

ORDINANCE NO. 31288

An ordinance providing for the abandonment and relinquishment of fourteen (14) water easements, six (6) sanitary sewer easements and seven (7) public utility easements, located adjacent to City Block A/6931 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to 3662 W Camp Wisdom LLC, CWRD Properties LLC, OMRB III, LLC, and WCWAP LLC; 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 3662 W Camp Wisdom LLC, a Texas limited liability company, CWRD Properties LLC, a Texas limited liability company, OMRB III, LLC, a Texas limited liability company, and WCWAP LLC, a Texas limited liability company; hereinafter referred to collectively 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 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-SEVEN THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$27,400.00)** paid by **GRANTEE**, and the further consideration described in Sections 2, 8 and 9, 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 as follows: unto 3662 W Camp Wisdom LLC, a Texas limited liability company, all of its right, title and interest in Tracts 2, 5, 8, 11, 14, 19, and 24 of Exhibit A; unto CWRD Properties LLC, a Texas limited liability company, all of its right, title and interest in Tracts 3, 20, and 23 of Exhibit A; unto OMRB III, LLC, a Texas limited liability company, all of its right, title and interest in Tracts 1, 4, 7, 15, 16, 17, 25, 26 and 27 of Exhibit A; and unto WCWAP LLC, a Texas limited liability company, all of its right, title and interest in Tracts 6, 9, 10, 12, 13, 18, 21, and 22 of 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 hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, 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, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 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**, their 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**, their 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 areas described in Exhibit A by **GRANTEE**, their 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**, their 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**, their 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

**SECTION 8.** (continued)

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 as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall complete all requirements set forth in Private Development Contracts for PID 8481 (19-363/364-P) and PID 8496 (Contract number to be assigned).

**SECTION 10.** 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 Sections 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 11.** That this ordinance is also designated for City purposes as Contract Nos. DEV-2019-00010871 to 3661 W Camp Wisdom LLC; DEV-2019-00010873 to CWRD Properties LLC; DEV-2019-00010874 to OMRB III LLC; and DEV-2019-00010875 to WCWAP LLC.



**SECTION 12.** 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:  
CHRISTOPHER J. CASO,  
Interim City Attorney

KRIS SWECKARD, Director  
Department of Sustainable  
Development and Construction

BY B. N. S. #  
Assistant City Attorney

BY Laura Williams  
Assistant Director  
SOR

Passed AUG 28 2019.

# EXHIBIT A-TRACT 1

## LEGAL DESCRIPTION

31288

191234

**BEING** a 574 square foot (0.0132 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30, Deed Records of Dallas County, Texas, and being part of a called 9.7115 acre tract of land described in Limited General Warranty Deed to OMRB III LLC recorded in Instrument No. 201900113479, Official Public Records of Dallas County, Texas, and being part of a 15-foot wide sanitary sewer easement shown on the plat of Red Bird/May Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 95163, Page 2154 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found in the in the south right-of-way line of Camp Wisdom Road (100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records), for the northwest corner of Lot 2A, Block A/6931 of said Red Bird/May Addition, and being a north corner of said Lot 2E;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common line of said Lot 2A and said Lot 2E, the following courses and distances:

South 17°02'56" East, a distance of 248.00 feet to a point for corner; from said point a 1/2-inch iron rod found bears North 89°29'33" West, a distance of 0.43 feet;

South 57°57'52" East, a distance of 27.87 feet to a 5/8" iron rod with cap stamped "EASEMENT KHA" set for the northwest corner of said 15-foot wide sanitary sewer easement, and being the **POINT OF BEGINNING**;

**THENCE** continuing with said common line of Lot 2A and Lot 2E and with the north line of said 15-foot wide sanitary sewer easement, the following courses and distances:

South 57°57'52" East, a distance of 11.83 feet to an "X" cut in concrete found for the southernmost southwest corner of said Lot 2A, and being a northwest corner of said Lot 2E;

North 71°22'19" East, a distance of 7.50 feet to a mag nail set for the northeast corner of said 15-foot wide sanitary sewer easement;

**THENCE** departing said common line of Lot 2A and Lot 2E and with the east line of said 15-foot wide sanitary sewer easement, South 18°37'41" East, a distance of 36.00 feet to a mag nail set for the southeast corner of said 15-foot wide sanitary sewer easement;

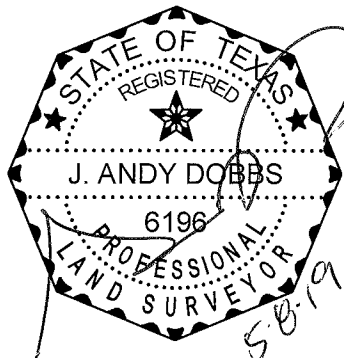
**THENCE** with the south line of said 15-foot wide sanitary sewer easement, South 71°22'19" West, a distance of 15.00 feet to a mag nail set for the southwest corner of said 15-foot wide sanitary sewer easement;

**THENCE** with the west line of said 15-foot wide sanitary sewer easement, North 18°37'41" West, a distance of 45.16 feet to the **POINT OF BEGINNING** and containing 574 square feet or 0.0132 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By: G.S.  
 Date: 5-24-19  
 SPRG NO: 4854

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



SANITARY SEWER EASEMENT  
 ABANDONMENT  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

# Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 2

# EXHIBIT A-TRACT 1

31288

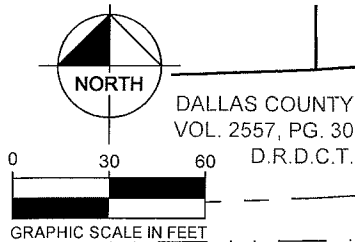
CAMP WISDOM ROAD  
(100' WIDE RIGHT-OF-WAY)  
(VOL. 2557, PG. 30, D.R.D.C.T.)  
(VOL. 67253, PG. 358, D.R.D.C.T.)  
CENTERLINE

NOTES 191234

All corners of easement to be abandoned are an "X" cut in concrete set unless otherwise noted.

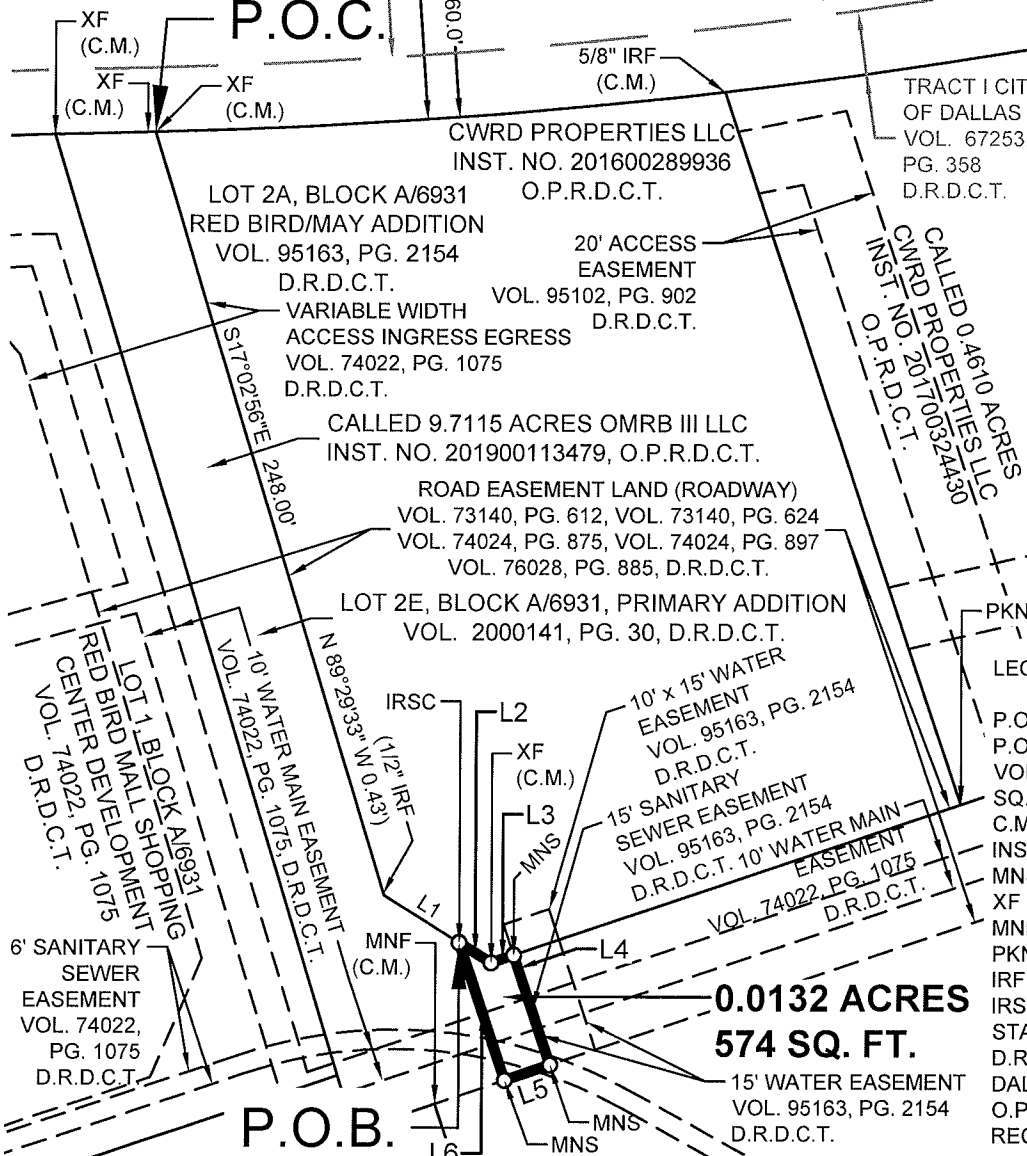
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.



DALLAS COUNTY  
VOL. 2557, PG. 30  
D.R.D.C.T.

SAMUEL BRANDENBURG SURVEY, ABSTRACT NO. 125



LINE TABLE		
NO.	BEARING	LENGTH
L1	S57°57'52"E	27.87'
L2	S57°57'52"E	11.83'
L3	N71°22'19"E	7.50'
L4	S18°37'41"E	36.00'
L5	S71°22'19"W	15.00'
L6	N18°37'41"W	45.16'

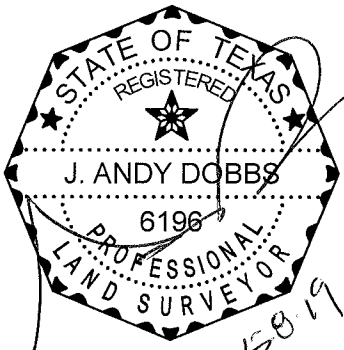
**LEGEND**

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
VOL. , PG. = VOLUME , PAGE  
SQ. FT. = SQUARE FEET  
C.M. = CONTROLLING MONUMENT  
INST. NO. = INSTRUMENT NUMBER  
MNS = MAG NAIL SET  
XF = "X" CUT IN CONCRETE FOUND  
MNF = MAG NAIL FOUND  
PKNF = PK NAIL FOUND  
IRF = IRON ROD FOUND  
IRSC = 5/8" IRON ROD W/CAP  
STAMPED "EASEMENT KHA" SET  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**0.0132 ACRES**  
**574 SQ. FT.**

**SANITARY SEWER EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

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Scale 1" = 60'	Drawn by JBH	Checked by JAD	Date FEB. 2019	Project No. 064508500	Sheet No. 2 OF 2
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# EXHIBIT A-TRACT 2

LEGAL DESCRIPTION

31288

191234

**BEING** a 1,500 square foot (0.0344 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas, and being part of "TRACT 1 - LOT 7A" described in Special Warranty Deed to 3662 W Camp Wisdom LLC recorded in Instrument No. 201500255372, Official Public Records of Dallas County, Texas, and being all of a 10-foot wide sanitary sewer easement shown on the plat of Red Bird/May Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 95163, Page 2154 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found in the in the south right-of-way line of Camp Wisdom Road (100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records), for a north corner of said Lot 7A, and being a northeast corner of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30 of said Deed Records;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common line of said Lot 7A and said Lot 2E, the following courses and distances:

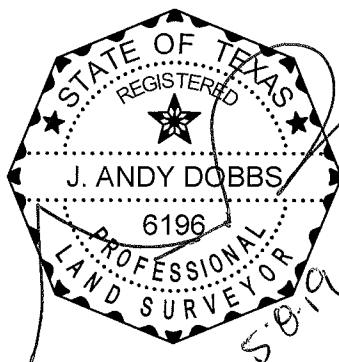
- South 3°01'20" East, a distance of 227.75 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left having a central angle of 13°11'22", a radius of 457.00 feet, a chord bearing and distance of South 88°02'47" West, 104.97 feet;
- In a southwesterly direction, with said curve to the left, an arc distance of 105.20 feet to a mag nail found for corner;
- South 81°27'06" West, a distance of 35.63 feet to a PK Nail found at the beginning of a tangent curve to the left having a central angle of 6°04'59", a radius of 862.00 feet, a chord bearing and distance of South 78°24'36" West, 91.48 feet;
- In a southwesterly direction, with said curve to the left, an arc distance of 91.52 feet to a mag nail found for corner;
- South 12°57'56" East, a distance of 346.90 feet to a point for corner; from said point a PK nail found bears South 78°15'29" West, a distance of 0.48 feet;
- South 77°02'04" West, a distance of 86.50 feet to a point for corner; from said point a PK nail found bears South 73°58'40" West, a distance of 0.50 feet;
- South 12°57'56" East, a distance of 85.40 feet to a mag nail found for corner;
- South 77°02'04" West, a distance of 27.50 feet to a point for corner; from said point a PK nail found bears North 59°08'49" West, a distance of 0.56 feet;
- South 12°57'56" East, a distance of 138.35 feet to a mag nail found for corner;
- South 77°02'04" West, a distance of 15.73 feet to a mag nail set for the northeast corner of said 10-foot wide sanitary sewer easement, and being the **POINT OF BEGINNING**;

CONTINUED ON SHEET 2

SANITARY SEWER EASEMENT  
 ABANDONMENT  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)  
 Reviewed By: G.S.  
 Date: 5-24-19  
 SPRG NO: 4855

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 6

# EXHIBIT A-TRACT 2

LEGAL DESCRIPTION (CONTINUED)

31288

191234

**THENCE** departing said common line of Lot 7A and Lot 2E, and with the east line of said 10-foot wide sanitary sewer easement, South 12°57'56" East, a distance of 10.00 feet to a mag nail set for the southeast corner of said 10-foot wide sanitary sewer easement;

**THENCE** with the south line of said 10-foot wide sanitary sewer easement, South 77°02'04" West, a distance of 150.00 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for the southwest corner of said 10-foot wide sanitary sewer easement;

**THENCE** with the west line of said 10-foot wide sanitary sewer easement, North 12°57'56" West, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set in said common line of Lot 7A and Lot 2E, for the northwest corner of said 10-foot wide sanitary sewer easement;

**THENCE** with said common line of Lot 7A and Lot 2E and the north line of said 10-foot wide sanitary sewer easement, North 77°02'04" East, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 1,500 square feet or 0.0344 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

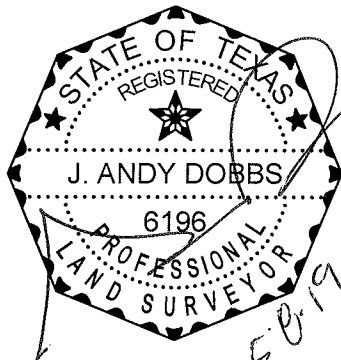
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SANITARY SEWER EASEMENT  
 ABANDONMENT  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

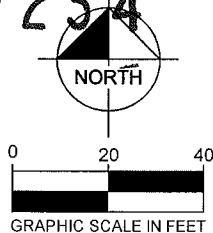
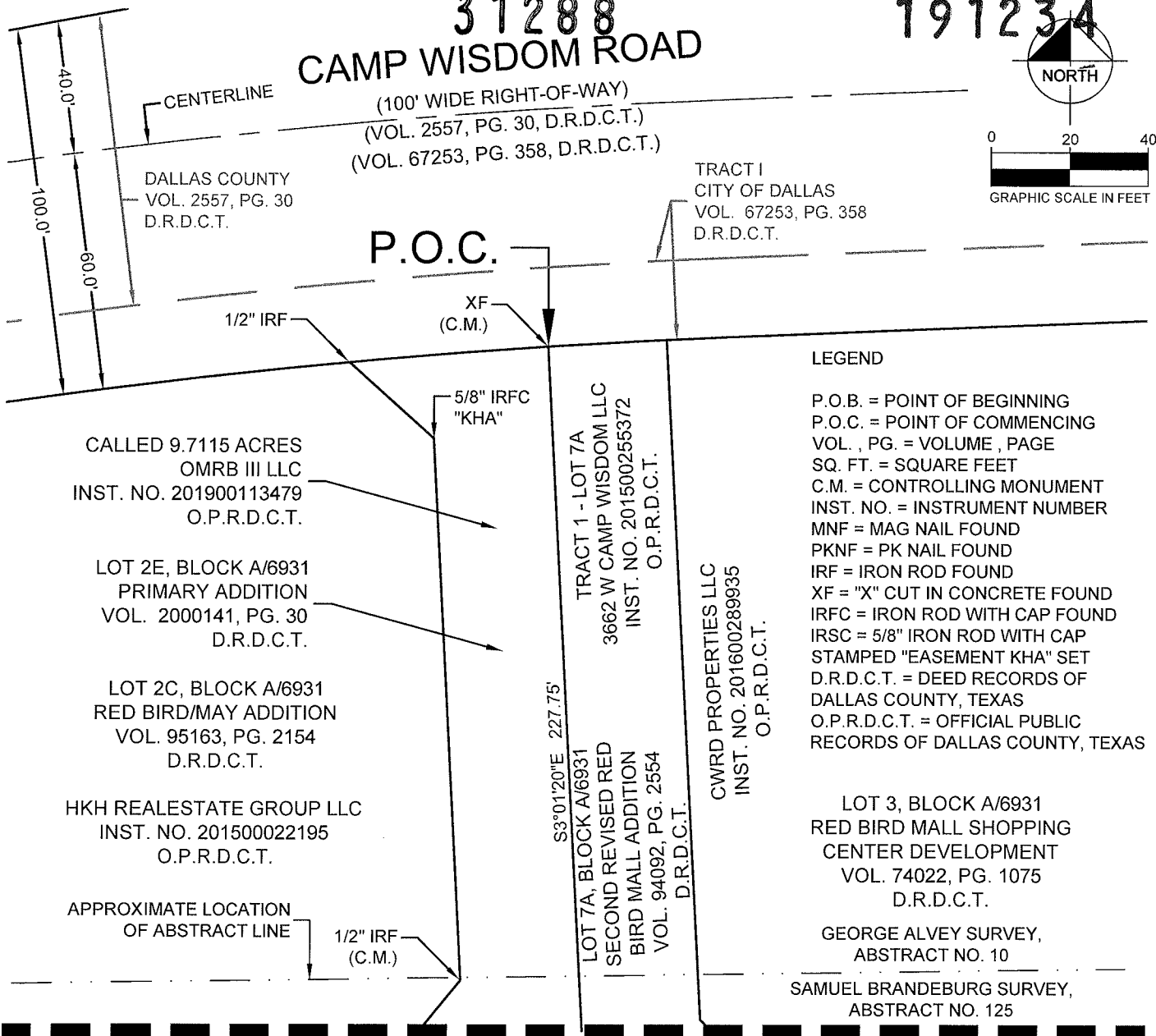
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 6

# EXHIBIT A-TRACT 2

31288  
CAMP WISDOM ROAD

191234



CALLLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LOT 2C, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 95163, PG. 2154  
D.R.D.C.T.

HKH REALESTATE GROUP LLC  
INST. NO. 201500022195  
O.P.R.D.C.T.

APPROXIMATE LOCATION  
OF ABSTRACT LINE

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

S3°01'20"E 227.75'  
LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

CWRD PROPERTIES LLC  
INST. NO. 201600289935  
O.P.R.D.C.T.

**LEGEND**

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- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
- PKNF = PK NAIL FOUND
- IRF = IRON ROD FOUND
- XF = "X" CUT IN CONCRETE FOUND
- IRFC = IRON ROD WITH CAP FOUND
- IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LOT 3, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

GEORGE ALVEY SURVEY,  
ABSTRACT NO. 10

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

**NOTES**

1. See line and curve tables on sheet 6.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

MATCHLINE (SEE SHEET 4)

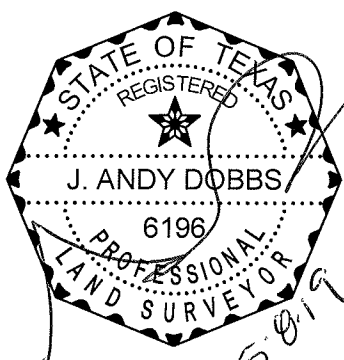
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Reviewed By: G.S.

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**SANITARY SEWER EASEMENT  
ABANDONMENT**  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

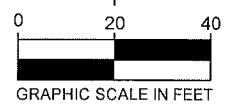
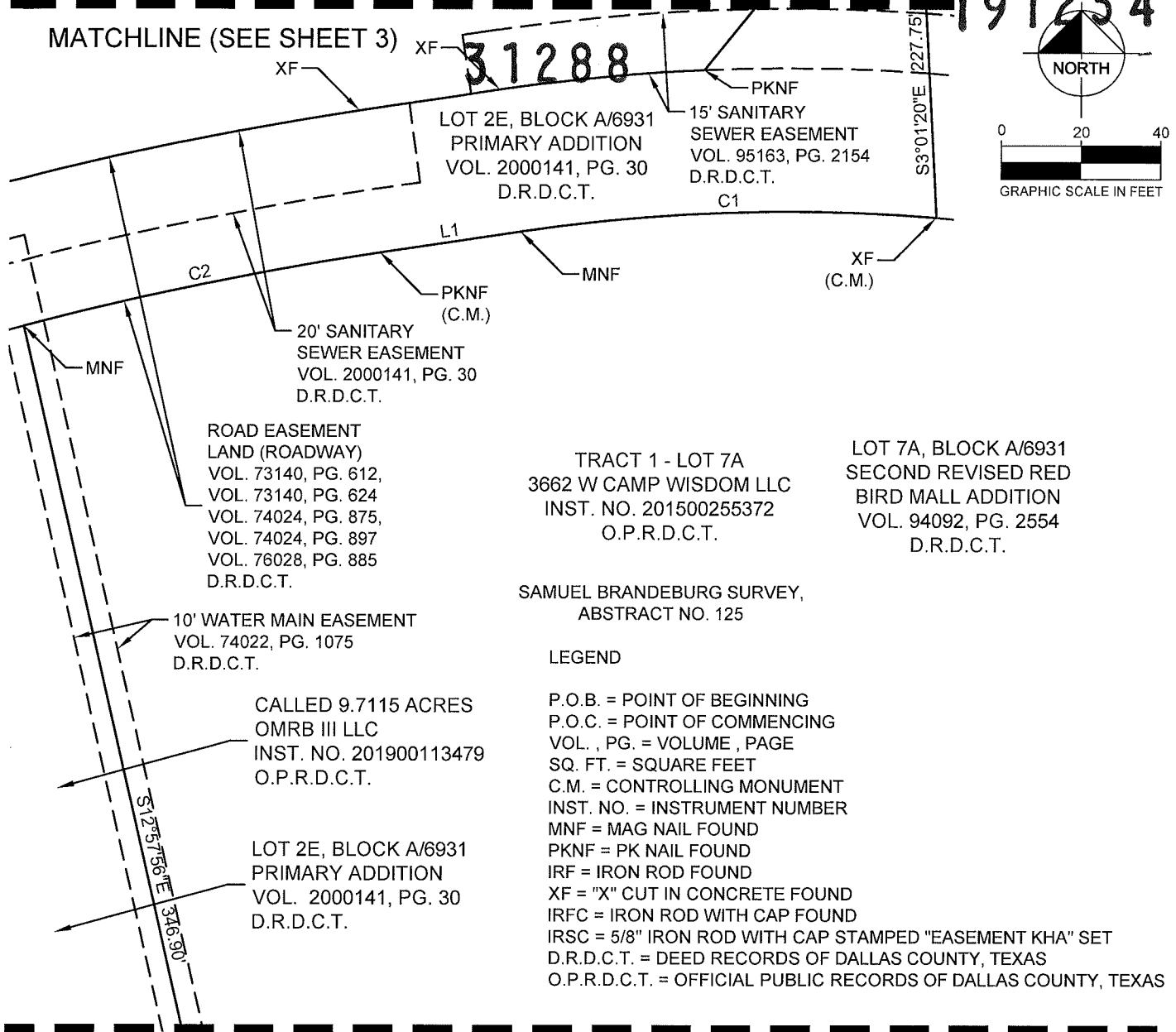
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 6

# EXHIBIT A-TRACT 2

191234

MATCHLINE (SEE SHEET 3)



31288  
 LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 VOL. 2000141, PG. 30  
 D.R.D.C.T.

15' SANITARY  
 SEWER EASEMENT  
 VOL. 95163, PG. 2154  
 D.R.D.C.T.  
 C1

20' SANITARY  
 SEWER EASEMENT  
 VOL. 2000141, PG. 30  
 D.R.D.C.T.

ROAD EASEMENT  
 LAND (ROADWAY)  
 VOL. 73140, PG. 612,  
 VOL. 73140, PG. 624  
 VOL. 74024, PG. 875,  
 VOL. 74024, PG. 897  
 VOL. 76028, PG. 885  
 D.R.D.C.T.

TRACT 1 - LOT 7A  
 3662 W CAMP WISDOM LLC  
 INST. NO. 201500255372  
 O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 VOL. 94092, PG. 2554  
 D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
 ABSTRACT NO. 125

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
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- IRF = IRON ROD FOUND
- XF = "X" CUT IN CONCRETE FOUND
- IRFC = IRON ROD WITH CAP FOUND
- IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

CALLED 9.7115 ACRES  
 OMRB III LLC  
 INST. NO. 201900113479  
 O.P.R.D.C.T.

LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 VOL. 2000141, PG. 30  
 D.R.D.C.T.

NOTES

MATCHLINE (SEE SHEET 5)

1. See line and curve tables on sheet 6.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

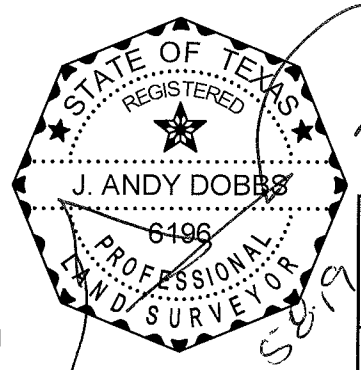
Reviewed By: G.S.

Date: 5-24-19

SPRG NO: 4855

**SANITARY SEWER EASEMENT  
 ABANDONMENT**  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDEBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 6

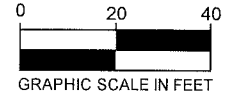
# EXHIBIT A-TRACT 2

191234

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

MATCHLINE (SEE SHEET 4)

31288



LEGEND

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
VOL. , PG. = VOLUME , PAGE  
SQ. FT. = SQUARE FEET  
C.M. = CONTROLLING MONUMENT  
INST. NO. = INSTRUMENT NUMBER  
MNF = MAG NAIL FOUND  
PKNF = PK NAIL FOUND  
IRF = IRON ROD FOUND  
XF = "X" CUT IN CONCRETE FOUND  
IRFC = IRON ROD WITH CAP FOUND  
IRSC = 5/8" IRON ROD WITH CAP  
STAMPED "EASEMENT KHA" SET  
D.R.D.C.T. = DEED RECORDS OF  
DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC  
RECORDS OF DALLAS COUNTY, TEXAS

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

LOT 6, BLOCK A/6931  
RED BIRD MALL  
SHOPPING CENTER  
DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

REMAINDER OF  
CALLED 11.9369 ACRES  
OMRB LLC  
INST. NO. 201700324429  
O.P.R.D.C.T.

20' DRAINAGE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.  
CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125  
TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

40' PUBLIC UTILITY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

PKNF  
(N 59°08'49" W 0.56')

PKNF  
(S 78°15'29" W 0.48')

PKNF  
(S 73°58'40" W 0.50')

S12°57'56"E  
85.40'

S77°02'04"W 86.50'

10' WATER MAIN  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

S12°57'56"E  
346.90'

S12°57'56"E  
138.35'

MNF  
(C.M.)

L2

NOTES

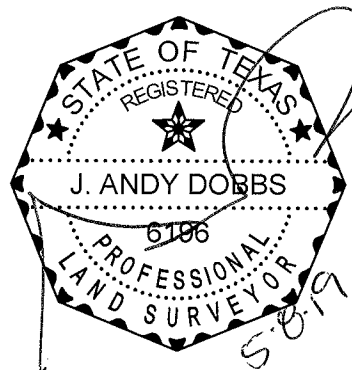
MATCHLINE (SEE SHEET 6)

- See line and curve tables on sheet 6.
- All corners of easement to be abandoned are mag nails set unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: G.S.  
Date: 5-24-19  
SPRG NO: 4855

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



SANITARY SEWER EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

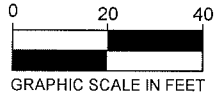
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	5 OF 6



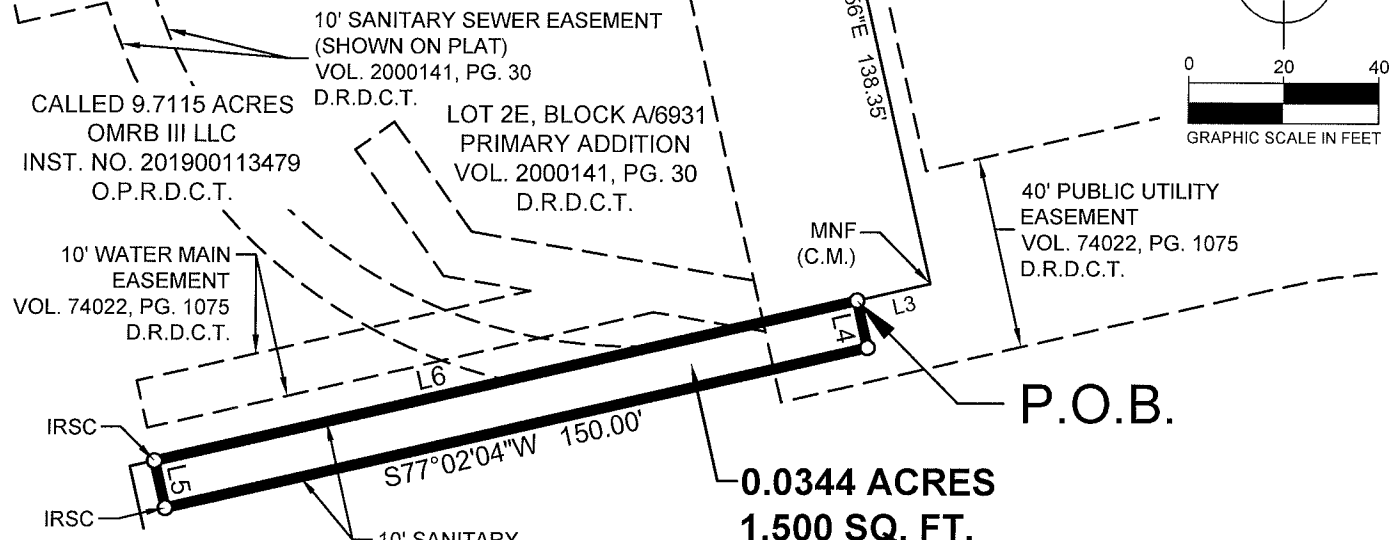
# EXHIBIT A-TRACT 2

191234



MATCHLINE (SEE SHEET 5)

31288



**0.0344 ACRES**  
**1,500 SQ. FT.**

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

LINE TABLE		
NO.	BEARING	LENGTH
L1	S81°27'06"W	35.63'
L2	S77°02'04"W	27.50'
L3	S77°02'04"W	15.73'
L4	S12°57'56"E	10.00'
L5	N12°57'56"W	10.00'
L6	N77°02'04"E	150.00'

10' SANITARY SEWER EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

**LEGEND**

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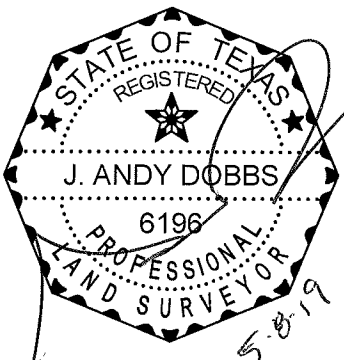
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°11'22"	457.00'	105.20'	S88°02'47"W	104.97'
C2	6°04'59"	862.00'	91.52'	S78°24'36"W	91.48'

**NOTES**

1. All corners of easement to be abandoned are mag nails set unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By: G.S.  
 Date: 5-24-19  
 SPRG NO: 4855

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER EASEMENT  
 ABANDONMENT**  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDEBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	6 OF 6

# EXHIBIT A-TRACT 3

LEGAL DESCRIPTION

31288

191234

**BEING** a 1,953 square foot (0.0448 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 1, Block A/6931, Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075, Deed Records of Dallas County, Texas, and being part of a tract of land described as "TRACT 1" in Special Warranty Deed with Vendor's Lien to CWRD Properties LLC recorded in Instrument No. 201700105711, Official Public Records of Dallas County, Texas, and being part of a 6-foot wide sanitary sewer easement shown on the plat of said Red Bird Mall Shopping Center Development, and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found in the in the south right-of-way line of Camp Wisdom Road (100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records), for the northeast corner of Lot 1, and being the northwest corner of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30 of said Deed Records;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common line of said Lot 2E and said Lot 1, South 17°02'56" East, a distance of 292.63 feet to a mag nail set in the north line of said 6-foot wide sanitary sewer easement, and being the **POINT OF BEGINNING**;

**THENCE** continuing with said common line of Lot 2E and Lot 1, South 17°02'56" East, a distance of 6.08 feet to a mag nail set at the beginning of a non-tangent curve to the left having a central angle of 10°48'57", a radius of 147.00 feet, a chord bearing and distance of South 76°46'49" West, 27.71 feet; from said point a mag nail found for the southeast corner of said Lot 1 bears South 17°02'56" East, a distance of 7.26 feet;

**THENCE** departing said common line of Lot 2E and Lot 1 and with said south line of the 6-foot wide sanitary sewer easement, in a southwesterly direction, with said curve to the left, an arc distance of 27.75 feet to a mag nail set for corner;

**THENCE** South 71°22'20" West, a distance of 294.65 feet to an "X" cut in concrete set in the common line of said Lot 1 and Lot 13, Block A/6931 of said Red Bird Mall Shopping Center Development, for the southwest corner of said 6-foot wide sanitary sewer easement;

**THENCE** with said common line of Lot 1 and Lot 13 and with the west line of said 6-foot wide sanitary sewer easement, North 63°43'56" West, a distance of 8.50 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for the northwest corner of said 6-foot wide sanitary sewer easement;

**THENCE** departing said common line of Lot 1 and Lot 13 and with the north line of said 6-foot wide sanitary sewer easement, the following courses and distances:

North 71°22'20" East, a distance of 300.68 feet to a mag nail set at the beginning of a tangent curve to the right having a central angle of 10°27'02", a radius of 153.00 feet, a chord bearing and distance of North 76°35'51" East, 27.87 feet;

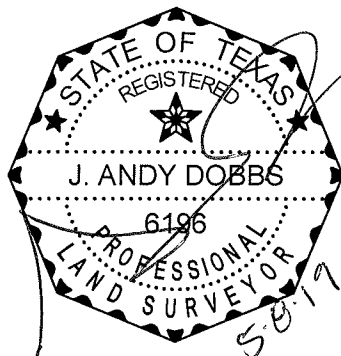
In a northeasterly direction with said curve to the right, an arc distance of 27.91 feet to the **POINT OF BEGINNING** and containing 1,953 square feet or 0.0448 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

**SANITARY SEWER EASEMENT  
ABANDONMENT  
PART OF LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

(For SPRG use only)  
Reviewed By: G.S.  
Date: 5-24-19  
SPRG NO: 4856

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



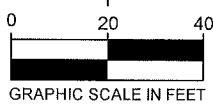
**Kimley»Horn**  
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 4

# EXHIBIT A-TRACT 3

31288

191234



## CAMP WISDOM ROAD

(100' WIDE RIGHT-OF-WAY)

(VOL. 2557, PG. 30, D.R.D.C.T.)

(VOL. 67253, PG. 358, D.R.D.C.T.)

DALLAS COUNTY  
VOL. 2557, PG. 30  
D.R.D.C.T.

APPROXIMATE  
LOCATION OF  
ABSTRACT LINE

CENTERLINE

GEORGE ALVEY SURVEY  
ABSTRACT NO. 10

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

P.O.C.

TRACT I  
CITY OF DALLAS  
VOL. 67253, PG. 358  
D.R.D.C.T.

5/8" IRF  
(C.M.)

XF  
(C.M.)

XF  
(C.M.)

XF  
(C.M.)

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LOT 2A, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 95163, PG. 2154  
D.R.D.C.T.

PART OF  
LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

20' ACCESS EASEMENT  
VOL. 95102, PG. 902  
D.R.D.C.T.

CALLED 0.4610 ACRES  
CWRD PROPERTIES LLC  
INST. NO. 201700324430, O.P.R.D.C.T.

VARIABLE WIDTH  
ACCESS INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

CALLED 9.7115  
ACRES OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

CWRD PROPERTIES LLC  
INST. NO. 201600289936  
O.P.R.D.C.T.

TRACT 1  
CWRD PROPERTIES LLC  
INST. NO. 201700105711  
O.P.R.D.C.T.

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885, D.R.D.C.T.

### LEGEND

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- IRSC = 5/8" IRON ROD W/CAP
- STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

S17°02'59"E  
292.65'

### NOTES

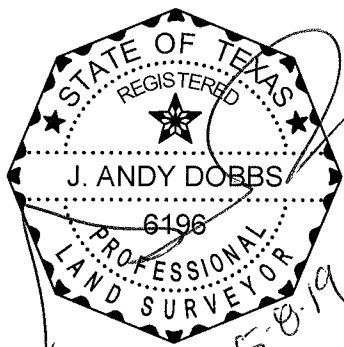
1. See line and curve tables on sheet 4.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

MATCHLINE (SEE SHEET 3)

(For SPRG use only)

Reviewed By: G.S.  
Date: 5-24-19  
SPRG NO: 4856

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER EASEMENT  
ABANDONMENT**  
PART OF LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

# Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

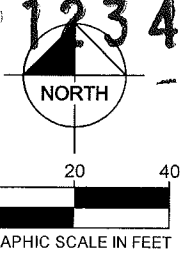
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	2 OF 4

# EXHIBIT A-TRACT 3

191234

31288

MATCHLINE (SEE SHEET 2)



LOT 2A, BLOCK A/6931  
 RED BIRD/MAY ADDITION  
 INST. NO. 201900113479 VOL. 95163, PG. 2154  
 O.P.R.D.C.T. D.R.D.C.T.

LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 VOL. 2000141, PG. 30  
 D.R.D.C.T.

10' WATER MAIN  
 EASEMENT  
 VOL. 74022, PG. 1075  
 D.R.D.C.T.

TRACT 1  
 CWRD PROPERTIES LLC  
 INST. NO. 201700105711  
 O.P.R.D.C.T.

LOT 1, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
 CENTER DEVELOPMENT  
 VOL. 74022, PG. 1075  
 D.R.D.C.T.

P.O.B.

10' x 15' WATER  
 EASEMENT  
 VOL. 95163, PG. 2154  
 D.R.D.C.T.

15' WATER EASEMENT  
 VOL. 95163, PG. 2154  
 D.R.D.C.T.

15' SANITARY  
 SEWER EASEMENT  
 VOL. 95163, PG. 2154  
 D.R.D.C.T.

6' SANITARY  
 SEWER EASEMENT  
 VOL. 74022, PG. 1075  
 D.R.D.C.T.

N71°22'20"E 300.68'  
 S71°22'20"W 294.65'

MNF (C.M.)

XF (C.M.)

MNF (C.M.)

MNF

SAMUEL BRANDEBURG SURVEY,  
 ABSTRACT NO. 125

ROAD EASEMENT LAND (ROADWAY)  
 VOL. 73140, PG. 612, VOL. 73140, PG. 624  
 VOL. 74024, PG. 875, VOL. 74024, PG. 897  
 VOL. 76028, PG. 885, D.R.D.C.T.

LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 VOL. 94092, PG. 2554  
 D.R.D.C.T.

**0.0448 ACRES**  
**1,953 SQ. FT.**

3662 W CAMP WISDOM LLC  
 INST. NO. 201500255372  
 O.P.R.D.C.T.

6' SANITARY  
 SEWER EASEMENT  
 VOL. 74022, PG. 1075  
 D.R.D.C.T.

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
- XS = "X" CUT IN CONCRETE SET
- XF = "X" CUT IN CONCRETE FOUND
- PKNF = PK NAIL FOUND
- IRF = IRON ROD FOUND
- IRSC = 5/8" IRON ROD W/CAP
- STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**NOTES**

1. See line and curve tables on sheet 4.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

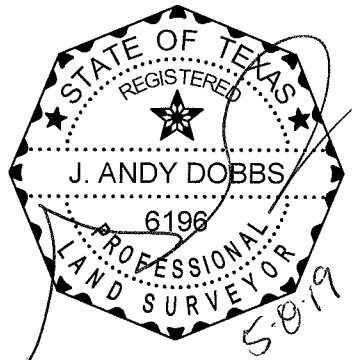
(For SPRG use only)

Reviewed By: G.S.

Date: 5-24-19

SPRG NO: 4856

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER EASEMENT  
 ABANDONMENT**  
 PART OF LOT 1, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
 CENTER DEVELOPMENT  
 SAMUEL BRANDEBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

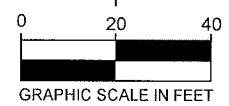
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 4

# EXHIBIT A-TRACT 3

31288

191234

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°48'57"	147.00'	27.75'	S76°46'49"W	27.71'
C2	10°27'02"	153.00'	27.91'	N76°35'51"E	27.87'



LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S17°02'56"E	6.08'
L2	S17°02'56"E	7.26'
L3	N63°43'56"W	8.50'

TRACT 1  
CWRD PROPERTIES LLC  
INST. NO. 201700105711  
O.P.R.D.C.T.

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

**0.0448 ACRES**  
**1,953 SQ. FT.**

N71°22'20"E 300.68'  
S71°22'20"W 294.65'

MATCHLINE (SEE SHEET 3)

6' SANITARY  
SEWER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 13, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

VARIABLE WIDTH ACCESS  
INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885, D.R.D.C.T.

**LEGEND**

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

**NOTES**

1. All corners of easement to be abandoned are mag nails set unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

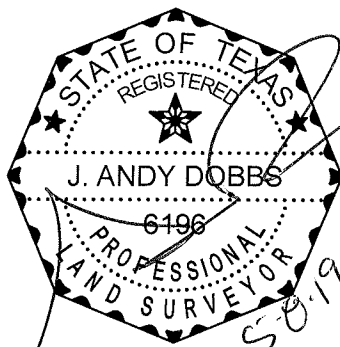
(For SPRG use only)

Reviewed By: G.S.

Date: 5-24-19

SPRG NO: 4856

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER EASEMENT  
ABANDONMENT**  
PART OF LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 4

# EXHIBIT A-TRACT 4

LEGAL DESCRIPTION

31288

191234

**BEING** a 1,972 square foot (0.0453 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30, Deed Records of Dallas County, Texas, and being part of a called 9.7115 acre tract of land described in Limited General Warranty Deed to OMRB III LLC recorded in Instrument No. 201900113479, Official Public Records of Dallas County, Texas, and being part of a 6-foot wide sanitary sewer easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found in the in the south right-of-way line of Camp Wisdom Road (100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records), for the northwest corner of said Lot 2E, and being the northeast corner of Lot 1, Block A/6931 of said Red Bird Mall Shopping Center Development;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common line of said Lot 2E and said Lot 1, South 17°02'56" East, a distance of 292.63 feet to a mag nail set in the north line of said 6-foot wide sanitary sewer easement, and being the beginning of a non-tangent curve to the right having a central angle of 37°12'43", a radius of 153.00 feet, a chord bearing and distance of South 79°34'16" East, 97.63 feet, and being the **POINT OF BEGINNING**;

**THENCE** departing said common line of Lot 2E and Lot 1 and with said north line of the 6-foot wide sanitary sewer easement, in a southeasterly direction, with said curve to the right, an arc distance of 99.37 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for corner;

**THENCE** continuing with said north line of the 6-foot wide sanitary sewer easement, South 60°57'55" East, a distance of 229.74 feet to a mag nail set for corner in a north line of a 40-foot wide public utility easement shown on the plat of said Red Bird Mall Shopping Center Development;

**THENCE** departing said north line of the 6-foot wide sanitary sewer easement and with said north line of the 40-foot wide public utility easement, South 77°02'04" West, a distance of 0.62 feet to a mag nail set for a northwest corner of said 40-foot wide public utility easement;

**THENCE** with a west line of said 40-foot wide public utility easement, South 12°57'56" East, a distance of 7.52 feet to a mag nail set for corner in the south line of said 6-foot wide sanitary sewer easement;

CONTINUED ON SHEET 2

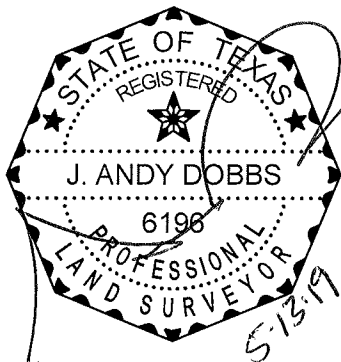
(For SPRG use only)

Reviewed By: G.S.

Date: 5-29-19

SPRG NO: 4857

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



SANITARY SEWER EASEMENT  
 ABANDONMENT  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 5

# EXHIBIT A-TRACT 4

LEGAL DESCRIPTION (CONTINUED)

31288

191234

**THENCE** departing said west line of the 40-foot wide public utility easement and with said south line of the 6-foot wide sanitary sewer easement, the following courses and distances:

North 60°57'55" West, a distance of 234.31 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set at the beginning of a tangent curve to the left having a central angle of 36°50'48", a radius of 147.00 feet, a chord bearing and distance of North 79°23'19" West, 92.91 feet;  
In a northwesterly direction, with said curve to the left, an arc distance of 94.54 feet to a mag nail set in said common line of Lot 2E and Lot 1; from said point a mag nail found for the southeast corner of said Lot 1 bears South 17°02'56" East, a distance of 7.26 feet;

**THENCE** with said common line of Lot 2E and Lot 1, North 17°02'56" West, a distance of 6.08 feet to the **POINT OF BEGINNING** and containing 1,972 square feet or 0.0453 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: G.S.  
Date: 5-29-19  
SPRG NO: 4857

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



SANITARY SEWER EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

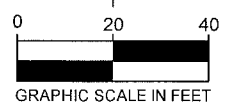
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 5

# EXHIBIT A-TRACT 4

31288

191234



## CAMP WISDOM ROAD

(100' WIDE RIGHT-OF-WAY)

(VOL. 2557, PG. 30, D.R.D.C.T.)

(VOL. 67253, PG. 358, D.R.D.C.T.)

CENTERLINE

TRACT I  
CITY OF DALLAS  
VOL. 67253, PG. 358  
D.R.D.C.T.

APPROXIMATE  
LOCATION OF  
ABSTRACT LINE

GEORGE ALVEY SURVEY  
ABSTRACT NO. 10

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

P.O.C.

XF  
(C.M.)

XF  
(C.M.)

XF  
(C.M.)

LOT 2E, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LOT 2A, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 95163, PG. 2154  
D.R.D.C.T.

CWRD PROPERTIES LLC  
INST. NO. 201600289936  
O.P.R.D.C.T.

20' ACCESS EASEMENT  
VOL. 95102, PG. 902  
D.R.D.C.T.

VARIABLE WIDTH  
ACCESS INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

PART OF  
LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

CALLED 0.4610 ACRES  
CWRD PROPERTIES LLC  
INST. NO. 201700324430  
O.P.R.D.C.T.

