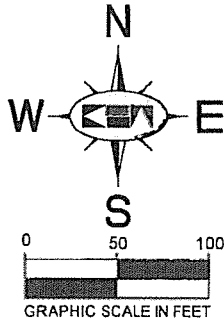
IRF = IRON ROD FOUND  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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 5750 Genesis Court, Suite 200, Frisco, Texas 75034  
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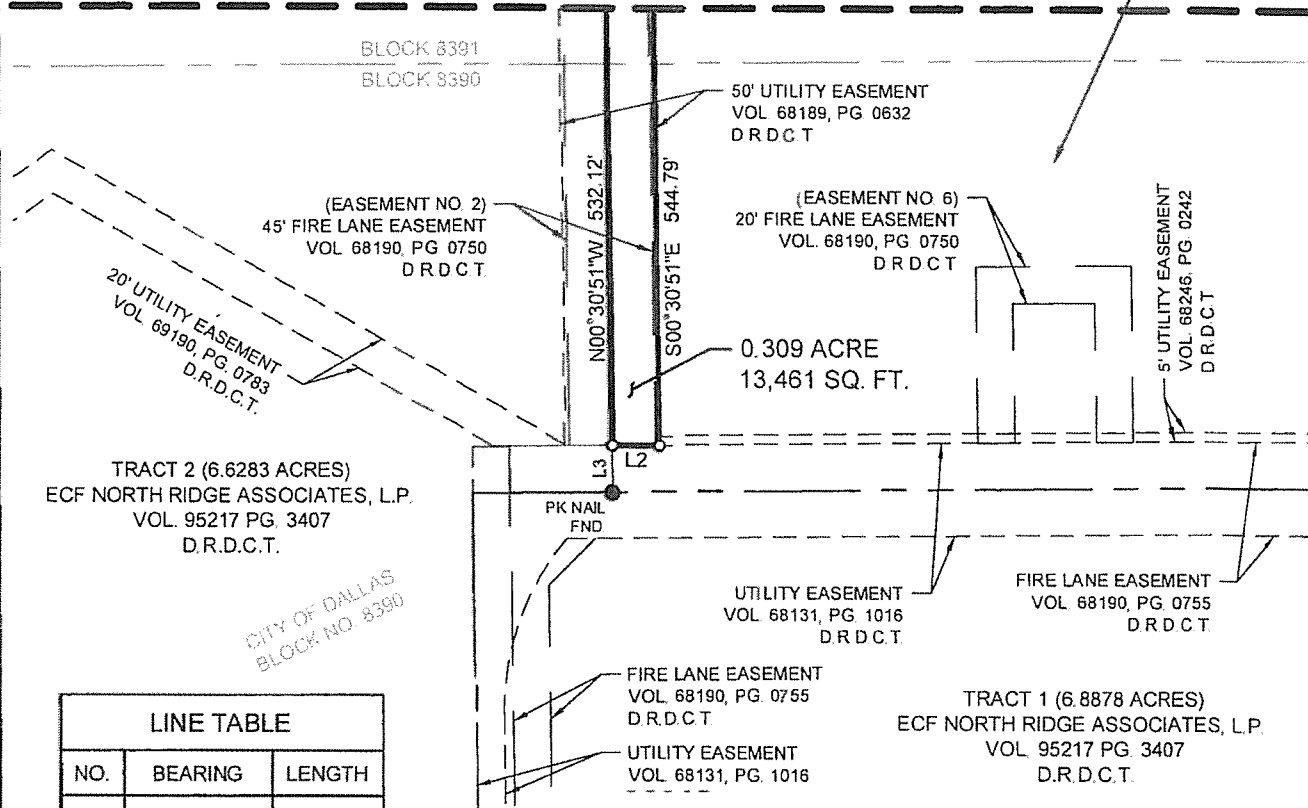
Scale 1" = 100'	Drawn by JTD	Checked by MBM	Date 01/10/2013	Project No 063382231	Sheet No 2 OF 3
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UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390 AND 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CALLED TRACT I (12.9598 ACRES)  
 4121 HARVEST HILL ROAD HOLDINGS  
 LIMITED PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.  
 SPANISH POINT, LP  
 VOL. 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)

MATCH LINE - SEE SHEET 2 OF 3



TRACT 2 (6.6283 ACRES)  
 ECF NORTH RIDGE ASSOCIATES, L.P.  
 VOL. 95217 PG. 3407  
 D.R.D.C.T.

CITY OF DALLAS  
 BLOCK NO. 8390

TRACT 1 (6.8878 ACRES)  
 ECF NORTH RIDGE ASSOCIATES, L.P.  
 VOL. 95217 PG. 3407  
 D.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N62°35'01"E	28.03'
L2	S89°27'11"W	25.00'
L3	S00°30'51"E	25.00'

NOTE

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LEGEND

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- C.M. = CONTROLLING MONUMENT
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	053362231	3 OF 3

UTILITY EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK NO. 8390 AND 8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a 0.302 acre (13,145 square feet) tract of land out of City of Dallas Block No. 8390 and 8391, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being the west half of a 50 Foot Wide Utility Easement, as created in a deed to the City of Dallas and to any and all Public Utility Companies operating within the City of Dallas, recorded in Volume 68189, Page 0632 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northeast corner of said Tract 2 and the northwest corner of Tract 1, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, LP, as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, and in the north line of said 50 Foot Wide Utility Easement, from which a 4 inch brass TXDOT right-of-way monument found for corner bears North 62°35'01" East, a distance of 91.26 feet;

**THENCE** South 00°30'51" East, departing the north of said 50 Foot Wide Utility Easement and said south right-of-way line, and along the east line of said Tract 2 and the common west line of said Tract 1, a distance of 532.12 feet to the southeast corner of said 50 Foot Wide Utility Easement, from which a PK nail found for the most easterly southeast corner of said Tract 2 and the southwest corner of said Tract 1, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 25.00 feet;

**THENCE**, departing said common line, over and across said Tract 2, the following courses and distances:

South 89°27'11" West, along the south line of said 50 Foot Wide Utility Easement, a distance of 25.00 feet to the southwest corner of said 50 Foot Wide Utility Easement;

North 00°30'51" West, along the west line of said 50 Foot Wide Utility Easement, a distance of 519.45 feet to the northwest corner of said 50 Foot Wide Utility Easement, said point being in the north line of said Tract 2 and the south right-of-way line of said L.B.J. Freeway (I.H. No. 635);

**THENCE** North 62°35'01" East, along the north lines of said Tract 2 and said 50 Foot Wide Utility Easement, and along said south right-of-way line, a distance of 28.03 feet to the **POINT OF BEGINNING** and containing 0.302 acre (13,145 square feet) of land, more or less.