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885, D.R.D.C.T.

LEGEND  
P.O.B. = POINT OF BEGINNING  
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VOL. , PG. = VOLUME , PAGE  
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IRF = IRON ROD FOUND  
D.R.D.C.T. = DEED RECORDS OF  
DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC  
RECORDS OF DALLAS COUNTY, TEXAS  
IRSC = 5/8" IRON ROD WITH CAP  
STAMPED "EASEMENT KHA" SET

LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74024, PG. 1075  
D.R.D.C.T.

S171°02'56"E 292.63'

### NOTES

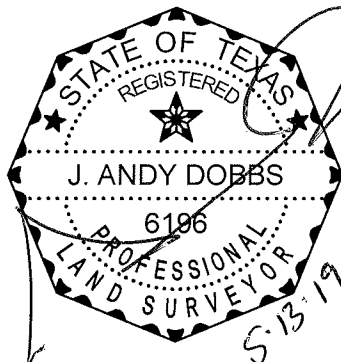
### MATCHLINE (SEE SHEET 4)

- See line and curve tables on sheet 5.
- All corners of easement to be abandoned are mag nails set unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: G.S.  
Date: 5-23-19  
SPRG NO: 4857

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



SANITARY SEWER EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 5



# EXHIBIT A-TRACT 4

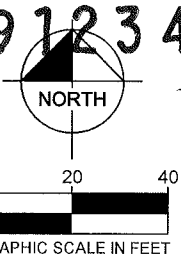
19 123 4

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

MATCHLINE (SEE SHEET 3)

31288

CWRD PROPERTIES LLC  
INST. NO. 201600289936  
O.P.R.D.C.T.



S17°02'56"E 292.83'

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

10' WATER MAIN  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 2A, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 95163, PG. 2154  
D.R.D.C.T.

10' WATER MAIN  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

10' x 15' WATER  
EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

(1/2" IRF  
N 89°29'33" W 0.43')

15' WATER EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

0 20 40  
GRAPHIC SCALE IN FEET

P.O.B.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885,  
D.R.D.C.T.

L3 C1  
L4 C2  
MNF (C.M.)  
XF (C.M.)

15' SANITARY  
SEWER EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

S60°57'55"E 229.74'  
N60°57'55"W 234.31'

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LEGEND

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- IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET

0.0453 ACRES  
1,972 SQ. FT.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

6' SANITARY  
SEWER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

NOTES

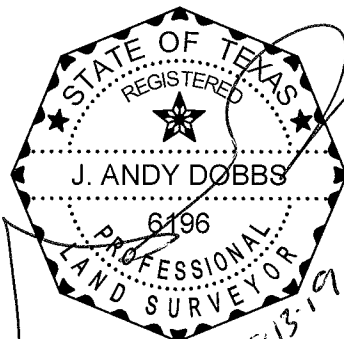
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3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

MATCHLINE (SEE SHEET 5)

(For SPRG use only)

Reviewed By: B.S.  
Date: 5-29-19  
SPRG NO: 4857

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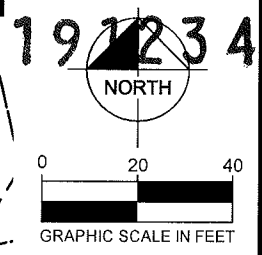
SANITARY SEWER EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 5

# EXHIBIT A-TRACT 4



MATCHLINE (SEE SHEET 4)

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

6' SANITARY  
SEWER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

25' WATER AND  
WASTEWATER  
EASEMENT  
INST. NO. 201800003508  
O.P.R.D.C.T.

0.0453 ACRES  
1,972 SQ. FT.

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

20' DRAINAGE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

40' PUBLIC UTILITY  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S77°02'04"W	0.62'
L2	S12°57'56"E	7.52'
L3	N17°02'56"W	6.08'
L4	S17°02'56"E	7.26'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	37°12'43"	153.00'	99.37'	S79°34'16"E	97.63'
C2	36°50'48"	147.00'	94.54'	N79°23'19"W	92.91'

**LEGEND**

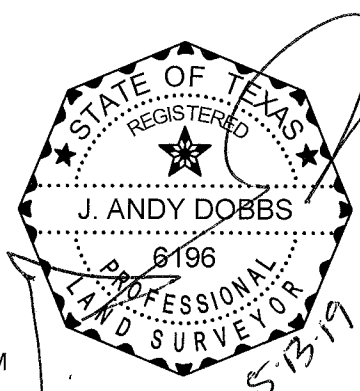
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 IRF = IRON ROD FOUND  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
 IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET

**NOTES**

- All corners of easement to be abandoned are mag nails set unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By: C.S.  
 Date: 5-29-19  
 SPRG NO: 4857

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER EASEMENT  
 ABANDONMENT**  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	5 OF 5

# EXHIBIT A-TRACT 5

LEGAL DESCRIPTION

31288

191234

**BEING** a 4,078 square foot (0.0936 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas, and being part of "TRACT 1 - LOT 7A" described in Special Warranty Deed to 3662 W Camp Wisdom LLC recorded in Instrument No. 201500255372, Official Public Records of Dallas County, Texas, and being part of a 10-foot wide sanitary sewer easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records and Red Bird/May Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 95163, Page 2154 of said Deed Records and being more particularly described as follows:

**COMMENCING** at a point in the southeast right-of-way line of Westmoreland Road (100-foot wide right-of-way, Volume 67253, Page 354 of said Deed Records), being the western most southwest corner of said Lot 7A, and being the northwest corner of Lot 10C, Block A/6931, INA Healthplan Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 81054, Page 1215 of said Deed Records; from said point a 5/8-inch iron rod found for a southwest corner of said Lot 10C bears South 26°16'04" West, a distance of 249.88 feet;

**THENCE** departing said southeast right-of-way line of Westmoreland Road and with the common line of said Lot 7A and said Lot 10C, South 63°06'56" East, a distance of 10.00 feet to a mag nail set in the north line of said 10-foot wide sanitary sewer easement, and being the **POINT OF BEGINNING**;

**THENCE** departing said common line of Lot 7A and Lot 10C and with said north line of the 10-foot wide sanitary sewer easement, the following courses and distances:

North 26°16'04" East, a distance of 10.78 feet to a mag nail set for corner;

South 63°06'56" East, a distance of 223.66 feet to a mag nail set at the beginning of a tangent curve to the left having a central angle of 31°18'25", a radius of 145.00 feet, a chord bearing and distance of South 78°46'09" East, 78.25 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 79.23 feet to a mag nail set in the common line of said Lot 7A and Lot 11, Block A/6931 of said Red Bird Mall Shopping Center Development;

**THENCE** departing said north line of the 10-foot wide sanitary sewer easement and with said common line of Lot 7A and Lot 11, the following courses and distances:

South 63°27'56" East, a distance of 10.39 feet to a mag nail set for corner;

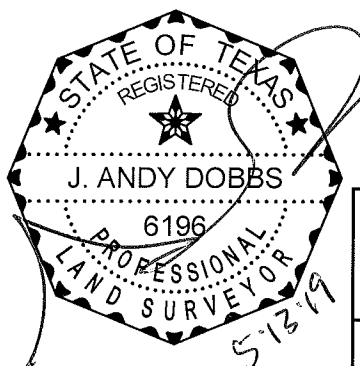
North 77°02'04" East, a distance of 190.24 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for a northwest corner of said Lot 7A, and being an inner ell corner of said Lot 11;

South 12°57'56" East, a distance of 5.00 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set in the south line of said 10-foot wide sanitary sewer easement;

CONTINUED ON SHEET 2

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>5-29-19</u>
SPRG NO:	<u>4858</u>

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



SANITARY SEWER EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10116500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 5

# EXHIBIT A-TRACT 5

LEGAL DESCRIPTION (CONTINUED)

31288

191234

THENCE departing said common line of Lot 7A and Lot 11 and with said south line of the 10-foot wide sanitary sewer easement, the following courses and distances:

South 77°02'04" West, a distance of 176.72 feet to a mag nail set at the beginning of a tangent curve to the right having a central angle of 39°51'00", a radius of 155.00 feet, a chord bearing and distance of North 83°02'26" West, 105.64 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 107.80 feet to a PK Nail found for corner;

North 63°06'56" West, a distance of 213.55 feet to a mag nail set for corner;

South 26°16'04" West, a distance of 0.78 feet to a mag nail set in said common line of Lot 7A and Lot 10C;

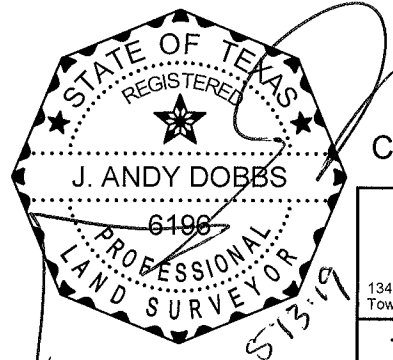
THENCE departing said south line of the 10-foot wide sanitary sewer easement and with said common line of Lot 7A and Lot 10C, North 63°06'56" West, a distance of 10.00 feet to the POINT OF BEGINNING and containing 4,078 square feet or 0.0936 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

SANITARY SEWER EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)  
Reviewed By: G.S.  
Date: 5-29-19  
SPRG NO: 4858

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
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13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 5

# EXHIBIT A-TRACT 5

191234

TRACT I 31288  
CITY OF DALLAS  
VOL. 67253, PG. 354  
D.R.D.C.T.

10' WATER MAIN EASEMENT  
VOL. 86128, PG. 1563  
D.R.D.C.T.

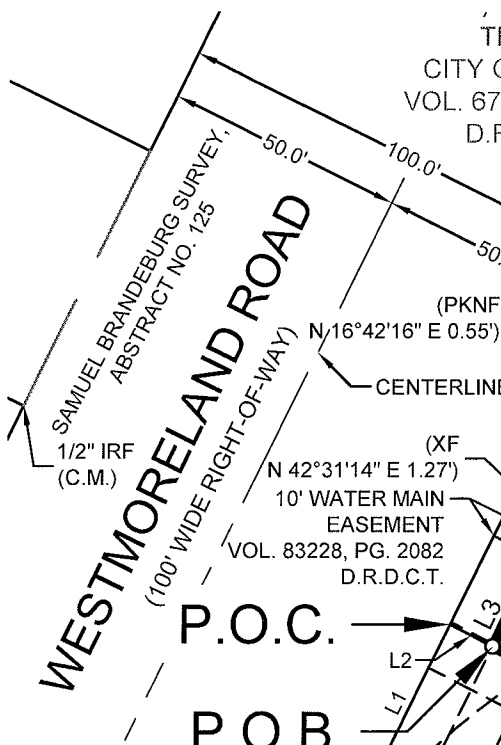


TRACT I  
CWRD PROPERTIES LLC  
INST. NO. 201600289934  
O.P.R.D.C.T.

ACCESS EASEMENT  
VOL. 83204, PG. 5574, D.R.D.C.T.  
TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 12B, BLOCK A/6931  
WESTMORELAND  
SQUARE ADDITION  
VOL. 83204, PG. 5574  
D.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
VOM. D.R.D.C.T.



TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

10' DRAINAGE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075, D.R.D.C.T.

10' SANITARY  
SEWER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

20' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

10' SANITARY  
SEWER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 10C, BLOCK A/6931  
INA HEALTHPLAN ADDITION  
VOL. 81054, PG. 1215  
D.R.D.C.T.

CALLED 1.8035 ACRES  
SHADE FAMILY TRUST  
VOL. 2001175, PG. 4117  
D.R.D.C.T.

10' WATER EASEMENT  
VOL. 81054, PG. 1215  
D.R.D.C.T.

**0.0936 ACRES**  
**4,078 SQ. FT.**

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL., PG. = VOLUME, PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
- XF = "X" CUT IN CONCRETE FOUND
- PKNF = PK NAIL FOUND
- IRF = IRON ROD FOUND
- IRSC = 5/8" IRON ROD WITH CAP
- STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**NOTES**

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

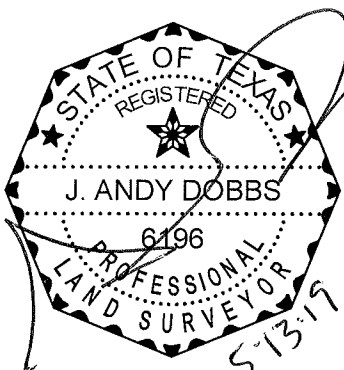
(For SPRG use only)

Reviewed By: G.S.

Date: 5-23-19

SPRG NO: 4858

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
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**SANITARY SEWER EASEMENT  
ABANDONMENT**  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

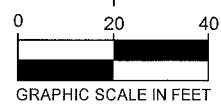
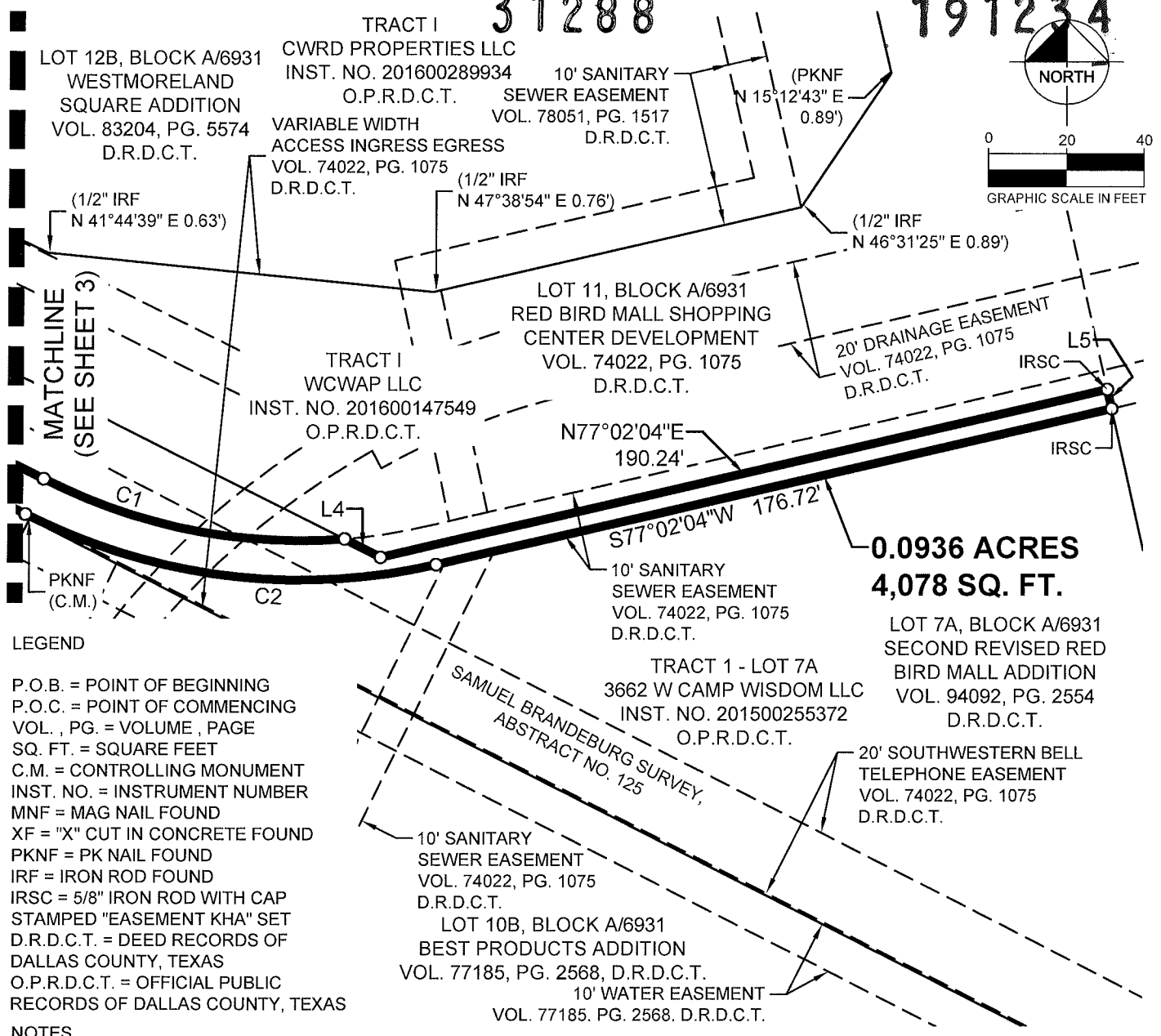
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 5

# EXHIBIT A-TRACT 5

31288

191234



MATCHLINE  
(SEE SHEET 3)

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
- XF = "X" CUT IN CONCRETE FOUND
- PKNF = PK NAIL FOUND
- IRF = IRON ROD FOUND
- IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**NOTES**

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

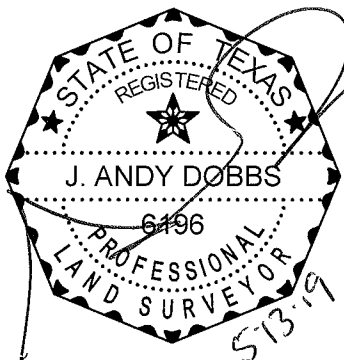
(For SPRG use only)

Reviewed By: CS

Date: 5-29-19

SPRG NO: 4858

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**SANITARY SEWER EASEMENT  
 ABANDONMENT  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240      FIRM # 10115500      Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 5

# EXHIBIT A-TRACT 5

31288

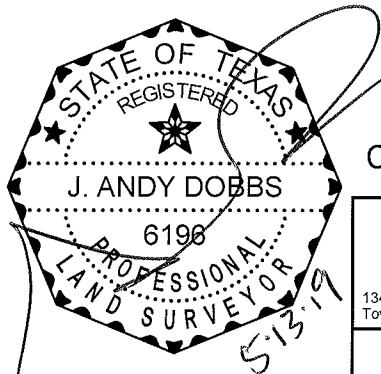
191234

LINE TABLE		
NO.	BEARING	LENGTH
L1	S26°16'04"W	249.88'
L2	S63°06'56"E	10.00'
L3	N26°16'04"E	10.78'
L4	S63°27'56"E	10.39'
L5	S12°57'56"E	5.00'
L6	S26°16'04"W	0.78'
L7	N63°06'56"W	10.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	31°18'25"	145.00'	79.23'	S78°46'09"E	78.25'
C2	39°51'00"	155.00'	107.80'	N83°02'26"W	105.64'

(For SPRG use only)  
 Reviewed By: G.S.  
 Date: 5-29-19  
 SPRG NO: 4858

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
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SANITARY SEWER EASEMENT  
 ABANDONMENT  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	5 OF 5

# EXHIBIT A-TRACT 6

## LEGAL DESCRIPTION

31288

191234

**BEING** a 5,203 square foot (0.1195 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract-No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 11, Block A/6931, Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075, Deed Records of Dallas County, Texas, and being part of "TRACT I" described in Special Warranty Deed to WCWAP LLC recorded in Instrument No. 201600147549, Official Public Records of Dallas County, Texas, and being part of a 10-foot wide sanitary sewer easement shown on the plat of said Red Bird Mall Shopping Center Development, and being more particularly described as follows:

**COMMENCING** at a point in the southeast right-of-way line of Westmoreland Road (100-foot wide right-of-way, Volume 67253, Page 354 of said Deed Records), being the westernmost southwest corner of said Lot 11, and being a southwest corner of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554 of said Deed Records; from said point an "X" cut in concrete found bears North 42°31'14" East, a distance of 1.27 feet and from which a 5/8" iron rod found bears South 26°16'04" West, a distance of 279.88 feet;

**THENCE** departing said southeast right-of-way line of Westmoreland Road and with the common line of said Lot 7A and said Lot 11, South 63°27'57" East, a distance of 309.22 feet to a mag nail set in the north line of said 10-foot wide sanitary sewer easement, and being the beginning of a non-tangent curve to the left having a central angle of 8°32'35", a radius of 145.00 feet, a chord bearing and distance of North 81°18'21" East, 21.60 feet, and being the **POINT OF BEGINNING**;

**THENCE** departing said common lines of Lot 7A and Lot 11 and with said north line of the 10-foot wide sanitary sewer easement, the following courses and distances:

In a northeasterly direction, with said curve to the left, an arc distance of 21.62 feet to a mag nail set for corner;

North 77°02'04" East, a distance of 5.69 feet to a mag nail set for corner;

North 12°04'00" West, a distance of 60.27 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set in the common lines of said Lot 11 and Lot 12B, Block A/6931, Westmoreland Square Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 83204, Page 5574 of said Deed Records;

**THENCE** departing said north line of the 10-foot wide sanitary sewer easement and with said common line of Lot 11 and Lot 12B, the following courses and distances:

South 84°15'53" East, a distance of 8.53 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for corner; from said point a 1/2-inch iron rod found bears North 47°38'54" East, a distance of 0.76 feet;

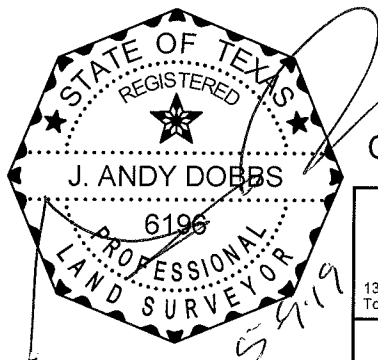
North 77°02'04" East, a distance of 1.88 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set in the north line of said 10-foot wide sanitary sewer easement;

CONTINUED ON SHEET 2

SANITARY SEWER EASEMENT  
ABANDONMENT  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)  
Reviewed By: G.S.  
Date: 5-29-19  
SPRG NO: 4859

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
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**Kimley»Horn**  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 5



# EXHIBIT A-TRACT 6

LEGAL DESCRIPTION (CONTINUED)

31288

191234

**THENCE** departing said common lines of Lot 11 and Lot 12B and with said north line of the 10-foot wide sanitary sewer easement, the following courses and distances:

South 12°04'00" East, a distance of 57.54 feet to a mag nail set for corner;  
North 77°02'04" East, a distance of 525.10 feet to a mag nail set in the west line a 40-foot wide public utility easement shown on the plat of said Red Bird Mall Shopping Center Development, for the northeast corner of said 10-foot wide sanitary sewer easement;

**THENCE** with said west line of the 40-foot wide public utility easement and with the east line of said 10-foot wide sanitary sewer easement, South 12°57'56" East, a distance of 10.00 feet to a mag nail set for the southeast corner of said 10-foot wide sanitary sewer easement;

**THENCE** departing said west line of the 40-foot wide public utility easement and with the south line of said 10-foot wide sanitary sewer easement, South 77°02'04" West, a distance of 364.07 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set in said common lines of Lot 7A and Lot 11;

**THENCE** departing said south line of the 10-foot wide sanitary sewer easement and with said common lines of Lot 7A and Lot 11, the following courses and distances:

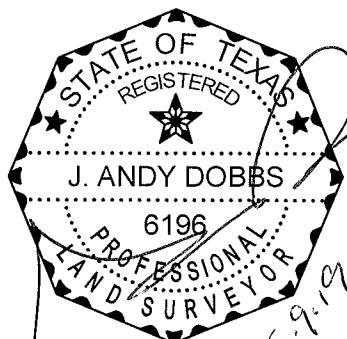
North 12°57'56" West, a distance of 5.00 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for corner;  
South 77°02'04" West, a distance of 190.24 feet to a mag nail set for corner;  
North 63°27'56" West, a distance of 10.39 feet to the **POINT OF BEGINNING** and containing 5,203 square feet or 0.1195 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

SANITARY SEWER EASEMENT  
ABANDONMENT  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)  
Reviewed By: G.S.  
Date: 5-29-19  
SPRG NO: 4859

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
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SUITE 700  
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PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



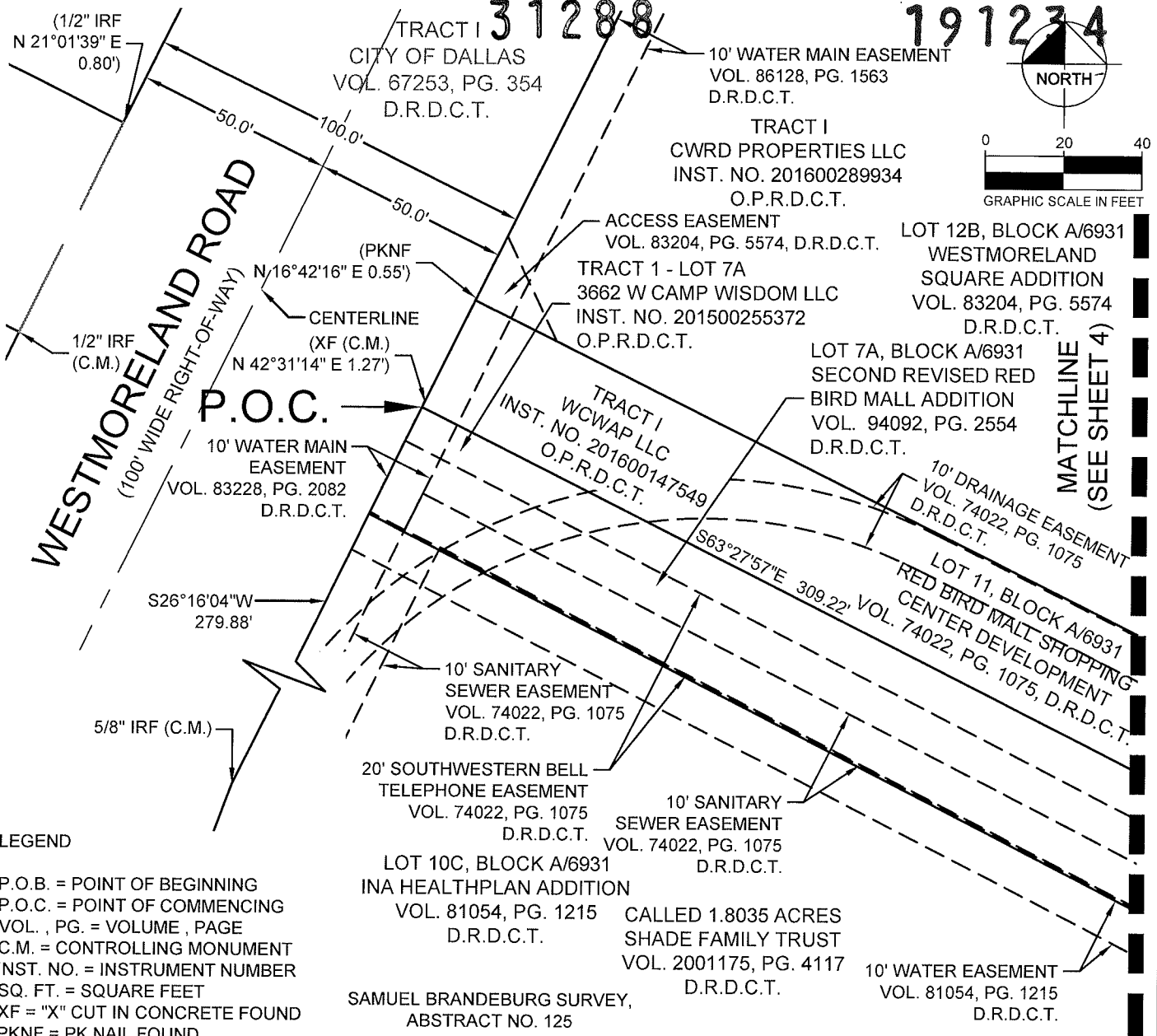
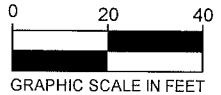
**Kimley»Horn**  
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 5

# EXHIBIT A-TRACT 6

TRACT I 31288

191234

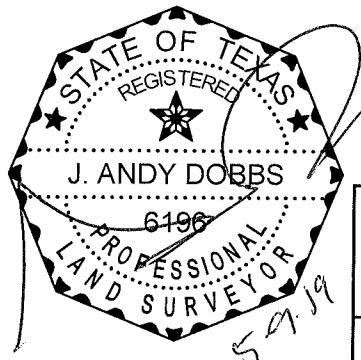


**LEGEND**

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
VOL. , PG. = VOLUME , PAGE  
C.M. = CONTROLLING MONUMENT  
INST. NO. = INSTRUMENT NUMBER  
SQ. FT. = SQUARE FEET  
XF = "X" CUT IN CONCRETE FOUND  
PKNF = PK NAIL FOUND  
IRF = IRON ROD FOUND  
IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

(For SPRG use only)  
Reviewed By: G.S.  
Date: 5-29-19  
SPRG NO: 4859

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
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**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

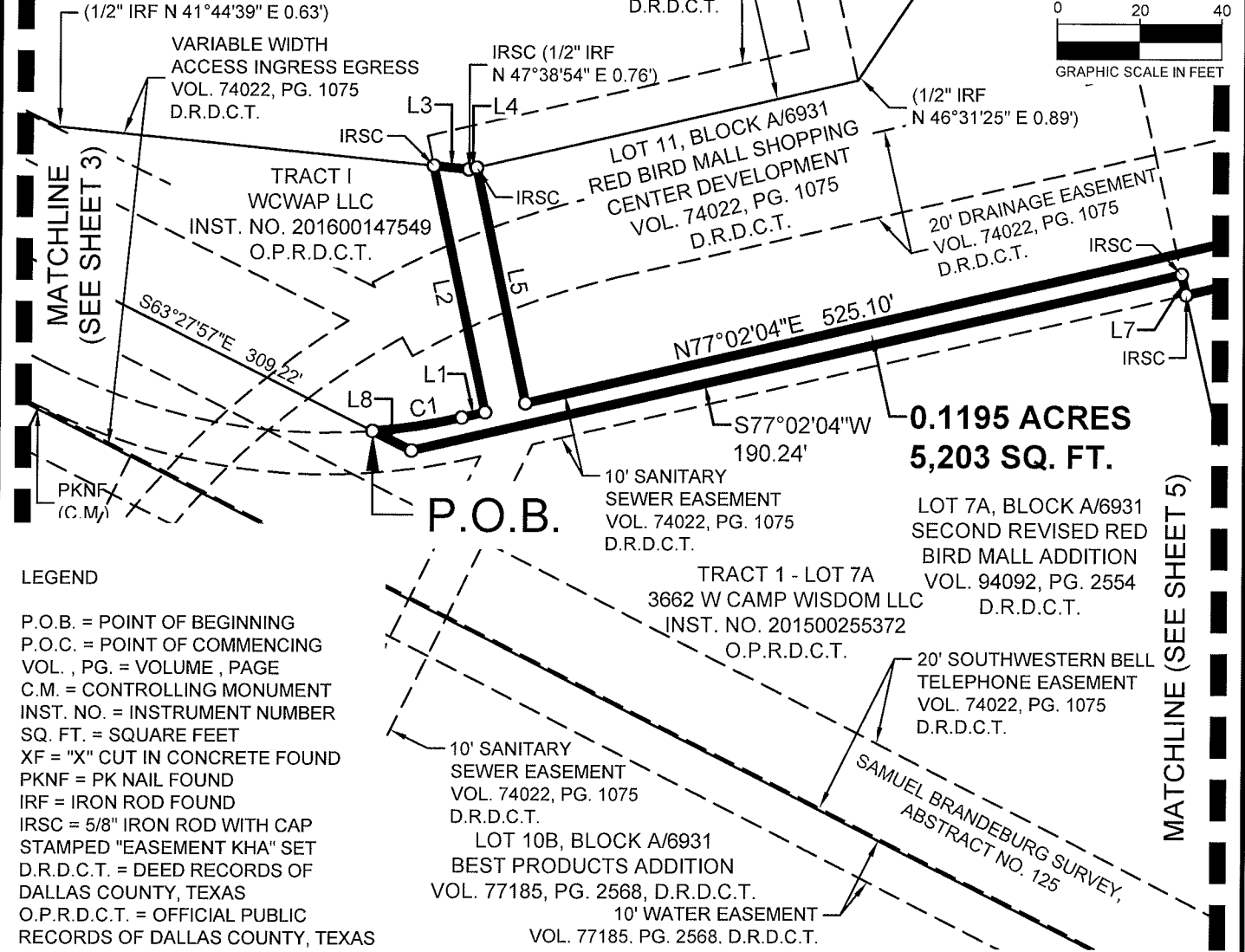
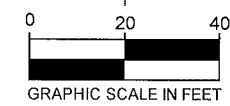
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 5

# EXHIBIT A-TRACT 6

191234

LOT 12B, BLOCK A/6931  
WESTMORELAND  
SQUARE ADDITION  
VOL. 83204, PG. 5574  
D.R.D.C.T.

TRACT I  
CWRD PROPERTIES LLC  
INST. NO. 201600289934  
O.P.R.D.C.T.  
10' SANITARY  
SEWER EASEMENT  
VOL. 78051, PG. 1517  
D.R.D.C.T.



MATCHLINE  
(SEE SHEET 3)

MATCHLINE (SEE SHEET 5)

**0.1195 ACRES**  
**5,203 SQ. FT.**

**LEGEND**

- P.O.B. = POINT OF BEGINNING
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- VOL. , PG. = VOLUME , PAGE
- C.M. = CONTROLLING MONUMENT
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**NOTES**

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

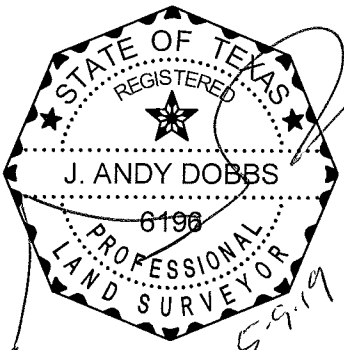
(For SPRG use only)

Reviewed By:   G.S.  

Date:   5-29-19  

SPRG NO:   4859  

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
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DALLAS, TEXAS 75240  
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ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER EASEMENT  
ABANDONMENT**  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

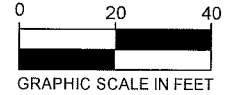
Scale 1" = 40'	Drawn by JBH	Checked by JAD	Date FEB. 2019	Project No. 064508500	Sheet No. 4 OF 5
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# EXHIBIT A-TRACT 6

191234

31288

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.



MATCHLINE  
(SEE SHEET 4)

20' DRAINAGE  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

40' PUBLIC  
UTILITY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

N77°02'04"E 525.10'

S77°02'04"W 364.07'

**0.1195 ACRES**  
**5,203 SQ. FT.**

10' SANITARY  
SEWER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N77°02'04"E	5.69'
L2	N12°04'00"W	60.27'
L3	S84°15'53"E	8.53'
L4	N77°02'04"E	1.88'
L5	S12°04'00"E	57.54'
L6	S12°57'56"E	10.00'
L7	N12°57'56"W	5.00'
L8	N63°27'56"W	10.39'

**LEGEND**

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- IRSC = 5/8" IRON ROD WITH CAP
- STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°32'35"	145.00'	21.62'	N81°18'21"E	21.60'

**NOTES**

1. All corners of easement to be abandoned are mag nails set unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

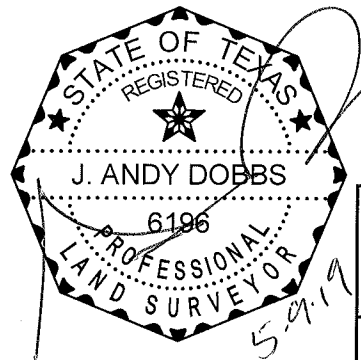
**SANITARY SEWER EASEMENT  
ABANDONMENT**

PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT

SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)  
Reviewed By: G.S.  
Date: 5-29-19  
SPRG NO: 4859

J. ANDY DOBBS  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	5 OF 5

# EXHIBIT A-TRACT 7

LEGAL DESCRIPTION

31288

191234

**BEING** a 14,532 square foot (0.3336 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract-No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30, Deed Records of Dallas County, Texas, and being part of a called 9.7115 acre tract of land described in Limited General Warranty Deed to OMRB III LLC recorded in Instrument No. 201900113479, Official Public Records of Dallas County, Texas, and being part of a 40-foot wide public utility easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found in the in the south right-of-way line of Camp Wisdom Road (100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records), for the northwest corner of Lot 2A, Block A/6931 of said Red Bird/May Addition, and being a northwest corner of said Lot 2E, and being a north corner of said 9.7115 acre tract;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common line of said Lot 2A and said Lot 2E and with the north line of said 9.7115 acre tract, the following courses and distances:

South 17°02'56" East, a distance of 248.00 feet to a point for corner; from said point a 1/2-inch iron rod found bears North 89°29'33" West, a distance of 0.43 feet;

South 57°57'52" East, a distance of 39.70 feet to an "X" cut in concrete found for the southernmost southwest corner of said Lot 2A, and being a northwest corner of said Lot 2E

North 71°22'19" East, passing at a distance of 154.58 a PK nail found for southeast corner of said Lot 2A. and being an inner ell corner of said Lot 2E, and being the southwest corner of a called 0.4610 acre tract of land described in General Warranty Deed to CWRD Properties LLC recorded in Instrument No. 201700324430 of said Official Public Records, continuing with the south line of said 0.4610 acre tract passing at a distances of 78.50 feet the southeast corner of said 0.4610 acre tract, in all a total distance of 245.50 feet;

**THENCE** departing said north line of said 9.7115 acre tract, South 12°57'56" East, a distance of 327.27 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set in the east line of said 40-foot wide public utility easement, for the **POINT OF BEGINNING**;

**THENCE** with said east and south lines of the 40-foot wide public utility easement, the following courses and distances:

South 12°57'56" East, a distance of 187.59 feet to an "X" cut in concrete set for corner;

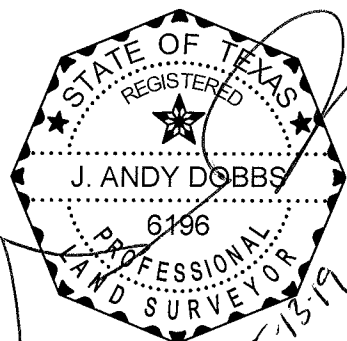
South 42°42'04" West, a distance of 45.94 feet to a mag nail set at the beginning of a tangent curve to the right having a central angle of 11°07'36", a radius of 305.00 feet, a chord bearing and distance of South 48°15'52" West, 59.14 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 59.23 feet to a mag nail set in the common line said Lot 2E and Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554 of said Deed Records;

CONTINUED ON SHEET 2

(For SPRG use only)	
Reviewed By:	<u>JL</u>
Date:	<u>5-23-19</u>
SPRG NO:	<u>4860</u>

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
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PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 7

# EXHIBIT A-TRACT 7

LEGAL DESCRIPTION (CONTINUED)

31288

191234

**THENCE** departing said south line of the 40-foot wide public utility easement and with said common line of said Lot 2E and Lot 7A, the following courses and distances:

North 66°57'56" West, a distance of 5.33 feet to a mag nail found at the beginning of a non-tangent curve to the right having a central angle of 21°16'21", a radius of 300.00 feet, a chord bearing and distance of South 64°41'21" West, 110.74 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 111.38 feet to a mag nail found for corner;

North 12°57'56" West, a distance of 35.98 feet to a mag nail set in the north line of said 40-foot wide public utility easement, and being the beginning of a non-tangent curve to the left having a central angle of 32°40'11", a radius of 265.00 feet, a chord bearing and distance of North 59°02'09" East, 149.06 feet;

**THENCE** departing said common line of Lot 2E and Lot 7A and with said north and west lines of the 40-foot wide public utility easement, the following courses and distances:

In a northeasterly direction, with said curve to the left, an arc distance of 151.10 feet to a mag nail set for corner;

North 42°42'04" East, a distance of 24.82 feet to an "X" cut in concrete set for corner;

North 12°57'56" West, a distance of 166.47 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" for corner;

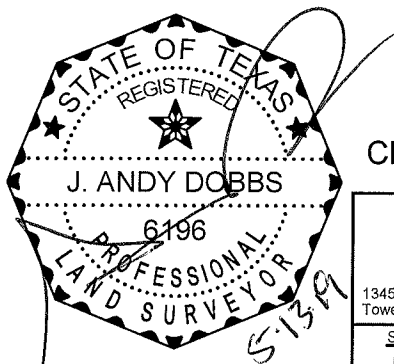
**THENCE** departing said north line of the 40-foot wide public utility easement, North 77°02'04" East, a distance of 40.00 feet to the **POINT OF BEGINNING** and containing 14,532 square feet or 0.3336 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-23-19  
SPRG NO: 4860

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
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DALLAS, TEXAS 75240  
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PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

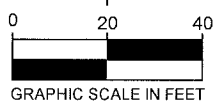
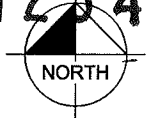
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 7

# EXHIBIT A-TRACT 7

31288

191234



## CAMP WISDOM ROAD

(100' WIDE RIGHT-OF-WAY)

(VOL. 2557, PG. 30, D.R.D.C.T.)

(VOL. 67253, PG. 358, D.R.D.C.T.)

CENTERLINE

P.O.C.

TRACT I  
CITY OF DALLAS  
VOL. 67253, PG. 358  
D.R.D.C.T.

APPROXIMATE  
LOCATION OF  
ABSTRACT LINE

GEORGE ALVEY SURVEY  
ABSTRACT NO. 10

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

5/8" IRF  
(C.M.)

XF  
(C.M.)

XF  
(C.M.)

XF  
(C.M.)

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LOT 2A, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 95163, PG. 2154  
D.R.D.C.T.

CWRD PROPERTIES LLC  
INST. NO. 201600289936  
O.P.R.D.C.T.

20' ACCESS EASEMENT  
VOL. 95102, PG. 902  
D.R.D.C.T.

VARIABLE WIDTH  
ACCESS INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

PART OF  
LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

CALLED 0.4610 ACRES  
CWRD PROPERTIES LLC  
INST. NO. 201700324430  
O.P.R.D.C.T.

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885, D.R.D.C.T.

### LEGEND

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LOT 1, BLOCK A/6931  
 RED BIRD DEVELOPMENT  
 CENTER LINE  
 VOL. 74022, PG. 1075  
 D.R.D.C.T.

S17°02'36"E 248.00'

### NOTES

### MATCHLINE (SEE SHEET 4)

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

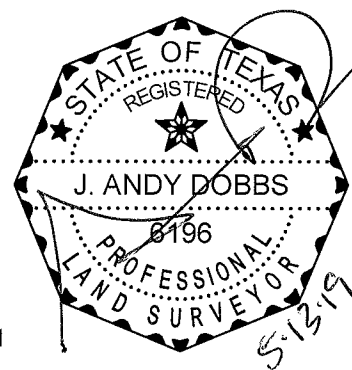
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SPRG NO: 4860

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**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 7

# EXHIBIT A-TRACT 7

191234

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

MATCHLINE (SEE SHEET 3)

31288

CWRD PROPERTIES LLC  
INST. NO. 201600289936  
O.P.R.D.C.T.



LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

10' WATER MAIN  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 2A, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 95163, PG. 2154  
D.R.D.C.T.

10' WATER MAIN  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

10' x 15' WATER  
EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

(1/2" IRF  
N 89°29'33" W 0.43')

15' WATER EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

15' SANITARY  
SEWER EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885,  
D.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

6' SANITARY  
SEWER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

MATCHLINE (SEE SHEET 5)

**LEGEND**

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**NOTES**

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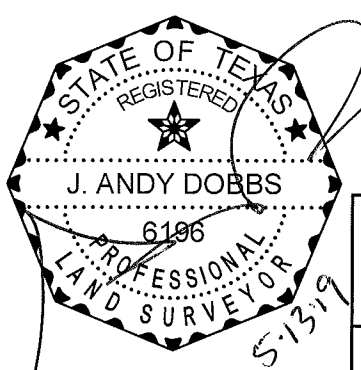
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**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 7



# EXHIBIT A-TRACT 7

31288

191234

25'x25' WATER EASEMENT  
INST. NO. 201800003510  
O.P.R.D.C.T.



INST. O.P.R.D.C.T.  
CALLED 0.04610 ACRES  
CMRD PROPERTIES LLC  
INST. NO. 201700324430

20' WASTEWATER  
EASEMENT  
INST. NO. 201800003509  
O.P.R.D.C.T.

REMAINDER OF  
CALLED 13.2879 ACRES  
3550 W CAMP WISDOM LLC  
INST. NO. 201700105016  
O.P.R.D.C.T.

VARIABLE WIDTH  
ACCESS INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885,  
D.R.D.C.T.

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S57°57'52"E	39.70'
L2	S42°42'04"W	45.94'
L3	N66°57'56"W	5.33'
L4	N12°57'56"W	35.98'
L5	N42°42'04"E	24.82'
L6	N77°02'04"E	40.00'

25' WATER AND  
WASTEWATER EASEMENT  
INST. NO. 201800003508  
O.P.R.D.C.T.

10' WATER MAIN EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

### CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°07'36"	305.00'	59.23'	S48°15'52"W	59.14'
C2	21°16'21"	300.00'	111.38'	S64°41'21"W	110.74'
C3	32°40'11"	265.00'	151.10'	N59°02'09"E	149.06'

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

MATCHLINE  
(SEE SHEET 4)

### LEGEND

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
VOL., PG. = VOLUME, PAGE  
SQ. FT. = SQUARE FEET  
C.M. = CONTROLLING MONUMENT  
INST. NO. = INSTRUMENT NUMBER  
MNF = MAG NAIL FOUND  
PKNF = PK NAIL FOUND  
IRF = IRON ROD FOUND  
D.R.D.C.T. = DEED RECORDS OF  
DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC  
RECORDS OF DALLAS COUNTY, TEXAS

### NOTES

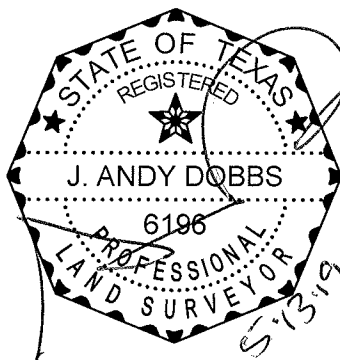
- All corners of easement to be abandoned are mag nails set unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

MATCHLINE (SEE SHEET 6)

(For SPRG use only)

Reviewed By: JL  
Date: 5-23-19  
SPRG NO: 4860

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



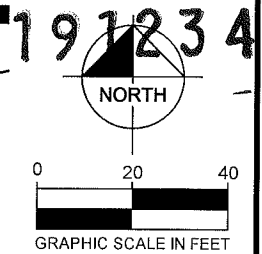
PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	5 OF 7

# EXHIBIT A-TRACT 7



MATCHLINE (SEE SHEET 5)

31288

40' PUBLIC UTILITY EASEMENT VOL. 74022, PG. 1075 D.R.D.C.T.

10' WATER EASEMENT VOL. 74022, PG. 1075 D.R.D.C.T.

P.O.B.

IRSC

L6

IRSC

N12°57'56" W 166.47'

S12°57'56" E 187.59'

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LEGEND

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

40' PUBLIC UTILITY EASEMENT VOL. 74022, PG. 1075 D.R.D.C.T.

**0.3336 ACRES**  
**14,532 SQ. FT.**

NOTES

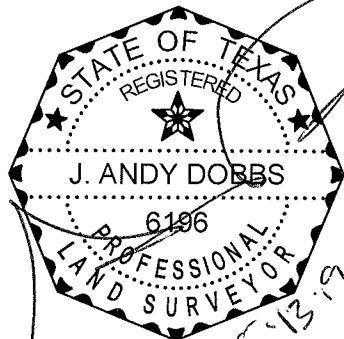
MATCHLINE (SEE SHEET 7)

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-23-19  
SPRG NO: 4860

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
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ANDY.DOBBS@KIMLEY-HORN.COM



**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	6 OF 7

# EXHIBIT A-TRACT 7

191234

MATCHLINE (SEE SHEET 6)

31288



20' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

40' PUBLIC UTILITY  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

**0.3336 ACRES**  
**14,532 SQ. FT.**

MNF  
(C.M.)

XF  
(C.M.)

MNF  
(C.M.)

SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

### LEGEND

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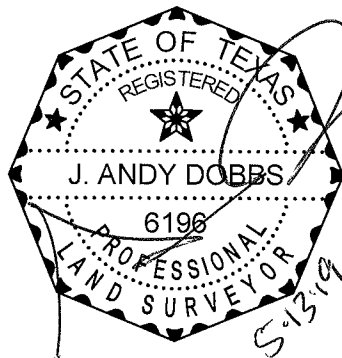
### NOTES

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-23-19  
SPRG NO: 4860

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
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ANDY.DOBBS@KIMLEY-HORN.COM



**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	7 OF 7

# EXHIBIT A-TRACT 8

LEGAL DESCRIPTION

31288

191234

**BEING** a 15,314 square foot (0.3516 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas, and being part of "TRACT 1 - LOT 7A" described in Special Warranty Deed to 3662 W Camp Wisdom LLC recorded in Instrument No. 201500255372, Official Public Records of Dallas County, Texas, and being part of a 40-foot wide public utility easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at a point in the southeast right-of-way line of Westmoreland Road (100-foot wide right-of-way, Volume 67253, Page 354 of said Deed Records), for a northwest corner of said Lot 7A, and being the northwest corner of Lot 11, Block A/6931 of said Bird Mall Shopping Center Development; from said point an "X" cut in concrete found bears North 24°38'42" West, a distance of 0.27 feet;

**THENCE** departing said southeast right-of-way line of Westmoreland Road and with the common line of Lot 7A and said Lot 11, the following courses and distances:

South 63°43'56" East, a distance of 396.59 feet to a point for corner; from said point a 3/8-inch iron rod found bears North 31°29'12" East, a distance of 0.82 feet;  
South 48°57'56" East, a distance of 230.14 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set in the north line of said 40-foot wide public utility easement, for the **POINT OF BEGINNING**;

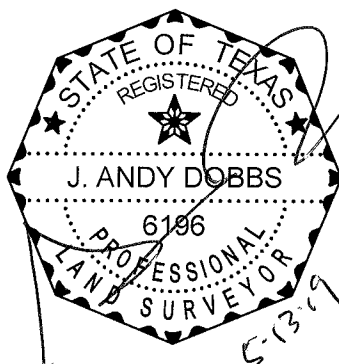
**THENCE** departing said common line of Lot 7A and Lot 11 and with said north line of the 40-foot wide public utility easement, the following courses and distances:

North 41°02'05" East, a distance of 78.98 feet to a mag nail set for corner;  
South 65°16'56" East, a distance of 26.22 feet to a mag nail set at the beginning of a tangent curve to the left having a central angle of 37°40'59", a radius of 115.00 feet, a chord bearing and distance of South 84°07'25" East, 74.28 feet;  
In a southeasterly direction, with said curve to the left, an arc distance of 75.63 feet to a mag nail set for corner;  
North 77°02'04" East, a distance of 213.59 feet to a mag nail set at the beginning of a tangent curve to the left having a central angle of 1°39'49", a radius of 265.00 feet, a chord bearing and distance of North 76°12'09" East, 7.69 feet;  
In a northeasterly direction, with said curve to the left, an arc distance of 7.69 feet to a mag nail set in the common line of said Lot 7A and Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30 of said Deed Records;

CONTINUED ON SHEET 2

(For SPRG use only)  
Reviewed By: JL  
Date: 5-23-19  
SPRG NO: 4861

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
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ANDY.DOBBS@KIMLEY-HORN.COM



PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**  
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 6

# EXHIBIT A-TRACT 8

LEGAL DESCRIPTION (CONTINUED)

31288

191234

**THENCE** departing said north line of the 40-foot wide public utility easement and with said common line of Lot 7A and Lot 2E, the following courses and distances:

South 12°57'56" East, a distance of 35.98 feet to a mag nail found at the beginning of a non-tangent curve to the left having a central angle of 21°16'21", a radius of 300.00 feet, a chord bearing and distance of North 64°41'21" East, 110.74 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 111.38 feet to a mag nail found for corner;

South 66°57'56" East, a distance of 5.33 feet to a mag nail set in the south line of said 40-foot wide public utility easement, and being the beginning of a non-tangent curve to the right having a central angle of 23°12'24", a radius of 305.00 feet, a chord bearing and distance of South 65°25'52" West, 122.69 feet;

**THENCE** departing said common line of Lot 7A and Lot 2E and with said south line of the 40-foot wide public utility easement, the following courses and distances:

In a southwesterly direction, with said curve to the right, an arc distance of 123.53 feet to a mag nail set for corner;

South 77°02'04" West, a distance of 92.33 feet to a mag nail set in said common lines of Lot 7A and Lot 11;

**THENCE** departing said south line of the 40-foot wide public utility easement and with said common lines of Lot 7A and Lot 11, the following courses and distances:

North 12°57'56" West, a distance of 3.99 feet to a mag nail set for corner;

South 77°02'04" West, a distance of 156.23 feet to a mag nail set in said south line of the 40-foot wide public utility easement, and being the beginning of a non-tangent curve to the right having a central angle of 23°15'28", a radius of 155.00 feet, a chord bearing and distance of North 78°18'01" West, 62.49 feet;

**THENCE** departing said common lines of Lot 7A and Lot 11 and with said south line of the 40-foot wide public utility easement, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 62.92 feet to a mag nail set for corner;

South 41°02'05" West, a distance of 44.37 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set in said common lines of Lot 7A and Lot 11;

**THENCE** departing said south line of the 40-foot wide public utility easement and with said common lines of Lot 7A and Lot 11, the following courses and distances:

South 77°02'04" West, a distance of 5.80 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for corner;

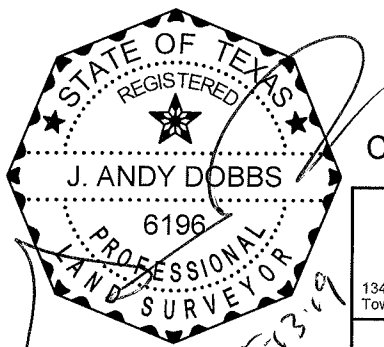
North 48°57'56" West, a distance of 36.59 feet to the **POINT OF BEGINNING** and containing 15,314 square feet or 0.3516 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-23-19  
SPRG NO: 4861

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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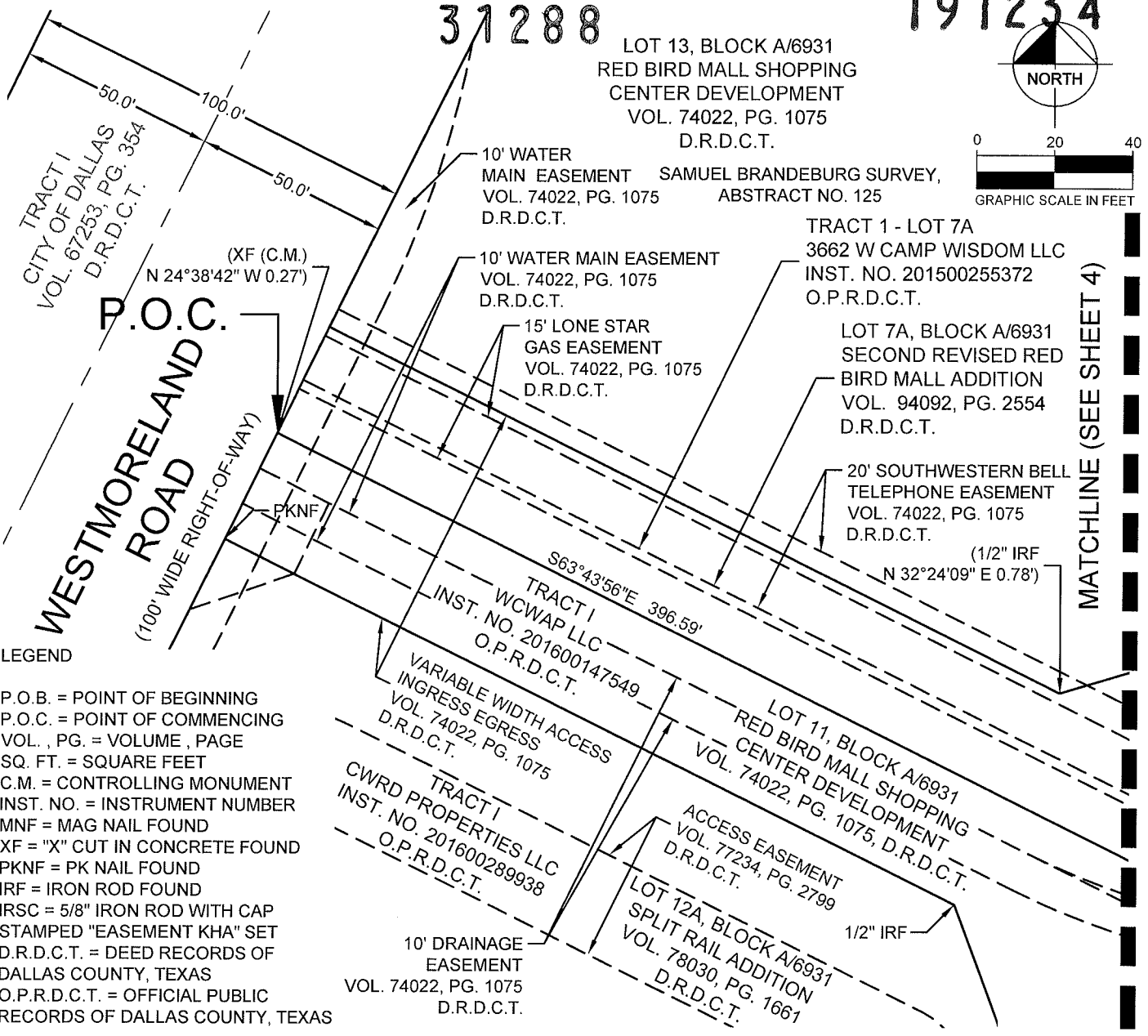
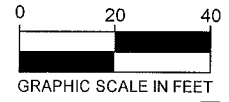
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 6

# EXHIBIT A-TRACT 8

191234

31288

LOT 13, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.



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**NOTES**

1. See line and curve tables on sheet 6.
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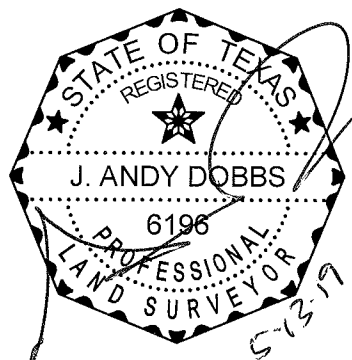
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SPRG NO: 4861

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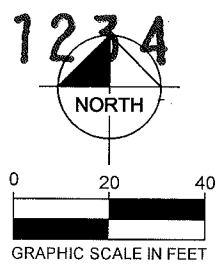
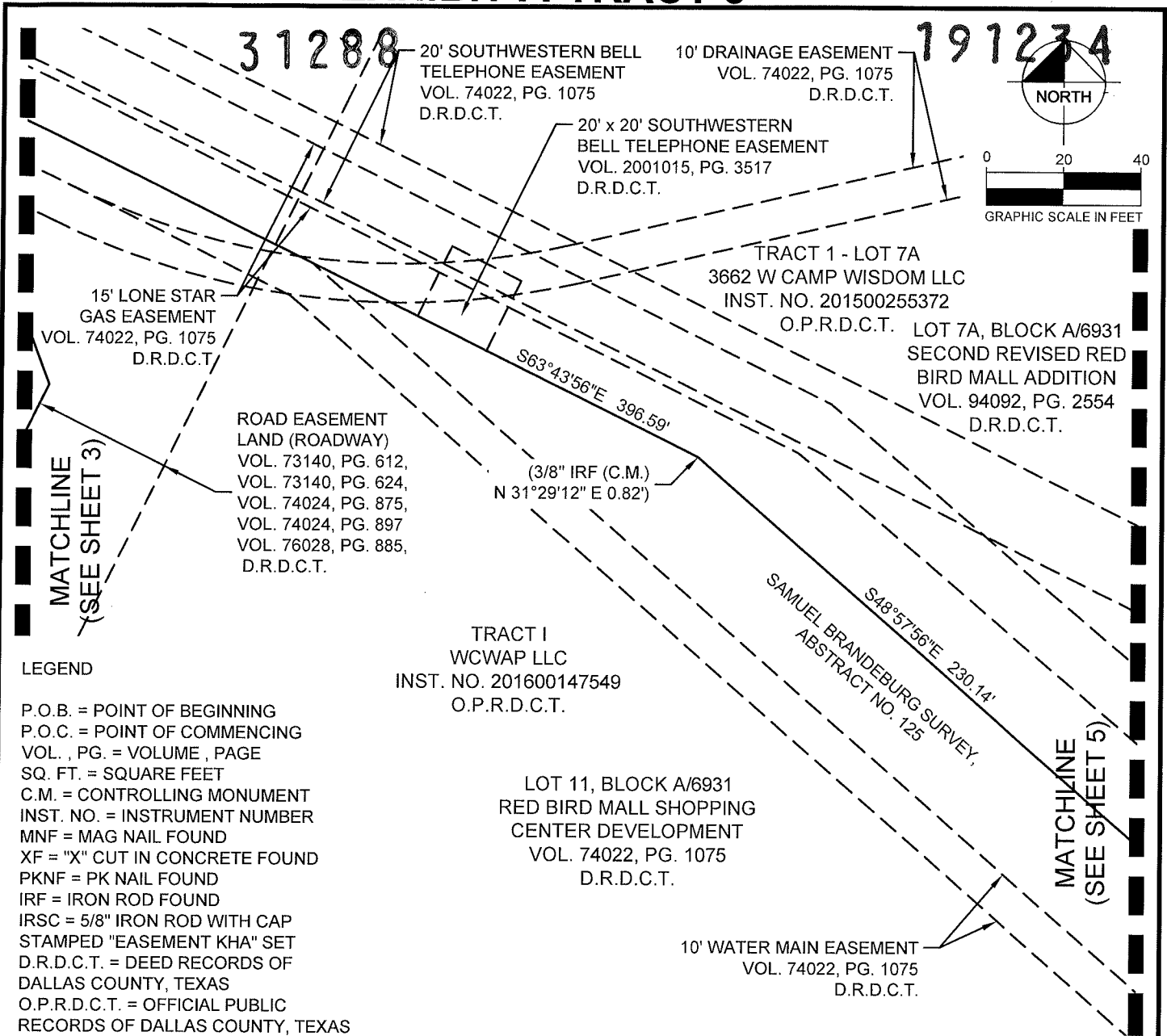
**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 6

# EXHIBIT A-TRACT 8



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- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
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**NOTES**

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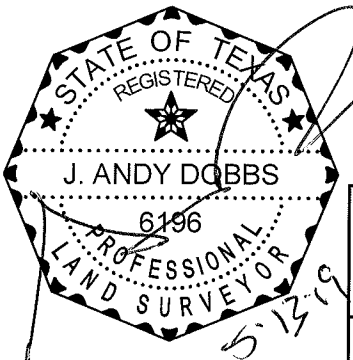
(For SPRG use only)

Reviewed By: JL

Date: 5-23-19

SPRG NO: 4861

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**PUBLIC UTILITY EASEMENT  
 ABANDONMENT**  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 6

# EXHIBIT A-TRACT 8

31288

191234

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.



MATCHLINE  
(SEE SHEET 4)

20' DRAINAGE  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

20' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

S48°57'56"E 230.14'

N77°02'04"E 213.59'

P.O.B.

S77°02'04"W 156.23'

0.3516 ACRES  
15,314 SQ. FT.

LEGEND

IRSC  
L8  
L7

40' PUBLIC  
UTILITY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

MATCHLINE  
(SEE SHEET 6)

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
VOL. , PG. = VOLUME , PAGE  
SQ. FT. = SQUARE FEET  
C.M. = CONTROLLING MONUMENT  
INST. NO. = INSTRUMENT NUMBER  
MNF = MAG NAIL FOUND  
XF = "X" CUT IN CONCRETE FOUND  
PKNF = PK NAIL FOUND  
IRF = IRON ROD FOUND  
IRSC = 5/8" IRON ROD WITH CAP  
STAMPED "EASEMENT KHA" SET  
D.R.D.C.T. = DEED RECORDS OF  
DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC  
RECORDS OF DALLAS COUNTY, TEXAS

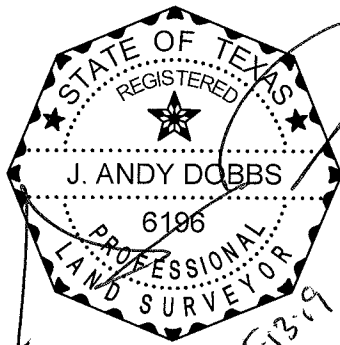
NOTES

1. See line and curve tables on sheet 6.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-23-19  
SPRG NO: 4861

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

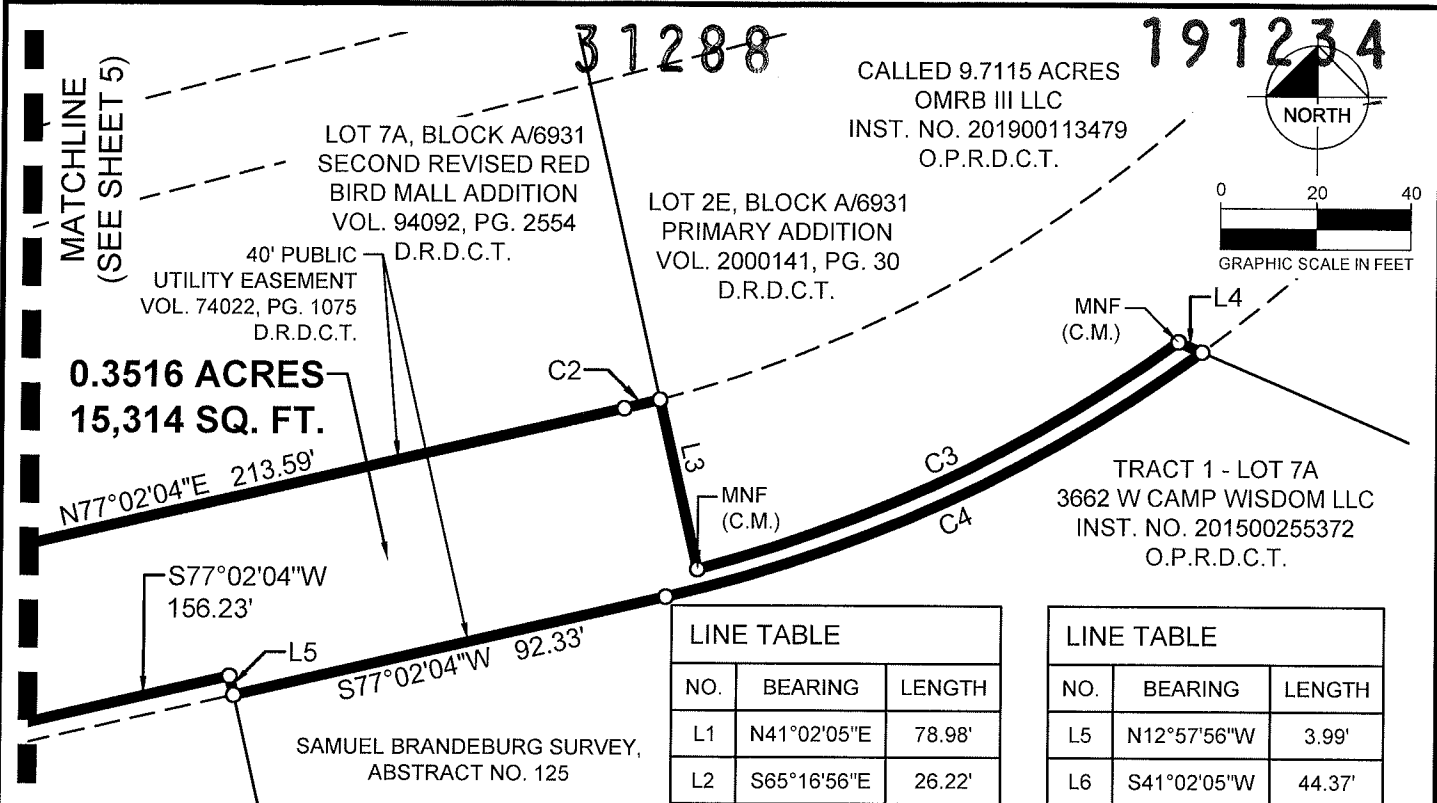
## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	5 OF 6



# EXHIBIT A-TRACT 8



**LEGEND**

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
VOL., PG. = VOLUME, PAGE  
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**NOTES**

- All corners of easement to be abandoned are mag nails set unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

LINE TABLE		
NO.	BEARING	LENGTH
L1	N41°02'05"E	78.98'
L2	S65°16'56"E	26.22'
L3	S12°57'56"E	35.98'
L4	S66°57'56"E	5.33'

LINE TABLE		
NO.	BEARING	LENGTH
L5	N12°57'56"W	3.99'
L6	S41°02'05"W	44.37'
L7	S77°02'04"W	5.80'
L8	N48°57'56"W	36.59'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	37°40'59"	115.00'	75.63'	S84°07'25"E	74.28'
C2	1°39'49"	265.00'	7.69'	N76°12'09"E	7.69'
C3	21°16'21"	300.00'	111.38'	N64°41'21"E	110.74'
C4	23°12'24"	305.00'	123.53'	S65°25'52"W	122.69'
C5	23°15'28"	155.00'	62.92'	N78°18'01"W	62.49'

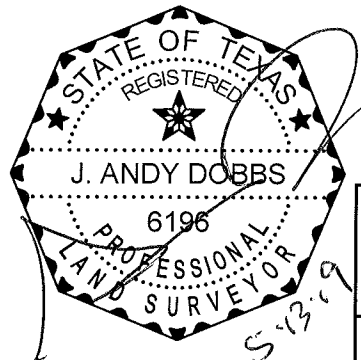
(For SPRG use only)

Reviewed By: JL

Date: 5-23-19

SPRG NO: 4861

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	6 OF 6

# EXHIBIT A-TRACT 9

## LEGAL DESCRIPTION

31288

191234

**BEING** a 578 square foot (0.0133 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 11, Block A/6931, Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075, Deed Records of Dallas County, Texas, and being part of "TRACT I" described in Special Warranty Deed to WCWAP LLC recorded in Instrument No. 201600147549, Official Public Records of Dallas County, Texas, and being part of a 40-foot wide public utility easement shown on the plat of said Red Bird Mall Shopping Center Development, and being more particularly described as follows:

**COMMENCING** at a point in the southeast right-of-way line of Westmoreland Road (100-foot wide right-of-way, Volume 67253, Page 354 of said Deed Records), for a northwest corner of said Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554 of said Deed Records, and being the northwest corner of said Lot 11; from said point an "X" cut in concrete found bears North 24°38'42" West, a distance of 0.27 feet;

**THENCE** departing said southeast right-of-way line of Westmoreland Road and with the common line of Lot 7A and said Lot 11, the following courses and distances:

South 63°43'56" East, a distance of 396.59 feet to a point for corner; from said point a 3/8-inch iron rod found bears North 31°29'12" East, a distance of 0.82 feet;

South 48°57'56" East, a distance of 266.73 feet to a point for corner;

North 77°02'04" East, a distance of 98.48 feet to a mag nail set for the **POINT OF BEGINNING**;

**THENCE** continuing with said common line of Lot 7A and Lot 11, the following courses and distances:

North 77°02'04" East, a distance of 156.23 feet to a mag nail set for corner;

South 12°57'56" East, a distance of 3.99 feet to a mag nail set in the south line of said 40-foot wide public utility easement;

**THENCE** departing said common line of Lot 7A and Lot 11, and with said south line of the 40-foot wide public utility easement, the following courses and distances:

South 77°02'04" West, a distance of 121.26 feet to a mag nail set at the beginning of a tangent curve to the right having a central angle of 13°02'10", a radius of 155.00 feet, a chord bearing and distance of South 83°33'10" West, 35.19 feet;

In a southwesterly direction with said curve to the right, an arc distance of 35.27 feet to the **POINT OF BEGINNING** and containing 578 square feet or 0.0133 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

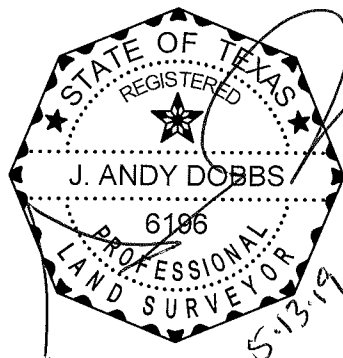
(For SPRG use only)

Reviewed By: JE

Date: 5-23-19

SPRG NO: 4862

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



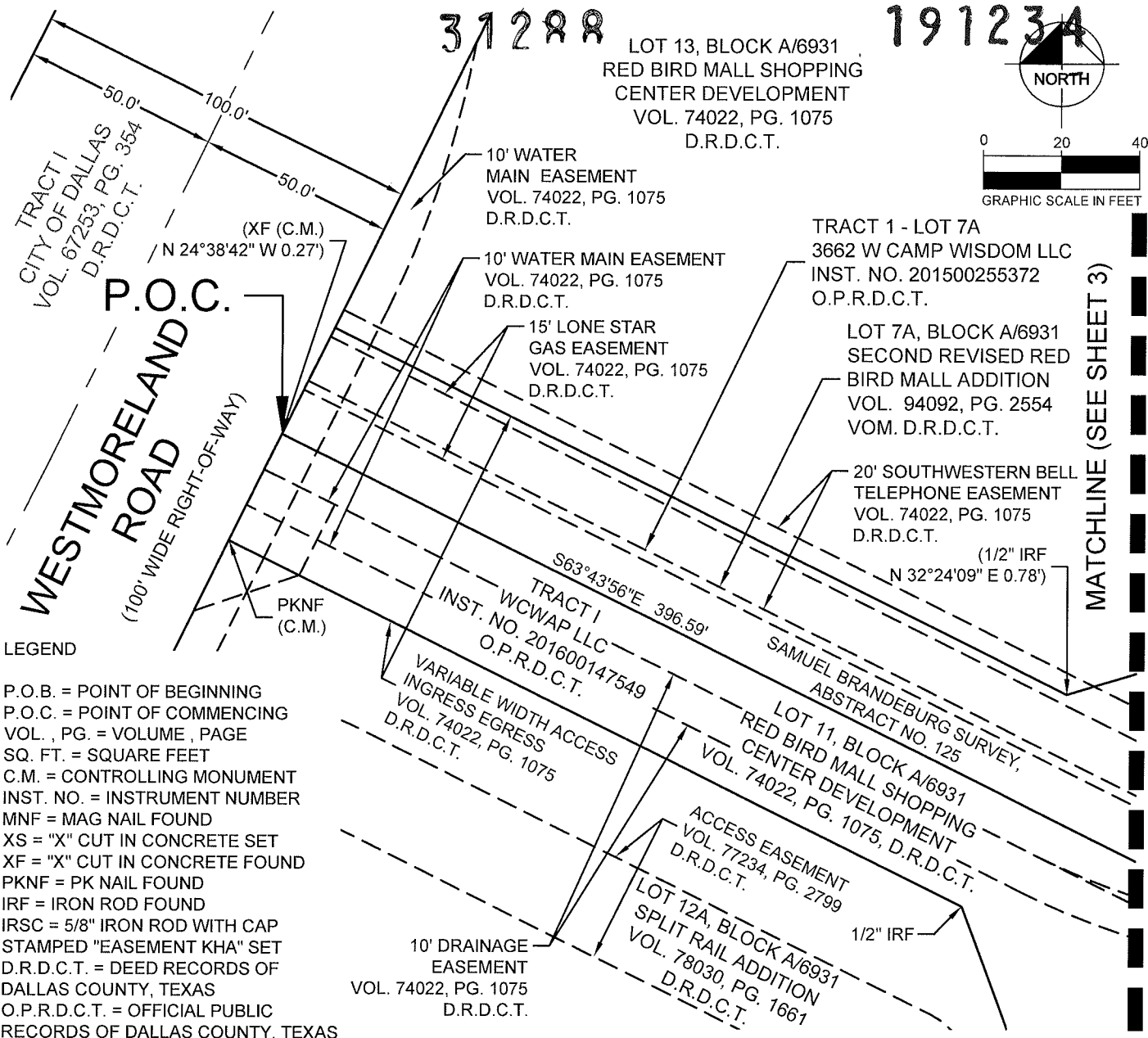
PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

# Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 5

# EXHIBIT A-TRACT 9



**LEGEND**

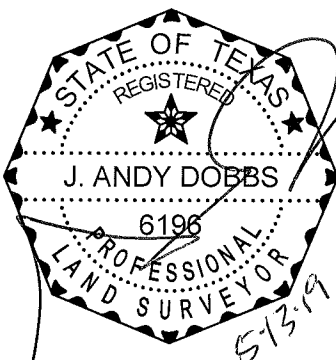
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 IRSC = 5/8" IRON ROD WITH CAP  
 STAMPED "EASEMENT KHA" SET  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**NOTES**

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By: JL  
 Date: 5-23-19  
 SPRG NO: 4862

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**PUBLIC UTILITY EASEMENT  
 ABANDONMENT**  
 PART OF LOT 11, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
 CENTER DEVELOPMENT  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	2 OF 5

# EXHIBIT A-TRACT 9

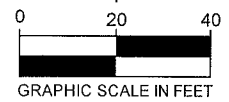
31288

191234

20' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

10' DRAINAGE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

20' x 20' SOUTHWESTERN  
BELL TELEPHONE EASEMENT  
VOL. 2001015, PG. 3517  
D.R.D.C.T.



15' LONE STAR  
GAS EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624,  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885,  
D.R.D.C.T.

S63°43'56"E 396.59'

(3/8" IRF (C.M.)  
N 31°29'12" E 0.82')

S48°57'56"E 266.73'

MATCHLINE  
(SEE SHEET 2)

MATCHLINE  
(SEE SHEET 4)

TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125

10' WATER MAIN EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

**LEGEND**

- P.O.B. = POINT OF BEGINNING
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- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
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**NOTES**

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

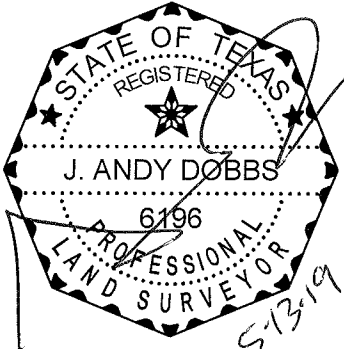
(For SPRG use only)

Reviewed By: JL

Date: 5-23-19

SPRG NO: 4862

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

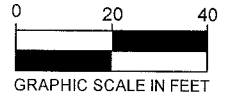
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500	Tel. No. (972) 770-1300		Fax No. (972) 239-3820
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 5

# EXHIBIT A-TRACT 9

31288

191234

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.



MATCHLINE  
(SEE SHEET 3)

20' DRAINAGE  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

20' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

S48°57'56"E 266.73'

P.O.B.

N77°02'04"E 156.23'  
S77°02'04"W 121.26'

N77°02'04"E 98.48'

40' PUBLIC  
UTILITY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

**0.0133 ACRES**  
**578 SQ. FT.**

**LEGEND**

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TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

MATCHLINE  
(SEE SHEET 5)

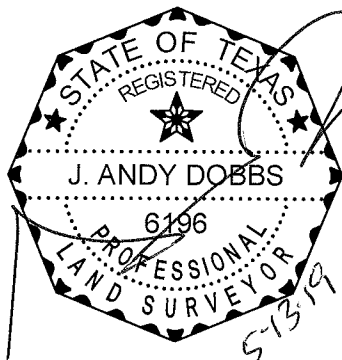
**NOTES**

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3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-23-19  
SPRG NO: 4862

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**PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**Kimley»Horn**

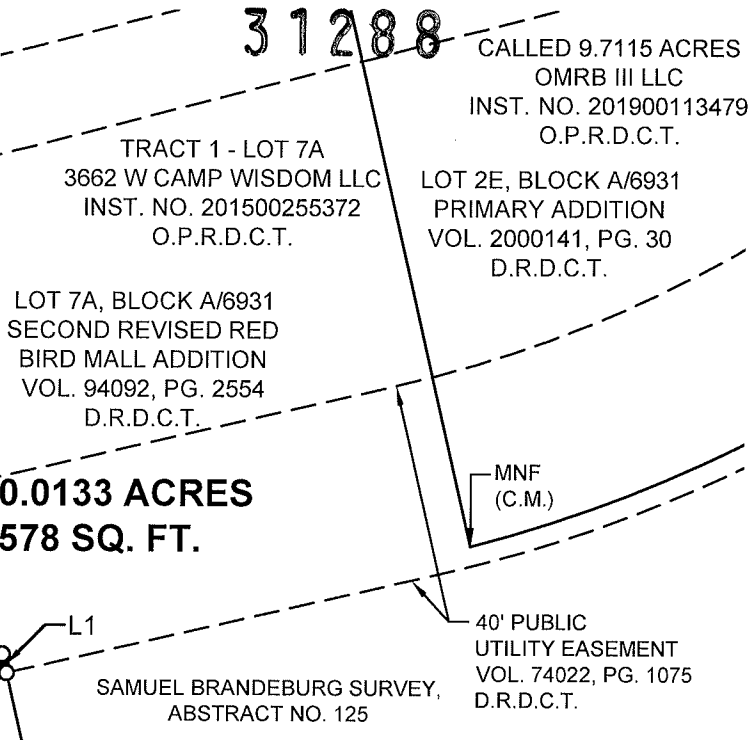
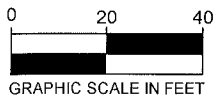
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 5

# EXHIBIT A-TRACT 9

191234

31288



CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

**0.0133 ACRES**  
**578 SQ. FT.**

MNF  
(C.M.)

40' PUBLIC  
UTILITY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

### LEGEND

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

### CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°02'10"	155.00'	35.27'	S83°33'10"W	35.19'

### LINE TABLE

NO.	BEARING	LENGTH
L1	S12°57'56"E	3.99'

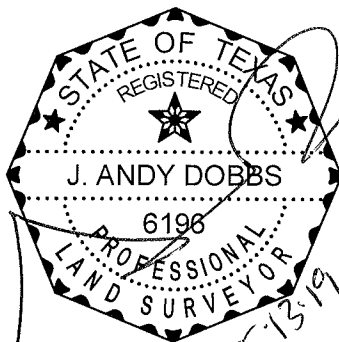
### NOTES

1. All corners of easement to be abandoned are mag nails set unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

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SPRG NO: 4862

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	5 OF 5

# EXHIBIT A-TRACT 10

**LEGAL DESCRIPTION**

31288

191234

**BEING** a 37,814 square foot (0.8681 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 11, Block A/6931, Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075, Deed Records of Dallas County, Texas, and being part of "TRACT I" described in Special Warranty Deed to WCWAP LLC recorded in Instrument No. 201600147549, Official Public Records of Dallas County, Texas, and being part of a 40-foot wide public utility easement shown on the plat of said Red Bird Mall Shopping Center Development, and being more particularly described as follows:

**COMMENCING** at a point in the southeast right-of-way line of Westmoreland Road (100-foot wide right-of-way, Volume 67253, Page 354 of said Deed Records), for a northwest corner of said Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554 of said Deed Records, and being the northwest corner of said Lot 11; from said point an "X" cut in concrete found bears North 24°38'42" West, a distance of 0.27 feet;

**THENCE** departing said southeast right-of-way line of Westmoreland Road and with the common line of Lot 7A and said Lot 11, the following courses and distances:

South 63°43'56" East, a distance of 396.59 feet to a point for corner; from said point a 3/8-inch iron rod found bears North 31°29'12" East, a distance of 0.82 feet;

South 48°57'56" East, a distance of 230.14 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set in the north line of said 40-foot wide public utility easement, for the **POINT OF BEGINNING**;

**THENCE** departing said north line of the 40-foot wide public utility easement and continuing with said common line of Lot 7A and Lot 11, the following courses and distances:

South 48°57'56" East, a distance of 36.59 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for corner;

North 77°02'04" East, a distance of 5.80 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set in the south line of said 40-foot wide public utility easement;

**THENCE** departing said common line of Lot 7A and Lot 11 and with said south line of the 40-foot wide public utility easement, the following courses and distances:

South 41°02'05" West, a distance of 22.08 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for corner;

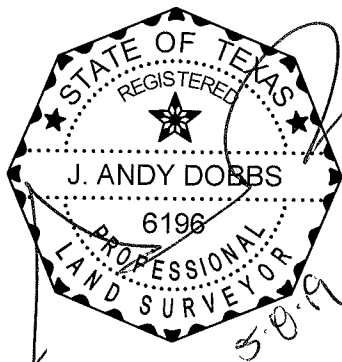
South 45°59'55" East, a distance of 10.18 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set at the beginning of a non-tangent curve to the right having a central angle of 35°48'07", a radius of 155.00 feet, a chord bearing and distance of South 30°52'00" East, 95.29 feet;

**CONTINUED ON SHEET 2**

PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)	
Reviewed By: <u>    JL    </u>	
Date: <u>    5-28-19    </u>	
SPRG NO: <u>    4880    </u>	

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
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13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240      FIRM # 10115500      Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 9

# EXHIBIT A-TRACT 10

LEGAL DESCRIPTION (CONTINUED)

31288

191234

In a southeasterly direction, with said curve to the right, an arc distance of 96.85 feet to an "X" cut in concrete set for corner;  
 South 12°57'56" East, a distance of 176.21 feet to an "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 56°37'59", a radius of 138.00 feet, a chord bearing and distance of South 15°21'03" West, 130.92 feet;  
 In a southwesterly direction, with said curve to the right, an arc distance of 136.40 feet to a mag nail set for corner;  
 South 43°40'03" West, a distance of 27.41 feet to a mag nail set for corner;  
 South 12°57'56" East, a distance of 95.21 feet to a mag nail set for corner;  
 North 77°02'04" East, a distance of 286.38 feet to a mag nail set at the beginning of a tangent curve to the left having a central angle of 16°54'36", a radius of 105.00 feet, a chord bearing and distance of North 68°34'46" East, 30.88 feet;  
 In a northeasterly direction, with said curve to the left, an arc distance of 30.99 feet to a mag nail set in said common line of Lot 7A and Lot 11;

**THENCE** departing said south line of the 40-foot wide public utility easement and with said common line of Lot 7A and Lot 11, South 12°57'56" East, a distance of 41.29 feet to a mag nail set in the said north line of the 40-foot wide public utility easement, and being the beginning of a non-tangent curve to the right having a central angle of 12°09'33", a radius of 145.00 feet, a chord bearing and distance of South 70°57'17" West, 30.71 feet;

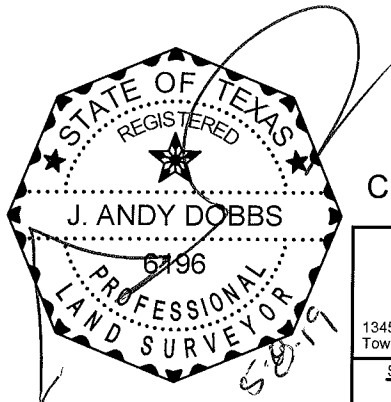
**THENCE** departing said common line of Lot 7A and Lot 11 and with said north line of the 40-foot wide public utility easement, the following courses and distances:

In a southwesterly direction, with said curve to the right, an arc distance of 30.77 feet to a mag nail set for corner;  
 South 77°02'04" West, a distance of 326.38 feet to a mag nail set for corner;  
 North 12°57'56" West, a distance of 156.77 feet to a mag nail set for corner;  
 North 43°40'03" East, a distance of 48.97 feet to an "X" cut in concrete set at the beginning of a tangent curve to the left having a central angle of 56°37'59", a radius of 98.00 feet, a chord bearing and distance of North 15°21'03" East, 92.97 feet;  
 In a northeasterly direction, with said curve to the left, an arc distance of 96.87 feet to a mag nail set for corner;  
 North 12°57'56" West, a distance of 176.21 feet to a mag nail set at the beginning of a tangent curve to the left having a central angle of 36°14'52", a radius of 115.00 feet, a chord bearing and distance of North 31°05'22" West, 71.55 feet;  
 In a northwesterly direction, with said curve to the left, an arc distance of 72.75 feet to a mag nail set for corner;  
 North 45°59'55" West, a distance of 49.20 feet to a mag nail set for corner;  
 North 41°02'05" East, a distance of 55.36 feet to the **POINT OF BEGINNING** and containing 37,814 square feet or 0.8681 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By: JL  
 Date: 5-28-19  
 SPRG NO: 4880

J. ANDY DOBBS  
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 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
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PUBLIC UTILITY EASEMENT  
 ABANDONMENT  
 PART OF LOT 11, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
 CENTER DEVELOPMENT  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 9



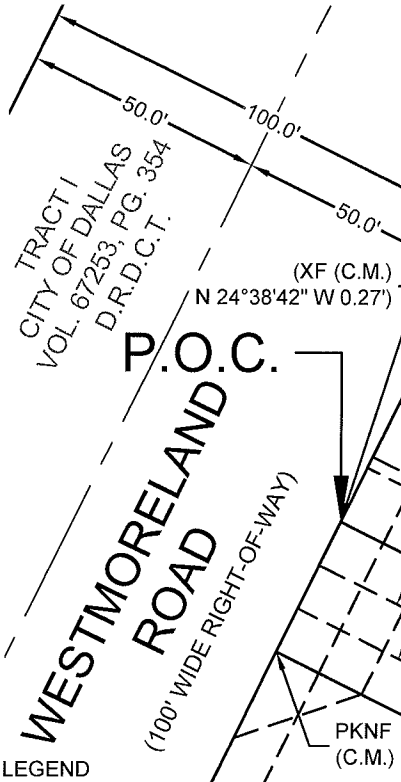
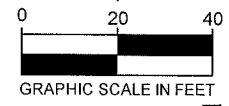
# EXHIBIT A-TRACT 10

31288

191234

LOT 13, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY  
ABSTRACT NO. 125



10' WATER  
MAIN EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

10' WATER MAIN EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

15' LONE STAR  
GAS EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
VOM. D.R.D.C.T.

20' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

(1/2" IRF  
N 32°24'09" E 0.78')

MATCHLINE (SEE SHEET 4)

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
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- XS = "X" CUT IN CONCRETE SET
- XF = "X" CUT IN CONCRETE FOUND
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- IRF = IRON ROD FOUND
- IRSC = 5/8" IRON ROD WITH CAP
- STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**NOTES**

1. See line and curve tables on sheet 9.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

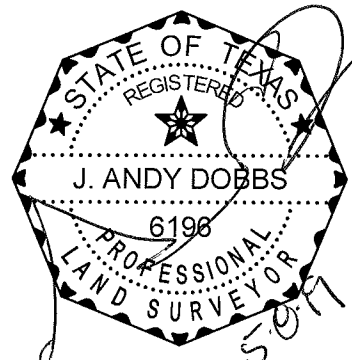
(For SPRG use only)

Reviewed By: JL

Date: 5-28-19

SPRG NO: 4880

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
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13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
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**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 9

# EXHIBIT A-TRACT 10

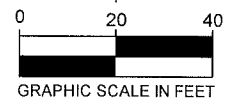
3128/8

191234

20' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

10' DRAINAGE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

20' x 20' SOUTHWESTERN  
BELL TELEPHONE EASEMENT  
VOL. 2001015, PG. 3517  
D.R.D.C.T.



15' LONE STAR  
GAS EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624,  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885,  
D.R.D.C.T.

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

S63°43'56"E 396.59'

(3/8" IRF (C.M.)  
N 31°29'12" E 0.82')

S48°57'56"E 230.14'

MATCHLINE  
(SEE SHEET 3)

MATCHLINE  
(SEE SHEET 5)

TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

10' WATER MAIN EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

**LEGEND**

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- IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
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**NOTES**

1. See line and curve tables on sheet 9.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

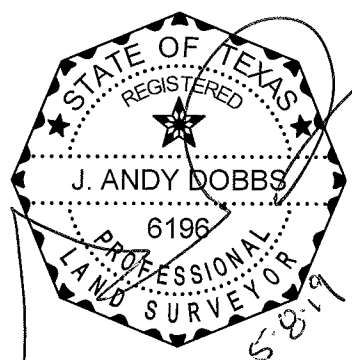
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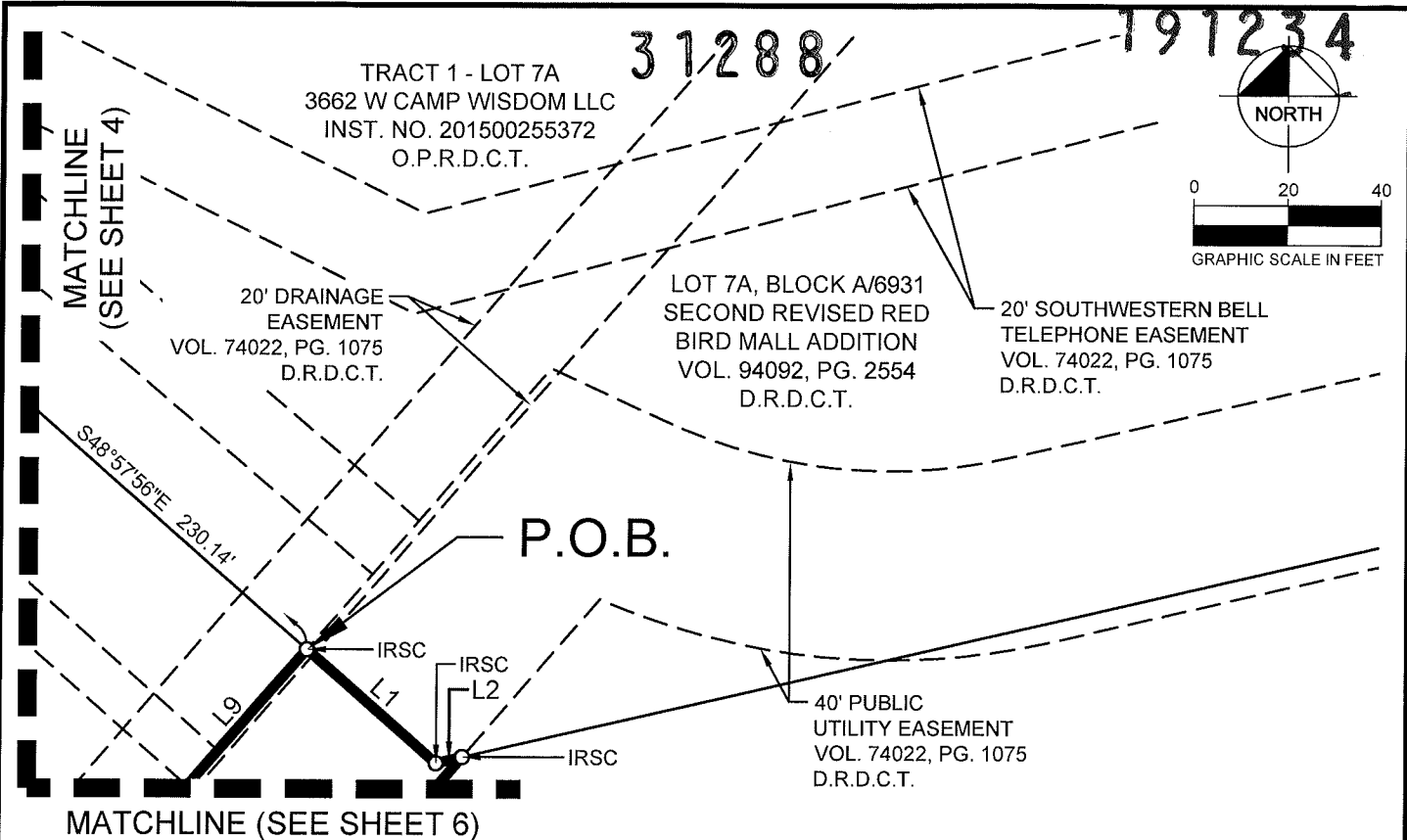
**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 9

# EXHIBIT A-TRACT 10



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**NOTES**

1. See line and curve tables on sheet 9.
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TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

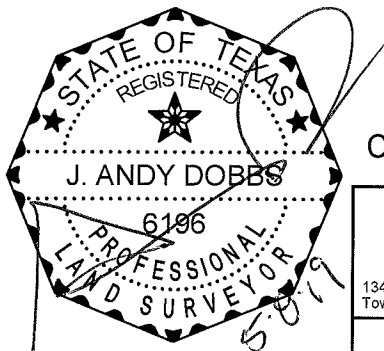
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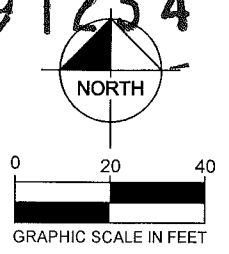
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	084508500	5 OF 9

# EXHIBIT A-TRACT 10

19 1234

MATCHLINE (SEE SHEET 5)  
31288



TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

10' SANITARY SEWER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

0.8681 ACRES  
37,814 SQ. FT.

40' PUBLIC  
UTILITY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LEGEND

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RECORDS OF DALLAS COUNTY, TEXAS
- NOTES

TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

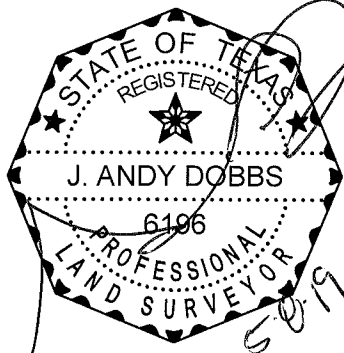
LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

MATCHLINE (SEE SHEET 7)

1. See line and curve tables on sheet 9.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4880

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ABANDONMENT  
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RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	6 OF 9

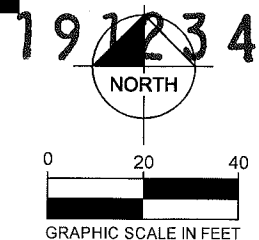
# EXHIBIT A-TRACT 10

MATCHLINE (SEE SHEET 6)

LEGEND

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- IRSC = 5/8" IRON ROD WITH CAP
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- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
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31288



**0.8681 ACRES**  
**37,814 SQ. FT.**

SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125

40' PUBLIC UTILITY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

20' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

10' WATER MAIN EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

$N12^{\circ}57'56''W$  156.77'

$S12^{\circ}57'56''E$  95.21'

$N77^{\circ}02'04''E$  286.38'

$S77^{\circ}02'04''W$  326.38'

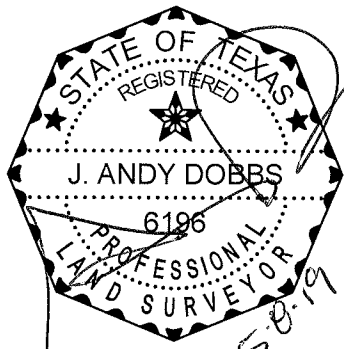
NOTES

1. See line and curve tables on sheet 9.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4880

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	7 OF 9

# EXHIBIT A-TRACT 10

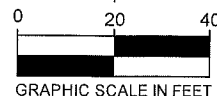
31288

191234

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

**0.8681 ACRES**  
**37,814 SQ. FT.**



MATCHLINE (SEE SHEET 7)

N77°02'04"E 286.38'

S77°02'04"W 326.38'

40' PUBLIC UTILITY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

20' SOUTHWESTERN  
BELL TELEPHONE  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL., PG. = VOLUME, PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
- XS = "X" CUT IN CONCRETE SET
- XF = "X" CUT IN CONCRETE FOUND
- PKNF = PK NAIL FOUND
- IRF = IRON ROD FOUND
- IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

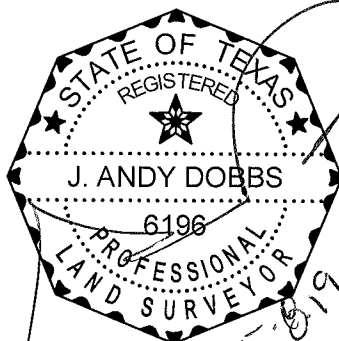
**NOTES**

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3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

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Date: 5-28-19  
SPRG NO: 4880

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**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	8 OF 9

# EXHIBIT A-TRACT 10

31288

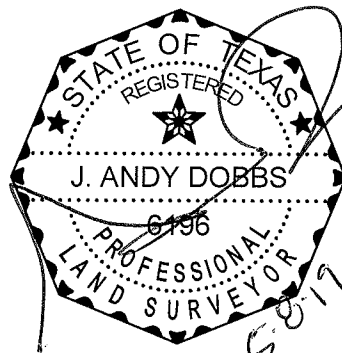
191234

LINE TABLE		
NO.	BEARING	LENGTH
L1	S48°57'56"E	36.59'
L2	N77°02'04"E	5.80'
L3	S41°02'05"W	22.08'
L4	S45°59'55"E	10.18'
L5	S43°40'03"W	27.41'
L6	S12°57'56"E	41.29'
L7	N43°40'03"E	48.97'
L8	N45°59'55"W	49.20'
L9	N41°02'05"E	55.36'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	35°48'07"	155.00'	96.85'	S30°52'00"E	95.29'
C2	56°37'59"	138.00'	136.40'	S15°21'03"W	130.92'
C3	16°54'36"	105.00'	30.99'	N68°34'46"E	30.88'
C4	12°09'33"	145.00'	30.77'	S70°57'17"W	30.71'
C5	56°37'59"	98.00'	96.87'	N15°21'03"E	92.97'
C6	36°14'52"	115.00'	72.75'	N31°05'22"W	71.55'

(For SPRG use only)  
 Reviewed By: JL  
 Date: 5-28-19  
 SPRG NO: 4880

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 PART OF LOT 11, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
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 SAMUEL BRANDENBURG SURVEY,  
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 CITY OF DALLAS, DALLAS COUNTY, TEXAS

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N/A	JBH	JAD	FEB. 2019	064508500	9 OF 9

# EXHIBIT A-TRACT 11

LEGAL DESCRIPTION

31288

191234

**BEING** a 3,887 square foot (0.0892 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas, and being part of "TRACT 1 - LOT 7A" described in Special Warranty Deed to 3662 W Camp Wisdom LLC recorded in Instrument No. 201500255372, Official Public Records of Dallas County, Texas, and being part of a 40-foot wide public utility easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at a point in the northeast right-of-way line of Interstate Highway No. 20 (a variable width right-of-way, Volume 69146, Page 21 of said Deed Records), for the southernmost southeast corner of said Lot 7A, and being the southwest corner of Lot 10-A, Block A/6931, Cinema Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76241, Page 3 of said Deed Records; from said point a 1/2-inch iron rod with cap stamped "HALFF ASSOC" found bears South 89°33'34" West, a distance of 1.10 feet;

**THENCE** departing said northeast right-of-way line of Interstate Highway No. 20, and with the common line of said Lot 7A and Lot 10-A, North 12°57'56" West, a distance of 276.04 feet a point in the south line of Lot 8A, Block A/6931 of said Second Revised Red Bird Mall Addition, for the northwest corner of said Lot 10-A, and being a southeast corner of said Lot 7A; from said point an "X" cut in concrete found bears South 83°52'10" West, a distance of 1.24 feet;

**THENCE** with the common line of said Lot 7A and Lot 8A, the following courses and distances:

South 77°02'04" West, a distance of 60.22 feet to a point at the beginning of a tangent curve to the right having a central angle of 22°55'50", a radius of 618.00 feet, a chord bearing and distance of South 88°29'59" West, 245.68 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 247.33 feet to a point for corner; from said point a 1/2-inch iron rod found bears South 53°29'07" West, a distance of 1.62 feet;

North 80°02'06" West, a distance of 42.39 feet to a point for corner; from said point a 1/2-inch iron rod cap stamped "GORETEX" found bears South 37°13'52" West, a distance of 1.51 feet;

North 12°57'56" West, a distance of 141.35 feet to a point for corner;

North 77°02'04" East, a distance of 37.00 feet to a point for corner;

North 12°57'56" West, a distance of 20.79 feet to a point for corner;

North 77°00'04" East, a distance of 275.00 feet to a point for corner;

North 12°57'55" West, a distance of 209.72 feet to a mag nail set in the south line of said 40-foot wide public utility easement, and being the beginning of a non-tangent curve to the right having a central angle of 6°07'54", a radius of 145.00 feet, a chord bearing and distance of South 61°48'33" West, 15.51 feet, and being the **POINT OF BEGINNING**;

CONTINUED ON SHEET 2

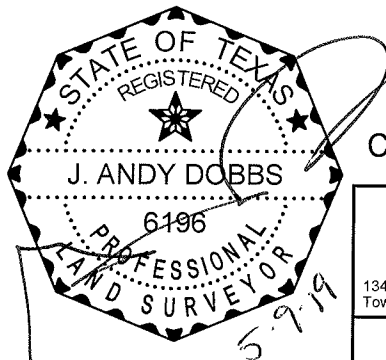
(For SPRG use only)

Reviewed By: JL

Date: 5-24-19

SPRG NO: 4863

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
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 ANDY.DOBBS@KIMLEY-HORN.COM



PUBLIC UTILITY EASEMENT  
 ABANDONMENT  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 6



# EXHIBIT A-TRACT 11

LEGAL DESCRIPTION (CONTINUED)

31288

191234

**THENCE** departing said common line of Lot 7A and Lot 8A, in a southwesterly direction, with said south line of the 40-foot wide public utility easement and with said curve to the right, an arc distance of 15.52 feet to a mag nail set in the common line of said Lot 7A and Lot 11, Block A/6931, Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records;

**THENCE** departing said south line of the 40-foot wide public utility easement and with said common line of Lot 7A and Lot 11, North 12°57'56" West, a distance of 41.29 feet to a mag nail set in the north line of said 40-foot wide public utility easement, and being the beginning of a non-tangent curve to the left having a central angle of 29°23'14", a radius of 105.00 feet, a chord bearing and distance of North 45°25'51" East, 53.27 feet;

**THENCE** departing said common line of Lot 7A and Lot 11 and with said north line of the 40-foot wide public utility easement, the following courses and distances:

In a northeasterly direction, with said curve to the left, an arc distance of 53.85 feet to a mag nail set at the beginning of a reverse curve to the right having a central angle of 46°17'52", a radius of 115.00 feet, a chord bearing and distance of North 53°53'10" East, 90.42 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 92.93 feet to a mag nail set for corner;

North 77°02'04" East, a distance of 97.00 feet to a mag nail set for corner;

South 12°57'56" East, a distance of 5.49 feet to a mag nail set in said common line of Lot 7A and Lot 8A;

**THENCE** departing said north line of the 40-foot wide public utility easement and with said common line of Lot 7A and Lot 8A, the following courses and distances:

South 77°02'04" West, a distance of 86.04 feet to a mag nail set for corner;

South 47°02'04" West, a distance of 143.76 feet to a mag nail set for corner;

South 12°57'56" East, a distance of 23.30 feet to the **POINT OF BEGINNING** and containing 3,887 square feet or 0.0892 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

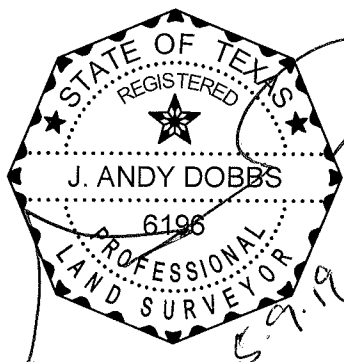
(For SPRG use only)

Reviewed By: JL

Date: 5-24-19

SPRG NO: 4863

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
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PUBLIC UTILITY EASEMENT  
 ABANDONMENT  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

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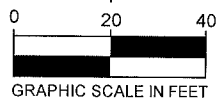
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N/A	JBH	JAD	FEB. 2019	064508500	2 OF 6

# EXHIBIT A-TRACT 11

191234

31288

MATCHLINE (SEE SHEET 4)



SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

CWRD PROPERTIES LLC  
INST. NO. 201700154800  
O.P.R.D.C.T.

LOT 10-A, BLOCK A/6931  
CINEMA ADDITION  
VOL. 76241, PG. 3  
D.R.D.C.T.

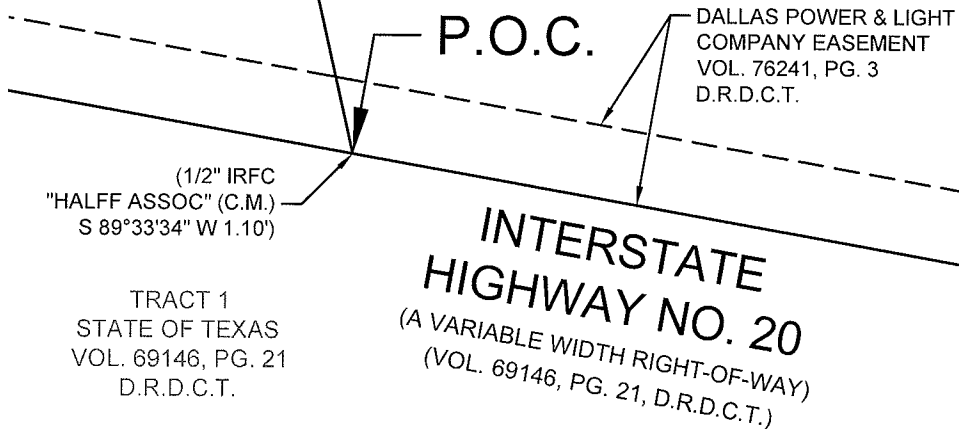
N12°57'56"W 276.04'

**LEGEND**

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

**NOTES**

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(1/2" IRFC  
"HALFF ASSOC" (C.M.)  
S 89°33'34" W 1.10'

TRACT 1  
STATE OF TEXAS  
VOL. 69146, PG. 21  
D.R.D.C.T.

**INTERSTATE  
HIGHWAY NO. 20**  
(A VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 69146, PG. 21, D.R.D.C.T.)

DALLAS POWER & LIGHT  
COMPANY EASEMENT  
VOL. 76241, PG. 3  
D.R.D.C.T.

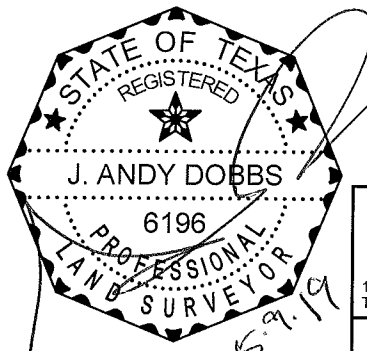
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SPRG NO: 4863

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SAMUEL BRANDEBURG SURVEY,  
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

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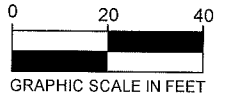
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 6

# EXHIBIT A-TRACT 11

31288

191234



MATCHLINE (SEE SHEET 5)

TRACT 1  
WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.

LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

10' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 77194, PG. 1965  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

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WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.

LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

10' WATER MAIN EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885  
D.R.D.C.T.

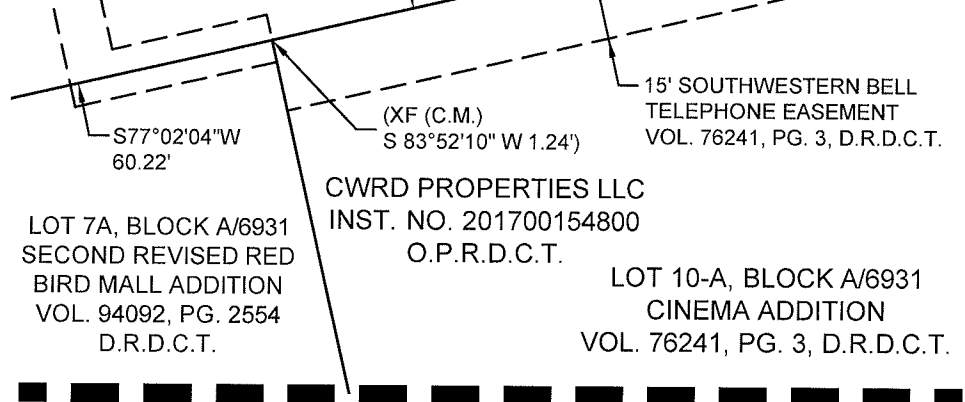
VARIABLE WIDTH  
ACCESS INGRESSEGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

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MATCHLINE (SEE SHEET 3)

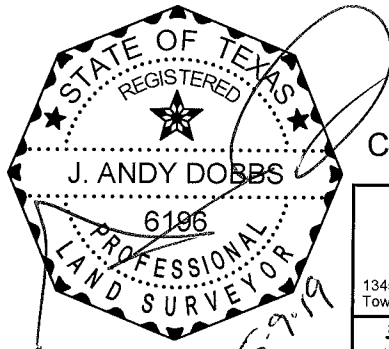
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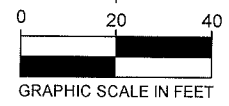
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 6

# EXHIBIT A-TRACT 11

31288

MATCHLINE  
(SEE SHEET 6)

191234



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°55'50"	618.00'	247.33'	S88°29'59"W	245.68'
C2	6°07'54"	145.00'	15.52'	S61°48'33"W	15.51'
C3	29°23'14"	105.00'	53.85'	N45°25'51"E	53.27'
C4	46°17'52"	115.00'	92.93'	N53°53'10"E	90.42'

TRACT 1  
WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.

LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

VARIABLE  
WIDTH ACCESS  
INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N77°02'04"E	37.00'
L2	N12°57'56"W	20.79'
L3	N12°57'56"W	41.29'
L4	N77°02'04"E	97.00'

LINE TABLE		
NO.	BEARING	LENGTH
L5	S12°57'56"E	5.49'
L6	S77°02'04"W	86.04'
L7	S47°02'04"W	143.76'
L8	S12°57'56"E	23.30'

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
- XF = "X" CUT IN CONCRETE FOUND
- PKNF = PK NAIL FOUND
- IRF = IRON ROD FOUND
- IRFC = IRON ROD WITH CAP STAMPED FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

(1/2" IRFC "GORETEX"  
(C.M.) S 37°13'52" W 1.51')

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885, D.R.D.C.T.

(1/2" IRF (C.M.)  
S 53°29'07" W 1.62')

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

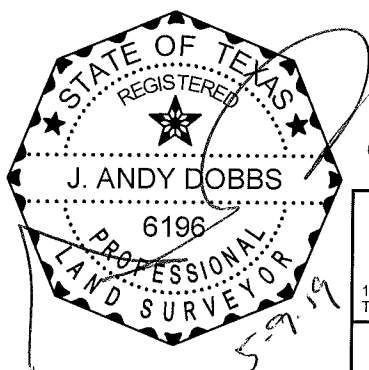
LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

NOTES

1. All corners of easement to be abandoned are mag nails set unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
Reviewed By: JL  
Date: 5-24-19  
SPRG NO: 4863

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

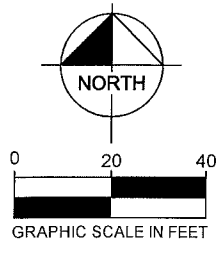
**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	5 OF 6

# EXHIBIT A-TRACT 11

191234



LOT 7A, BLOCK A/6931  
 SECOND REVISED RED BIRD  
 MALL ADDITION  
 VOL. 94092, PG. 2554  
 D.R.D.C.T. **31288**

3662 W CAMP WISDOM LLC  
 INST. NO. 201500255372  
 O.P.R.D.C.T.

40' PUBLIC UTILITY EASEMENT  
 VOL. 74022, PG. 1075  
 D.R.D.C.T.

LOT 11, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
 CENTER DEVELOPMENT  
 VOL. 74022, PG. 1075  
 D.R.D.C.T.

**0.0892 ACRES**  
**3,887 SQ. FT.**

SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125

TRACT 1  
 WCWAP LLC  
 INST. NO. 201600147541  
 O.P.R.D.C.T.

LOT 8A, BLOCK A/6931 NOTES  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 VOL. 94092, PG. 2554  
 D.R.D.C.T.

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

**P.O.B.**

20' SOUTHWESTERN BELL  
 TELEPHONE EASEMENT  
 VOL. 74022, PG. 1075  
 D.R.D.C.T.

**LEGEND**

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- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
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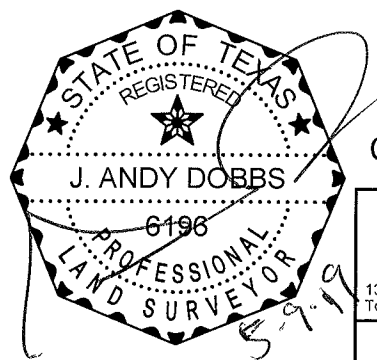
10' SOUTHWESTERN BELL  
 TELEPHONE EASEMENT  
 VOL. 77194, PG. 1965  
 D.R.D.C.T.

**MATCHLINE (SEE SHEET 5)**

**PUBLIC UTILITY EASEMENT  
 ABANDONMENT  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**

(For SPRG use only)  
 Reviewed By: JL  
 Date: 5-24-19  
 SPRG NO: 4863

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
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 ANDY.DOBBS@KIMLEY-HORN.COM



**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500  
 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale 1" = 40'	Drawn by JBH	Checked by JAD	Date FEB. 2019	Project No. 064508500	Sheet No. 6 OF 6
-------------------	-----------------	-------------------	-------------------	--------------------------	---------------------

# EXHIBIT A-TRACT 12

## LEGAL DESCRIPTION

# 31288

# 191234

**BEING** a 41,341 square foot (0.9491 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 8A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas, and being part of "TRACT 1" described in General Warranty Deed to WCWAP LLC recorded in Instrument No. 201600147541, Official Public Records of Dallas County, Texas, and being part of a 40-foot wide public utility easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at a point in the northeast right-of-way line of Interstate Highway No. 20 (a variable width right-of-way, Volume 69146, Page 21 of said Deed Records), for the southernmost southeast corner of said Lot 7A, and being the southwest corner of Lot 10-A, Block A/6931, Cinema Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76241, Page 3 of said Deed Records; from said point a 1/2-inch iron rod with cap stamped "HALFF ASSOC" found bears South 89°33'34" West, a distance of 1.10 feet;

**THENCE** departing said northeast right-of-way line of Interstate Highway No. 20, and with the common line of said Lot 7A and Lot 10-A, North 12°57'56" West, a distance of 276.04 feet a point in the south line of Lot 8A, Block A/6931 of said Second Revised Red Bird Mall Addition, for the northwest corner of said Lot 10-A, and being a southeast corner of said Lot 7A; from said point an "X" cut in concrete found bears South 83°52'10" West, a distance of 1.24 feet;

**THENCE** with the common line of said Lot 7A and Lot 8A, the following courses and distances:

South 77°02'04" West, a distance of 60.22 feet to a point at the beginning of a tangent curve to the right having a central angle of 22°55'50", a radius of 618.00 feet, a chord bearing and distance of South 88°29'59" West, 245.68 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 247.33 feet to a point for corner; from said point a 1/2-inch iron rod found bears South 53°29'07" West, a distance of 1.62 feet;

North 80°02'06" West, a distance of 42.39 feet to a point for corner; from said point a 1/2-inch iron rod with cap stamped "GORETEX" found bears South 37°13'52" West, a distance of 1.51 feet;

North 12°57'56" West, a distance of 141.35 feet to a point for corner;

North 77°02'04" East, a distance of 37.00 feet to a point for corner;

North 12°57'56" West, a distance of 20.79 feet to a point for corner;

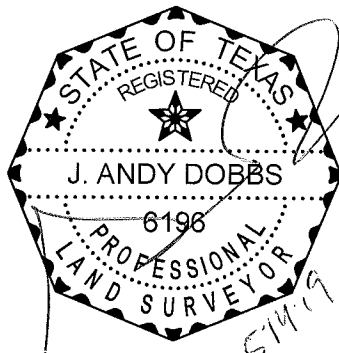
North 77°00'04" East, a distance of 275.00 feet to a point for corner;

North 12°57'55" West, a distance of 209.72 feet to a mag nail set in the south line of said 40-foot wide public utility easement for the **POINT OF BEGINNING**;

CONTINUED ON SHEET 2

(For SPRG use only)  
 Reviewed By: JL  
 Date: 5-24-19  
 SPRG NO: 4864

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



PUBLIC UTILITY EASEMENT  
 ABANDONMENT  
 PART OF LOT 8A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

# Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 8

# EXHIBIT A-TRACT 12

LEGAL DESCRIPTION (CONTINUED)

31288

191234

**THENCE** departing said south line of the 40-foot wide public utility easement and continuing with said common line of Lot 7A and Lot 8A, the following courses and distances:

- North 12°57'56" West, a distance of 23.30 feet to a mag nail set for corner;
- North 47°02'04" East, a distance of 143.76 feet to a mag nail set for corner;
- North 77°02'04" East, a distance of 86.04 feet to a mag nail set in the north line of said 40-foot wide public utility easement;

**THENCE** departing said common line of Lot 7A and Lot 8A and with said north line of the 40-foot wide public utility easement, the following courses and distances:

- South 12°57'56" East, a distance of 311.51 feet to a mag nail set for corner;
- North 77°02'04" East, a distance of 101.00 feet to a mag nail set for corner;
- North 12°57'56" West, a distance of 245.00 feet to a point for corner in building;
- North 77°02'04" East, a distance of 223.80 feet to a mag nail set for corner;

**THENCE** departing said north line of the 40-foot wide public utility easement, South 12°57'56" East, a distance of 40.00 feet to a mag nail set in said south line of the 40-foot wide public utility easement;

**THENCE** with said south line of the 40-foot wide public utility easement, the following courses and distances:

- South 77°02'04" West, a distance of 183.80 feet to a point for corner in building;
- South 12°57'56" East, a distance of 245.00 feet to a mag nail set for corner;
- South 77°02'04" West, a distance of 181.00 feet to a mag nail set for corner;
- North 12°57'56" West, a distance of 317.00 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for corner;
- South 77°02'04" West, a distance of 57.00 feet to a mag nail set at the beginning of a tangent curve to the left having a central angle of 46°17'52", a radius of 75.00 feet, a chord bearing and distance of South 53°53'10" West, 58.97 feet;
- In a southwesterly direction, with said curve to the left, an arc distance of 60.60 feet to a mag nail set at the beginning of a reverse curve to the right having a central angle of 28°00'23", a radius of 145.00 feet, a chord bearing and distance of South 44°44'25" West, 70.17 feet;
- In a southwesterly direction with said curve to the right, an arc distance of 70.88 feet to the **POINT OF BEGINNING** and containing 41,341 square feet or 0.9491 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

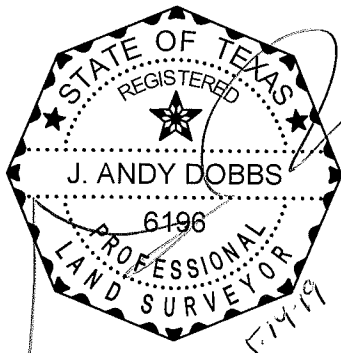
(For SPRG use only)

Reviewed By: JD

Date: 5-24-19

SPRG NO: 4864

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
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 ANDY.DOBBS@KIMLEY-HORN.COM



PUBLIC UTILITY EASEMENT  
 ABANDONMENT  
 PART OF LOT 8A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

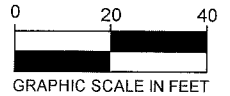
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 8

# EXHIBIT A-TRACT 12

191234

31288

MATCHLINE (SEE SHEET 4)



TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

CWRD PROPERTIES LLC  
INST. NO. 201700154800  
O.P.R.D.C.T.

LOT 10-A, BLOCK A/6931  
CINEMA ADDITION  
VOL. 76241, PG. 3  
D.R.D.C.T.

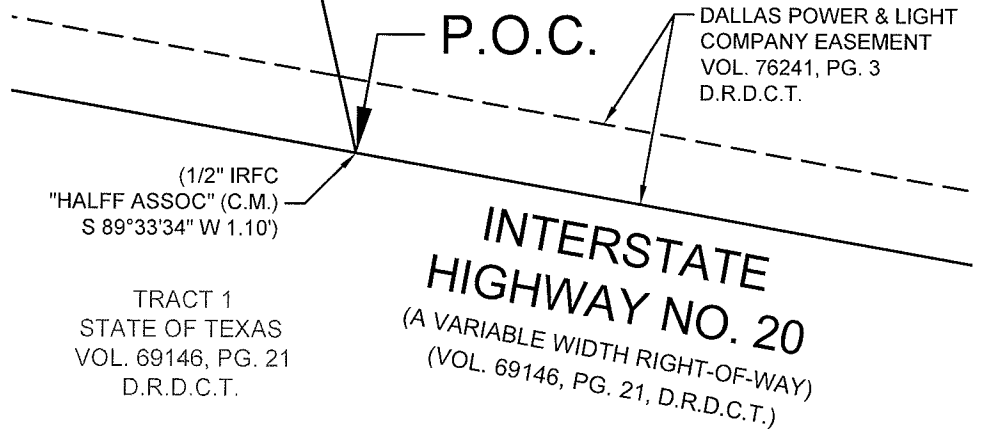
N12°57'56"W 276.04'

**LEGEND**

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- P.O.C. = POINT OF COMMENCING
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- IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
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**NOTES**

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
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TRACT 1  
STATE OF TEXAS  
VOL. 69146, PG. 21  
D.R.D.C.T.

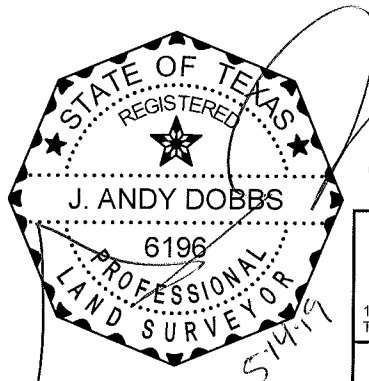
(For SPRG use only)

Reviewed By: JD

Date: 5-24-19

SPRG NO: 4864

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
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**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

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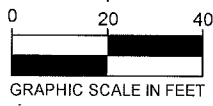
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 8



# EXHIBIT A-TRACT 12

191234

31288



MATCHLINE (SEE SHEET 5)

TRACT 1  
WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.

LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

10' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 77194, PG. 1965  
D.R.D.C.T.

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

TRACT 1  
WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.

LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

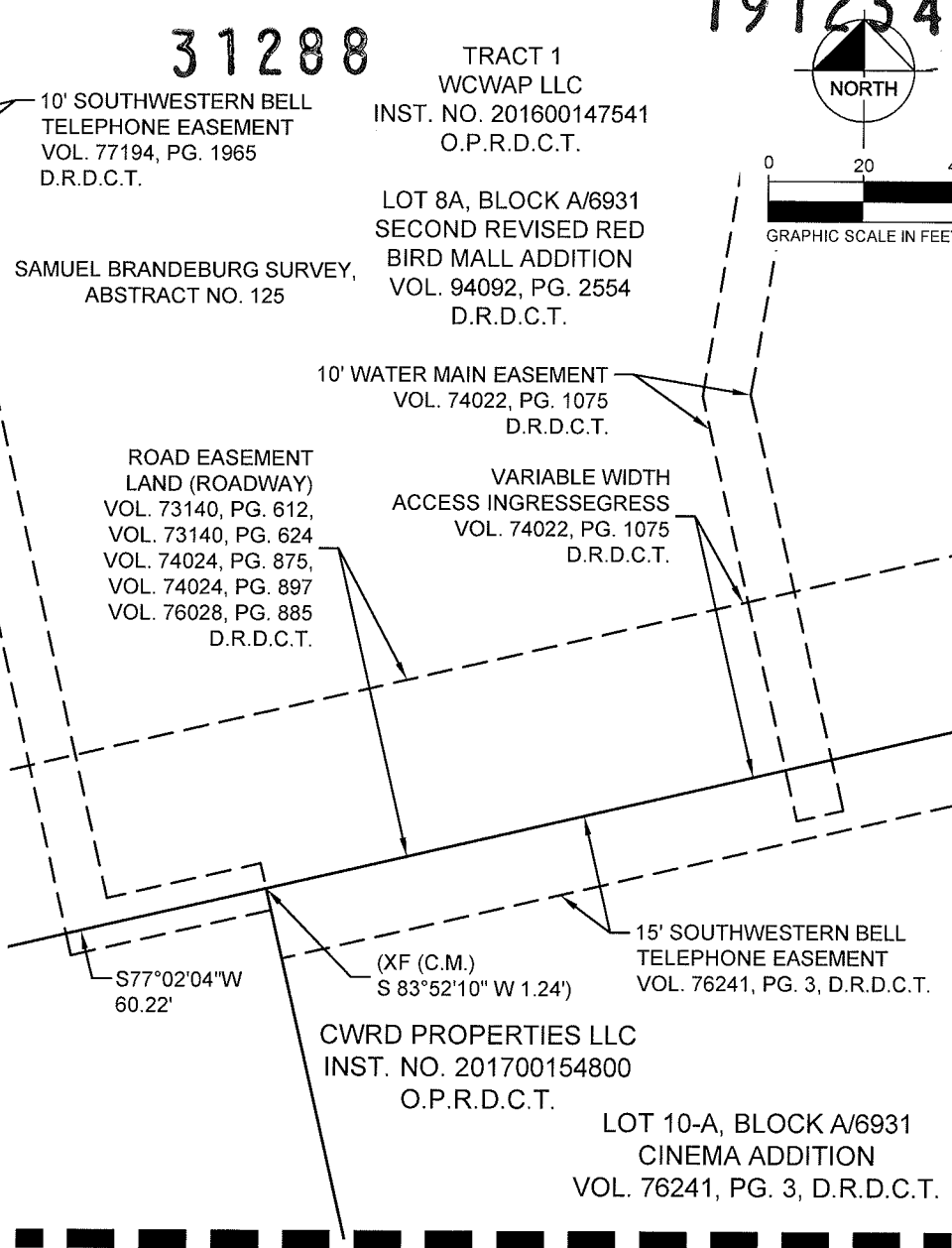
10' WATER MAIN EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885  
D.R.D.C.T.

VARIABLE WIDTH  
ACCESS INGRESSEGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

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**NOTES**

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MATCHLINE (SEE SHEET 3)

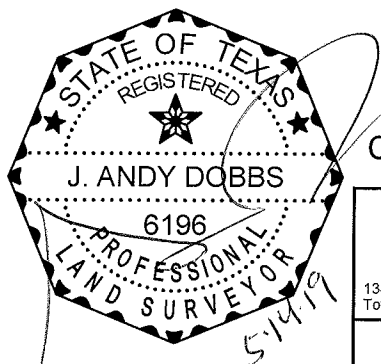
(For SPRG use only)

Reviewed By: JL

Date: 5-24-19

SPRG NO: 4864

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
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ANDY.DOBBS@KIMLEY-HORN.COM



**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

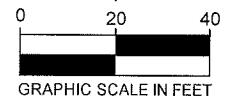
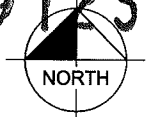
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	084508500	4 OF 8

# EXHIBIT A-TRACT 12

191234

31288

MATCHLINE  
(SEE SHEET 6)



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°55'50"	618.00'	247.33'	S88°29'59"W	245.68'
C2	46°17'52"	75.00'	60.60'	S53°53'10"W	58.97'
C3	28°00'23"	145.00'	70.88'	S44°44'25"W	70.17'

TRACT 1  
WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.

LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

VARIABLE  
WIDTH ACCESS  
INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N77°02'04"E	37.00'
L2	N12°57'56"W	20.79'
L3	N12°57'56"W	23.30'

LINE TABLE		
NO.	BEARING	LENGTH
L4	S12°57'56"E	40.00'
L5	S77°02'04"W	57.00'

MATCHLINE (SEE SHEET 4)

SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
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- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

(1/2" IRFC "GORETEX"  
(C.M.) S 37°13'52" W 1.51')

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885, D.R.D.C.T.

N80°02'06"W 42.39'

(1/2" IRF (C.M.)  
S 53°29'07" W 1.62')

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

NOTES

- All corners of easement to be abandoned are mag nails set unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

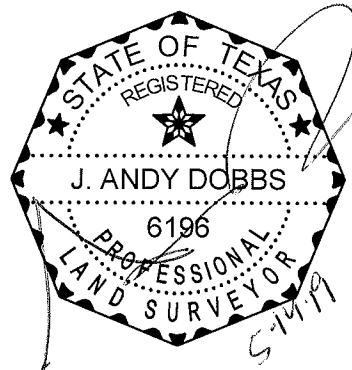
(For SPRG use only)

Reviewed By: JL

Date: 5-24-19

SPRG NO: 4864

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

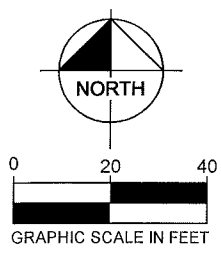
## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	5 OF 8

# EXHIBIT A-TRACT 12

191234



LOT 7A, BLOCK A/6931  
SECOND REVISED RED BIRD  
MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T. **31288**

3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

40' PUBLIC UTILITY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

TRACT 1  
WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.

LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

20' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

10' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 77194, PG. 1965  
D.R.D.C.T.

**0.9491 ACRES**  
**41,341 SQ. FT.**

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

**NOTES**

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

**LEGEND**

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**P.O.B.**

MATCHLINE (SEE SHEET 5)

**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

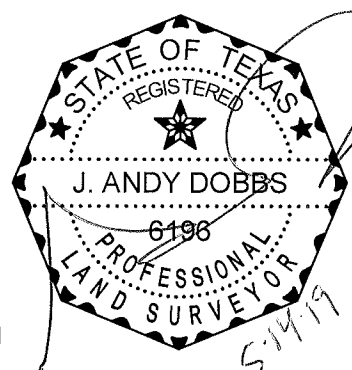
(For SPRG use only)

Reviewed By: JL

Date: 5-24-19

SPRG NO: 4864

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
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**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	6 OF 8

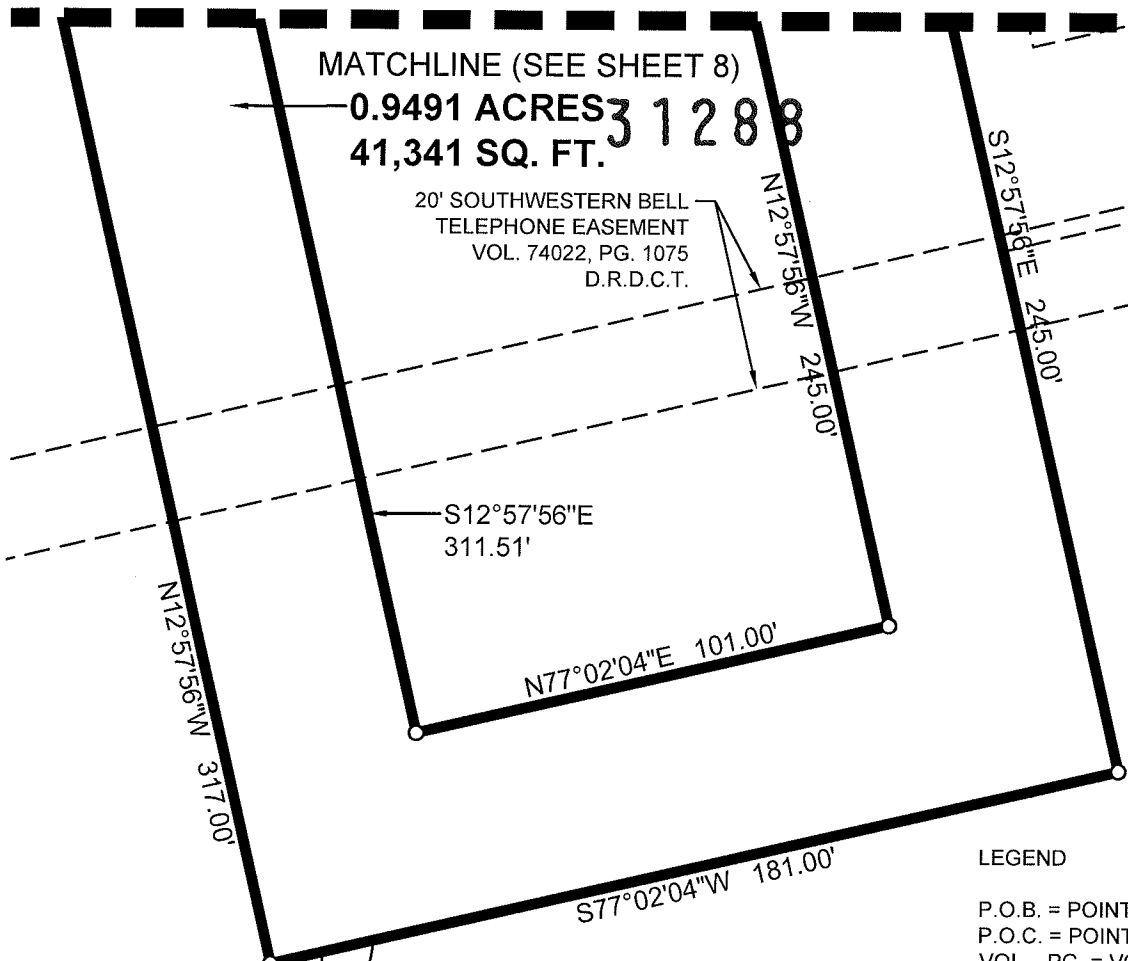
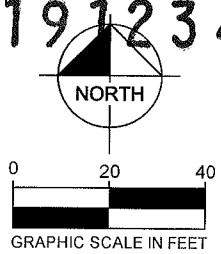
# EXHIBIT A-TRACT 12

191234

MATCHLINE (SEE SHEET 8)

0.9491 ACRES  
41,341 SQ. FT.

20' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.



SAMUEL BRANDENBURG SURVEY, TRACT 1  
ABSTRACT NO. 125 WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.

10' WATER MAIN  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

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**NOTES**

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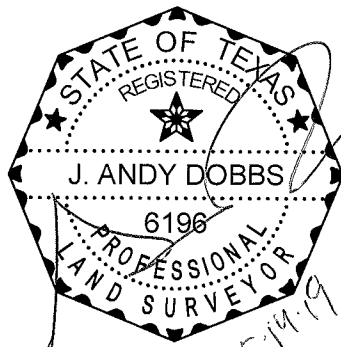
(For SPRG use only)

Reviewed By: JL

Date: 5-24-19

SPRG NO: 4864

J. ANDY DOBBS  
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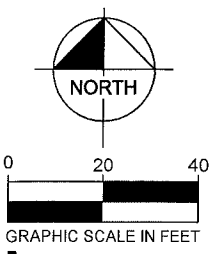
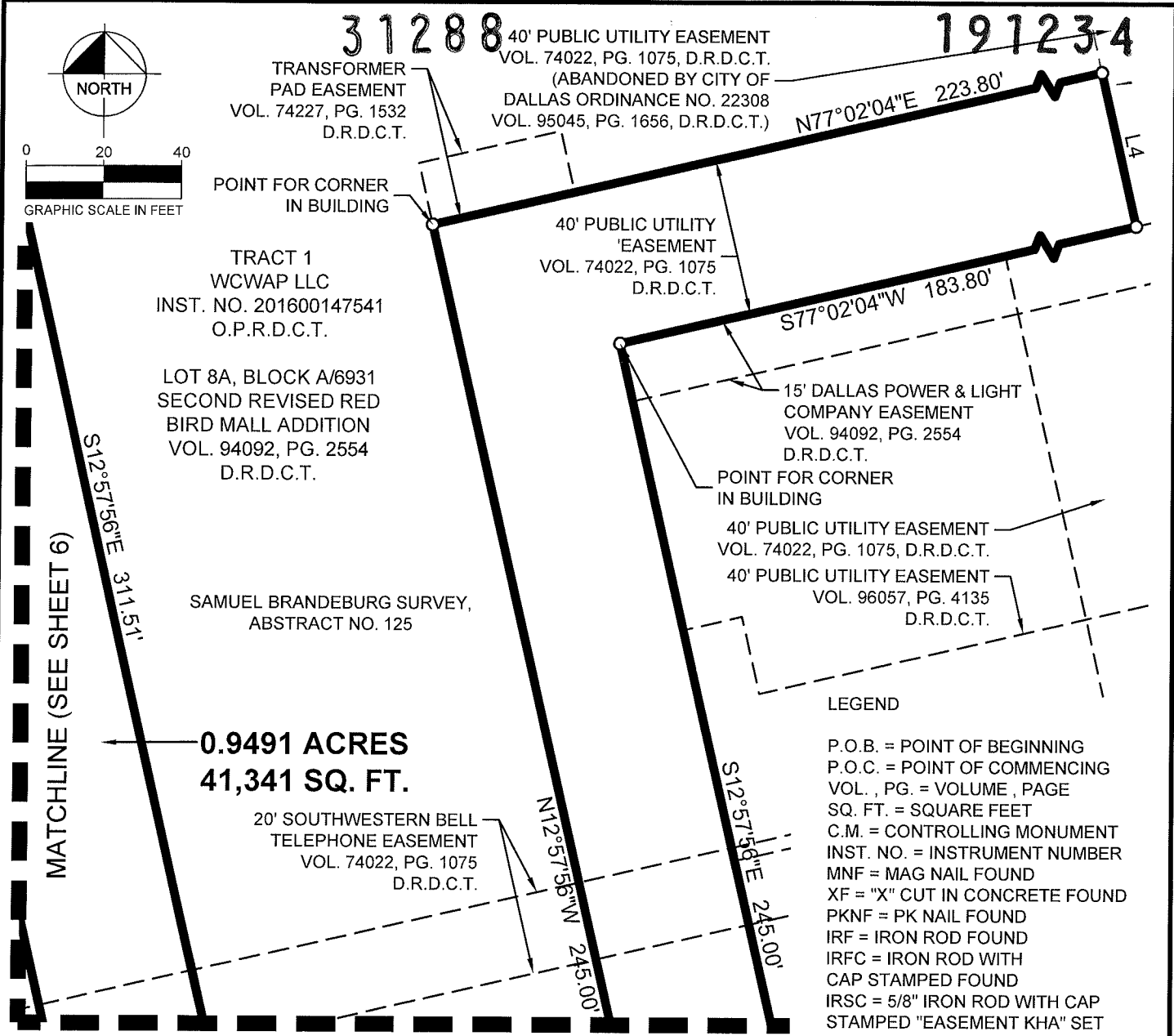
**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	7 OF 8

# EXHIBIT A-TRACT 12



31288 40' PUBLIC UTILITY EASEMENT  
VOL. 74022, PG. 1075, D.R.D.C.T.  
(ABANDONED BY CITY OF  
DALLAS ORDINANCE NO. 22308  
VOL. 95045, PG. 1656, D.R.D.C.T.)

191234

N77°02'04"E 223.80'

40' PUBLIC UTILITY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

S77°02'04"W 183.80'

15' DALLAS POWER & LIGHT  
COMPANY EASEMENT  
VOL. 94092, PG. 2554  
D.R.D.C.T.

POINT FOR CORNER  
IN BUILDING

40' PUBLIC UTILITY EASEMENT  
VOL. 74022, PG. 1075, D.R.D.C.T.

40' PUBLIC UTILITY EASEMENT  
VOL. 96057, PG. 4135  
D.R.D.C.T.

POINT FOR CORNER  
IN BUILDING

TRANSFORMER  
PAD EASEMENT  
VOL. 74227, PG. 1532  
D.R.D.C.T.

POINT FOR CORNER  
IN BUILDING

TRACT 1  
WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.

LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

20' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

**0.9491 ACRES**  
**41,341 SQ. FT.**

**LEGEND**

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D.R.D.C.T. = DEED RECORDS OF  
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**NOTES**

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3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

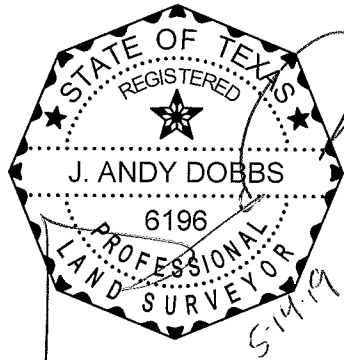
(For SPRG use only)

Reviewed By: JC

Date: 5-24-19

SPRG NO: 4864

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	8 OF 8

# EXHIBIT A-TRACT 13

## 31288

## 191234

### LEGAL DESCRIPTION

**BEING** a 16,938 square foot (0.3888 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 8A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas, and being part of "TRACT 1" described in General Warranty Deed to WCWAP LLC recorded in Instrument No. 201600147541, Official Public Records of Dallas County, Texas, and being part of a 40-foot wide public utility easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at a point in the northeast right-of-way line of Interstate Highway No. 20 (a variable width right-of-way, Volume 69146, Page 21 of said Deed Records), for the southernmost southeast corner of said Lot 7A, and being the southwest corner of Lot 10-A, Block A/6931, Cinema Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76241, Page 3 of said Deed Records; from said point a 1/2-inch iron rod with cap stamped "HALFF ASSOC" found bears South 89°33'34" West, a distance of 1.10 feet;

**THENCE** departing said northeast right-of-way line of Interstate Highway No. 20 and with the common line of said Lot 7A and Lot 10-A, North 12°57'56" West, a distance of 276.04 feet a point in the south line of said Lot 8A for the northwest corner of said Lot 10-A, and being a southeast corner of said Lot 7A; from said point an "X" cut in concrete found bears South 83°52'10" West, a distance of 1.24 feet;

**THENCE** with the common line of said Lot 8A and Lot 10-A, North 77°02'04" East, a distance of 323.50 feet to a point for corner;

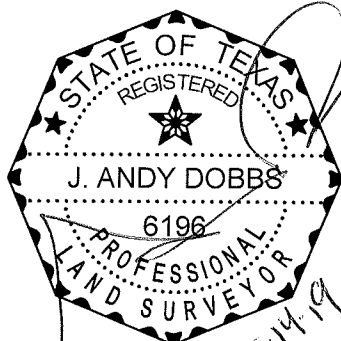
**THENCE** departing said common line of Lot 8A and Lot 10-A, North 12°57'56" West, a distance of 426.04 feet to a point in a south line of a 40-foot wide public utility easement shown on said plat recorded in Volume 74022, Page 1075 of said Deed Records;

**THENCE** with said south line of the 40-foot wide public utility easement, North 77°02'04" East, a distance of 149.50 feet to a point in building found for the northwest corner of said 40-foot wide public utility easement and being the **POINT OF BEGINNING**;

CONTINUED ON SHEET 2

(For SPRG use only)  
 Reviewed By:   JL    
 Date:   5-28-19    
 SPRG NO:   4866  

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
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PUBLIC UTILITY EASEMENT  
 ABANDONMENT  
 PART OF LOT 8A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

# Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC/JBH	JAD	APRIL 2019	064508500	1 OF 7

# EXHIBIT A-TRACT 13

LEGAL DESCRIPTION  
CONTINUED

31288

191234

**THENCE** with said south line of the 40-foot wide public utility easement, North 77°02'04" East, a distance of 40.00 feet to a mag nail set in an east line of said 40-foot wide public utility easement;

**THENCE** with said east line of the 40-foot wide public utility easement, South 12°57'56" East, a distance of 423.24 feet to a mag nail set in the north line of a 15-foot wide public utility easement shown on said Second Revised Red Bird Mall Addition and being at the beginning of a non-tangent curve to the right having a central angle of 3°43'27", a radius of 615.50 feet, a chord bearing and distance of South 77°04'01" West, 40.00 feet;

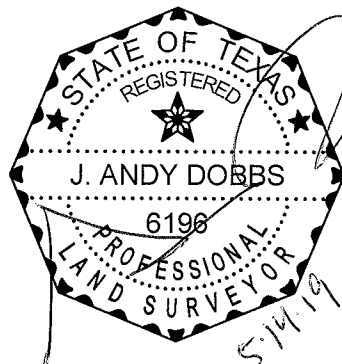
**THENCE** with said north line of the 15-foot wide public utility easement, in a southwesterly direction and with said curve to the right, an arc distance of 40.01 feet to a mag nail set in the west line of said 40-foot wide public utility easement;

**THENCE** departing said north line of the 15-foot wide public utility easement and with said west line of the 40-foot wide public utility easement, North 12°57'56" West, a distance of 423.22 feet to the **POINT OF BEGINNING** and containing 16,938 square feet or 0.3888 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)	
Reviewed By:	<u>JL</u>
Date:	<u>5-28-19</u>
SPRG NO:	<u>4866</u>

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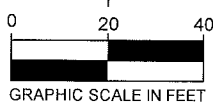


PUBLIC UTILITY EASEMENT  
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 PART OF LOT 8A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

<b>Kimley»Horn</b>					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240			FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC/JBH	JAD	APRIL 2019	064508500	2 OF 7

# EXHIBIT A-TRACT 13

191234



LINE TABLE		
NO.	BEARING	LENGTH
L1	N77°02'04"E	40.00'

31288 MATCHLINE (SEE SHEET 4)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°43'27"	615.50'	40.01'	S77°04'01"W	40.00'

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

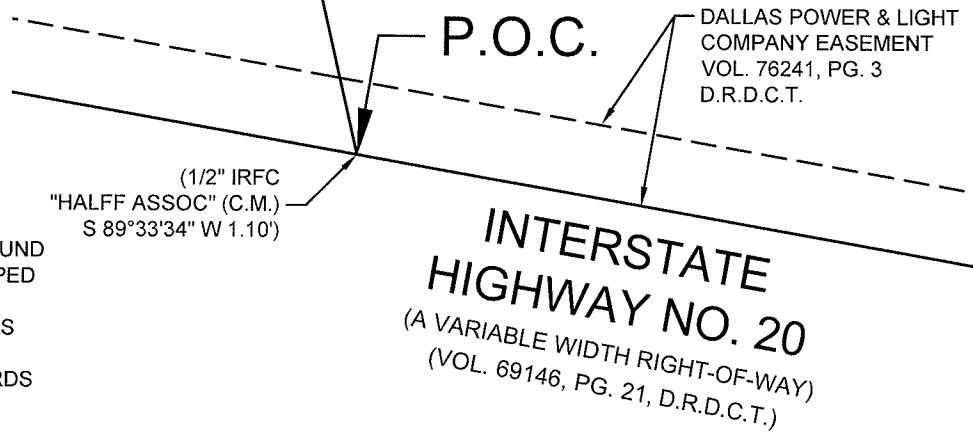
CWRD PROPERTIES LLC  
INST. NO. 201700154800  
O.P.R.D.C.T.

LOT 10-A, BLOCK A/6931  
CINEMA ADDITION  
VOL. 76241, PG. 3  
D.R.D.C.T.

N12°57'56"W 276.04'

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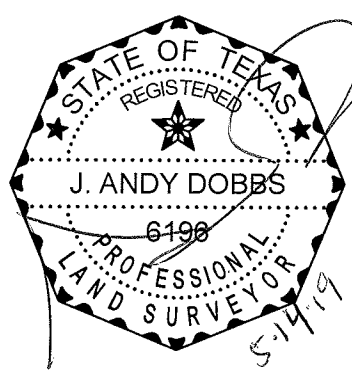
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PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	3 OF 7

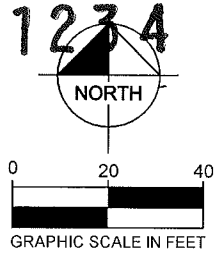


# EXHIBIT A-TRACT 13

31288

191234

TRACT 1  
WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.



10' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 77194, PG. 1965  
D.R.D.C.T.

LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

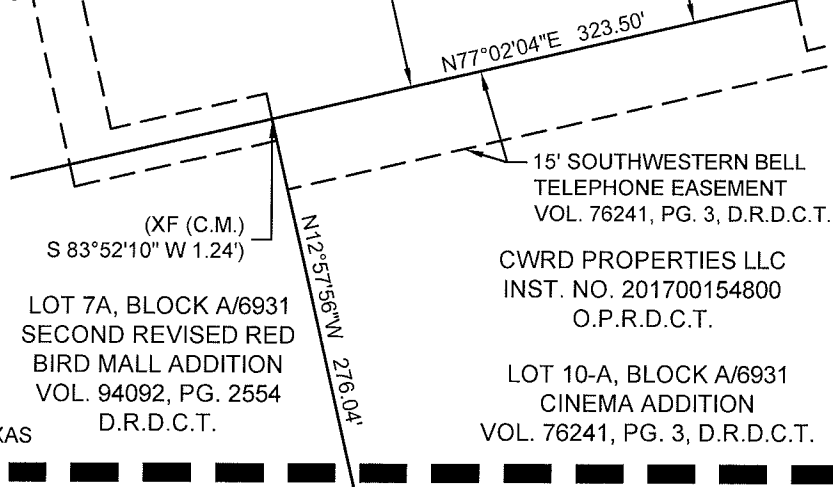
10' WATER MAIN EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885  
D.R.D.C.T.

VARIABLE WIDTH  
ACCESS INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LEGEND

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
VOL. , PG. = VOLUME , PAGE  
SQ. FT. = SQUARE FEET  
C.M. = CONTROLLING MONUMENT  
INST. NO. = INSTRUMENT NUMBER  
XF = "X" CUT IN CONCRETE FOUND  
IRFC = IRON ROD W/ CAP STAMPED FOUND  
IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS



MATCHLINE (SEE SHEET 5)

NOTES

1. See line and curve tables on sheet 3.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

MATCHLINE (SEE SHEET 3)

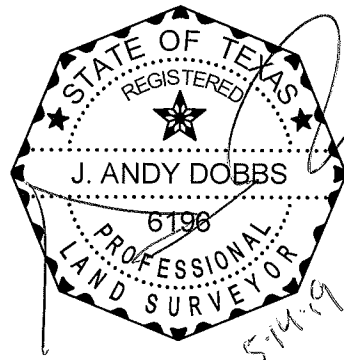
(For SPRG use only)

Reviewed By: JL

Date: 5-28-19

SPRG NO: 4866

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



PUBLIC UTILITY EASEMENT  
ABANDONMENT  
PART OF LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	4 OF 7

# EXHIBIT A-TRACT 13

191234

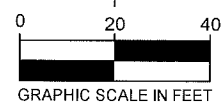
MATCHLINE A (SEE SHEET 6)

**NOTES**

1. See line and curve tables on sheet 3.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

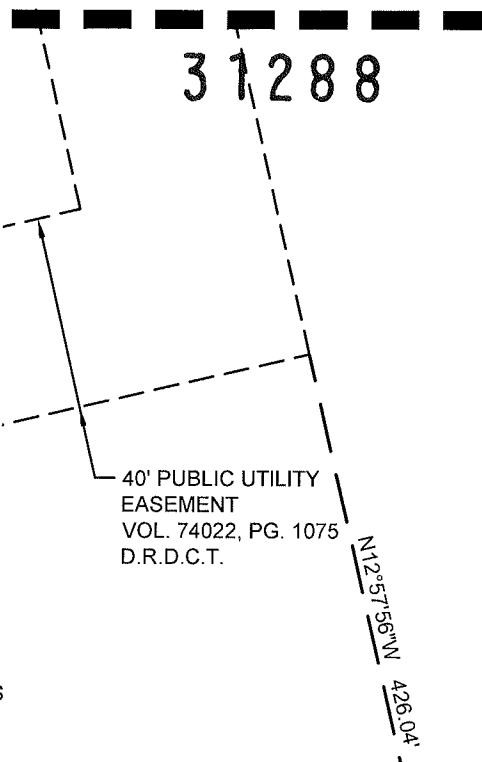
**LEGEND**

P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 VOL. , PG. = VOLUME , PAGE  
 SQ. FT. = SQUARE FEET  
 C.M. = CONTROLLING MONUMENT  
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 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS



TRACT 1  
 WCWAP LLC  
 INST. NO. 201600147541  
 O.P.R.D.C.T.

LOT 8A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 VOL. 94092, PG. 2554  
 D.R.D.C.T.



(For SPRG use only)  
 Reviewed By: JL  
 Date: 5-28-19  
 SPRG NO: 4866

ROAD EASEMENT  
 LAND (ROADWAY)  
 VOL. 73140, PG. 612,  
 VOL. 73140, PG. 624  
 VOL. 74024, PG. 875,  
 VOL. 74024, PG. 897  
 VOL. 76028, PG. 885  
 D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
 ABSTRACT NO. 125

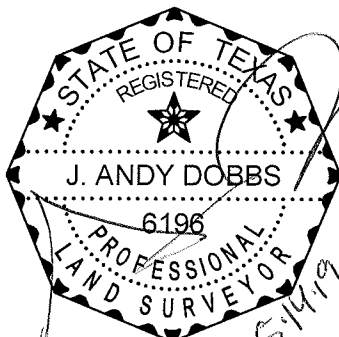
CWRD PROPERTIES LLC  
 INST. NO. 201700154800  
 O.P.R.D.C.T.  
 LOT 10-A, BLOCK A/6931  
 CINEMA ADDITION  
 VOL. 76241, PG. 3  
 D.R.D.C.T.

15' SOUTHWESTERN BELL  
 TELEPHONE EASEMENT  
 VOL. 76241, PG. 3, D.R.D.C.T.

N77°02'04"E 323.50'

PUBLIC UTILITY EASEMENT  
 ABANDONMENT  
 PART OF LOT 8A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDEBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM

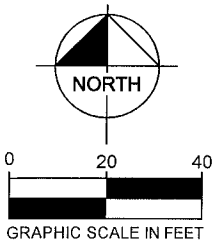


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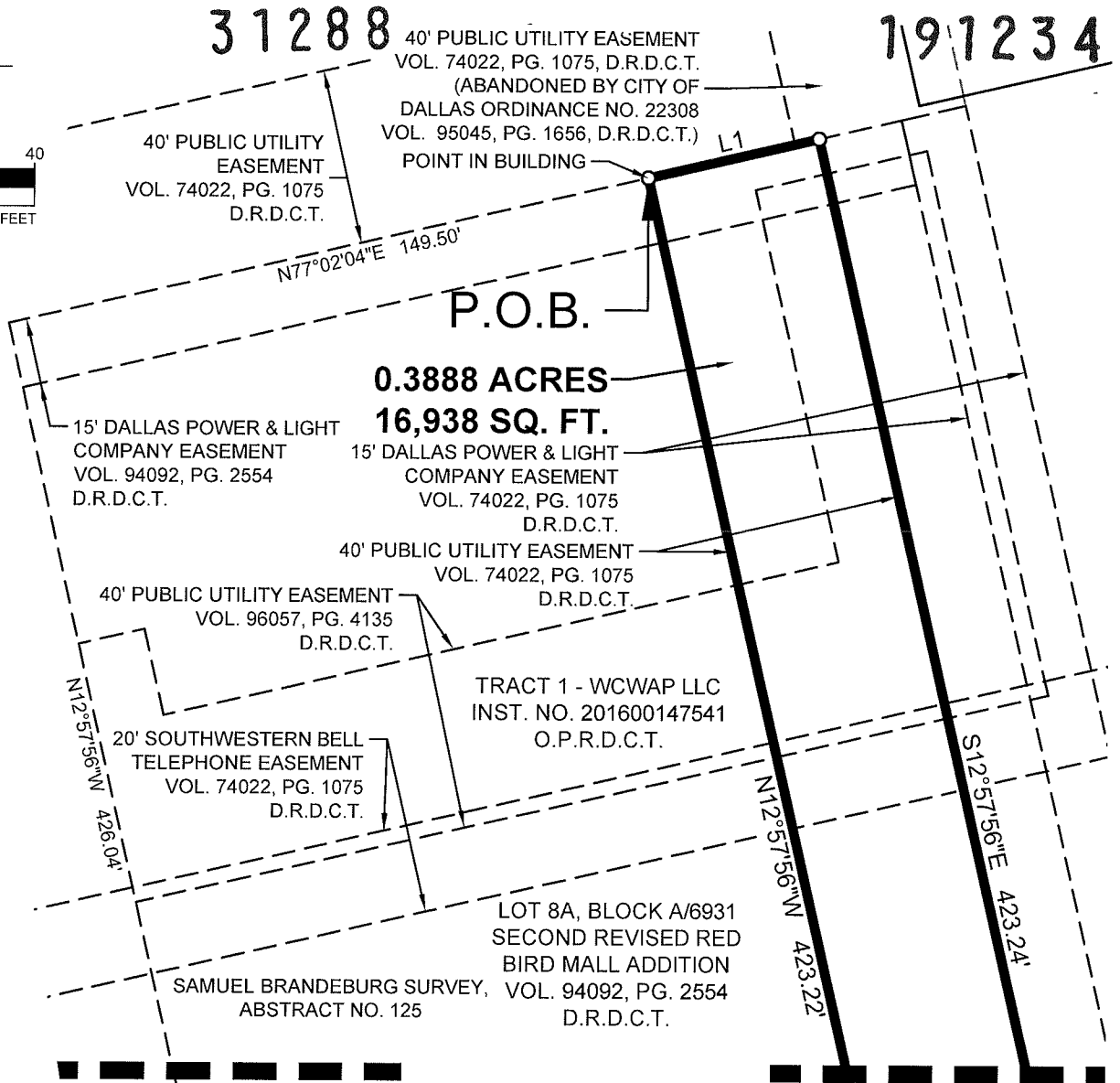
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	5 OF 7

# EXHIBIT A-TRACT 13



31288

191234



(For SPRG use only)  
 Reviewed By: JL  
 Date: 5-28-19  
 SPRG NO: 4866

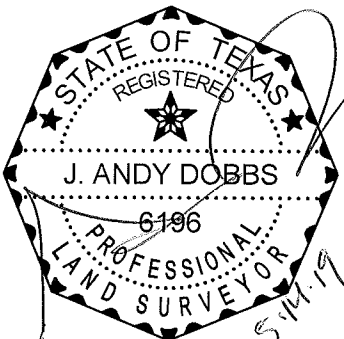
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 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
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**NOTES**

1. See line and curve tables on sheet 3.
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3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

J. ANDY DOBBS  
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**PUBLIC UTILITY EASEMENT  
 ABANDONMENT**  
 PART OF LOT 8A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

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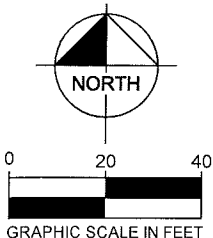
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	6 OF 7

# EXHIBIT A-TRACT 13

MATCHLINE B (SEE SHEET 6)

191234

31288



TRACT 1  
WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.  
  
LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

20' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 78074, PG. 2628  
D.R.D.C.T.

15' DALLAS POWER & LIGHT  
COMPANY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

**0.3888 ACRES**  
**16,938 SQ. FT.**

VARIABLE WIDTH  
ACCESS INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

15' PUBLIC UTILITY  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 9A, BLOCK A/6931  
NAUTILUS ADDITION  
VOL. 77006, PG. 276  
D.R.D.C.T.

**LEGEND**

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- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
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**NOTES**

1. See line and curve tables on sheet 3.
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3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

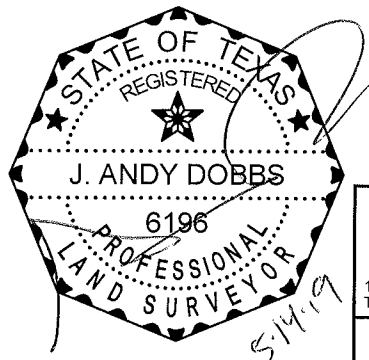
(For SPRG use only)

Reviewed By: JL

Date: 5-28-19

SPRG NO: 4866

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**PUBLIC UTILITY EASEMENT  
ABANDONMENT**  
PART OF LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	7 OF 7

# EXHIBIT A-TRACT 14

LEGAL DESCRIPTION

31288

191234

**BEING** a 112 square foot (0.0026 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas, and being part of "TRACT 1 - LOT 7A" described in Special Warranty Deed to 3662 W Camp Wisdom LLC recorded in Instrument No. 201500255372, Official Public Records of Dallas County, Texas, and being part of a 10-foot wide water easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found in the in the south right-of-way line of Camp Wisdom Road (100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records), for the northeast corner of Lot 1, Block A/6931, Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being the northwest corner of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30 of said Deed Records;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common line of said Lot 2E and said Lot 1, South 17°02'56" East, a distance of 305.96 feet to a mag nail found for the southeast corner of said Lot 1, and being a north corner of said Lot 7A, and being the **POINT OF BEGINNING**;

**THENCE** with the common line of said Lot 2E and said Lot 7A, South 17°02'56" East, a distance of 6.00 feet to a mag nail set in the south line of said 10-foot wide water easement; from said point an "X" cut in concrete found for a northwest corner of said Lot 2E, and an inner ell of said Lot 7A bears South 17°02'56" East, a distance of 12.03 feet;

**THENCE** departing said common line of Lot 2E and Lot 7A and with said south line of the 10-water easement, the following courses and distances:

South 71°22'20" West, a distance of 18.65 feet to a mag nail set for corner;

North 17°02'55" West, a distance of 6.00 feet to a mag nail set in common line of said Lot 7A and Lot 1;

**THENCE** with said common line of Lot 7A and Lot 1, North 71°22'19" East, a distance of 18.65 feet to the **POINT OF BEGINNING** and containing 112 square feet or 0.0026 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

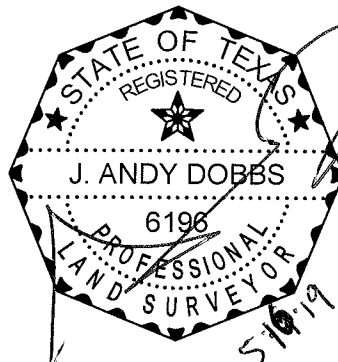
(For SPRG use only)

Reviewed By: JL

Date: 5-28-19

SPRG NO: 4867

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 3

# EXHIBIT A-TRACT 14

LOT 4, BLOCK G/6045  
REDBIRD TOYS  
R US ADDITION  
VOL. 81158, PG. 1585  
D.R.D.C.T.

LOT 5, BLOCK G/6045  
MERVYNS ADDITION  
VOL. 82248, PG. 584  
D.R.D.C.T.

LOT 6, BLOCK G/6045  
MERVYNS ADDITION  
VOL. 82248, PG. 584, D.R.D.C.T.

31288 191234



## CAMP WISDOM ROAD

(100' WIDE RIGHT-OF-WAY)  
(VOL. 2557, PG. 30, D.R.D.C.T.)  
(VOL. 67253, PG. 358, D.R.D.C.T.)

DALLAS COUNTY  
VOL. 2557, PG. 30  
D.R.D.C.T.

GEORGE ALVEY SURVEY,  
ABSTRACT NO. 10

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

CENTERLINE

APPROXIMATE  
LOCATION OF  
ABSTRACT LINE

P.O.C.

TRACT I  
CITY OF DALLAS  
VOL. 67253, PG. 358  
D.R.D.C.T.

5/8" IRF  
(C.M.)

XF  
(C.M.)

XF  
(C.M.)

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

XF  
(C.M.)

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

CWRD PROPERTIES LLC  
INST. NO. 201600289936  
O.P.R.D.C.T.

LOT 2A, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 95163, PG. 2154  
D.R.D.C.T.

VARIABLE WIDTH  
ACCESS INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LEGEND

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
VOL. = VOLUME, PAGE  
SQ. FT. = SQUARE FEET  
C.M. = CONTROLLING MONUMENT  
INST. NO. = INSTRUMENT NUMBER  
MNF = MAG NAIL FOUND  
XF = "X" CUT IN CONCRETE FOUND  
PKNF = PK NAIL FOUND  
IRF = IRON ROD FOUND  
D.R.D.C.T. = DEED RECORDS OF  
DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC  
RECORDS OF DALLAS COUNTY, TEXAS

TRACT 1  
CWRD PROPERTIES LLC  
INST. NO. 201700105711  
O.P.R.D.C.T.

CALLLED 9.7115  
ACRES OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624,  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897,  
VOL. 76028, PG. 885,  
D.R.D.C.T.

LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

S17°02'56"E  
305.96'

### NOTES

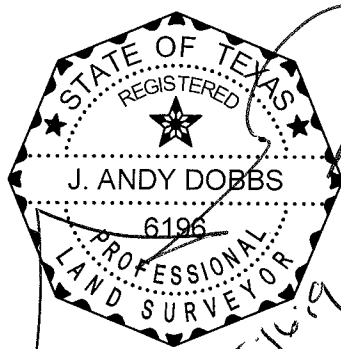
MATCHLINE (SEE SHEET 3)

1. See line and curve tables on sheet 3.
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3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4867

J. ANDY DOBBS  
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WATER EASEMENT  
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SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

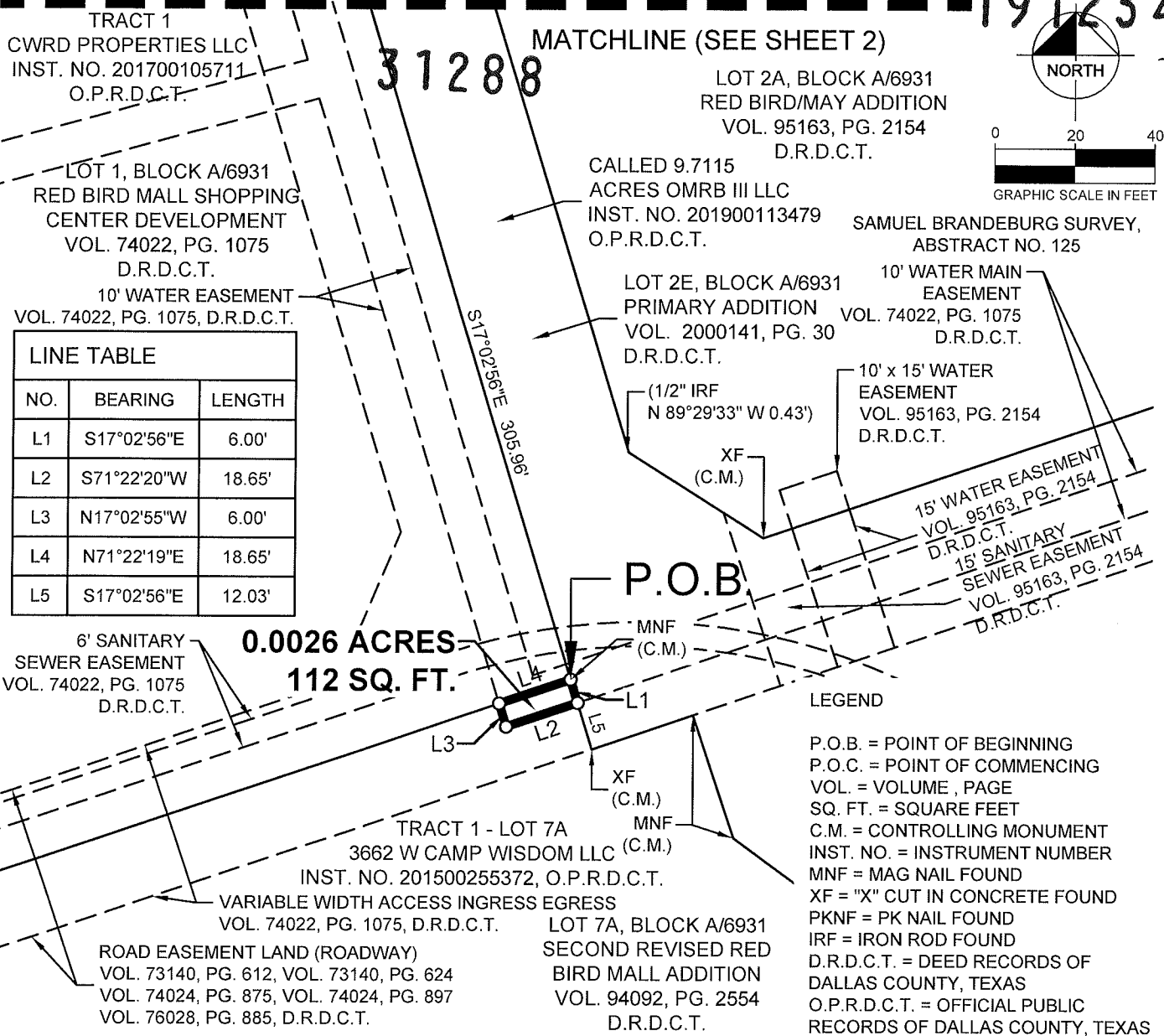
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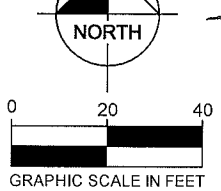
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	2 OF 3

# EXHIBIT A-TRACT 14

191234



LINE TABLE		
NO.	BEARING	LENGTH
L1	S17°02'56"E	6.00'
L2	S71°22'20"W	18.65'
L3	N17°02'55"W	6.00'
L4	N71°22'19"E	18.65'
L5	S17°02'56"E	12.03'



**LEGEND**

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- All corners of easement to be abandoned are mag nails set unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

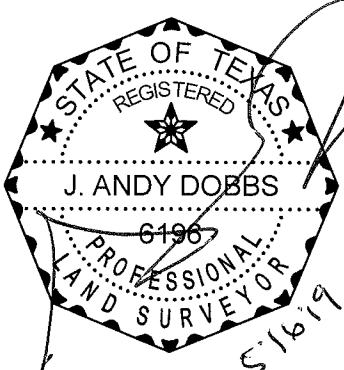
(For SPRG use only)

Reviewed By: JL

Date: 5-28-19

SPRG NO: 4867

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**WATER EASEMENT  
 ABANDONMENT**  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 3

# EXHIBIT A-TRACT 15

LEGAL DESCRIPTION

31288

191234

**BEING** a 540 square foot (0.0124 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30, Deed Records of Dallas County, Texas, and being part of a called 9.7115 acre tract of land described in Limited General Warranty Deed to OMRB III LLC recorded in Instrument No. 201900113479, Official Public Records of Dallas County, Texas, and being part of a 15-foot wide water easement shown on the plat of Red Bird/May Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 95163, Page 2154 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found in the in the south right-of-way line of Camp Wisdom Road (100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records), for the northwest corner of Lot 2A, Block A/6931 of said Red Bird/May Addition, and being a northwest corner of said Lot 2E;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common line of said Lot 2A and said Lot 2E, the following courses and distances:

- South 17°02'56" East, a distance of 248.00 feet to a point for corner; from said point a 1/2-inch iron rod found bears North 89°29'33" West, a distance of 0.43 feet;
- South 57°57'52" East, a distance of 39.70 feet to an "X" cut in concrete found for the southernmost southwest corner of said Lot 2A, and being a northwest corner of said Lot 2E
- North 71°22'19" East, a distance of 7.50 feet to an "X" cut in concrete set for the northwest corner of said 15-foot wide water easement, and being the **POINT OF BEGINNING**;

**THENCE** continuing with said common line of Lot 2A and Lot 2E and with the north line of said 15-foot wide water easement, North 71°22'19" East, a distance of 15.00 feet to an "X" cut in concrete set for the northeast corner of said 15-foot wide water easement;

**THENCE** departing said common line of Lot 2A and Lot 2E and with the east line of said 15-foot wide water easement, South 18°37'41" East, a distance of 36.00 feet to an "X" cut in concrete set for the southeast corner of said 15-foot wide water easement;

**THENCE** with the south line of said 15-foot wide water easement, South 71°22'19" West, a distance of 15.00 feet to an "X" cut in concrete set for the southwest corner of said 15-foot wide water easement;

**THENCE** with the west line of said 15-foot wide water easement, North 18°37'41" West, a distance of 36.00 feet to the **POINT OF BEGINNING** and containing 540 square feet or 0.0124 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

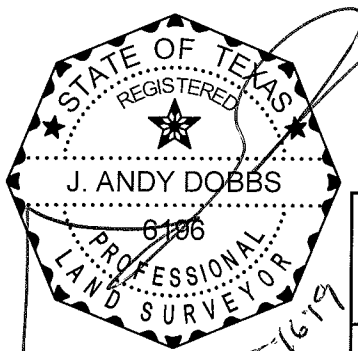
(For SPRG use only)

Reviewed By: JL

Date: 5-28-19

SPRG NO: 4868

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT ABANDONMENT  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 2



# EXHIBIT A-TRACT 15

NOTE **191234**

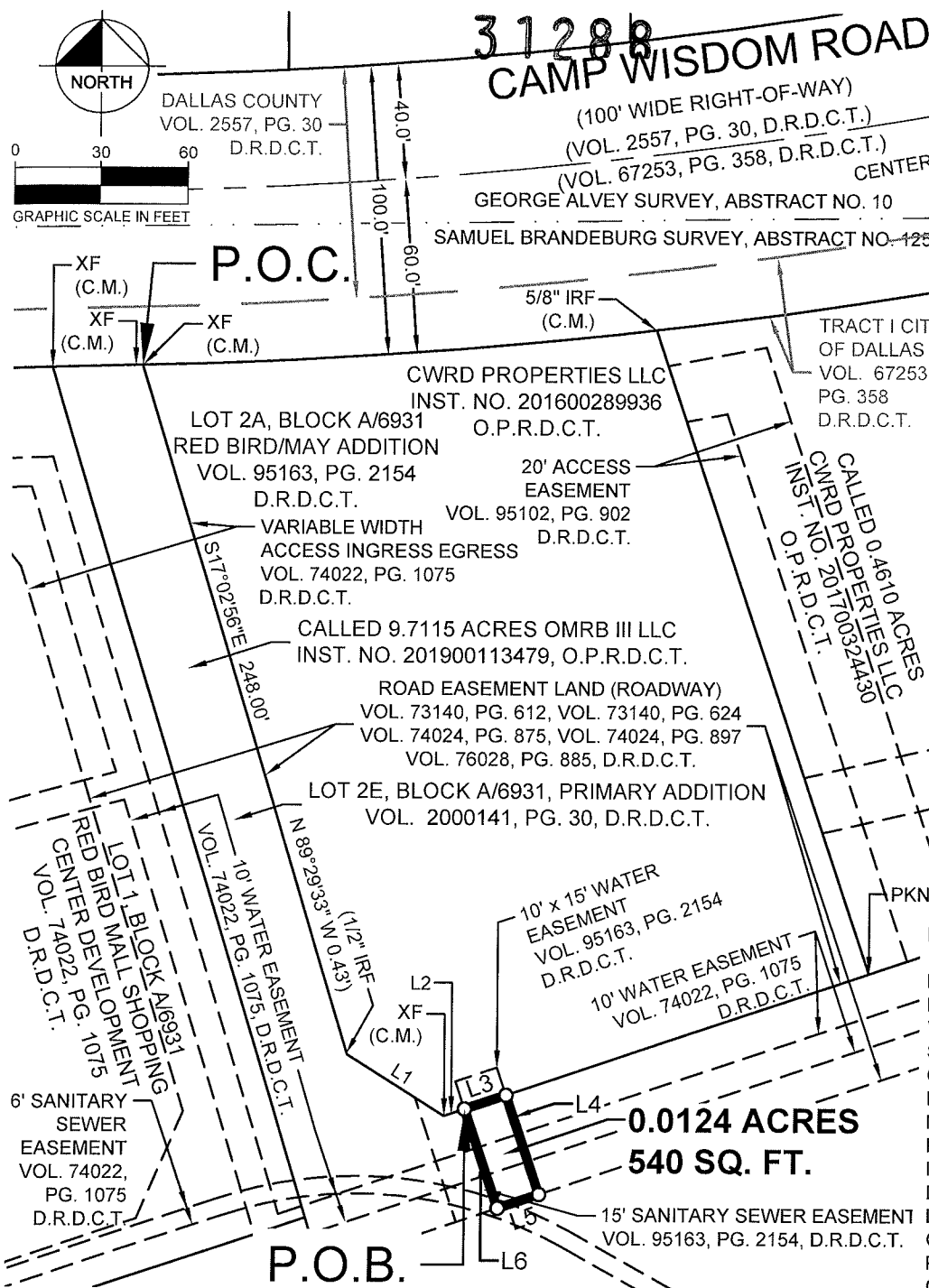
All corners of easement to be abandoned are an "X" cut in concrete set unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

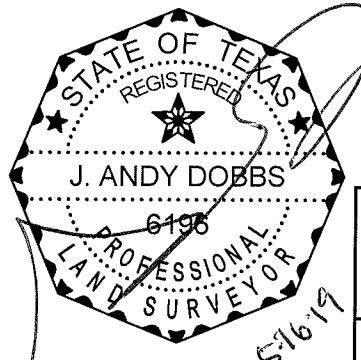
LINE TABLE		
NO.	BEARING	LENGTH
L1	S57°57'52"E	39.70'
L2	N71°22'19"E	7.50'
L3	N71°22'19"E	15.00'
L4	S18°37'41"E	36.00'
L5	S71°22'19"W	15.00'
L6	N18°37'41"W	36.00'

**LEGEND**  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 VOL., PG. = VOLUME, PAGE  
 SQ. FT. = SQUARE FEET  
 C.M. = CONTROLLING MONUMENT  
 INST. NO. = INSTRUMENT NUMBER  
 MNF = MAG NAIL FOUND  
 PKNF = PK NAIL FOUND  
 IRF = IRON ROD FOUND  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS



(For SPRG use only)  
 Reviewed By: JL  
 Date: 5-28-19  
 SPRG NO: 4868

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
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 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**WATER EASEMENT ABANDONMENT**  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JBH	JAD	FEB. 2019	064508500	2 OF 2

# EXHIBIT A-TRACT 16

## LEGAL DESCRIPTION

# 31288

# 191234

**BEING** a 1,896 square foot (0.0435 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30, Deed Records of Dallas County, Texas, and being part of a called 9.7115 acre tract of land described in Limited General Warranty Deed to OMRB III LLC recorded in Instrument No. 201900113479, Official Public Records of Dallas County, Texas, and being all of a 10-foot wide water easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at a PK nail found in the in the south right-of-way line of Camp Wisdom Road (a 100-foot wide right-of-way), for the northwest corner of Lot 2D, Block A/6931 of said Primary Addition, and being a north corner of said Lot 2E;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common lines of said Lot 2D and said Lot 2E, the following courses and distances:

- South 15°19'40" East, a distance of 163.05 feet to a 5/8-inch iron rod with cap stamped "KSC 4019" found for the westernmost southwest corner of said Lot 2D, and being a north corner of said Lot 2E;
- South 60°23'52" East, a distance of 40.56 feet a PK nail found for the southernmost southwest corner of said Lot 2D, and being a north corner of said Lot 2E;
- North 72°35'50" East, a distance of 178.91 feet to a point for corner;

**THENCE** departing said common line of Lot 2D and Lot 2E, South 12°57'56" East, a distance of 587.32 feet to a mag nail set in a west line of said 40-foot wide public utility easement, for the northeast corner of said 10-foot wide WATER EASEMENT, and being the **POINT OF BEGINNING**;

**THENCE** with said west line of the 40-foot wide public utility easement and with the east line of said 10-foot wide WATER EASEMENT, South 12°57'56" East, a distance of 8.83 feet to a mag nail set in the common line of said Lot 2E and Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554 of said Deed Records;

**THENCE** departing said west line of the 40-foot wide public utility easement and with said common line of Lot 2E and Lot 7A, South 77°02'04" West, a distance of 4.82 feet to a mag nail set in the south line of said 10-foot wide WATER EASEMENT;

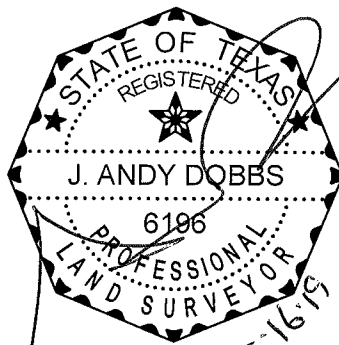
**THENCE** departing said common line of Lot 2E and Lot 7A, and with said west line of the 10-foot wide water easement, the following courses and distances:

- North 80°27'55" West, a distance of 18.30 feet to a mag nail set for corner;

**CONTINUED ON SHEET 2**

(For SPRG use only)  
 Reviewed By: JD  
 Date: 5-28-19  
 SPRG NO: 4869

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240      Tel. No. (972) 770-1300  
 Fax No. (972) 239-3820      FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 5

# EXHIBIT A-TRACT 16

LEGAL DESCRIPTION (CONTINUED)

31288

191234

South 77°02'05" West, a distance of 108.28 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for the southwest corner of said 10-foot wide water easement;

**THENCE** with the west line of said 10-foot wide water easement, North 12°57'55" West, a distance of 10.00 feet to an "X" cut in concrete set for the northwest corner of said 10-foot wide water easement;

**THENCE** with the north line of said 10-foot wide water easement, the following courses and distances:

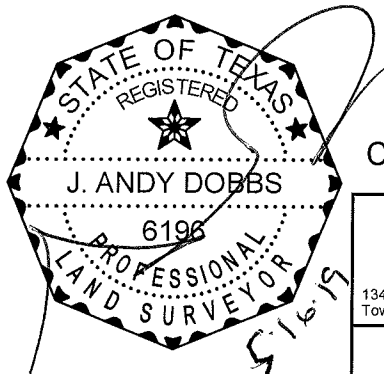
- North 77°02'05" East, a distance of 84.13 feet to a mag nail set for corner;
- North 80°27'55" West, a distance of 18.41 feet to a mag nail set for corner;
- North 35°27'55" West, a distance of 32.07 feet to a mag nail set for corner;
- North 54°32'05" East, a distance of 10.00 feet to a mag nail set for corner;
- South 35°27'55" East, a distance of 27.93 feet to a mag nail set for corner;
- South 80°27'55" East, a distance of 59.78 feet to the **POINT OF BEGINNING** and containing 1,896 square feet or 0.0435 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
 Date: 5-28-19  
 SPRG NO: 4869

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 5

# EXHIBIT A-TRACT 16



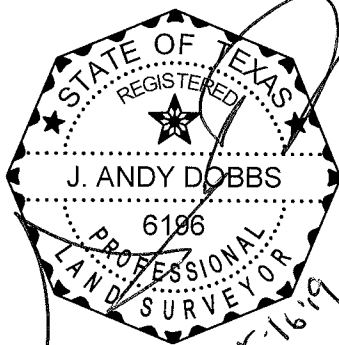
**NOTES**

1. See line table on sheet 4.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

**MATCHLINE (SEE SHEET 4)**

(For SPRG use only)  
 Reviewed By: JL  
 Date: 5-28-19  
 SPRG NO: 4869

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 5

# EXHIBIT A-TRACT 16

MATCHLINE (SEE SHEET 3)

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 2D, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

5/8" IRFC  
"KSC 4019"  
(C.M.)

PKNF  
(C.M.)

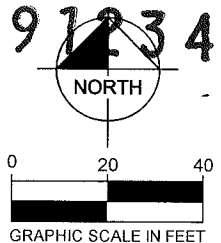
31288  
CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

REMAINDER OF  
CALLED 11.9369 ACRES  
OMRB LLC  
INST. NO. 201700324429  
O.P.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.



LEGEND

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
VOL. , PG. = VOLUME , PAGE  
SQ. FT. = SQUARE FEET  
C.M. = CONTROLLING MONUMENT  
INST. NO. = INSTRUMENT NUMBER  
MNF = MAG NAIL FOUND  
PKNF = PK NAIL FOUND  
IRF = IRON ROD FOUND  
IRFC = IRON ROD WITH CAP FOUND  
IRSC = 5/8" IRON ROD WITH CAP  
STAMPED "EASEMENT KHA" SET  
D.R.D.C.T. = DEED RECORDS OF  
DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC  
RECORDS OF DALLAS COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	S15°19'40"E	163.05'
L2	S60°23'52"E	40.56'
L3	S12°57'56"E	8.83'
L4	S77°02'04"W	4.82'
L5	N80°27'55"W	18.30'
L6	S77°02'05"W	108.28'
L7	N12°57'55"W	10.00'

LINE TABLE		
NO.	BEARING	LENGTH
L8	N77°02'05"E	84.13'
L9	N80°27'55"W	18.41'
L10	N35°27'55"W	32.07'
L11	N54°32'05"E	10.00'
L12	S35°27'55"E	27.93'
L13	S80°27'55"E	59.78'

S12°57'57"E 587.32'

MATCHLINE (SEE SHEET 5)

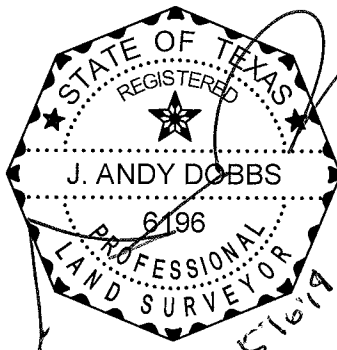
NOTES

- All corners of easement to be abandoned are mag nails set unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JE  
Date: 5-28-19  
SPRG NO: 4869

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 5

# EXHIBIT A-TRACT 16

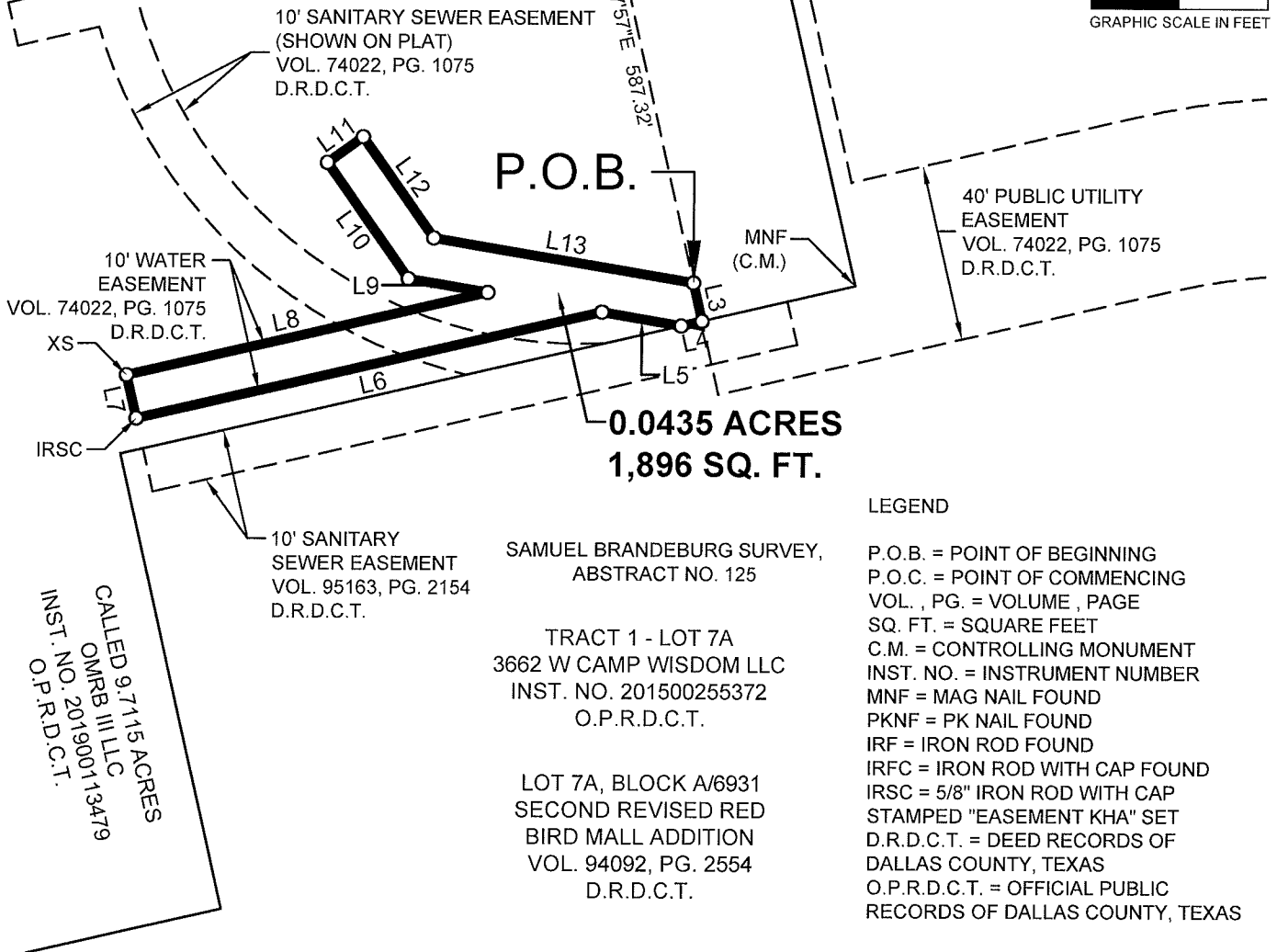
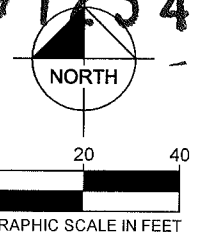
9 1 2 3 4

MATCHLINE (SEE SHEET 4)

CALLED 9.7115 ACRE TRACT  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

31288



P.O.B.