NOTE

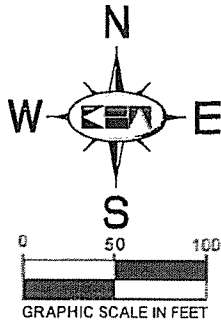
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Reviewed By: DBF  
Date: 06.24.2019  
SPRG NO: 2841

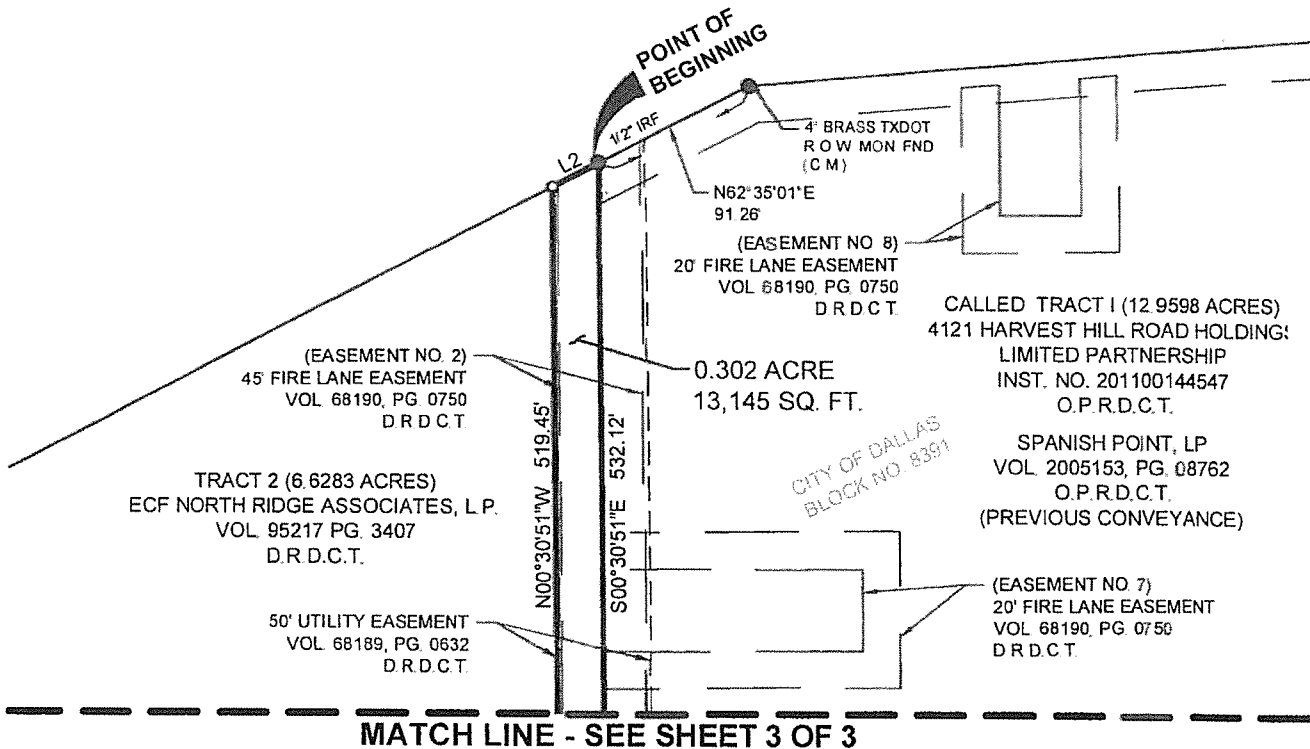
**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200 Frisco, Texas 75034  
Tel No (972) 335-3580 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 3



UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390 AND 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

L. B. J. FREEWAY (I. H. NO. 635)  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL. 443, PG. 364; D.R.D.C.T.



4121 HARVEST HILL ROAD HOLDING:  
 LIMITED PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.  
 SPANISH POINT, LP  
 VOL. 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)

MATCH LINE - SEE SHEET 3 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°27'11\"W	25.00'
L2	N62°35'01\"E	28.03'
L3	S00°30'51\"E	25.00'

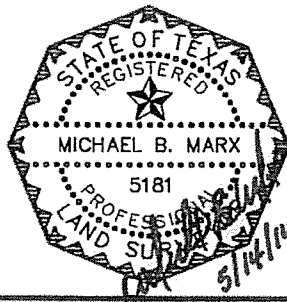
NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01\" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Gnd values and the distances listed are surface values.

LEGEND

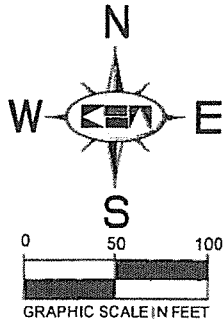
IRF = IRON ROD FOUND  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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 Reviewed By: DBF  
 Date: 06-24-2014  
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 5750 Genesis Court, Suite 200  
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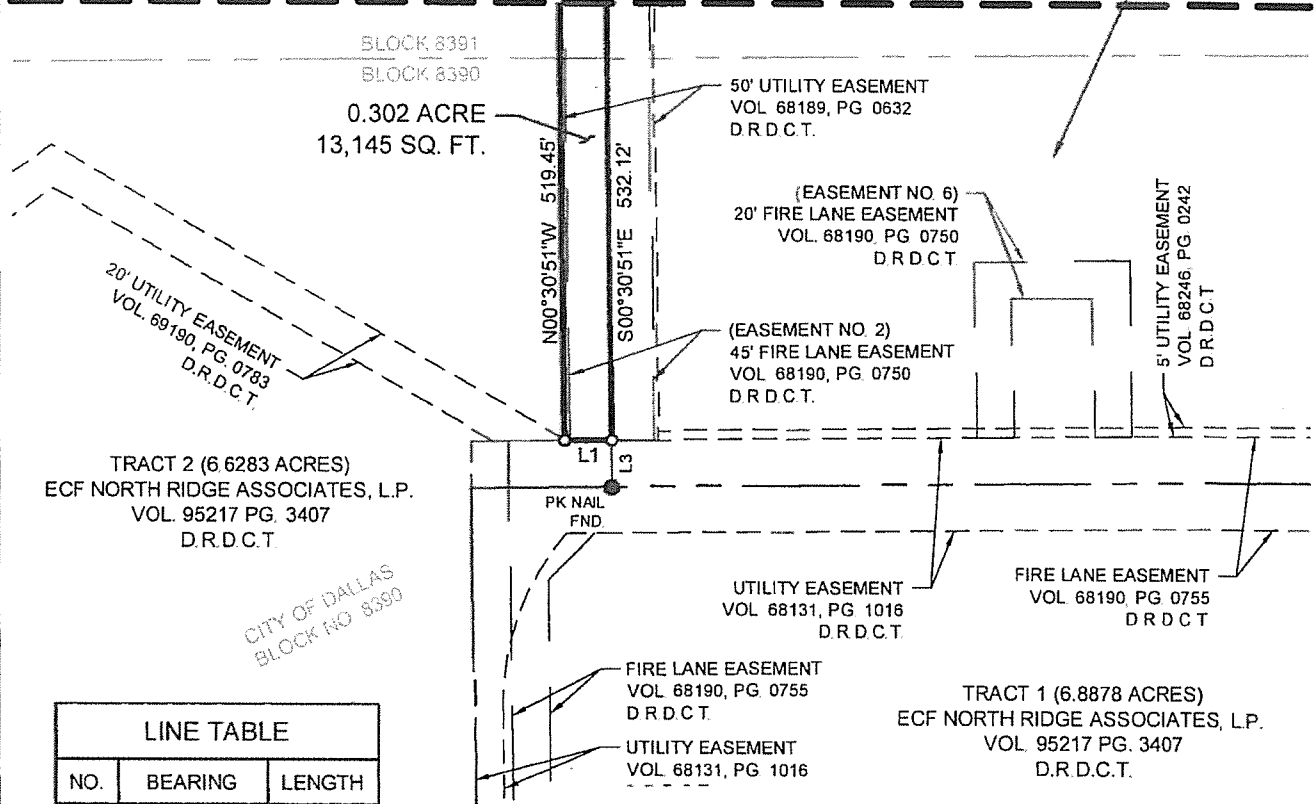
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UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390 AND 8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CALLED TRACT I (12.9598 ACRES)  
 4121 HARVEST HILL ROAD HOLDINGS  
 LIMITED PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.  
 SPANISH POINT, LP  
 VOL. 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)