0.0435 ACRES  
1,896 SQ. FT.

- LEGEND
- P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCING
  - VOL. , PG. = VOLUME , PAGE
  - SQ. FT. = SQUARE FEET
  - C.M. = CONTROLLING MONUMENT
  - INST. NO. = INSTRUMENT NUMBER
  - MNF = MAG NAIL FOUND
  - PKNF = PK NAIL FOUND
  - IRF = IRON ROD FOUND
  - IRFC = IRON ROD WITH CAP FOUND
  - IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET
  - D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

NOTES

1. See line table on sheet 4.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

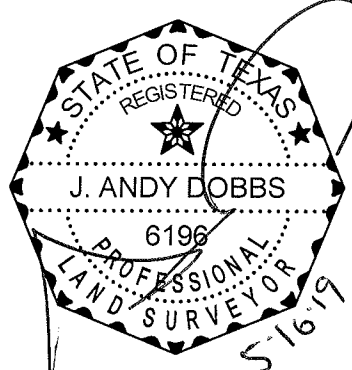
(For SPRG use only)

Reviewed By: JD

Date: 5-28-19

SPRG NO: 4869

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	5 OF 5

# EXHIBIT A-TRACT 17

## LEGAL DESCRIPTION

# 31288

# 191234

**BEING** a 2,376 square foot (0.0546 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30, Deed Records of Dallas County, Texas, and being part of a called 9.7115 acre tract of land described in Limited General Warranty Deed to OMRB III LLC recorded in Instrument No. 201900113479, Official Public Records of Dallas County, Texas, and being all of a 10-foot wide water easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found in the in the south right-of-way line of Camp Wisdom Road (A 100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records), for the northwest corner of Lot 2A, Block A/6931 of said Red Bird/May Addition, and being a northwest corner of said Lot 2E, and being a northwest corner of said 9.7115 acre tract;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common line of said Lot 2A and said Lot 2E and with the north line of said 9.7115 acre tract, the following courses and distances:

South 17°02'56" East, a distance of 248.00 feet to a point for corner; from said point a 1/2-inch iron rod found bears North 89°29'33" West, a distance of 0.43 feet;  
 South 57°57'52" East, a distance of 39.70 feet to an "X" cut in concrete found for the southernmost southwest corner of said Lot 2A, and being a northwest corner of said Lot 2E  
 North 71°22'19" East, passing at a distance of 154.58 a PK nail found for southeast corner of said Lot 2A and being an inner ell corner of said Lot 2E, and being the southwest corner of a called 0.4610 acre tract of land described in General Warranty Deed to CWRD Properties LLC recorded in Instrument No. 201700324430 of said Official Public Records, continuing with the south line of said 0.4610 acre tract passing at a distances of 78.50 feet the southeast corner of said 0.4610 acre tract, in all a total distance of 245.50 feet;

**THENCE** departing said north line of said 9.7115 acre tract, South 12°57'56" East, a distance of 320.91 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set in an east line of a 40-foot wide public utility easement shown on the plat of said Red Bird Mall Shopping Center Development, for the northwest corner of said 10-foot wide water easement, and being the **POINT OF BEGINNING**;

**THENCE** departing said east line of the 40-foot wide public utility easement and with the north line of said 10-foot wide water easement, the following courses and distances:

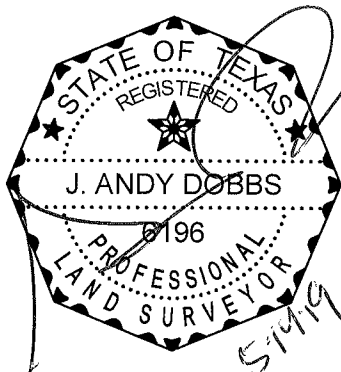
North 77°02'05" East, a distance of 166.89 feet to a mag nail set for corner;  
 North 52°02'05" East, a distance of 68.52 feet to a mag nail set for northeast corner of said 10-foot wide water easement;

**THENCE** with the east line of said 10-foot wide water easement, South 37°57'55" East, a distance of 10.00 feet to a mag nail set for southeast corner of said 10-foot wide water easement;

**CONTINUED ON SHEET 2**

(For SPRG use only)  
 Reviewed By: JE  
 Date: 5-28-19  
 SPRG NO: 4870

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**WATER EASEMENT ABANDONMENT  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 6

# EXHIBIT A-TRACT 17

LEGAL DESCRIPTION (CONTINUED)

31288

191234

THENCE with the south line of said 10-foot wide water easement, the following courses and distances:

South 52°02'05" West, a distance of 70.74 feet to a mag nail set for corner;  
South 77°02'05" West, a distance of 169.11 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for the southwest corner of said 10-foot wide water easement;

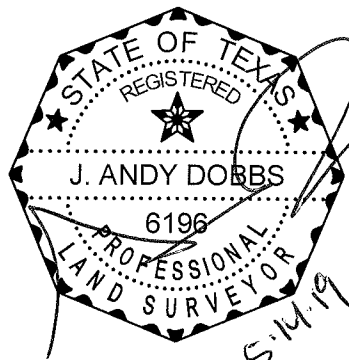
THENCE with said east line of the 40-foot wide public utility easement and with the west line of said 10-foot wide water easement, North 12°57'56" West, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 2,376 square feet or 0.0546 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4870

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

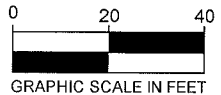
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 6



# EXHIBIT A-TRACT 17

31288

191234



## CAMP WISDOM ROAD

(100' WIDE RIGHT-OF-WAY)

(VOL. 2557, PG. 30, D.R.D.C.T.)

(VOL. 67253, PG. 358, D.R.D.C.T.)

DALLAS COUNTY  
VOL. 2557, PG. 30  
D.R.D.C.T.

APPROXIMATE  
LOCATION OF  
ABSTRACT LINE

GEORGE ALVEY SURVEY  
ABSTRACT NO. 10

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

P.O.C.

TRACT I  
CITY OF DALLAS  
VOL. 67253, PG. 358  
D.R.D.C.T.

5/8" IRF  
(C.M.)

XF  
(C.M.)

XF  
(C.M.)

XF  
(C.M.)

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LOT 2A, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 95163, PG. 2154  
D.R.D.C.T.

20' ACCESS EASEMENT  
VOL. 95102, PG. 902  
D.R.D.C.T.

PART OF  
LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

CWRD PROPERTIES LLC  
INST. NO. 201600289936  
O.P.R.D.C.T.

VARIABLE WIDTH  
ACCESS INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

CALLED 0.4610 ACRES  
CWRD PROPERTIES LLC  
INST. NO. 201700324430  
O.P.R.D.C.T.

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885, D.R.D.C.T.

### LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
- XF = "X" CUT IN CONCRETE FOUND
- IRF = IRON ROD FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET

LOT 1, BLOCK A/6931  
RED BIRD MAIL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

S17°02'56"E  
2489.00'

### NOTES

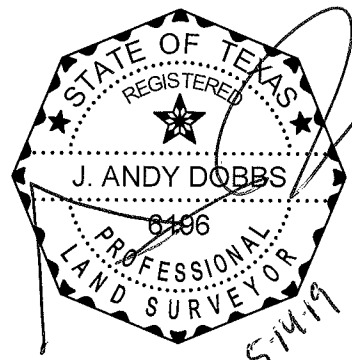
### MATCHLINE (SEE SHEET 4)

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4870

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



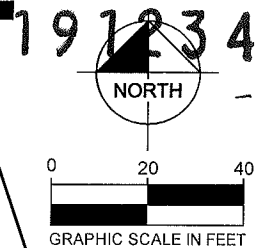
WATER EASEMENT ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 6

# EXHIBIT A-TRACT 17



CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

MATCHLINE (SEE SHEET 3)

31288

CWRD PROPERTIES LLC  
INST. NO. 201600289936  
O.P.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

10' WATER MAIN  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 2A, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 95163, PG. 2154  
D.R.D.C.T.

10' WATER MAIN  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

10' x 15' WATER  
EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

154.58'  
N71°22'19"E 245.50'

(1/2" IRF  
N 89°29'33" W 0.43')

15' WATER EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885,  
D.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

6' SANITARY  
SEWER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
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- IRF = IRON ROD FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET

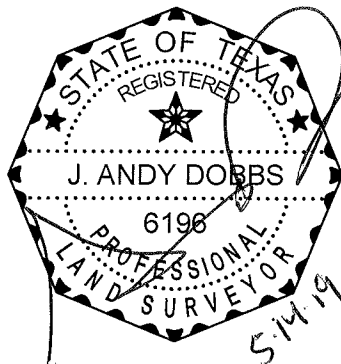
**NOTES**

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4870

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 6

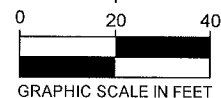
# EXHIBIT A-TRACT 17

31288

191234

25'x25' WATER EASEMENT  
INST. NO. 201800003510  
O.P.R.D.C.T.

20' WASTEWATER  
EASEMENT  
INST. NO. 201800003509  
O.P.R.D.C.T.



REMAINDER OF  
CALLED 13.2879 ACRES  
3550 W CAMP WISDOM LLC  
INST. NO. 201700105016  
O.P.R.D.C.T.

VARIABLE WIDTH ACCESS INGRESS EGRESS  
VOL. 74022, PG. 1075, D.R.D.C.T.

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885,  
D.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S57°57'52"E	39.70'
L2	N77°02'05"E	166.89'
L3	N52°02'05"E	68.52'
L4	S37°57'55"E	10.00'
L5	S52°02'05"W	70.74'
L6	S77°02'05"W	169.11'
L7	N12°57'56"W	10.00'

25' WATER AND  
WASTEWATER  
EASEMENT  
INST. NO. 201800003508  
O.P.R.D.C.T.

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

10' WATER MAIN  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LEGEND

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
VOL. , PG. = VOLUME , PAGE  
SQ. FT. = SQUARE FEET  
C.M. = CONTROLLING MONUMENT  
INST. NO. = INSTRUMENT NUMBER  
MNF = MAG NAIL FOUND  
XF = "X" CUT IN CONCRETE FOUND  
IRF = IRON ROD FOUND  
D.R.D.C.T. = DEED RECORDS OF  
DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC  
RECORDS OF DALLAS COUNTY, TEXAS  
IRSC = 5/8" IRON ROD WITH CAP  
STAMPED "EASEMENT KHA" SET

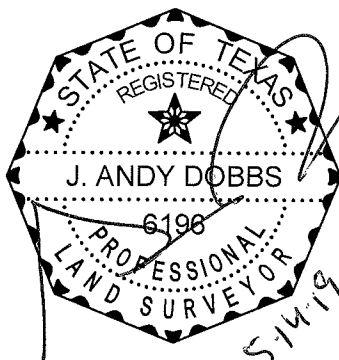
NOTES

- All corners of easement to be abandoned are mag nails set unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4870

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	5 OF 6

# EXHIBIT A-TRACT 17

MATCHLINE (SEE SHEET 5)

31288

9 1 2 3 4



S12°57'56"E 320.91'

40' PUBLIC UTILITY EASEMENT VOL. 74022, PG. 1075 D.R.D.C.T.

10' WATER EASEMENT VOL. 74022, PG. 1075 D.R.D.C.T.

P.O.B.

IRSC

L2

L6

L3

L5

0.0546 ACRES  
2,376 SQ. FT.

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

40' PUBLIC UTILITY EASEMENT VOL. 74022, PG. 1075 D.R.D.C.T.

IRSC

LEGEND

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
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D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET

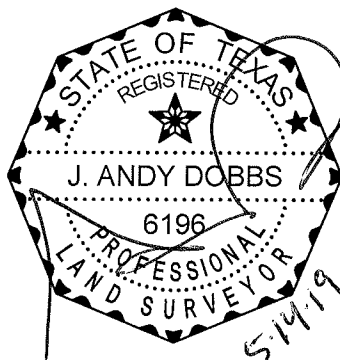
NOTES

1. See line and curve tables on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4870

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	6 OF 6

# EXHIBIT A-TRACT 18

LEGAL DESCRIPTION

31288

191234

**BEING** a 2,791 square foot (0.0641 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 11, Block A/6931, Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075, Deed Records of Dallas County, Texas, and being part of "TRACT I" described in Special Warranty Deed to WCWAP LLC recorded in Instrument No. 201600147549, Official Public Records of Dallas County, Texas, and being all of a 10-foot wide Water Easement shown on the plat of said Red Bird Mall Shopping Center Development, and being more particularly described as follows:

**COMMENCING** at a point in the southeast right-of-way line of Westmoreland Road (100-foot wide right-of-way, Volume 67253, Page 354 of said Deed Records), being the westernmost southwest corner of said Lot 11, and being a southwest corner of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554 of said Deed Records; from said point an "X" cut in concrete found bears North 42°31'14"East, a distance of 1.27 feet;

**THENCE** departing said southeast right-of-way line of Westmoreland Road and with the common line of said Lot 7A and said Lot 11, the following courses and distances:

South 63°27'56" East, a distance of 319.61 feet to a point for corner;  
North 77°02'04" East, a distance of 190.24 feet to a point for corner;  
South 12°57'56" East, a distance of 324.60 feet to a mag nail set for the northwest corner of said 10-foot wide WATER EASEMENT, and being the **POINT OF BEGINNING**;

**THENCE** departing said common line of Lot 7A and Lot 11 and with the north line of said 10-foot wide WATER EASEMENT, North 77°02'04" East, a distance of 279.07 feet to a mag nail set in the west line of a 40-foot wide public utility easement shown on the plat of said Red Bird Mall Shopping Center Development, for the northeast corner of said 10-foot wide water easement;

**THENCE** with said west line of the 40-foot wide public utility easement and with the east line of said 10-foot wide water easement, South 12°57'56" East, a distance of 10.00 feet to a mag nail set for the southeast corner of said 10-foot wide water easement;

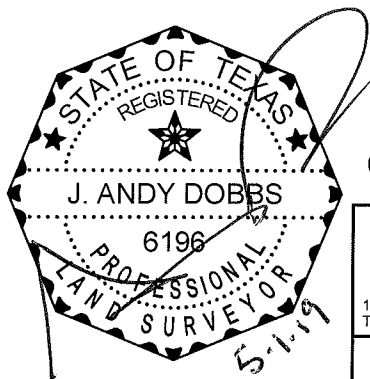
**THENCE** departing said west line of the 40-foot wide public utility easement and with the south line of said 10-foot wide WATER EASEMENT, South 77°02'04" West, a distance of 279.07 feet to a mag nail set in said common line of Lot 7A and Lot 11, for the southwest corner of said 10-foot wide water easement;

**THENCE** with said common line of Lot 7A and Lot 11 and with the west line of said 10-foot wide water easement, North 12°57'56" West, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 2,791 square feet or 0.0641 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
Reviewed By: JL  
Date: 5.13.19  
SPRG NO: 4871

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
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DALLAS, TEXAS 75240  
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ANDY.DOBBS@KIMLEY-HORN.COM

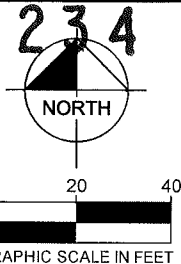
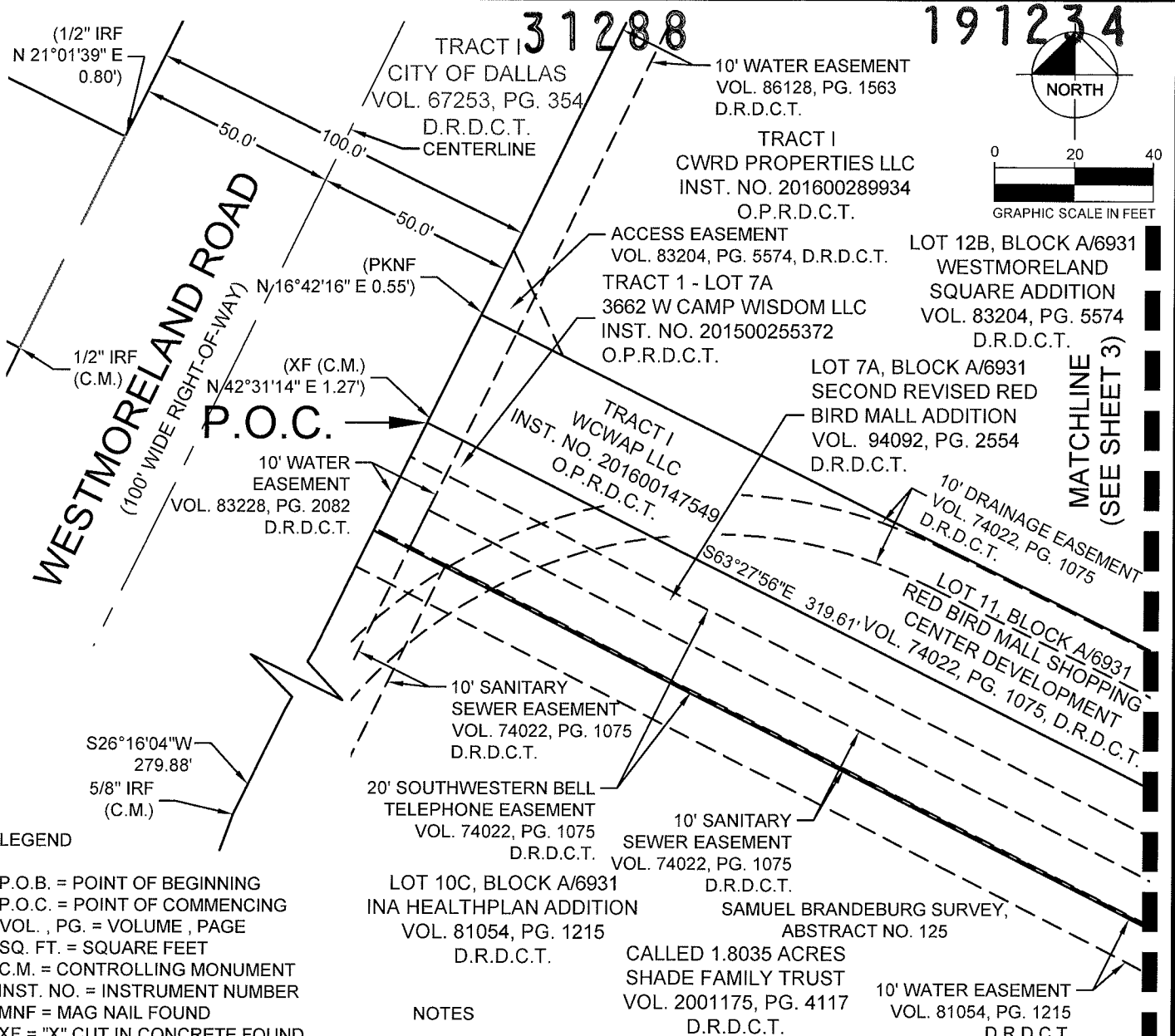


WATER EASEMENT  
ABANDONMENT  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**  
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

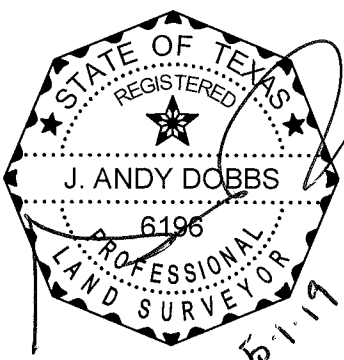
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 4

# EXHIBIT A-TRACT 18



(For SPRG use only)  
Reviewed By: JL  
Date: 5-13-19  
SPRG NO: 4871

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



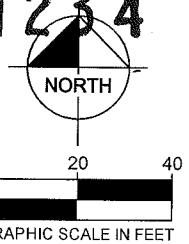
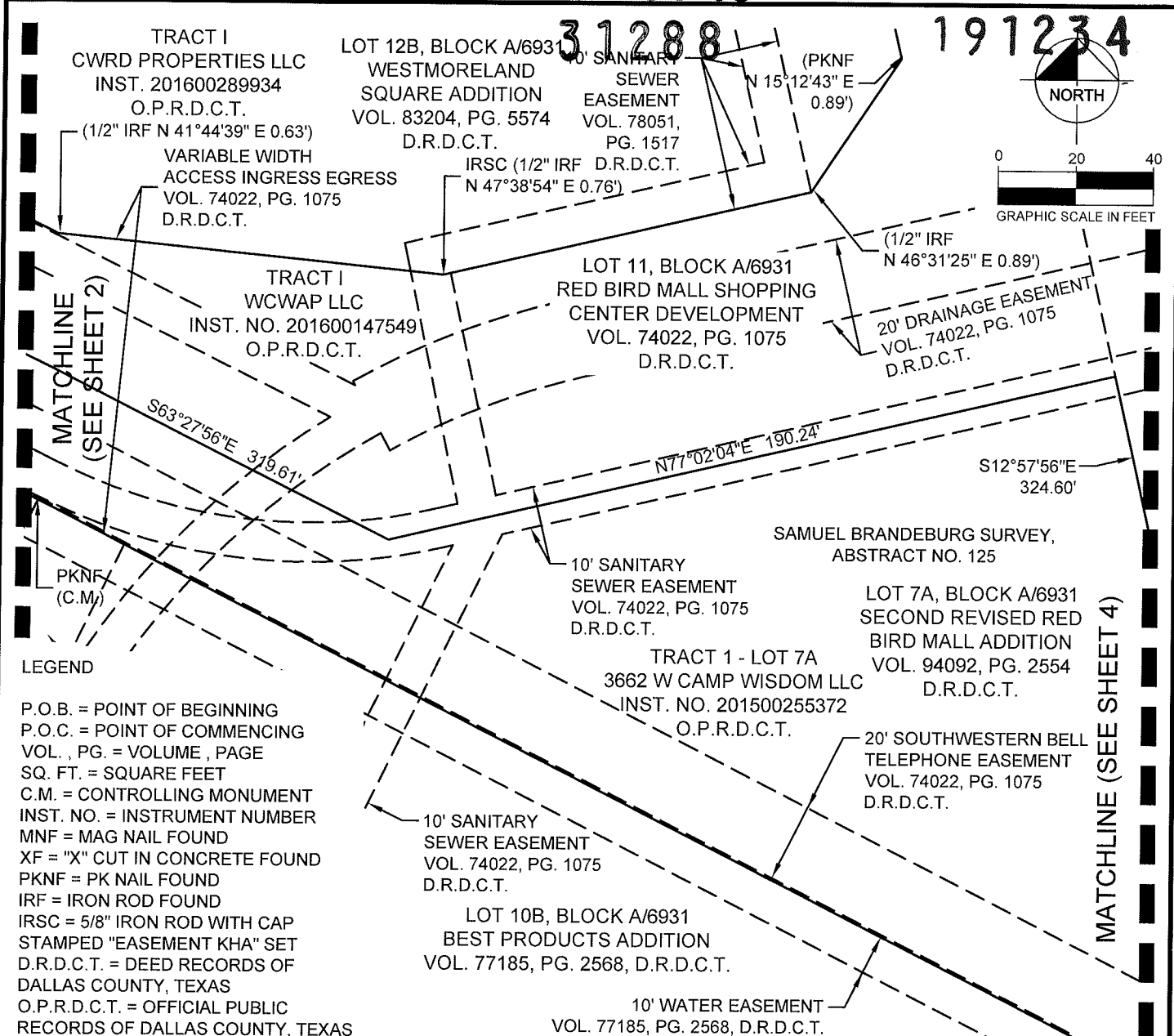
**WATER EASEMENT  
ABANDONMENT  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	2 OF 4

# EXHIBIT A-TRACT 18



**LEGEND**

P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 VOL., PG. = VOLUME, PAGE  
 SQ. FT. = SQUARE FEET  
 C.M. = CONTROLLING MONUMENT  
 INST. NO. = INSTRUMENT NUMBER  
 MNF = MAG NAIL FOUND  
 XF = "X" CUT IN CONCRETE FOUND  
 PKNF = PK NAIL FOUND  
 IRF = IRON ROD FOUND  
 IRSC = 5/8" IRON ROD WITH CAP  
 STAMPED "EASEMENT KHA" SET  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

- NOTES**
- See line table on sheet 4.
  - All corners of easement to be abandoned are mag nails set unless otherwise noted.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

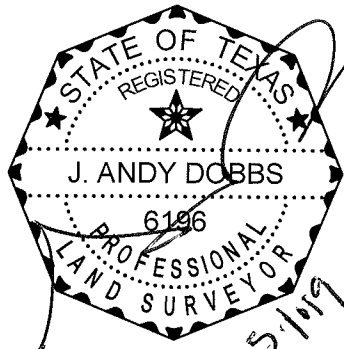
(For SPRG use only)

Reviewed By: JL

Date: 5-13-19

SPRG NO: 4871

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
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 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**WATER EASEMENT  
 ABANDONMENT**  
 PART OF LOT 11, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
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 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

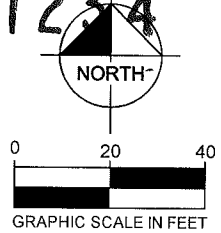
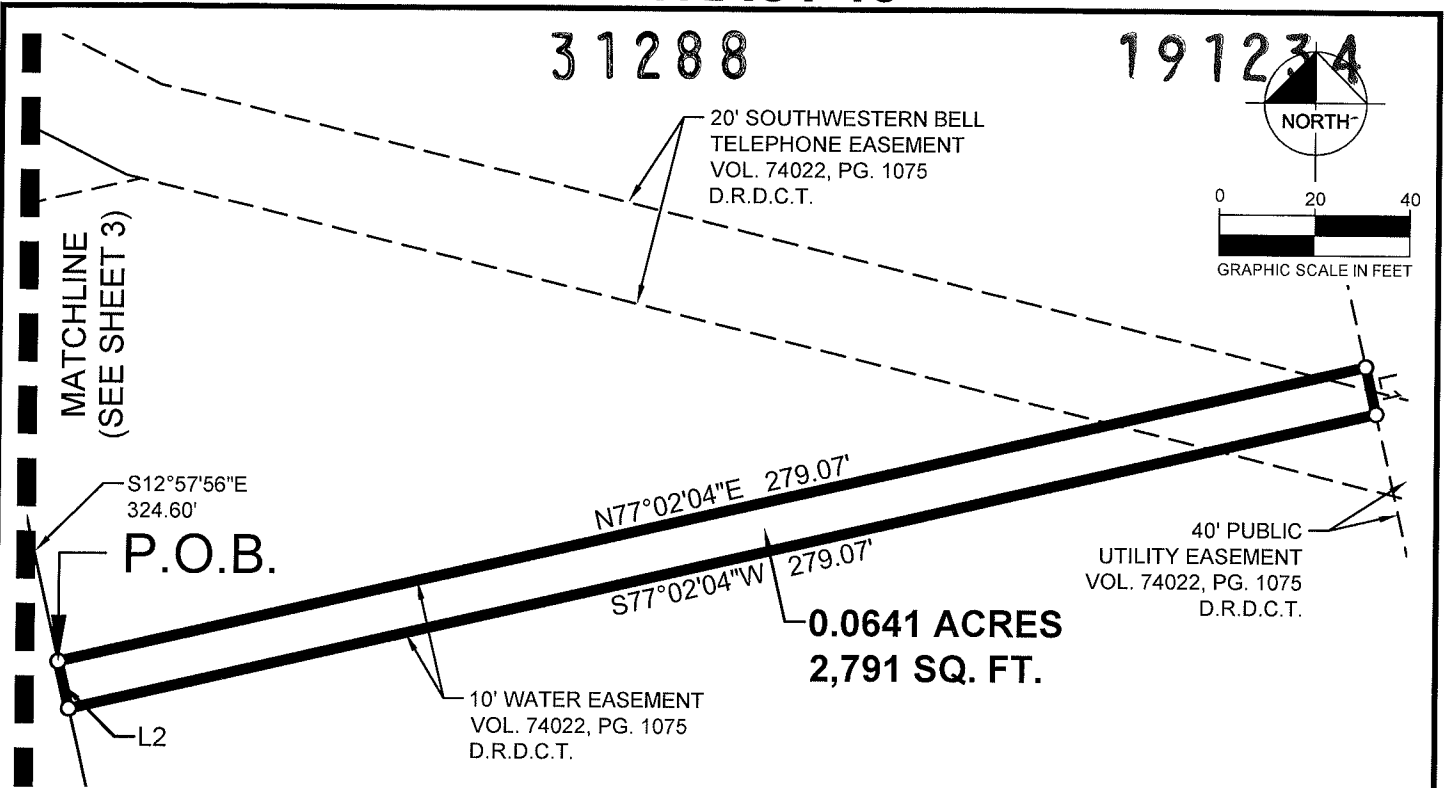
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 4

# EXHIBIT A-TRACT 18

31288

191234



**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- XS = "X" CUT IN CONCRETE SET
- XF = "X" CUT IN CONCRETE FOUND
- PKNF = PK NAIL FOUND
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- IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

TRACT I  
WCWAP LLC  
INST. NO. 201600147549  
O.P.R.D.C.T.

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S12°57'56"E	10.00'
L2	N12°57'56"W	10.00'

**NOTES**

1. All corners of easement to be abandoned are mag nails set unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

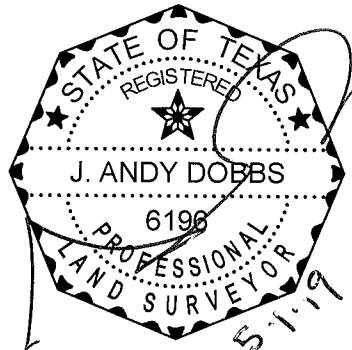
(For SPRG use only)

Reviewed By: JD

Date: 5-13-19

SPRG NO: 4871

J. ANDY DOBBS  
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LAND SURVEYOR NO. 6196  
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ANDY.DOBBS@KIMLEY-HORN.COM



**WATER EASEMENT  
ABANDONMENT**  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 4



# EXHIBIT A-TRACT 19

LEGAL DESCRIPTION

31288

191234

**BEING** a 3,101 square foot (0.0712 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas, and being part of "TRACT 1 - LOT 7A" described in Special Warranty Deed to 3662 W Camp Wisdom LLC recorded in Instrument No. 201500255372, Official Public Records of Dallas County, Texas, and being part of a 10-foot wide water easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found in the in the south right-of-way line of Camp Wisdom Road (100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records), for a north corner of said Lot 7A, and being a northeast corner of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30 of said Deed Records;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common line of said Lot 7A and said Lot 2E, the following courses and distances:

South 3°01'20" East, a distance of 227.75 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left having a central angle of 13°11'22", a radius of 457.00 feet, a chord bearing and distance of South 88°02'47" West, 104.97 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 105.20 feet to a mag nail found for corner;

South 81°27'06" West, a distance of 35.63 feet to a PK Nail found at the beginning of a tangent curve to the left having a central angle of 5°44'34", a radius of 862.00 feet, a chord bearing and distance of South 78°34'49" West, 86.36 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 86.40 feet to a mag nail set in the east line of said 10-foot wide water easement, for the **POINT OF BEGINNING**;

**THENCE** departing said common line of Lot 7A and Lot 2E and with said northeast line of the 10-foot wide water easement, the following courses and distances:

South 12°57'55" East, a distance of 327.59 feet to a mag nail set for corner;

South 57°57'55" East, a distance of 33.05 feet to a mag nail set for corner;

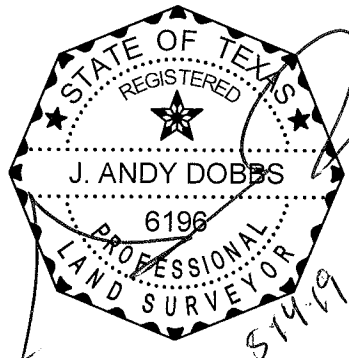
South 12°57'55" East, a distance of 112.66 feet to a mag nail set in the common line of said Lot 7A and Lot 6, Block A/6931 of said Red Bird Mall Shopping Center Development;

**THENCE** departing said northeast line of the 10-foot wide water easement and with said common line of Lot 7A and Lot 6, South 77°02'04" West, a distance of 10.00 feet to a mag nail set in the west line of said 10-foot wide water easement;

CONTINUED ON SHEET 2

(For SPRG use only)	
Reviewed By:	<u>JL</u>
Date:	<u>5-28-19</u>
SPRG NO:	<u>4872</u>

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
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ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 6

# EXHIBIT A-TRACT 19

LEGAL DESCRIPTION (CONTINUED)

31288

191234

**THENCE** departing said common line of Lot 7A and Lot 6 and with said west line of the 10-foot wide water easement, the following courses and distances:

North 12°57'55" West, a distance of 108.52 feet to a mag nail set for corner;

North 57°57'55" West, a distance of 26.15 feet to a mag nail set in said common line of Lot 7A and Lot 2E;

**THENCE** departing said west line of the 10-foot wide water easement and with said common line of Lot 7A and Lot 2E, the following courses and distances:

North 12°57'56" West, a distance of 336.48 feet to a mag nail found at the beginning of a non-tangent curve to the right having a central angle of 0°20'25", a radius of 862.00 feet, a chord bearing and distance of North 75°32'19" East, 5.12 feet;

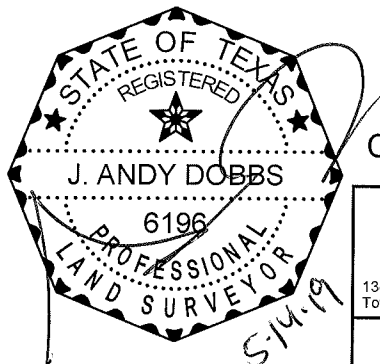
In a northeasterly direction with said curve to the right, an arc distance of 5.12 feet to the **POINT OF BEGINNING** and containing 3,101 square feet or 0.0712 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4872

J. ANDY DOBBS  
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WATER EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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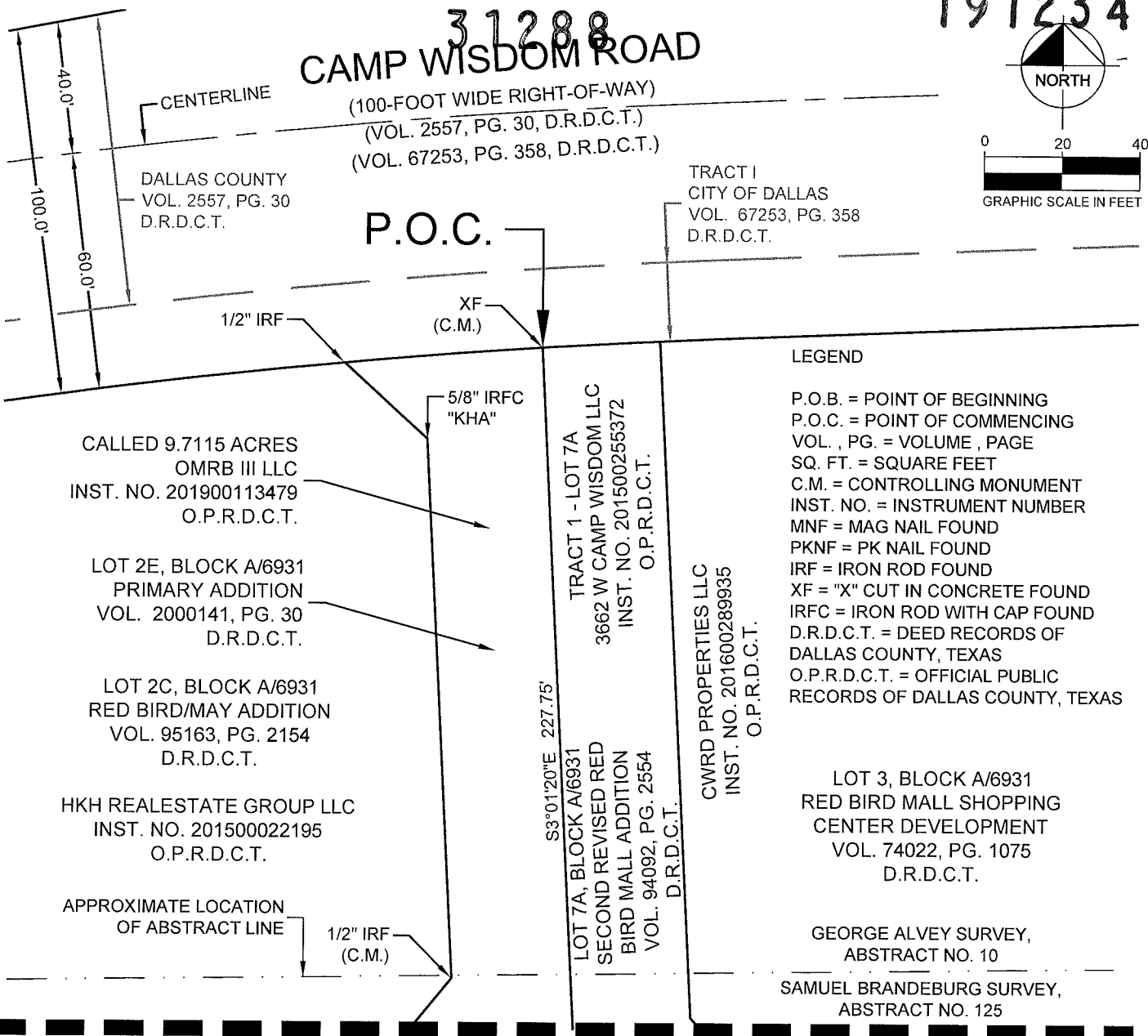
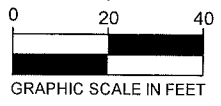
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 6

# EXHIBIT A-TRACT 19

191234

31288  
CAMP WISDOM ROAD



**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
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- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
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**NOTES**

1. See line and curve tables on sheet 6.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

MATCHLINE (SEE SHEET 4)

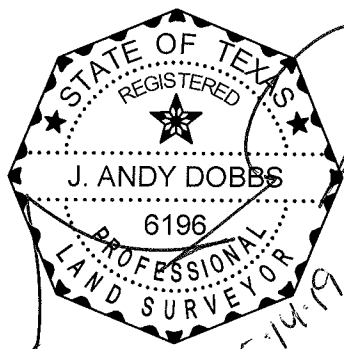
(For SPRG use only)

Reviewed By: JE

Date: 5-28-19

SPRG NO: 4872

J. ANDY DOBBS  
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**WATER EASEMENT  
ABANDONMENT**  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

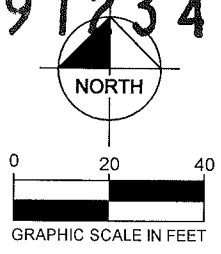
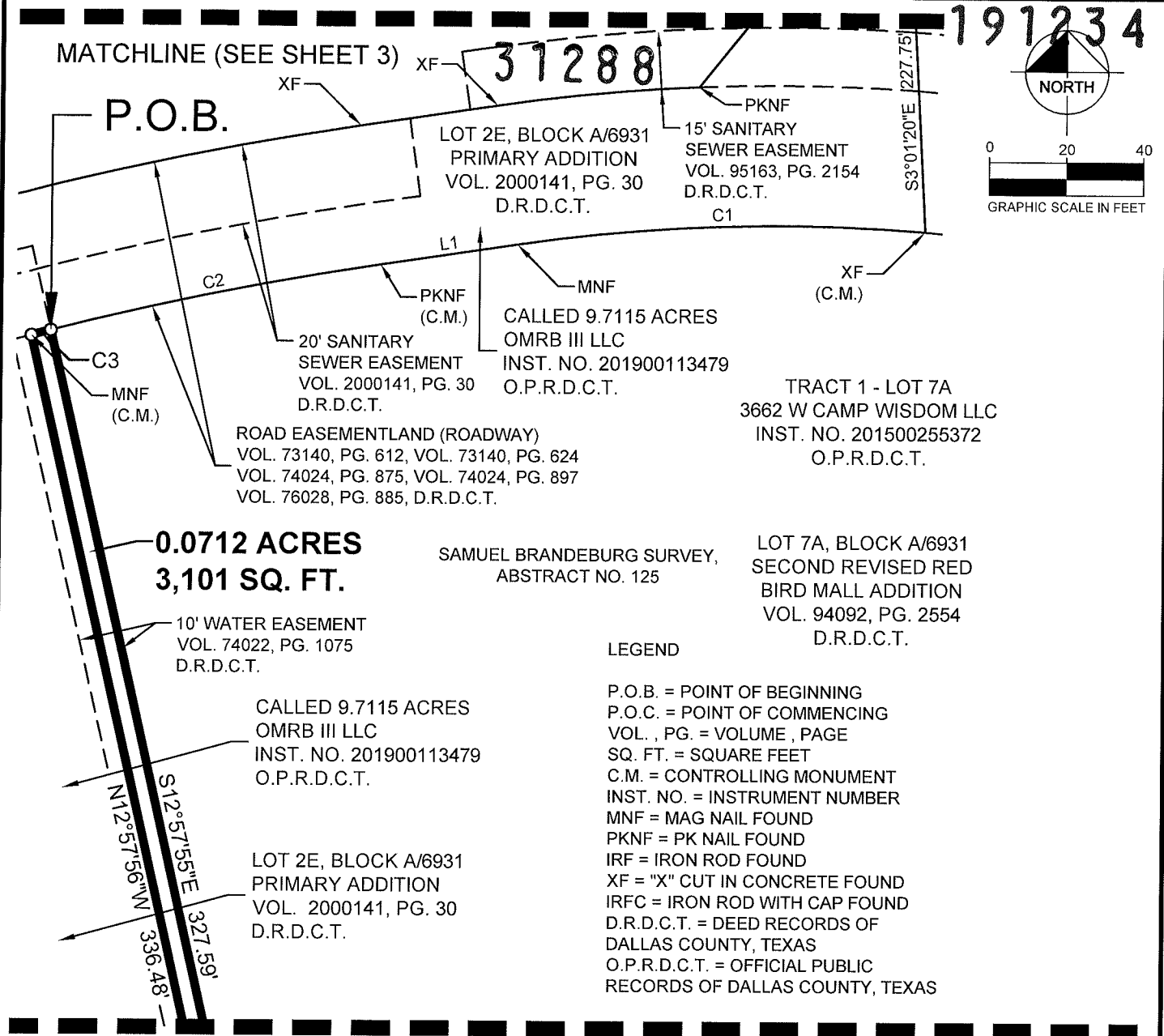
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 6

# EXHIBIT A-TRACT 19

191234



**0.0712 ACRES  
3,101 SQ. FT.**

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

**LEGEND**

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**NOTES**

1. See line and curve tables on sheet 6.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

MATCHLINE (SEE SHEET 5)

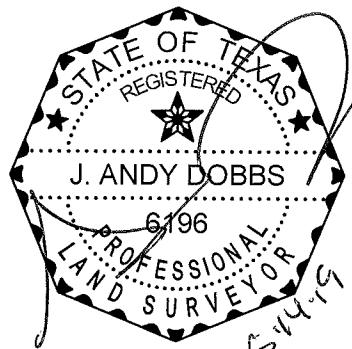
(For SPRG use only)

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**WATER EASEMENT  
ABANDONMENT  
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SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 6

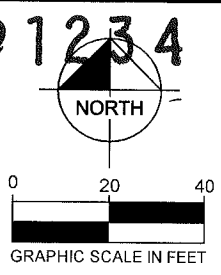
# EXHIBIT A-TRACT 19

9 1 2 3 4

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30, D.R.D.C.T.

MATCHLINE (SEE SHEET 4)

31288



CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

REMAINDER OF  
CALLED 11.9369 ACRES  
OMRB LLC  
INST. NO. 201700324429  
O.P.R.D.C.T.

20' DRAINAGE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125

40' PUBLIC UTILITY  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

**0.0712 ACRES**  
**3,101 SQ. FT.**

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

PKNF  
(S 73°58'40" W 0.50')

PKNF  
(S 78°15'29" W 0.48')

S12°57'55"E 112.66'  
N12°57'55"W 108.52'

**LEGEND**

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TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

**NOTES**

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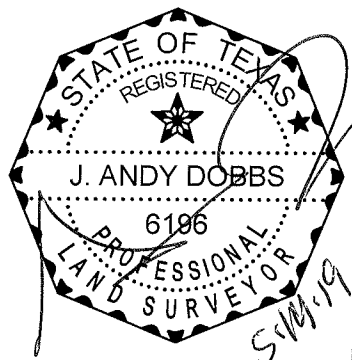
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ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	5 OF 6

# EXHIBIT A-TRACT 19

31288

191234

LINE TABLE		
NO.	BEARING	LENGTH
L1	S81°27'06"W	35.63'
L2	S57°57'55"E	33.05'
L3	S77°02'04"W	10.00'
L4	N57°57'55"W	26.15'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°11'22"	457.00'	105.20'	S88°02'47"W	104.97'
C2	5°44'34"	862.00'	86.40'	S78°34'49"W	86.36'
C3	0°20'25"	862.00'	5.12'	N75°32'19"E	5.12'

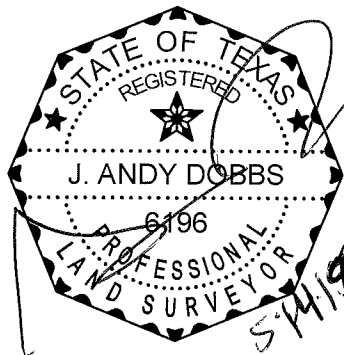
(For SPRG use only)

Reviewed By: JL

Date: 5-28-19

SPRG NO: 4872

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	6 OF 6

# EXHIBIT A-TRACT 20

## LEGAL DESCRIPTION

# 31288

# 191234

**BEING** a 3,248 square foot (0.0746 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 1, Block A/6931, Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075, Deed Records of Dallas County, Texas, and being part of a tract of land described as "TRACT 1" in Special Warranty Deed with Vendor's Lien to CWRD Properties LLC recorded in Instrument No. 201700105711, Official Public Records of Dallas County, Texas, and being part of a 10-foot wide water easement shown on the plat of said Red Bird Mall Shopping Center Development, and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found in the in the south right-of-way line of Camp Wisdom Road (100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records), for the northeast corner of Lot 1, and being the northwest corner of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30 of said Deed Records;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common line of said Lot 2E and said Lot 1, South 17°02'56" East, a distance of 301.96 feet to a mag nail set in the north line of said 10-foot wide water easement, and being the **POINT OF BEGINNING**;

**THENCE** departing said north line of the 10-foot wide water easement and continuing with said common line of Lot 2E and Lot 1, South 17°02'56" East, a distance of 4.00 feet to a mag nail found for the southeast corner of said Lot 1, and being a north corner of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554 of said Deed Records;

**THENCE** departing the west line of said Lot 2E and with the common lines of said Lot 1 and said Lot 7A, South 71°22'19" West, a distance of 18.65 feet to a mag nail set in the west line of said 10-foot wide water easement;

**THENCE** departing said common line of Lot 1 and Lot 7A and with said west and the south line of said 10-foot wide water easement, the following courses and distances:

- North 17°02'55" West, a distance of 156.36 feet to a mag nail set for corner;
- South 74°57'05" West, a distance of 11.37 feet to an "X" cut in concrete set for corner;

**THENCE** departing said south line of the 10-foot wide water easement, North 17°02'56" West, a distance of 10.01 feet to an "X" cut in concrete set in said north line of the 10-foot wide water easement;

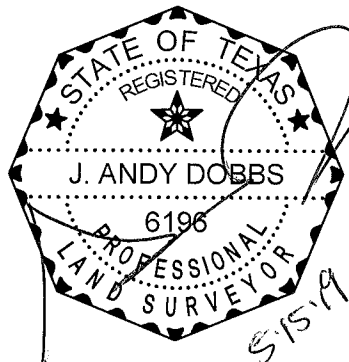
**THENCE** with said north and west line of the 10-foot wide water easement, the following courses and distances:

- North 74°57'05" East, a distance of 11.37 feet to a mag nail set for corner;
- North 17°02'55" West, a distance of 102.76 feet to a mag nail set for corner;

CONTINUED ON SHEET 2

(For SPRG use only)  
 Reviewed By: G.S.  
 Date: 5-30-19  
 SPRG NO: 4873

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
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 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 1, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
 CENTER DEVELOPMENT  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 5

# EXHIBIT A-TRACT 20

LEGAL DESCRIPTION (CONTINUED)

31288

191234

South 88°37'05" West, a distance of 33.36 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for corner;

**THENCE** departing said south line of the 10-foot wide water easement, North 1°22'46" West, a distance of 10.00 feet to an "X" cut in concrete set in said north line of the 10-foot wide water easement;

**THENCE** with said north line of the 10-foot wide water easement, the following courses and distances:

North 88°37'05" East, a distance of 40.94 feet to a mag nail set for corner;

South 17°02'55" East, a distance of 272.43 feet to a mag nail set for corner;

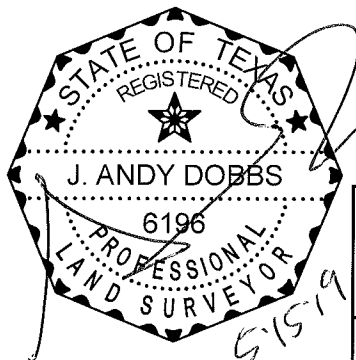
North 71°22'20" East, a distance of 8.65 feet to the **POINT OF BEGINNING** and containing 3,248 square feet or 0.0746 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: G.S.  
Date: 5-30-19  
SPRG NO: 4873

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
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WATER EASEMENT  
ABANDONMENT  
PART OF LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 5



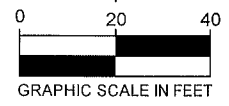
# EXHIBIT A-TRACT 20

LOT 4, BLOCK G/6045  
REDBIRD TOYS  
R US ADDITION  
VOL. 81158, PG. 1585  
D.R.D.C.T.

LOT 5, BLOCK G/6045  
MERVYNS ADDITION  
VOL. 82248, PG. 584  
D.R.D.C.T.

LOT 6, BLOCK G/6045  
MERVYNS ADDITION  
VOL. 82248, PG. 584, D.R.D.C.T.

31288 191234



## CAMP WISDOM ROAD

(100' WIDE RIGHT-OF-WAY)  
(VOL. 2557, PG. 30, D.R.D.C.T.)  
(VOL. 67253, PG. 358, D.R.D.C.T.)

DALLAS COUNTY  
VOL. 2557, PG. 30  
D.R.D.C.T.

GEORGE ALVEY SURVEY,  
ABSTRACT NO. 10

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

CENTERLINE

APPROXIMATE  
LOCATION OF  
ABSTRACT LINE

P.O.C.

TRACT I  
CITY OF DALLAS  
VOL. 67253, PG. 358  
D.R.D.C.T.

5/8" IRF  
(C.M.)

LOT 2A, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 95163, PG. 2154  
D.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION CWRD PROPERTIES LLC  
VOL. 2000141, PG. 30 INST. NO. 201600289936  
D.R.D.C.T. O.P.R.D.C.T.

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

VARIABLE WIDTH  
ACCESS INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

### LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
- XS = "X" CUT IN CONCRETE SET
- XF = "X" CUT IN CONCRETE FOUND
- PKNF = PK NAIL FOUND
- IRF = IRON ROD FOUND
- IRSC = 5/8" IRON ROD WITH CAP STAMPED "EASEMENT KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624,  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897,  
VOL. 76028, PG. 885,  
D.R.D.C.T.

**0.0746 ACRES**  
**3,248 SQ. FT.**

TRACT 1  
CWRD PROPERTIES LLC  
INST. NO. 201700105711  
O.P.R.D.C.T.  
LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

$S117^{\circ}02'55''N$  102.776  
 $S117^{\circ}02'55''E$  272.43  
 $S17^{\circ}02'56''E$  301.69

IRSC

XS

L8

L7

L6

### MATCHLINE (SEE SHEET 4)

### NOTES

1. See line table on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

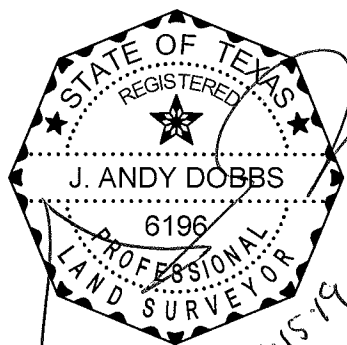
(For SPRG use only)

Reviewed By: G.S.

Date: 5-30-19

SPRG NO: 4873

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
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WATER EASEMENT  
ABANDONMENT  
PART OF LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

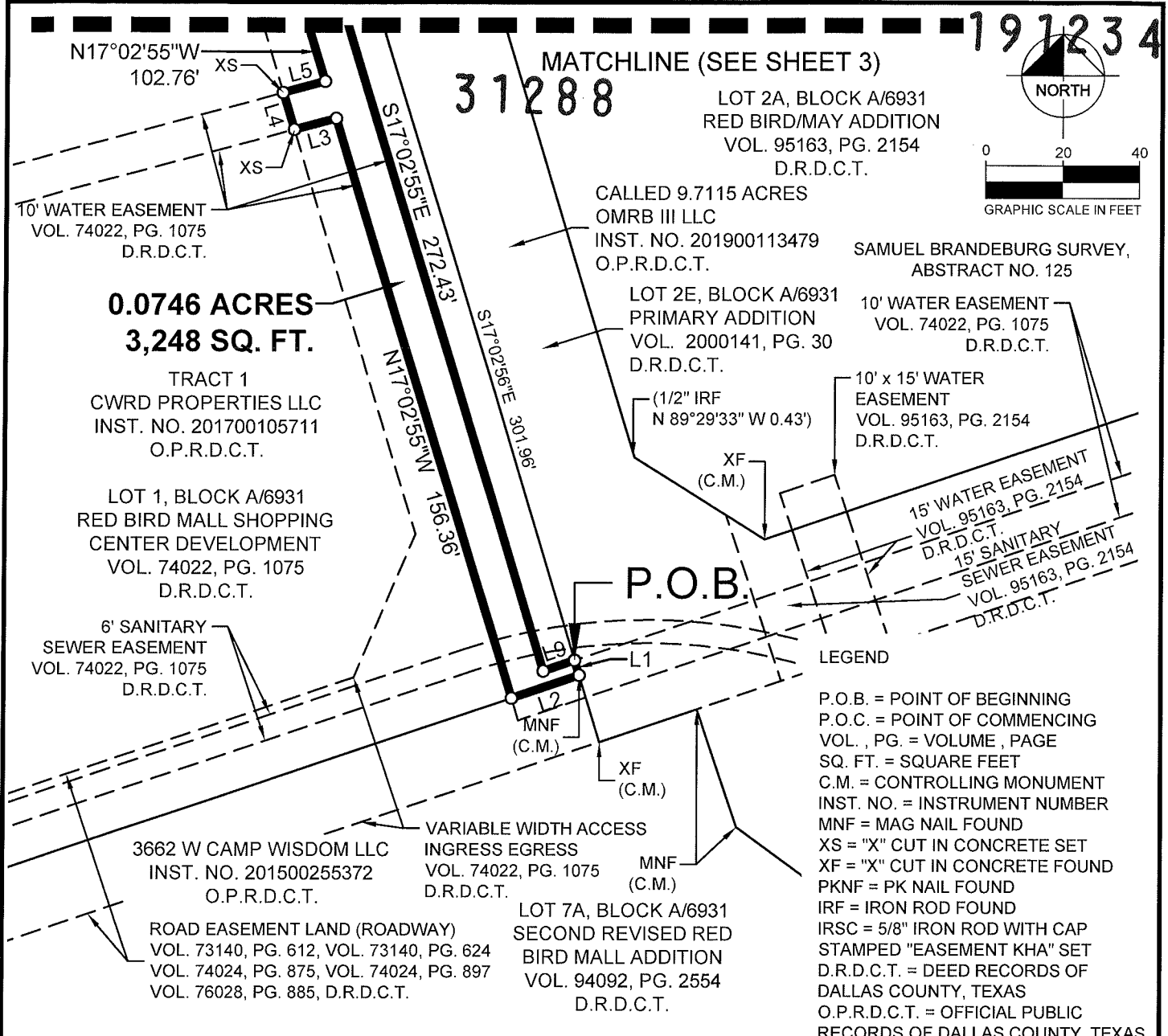
## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 5

# EXHIBIT A-TRACT 20

191234

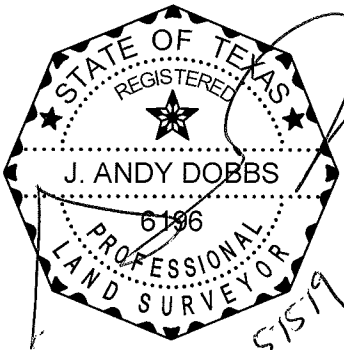


**NOTES**

1. See line table on sheet 5.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
Reviewed By: G.S.  
Date: 5-30-19  
SPRG NO: 4873

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13455 NOEL ROAD  
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**WATER EASEMENT  
ABANDONMENT**  
PART OF LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	084508500	4 OF 5

# EXHIBIT A-TRACT 20

31288

191234

LINE TABLE		
NO.	BEARING	LENGTH
L1	S17°02'56"E	4.00'
L2	S71°22'19"W	18.65'
L3	S74°57'05"W	11.37'
L4	N17°02'56"W	10.01'
L5	N74°57'05"E	11.37'
L6	S88°37'05"W	33.36'
L7	N01°22'46"W	10.00'
L8	N88°37'05"E	40.94'
L9	N71°22'20"E	8.65'

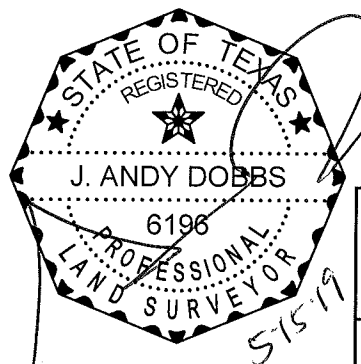
(For SPRG use only)

Reviewed By: G.S.

Date: 5-30-19

SPRG NO: 4873

J. ANDY DOBBS  
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 LAND SURVEYOR NO. 6196  
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WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 1, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
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 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	5 OF 5

# EXHIBIT A-TRACT 21

## LEGAL DESCRIPTION

# 31288

# 191234

**BEING** a 6,218 square foot (0.1427 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 11, Block A/6931, Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075, Deed Records of Dallas County, Texas, and being part of "TRACT I" described in Special Warranty Deed to WCWAP LLC recorded in Instrument No. 201600147549, Official Public Records of Dallas County, Texas, and being all of a 10-foot wide water easement shown on the plat of said Red Bird Mall Shopping Center Development, and being more particularly described as follows:

**BEGINNING** at a point in the southeast right-of-way line of Westmoreland Road (100-foot wide right-of-way, Volume 67253, Page 354 of said Deed Records), for the northwest corner of said Lot 11, and being a northwest corner of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554 of said Deed Records, and being the north corner of said 10-foot wide water easement; from said point an "X" cut in concrete found bears North 24°38'42" West, a distance of 0.27 feet;

**THENCE** departing said southeast right-of-way line of Westmoreland Road and with the common line of Lot 7A and said Lot 11 and with the northeast line of said 10-foot wide water easement, South 63°43'56" East, a distance of 285.02 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for corner;

**THENCE** departing said common line of Lot 7A and Lot 11 and continuing with said northeast line of the 10-foot wide water easement, South 48°57'56" East, a distance of 338.03 feet to a mag nail set in the north line of a 40-foot wide public utility easement shown on the plat of said Red Bird Mall Shopping Center Development, for the east corner of said 10-foot wide water easement;

**THENCE** with said north line of the 40-foot wide public utility easement and with the southeast line of said 10-foot wide water easement, South 41°02'05" West, a distance of 10.00 feet to a mag nail set for the south corner of said 10-foot wide water easement;

**THENCE** departing said north line of the 40-foot wide public utility easement and with the southwest line of said 10-foot wide water easement, the following courses and distances:

North 48°57'56" West, a distance of 336.73 feet to a 5/8-inch iron rod with cap stamped "EASEMENT KHA" set for corner;

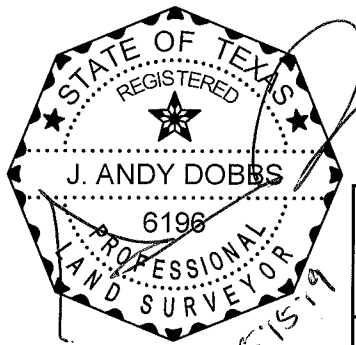
North 63°43'56" West, a distance of 283.72 feet to a mag nail set in said southeast right-of-way line of Westmoreland Road, for the west corner of said 10-foot wide water easement; from said point a PK nail found for the westernmost northwest corner of said Lot 11, and being the northwest corner of Lot 12A, Block A/6931, Split Rail Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 78030, Page 1661 of said Deed Records bears South 26°16'04" West, a distance of 20.00 feet;

**THENCE** with said southeast right-of-way line of Westmoreland Road and with the northwest line of said 10-foot wide water easement, North 26°16'04" East, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 6,218 square feet or 0.1427 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By:   G.S.    
 Date:   5-30-19    
 SPRG NO:   4874  

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
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 ANDY.DOBBS@KIMLEY-HORN.COM



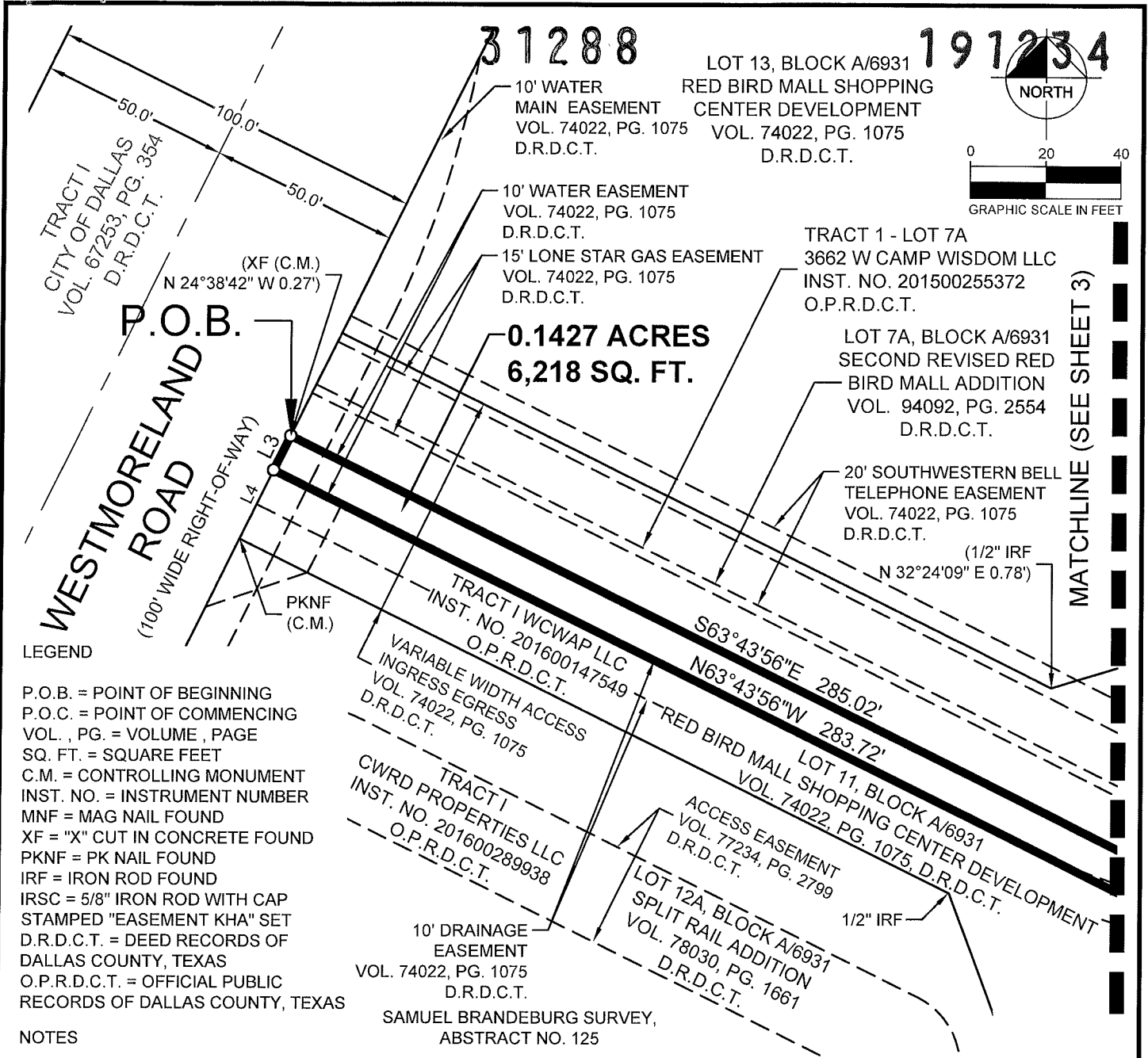
**WATER EASEMENT  
 ABANDONMENT**  
 PART OF LOT 11, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
 CENTER DEVELOPMENT  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240    FIRM # 10115500    Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 4

# EXHIBIT A-TRACT 21



**LEGEND**

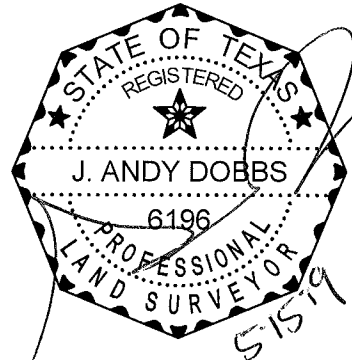
P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 VOL. , PG. = VOLUME , PAGE  
 SQ. FT. = SQUARE FEET  
 C.M. = CONTROLLING MONUMENT  
 INST. NO. = INSTRUMENT NUMBER  
 MNF = MAG NAIL FOUND  
 XF = "X" CUT IN CONCRETE FOUND  
 PKNF = PK NAIL FOUND  
 IRF = IRON ROD FOUND  
 IRSC = 5/8" IRON ROD WITH CAP  
 STAMPED "EASEMENT KHA" SET  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**NOTES**

1. See line table on sheet 4.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By: C.S.  
 Date: 5-30-19  
 SPRG NO: 4874

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
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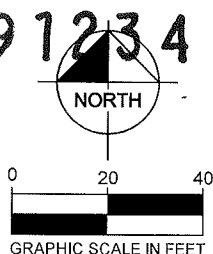
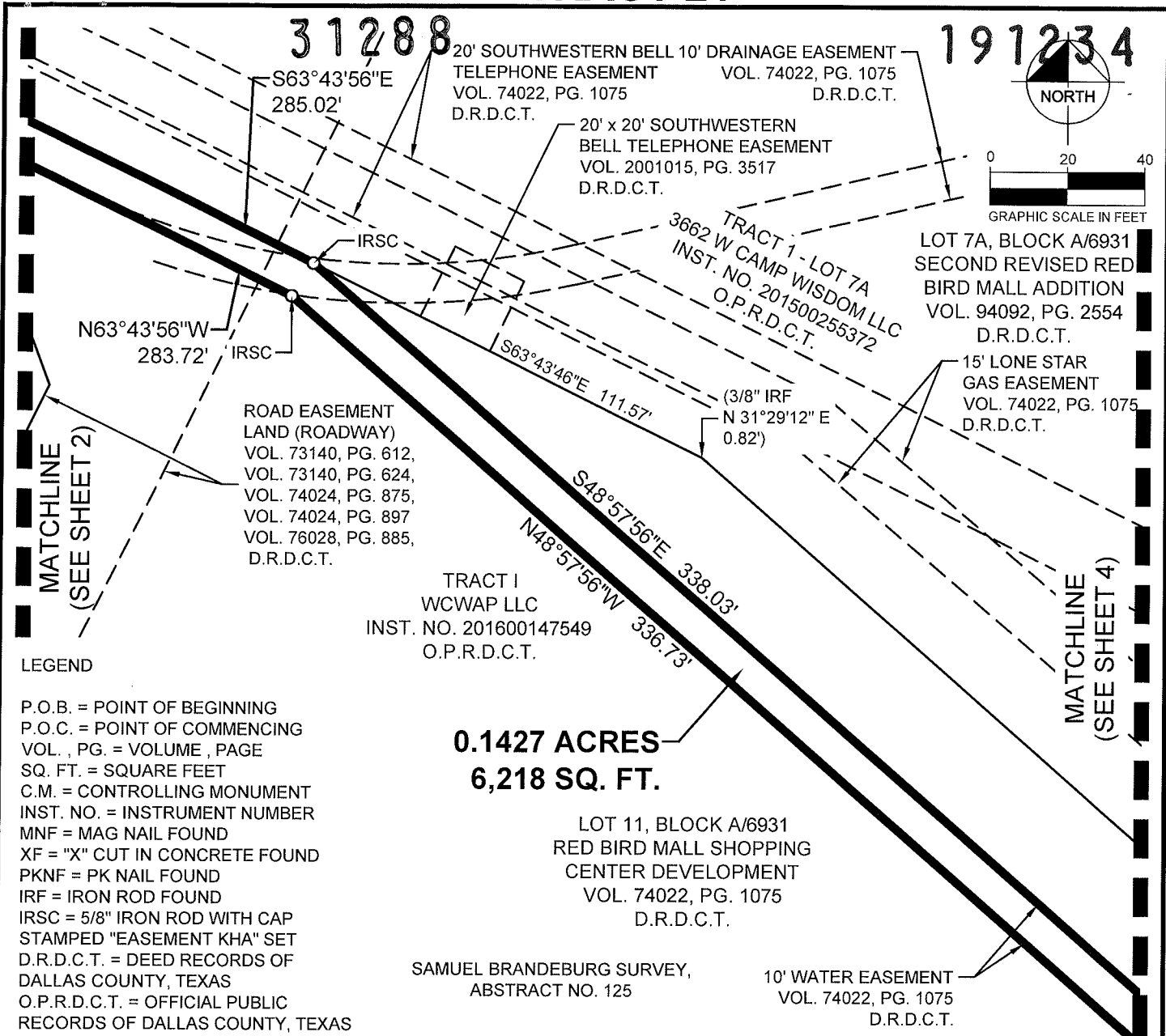


**WATER EASEMENT  
 ABANDONMENT**  
 PART OF LOT 11, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
 CENTER DEVELOPMENT  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**  
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

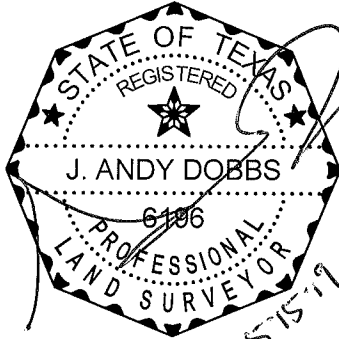
Scale 1" = 40'	Drawn by JBH	Checked by JAD	Date FEB. 2019	Project No. 064508500	Sheet No. 2 OF 4
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# EXHIBIT A-TRACT 21



(For SPRG use only)  
Reviewed By: G.S.  
Date: 5-30-19  
SPRG NO: 4874

J. ANDY DOBBS  
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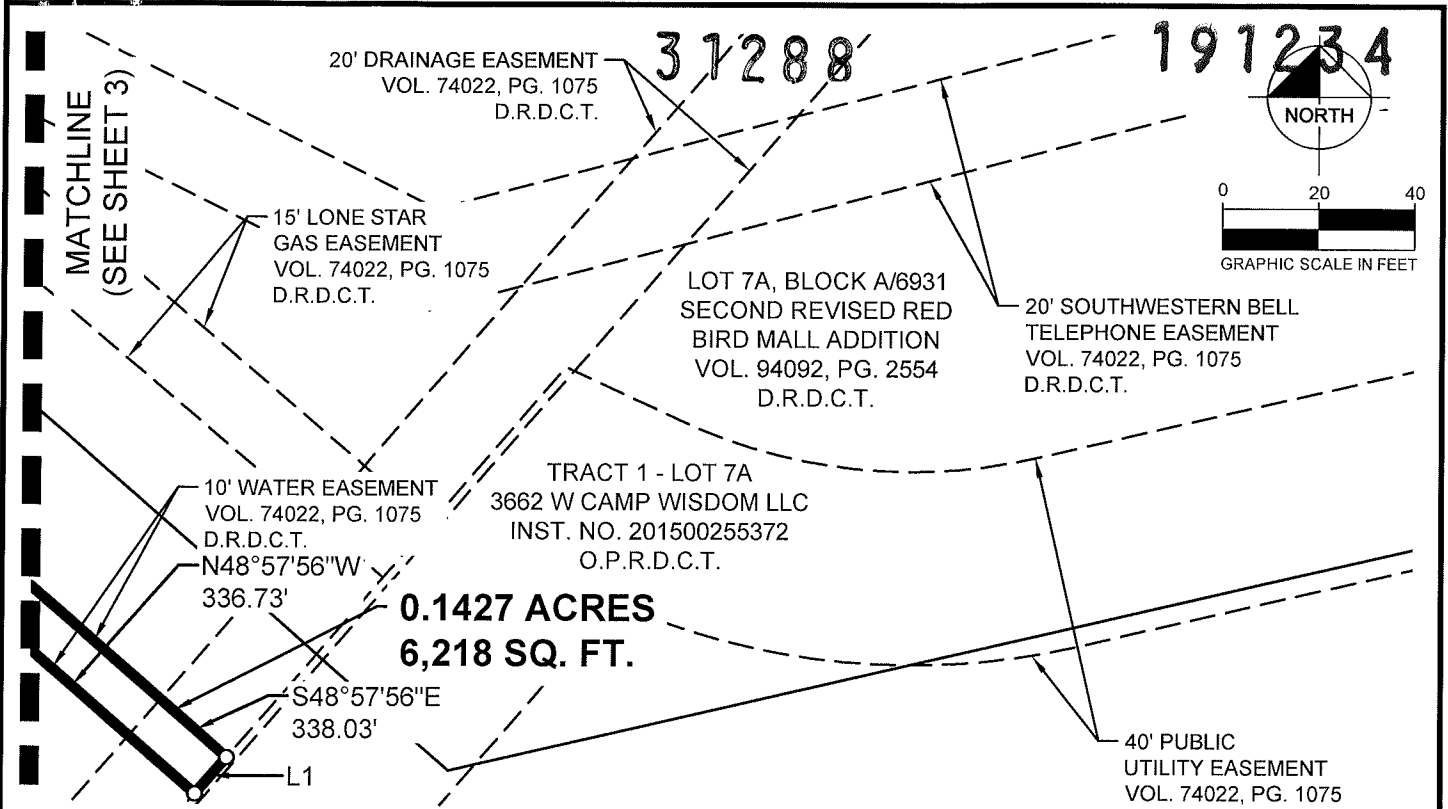
WATER EASEMENT  
ABANDONMENT  
PART OF LOT 11, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 4

# EXHIBIT A-TRACT 21



**LEGEND**

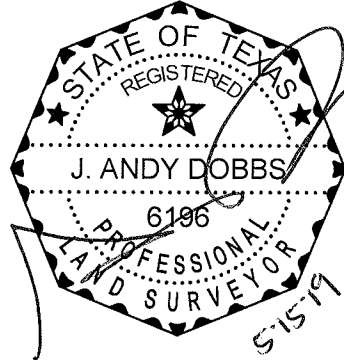
P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 VOL., PG. = VOLUME, PAGE  
 SQ. FT. = SQUARE FEET  
 C.M. = CONTROLLING MONUMENT  
 INST. NO. = INSTRUMENT NUMBER  
 MNF = MAG NAIL FOUND  
 XF = "X" CUT IN CONCRETE FOUND  
 PKNF = PK NAIL FOUND  
 IRF = IRON ROD FOUND  
 IRSC = 5/8" IRON ROD WITH CAP  
 STAMPED "EASEMENT KHA" SET  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**NOTES**

1. See line table on sheet 4.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By: G.S.  
 Date: 5-30-19  
 SPRG NO: 4874

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



TRACT I  
 WCWAP LLC  
 INST. NO. 201600147549  
 O.P.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
 ABSTRACT NO. 125

LOT 11, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
 CENTER DEVELOPMENT  
 VOL. 74022, PG. 1075  
 D.R.D.C.T.

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S41°02'05"W	10.00'
L3	N26°16'04"E	10.00'
L4	S26°16'04"W	20.00'

**WATER EASEMENT  
 ABANDONMENT**  
 PART OF LOT 11, BLOCK A/6931  
 RED BIRD MALL SHOPPING  
 CENTER DEVELOPMENT  
 SAMUEL BRANDEBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 4

# EXHIBIT A-TRACT 22

LEGAL DESCRIPTION

31288

191234

**BEING** a 1,894 square foot (0.0435 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 8A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas, and being part of "TRACT 1" described in General Warranty Deed to WCWAP LLC recorded in Instrument No. 201600147541, Official Public Records of Dallas County, Texas, and being part of a 10-foot wide water easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at a point in the northeast right-of-way line of Interstate Highway No. 20 (a variable width right-of-way, Volume 69146, Page 21 of said Deed Records), for the southernmost southeast corner of Lot 7A, Block A/6931 of said Second Revised Red Bird Mall Addition, and being the southwest corner of Lot 10-A, Block A/6931, Cinema Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76241, Page 3 of said Deed Records; from said point a 1/2-inch iron rod with cap stamped "HALFF ASSOC" found bears South 89°33'34" West, a distance of 1.10 feet;

**THENCE** departing said northeast right-of-way line of Interstate Highway No. 20, and with the common line of said Lot 7A and Lot 10-A, North 12°57'56" West, a distance of 276.04 feet a point in the south line of said Lot 8A, for the northwest corner of said Lot 10-A, and being a southeast corner of said Lot 7A; from said point an "X" cut in concrete found bears South 83°52'10" West, a distance of 1.24 feet;

**THENCE** with the common line of said Lot 10-A and Lot 8A, North 77°02'04" East, a distance of 111.99 feet to a mag nail set in the west line of said 10-foot wide water easement, and being the **POINT OF BEGINNING**;

**THENCE** departing said common line of Lot 10-A and Lot 8A and with said west line of the 10-foot wide water easement, the following courses and distances:

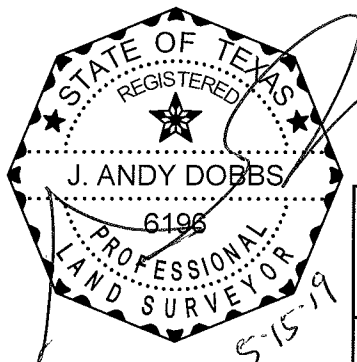
- North 12°57'56" West, a distance of 80.09 feet to a mag nail set for corner;
- North 9°32'04" East, a distance of 109.28 feet to a mag nail set in the south line of a 40-foot wide public utility easement shown on the plat of said Red Bird Mall Shopping Center Development, for the northwest corner of said 10-foot wide water easement;

**THENCE** with the south line of said 40-foot wide public utility easement and with the north line of said 10-foot wide water easement, North 77°02'04" East, a distance of 10.82 feet to a mag nail set for the north east corner of said 10-foot wide water easement;

CONTINUED ON SHEET 2

(For SPRG use only)  
 Reviewed By: G.S.  
 Date: 5-30-19  
 SPRG NO: 4875

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 8A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 4



# EXHIBIT A-TRACT 22

LEGAL DESCRIPTION (CONTINUED)

31288

191234

**THENCE** departing said south line of the 40-foot wide public utility easement and with the east line of said 10-foot wide water easement, the following courses and distances:

South 9°32'04" West, a distance of 111.43 feet to a mag nail set for corner;

South 12°57'56" East, a distance of 78.10 feet to a mag nail set in said common line of Lot 10-A and Lot 8A;

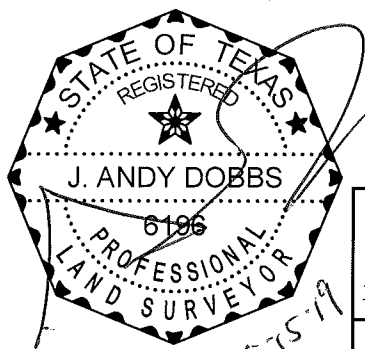
**THENCE** departing said east line of the 10-foot wide water easement and with said common line of Lot 10-A and Lot 8A, South 77°02'04" West, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 1,894 square feet or 0.0435 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: G.S.  
Date: 5-30-19  
SPRG NO: 4875

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
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DALLAS, TEXAS 75240  
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ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
ABANDONMENT  
PART OF LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	2 OF 4

# EXHIBIT A-TRACT 22

31288

MATCHLINE (SEE SHEET 4)

191234

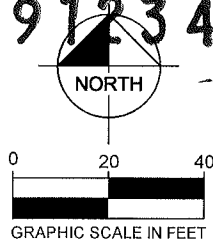
TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

CWRD PROPERTIES LLC  
INST. NO. 201700154800  
O.P.R.D.C.T.

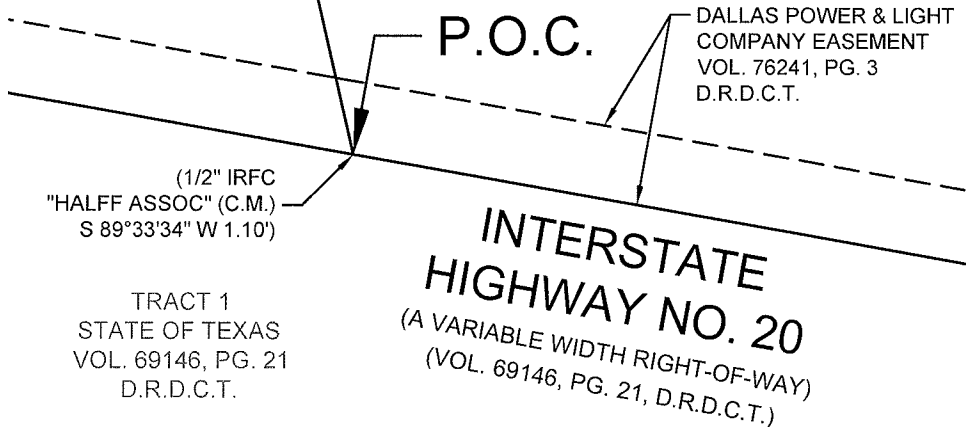
LOT 10-A, BLOCK A/6931  
CINEMA ADDITION  
VOL. 76241, PG. 3  
D.R.D.C.T.



N11°57'56"W 276.04'

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
- XF = "X" CUT IN CONCRETE FOUND
- PKNF = PK NAIL FOUND
- IRF = IRON ROD FOUND
- IRFC = IRON ROD WITH CAP FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS



TRACT 1  
STATE OF TEXAS  
VOL. 69146, PG. 21  
D.R.D.C.T.

**NOTES**

1. See line and curve tables on sheet 4.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

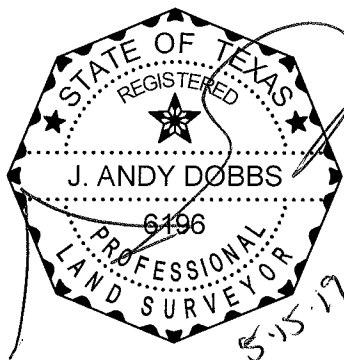
(For SPRG use only)

Reviewed By: C.S.

Date: 5-30-19

SPRG NO: 4875

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**WATER EASEMENT  
ABANDONMENT**  
PART OF LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 4

# EXHIBIT A-TRACT 22

31288

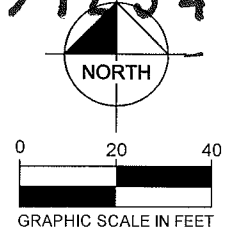
191234

LINE TABLE		
NO.	BEARING	LENGTH
L1	N77°02'04"E	10.82'
L2	S77°02'04"W	10.00'

40' PUBLIC UTILITY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

**0.0435 ACRES**  
**1,894 SQ. FT.**

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.



10' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 77194, PG. 1965  
D.R.D.C.T.

TRACT 1  
WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.

LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885  
D.R.D.C.T.

VARIABLE WIDTH  
ACCESS INGRESSEGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL., PG. = VOLUME, PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
- XF = "X" CUT IN CONCRETE FOUND
- PKNF = PK NAIL FOUND
- IRF = IRON ROD FOUND
- IRFC = IRON ROD WITH CAP FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

N77°02'04"E 111.99'  
(XF (C.M.)  
S 83°52'10" W 1.24')  
N12°57'56"W  
276.04'

CWRD PROPERTIES LLC  
INST. NO. 201700154800  
O.P.R.D.C.T.

15' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 76241, PG. 3, D.R.D.C.T.

LOT 10-A, BLOCK A/6931  
CINEMA ADDITION  
VOL. 76241, PG. 3  
D.R.D.C.T.

**P.O.B.**

**NOTES**

1. All corners of easement to be abandoned are mag nails set unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

**MATCHLINE (SEE SHEET 3)**

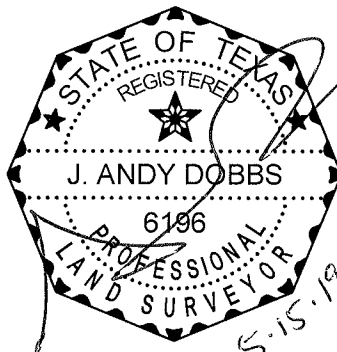
(For SPRG use only)

Reviewed By: G.S.

Date: 5-30-19

SPRG NO: 4875

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
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DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**WATER EASEMENT  
ABANDONMENT**  
PART OF LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 4

# EXHIBIT A-TRACT 23

## LEGAL DESCRIPTION

31288

191234

**BEING** a 109 square foot (0.0025 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 10-A, Block A/6931, Cinema Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76241, Page 3, Deed Records of Dallas County, Texas, and being part of "TRACT 1" described in Special Warranty Deed to CWRD Properties LLC recorded in Instrument No. 201700154800, Official Public Records of Dallas County, Texas, and being part of a 10-foot wide water easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at a point in the northeast right-of-way line of Interstate Highway No. 20 (a variable width right-of-way, Volume 69146, Page 21 of said Deed Records), for the southernmost southeast corner of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554 of said Deed Records, and being the southwest corner of said Lot 10-A; from said point a 1/2-inch iron rod with cap stamped "HALFF ASSOC" found bears South 89°33'34" West, a distance of 1.10 feet;

**THENCE** departing said northeast right-of-way line of Interstate Highway No. 20, and with the common line of said Lot 7A and Lot 10-A, North 12°57'56" West, a distance of 276.04 feet a point in the south line of Lot 8A, Block A/6931 of said Second Revised Red Bird Mall Addition, for the northwest corner of said Lot 10-A, and being a southeast corner of said Lot 7A; from said point an "X" cut in concrete found bears South 83°52'10" West, a distance of 1.24 feet;

**THENCE** with the common line of said Lot 10-A and Lot 8A, North 77°02'04" East, a distance of 111.99 feet to a mag nail set in the west line of said 10-foot wide water easement, and being the **POINT OF BEGINNING**;

**THENCE** departing said west line of the 10-foot wide water easement and continuing with said common line of Lot 10-A and Lot 8A, North 77°02'04" East, a distance of 10.00 feet to a mag nail set in the east line of said 10-foot wide water easement;

**THENCE** departing said common line of Lot 10-A and Lot 8A and with said east line of the 10-foot wide water easement, South 12°57'56" East, a distance of 10.91 feet to a mag nail set for the southeast corner of said 10-foot wide water easement;

**THENCE** with the south line of said 10-foot water easement, South 77°02'04" West, a distance of 10.00 feet to a mag nail set for the southwest corner of said 10-foot wide water easement;

**THENCE** with said west line of the 10-foot wide water easement, North 12°57'56" West, a distance of 10.91 feet to the **POINT OF BEGINNING** and containing 109 square feet or 0.0025 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

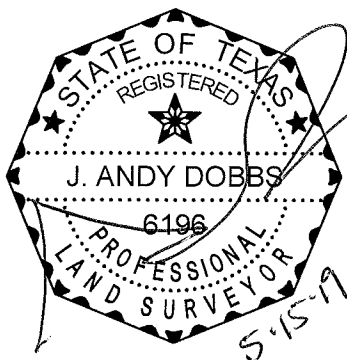
(For SPRG use only)

Reviewed By: G.S.

Date: 5-30-19

SPRG NO: 4876

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 10-A, BLOCK A/6931  
 CINEMA ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

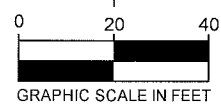
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 3

# EXHIBIT A-TRACT 23

191234

MATCHLINE (SEE SHEET 3)

31288



TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED BIRD  
MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

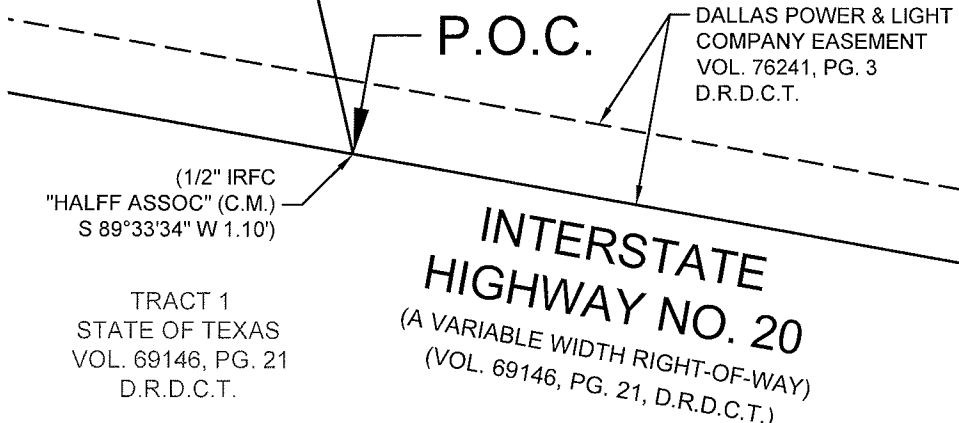
CWRD PROPERTIES LLC  
INST. NO. 201700154800  
O.P.R.D.C.T.

LOT 10-A, BLOCK A/6931  
CINEMA ADDITION  
VOL. 76241, PG. 3  
D.R.D.C.T.

N12°57'56"W 276.04'

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL., PG. = VOLUME, PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
- XF = "X" CUT IN CONCRETE FOUND
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- IRF = IRON ROD FOUND
- IRFC = IRON ROD WITH CAP FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS



(1/2" IRFC  
"HALFF ASSOC" (C.M.)  
S 89°33'34" W 1.10')

TRACT 1  
STATE OF TEXAS  
VOL. 69146, PG. 21  
D.R.D.C.T.

**INTERSTATE  
HIGHWAY NO. 20**  
(A VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 69146, PG. 21, D.R.D.C.T.)

DALLAS POWER & LIGHT  
COMPANY EASEMENT  
VOL. 76241, PG. 3  
D.R.D.C.T.

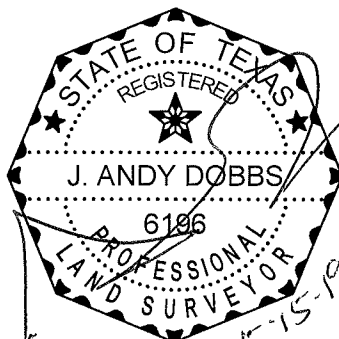
**NOTES**

1. See line and curve tables on sheet 3.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: E.S.  
Date: 5-30-19  
SPRG NO: 4876

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6186  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**WATER EASEMENT  
ABANDONMENT**  
PART OF LOT 10-A, BLOCK A/6931  
CINEMA ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	2 OF 3

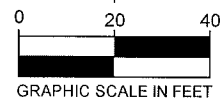
# EXHIBIT A-TRACT 23

31288

191234

LINE TABLE		
NO.	BEARING	LENGTH
L1	N77°02'04"E	10.00'
L2	S12°57'56"E	10.91'
L3	S77°02'04"W	10.00'
L4	N12°57'56"W	10.91'

40' PUBLIC UTILITY EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.



10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

TRACT 1  
WCWAP LLC  
INST. NO. 201600147541  
O.P.R.D.C.T.  
LOT 8A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885  
D.R.D.C.T.

10' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 77194, PG. 1965  
D.R.D.C.T.

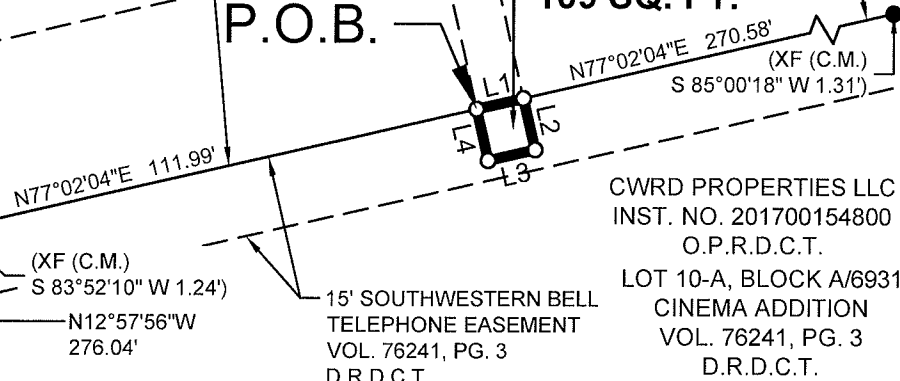
TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.  
LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

VARIABLE WIDTH  
ACCESS INGRESSEGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

0.0025 ACRES  
109 SQ. FT.

LEGEND

- P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCING
  - VOL. , PG. = VOLUME , PAGE
  - SQ. FT. = SQUARE FEET
  - C.M. = CONTROLLING MONUMENT
  - INST. NO. = INSTRUMENT NUMBER
  - MNF = MAG NAIL FOUND
  - XF = "X" CUT IN CONCRETE FOUND
  - PKNF = PK NAIL FOUND
  - IRF = IRON ROD FOUND
  - IRFC = IRON ROD WITH CAP FOUND
  - D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- NOTES



CWRD PROPERTIES LLC  
INST. NO. 201700154800  
O.P.R.D.C.T.  
LOT 10-A, BLOCK A/6931  
CINEMA ADDITION  
VOL. 76241, PG. 3  
D.R.D.C.T.

15' SOUTHWESTERN BELL  
TELEPHONE EASEMENT  
VOL. 76241, PG. 3  
D.R.D.C.T.

MATCHLINE (SEE SHEET 2)

- All corners of easement to be abandoned are mag nails set unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

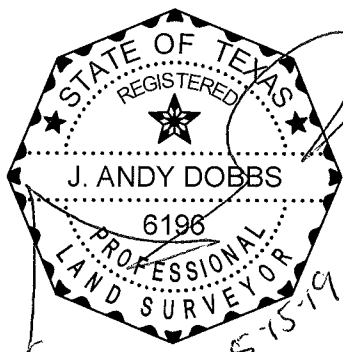
(For SPRG use only)

Reviewed By: C.S.