MATCH LINE - SEE SHEET 2 OF 3



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°27'11"W	25.00'
L2	N62°35'01"E	28.03'
L3	S00°30'51"E	25.00'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values

LEGEND

IRF = IRON ROD FOUND  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



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 Reviewed By: DBF  
 Date: 06.24.2014  
 SPRG NO: 2841

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 Frisco, Texas 75034  
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 Fax No (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	3 OF 3

UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.188 acre (8,186 square feet) tract of land out of City of Dallas Block No. 8390, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a 20 Foot Wide Utility Easement, as created in a deed to the City of Dallas and to any and all Public Utility Companies operating within the City of Dallas, recorded in Volume 69190, Page 0783 of the Deed Records of Dallas County, Texas, said easement being a portion of Tract 2, called 6.6283 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of said Tract 2 and the northwest corner of Tract 1, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No 201100144547 of the Official Public Records of Dallas County, Texas, and as previously conveyed to Spanish Point, L.P. as evidenced in a Special Warranty Deed recorded in Volume 2005153, Page 08762 of the Official Public Records of Dallas County, Texas, and being in the south right-of-way line of L.B.J. Freeway (I.H. No. 635), a variable width right-of-way, according to the deed recorded in Volume 443, Page 364 of the Deed Records of Dallas County, Texas, from which a 4 inch brass TXDOT right-of-way monument found for corner bears North 62°35'01" East, a distance of 91.26 feet;

THENCE South 00°30'51" East, departing said south right-of-way line, and along the east line of said Tract 2 and the common west line of said Tract 1, a distance of 532.12 feet to a point, from which a PK nail found for the most easterly southeast corner of said Tract 2 and the southwest corner of said Tract 1, and being in the north line of Tract 1, called 6.8878 acres, conveyed to ECF North Ridge Associates, L.P., as evidenced in a General Warranty Deed recorded in Volume 95217, Page 3407 of the Deed Records of Dallas County, Texas, bears South 00°30'51" East, a distance of 25.00 feet;

THENCE South 89°27'11" West, departing said common line, over and across said Tract 2, a distance of 25.00 feet to the southeast corner of said 20 Foot Wide Utility Easement, the POINT OF BEGINNING of the herein described tract;

THENCE, continuing over and across said Tract 2, and along the south line of said 20 Foot Wide Utility Easement, the following courses and distances:

South 89°27'11" West, a distance of 38.09 feet to the most easterly southwest corner of said 20 Foot Wide Utility Easement;

North 60°33'49" West, a distance of 274.90 feet to a point for corner;

South 57°06'02" West, a distance of 81.10 feet to a point for corner;

South 89°23'11" West, a distance of 29.84 feet to the most westerly southwest corner of said 20 Foot Wide Utility Easement, said point being in the west line of said Tract 2 and the common east line of Block AB/8387 of Rosser Village Revised, an addition to the City of Dallas according to the plat recorded in Volume 81051, Page 0921 of the Map Records of Dallas County, Texas;

THENCE North 00°36'31" West, along said common line and the common west line of said 20 Foot Wide Utility Easement, a distance of 20.00 feet to the northwest corner of said 20 Foot Wide Utility Easement, from which a 4 inch brass TXDOT right-of-way monument found for the northwest corner of said Tract 2 and the northeast corner of said Block AB/8387 and said Rosser Village Revised in the south right-of-way line of said L. B. J. Freeway (I.H. No. 635), bears North 00°36'31" West, a distance of 215.45 feet;

THENCE, departing said common line, over and across said Tract 2, and along the north line of said 20 Foot Wide Utility Easement, the following courses and distances:

North 89°23'11" E, a distance of 24.05 feet to a point for corner;

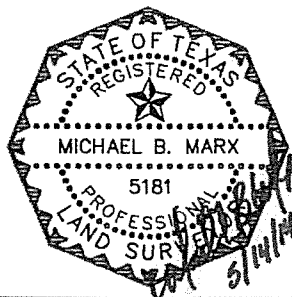
North 57°06'02" East, a distance of 87.40 feet to a point for corner;

South 60°33'49" East, a distance of 319.45 feet to the northeast corner of said 20 Foot Wide Utility Easement;

THENCE South 00°30'51" East, continuing over and across said Tract 2, and along the east line of said 20 Foot Wide Utility Easement, a distance of 1.10 feet to the POINT OF BEGINNING and containing 0.188 acre (8,186 square feet) of land, more or less.

NOTE

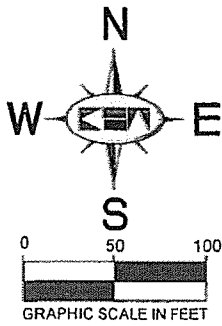
Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.



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 Reviewed By:   RBF    
 Date:   06.29.2014    
 SPRG NO:   2842  

		<b>Kimley-Horn and Associates, Inc.</b>			
		5750 Genesis Court, Suite 200 Frisco, Texas 75034			
		Tel No (972) 335-3580 Fax No. (972) 335-3779			
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	JTD	MBM	01/10/2013	063362231	1 OF 2

UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



**L. B. J. FREEWAY**  
 (I. H. NO. 635)  
 (VARIABLE WIDTH RIGHT OF WAY)  
 VOL. 443, PG. 364, D.R.D.C.T.

- Ⓔ1 10' UTILITY ESMT  
VOL 81051, PG 0921  
MR DCT
- Ⓔ2 20' ACCESS  
UTILITY ESMT  
VOL 81051, PG 0921  
MR DCT
- Ⓔ3 10' UTILITY ESMT  
VOL 81051, PG 0921  
MR DCT

SAMUEL P. BROWN SURVEY  
 ABSTRACT NO. 164  
 V. WAMPLER SURVEY  
 ABSTRACT NO. 1570

POINT OF COMMENCING  
 1/2" IRF  
 N62°35'01"E 91.26'  
 4" BRASS TXDOT R.O.W. MON FND (C.M.)

- (EASEMENT NO. 2)  
45' FIRE LANE EASEMENT  
VOL 68190, PG 0750  
D.R.D.C.T.
- 50' UTILITY EASEMENT  
VOL 68189, PG 0632  
D.R.D.C.T.

(EASEMENT NO. 3)  
20' FIRE LANE ESM  
VOL 68190, PG 0750  
D.R.D.C.T.

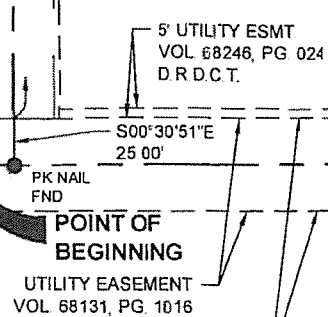
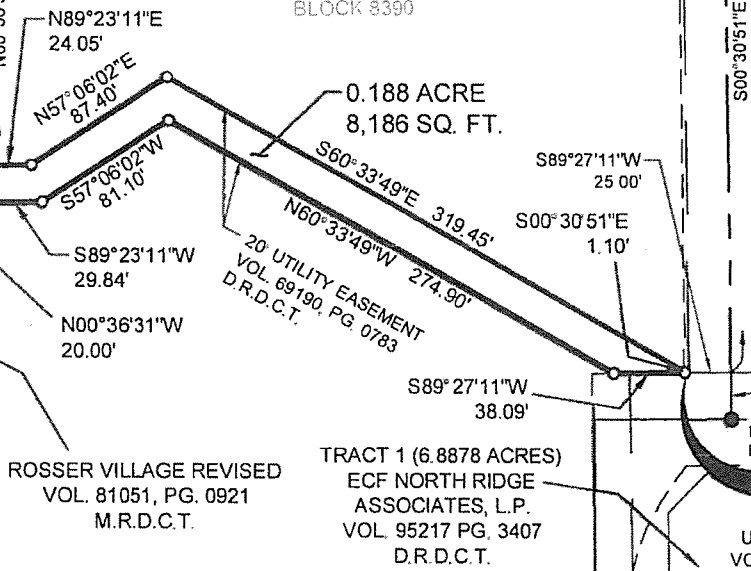
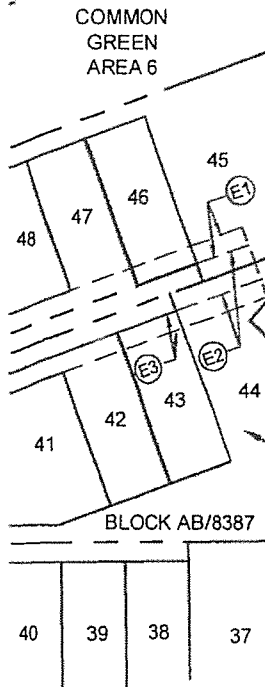
(EASEMENT NO. 7)  
20' FIRE LANE ESM  
VOL 68190, PG 0750  
D.R.D.C.T.

TRACT 2 (6.6283 ACRES)  
 ECF NORTH RIDGE ASSOCIATES, L.P.  
 VOL. 95217 PG. 3407  
 D.R.D.C.T.

BLOCK 8391  
 BLOCK 8390

TRACT 1 (12.9598 ACRES)  
 4121 HARVEST HILL ROAD  
 HOLDINGS LIMITED  
 PARTNERSHIP  
 INST. NO. 201100144547  
 O.P.R.D.C.T.

SPANISH POINT, LP  
 VOL. 2005153, PG. 08762  
 O.P.R.D.C.T.  
 (PREVIOUS CONVEYANCE)



NOTE  
 Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND  
 IRF = IRON ROD FOUND  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS



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 Date: 06-24-2014  
 SPRG NO: 2842

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 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	MBM	01/10/2013	063362231	2 OF 2



UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8389 AND 8390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 1.487 acre (64,764 square feet) tract of land out of City of Dallas Block No. 8389 and 8390, in the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, and being a part of a Utility Easement, as created in a deed to the City of Dallas and to any and all Public Utility Companies operating within the City of Dallas, recorded in Volume 68131, Page 1016, Deed Records of Dallas County, Texas, and being all of said easement that lies within a called 6.887 acre tract described as Tract 1 and a called 6.6283 acre tract described as Tract 2, both in the deed to ECF North Ridge Associates, LP, recorded in Volume 95217, Page 3407, Deed Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found at the eastern-most southeast corner of said utility easement on the southerly line of said Tract 1 and on the northerly line of Block A/8389 of Tamarack Addition, according to the plat thereof recorded in Volume 67122, Page 0027, Map Records of Dallas County, Texas, and on the westerly right-of-way line of Midway Road, according to the right-of-way dedication recorded in Volume 68127, Page 0595, Deed Records of Dallas County, Texas, from which an 'X' scribed in concrete found at the southeast corner of said Tract 1, common to the northeast corner of said Block A/8389 of Tamarack Addition, bears North 89°28'34" East a distance of 20.00 feet;

**THENCE** South 89°28'36" West, along the southerly line of said Tract 1, along the southerly line of said utility easement, and along the northerly line of said Block A/8389 of Tamarack Addition, a distance of 1283.55 feet to a PK nail found for corner;

**THENCE** South 62°34'36" West, continuing along the southerly line of said Tract 1, along the southerly line of said utility easement, and along the northerly line of said Block A/8389 of Tamarack Addition, passing the common line between said Tracts 1 and 2 at a distance of 55.36 feet, and continuing on said course and along the southerly line of said tract 2, a total distance of 418.88 feet to a 3/8 inch iron rod found for corner at the southwest corner of said Tract 2 and the southwest corner of said utility easement, and on the easterly line of Block AB/8387 of Rosser Village Revised, according to the plat thereof recorded in Volume 81051, Page 0921, Map Records of Dallas County, Texas;

**THENCE** North 00°36'31" West, along the westerly line of said Tract 2, along the easterly line of Block AB/8387 of Rosser Village Revised, and along a westerly line of said utility easement, a distance of 16.81 feet to a point for corner;

**THENCE** North 62°34'36" East, along a northerly line of said utility easement a distance 363.54 feet to a point for corner on the common line between said Tracts 1 and 2;

**THENCE** North 00°33'37" West, along a westerly line of said utility easement and along the common line between said Tracts 1 and 2 part of the way, a distance of 253.97 feet to a point for corner;

**THENCE** North 89°27'11" East, along a northerly line of said utility easement a distance of 74.79 feet to a point for corner on an easterly line of said tract 2, and on the westerly line of a called 12.9598 acre tract of land described in the deed to 4121 Harvest Hill Road Holdings Limited Partnership, recorded in Instrument No. 201100144547, Official Public Records of Dallas County, Texas;

**THENCE** South 00°30'51" East, along an easterly line of said Tract 2 and along the westerly line of said 12.9598 acre tract, a distance of 25.00 feet to a PK nail found for corner at the southwest corner of said 12.9598 acre tract;

(Continued on Sheet 2)

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.



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 Date: 07-29-2015  
 SPRG NO: 2843

**Kimley-Horn and Associates, Inc.**  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	CRN	MBM	08/27/2013	063362231	1 OF 5

UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8389 AND 8390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(Continued from Sheet 1)

**THENCE** North 89°27'11" East, along the northerly line of said Tract 1 and along the southerly line of said 12.9598 acre tract, passing an 'X' scribed in concrete found for witness at the southeast corner of said 12.9598 acre tract, common to the southwest corner of Block A/8391 of Midway Park Shopping Center, according to the plat thereof recorded in Volume 74248, Page 0546, Map Records of Dallas County, Texas, and continuing on said course and along the southerly line of said Block A/8391, a total distance of 1258.04 feet to an 'X' scribed in concrete found for corner on the westerly right-of-way line of Midway Road, at the eastern-most northeast corner of said utility easement;

**THENCE** South 00°35'26" East, along an easterly line of said utility easement and along the westerly right-of-way line of Midway Road, a distance of 25.00 feet to a point for corner;

**THENCE** South 89°27'11" West, along a southerly line of said easement a distance of 1282.94 feet to a point for corner at the beginning of a non-tangential curve to the left;

**THENCE** along said curve to the left, having a delta angle of 40°35'12", a radius of 145.00 feet, a chord bearing of S19°43'59" West, a chord distance of 100.58 feet, and an arc length of 102.71 feet, to a point of tangency at the end of said curve;

**THENCE** South 00°33'37" East, a distance of 102.02 feet to a point for corner at a re-entrant corner in a northerly line of said utility easement;

**THENCE** North 62°34'36" East, a distance of 34.54 feet to a salient corner in a northerly line of said utility easement;

**THENCE** North 89°28'36" East, along a northerly line of said utility easement a distance of 1287.11 feet to a point for corner at the eastern-most northeast corner of said utility easement, on the on the westerly right-of-way line of Midway Road;

**THENCE** South 00°38'41" East, along an easterly line of said utility easement and along the westerly right-of-way line of Midway Road a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 1.487 acres (64,764 square feet) of land, more or less.

NOTE

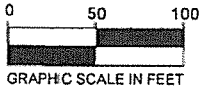
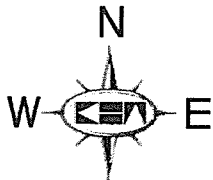
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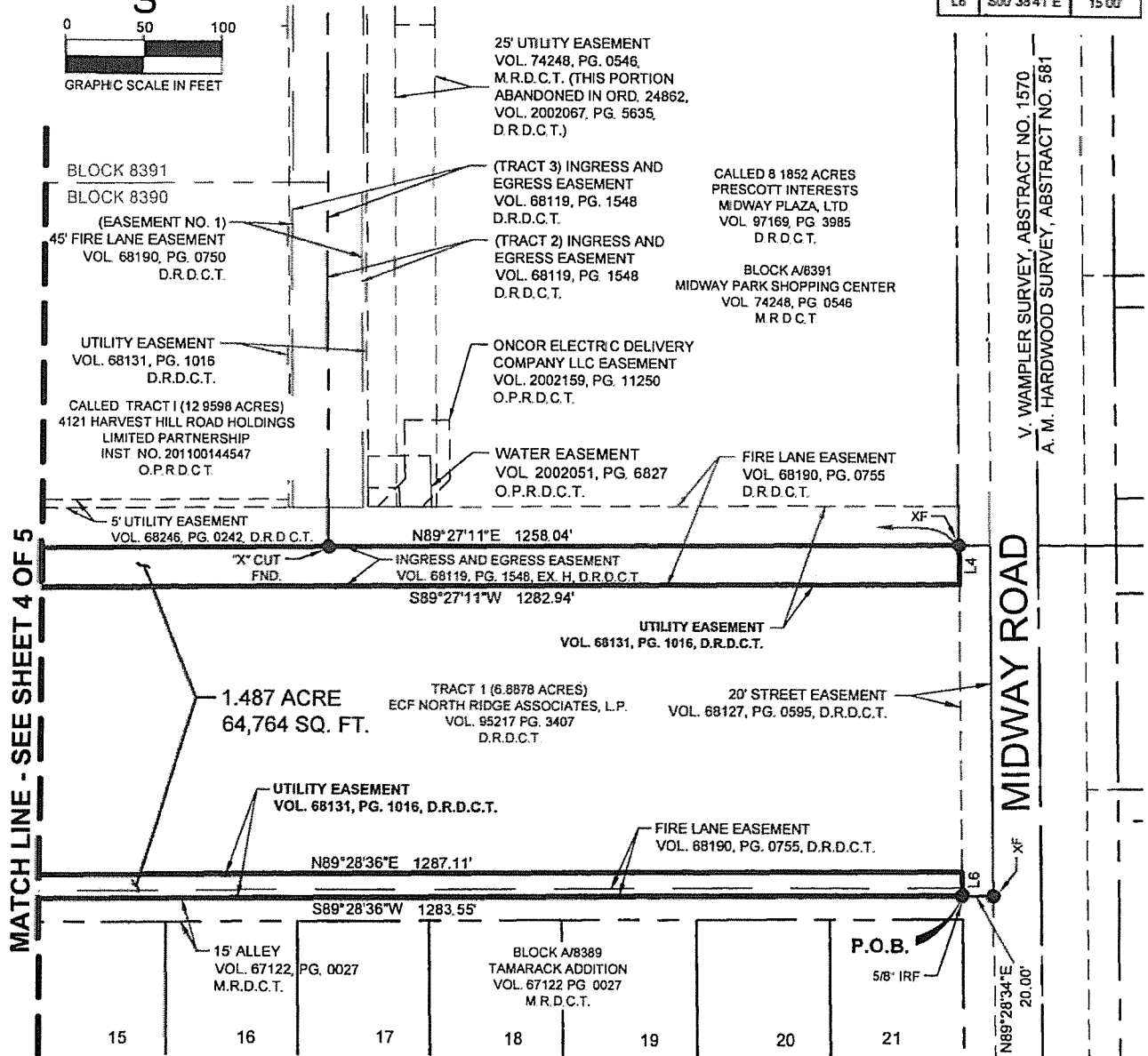
**Kimley-Horn and Associates, Inc.**  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 Tel. No. (972) 335-3580  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	CRN	MBM	08/27/2013	0933562231	2 OF 5



UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8389 AND 8390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE TABLE		
NO	BEARING	LENGTH
L4	S00°35'26"E	25.00'
L6	S00°38'41"E	15.00'

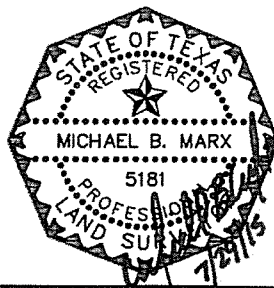


NOTE

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LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRFC = IRON ROD FOUND WITH PLASTIC CAP
- XF = 'X' CUT
- C.M. = CONTROLLING MONUMENT
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS



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Reviewed By: MBF

Date: 07-29-2015

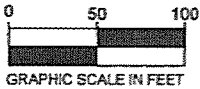
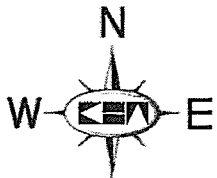
SPRG NO: 2843

**Kimley-Horn and Associates, Inc.**

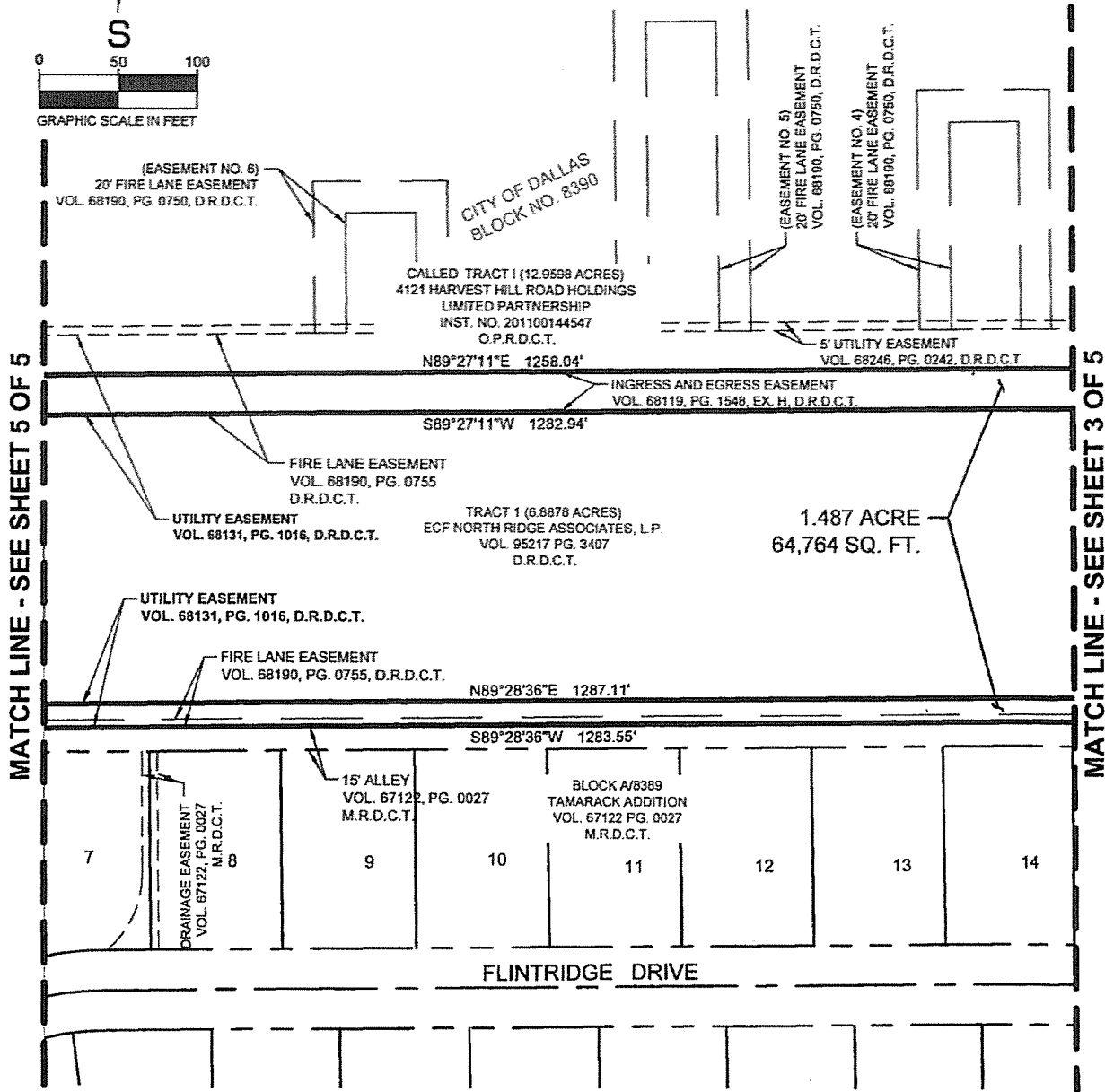
5750 Genesis Court, Suite 200  
 Frisco, Texas 75034

Tel. No. (972) 335-3580  
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRN	MBM	08/27/2013	063362231	3 OF 5



UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8389 AND 8390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



MATCH LINE - SEE SHEET 5 OF 5

MATCH LINE - SEE SHEET 3 OF 5

NOTE

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- P.O.C. = POINT OF COMMENCEMENT
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Reviewed By: DBF

Date: 07-29-2015

SPRG NO: 2843



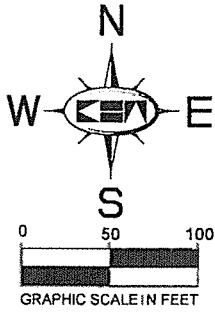
**Kimley-Horn and Associates, Inc.**

5750 Genesis Court, Suite 200  
 Frisco, Texas 75034

Tel. No. (972) 335-3580  
 Fax No. (972) 335-3779

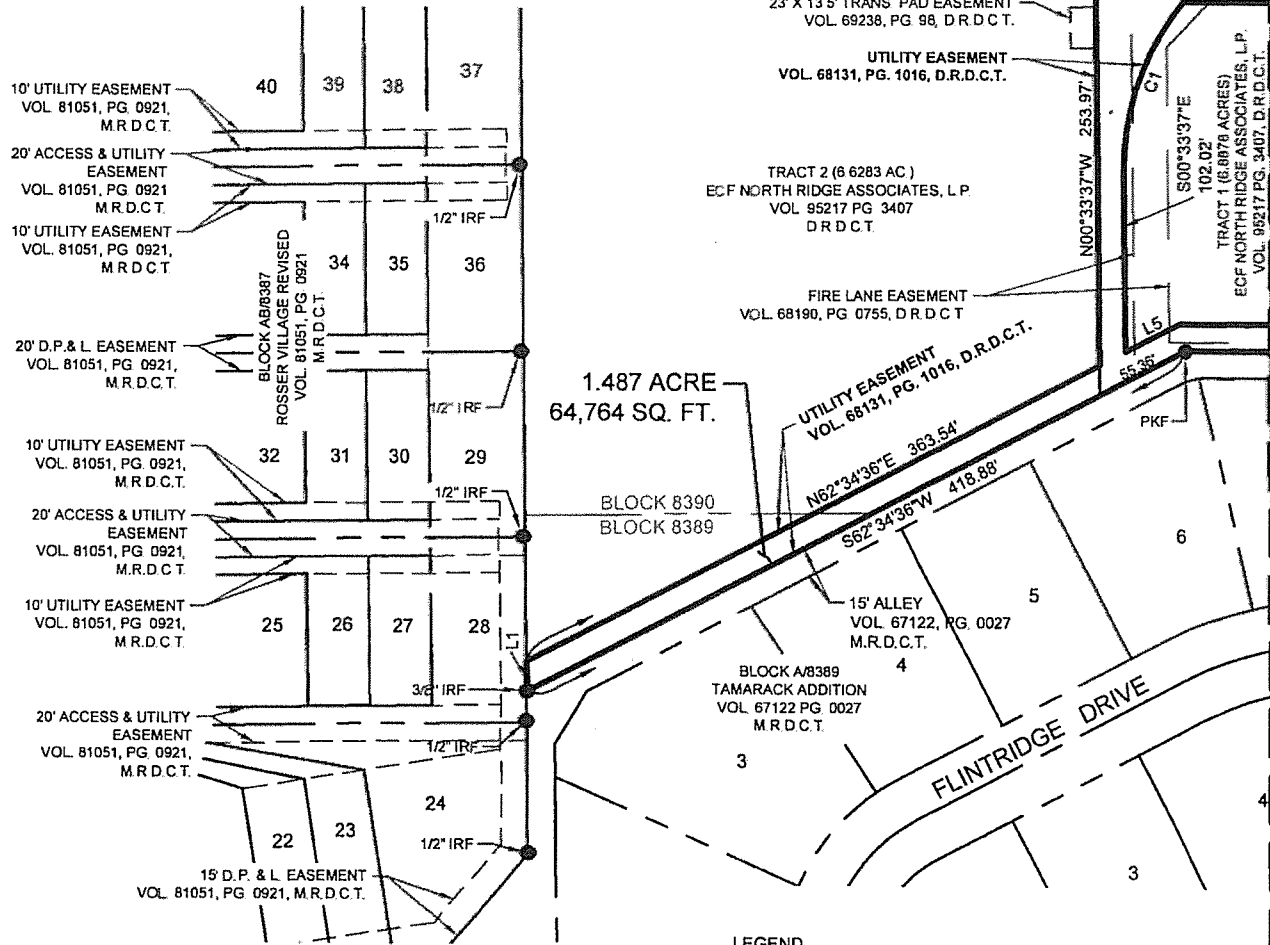
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRN	MBM	08/27/2013	063362231	4 OF 5

UTILITY EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK NO. 8389 AND 8390  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°36'31"W	16.81'
L2	N89°27'11"E	74.79'
L3	S00°30'51"E	25.00'
L5	N62°34'36"E	34.54'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	40°35'12"	145.00'	102.71'	S19°43'58"W	100.58'



MATCH LINE - SEE SHEET 4 OF 5

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRFC = IRON ROD FOUND WITH PLASTIC CAP
- XF = 'X' CUT
- C.M. = CONTROLLING MONUMENT
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRN	MBM	08/27/2013	063362231	5 OF 5

**WATER EASEMENT ABANDONMENT  
V. WAMPLER SURVEY, ABSTRACT NO. 1570  
CITY OF DALLAS BLOCK A/8391  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 0.024 acre (1,033 square feet) tract of land out of the V. Wampler Survey, Abstract No. 1570, in the City of Dallas, Dallas County, Texas, being a portion of City of Dallas Block A/8391, being a portion of Midway Park Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 74248, Page 0546 of the Map Records of Dallas County, Texas, being a portion of a called 8.1852 acre tract of land conveyed to Prescott Interests Midway Plaza, LTD. as evidenced in a Special Warranty Deed recorded in Volume 97169, Page 3985 of the Deed Records of Dallas County, Texas, and being all of a water line easement created in a Water Line Easement, known as Easement No. 1, and recorded in Volume 2002051, Page 6827, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an 'X' scribed in concrete found for the southwest corner of said Block A/8391 of Midway Park Shopping Center, same being in the northerly line of a called 6.887 acre tract described as Tract 1 in the deed to ECF North Ridge Associates, LP, recorded in Volume 95217, Page 3407, Deed Records of Dallas County, Texas, at the southwest corner of said 8.1852 acre tract, common to the southeast corner of a called Tract I, called 12.9598 acres, conveyed to 4121 Harvest Hill Road Holdings Limited Partnership, as evidenced in a Substitute Trustee's Deed recorded in Instrument No. 201100144547 of the Official Public Records of Dallas County, Texas, said 'X' also being the intersection of the centerline of the 50' Ingress and Egress Easement for Harvest Hill Road (a private street) with the intersection of the 50' Ingress and Egress Easement for Cranberry Lane (a private street), both recorded in Volume 68119, Page 1548, Deed Records of Dallas County, Texas:

THENCE North 00°32'20" West, along the westerly line of said A/8391 of Midway Park Shopping Center and said 8.1852 acre tract and along the easterly line of said 12.9582 acre tract, a distance of 57.04 feet;

THENCE North 89°27'40" East, departing the westerly line of said A/8391 of Midway Park Shopping Center and said 8.1852 acre tract, a distance of 25.00 feet to the POINT OF BEGINNING, at the northwest corner of said water line easement,

THENCE North 89°00'33" East, along the northerly line of said water line easement a distance of 39.30 feet to a point for corner;

THENCE South 00°59'27" East, along the easterly line of said water line easement a distance of 15.91 feet to a point for corner;

THENCE South 02°22'29" East, continuing along the easterly line of said water line easement a distance of 16.44 feet to a point for corner in the north line of a utility easement recorded in Volume 68131, Page 1016, Deed Records of Dallas County, Texas;

THENCE South 89°27'39" West, along a southerly line of said water line easement and along the northerly line of said utility easement, a distance of 20.01 feet to a point for corner;

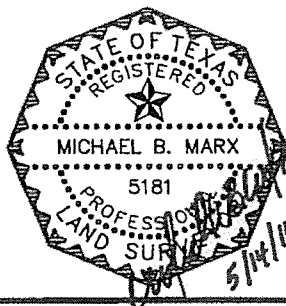
THENCE North 02°21'53" West, along a westerly line of said water line easement a distance of 12.20 feet to a point for corner;

THENCE South 89°00'33" West, along a southerly line of said water line easement a distance of 19.55 feet to a point for corner;

THENCE North 00°32'49" West, along a westerly line of said water line easement a distance of 19.99 feet to the POINT OF BEGINNING and containing 0.024 of an acre (1,033 square feet) of land, more or less.

NOTE

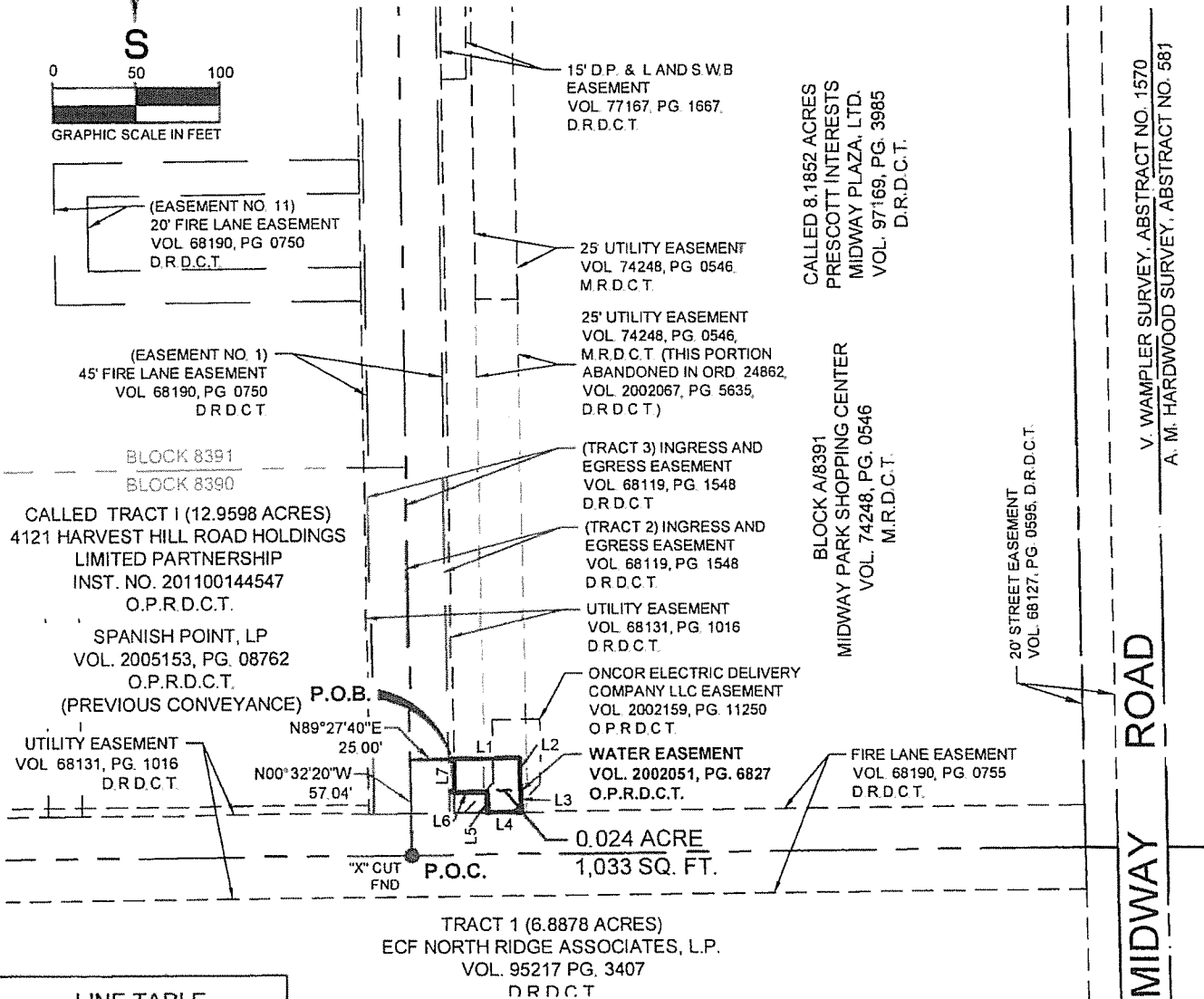
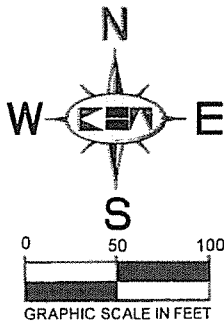
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 Date: 06-24-2014  
 SPRG NO: 2844

		<b>Kimley-Horn and Associates, Inc.</b>			
		5750 Genesis Court, Suite 200 Frisco, Texas 75034			
		Tel No (972) 335-3560 Fax No. (972) 335-3779			
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	CRN	MBM	08/27/2013	063362231	1 OF 2

WATER EASEMENT ABANDONMENT  
 V. WAMPLER SURVEY, ABSTRACT NO. 1570  
 CITY OF DALLAS BLOCK A/8391  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



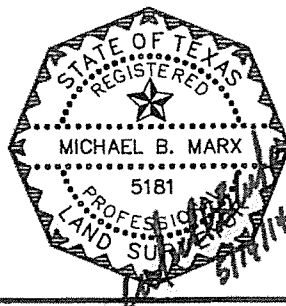
LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°00'33"E	39.30'
L2	S00°59'27"E	15.91'
L3	S02°22'29"E	16.44'
L4	S89°27'39"W	20.01'
L5	N02°21'53"W	12.20'
L6	S89°00'33"W	19.55'
L7	N00°32'49"W	19.99'

NOTE

Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 62°35'01" East along the southerly right of way line of L. B. J. Freeway. The bearings listed are Grid values and the distances listed are surface values.

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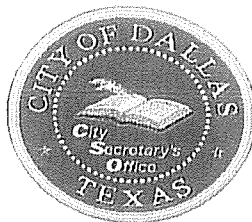


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 Date: 06.24.2019  
 SPRG NO: 2844

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRN	MBM	08/27/2013	063362231	2 OF 2

151572



## PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

AUG 26 2015

DATE ADOPTED BY CITY COUNCIL \_\_\_\_\_

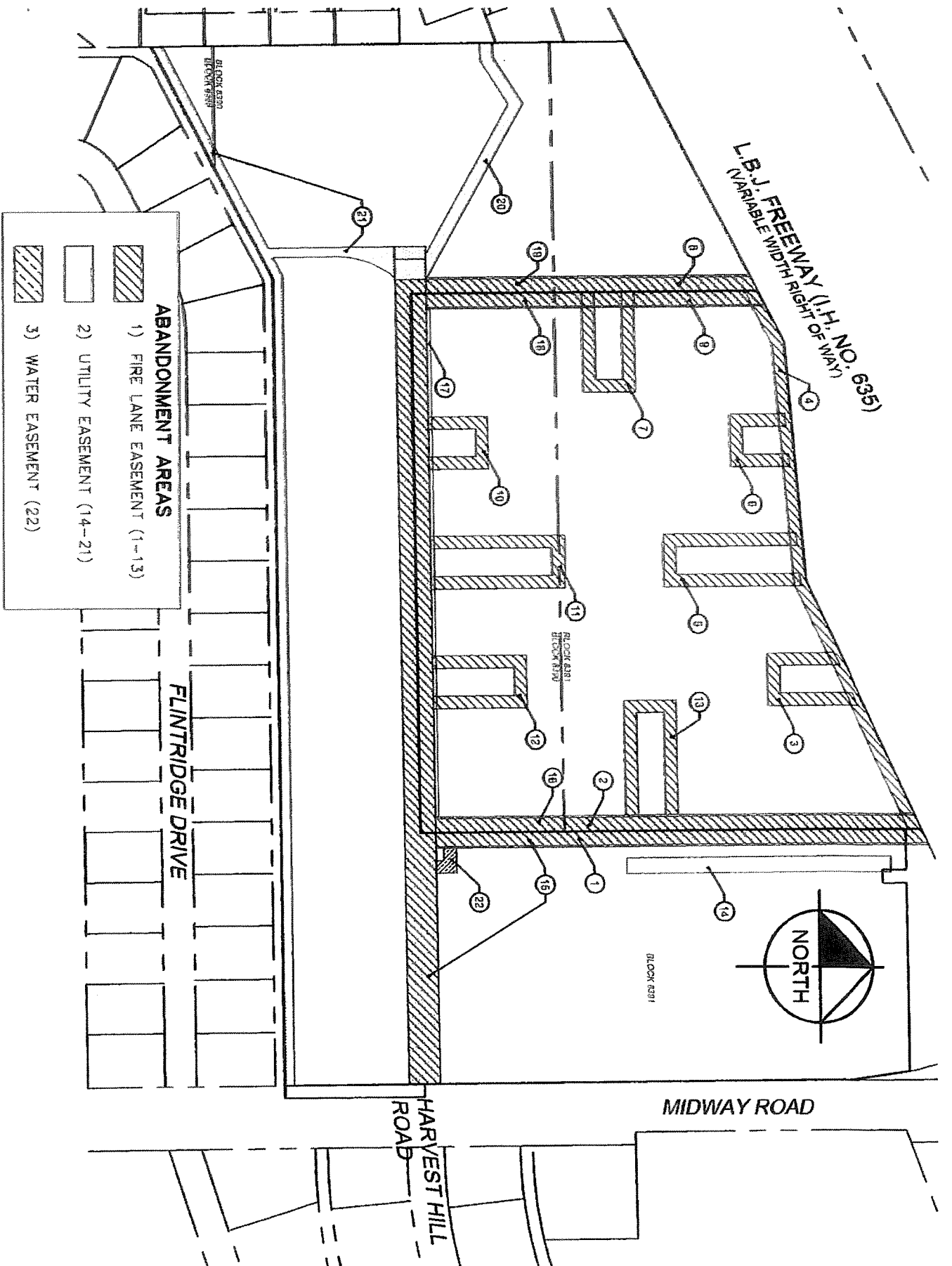
ORDINANCE NUMBER 29832

DATE PUBLISHED AUG 29 2015

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose C. Liss".





**ABANDONMENT AREAS**

1) FIRE LANE EASEMENT (1-13)

2) UTILITY EASEMENT (14-21)

3) WATER EASEMENT (22)