Date: 5-30-19

SPRG NO: 4876

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
ABANDONMENT  
PART OF LOT 10-A, BLOCK A/6931  
CINEMA ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 3

# EXHIBIT A-TRACT 24

## LEGAL DESCRIPTION

# 31288

# 191234

**BEING** a 5 square foot (0.0001 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas, and being part of "TRACT 1 - LOT 7A" described in Special Warranty Deed to 3662 W Camp Wisdom LLC recorded in Instrument No. 201500255372, Official Public Records of Dallas County, Texas, and being part of a 10-foot wide water easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at a PK nail found in the in the south right-of-way line of Camp Wisdom Road (100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records), for the northwest corner of Lot 2D, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30 of said Deed Records and being a north corner of Lot 2E, Block A/6931 of said Primary Addition;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common lines of said Lot 2D and said Lot 2E, the following courses and distances:

- South 15°19'40" East, a distance of 163.05 feet to a 5/8-inch iron rod with cap stamped "KSC 4019" found for the westernmost southwest corner of said Lot 2D, and being a north corner of said Lot 2E;
- South 60°23'52" East, a distance of 40.56 feet a PK nail found for the southernmost southwest corner of said Lot 2D, and being a north corner of said Lot 2E;
- North 72°35'50" East, a distance of 178.91 feet to a point for corner;

**THENCE** departing said common line of Lot 2D and Lot 2E, South 12°57'56" East, a distance of 596.15 feet to a mag nail set in the common line of said Lot 2E and said Lot 7A, and being in the west line of said 40-foot wide public utility easement, and being the **POINT OF BEGINNING**;

**THENCE** departing said common line of Lot 2E and Lot 7A and with said west line of the 40-foot wide public utility easement, South 12°57'56" East, a distance of 1.99 feet to a mag nail set for the southeast corner of said 10-foot wide water easement;

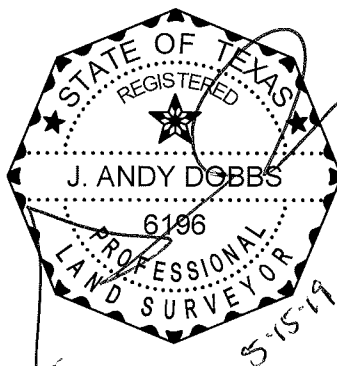
**THENCE** departing said south line of the 40-foot wide public utility easement and with the west line of said 10-foot wide water easement, North 80°27'55" West, a distance of 5.21 feet to a mag nail set in said common line of Lot 2E and Lot 7A;

**THENCE** departing said south line of the 10-foot wide water easement and with said common line of Lot 2E and Lot 7A, North 77°02'04" East, a distance of 4.82 feet to the **POINT OF BEGINNING** and containing 5 square feet or 0.0001 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By: JL  
 Date: 5-28-19  
 SPRG NO: 4877

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 7A, BLOCK A/6931  
 SECOND REVISED RED  
 BIRD MALL ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240      FIRM # 10115500      Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	1 OF 4

# EXHIBIT A-TRACT 24

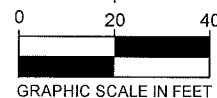
191234

LOT 7, BLOCK G/6045  
MERVYNS ADDITION  
VOL. 82248, PG. 584  
D.R.D.C.T.

DEL REY DRIVE  
31288  
(50-FOOT WIDE  
RIGHT-OF-WAY)

LOT 12, BLOCK A/6942  
WESTMORELAND  
ESTATES ADDITION  
VOL. 12, PG. 389  
D.R.D.C.T.

LOT 11

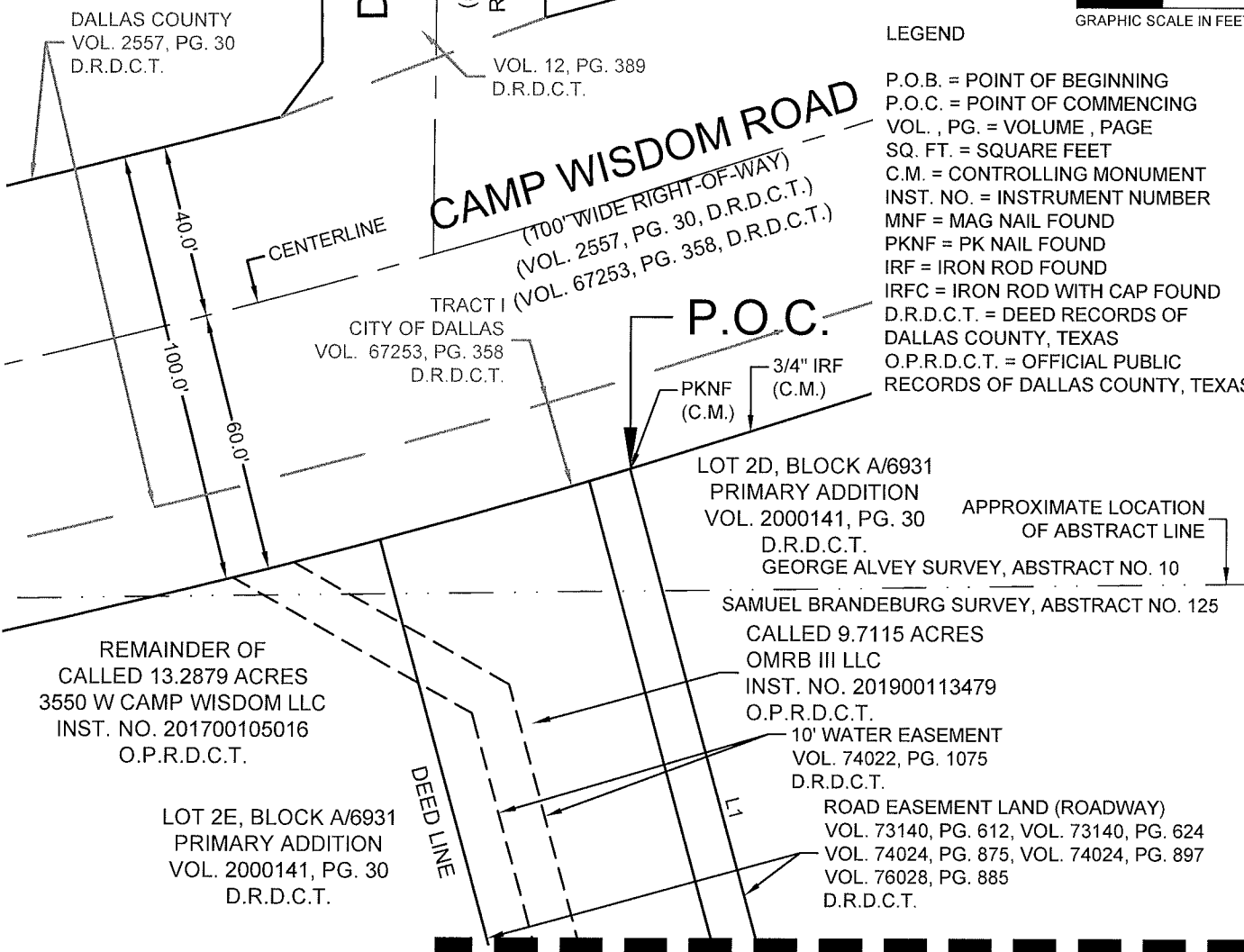


DALLAS COUNTY  
VOL. 2557, PG. 30  
D.R.D.C.T.

VOL. 12, PG. 389  
D.R.D.C.T.

### LEGEND

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
VOL. , PG. = VOLUME , PAGE  
SQ. FT. = SQUARE FEET  
C.M. = CONTROLLING MONUMENT  
INST. NO. = INSTRUMENT NUMBER  
MNF = MAG NAIL FOUND  
PKNF = PK NAIL FOUND  
IRF = IRON ROD FOUND  
IRFC = IRON ROD WITH CAP FOUND  
D.R.D.C.T. = DEED RECORDS OF  
DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC  
RECORDS OF DALLAS COUNTY, TEXAS



REMAINDER OF  
CALLED 13.2879 ACRES  
3550 W CAMP WISDOM LLC  
INST. NO. 201700105016  
O.P.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

LOT 2D, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.  
GEORGE ALVEY SURVEY, ABSTRACT NO. 10

APPROXIMATE LOCATION  
OF ABSTRACT LINE

SAMUEL BRANDEBURG SURVEY, ABSTRACT NO. 125  
CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.  
10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885  
D.R.D.C.T.

### NOTES

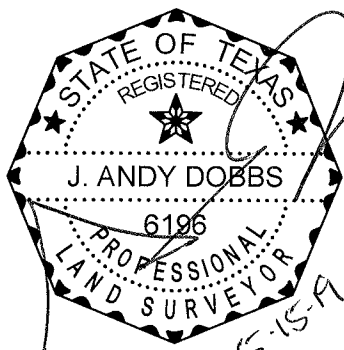
1. See line table on sheet 3.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

MATCHLINE (SEE SHEET 3)

(For SPRG use only)

Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4877

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	2 OF 4



# EXHIBIT A-TRACT 24

191234

MATCHLINE (SEE SHEET 2)

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

31288



LOT 2D, BLOCK A/6931  
PRIMARY ADDITION  
"KSC 4019" VOL. 2000141, PG. 30  
(C.M.) D.R.D.C.T.

PKNF  
(C.M.)

N72°35'50"E 178.91'

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885  
D.R.D.C.T.

SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125

REMAINDER OF  
CALLED 11.9369 ACRES  
OMRB LLC  
INST. NO. 201700324429  
O.P.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

S12°57'57"E 596.15'

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
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- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
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- IRFC = IRON ROD WITH CAP FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	S15°19'40"E	163.05'
L2	S60°23'52"E	40.56'
L3	S12°57'56"E	1.99'
L4	N80°27'55"W	5.21'
L5	N77°02'04"E	4.82'

NOTES

MATCHLINE (SEE SHEET 4)

1. All corners of easement to be abandoned are mag nails set unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

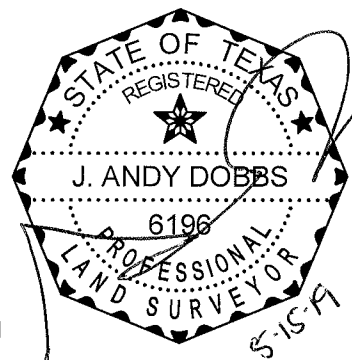
(For SPRG use only)

Reviewed By: JL

Date: 5-28-19

SPRG NO: 4877

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
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SUITE 700  
DALLAS, TEXAS 75240  
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ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

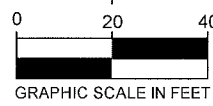
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 4

# EXHIBIT A-TRACT 24

1 9 1 2 3 4

MATCHLINE (SEE SHEET 3)

3 1 2 8 8



LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

10' SANITARY SEWER EASEMENT  
(SHOWN ON PLAT)  
VOL. 2000141, PG. 30  
D.R.D.C.T.

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

P.O.B.

MNF  
(C.M.)

40' PUBLIC UTILITY  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

L5

L3

L4

0.0001 ACRES  
5 SQ. FT.

10' SANITARY  
SEWER EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
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- INST. NO. = INSTRUMENT NUMBER
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- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

CALLED 9.7.115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

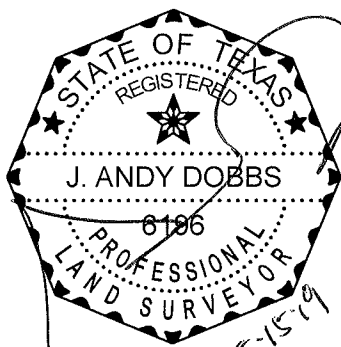
NOTES

1. See line table on sheet 3.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JD  
Date: 5-28-19  
SPRG NO: 4877

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
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DALLAS, TEXAS 75240  
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WATER EASEMENT  
ABANDONMENT  
PART OF LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	4 OF 4

# EXHIBIT A-TRACT 25

LEGAL DESCRIPTION

31288

191234

**BEING** a 100 square foot (0.0023 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, being part of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30, Deed Records of Dallas County, Texas, being part of a remainder tract of called 11.9369 acre tract of land described in General Warranty Deed to OMRB LLC recorded in Instrument No. 201700324429, Official Public Records of Dallas County, Texas, being part of a 10-foot wide water easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records and being more particularly described as follows:

**COMMENCING** at a PK nail found for the southwest corner of Lot 2D, Block A/6931 of said Primary Addition and being in the north line of a 9.7115 acre tract of land described in Limited General Warranty Deed to OMRB III LLC recorded in Instrument No. 201900113479 of said Official Public Records;

**THENCE** with the west line of said Lot 2D, North 60°23'52" West, a distance of 40.56 feet to a 5/8" iron rod with cap stamped "KSC 4019" found for a north corner of said 9.7115 acre tract;

**THENCE** departing said west line of Lot 2D and with a west line of said 9.7115 acre tract, South 20°15'08" East, a distance of 43.71 feet to a mag nail set for corner in the north line of said 10-foot wide water easement and being the **POINT OF BEGINNING**;

**THENCE** departing said north line of the 10-foot wide water easement and continuing with said west line of the 9.7115 acre tract, South 20°15'08" East, a distance of 10.01 feet to a mag nail set for corner in the south line of said 10-foot wide water easement;

**THENCE** departing said west line of 9.7115 acre tract and with said south line of the 10-foot wide water easement, South 72°35'50" West, a distance of 10.01 feet to a mag nail set for corner in a east line of said 9.7115 acre tract;

**THENCE** departing said south line of the 10-foot wide water easement and with said east line of the 9.7115 acre tract, North 20°15'08" West, a distance of 10.01 feet to a mag nail set for corner in said north line of the 10-foot wide water easement;

**THENCE** departing said east line of the 9.7115 acre tract and with said north line of the 10-foot wide water easement, North 72°35'50" East, a distance of 10.01 feet to the **POINT OF BEGINNING** and containing 100 square feet or 0.0023 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

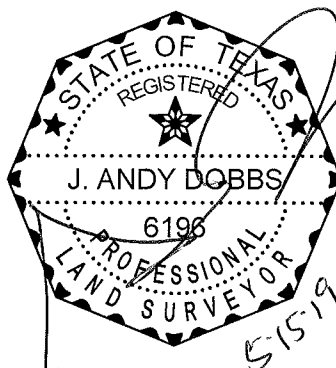
(For SPRG use only)

Reviewed By: JL

Date: 5-28-19

SPRG NO: 4878

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

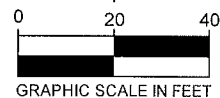
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC/JBH	JAD	APRIL 2019	064508500	1 OF 2

# EXHIBIT A-TRACT 25

31288

191234



CALLLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.  
10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

WILLIAM S. FIELDS  
INST. NO. 201300308208  
O.P.R.D.C.T.

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885, D.R.D.C.T.

REMAINDER OF  
CALLLED 11.9369 ACRES  
OMRB LLC  
INST. NO. 201700324429  
O.P.R.D.C.T.

LOT 2D, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

REMAINDER OF  
CALLLED 13.2879 ACRES  
3550 W CAMP WISDOM LLC  
INST. NO. 201700105016  
O.P.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

**NOTES**

1. All corners of easement to be abandoned are mag nails set unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

5/8" IRFC  
"KSC 4019"  
(C.M.)  
N60°23'52"W  
40.56'

P.O.C.

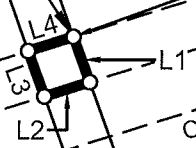
PKNF  
(C.M.)

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

P.O.B.

S20°15'08"E  
43.71'

0.0023 ACRES  
100 SQ. FT.



CALLLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

25'x25' WATER EASEMENT  
INST. NO. 201800003510  
O.P.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897  
VOL. 76028, PG. 885,  
D.R.D.C.T.

REMAINDER OF  
CALLLED 10.3592 ACRES  
OMRB II LLC  
INST. NO. 201900084155  
O.P.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S20°15'08"E	10.01'
L2	S72°35'50"W	10.01'
L3	N20°15'08"W	10.01'
L4	N72°35'50"E	10.01'

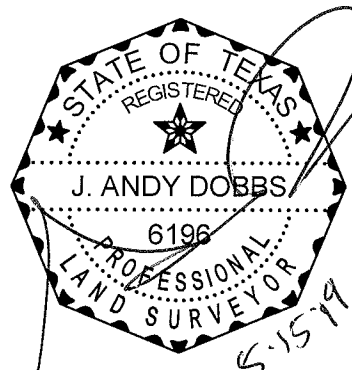
REMAINDER OF  
CALLLED 11.9369 ACRES  
OMRB LLC  
INST. NO. 201700324429  
O.P.R.D.C.T.

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- PKNF = PK NAIL FOUND
- IRFC = IRON ROD WITH CAP FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

(For SPRG use only)  
Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4878

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	2 OF 2

# EXHIBIT A-TRACT 26

LEGAL DESCRIPTION

31288

191234

**BEING** a 9,356 square foot (0.2148 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, being part of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30, Deed Records of Dallas County, Texas, being part of a called 9.7115 acre tract of land described in Limited General Warranty Deed to OMRB III LLC recorded in Instrument No. 201900113479, Official Public Records of Dallas County, Texas, being part of a 10-foot wide water easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found in the south right-of-way line of Camp Wisdom Road (100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records), for the northeast corner of Lot 1, Block A/6931, Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records, and being the northwest corner of said Lot 2E;

**THENCE** departing said south right-of-way line of Camp Wisdom Road, with the common line of said Lot 2E and said Lot 1, South 17°02'56" East, a distance of 301.96 feet to a mag nail set in the north line of said 10-foot wide water easement for the **POINT OF BEGINNING**;

**THENCE** departing said common line of Lot 2E and Lot 1 and with said north line of the 10-foot wide water easement, the following courses and distances:

- North 71°22'20" East, a distance of 495.25 feet to a mag nail set for corner;
- North 15°19'39" West, a distance of 164.23 feet to a mag nail set for corner;
- North 60°49'39" West, a distance of 14.15 feet to an "X" cut in concrete set in the north line of said 9.7115 acre tract;

**THENCE** departing said north line of the 10-foot wide water easement and with said north line of the 9.7115 acre tract, North 15°19'40" West, a distance of 14.02 feet to an "X" cut in concrete set in said north line of the 10-foot wide water easement;

**THENCE** departing said north line of the 9.7115 acre tract and with said north line of the 10-foot wide water easement, the following courses and distances:

- South 60°49'39" East, a distance of 28.17 feet to a mag nail set for corner;
- South 15°19'39" East, a distance of 167.85 feet to a mag nail set for corner;
- North 71°22'20" East, a distance of 9.83 feet to a mag nail set for corner;
- North 72°35'50" East, a distance of 23.87 feet to a mag nail set for corner in said north line of the 9.7115 acre tract;

CONTINUED ON SHEET 2

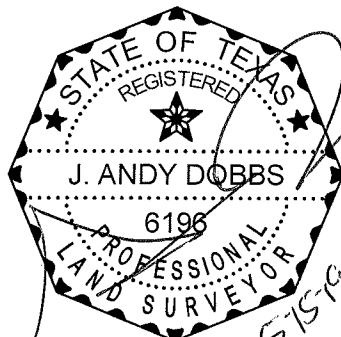
(For SPRG use only)

Reviewed By: JL

Date: 5-22-19

SPRG NO: 4879

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC/JBH	JAD	APRIL 2019	064508500	1 OF 7

# EXHIBIT A-TRACT 26

LEGAL DESCRIPTION

31288

191234

**THENCE** departing said north line of the 10-foot wide water easement and with said north line of the 9.7115 acre tract, South 20°15'08" East, a distance of 10.01 feet to a mag nail set for corner in the south line of said 10-foot wide water easement;

**THENCE** departing said north line of the 9.7115 acre tract and with said south line of the 10-foot wide water easement, the following courses and distances:

- South 72°35'50" West, a distance of 24.26 feet to a mag nail set for corner;
- South 71°22'20" West, a distance of 212.95 feet to a mag nail set for corner;
- South 12°57'55" East, a distance of 188.61 feet to a mag nail set for corner;
- South 32°02'05" West, a distance of 20.40 feet to a mag nail set in the north line of a 40-foot wide public utility easement shown on the plat of said Red Bird Mall Shopping Center Development;

**THENCE** continuing with the south line of said 10-foot wide water easement and with said north line of the 40-foot wide public utility easement, South 77°02'04" West, a distance of 12.07 feet to a mag nail set for corner;

**THENCE** departing said north line of the 40-foot wide public utility easement and continuing with said south line of the 10-foot wide water easement, the following courses and distances:

- North 12°57'55" West, a distance of 2.07 feet to a mag nail set for corner;
- North 32°02'05" East, a distance of 23.33 feet to a mag nail set for corner;
- North 12°57'55" West, a distance of 183.47 feet to a mag nail set for corner;
- South 71°22'20" West, a distance of 292.27 feet to a mag nail set in said common line of Lot 2E and Lot 7A;

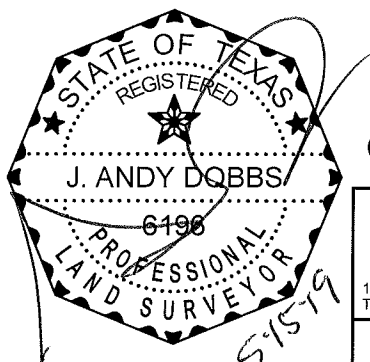
**THENCE** departing said south line of the 10-foot wide water easement, with said common line of Lot 2E and Lot 7A and with said common line of Lot 2E and Lot 1, North 17°02'56" West, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 9,356 square feet or 0.2148 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
 Date: 5-28-19  
 SPRG NO: 4879

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC/JBH	JAD	APRIL 2019	064508500	2 OF 7

# EXHIBIT A-TRACT 26

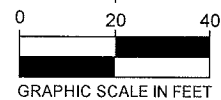
31288

191234

LOT 4, BLOCK G/6045  
REDBIRD TOYS  
R US ADDITION  
VOL. 81158, PG. 1585  
D.R.D.C.T.

LOT 5, BLOCK G/6045  
MERVYNS ADDITION  
VOL. 82248, PG. 584  
D.R.D.C.T.

LOT 6, BLOCK G/6045  
MERVYNS ADDITION  
VOL. 82248, PG. 584, D.R.D.C.T.



## CAMP WISDOM ROAD

(100' WIDE RIGHT-OF-WAY)  
(VOL. 2557, PG. 30, D.R.D.C.T.)  
(VOL. 67253, PG. 358, D.R.D.C.T.)

DALLAS COUNTY  
VOL. 2557, PG. 30  
D.R.D.C.T.

GEORGE ALVEY SURVEY,  
ABSTRACT NO. 10

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

CENTERLINE

APPROXIMATE  
LOCATION OF  
ABSTRACT LINE

P.O.C.

TRACT 1

TRACT I  
CITY OF DALLAS  
VOL. 67253, PG. 358  
D.R.D.C.T.

5/8" IRF  
(C.M.)

XF  
(C.M.)

XF  
(C.M.)

LOT 2A, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 95163, PG. 2154  
D.R.D.C.T.

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

XF  
(C.M.)

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

CWRD PROPERTIES LLC  
INST. NO. 201600289936  
O.P.R.D.C.T.

VARIABLE WIDTH  
ACCESS INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

### LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MNF = MAG NAIL FOUND
- XS = "X" CUT IN CONCRETE SET
- XF = "X" CUT IN CONCRETE FOUND
- PKNF = PK NAIL FOUND
- IRF = IRON ROD FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

CALLLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

ROAD EASEMENT  
LAND (ROADWAY)  
VOL. 73140, PG. 612,  
VOL. 73140, PG. 624,  
VOL. 74024, PG. 875,  
VOL. 74024, PG. 897,  
VOL. 76028, PG. 885,  
D.R.D.C.T.

TRACT 1  
CWRD PROPERTIES LLC  
INST. NO. 201700105711  
O.P.R.D.C.T.

LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

MATCHLINE (SEE SHEET 4)

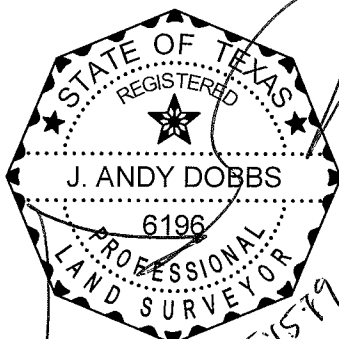
### NOTES

1. See line and curve tables on sheet 7.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4879

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
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SUITE 700  
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PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

# Kimley»Horn

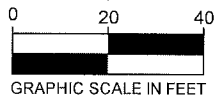
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	3 OF 7

# EXHIBIT A-TRACT 26

191234

MATCHLINE (SEE SHEET 3)



31288

LOT 2A, BLOCK A/6931  
RED BIRD/MAY ADDITION  
SAMUEL BRANDEBURG SURVEY, VOL. 95163, PG. 2154  
ABSTRACT NO. 125  
D.R.D.C.T.

TRACT 1  
CWRD PROPERTIES LLC  
INST. NO. 201700105711  
O.P.R.D.C.T.

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 1, BLOCK A/6931  
RED BIRD MALL SHOPPING  
CENTER DEVELOPMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

**0.2148 ACRES  
9,356 SQ. FT.**

P.O.B.

6' SANITARY  
SEWER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

S17°02'56"E  
301.96'

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

10' WATER  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

(1/2" IRF  
N 89°29'33" W 0.43')

10' x 15' WATER  
EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

MATCHLINE  
(SEE SHEET 5)

15' WATER EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

N71°22'20"E  
495.25'

15' SANITARY  
SEWER EASEMENT  
VOL. 95163, PG. 2154  
D.R.D.C.T.

L11

MNF  
(C.M.)

XF  
(C.M.)

S71°22'20"W  
292.27'

3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

VARIABLE WIDTH ACCESS  
INGRESS EGRESS  
VOL. 74022, PG. 1075  
D.R.D.C.T.

MNF  
(C.M.)

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885, D.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

**LEGEND**

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- P.O.C. = POINT OF COMMENCING
- VOL. , PG. = VOLUME , PAGE
- SQ. FT. = SQUARE FEET
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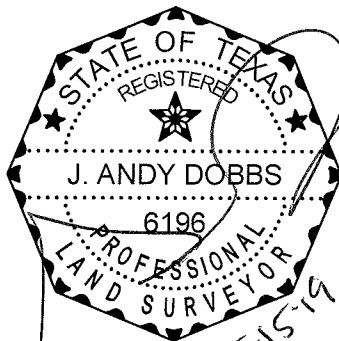
**NOTES**

1. See line and curve tables on sheet 7.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 5-28-19  
SPRG NO: 4879

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
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ANDY.DOBBS@KIMLEY-HORN.COM



**WATER EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDEBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

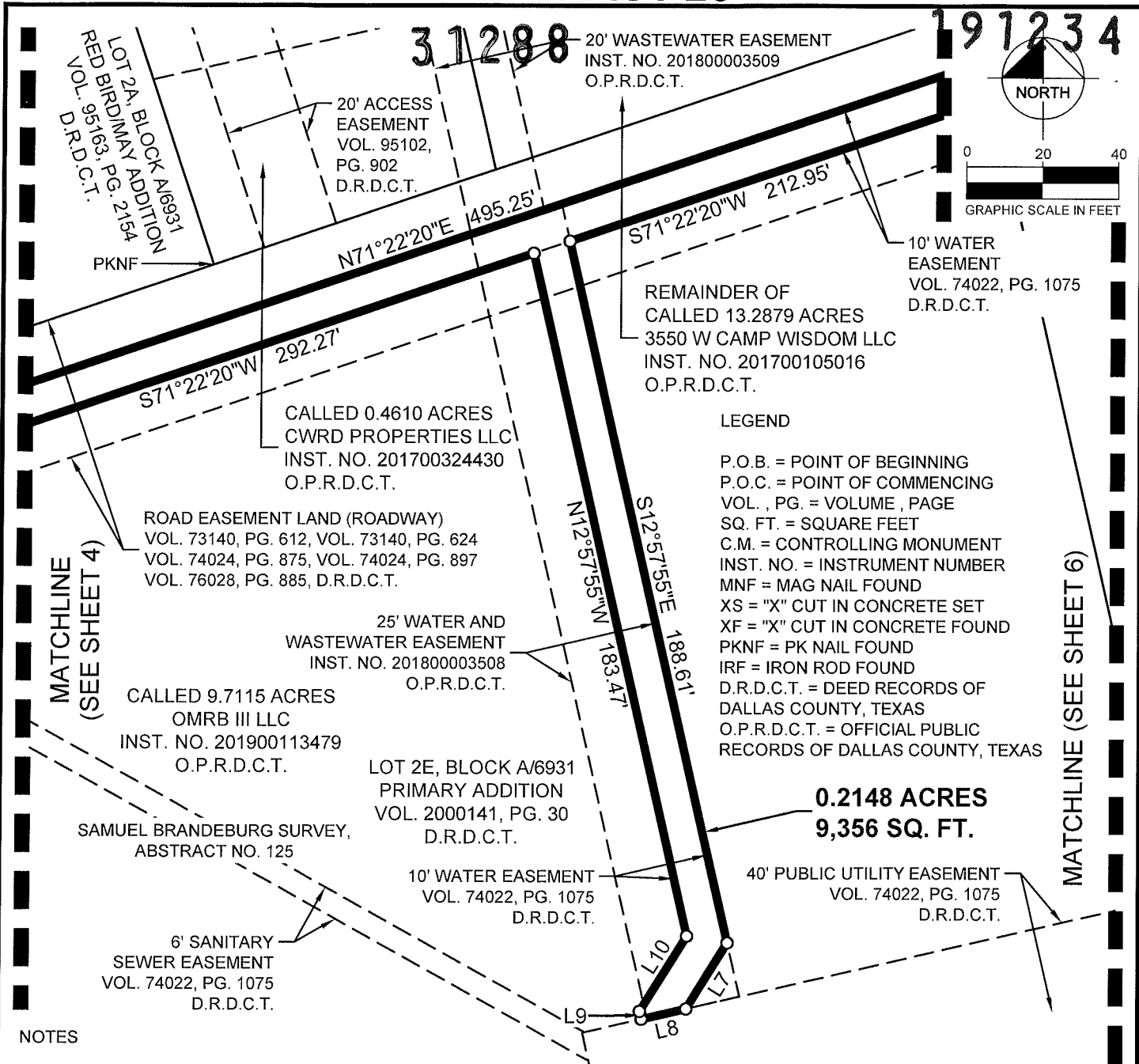
**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	4 OF 7



# EXHIBIT A-TRACT 26

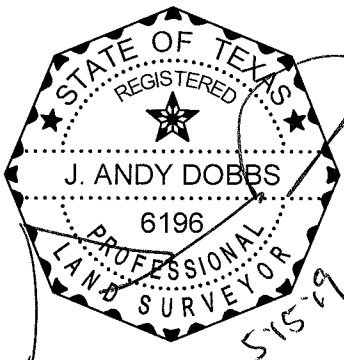


**NOTES**

1. See line and curve tables on sheet 7.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

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 Reviewed By: JL  
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**WATER EASEMENT  
 ABANDONMENT**  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

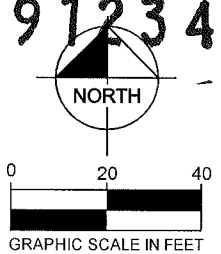
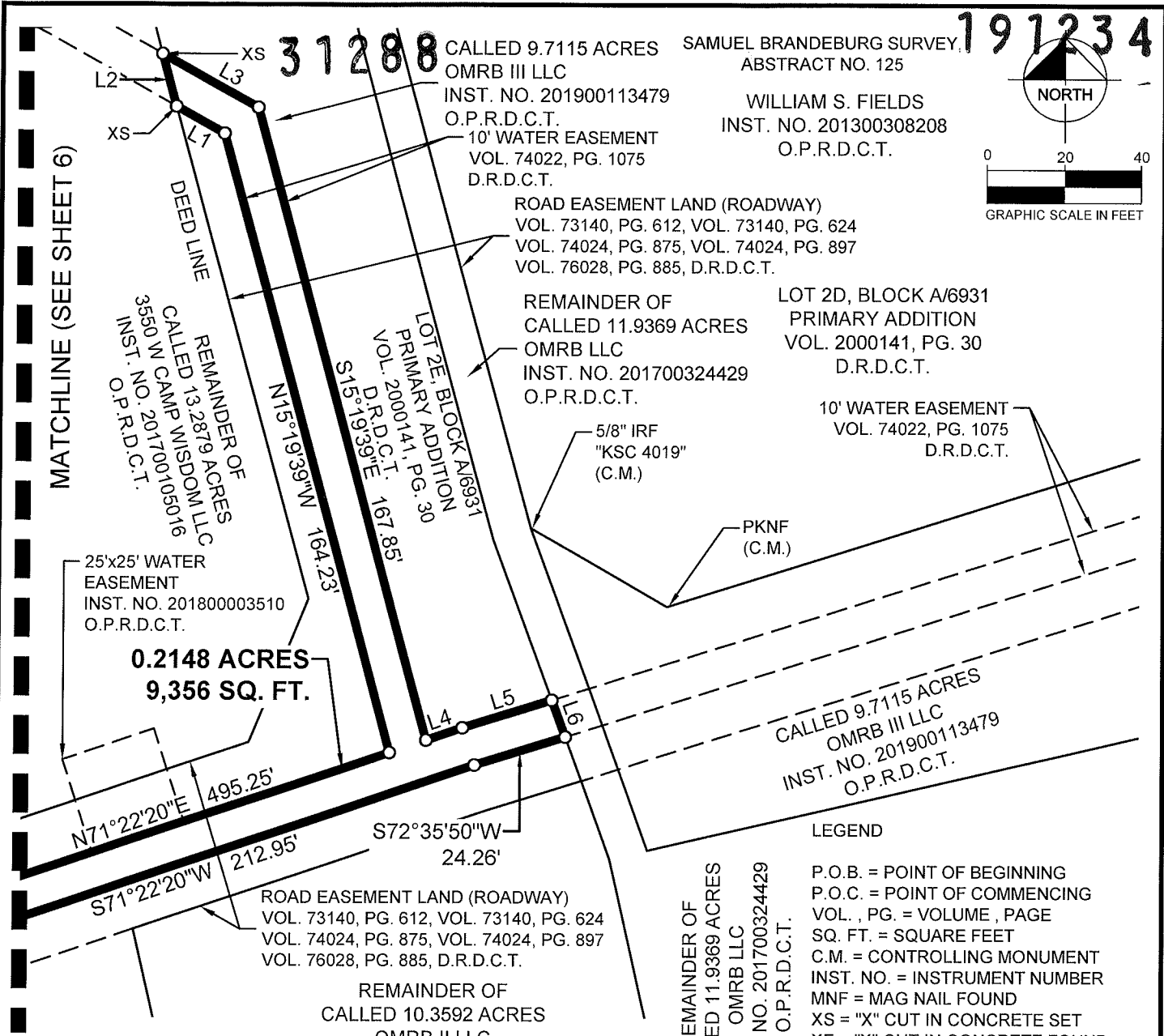
**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	5 OF 7

# EXHIBIT A-TRACT 26

191234



MATCHLINE (SEE SHEET 6)

**0.2148 ACRES**  
**9,356 SQ. FT.**

**NOTES**

1. See line and curve tables on sheet 7.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

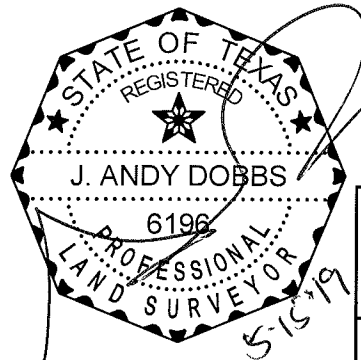
(For SPRG use only)

Reviewed By: JL

Date: 5-28-19

SPRG NO: 4879

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



CALLLED 9.7115 ACRES SAMUEL BRANDENBURG SURVEY, ABSTRACT NO. 125

OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.  
10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

WILLIAM S. FIELDS  
INST. NO. 201300308208  
O.P.R.D.C.T.

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885, D.R.D.C.T.

REMAINDER OF  
CALLED 11.9369 ACRES  
OMRB LLC  
INST. NO. 201700324429  
O.P.R.D.C.T.

LOT 2D, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

5/8" IRF  
"KSC 4019"  
(C.M.)

PKNF  
(C.M.)

CALLLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

**LEGEND**

REMAINDER OF  
CALLED 11.9369 ACRES  
OMRB LLC  
INST. NO. 201700324429  
O.P.R.D.C.T.

- P.O.B. = POINT OF BEGINNING
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- VOL., PG. = VOLUME, PAGE
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- C.M. = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
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- XS = "X" CUT IN CONCRETE SET
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- IRF = IRON ROD FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**WATER EASEMENT  
ABANDONMENT**  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	6 OF 7

# EXHIBIT A-TRACT 26

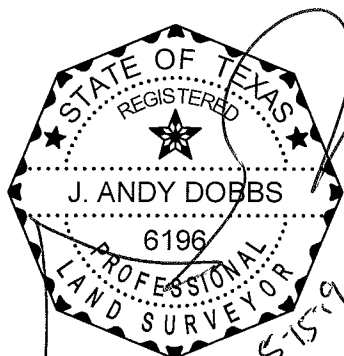
31288

191234

LINE TABLE		
NO.	BEARING	LENGTH
L1	N60°49'39"W	14.15'
L2	N15°19'40"W	14.02'
L3	S60°49'39"E	28.17'
L4	N71°22'20"E	9.83'
L5	N72°35'50"E	23.87'
L6	S20°15'08"E	10.01'
L7	S32°02'05"W	20.40'
L8	S77°02'04"W	12.07'
L9	N12°57'55"W	2.07'
L10	N32°02'05"E	23.33'
L11	N17°02'56"W	10.00'

(For SPRG use only)  
 Reviewed By: JL  
 Date: 5-28-19  
 SPRG NO: 4879

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240      FIRM # 10115500      Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	7 OF 7

# EXHIBIT A-TRACT 27

LEGAL DESCRIPTION

31288

191234

**BEING** a 5,330 square foot (0.1224 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, being part of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30, Deed Records of Dallas County, Texas, being part of a called 9.7115 acre tract of land described in Limited General Warranty Deed to OMRB III LLC recorded in Instrument No. 201900113479, Official Public Records of Dallas County, Texas, being part of a 10-foot wide water easement shown on the plat of Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075 of said Deed Records and being more particularly described as follows:

**COMMENCING** at a PK nail found for the southwest corner of Lot 2D, Block A/6931 of said Primary Addition and being in the north line of said 9.7115 acre tract;

**THENCE** with the west line of said Lot 2D, North 60°23'52" West, a distance of 40.56 feet to a 5/8" iron rod with cap stamped "KSC 4019" found for corner in the north line of said 9.7115 acre tract;

**THENCE** departing said west line of Lot 2D and with said north line of the 9.7115 acre tract, South 20°15'08" East, a distance of 43.71 feet to a point in the north line of said 10-foot wide water easement and being the **POINT OF BEGINNING**;

**THENCE** departing said north line of the 9.7115 acre tract and with said north line of the 10-foot wide water easement, the following courses and distances:

North 72°35'50" East, a distance of 310.14 feet to a mag nail set for corner at the beginning of a tangent curve to the right having a central angle of 3°08'15", a radius of 884.00 feet, a chord bearing and distance of North 74°09'56" East, 48.40 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 48.41 feet to a mag nail set for corner; South 12°57'55" East, a distance of 22.02 feet to a mag nail set in the common line of said Lot 2E and Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554 of said Deed Records, and being the beginning of a non-tangent curve to the left having a central angle of 0°20'25", a radius of 862.00 feet, a chord bearing and distance of South 75°32'19" West, 5.12 feet;

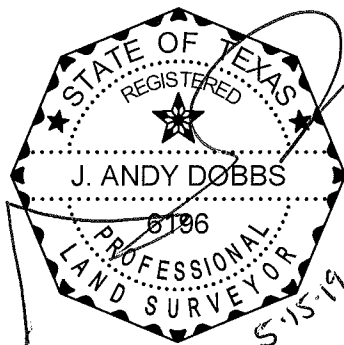
**THENCE** departing said north line of the 10-foot wide water easement and with said common line of Lot 2E and 7A, the following courses and distances:

In a southwesterly direction, with said curve to the left, an arc distance of 5.12 feet to a mag nail found for corner; South 12°57'56" East, a distance of 336.48 feet to a mag nail set for corner in the south line of said 10-foot wide water easement;

CONTINUED ON SHEET 2

(For SPRG use only)	
Reviewed By: <u>JL</u>	
Date: <u>5-28-19</u>	
SPRG NO: <u>4881</u>	

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
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ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC/JBH	JAD	APRIL 2019	064508500	1 OF 5

# EXHIBIT A-TRACT 27

LEGAL DESCRIPTION

31288

191234

**THENCE** departing said common line of Lot 2E and 7A and with said south line of the 10-foot wide water easement;

North 57°57'55" West, a distance of 6.91 feet to a mag nail set for corner;

North 12°57'55" West, a distance of 343.45 feet to a mag nail set at the beginning of a non-tangent curve to the left having a central angle of 2°28'01", a radius of 874.00 feet, a chord bearing and distance of South 73°49'49" West, 37.63 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 37.63 feet to a mag nail set for corner;

South 72°35'50" West, a distance of 309.64 feet to a mag nail set for corner in said north line of the 9.7115 acre tract;

**THENCE** departing said south line of the 10-foot wide water easement and with said north line of the 9.7115 acre tract, North 20°15'08" West, a distance of 10.01 feet to the **POINT OF BEGINNING** and containing 5,330 square feet or 0.1224 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

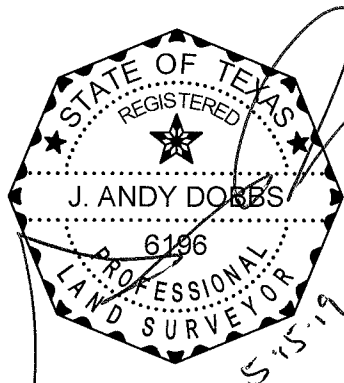
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Reviewed By: JL

Date: 5-28-19

SPRG NO: 4881

J. ANDY DOBBS  
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 ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
 ABANDONMENT  
 PART OF LOT 2E, BLOCK A/6931  
 PRIMARY ADDITION  
 SAMUEL BRANDENBURG SURVEY,  
 ABSTRACT NO. 125  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

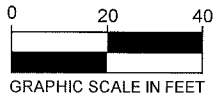
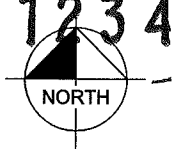
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC/JBH	JAD	APRIL 2019	064508500	2 OF 5

# EXHIBIT A-TRACT 27

191234

31288



SAMUEL BRANDBURG SURVEY  
ABSTRACT NO. 125

WILLIAM S. FIELDS  
INST. NO. 201300308208  
O.P.R.D.C.T.

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.  
10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885, D.R.D.C.T.

REMAINDER OF  
CALLED 11.9369 ACRES  
OMRB LLC  
INST. NO. 201700324429  
O.P.R.D.C.T.

LOT 2D, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

DEED LINE  
REMAINDER OF  
CALLED 13.2879 ACRES  
3550 W CAMP WISDOM LLC  
INST. NO. 201700105016  
O.P.R.D.C.T.

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

5/8" IRFC  
"KSC 4019"  
(C.M.)  
N60°23'52"W  
40.56'

P.O.C.

PKNF  
(C.M.)

25'x25' WATER  
EASEMENT  
INST. NO. 201800003510  
O.P.R.D.C.T.

P.O.B.

L3

S20°15'08"E 43.71'  
N72°35'50"E 310.14'  
S72°35'50"W 309.64'

0.1224 ACRES  
5,330 SQ. FT.  
CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

ROAD EASEMENT LAND (ROADWAY)  
VOL. 73140, PG. 612, VOL. 73140, PG. 624  
VOL. 74024, PG. 875, VOL. 74024, PG. 897  
VOL. 76028, PG. 885, D.R.D.C.T.

REMAINDER OF  
CALLED 10.3592 ACRES  
OMRB II LLC  
INST. NO. 201900084155  
O.P.R.D.C.T.

LEGEND

REMAINDER OF  
CALLED 11.9369 ACRES  
OMRB LLC  
INST. NO. 201700324429  
O.P.R.D.C.T.

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
VOL. , PG. = VOLUME , PAGE  
SQ. FT. = SQUARE FEET  
C.M. = CONTROLLING MONUMENT  
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XF = "X" CUT IN CONCRETE FOUND  
PKNF = PK NAIL FOUND  
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D.R.D.C.T. = DEED RECORDS OF  
DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC  
RECORDS OF DALLAS COUNTY, TEXAS

NOTES

1. See line and curve tables on sheet 4.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

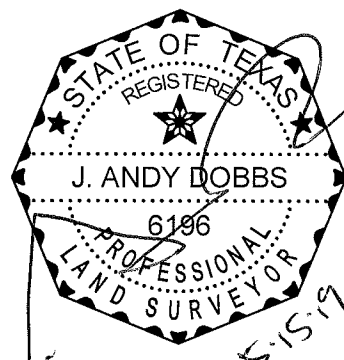
(For SPRG use only)

Reviewed By: JL

Date: 5-28-19

SPRG NO: 4881

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
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ANDY.DOBBS@KIMLEY-HORN.COM



WATER EASEMENT  
ABANDONMENT  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	3 OF 5

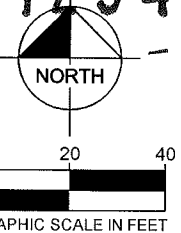
# EXHIBIT A-TRACT 27

191234

MATCHLINE (SEE SHEET 3)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°08'15"	884.00'	48.41'	N74°09'56"E	48.40'
C2	0°20'25"	862.00'	5.12'	S75°32'19"W	5.12'
C3	2°28'01"	874.00'	37.63'	S73°49'49"W	37.63'

LOT 2C, BLOCK A/6931  
RED BIRD/MAY ADDITION  
VOL. 95163, PG. 2154  
D.R.D.C.T.



LOT 2D, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

CALLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

**0.1224 ACRES**  
**5,330 SQ. FT.**

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

REMAINDER OF  
CALLED 11.9369 ACRES  
OMRB LLC  
INST. NO. 201700324429  
O.P.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S12°57'55"E	22.02'
L2	N57°57'55"W	6.91'
L3	N20°15'08"W	10.01'

SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

**LEGEND**

- P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCING
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- NOTES**
1. All corners of easement to be abandoned are mag nails set unless otherwise noted.
  2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

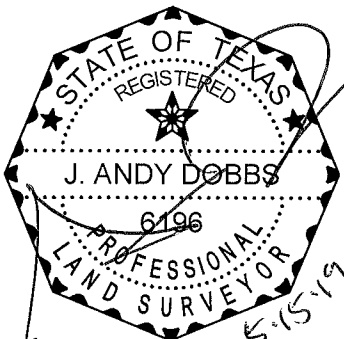
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**WATER EASEMENT  
ABANDONMENT**  
PART OF LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	4 OF 5

# EXHIBIT A-TRACT 27

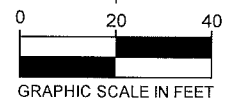
1 9 1 2 3 4

MATCHLINE (SEE SHEET 4)

31288

LOT 2E, BLOCK A/6931  
PRIMARY ADDITION  
VOL. 2000141, PG. 30  
D.R.D.C.T.

REMAINDER OF  
CALLED 11.9369 ACRES  
OMRB LLC  
INST. NO. 201700324429  
O.P.R.D.C.T.



SAMUEL BRANDENBURG SURVEY,  
ABSTRACT NO. 125

20' DRAINAGE EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

N12°57'55"W  
343.45'

S12°57'56"E  
336.48'

0.1224 ACRES  
5,330 SQ. FT.

40' PUBLIC UTILITY  
EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

PKNF  
(S 73°58'40" W 0.50')

PKNF  
(S 78°15'29" W 0.48')

**LEGEND**

- P.O.B. = POINT OF BEGINNING
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CALLLED 9.7115 ACRES  
OMRB III LLC  
INST. NO. 201900113479  
O.P.R.D.C.T.

TRACT 1 - LOT 7A  
3662 W CAMP WISDOM LLC  
INST. NO. 201500255372  
O.P.R.D.C.T.

10' WATER EASEMENT  
VOL. 74022, PG. 1075  
D.R.D.C.T.

LOT 7A, BLOCK A/6931  
SECOND REVISED RED  
BIRD MALL ADDITION  
VOL. 94092, PG. 2554  
D.R.D.C.T.

MNF  
(C.M.)

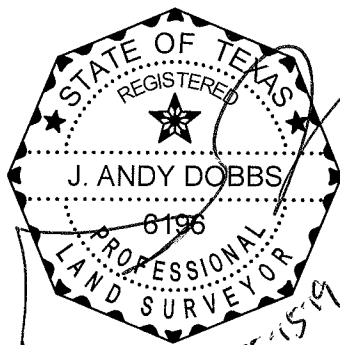
PKNF  
(N 59°08'49" W 0.56')

**NOTES**

1. See line and curve tables on sheet 4.
2. All corners of easement to be abandoned are mag nails set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

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CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTC/JBH	JAD	APRIL 2019	064508500	5 OF 5





## 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.

DATE ADOPTED BY CITY COUNCIL AUG 28 2019

ORDINANCE NUMBER 31288

DATE PUBLISHED AUG 31 2019

ATTESTED BY: