

EXHIBIT A – TRACT 1

ALLEY ABANDONMENT

Part of Block A/5943,
Plymouth Rock Village
Anson McCracken Survey, Abstract No. 868
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 10,607 square foot (0.243 acre) tract of land situated in the Anson McCracken Survey, Abstract No. 868, City of Dallas, Dallas County, Texas and part of Block 5943, an Official Number of the City of Dallas, Texas; said tract being part of that certain 20-foot wide alley crossing Block A/5943, dedicated by the plat of Plymouth Rock Village, an addition to the City of Dallas, Texas according to the plat recorded in Volume 38, Page 199 of the Map Records of Dallas County, Texas; said 10,607 square foot tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "DC&A" cap found at the intersection of the north right-of-way line of Davis Street (a 100-foot right-of-way) recorded in Volume 1759, Page 582 of the Deed Records of Dallas County, Texas and the east right-of-way line of Plymouth Road (a variable width right-of-way) recorded in Volume 98111, Page 73 of said Deed Records, and Volume 1435, Page 515 of said Deed Records; said point being the southwest corner of Block A/5943 of said Plymouth Rock Village;

THENCE, North 01 degree, 03 minutes, 57 seconds East, along the said east line of Plymouth Road and the west line of said Block A/5943, at a distance of 200.11 feet passing the south corner of the west terminus of a Utility Easement recorded in Volume 38, Page 199 of said Map Records, continuing in all a total distance of 220.11 feet (plat: 220.12 feet) to a point (not monumented) at an angle point in the said east line of Plymouth Road; said point being the northwest corner of said Block A/5943 and the north corner of the west terminus of said Utility Easement;

THENCE, North 89 degrees, 11 minutes, 38 seconds East, along the said north line of Block A/5943, at a distance of 8.59 feet passing the southwest corner of a tract of land described as "Tract I" in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900093664 of the Official Public Records of Dallas County, Texas, departing the said east line of Plymouth Road and along the said north line of said Block A/5943 and the said south line of said "Tract I", continuing in all a total distance of 90.51 feet to a point for corner; said point being the **POINT OF BEGINNING**; said point also being the north corner of the west terminus of said 20-foot wide alley;

THENCE, North 89 degrees, 11 minutes, 38 seconds East, along said north line of Block A/5943, the north line of said 20-foot wide alley, and the south line of said Tract I, at a distance of 288.73 passing a drill hole in concrete found for a southeast corner of said "Tract I" and a southwest corner of Lot 1, Block C/5938, DISD 275/Louise Kahn Elementary School Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 97154, Page 955 of the Deed Records of Dallas County, Texas and the southwest corner of a tract of land described in a Deed Without Warranty to CND-West Davis II, LLC recorded in Instrument No. 201900093663 of said Official Public Records, continuing in all a total distance of 523.71 feet to a point for corner (not monumented); said point being the southeast corner of the second referenced CND-West Davis II, LLC tract;

(For SPRG use only)

Reviewed By: G.S.
Date: 7-31-19
SPRG NO: 4918

EXHIBIT A – TRACT 1

ALLEY ABANDONMENT

Part of Block A/5943,
Plymouth Rock Village
Anson McCracken Survey, Abstract No. 868
City of Dallas, Dallas County, Texas

THENCE, South 01 degree, 07 minutes, 03 seconds East, departing the said north line of Block A/5943, the said north line of said 20-foot wide alley, and said south line of Lot 1, over and across said alley, a distance of 19.88 feet (plat: 20.00 feet) to a point for corner (not monumented) in the said south line of said alley;

THENCE, South 89 degrees, 06 minutes, 57 seconds West, along the said south line of said alley, a distance of 524.49 feet to a point for corner; said point being the southwest corner of said alley; said point also being the southeast corner of said Utility Easement;

THENCE, North 01 degrees, 03 minutes, 57 seconds East, along the west line of said alley and the east line of said Utility Easement, a distance of 20.61 feet (plat: 20.00 feet) to the **POINT OF BEGINNING**;

CONTAINING, 10,607 square feet or 0.243 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.


Justin W. Waldrip Date 7/24/19
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Rd, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



1745-18.288EX1(rev2).docx
1745-18.288EX1(rev2).dwg sbp

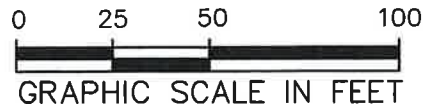
(For SPRG use only)

Reviewed By: G.S.
Date: 7-31-19
SPRG NO: 4918

EXHIBIT A - TRACT 1

LEGEND

	ABANDONMENT PARCEL LINE	M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	POINT FOR CORNER	VOL.	VOLUME
	DRILL HOLE IN CONCRETE FOUND	PG.	PAGE
	1/2-INCH IRON ROD WITH "DC&A" CAP FOUND	INST. NO.	INSTRUMENT NUMBER
	"+" CUT IN CONCRETE FOUND	SF	SQUARE FOOT
	(C.M.) - CONTROLLING MONUMENT	P.O.B.	- POINT OF BEGINNING
		P.O.C.	- POINT OF COMMENCING



PLYMOUTH ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 98111, PG. 73)
(VOL. 1435, PG. 515)
(D.R.D.C.T.)

BLOCK 5943
CND-WEST DAVIS II, LLC
"TRACT I"
(INST. NO. 201900093664)
(O.P.R.D.C.T.)

N 01°03'57" E
20.61'
(PLAT: 20.00')

P.O.B.

N 89°11'38" E 523.71'

N 89°11'38" E
90.51'

S 89°06'57" W 524.49'

20' UTILITY EASEMENT
(VOL. 38, PG. 199)
(M.R.D.C.T.)

20' ALLEY
(VOL. 38, PG. 199)
(M.R.D.C.T.)

ALLEY ABANDONMENT
10,607 SF
(0.243 ACRES)

N 01°03'57" E 220.11'
(PLAT: 220.12')

15' ALLEY EASEMENT
(VOL. 38, PG. 199)
(M.R.D.C.T.)

ANSON MCCrackEN SURVEY
ABSTRACT NO. 868

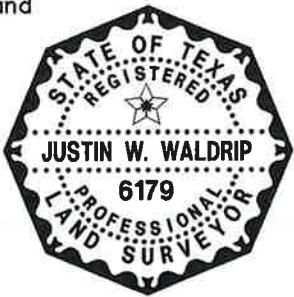
BLOCK A/5943
PLYMOUTH ROCK VILLAGE
(VOL. 38, PG. 199)
(M.R.D.C.T.)
CND-WEST DAVIS II, LLC
"TRACT II"
(INST. NO. 201900093664)
(O.P.R.D.C.T.)

P.O.C.
(C.M.)

DAVIS STREET
(100' RIGHT-OF-WAY)(VOL. 1759, PG. 582)(D.R.D.C.T.)

(For SPRG use only)
Reviewed By: G.S.
Date: 7-31-19
SPRG NO: 4918

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract of land described.



Justin W. Waldrip
Justin W. Waldrip
Registered Professional
Land Surveyor No. 6179
Date: 7/24/19

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

ALLEY ABANDONMENT
PART OF A/5943
PLYMOUTH ROCK VILLAGE
ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 4

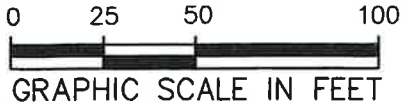
Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	JULY 2019	1745-18.288

DGRA 7/24/2019 9:41 AM M:\DWG-17\1745-18.288\DWG\SURVEY C3D 2015\1745-18.288EX1(REV2).DWG

MATCH LINE (SEE PAGE 4)

EXHIBIT A - TRACT I



PART OF
 LOT 1, BLOCK C/5938
 DISD 275/LOUISE KAHN
 ELEMENTARY SCHOOL ADDITION
 (VOL. 97154, PG. 955)
 (D.R.D.C.T.)

PART OF
 LOT 1, BLOCK C/5938
 DISD 275/LOUISE
 KAHN ELEMENTARY
 SCHOOL ADDITION
 (VOL. 97154, PG. 955)
 (D.R.D.C.T.)

CND-WEST DAVIS II, LLC
 (INST. NO. 201900093663)
 (O.P.R.D.C.T.)

40' FLOODWAY EASEMENT
 (VOL. 5, PG. 1268, D.R.D.C.T.)
 10' SANITARY SEWER EASEMENT
 "EASEMENT STRIP NO. 1"
 (VOL. 5877, PG. 113, D.R.D.C.T.)
 15' DALLAS POWER & LIGHT
 COMPANY AND SOUTHWESTERN
 BELL TELEPHONE COMPANY
 EASEMENT
 (VOL. 5953, PG. 358, D.R.D.C.T.)

20' STREET EASEMENT
 (VOL. 5880, PG. 499)
 (D.R.D.C.T.)

12' DALLAS POWER & LIGHT COMPANY AND
 SOUTHWESTERN BELL TELEPHONE COMPANY
 EASEMENT
 "PART 1"
 (VOL. 69081, PG. 36)
 (D.R.D.C.T.)
 (C.M.)

S 01°07'03" E
 19.88'
 (PLAT: 20.00')

MATCH LINE (SEE PAGE 3)

288.75'

264.87'

N 89°11'38" E 523.71'

S 89°06'57" W 524.49'

ALLEY ABANDONMENT
10,607 SF
 (0.243 ACRES)

20' ALLEY
 (VOL. 38, PG. 199)
 (M.R.D.C.T.)

15' DALLAS POWER & LIGHT
 COMPANY AND SOUTHWESTERN
 BELL TELEPHONE COMPANY
 EASEMENT
 (VOL. 5253, PG. 639)
 (D.R.D.C.T.)

BLOCK A/5943
 PLYMOUTH ROCK VILLAGE
 (VOL. 38, PG. 199)
 (M.R.D.C.T.)

BLOCK A/5936
 BOULEVARD
 TERRACE
 (VOL. 2, PG. 302)
 (M.R.D.C.T.)

CND-WEST DAVIS II, LLC
 "TRACT II"
 (INST. NO. 201900093664)
 (O.P.R.D.C.T.)

ANSON MCCrackEN SURVEY
 ABSTRACT NO. 868

652.00'

DAVIS STREET

(100' RIGHT-OF-WAY)(VOL. 1759, PG. 582)(D.R.D.C.T.)

LEGEND

	ABANDONMENT PARCEL LINE	M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	POINT FOR CORNER	VOL.	VOLUME
	DRILL HOLE IN CONCRETE FOUND	PG.	PAGE
	1/2-INCH IRON ROD WITH "DC&A" CAP FOUND	INST. NO.	INSTRUMENT NUMBER
	"+" CUT IN CONCRETE FOUND	SF	SQUARE FOOT
	(C.M.) - CONTROLLING MONUMENT	P.O.B	- POINT OF BEGINNING
		P.O.C	- POINT OF COMMENCING

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(For SPRG use only)

Reviewed By: G.S.

Date: 7-31-19

SPRG NO: 4918



7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

ALLEY ABANDONMENT

PART OF A/5943
 PLYMOUTH ROCK VILLAGE
 ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 4 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	JULY 2019	1745-18.288

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EXHIBIT A – TRACT 2

ALLEY EASEMENT ABANDONMENT

Plymouth Rock Village
Block A/5943,
Anson McCracken Survey, Abstract No. 868
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 3,226 square foot (0.074 acre) tract of land situated in the Anson McCracken Survey, Abstract No. 868, City of Dallas, Dallas County, Texas and part of Block 5943, an Official Number of the City of Dallas, Texas; said tract being part of Block A/5943, Plymouth Rock Village, an addition to the City of Dallas, Texas according to the plat recorded in Volume 38, Page 199 of the Map Records of Dallas County, Texas; said Block A/5943 being all of that certain tract of land described as "Tract II" in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900093664 of the Official Public Records of Dallas County, Texas; said tract also being all of that certain alley easement crossing said Block A/5943, dedicated by the plat of said Plymouth Rock Village; said 3,226 square foot tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "DC&A" cap found at the intersection of the north right-of-way line of Davis Street (a 100-foot right-of-way (recorded in Volume 1759, Page 582 of the Deed Records of Dallas County, Texas)) and the east right-of-way line of Plymouth Road (a variable width right-of-way (recorded in Volume 98111, Page 73 and Volume 1435, Page 515 of said Deed Records));; said point being the southwest corner of said Block A/5943;

THENCE, North 89 degrees, 06 minutes, 57 seconds East, along the said north line of Davis Street and the south line of said Block A/5943, a distance of 112.50 feet to the **POINT OF BEGINNING**;

THENCE, North 00 degrees, 53 minutes, 03 seconds West, departing the said north line of Davis Street and the south line of said Block A/5943, over and across said Block A/5943, a distance of 185.00 feet to an angle point;

THENCE, North 45 degrees, 52 minutes, 48 seconds West, a distance of 21.21 feet to a point for corner in the south right-of-way line of an alley dedicated by said Plymouth Rock Village plat;

THENCE, North 89 degrees, 06 minutes, 57 seconds East, along the said south line of said alley, a distance of 45.00 feet to a point for corner;

THENCE, South 44 degrees, 06 minutes, 57 seconds West, departing the said south line of said alley, over and across said Block A/5943, a distance of 21.21 feet to an angle point;

THENCE, South 00 degrees, 53 minutes, 03 seconds East, a distance of 185.00 feet to a point for corner in the said south line of said Block A/5943 and the said north line of Davis Street; from said point a 1/2-inch iron rod with "DC&A" cap found for the southeast corner of said Block A/5943 bears North 89 degrees, 07 minutes East, along said south line of Block A/5943, a distance of 524.5 feet;

(For SPRG use only)	
Reviewed By:	<u> G. S. </u>
Date:	<u> 7-31-19 </u>
SPRG NO:	<u> 4922 </u>

EXHIBIT A – TRACT 2

ALLEY EASEMENT ABANDONMENT

Plymouth Rock Village
Part of Block A/5943,
Anson McCracken Survey, Abstract No. 868
City of Dallas, Dallas County, Texas

THENCE, South 89 degrees, 06 minutes, 57 seconds West, along the said south line of Block A/5943 and the said north line of Davis Street, a distance of 15.00 feet to the **POINT OF BEGINNING**;

CONTAINING, 3,226 square feet or 0.074 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.



07-23-2019

Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



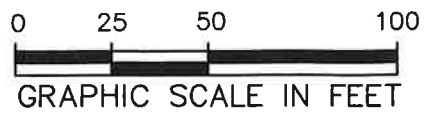
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(For SPRG use only)	
Reviewed By:	<u> G.S. </u>
Date:	<u> 7-31-19 </u>
SPRG NO:	<u> 4922 </u>

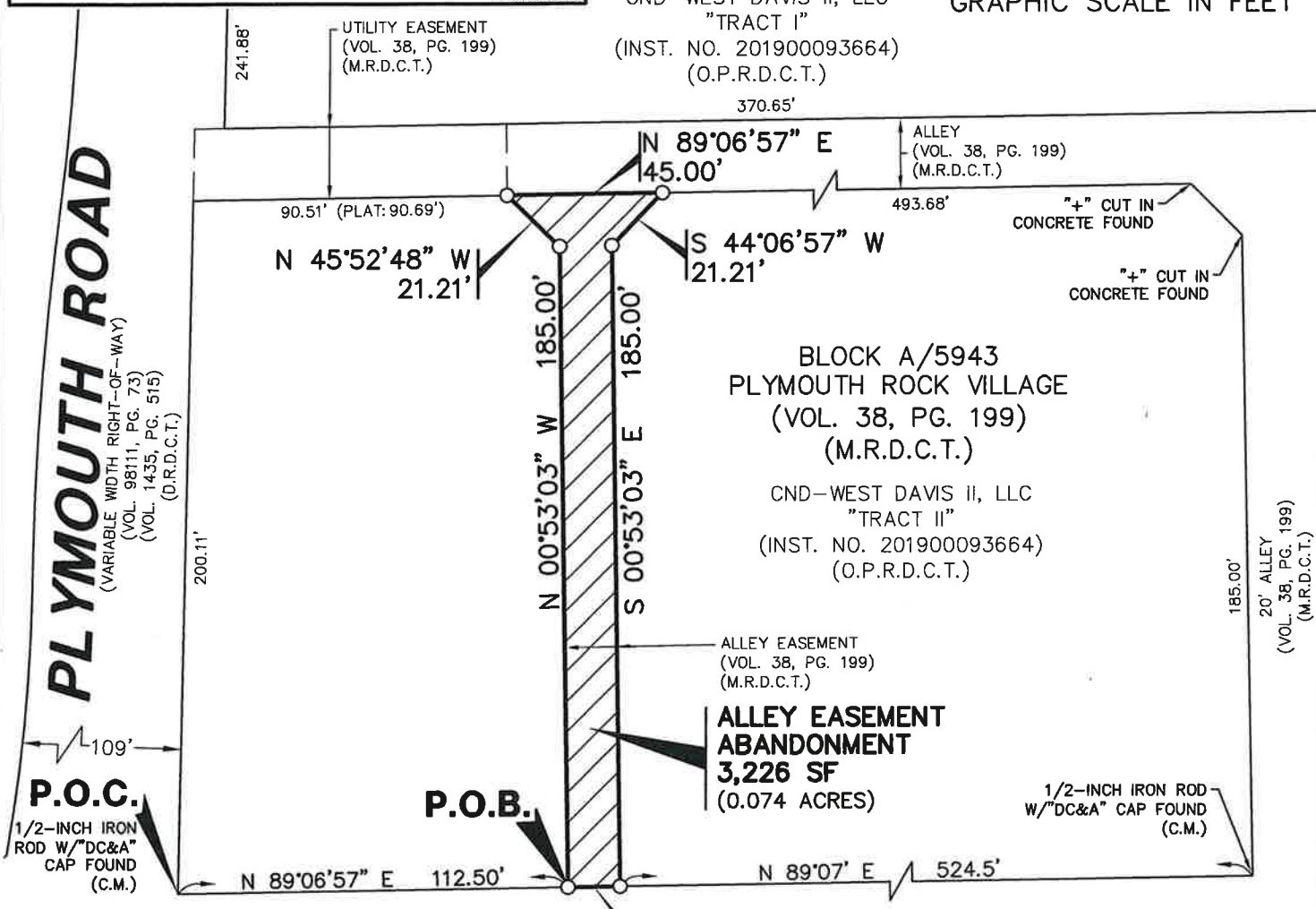
EXHIBIT A TRACT 2

LEGEND	
	ABANDONMENT PARCEL LINE
	PROPERTY LINE
	EASEMENT LINE
	POINT FOR CORNER (C.M.) - CONTROLLING MONUMENT
	M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	VOL. VOLUME
	PG. PAGE
	SF SQUARE FOOT
	INST. NO. INSTRUMENT NUMBER
	P.O.B. - POINT OF BEGINNING
	P.O.C. - POINT OF COMMENCING

**ANSON MCCrackEN SURVEY
ABSTRACT NO. 868**



BLOCK 5943
CND-WEST DAVIS II, LLC
"TRACT I"
(INST. NO. 201900093664)
(O.P.R.D.C.T.)
370.65'



(For SPRG use only)

Reviewed By: G.S.

Date: 7-31-19

SPRG NO: 4922

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract of land described.

Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369

Date 07-23-2019



DAVIS STREET
(100' WIDE RIGHT-OF-WAY)(VOL. 1759, PG. 582)(D.R.D.C.T.)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 . 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	JEC	1"=50'	JULY 2019	1745-18.288

ALLEY EASEMENT ABANDONMENT
PLYMOUTH ROCK VILLAGE
BLOCK A/5943
ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

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EXHIBIT A – TRACT 3

FIRE LANE EASEMENT ABANDONMENT

Being in 4.260 Acres

Block 5943

Anson McCracken Survey, Abstract No. 868

City of Dallas, Dallas County, Texas

DESCRIPTION, of a 8,047 square foot (0.185 acre) tract of land situated in the Anson McCracken Survey, Abstract No. 868, City of Dallas, Dallas County, Texas and part of Block 5943, an Official Number of the City of Dallas, Texas; said tract being part of that certain tract of land described as "Tract I" in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900093664 of the Official Public Records of Dallas County, Texas; said tract also being all of that certain Fire Lane Easement described as "Tract No. 2" in Corrected Fire Lane Easement recorded in Volume 69087, Page 691 and refiled in Volume 69120, Page 946, both of the Deed Records of Dallas County, Texas; said 8,047 square foot tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "DC&A" cap found at the intersection of the north right-of-way line of Davis Street (a 100-foot right-of-way (recorded in Volume 1759, Page 582 of the Deed Records of Dallas County, Texas)) and the east right-of-way line of Plymouth Road (a variable width right-of-way (recorded in Volume 98111, Page 73 and Volume 1435, Page 515 of said Deed Records)); said point being southwest corner of Block A/5943, Plymouth Rock Village, an addition to the City of Dallas, Texas according to the plat recorded in Volume 38, Page 199 of the Map Records of Dallas County, Texas;

THENCE, in a northerly direction, along the said east line of Plymouth Road, and the west line of said Block A/5943, and the west terminus of a Utility Easement crossing said Block A/5943, dedicated by the plat of said Plymouth Rock Village and the west line of that certain tract of land described as "Tract I" in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900093664 of the Official Public Records of Dallas County, Texas, and the west line of Block 5943, the following four (4) calls:

North 01 degrees, 03 minutes, 57 seconds East, a distance of 220.84 feet (plat:220.12 feet) to point at the intersection of the said east line of Plymouth Road and the projected north right-of-way line of said Utility Easement;

North 89 degrees, 11 minutes, 38 seconds East, a distance of 8.59 feet to a point for the southwest corner of said "Tract I"; from said point a drill hole in concrete found for the southeast corner of said "Tract I" bears North 89 degrees, 12 minutes East, a distance of 370.7 feet;

North 01 degrees, 08 minutes, 38 seconds East, a distance of 120.33 feet to the **POINT OF BEGINNING**;

North 01 degrees, 08 minutes, 38 seconds East, a distance of 43.86 feet to a point for corner;

THENCE, in an easterly direction, over and across the said "Tract I", the following five (5) calls:

North 28 degrees, 16 minutes, 17 seconds East, a distance of 17.90 feet to an angle point;

North 59 degrees, 53 minutes, 57 seconds East, a distance of 123.32 feet to an angle point;

South 89 degrees, 59 minutes, 43 seconds East, a distance of 86.78 feet to an angle point;

North 75 degrees, 20 minutes, 57 seconds East, a distance of 149.82 feet to an angle point;

(For SPRG use only)

Reviewed By:	<u>G.S.</u>
Date:	<u>7-31-19</u>
SPRG NO:	<u>4921</u>

EXHIBIT A – TRACT 3

FIRE LANE EASEMENT ABANDONMENT

Being in 4.260 Acres

Block 5943

Anson McCracken Survey, Abstract No. 868

City of Dallas, Dallas County, Texas

North 89 degrees, 06 minutes, 57 seconds East, a distance of 16.27 feet to a point for corner; said point being the northwest corner of a Street Easement recorded in Volume 5880, Page 499 of said Deed Records;

THENCE, South 01 degrees, 13 minutes, 08 seconds West, along a west line of said street easement, a distance of 20.01 feet to a point for corner;

THENCE, in a westerly direction departing the said west line of said street easement, over and across said "Tract I", the following five (5) calls:

South 89 degrees, 06 minutes, 57 seconds West, a distance of 13.13 feet to a point for corner;

South 75 degrees, 20 minutes, 57 seconds West, a distance of 149.98 feet to a point for corner;

North 89 degrees, 59 minutes, 43 seconds West, a distance of 83.98 feet to a point for corner;

South 59 degrees, 53 minutes, 57 seconds West, a distance of 112.28 feet to a point for corner;

South 28 degrees, 16 minutes, 17 seconds West, a distance of 51.28 feet to the **POINT OF BEGINNING**;

CONTAINING, 8,047 square feet or 0.185 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.



Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

07-23-2019

Date



1745-18.288EX6(rev1).doc
1745-18.288EX6(rev1).dwg lah/dmg

(For SPRG use only)	
Reviewed By:	<u>G. S.</u>
Date:	<u>7-31-19</u>
SPRG NO:	<u>4921</u>

0 25 50 100

GRAPHIC SCALE IN FEET



ANSON MCCrackEN SURVEY
ABSTRACT NO. 868

PART OF
LOT 1, BLOCK C/5938
DISD 275/LOUISE KAHN
ELEMENTARY SCHOOL ADDITION
(VOL. 97154, PG. 955)
(D.R.D.C.T.)
CND-WEST DAVIS II, LLC
(INST. NO. 201900093663)
(O.P.R.D.C.T.)

STREET EASEMENT
(VOL. 5880, PG. 499)
(D.R.D.C.T.)

12' DALLAS POWER & LIGHT
COMPANY AND SOUTHWESTERN BELL
TELEPHONE COMPANY
EASEMENT "PART 1"
(VOL. 69081, PG. 36)
(D.R.D.C.T.)

DRILL HOLE IN
CONCRETE FOUND
(C.M.)

FIRE LANE
EASEMENT
ABANDONMENT
8,047 SF
(0.185 ACRES)

BLOCK 5943

CND-WEST DAVIS II, LLC
"TRACT I"
(4.260 ACRES)
(INST. NO. 201900093664)
(O.P.R.D.C.T.)

12' DALLAS POWER & LIGHT
COMPANY AND SOUTHWESTERN
BELL TELEPHONE COMPANY
EASEMENT "PART 1"
(VOL. 69081, PG. 36)
(D.R.D.C.T.)

N 89°12' E 370.7'

UTILITY EASEMENT
(VOL. 38, PG. 199)
(M.R.D.C.T.)

ALLEY
(VOL. 38, PG. 199)
(M.R.D.C.T.)

N 89°11'38" E
8.59'

BLOCK A/5943
PLYMOUTH ROCK VILLAGE
(VOL. 38, PG. 199)
(M.R.D.C.T.)

CND-WEST DAVIS II, LLC
"TRACT II"
(INST. NO. 201900093664)
(O.P.R.D.C.T.)

15' ALLEY
EASEMENT
(VOL. 38,
PG. 199)
(M.R.D.C.T.)

LEGEND	
	ABANDONMENT PARCEL LINE
	PROPERTY LINE
	EASEMENT LINE
(C.M.)	- CONTROLLING MONUMENT
○	- POINT FOR CORNER
VOL.	- VOLUME
PG.	- PAGE
SF	- SQUARE FOOT
M.R.D.C.T.	- MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	- DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
INST. NO.	- INSTRUMENT NUMBER
P.O.B	- POINT OF BEGINNING
P.O.C	- POINT OF COMMENCING

PLYMOUTH ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 98111, PG. 73)
(VOL. 1435, PG. 515)
(D.R.D.C.T.)

P.O.B.

107'

N 1°08'38" E
120.33'

1/2-INCH IRON ROD W/"DC&A" CAP FOUND (C.M.)

N 1°03'57" E
220.84'
(PLAT: 220.12')
200.11'

P.O.C.

DAVIS STREET

(100' RIGHT-OF-WAY)
(VOL. 1759, PG. 582)
(D.R.D.C.T.)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

FIRE LANE EASEMENT ABANDONMENT

BEING IN 4.260 ACRES
BLOCK 5943
ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 4

(For SPRG use only)

Reviewed By: G.S.

Date: 7-31-19

SPRG NO: 4921

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract of land described.

[Signature]
Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369

Date 07-23-2019



7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	JEC	1"=50'	JULY 2019	1745-18.288

M:\DWG-17\1745-18.288\DWG\SURVEY C3D 2015\1745-18.288EX6(REV2).DWG

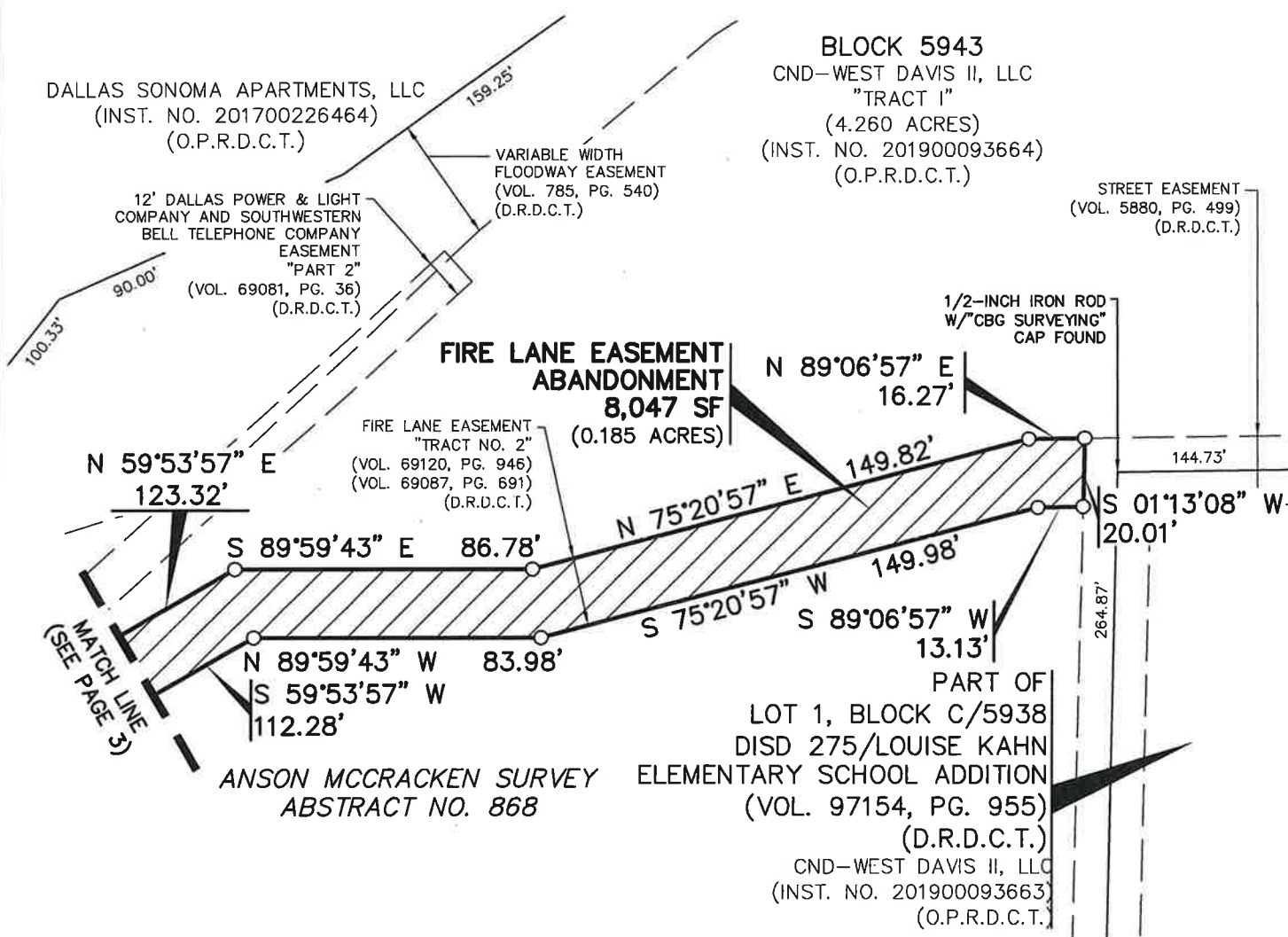
DGRA 7/22/2019 4:34 PM



0 25 50 100

GRAPHIC SCALE IN FEET

LEGEND		
	ABANDONMENT	M.R.D.C.T. - MAP RECORDS DALLAS COUNTY, TEXAS
	PARCEL LINE	D.R.D.C.T. - DEED RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	INST. NO. - INSTRUMENT NUMBER
(C.M.)	- CONTROLLING MONUMENT	P.O.B - POINT OF BEGINNING
○	- POINT FOR CORNER	P.O.C - POINT OF COMMENCING
VOL.	- VOLUME	
PG.	- PAGE	
SF	- SQUARE FOOT	



BLOCK 5943

CND-WEST DAVIS II, LLC
 "TRACT I"
 (4.260 ACRES)
 (INST. NO. 201900093664)
 (O.P.R.D.C.T.)

M:\DWG-17\1745-18.288\DWG\SURVEY C3D 2015\1745-18.288EX6(REV2).DWG

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(For SPRG use only)
 Reviewed By: G.S.
 Date: 7-31-19
 SPRG NO: 4921

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	JEC	1"=50'	JULY 2019	1745-18.288

FIRE LANE EASEMENT ABANDONMENT
 BEING IN 4.260 ACRES
 BLOCK 5943
 ANSON MCCRACKEN SURVEY, ABSTRACT NO. 868,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 4 OF 4

FIRE LANE EASEMENT ABSTRACT EXHIBIT A – TRACT 4

Being in 4.260 Acres

Block 5943

Anson McCracken Survey, Abstract No. 868

City of Dallas, Dallas County, Texas

DESCRIPTION, of a 1,986 square foot (0.046 acre) tract of land situated in the Anson McCracken Survey, Abstract No. 868, City of Dallas, Dallas County, Texas and part of Block 5943, an Official Number of the City of Dallas, Texas; said tract being part of that certain 4.260 acre tract of land described as "Tract I" in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900093664 of the Official Public Records of Dallas County, Texas; said tract also being all of that certain 20-foot wide fire lane easement described as "Tract No. 1" in Corrected Fire Lane Easement recorded in Volume 69087, Page 691 and refiled in Volume 69120, Page 946, both of the Deed Records of Dallas County, Texas; said 1,986 square foot tract being more particularly described as follows:

COMMENCING, at a drill hole in concrete found for the southeast corner of said "Tract I"; said point being the southwest corner of Lot 1, Block C/5938 DISD 275/Louise Kahn Elementary School Addition, an addition the City of Dallas recorded in Volume 97154, Page 955 of the Deed Records of Dallas County, Texas; said point also being in the north line of Block A/5943 Plymouth Rock Village, an addition to the City of Dallas and the north line of a 20-foot alley, both recorded in Volume 38, Page 199 of the Map Records of Dallas County, Texas;

THENCE, North 01 degree, 13 minutes, 08 seconds East, along an east line of said "Tract I" and the west line of said Lot 1, a distance of 264.87 feet to a 1/2-inch iron rod with "CBG SURVEYING" cap found;

THENCE, North 89 degrees, 20 minutes, 20 seconds East, along a said south line of said "Tract I" and a north line of said Lot 1, a distance of 100.18 feet to a point;

THENCE, North 00 degrees, 39 minutes, 40 seconds West, departing a said south line of said "Tract I" and a said north line of Lot 1, over and across the said "Tract I", a distance of 10.00 feet to the **POINT OF BEGINNING**; said point being in the north line of a 20-foot wide street easement recorded in Volume 5880, Page 499 of said Deed Records;

THENCE, North 10 degrees, 59 minutes, 39 seconds West, departing the said north line of said street easement a distance of 97.49 feet to a point for corner;

THENCE, North 79 degrees, 00 minutes, 21 seconds East, a distance of 20.00 feet to a point for corner;

THENCE, South 10 degrees, 59 minutes, 39 seconds East, a distance of 101.14 feet to a point for corner;

THENCE, South 89 degrees, 20 minutes, 20 seconds West, along the said north line of said street easement, a distance of 20.33 feet to the **POINT OF BEGINNING**;

CONTAINING, 1,986 square feet or 0.046 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described

 7/24/19
Date

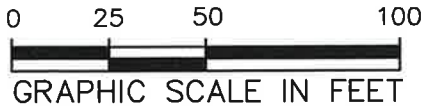
Justin W. Waldrip
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



1745-18.288EX5(rev1).doc
1745-18.288EX5(rev1).dwg lah

(For SPRG use only)
Reviewed By: G.S.
Date: 7-31-19
SPRG NO: 4920

ANSON MCCRACKEN SURVEY
ABSTRACT NO. 868



LEGEND	
	ABANDONMENT
	PARCEL LINE
	PROPERTY LINE
	EASEMENT LINE
XF	- "+" CUT IN CONCRETE FOUND
(C.M.)	- CONTROLLING MONUMENT
○	- POINT FOR CORNER
VOL.	- VOLUME
PG.	- PAGE
SF	- SQUARE FOOT
M.R.D.C.T.	- MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	- DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
INST. NO.	- INSTRUMENT NUMBER
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING

20' FIRE LANE EASEMENT "TRACT NO. 1"
(VOL. 69120, PG. 946) (VOL. 69087, PG. 691)
(D.R.D.C.T.)

**BLOCK 5943 FIRE LANE EASEMENT
ABANDONMENT**
1,986 SF
(0.046 ACRES)

CND-WEST DAVIS II, LLC
"TRACT I" (4.260 ACRES)
(INST. NO. 201900093664)
(O.P.R.D.C.T.)

20' FIRE LANE EASEMENT
"TRACT NO. 2"
(VOL. 69120, PG. 946)
(VOL. 69087, PG. 691)
(D.R.D.C.T.)

20' STREET EASEMENT
(VOL. 5880, PG. 499)
(D.R.D.C.T.)

P.O.C.
DRILL HOLE IN
CONCRETE
FOUND
(C.M.)

1/2-INCH IRON ROD
W/"CBG SURVEYING"
CAP FOUND (C.M.)

P.O.B.

(1/2-INCH IRON ROD
W/"CBG SURVEYING"
CAP FOUND
N 04°48' E - 0.4')

LOT 1, BLOCK C/5938
DISD 275/LOUISE
KAHN ELEMENTARY
SCHOOL ADDITION
(VOL. 97154, PG. 955)
(D.R.D.C.T.)

DALLAS INDEPENDENT
SCHOOL DISTRICT
"TRACT II"
(VOL. 96047, PG. 5064)
(D.R.D.C.T.)

LOT 1, BLOCK C/5938
DISD 275/LOUISE KAHN
ELEMENTARY SCHOOL ADDITION
(VOL. 97154, PG. 955)
(D.R.D.C.T.)
CND-WEST DAVIS II, LLC
(INST. NO. 201900093663)
(O.P.R.D.C.T.)

BLOCK A/5936
BOULEVARD TERRACE
(VOL. 2, PG. 302)
(M.R.D.C.T.)

LOT 5

(For SPRG use only)

Reviewed By: G.S.

Date: 7-31-19

SPRG NO: 4920

20' ALLEY
(VOL. 38, PG. 199)
(M.R.D.C.T.)

BLOCK A/5943
PLYMOUTH ROCK VILLAGE
(VOL. 38, PG. 199)
(M.R.D.C.T.)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract of land described.

Justin W. Waldrip 7/24/19
Justin W. Waldrip
Registered Professional
Land Surveyor No. 6179



Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

**FIRE LANE EASEMENT
ABANDONMENT**
BEING IN 4.260 ACRES
BLOCK 5943
ANSON MCCRACKEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 2 OF 2

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	JEC	1"=50'	JULY 2019	1745-18.288

EXHIBIT A – TRACT 5

FLOODWAY EASEMENT ABANDONMENT

DISD 275/Louise Kahn
Elementary School Addition
Lot 1, Block C/5938
Being In 4.260 Acres
Block 5943
Anson McCracken Survey, Abstract No. 868
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 21,399 square foot (0.491 acre) tract of land situated in the Anson McCracken Survey, Abstract No. 868, City of Dallas, Dallas County, Texas and part of Block 5943, an Official Number of the City of Dallas, Texas; said tract being part of Lot 1, Block C/5938, DISD 275/Louise Kahn Elementary School Addition, an addition the City of Dallas according to the plat recorded in Volume 97154, Page 955 of the Deed Records of Dallas County, Texas; said tract being part of the certain tract of land described in Deed Without Warranty to CND-West Davis II, LLC recorded in Instrument No. 201900093663 of the Official Public Records of Dallas County, Texas, part of that certain tract of land described as "Tract I" in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900093664 of said Official Public Records; said tract also being part of a 40-foot wide Floodway Easement recorded in Volume 5, Page 1268 of said Deed Records; said 21,399 square foot tract being more particularly described as follows:

COMMENCING, at a drill hole in concrete found in the north line of a 20-foot alley dedicated by plat of Block A/5943, Plymouth Rock Village, an addition to the City of Dallas, Texas according to the plat recorded in Volume 38, Page 199 of the Map Records of Dallas County, Texas; said point being a southwest corner of said Lot 1, Block C/5938, the southwest corner of first referenced CND-West Davis II, LLC tract and a southeast corner of second referenced CND-West Davis II, LLC tract;

THENCE, North 89 degrees, 11 minutes, 38 seconds East, along the said north line of the 20-foot alley and the south line of the first referenced CND-West Davis II, LLC tract, a distance of 116.89 feet to the **POINT OF BEGINNING**; said point being the southwest corner of said 40-foot wide Floodway Easement;

THENCE, in a northerly direction, departing the said north line of the alley and the said south line of the first referenced CND-West Davis II, LLC tract, along the west line of said 40-foot wide Floodway Easement, and across said Lot 1, Block C/5938, the first referenced CND-West Davis II, LLC tract and the second referenced CND-West Davis II, LLC tract, the following six (6) calls:

North 15 degrees, 51 minutes, 18 seconds East, a distance of 134.67 feet to an angle point;

North 19 degrees, 12 minutes, 32 seconds West, a distance of 111.17 feet to an angle point;

North 08 degrees, 42 minutes, 44 seconds West, passing at a distance of 30.23 feet a north line of said Lot 1, Block C/5938, the north line of the first referenced CND-West Davis II, LLC tract and a south line of the second referenced CND-West Davis II, LLC tract, continuing in all a total distance of 262.10 feet to an angle point;

(For SPRG use only)

Reviewed By:	<u>G. S.</u>
Date:	<u>8-22-19</u>
SPRG NO:	<u>4989</u>

EXHIBIT A – TRACT 5

FLOODWAY EASEMENT ABANDONMENT

DISD 275/Louise Kahn
Elementary School Addition
Lot 1, Block C/5938
Being In 4.260 Acres
Block 5943
Anson McCracken Survey, Abstract No. 868
City of Dallas, Dallas County, Texas

North 35 degrees, 42 minutes, 42 seconds West, a distance of 22.43 feet to an angle point;

North 57 degrees, 04 minutes, 42 seconds West, a distance of 24.13 feet to an angle point;

North 64 degrees, 04 minutes, 42 seconds West, a distance of 7.38 feet to a point for corner; said point being the east corner of that certain Variable Width Floodway Easement recorded in Volume 785, Page 540 of said Deed Records;

THENCE, North 11 degrees, 11 minutes, 36 seconds East, departing a said west line of and across said 40-foot wide Floodway Easement, a distance of 41.36 feet to a point for corner in an east line of said 40-foot wide Floodway Easement; said point being the southeast corner of that certain Variable Width Floodway Easement recorded in Volume 699, Page 714 of said Deed Records;

THENCE, in a southerly direction, along the said east line of the 40-foot Wide Floodway Easement, the following two (2) calls:

South 64 degrees, 04 minutes, 42 seconds East, a distance of 20.34 feet to a point for corner;

South 57 degrees, 04 minutes, 42 seconds East, a distance of 4.83 feet to a point for corner in a northeast line of the second referenced CND-West Davis II, LLC tract and a west line of said Lot 1, Block C/5938; said point also being in a west line of that certain tract of land described as "Tract II" in Special Warranty Deed to Dallas Independent School District recorded in Volume 96047, Page 5064 of said Deed Records;

THENCE, departing said east line of and across said 40-foot wide Floodway Easement, and continuing along said west line of said "Tract II", the following two (2) calls:

South 47 degrees, 22 minutes, 09 seconds East, along said northeast line of said second referenced CND-West Davis II, LLC tract and a said west line of Lot 1, Block C/5938, a distance of 42.17 feet to an angle point;

South 11 degrees, 03 minutes, 21 seconds East, continuing along said northeast line of said second referenced CND-West Davis II, LLC tract and said west line of Lot 1, Block C/5938, at distance of 268.79 feet passing an east corner in the second referenced CND-West Davis II, LLC tract, the northeast corner of the first referenced CND-West Davis II, LLC tract, and a west corner in said Lot 1, Block C/5938, in all a total distance of 278.57 feet to an angle point in the east line of the first referenced CND-West Davis II, LLC tract and said west line of said "Tract II";

(For SPRG use only)

Reviewed By: G. S.
Date: 8-22-19
SPRG NO: 4989

EXHIBIT A – TRACT 5

FLOODWAY EASEMENT ABANDONMENT

DISD 275/Louise Kahn
Elementary School Addition
Lot 1, Block C/5938
Being In 4.260 Acres
Block 5943
Anson McCracken Survey, Abstract No. 868
City of Dallas, Dallas County, Texas

THENCE, South 19 degrees, 12 minutes, 32 seconds East, along said east line of said first referenced CND-West Davis II, LLC tract and said west line of said "Tract II", at a distance of 11.68 feet passing an angle point in the said east line of said 40-foot Wide Floodway Easement, continuing along the said east line of said first referenced CND-West Davis II, LLC tract and the said east line of said 40-foot Wide Floodway Easement, in all a total distance of 131.81 feet to point for corner;

THENCE, South 15 degrees, 51 minutes, 18 seconds West, departing said east line of the first referenced CND-West Davis II, LLC tract, the said west line of said "Tract II", over and across said first referenced CND-West Davis II, LLC tract, and continuing along said east line of the 40-foot Wide Floodway Easement, a distance of 135.33 feet to a point for corner in the said north line of the alley and the said south line of the first referenced CND-West Davis II, LLC tract; from said point a "+" cut in concrete found in the west line of Lot 5, Block A/5936, Boulevard Terrace, an addition to the City of Dallas according to the plat recorded in Volume 2, Page 302 of said Map Records, bears North 89 degrees, 11 minutes, 38 seconds East, a distance of 126.34 feet; said point being the northeast corner of said alley;

THENCE, South 89 degrees, 11 minutes, 38 seconds West, along the said north line of the alley, the said south line of the first referenced CND-West Davis II, LLC tract, and the south line of said 40-foot Wide Floodway Easement, a distance of 41.75 feet to the **POINT OF BEGINNING**;

CONTAINING: 21,399 square feet or 0.491 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.


Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Rd, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

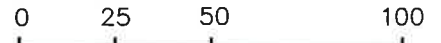
08/07/2019
Date



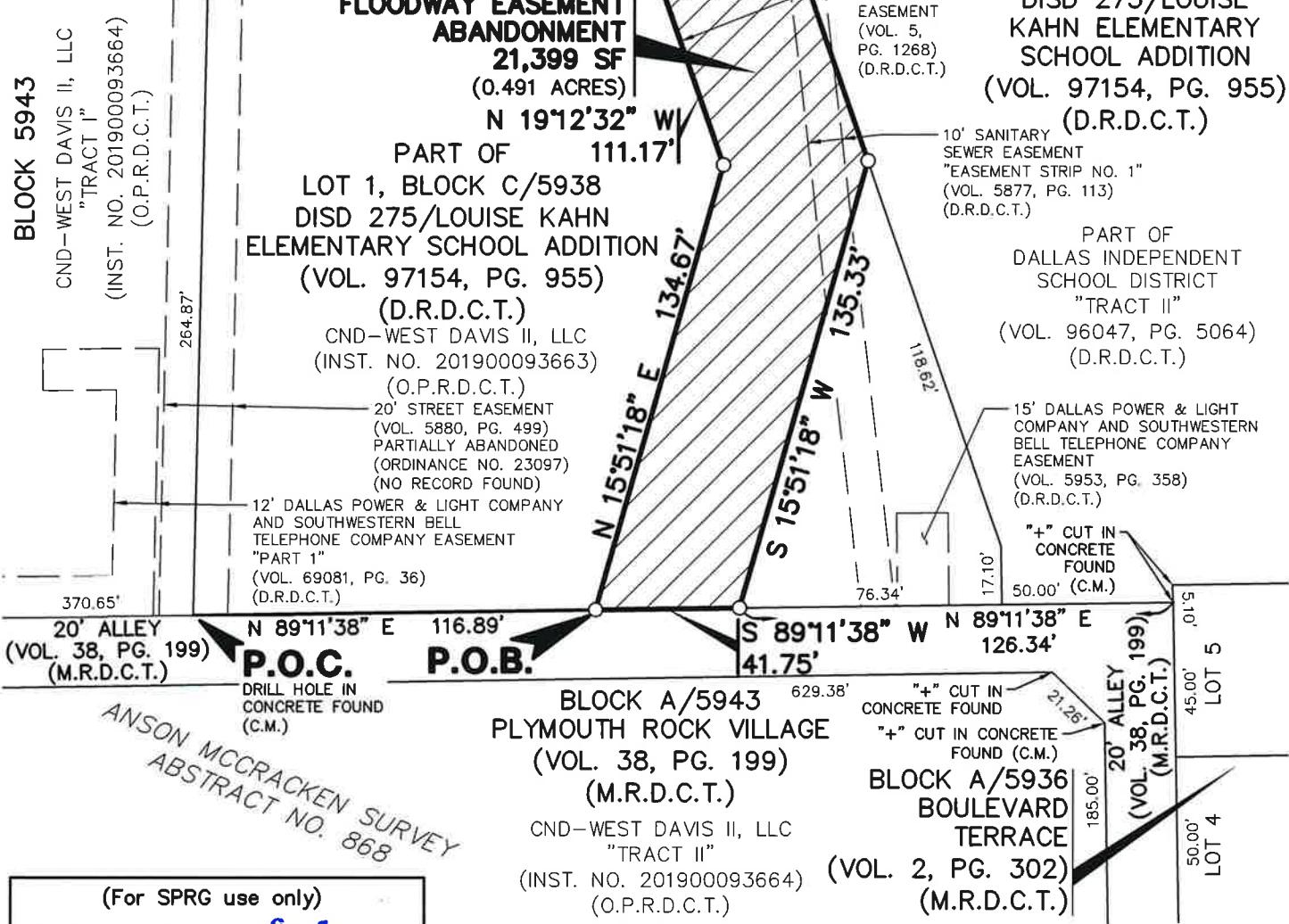
1745-18.288EX7.docx
1745-18.288EX7.dwg sbp

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>8-22-19</u>
SPRG NO:	<u>4989</u>

EXHIBIT A TRACT 5



LEGEND		
	ABANDONMENT PARCEL LINE	M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	POINT FOR CORNER	VOL. VOLUME
P.O.B.	- POINT OF BEGINNING	PG. PAGE
P.O.C.	- POINT OF COMMENCING	INST. NO. INSTRUMENT NUMBER
		SF SQUARE FEET
		(C.M.) CONTROLLING MONUMENT



(For SPRG use only)

Reviewed By: G.S.

Date: 8-22-19

SPRG NO: 4989

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract of land described.

[Signature]
 Jonathan E. Cooper
 Registered Professional Land Surveyor No. 5369
 Date: 08/07/2019



- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

FLOODWAY EASEMENT ABANDONMENT

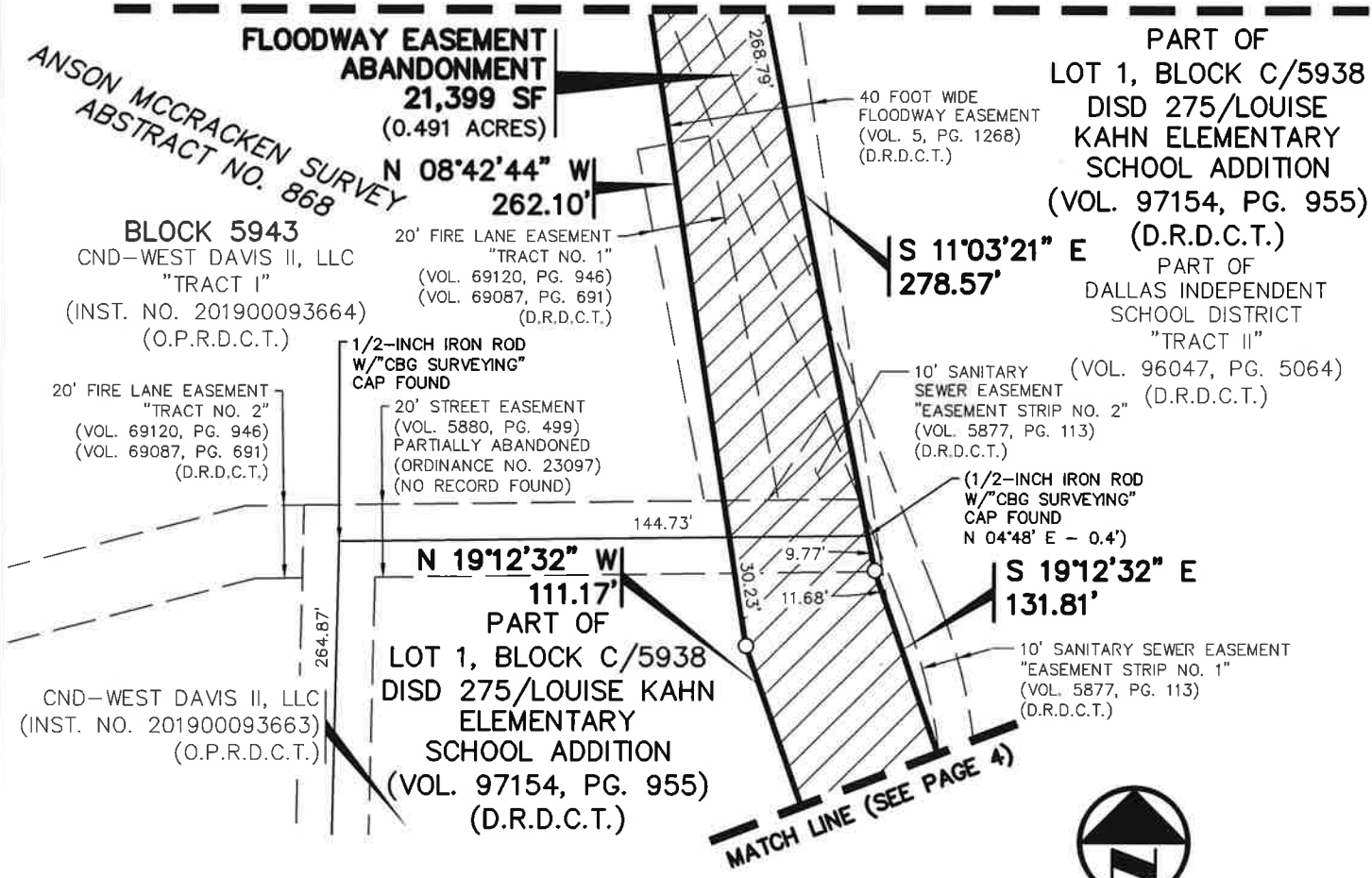
DISD 275/LOUISE KAHN ELEMENTARY SCHOOL ADDITION
 LOT 1, BLOCK C/5938
 BEING IN 4.260 ACRES
 BLOCK 5943

ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 4 OF 6

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-489	
		TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY	CHECKED BY	SCALE	DATE
SBP	JEC	1"=50'	JUNE 2019
		JOB NUMBER	
		1745-18.288	

M:\DWG-17\1745-18.288\DWG\SURVEY C3D 2015\1745-18.288\X7(REV2).DWG
 COOPER 8/7/2019 10:40 AM

MATCH LINE (SEE PAGE 6)



PART OF
 LOT 1, BLOCK C/5938
 DISD 275/LOUISE
 KAHN ELEMENTARY
 SCHOOL ADDITION
 (VOL. 97154, PG. 955)
 (D.R.D.C.T.)
 PART OF
 DALLAS INDEPENDENT
 SCHOOL DISTRICT
 "TRACT II"
 (VOL. 96047, PG. 5064)
 (D.R.D.C.T.)

ANSON MCCrackEN SURVEY
 ABSTRACT NO. 868
 BLOCK 5943
 CND-WEST DAVIS II, LLC
 "TRACT I"
 (INST. NO. 201900093664)
 (O.P.R.D.C.T.)

20' FIRE LANE EASEMENT
 "TRACT NO. 2"
 (VOL. 69120, PG. 946)
 (VOL. 69087, PG. 691)
 (D.R.D.C.T.)

20' FIRE LANE EASEMENT
 "TRACT NO. 1"
 (VOL. 69120, PG. 946)
 (VOL. 69087, PG. 691)
 (D.R.D.C.T.)

1/2-INCH IRON ROD
 W/"CBG SURVEYING"
 CAP FOUND
 20' STREET EASEMENT
 (VOL. 5880, PG. 499)
 PARTIALLY ABANDONED
 (ORDINANCE NO. 23097)
 (NO RECORD FOUND)

40 FOOT WIDE
 FLOODWAY EASEMENT
 (VOL. 5, PG. 1268)
 (D.R.D.C.T.)

S 11°03'21" E
 278.57'
 10' SANITARY
 SEWER EASEMENT
 "EASEMENT STRIP NO. 2"
 (VOL. 5877, PG. 113)
 (D.R.D.C.T.)

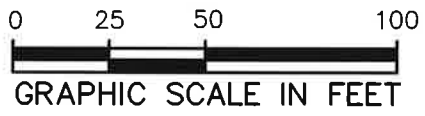
(1/2-INCH IRON ROD
 W/"CBG SURVEYING"
 CAP FOUND
 N 04°48' E - 0.4')

CND-WEST DAVIS II, LLC
 (INST. NO. 201900093663)
 (O.P.R.D.C.T.)

N 19°12'32" W
 111.17'
 PART OF
 LOT 1, BLOCK C/5938
 DISD 275/LOUISE KAHN
 ELEMENTARY
 SCHOOL ADDITION
 (VOL. 97154, PG. 955)
 (D.R.D.C.T.)

S 19°12'32" E
 131.81'
 10' SANITARY SEWER EASEMENT
 "EASEMENT STRIP NO. 1"
 (VOL. 5877, PG. 113)
 (D.R.D.C.T.)

MATCH LINE (SEE PAGE 4)



LEGEND			
	ABANDONMENT	M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
	PARCEL LINE		
	PROPERTY LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	POINT FOR CORNER	VOL.	VOLUME
P.O.B	- POINT OF BEGINNING	PG.	PAGE
P.O.C	- POINT OF COMMENCING	INST. NO.	INSTRUMENT NUMBER
		SF	SQUARE FEET
		(C.M.)	CONTROLLING MONUMENT

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(For SPRG use only)

Reviewed By: G.S.

Date: 8-22-19

SPRG NO: 4989

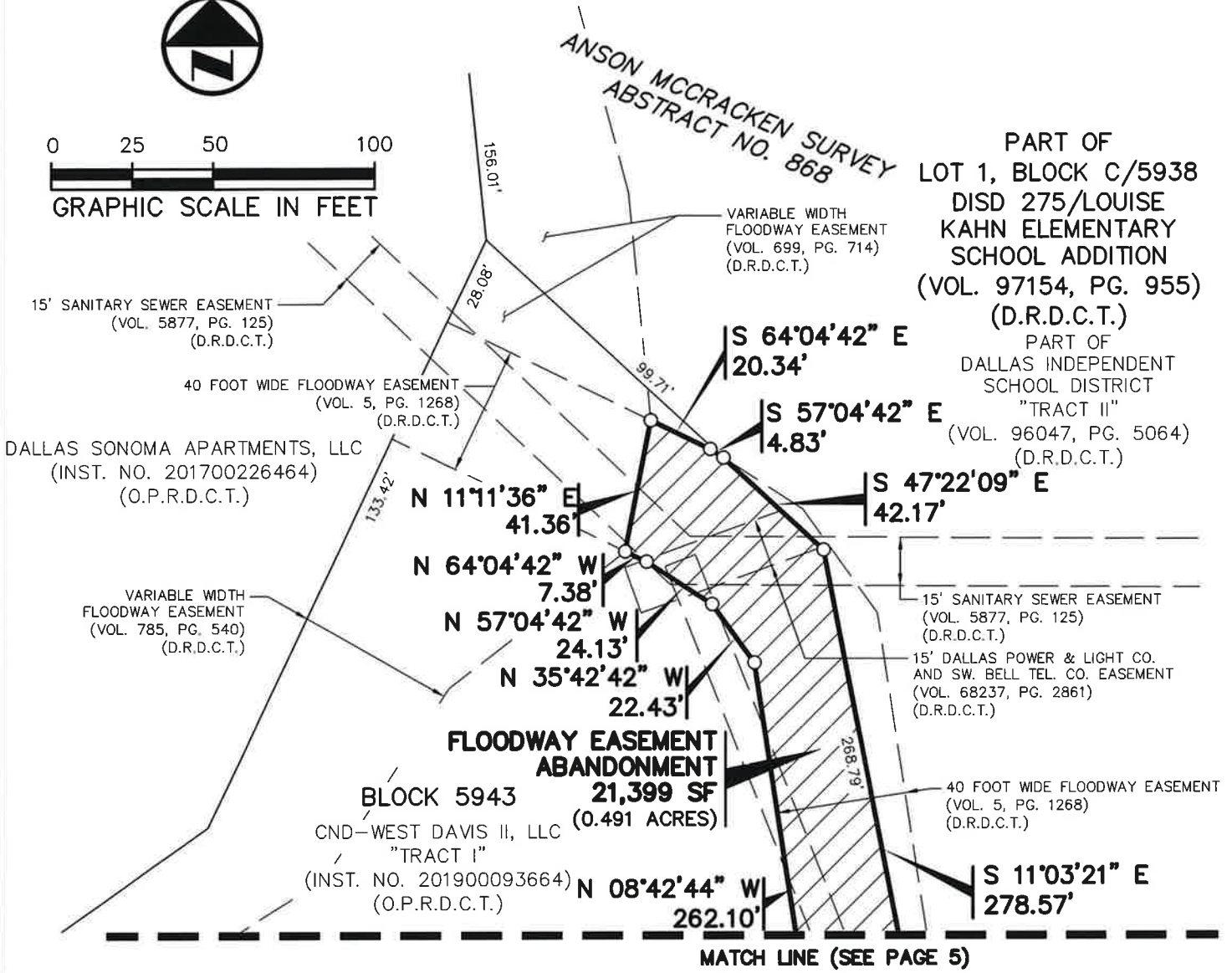
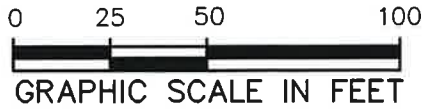
FLOODWAY EASEMENT ABANDONMENT

DISD 275/LOUISE KAHN
 ELEMENTARY SCHOOL ADDITION
 LOT 1, BLOCK C/5938
 BEING IN 4.260 ACRES
 BLOCK 5943
 ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 5 OF 6

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	JUNE 2019	1745-18.288

M:\DWG-17\1745-18.288\DWG\SURVEY C3D 2015\1745-18.288EX7(REV2).DWG JCOOPER 8/7/2019 10:41 AM



PART OF
 LOT 1, BLOCK C/5938
 DISD 275/LOUISE
 KAHN ELEMENTARY
 SCHOOL ADDITION
 (VOL. 97154, PG. 955)
 (D.R.D.C.T.)
 PART OF
 DALLAS INDEPENDENT
 SCHOOL DISTRICT
 "TRACT II"
 (VOL. 96047, PG. 5064)
 (D.R.D.C.T.)

**FLOODWAY EASEMENT
 ABANDONMENT**
BLOCK 5943
21,399 SF
(0.491 ACRES)
 CND-WEST DAVIS II, LLC
 "TRACT I"
 (INST. NO. 201900093664)
 (O.P.R.D.C.T.)

LEGEND		
	ABANDONMENT PARCEL LINE	M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	POINT FOR CORNER	VOL. VOLUME
P.O.B.	- POINT OF BEGINNING	PG. PAGE
P.O.C.	- POINT OF COMMENCING	INST. NO. INSTRUMENT NUMBER
		SF SQUARE FEET
		(C.M.) CONTROLLING MONUMENT

(For SPRG use only)
 Reviewed By: G.S.
 Date: 8-22-19
 SPRG NO: 4989

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

**FLOODWAY EASEMENT
 ABANDONMENT**
 DISD 275/LOUISE KAHN
 ELEMENTARY SCHOOL ADDITION
 LOT 1, BLOCK C/5938
 BEING IN 4.260 ACRES
 BLOCK 5943
 ANSON MCCRACKEN SURVEY, ABSTRACT NO. 868,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 6 OF 6

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	JUNE 2019	1745-18.288

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EXHIBIT A – TRACT 6

SANITARY SEWER EASEMENT ABANDONMENT

DISD 275/Louise Kahn
Elementary School Addition
Lot 1, Block C/5938
Anson McCracken Survey, Abstract No. 868
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 1,818 square foot (0.042 acre) tract of land situated in the Anson McCracken Survey, Abstract No. 868, City of Dallas, Dallas County, Texas; said tract being part of Lot 1, Block C/5938, DISD 275/Louise Kahn Elementary School Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 97154, Page 955 of the Deed Records of Dallas County, Texas; said tract being part of the certain tract of land described in Deed Without Warranty to CND-West Davis II, LLC recorded in Instrument No. 201900093663 of the Official Public Records of Dallas County, Texas, said tract also being part of "Easement Strip No. 1" described in the Sanitary Sewer Easement recorded in Volume 5877, Page 113 of said Deed Records; said 1,818 square foot tract being more particularly described as follows:

COMMENCING, at a drill hole in concrete found in the north line of a 20-foot alley dedicated by plat of Block A/5943, Plymouth Rock Village, an addition to the City of Dallas, Texas according to the plat recorded in Volume 38, Page 199 of the Map Records of Dallas County, Texas; said point being a southwest corner of said Lot 1, Block C/5938, the southwest corner of said CND-West Davis II, LLC tract and a southeast corner of that certain tract of land described as "Tract I" in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900093664 of said Official Public Records;

THENCE, North 89 degrees, 11 minutes, 38 seconds East, along said north line of the alley, a south line of said Lot 1, Block C/5938, and the south line of the first referenced CND-West Davis II, LLC tract, a distance of 193.80 feet to the **POINT OF BEGINNING**; said point being the southwest corner of said "Easement Strip No. 1" tract;

THENCE, departing the said north line of the alley, said south line of Lot 1, Block C/5938, and said south line of the first referenced CND-West Davis II, LLC tract, into said Lot 1, Block C/5938, the following three (3) calls:

North 06 degrees, 37 minutes, 11 seconds West, along the west line of said "Easement Strip No. 1" tract, and into the first referenced CND-West Davis II, LLC tract, a distance of 203.65 feet to a point for corner in the east line of the first referenced CND-West Davis II, LLC tract; said point also being in a west line of that certain tract of land described as "Tract II" in Special Warranty Deed to Dallas Independent School District recorded in Volume 96047, Page 5064 of said Deed Records;

South 19 degrees, 12 minutes, 26 seconds East, across said "Easement Strip No. 1" tract and along said east line of first reference CND-West Davis II, LLC tract and said west line of "Tract II", a distance of 45.88 feet to a point for corner in said east line of said "Easement Strip No. 1" tract;

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>10-17-19</u>
SPRG NO:	<u>5032</u>

EXHIBIT A – TRACT 6

SANITARY SEWER EASEMENT ABANDONMENT

DISD 275/Louise Kahn
Elementary School Addition
Lot 1, Block C/5938
Anson McCracken Survey, Abstract No. 868
City of Dallas, Dallas County, Texas

South 06 degrees, 37 minutes, 12 seconds East, departing said east line of the first referenced CND-West Davis II, LLC tract and said west line of "Tract II", into and across the first referenced CND-West Davis II, LLC tract, and along said east line of the "Easement Strip No. 1" tract, a distance of 159.89 feet to a point for corner in the said north line of the alley, said south line of the first referenced CND-West Davis II, LLC tract, and said south line of Lot 1, Block C/5938; said point being the southeast corner of said "Easement Strip No. 1" tract; from said point a "+" cut in concrete found in the said south line of Lot 1, Block C/5938, and the northeast corner of said alley, bears North 89 degrees, 11 minutes, 38 seconds East, a distance of 81.13 feet;


THENCE, South 89 degrees, 11 minutes, 38 seconds West, along the said north line of the alley, said south line of the first referenced CND-West Davis II, LLC tract, said south line of Lot 1, Block C/5938, and the south line of said "Easement Strip No. 1" tract, a distance of 10.05 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,818 square feet or 0.042 acre acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.



Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Rd, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

10-16-2019

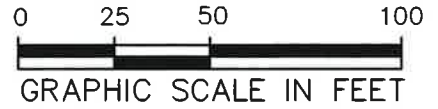
Date



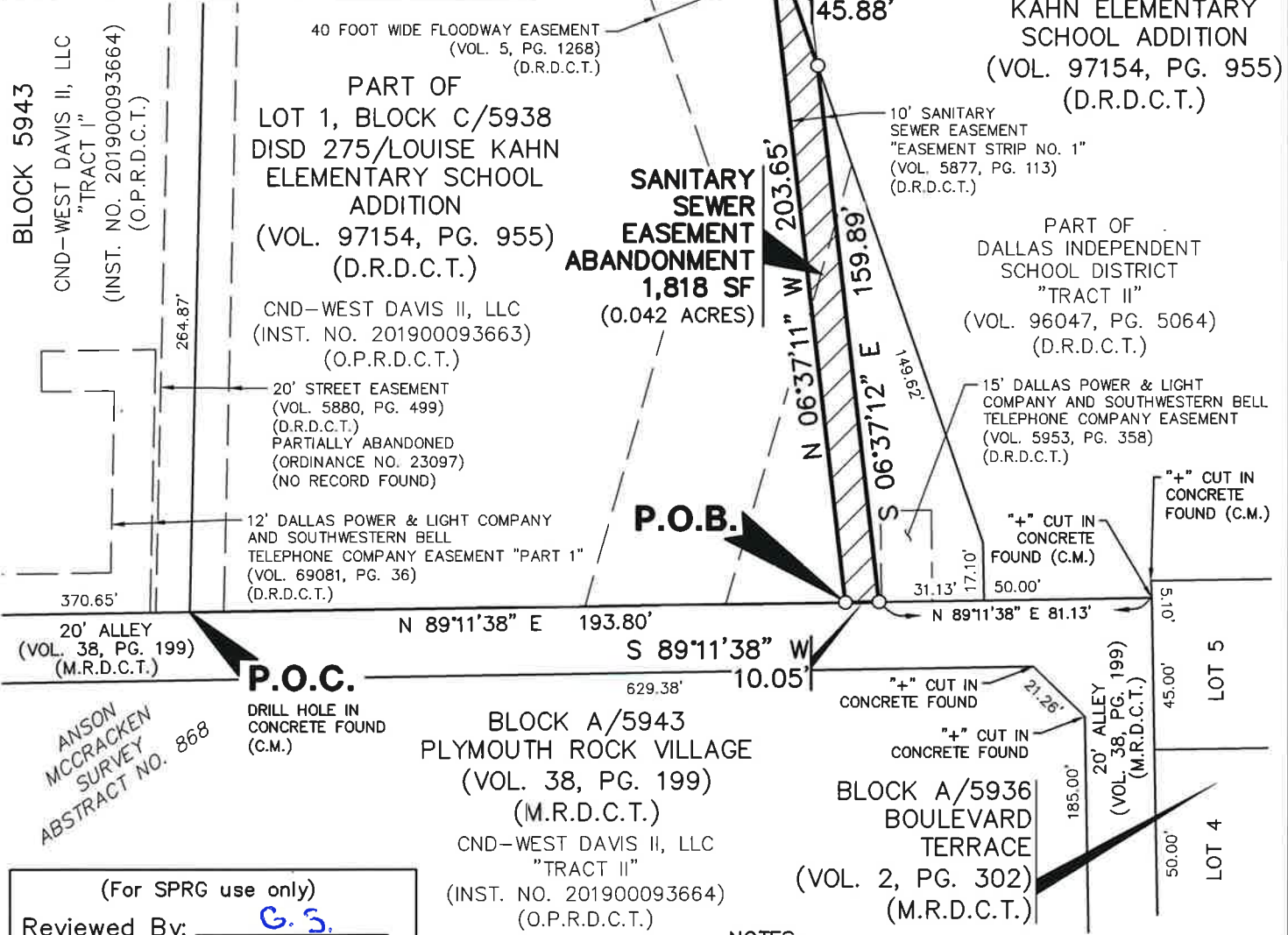
1745-18.288EX9(REV2).docx
1745-18.288EX9(REV2).dwg dmg

(For SPRG use only)	
Reviewed By:	<u> G.S. </u>
Date:	<u> 10-17-19 </u>
SPRG NO:	<u> 5032 </u>

EXHIBIT A - TRACT 6



LEGEND			
	ABANDONMENT PARCEL LINE	M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	POINT FOR CORNER	VOL.	VOLUME
P.O.B.	- POINT OF BEGINNING	PG.	PAGE
P.O.C.	- POINT OF COMMENCING	INST. NO.	INSTRUMENT NUMBER
		SF	SQUARE FEET
		(C.M.)	CONTROLLING MONUMENT



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(For SPRG use only)
 Reviewed By: G.S.
 Date: 10-17-19
 SPRG NO: 5032

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tracts of land described.

[Signature]
 Jonathan E. Cooper Date 10-16-2019
 Registered Professional Land Surveyor No. 5369



- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DMG	JEC	1"=50'	OCT. 2019	1745-18.288

SANITARY SEWER EASEMENT ABANDONMENT
 DISD 275/LOUISE KAHN ELEMENTARY SCHOOL ADDITION
 LOT 1, BLOCK C/5938
 ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 3 OF 3

EXHIBIT A – TRACT 7

SANITARY SEWER EASEMENT ABANDONMENT

Being In 4.260 Acres

Block 5943

Anson McCracken Survey, Abstract No. 868

City of Dallas, Dallas County, Texas

DESCRIPTION, of a 294 square foot (0.007 acre) tract of land situated in the Anson McCracken Survey, Abstract No. 868, City of Dallas, Dallas County, Texas and part of Block 5943, an Official Number of the City of Dallas, Texas; said tract being part of the certain tract of land described as "Tract I" in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900093664 of the Official Public Records of Dallas County, Texas, said tract being all of "Easement Strip No. 2" tract described in the Sanitary Sewer Easement recorded in Volume 5877, Page 113 of the Deed Records of Dallas County, Texas; said 294 square foot tract being more particularly described as follows:

COMMENCING, at a drill hole in concrete found in the north line of a 20-foot alley dedicated by plat of Block A/5943, Plymouth Rock Village, an addition to the City of Dallas, Texas according to the plat recorded in Volume 38, Page 199 of the Map Records of Dallas County, Texas; said point being a southwest corner of Lot 1, Block C/5938, DISD 275/Louise Kahn Elementary School Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 97154, Page 955 of said Deed Records; said point also being the southwest corner of that certain tract of land described in Deed Without Warranty to CND-West Davis II, LLC recorded in Instrument No. 201900093663 of said Official Public Records, and a southeast corner of the first referenced CND-West Davis II, LLC;

THENCE, North 89 degrees, 11 minutes, 38 seconds East, along said north line of the alley and the south line of said Lot 1, Block C/5938 tract and the south line of the second referenced CND-West Davis II, LLC TRACT, a distance of 193.80 feet to a point; said point being the southwest corner of that certain tract described as "Easement Strip No. 1" tract in said Sanitary Sewer Easement; from said point a "+" cut in concrete found in the said south line of said Lot 1, Block C/5938, and the northeast corner of said alley, bears North 89 degrees, 11 minutes, 38 seconds East, a distance of 91.18 feet;

THENCE, departing said north line of the alley, said south line of Lot 1, Block C/5938, and the said south line of the second referenced CND-West Davis II, LLC tract, into and across said Lot 1, Block C/5938, the following three (3) calls:

North 06 degrees, 37 minutes, 11 seconds West, along a west line of said "Easement Strip No. 1" tract, and across the second referenced CND-West Davis II, LLC tract, a distance of 203.65 feet to a point in an east line of said second referenced CND-West Davis II, LLC tract and a west line of that certain tract of land described as "Tract II" in Special Warranty Deed to Dallas Independent School District recorded in Volume 96047, Page 5064 of said Deed Records;

North 19 degrees, 12 minutes, 37 seconds West, departing the said west line of said "Easement Strip No. 1" tract, along the east line of the second referenced CND-West Davis II, LLC tract and the said west line of said "Tract II", a distance of 54.93 feet to an angle point in said east line of the second referenced CND-West Davis II, LLC tract and said west line of the "Tract II";

North 11 degrees, 03 minutes, 21 seconds West, along said east line of the second referenced CND-West Davis II, LLC tract and said west line of the "Tract II", at a distance of 9.77 feet passing the northeast corner of the second referenced CND-West Davis II, LLC tract, a southeast corner of the first referenced CND-West Davis II, LLC tract, and in the said west line "Tract II", said point also being a reentrant corner of said Lot 1, Block C/5938; from said point a 1/2-inch iron rod with "CBG SURVEYING" cap found bears North 04 degrees, 48 minutes East, 0.4 feet,

THENCE, North 11 degrees, 03 minutes, 21 seconds West, continuing along an east line of the first referenced CND-West Davis II, LLC tract, said west line of "Tract II" and a west line of said Lot 1, Block C/5938, a distance of 8.26 feet to a point at the intersection of said east line of the first referenced CND-West Davis II, LLC tract, a said west line of Lot 1, Block C/5938, and said west line of the "Easement Strip No. 1" tract;

(For SPRG use only)

Reviewed By:	<u>G.S.</u>
Date:	<u>10-17-19</u>
SPRG NO:	<u>5034</u>

EXHIBIT A – TRACT 7

SANITARY SEWER EASEMENT ABANDONMENT

Being In 4.260 Acres

Block 5943

Anson McCracken Survey, Abstract No. 868

City of Dallas, Dallas County, Texas

THENCE, North 21 degrees, 32 minutes, 52 seconds West, departing said east line of the first referenced CND-West Davis II, LLC tract, said west line of "Tract II", and said west line of Lot 1, Block C/5938, and along said west line of the "Easement Strip No. 1" tract and into the first referenced CND-West Davis II, LLC tract, a distance of 2.14 feet to the **POINT OF BEGINNING**; said point being the southeast corner of said "Easement Strip No. 2" tract;

THENCE, South 89 degrees, 15 minutes, 50 seconds West, departing said west line of "Easement Strip No. 1" tract and along the south line of said "Easement Strip No. 2" tract, a distance of 25.16 feet to a point for corner; said point being the southwest corner of said "Easement Strip No. 2" tract;

THENCE, North 34 degrees, 07 minutes, 08 seconds East, along the northwest line of said "Easement Strip No. 2" tract, a distance of 28.48 feet to a point for corner; said point being the north corner of said "Easement Strip No. 2" tract; said point also being in said west line of "Easement Strip No. 1" tract;

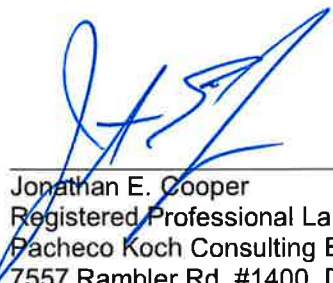
THENCE, South 21 degrees, 32 minutes, 52 seconds East, along the northeast line of said "Easement Strip No. 2" tract and said west line of the "Easement Strip No. 1" tract, a distance of 25.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 294 square feet or 0.007 acre acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.


Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Rd, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

10-16-2019



1745-18.288EX11(REV2).docx
1745-18.288EX11(REV2).dwg dmg

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>10-17-19</u>
SPRG NO:	<u>5034</u>

EXHIBIT A - TRACT 7

LEGEND		
	ABANDONMENT PARCEL LINE	M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	POINT FOR CORNER	VOL. VOLUME
P.O.B	- POINT OF BEGINNING	PG. PAGE
P.O.C	- POINT OF COMMENCING	INST. NO. INSTRUMENT NUMBER
		SF SQUARE FEET
		(C.M.) CONTROLLING MONUMENT



0 25 50 100



GRAPHIC SCALE IN FEET

MATCH LINE (SEE PAGE 4)

N 19°12'37" W
54.93'
PART OF
LOT 1, BLOCK C/5938
DISD 275/LOUISE
KAHN ELEMENTARY
SCHOOL ADDITION
(VOL. 97154, PG. 955)
(D.R.D.C.T.)

BLOCK 5943
CND-WEST DAVIS II, LLC
"TRACT I"
(INST. NO. 201900093664)
(O.P.R.D.C.T.)

40 FOOT WIDE FLOODWAY EASEMENT
(VOL. 5, PG. 1268)
(D.R.D.C.T.)

PART OF
LOT 1, BLOCK C/5938
DISD 275/LOUISE KAHN
ELEMENTARY SCHOOL
ADDITION
(VOL. 97154, PG. 955)
(D.R.D.C.T.)

CND-WEST DAVIS II, LLC
(INST. NO. 201900093663)
(O.P.R.D.C.T.)

20' STREET EASEMENT
(VOL. 5880, PG. 499)
(D.R.D.C.T.)
PARTIALLY ABANDONED
(ORDINANCE NO. 23097)
(NO RECORD FOUND)

12' DALLAS POWER & LIGHT COMPANY
AND SOUTHWESTERN BELL
TELEPHONE COMPANY EASEMENT "PART 1"
(VOL. 69081, PG. 36)
(D.R.D.C.T.)

264.87'

370.65'

20' ALLEY
(VOL. 38, PG. 199)
(M.R.D.C.T.)

N 89°11'38" E 193.80'

10' SANITARY
SEWER EASEMENT
"EASEMENT STRIP NO. 1"
(VOL. 5877, PG. 113)
(D.R.D.C.T.)

PART OF
DALLAS INDEPENDENT
SCHOOL DISTRICT
"TRACT II"
(VOL. 96047, PG. 5064)
(D.R.D.C.T.)

15' DALLAS POWER & LIGHT
COMPANY AND SOUTHWESTERN BELL
TELEPHONE COMPANY EASEMENT
(VOL. 5953, PG. 358)
(D.R.D.C.T.)

"+" CUT IN
CONCRETE
FOUND (C.M.)

"+" CUT IN
CONCRETE
FOUND (C.M.)

"+" CUT IN
CONCRETE
FOUND (C.M.)

203.65'
N 06°37'11" W
149.92'
31.13'
17.10'
50.00'

N 89°11'38" E 91.18'

629.38'

21.28'

"+" CUT IN
CONCRETE FOUND

"+" CUT IN
CONCRETE FOUND

185.00'

20' ALLEY
(VOL. 38, PG. 199)
(M.R.D.C.T.)

45.00'

50.00'

LOT 5

LOT 4

P.O.C.

DRILL HOLE IN
CONCRETE FOUND
(C.M.)

BLOCK A/5943
PLYMOUTH ROCK VILLAGE
(VOL. 38, PG. 199)
(M.R.D.C.T.)

CND-WEST DAVIS II, LLC
"TRACT II"
(INST. NO. 201900093664)
(O.P.R.D.C.T.)

BLOCK A/5936
BOULEVARD
TERRACE
(VOL. 2, PG. 302)
(M.R.D.C.T.)

(For SPRG use only)

Reviewed By: G.S.

Date: 10-17-19

SPRG NO: 5034

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tracts of land described.

Jonathan E. Cooper Date
Registered Professional
Land Surveyor No. 5369



- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

**SANITARY
SEWER
EASEMENT
ABANDONMENT**

BEING IN 4.260 ACRES
BLOCK 5943
ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 4

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DMG	JEC	1"=50'	OCT. 2019	1745-18.288

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SPHILLIPS 10/16/2019 10:32 AM

ANSON
MCCRACKEN
SURVEY
ABSTRACT NO. 868

PART OF
LOT 1, BLOCK C/5938
DISD 275/LOUISE
KAHN ELEMENTARY
SCHOOL ADDITION
(VOL. 97154, PG. 955)
(D.R.D.C.T.)

BLOCK 5943
CND-WEST DAVIS II, LLC
"TRACT I"
(INST. NO. 201900093664)
(O.P.R.D.C.T.)

20' STREET EASEMENT
(VOL. 5880, PG. 499)
(D.R.D.C.T.)
PARTIALLY ABANDONED
(ORDINANCE NO. 23097)
(NO RECORD FOUND)

1/2-INCH IRON ROD
W/"CBG SURVEYING"
CAP FOUND

20' FIRE LANE
EASEMENT "TRACT NO. 2"
(VOL. 69120, PG. 946)
(VOL. 69087, PG. 691)
(D.R.D.C.T.)

CND-WEST DAVIS II, LLC
(INST. NO. 201900093663)
(O.P.R.D.C.T.)

20' FIRE LANE
EASEMENT "TRACT NO. 1"
(VOL. 69120, PG. 946)
(VOL. 69087, PG. 691)
(D.R.D.C.T.)

**SANITARY
SEWER
EASEMENT
ABANDONMENT
294 SF
(0.007 ACRES)**

10' SANITARY
SEWER EASEMENT
"EASEMENT STRIP NO. 2"
(VOL. 5877, PG. 113)
(D.R.D.C.T.)

PART OF
LOT 1, BLOCK C/5938
DISD 275/LOUISE KAHN
ELEMENTARY
SCHOOL ADDITION
(VOL. 97154, PG. 955)
(D.R.D.C.T.)

40 FOOT WIDE
FLOODWAY EASEMENT
(VOL. 5, PG. 1268)
(D.R.D.C.T.)

DETAIL
NOT
TO SCALE

PART OF
DALLAS
INDEPENDENT
SCHOOL DISTRICT
"TRACT II"
(VOL. 96047,
PG. 5064)
(D.R.D.C.T.)

10' SANITARY SEWER EASEMENT
"EASEMENT STRIP NO. 1"
(VOL. 5877, PG. 113)
(D.R.D.C.T.)

MATCH LINE (SEE PAGE 3)

P.O.B.



0 25 50 100

GRAPHIC SCALE IN FEET

(For SPRG use only)
Reviewed By: G.S.
Date: 10-17-19
SPRG NO: 5034

LEGEND			
	ABANDONMENT PARCEL LINE	M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	POINT FOR CORNER	VOL.	VOLUME
P.O.B.	- POINT OF BEGINNING	PG.	PAGE
P.O.C.	- POINT OF COMMENCING	INST. NO.	INSTRUMENT NUMBER
		SF	SQUARE FEET
		(C.M.)	CONTROLLING MONUMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°15'50" W	25.16'
L2	N 34°07'08" E	28.48'
L3	S 21°32'52" E	25.00'

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

**SANITARY
SEWER
EASEMENT
ABANDONMENT**
BEING IN 4.260 ACRES
BLOCK 5943
ANSON MCCRACKEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DMG	JEC	1"=50'	OCT. 2019	1745-18.288

M:\DWG-17\1745-18.288\SURVEY C3D 2015\EXHIBITS\1745-18.288EX11(REV2-5034).DWG
SPHILLIPS 10/16/2019 10:32 AM

EXHIBIT A – TRACT 8

SANITARY SEWER EASEMENT ABANDONMENT

Being In 4.260 Acres

Block 5943

Anson McCracken Survey, Abstract No. 868

City of Dallas, Dallas County, Texas

DESCRIPTION, of a 2,424 square foot (0.056 acre) tract of land situated in the Anson McCracken Survey, Abstract No. 868, City of Dallas, Dallas County, Texas and part of Block 5943, an Official Number of the City of Dallas, Texas; said tract being part of the certain tract of land described as "Tract I" in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900093664 of the Official Public Records of Dallas County, Texas, said tract also being part of "Easement Strip No. 1" described in Sanitary Sewer Easement recorded in Volume 5877, Page 113 of the Deed Records of Dallas County, Texas; said 2,424 square foot tract being more particularly described as follows:

COMMENCING, at a drill hole in concrete found in the north line of a 20-foot alley dedicated by plat of Block A/5943, Plymouth Rock Village, an addition to the City of Dallas, Texas according to the plat recorded in Volume 38, Page 199 of the Map Records of Dallas County, Texas; said point being a southwest corner of Lot 1, Block C/5938, DISD 275/Louise Kahn Elementary School Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 97154, Page 955 of said Deed Records; said point also being the southwest corner of that certain tract of land described in Deed Without Warranty to CND-West Davis II, LLC recorded in Instrument No. 201900093663 of said Official Public Records, and a southeast corner of the first referenced CND-West Davis II, LLC;

THENCE, North 89 degrees, 11 minutes, 38 seconds East, along said north line of the alley and the south line of the second referenced CND-West Davis II, LLC tract and a south line of said Lot 1, Block C/5938, a distance of 193.80 feet to a point; said point being the southwest corner of said "Easement Strip No. 1" tract; from said point a "+" cut in concrete found in the said south line of said Lot 1, Block C/5938, and the northeast corner of said alley, bears North 89 degrees, 11 minutes, 38 seconds East, a distance of 91.18 feet;

THENCE, departing said north line of the alley and said south line of the second referenced CND-West Davis II, LLC tract and the said south line of Lot 1, Block C/5938, into and across said Lot 1, Block C/5938, the following three (3) calls:

North 06 degrees, 37 minutes, 11 seconds West, along a west line of said "Easement Strip No. 1" tract, and across the second referenced CND-West Davis II, LLC tract, a distance of 203.65 feet to a point in an east line of the second referenced CND-West Davis II, LLC tract and a west line of that certain tract of land described as "Tract II" in Special Warranty Deed to Dallas Independent School District recorded in Volume 96047, Page 5064 of said Deed Records;

North 19 degrees, 12 minutes, 37 seconds West, departing the said west line of said "Easement Strip No. 1" tract, along the east line of the second referenced CND-West Davis II, LLC tract and the said west line of said "Tract II", a distance of 54.93 feet to an angle point in said east line of the second referenced CND-West Davis II, LLC tract and said west line of said "Tract II";

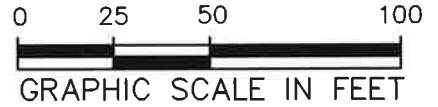
North 11 degrees, 03 minutes, 21 seconds West, along said east line of the second referenced CND-West Davis II, LLC tract and said west line of "Tract II", at a distance of 9.77 feet passing the northeast corner of the second referenced CND-West Davis II, LLC tract, a southeast corner of the first referenced CND-West Davis II, LLC tract, and in the said west line of "Tract II", said point also being a reentrant corner of said Lot 1, Block C/5938; from said point a 1/2-inch iron rod with "CBG SURVEYING" cap found bears North 04 degrees, 48 minutes East, 0.4 feet,

THENCE, North 11 degrees, 03 minutes, 21 seconds West, continuing along an east line of the first referenced CND-West Davis II, LLC tract, the said west line of "Tract II" and a west line of said Lot 1, Block C/5938, a distance of 8.26 feet to the **POINT OF BEGINNING**; said point being in the said west line of Lot 1, Block C/5938, said east line of the first referenced CND-West Davis II, LLC tract and said west line of the DISD Tract II; said point also being in said west line of the "Easement Strip No. 1" tract;

(For SPRG use only)

Reviewed By: G.S.
Date: 10-17-19
SPRG NO: 5033

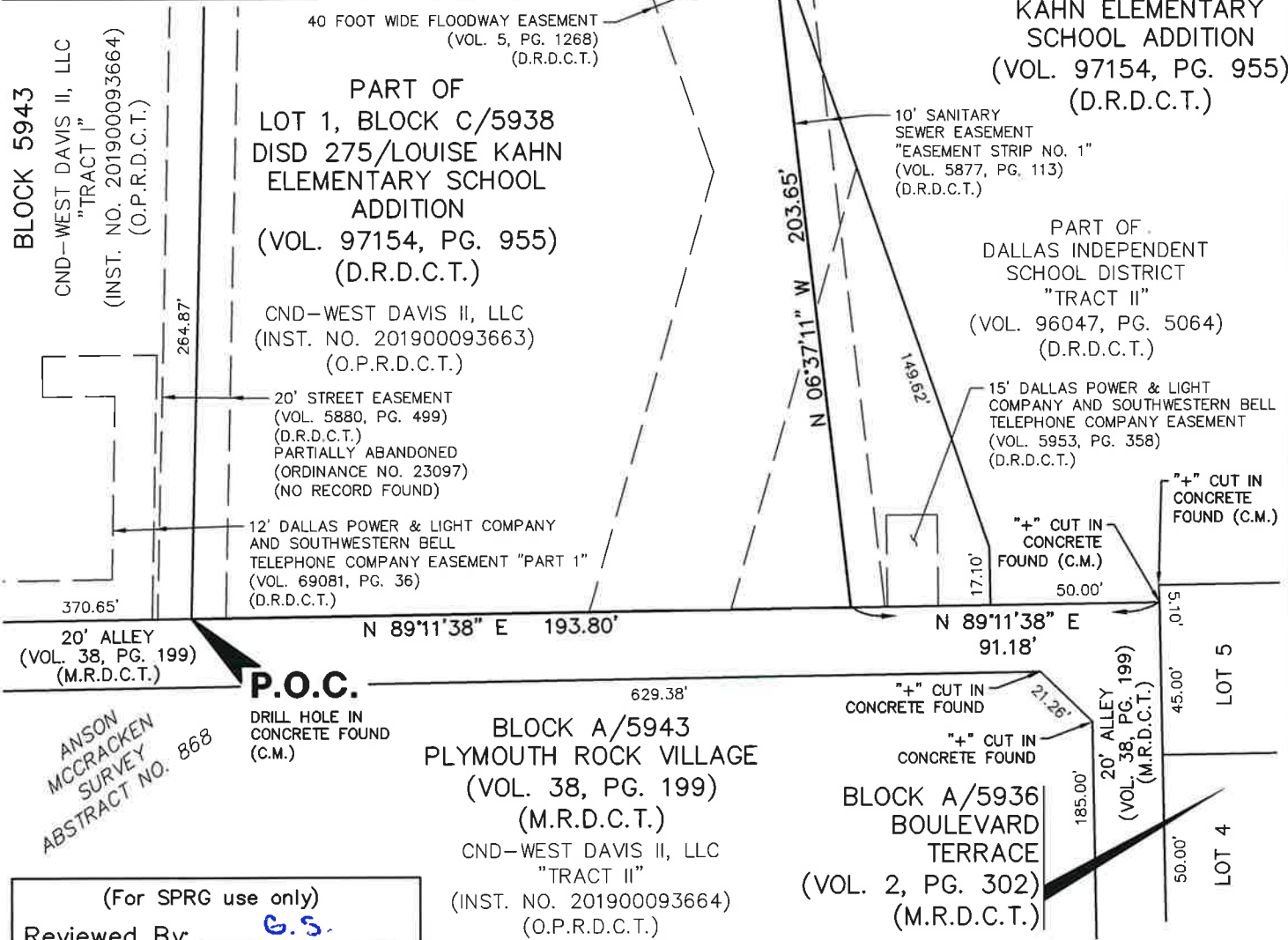
EXHIBIT A - TRACT 8



LEGEND		
	ABANDONMENT PARCEL LINE	M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	POINT FOR CORNER	VOL. VOLUME
P.O.B	- POINT OF BEGINNING	PG. PAGE
P.O.C	- POINT OF COMMENCING	INST. NO. INSTRUMENT NUMBER
		SF SQUARE FEET
		(C.M.) CONTROLLING MONUMENT



MATCH LINE (SEE PAGE 4)



(For SPRG use only)

Reviewed By: G.S.

Date: 10-17-19

SPRG NO: 5033

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tracts of land described.

[Signature] 10-16-2019
Jonathan E. Cooper
Registered Professional
Land Surveyor No. 5369



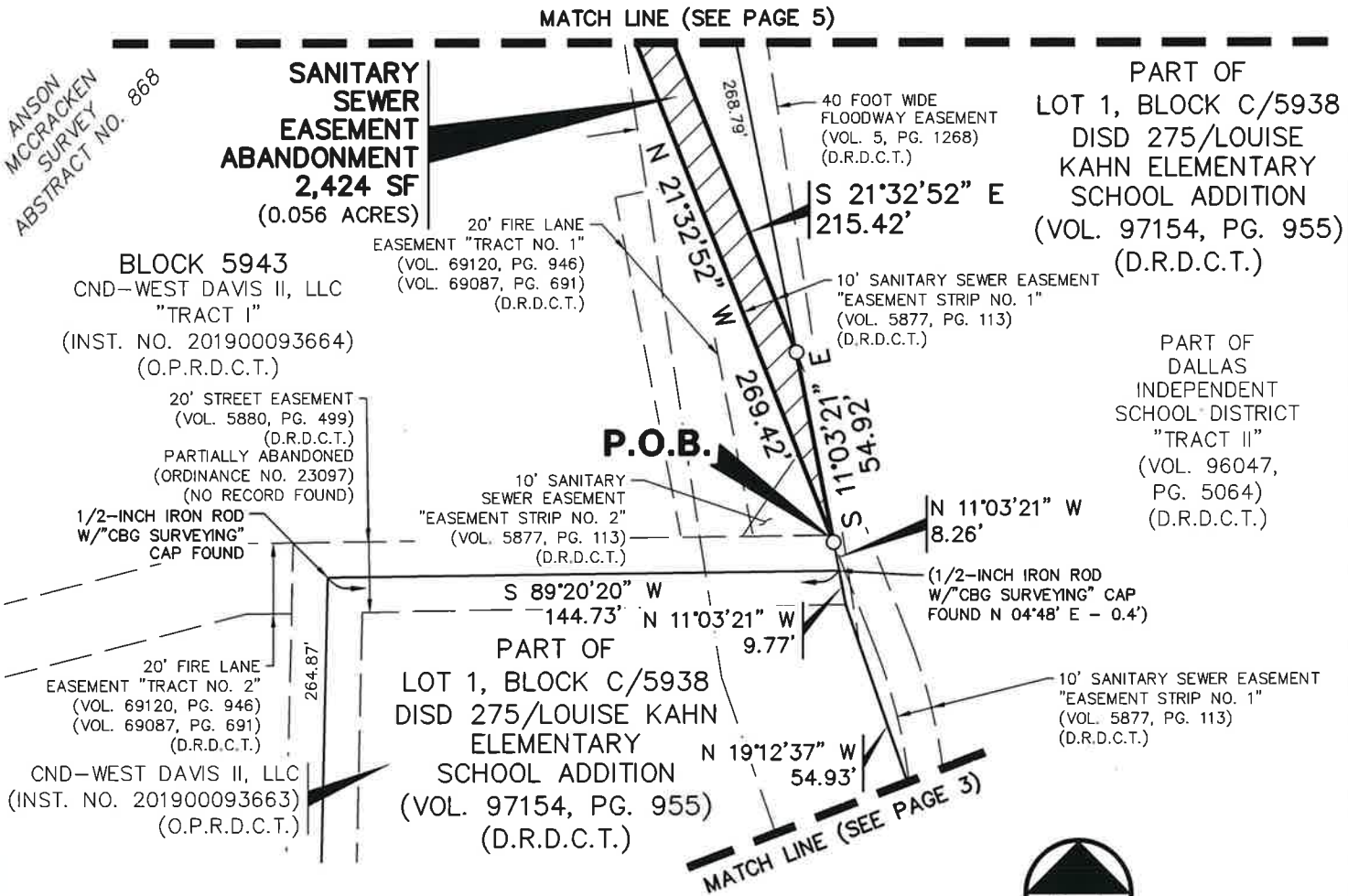
- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

SANITARY SEWER EASEMENT ABANDONMENT
BEING IN 4.260 ACRES
BLOCK 5943
ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 5

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DMG	JEC	1"=50'	OCT. 2019	1745-18.288

SPHILLIPS 10/16/2019 10:29 AM M:\DWG-17\1745-18.288\DWG\SURVEY C3D 2015\EXHIBITS\1745-18.288\EX10(REV2-5033).DWG



ANSON MCCrackEN SURVEY ABSTRACT NO. 868

SANITARY SEWER EASEMENT ABANDONMENT
2,424 SF
(0.056 ACRES)

PART OF LOT 1, BLOCK C/5938 DISD 275/LOUISE KAHN ELEMENTARY SCHOOL ADDITION (VOL. 97154, PG. 955) (D.R.D.C.T.)

PART OF DALLAS INDEPENDENT SCHOOL DISTRICT "TRACT II" (VOL. 96047, PG. 5064) (D.R.D.C.T.)

BLOCK 5943
CND-WEST DAVIS II, LLC
"TRACT I"
(INST. NO. 201900093664)
(O.P.R.D.C.T.)

20' STREET EASEMENT (VOL. 5880, PG. 499) (D.R.D.C.T.)
PARTIALLY ABANDONED (ORDINANCE NO. 23097) (NO RECORD FOUND)

1/2-INCH IRON ROD W/"CBG SURVEYING" CAP FOUND

20' FIRE LANE EASEMENT "TRACT NO. 1" (VOL. 69120, PG. 946) (VOL. 69087, PG. 691) (D.R.D.C.T.)

40 FOOT WIDE FLOODWAY EASEMENT (VOL. 5, PG. 1268) (D.R.D.C.T.)

S 21°32'52" E 215.42'

10' SANITARY SEWER EASEMENT "EASEMENT STRIP NO. 1" (VOL. 5877, PG. 113) (D.R.D.C.T.)

P.O.B.

10' SANITARY SEWER EASEMENT "EASEMENT STRIP NO. 2" (VOL. 5877, PG. 113) (D.R.D.C.T.)

N 11°03'21" W 8.26'

(1/2-INCH IRON ROD W/"CBG SURVEYING" CAP FOUND N 04°48' E - 0.4')

S 89°20'20" W 144.73'

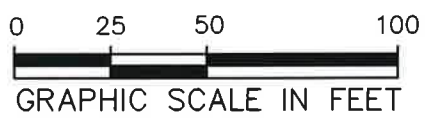
PART OF LOT 1, BLOCK C/5938 DISD 275/LOUISE KAHN ELEMENTARY SCHOOL ADDITION (VOL. 97154, PG. 955) (D.R.D.C.T.)

10' SANITARY SEWER EASEMENT "EASEMENT STRIP NO. 1" (VOL. 5877, PG. 113) (D.R.D.C.T.)

20' FIRE LANE EASEMENT "TRACT NO. 2" (VOL. 69120, PG. 946) (VOL. 69087, PG. 691) (D.R.D.C.T.)

CND-WEST DAVIS II, LLC (INST. NO. 201900093663) (O.P.R.D.C.T.)

N 19°12'37" W 54.93'



LEGEND			
	ABANDONMENT PARCEL LINE	M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	POINT FOR CORNER	VOL.	VOLUME
P.O.B.	- POINT OF BEGINNING	PG.	PAGE
P.O.C.	- POINT OF COMMENCING	INST. NO.	INSTRUMENT NUMBER
		SF	SQUARE FEET
		(C.M.)	CONTROLLING MONUMENT

(For SPRG use only)
Reviewed By: G.S.
Date: 10-17-19
SPRG NO: 5033

NOTES:

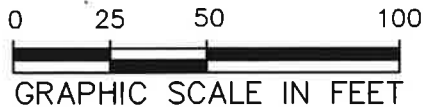
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

SANITARY SEWER EASEMENT ABANDONMENT
BEING IN 4.260 ACRES
BLOCK 5943
ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 5

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DMG	JEC	1"=50'	OCT. 2019	1745-18.288

M:\DWG-17\1745-18.288\DWG\SURVEY C3D 2015\EXHIBITS\1745-18.288EX10(REV2-5033).DWG
SPHILLIPS 10/16/2019 10:29 AM



ANSON MCCrackEN SURVEY
ABSTRACT NO. 868

PART OF
LOT 1, BLOCK C/5938
DISD 275/LOUISE
KAHN ELEMENTARY
SCHOOL ADDITION
(VOL. 97154, PG. 955)
(D.R.D.C.T.)
PART OF
DALLAS INDEPENDENT
SCHOOL DISTRICT
"TRACT II"
(VOL. 96047, PG. 5064)
(D.R.D.C.T.)

15' SANITARY SEWER EASEMENT
(VOL. 5877, PG. 125)
(D.R.D.C.T.)

40 FOOT WIDE FLOODWAY EASEMENT
(VOL. 5, PG. 1268)
(D.R.D.C.T.)

DALLAS SONOMA APARTMENTS, LLC
(INST. NO. 201700226464)
(O.P.R.D.C.T.)

N 68°27'08" E
10.00'

VARIABLE WIDTH
FLOODWAY EASEMENT
(VOL. 785, PG. 540)
(D.R.D.C.T.)

10' SANITARY SEWER EASEMENT
"EASEMENT STRIP NO. 1"
(VOL. 5877, PG. 113)
(D.R.D.C.T.)

15' SANITARY SEWER EASEMENT
(VOL. 5877, PG. 125)
(D.R.D.C.T.)

15' DALLAS POWER & LIGHT CO.
AND SW. BELL TEL. CO. EASEMENT
(VOL. 68237, PG. 2861)
(D.R.D.C.T.)

BLOCK 5943

CND-WEST DAVIS II, LLC
"TRACT I"
(INST. NO. 201900093664)
(O.P.R.D.C.T.)

SANITARY
SEWER
EASEMENT
ABANDONMENT
2,424 SF
(0.056 ACRES)

40 FOOT WIDE
FLOODWAY EASEMENT
(VOL. 5, PG. 1268)
(D.R.D.C.T.)

MATCH LINE (SEE PAGE 4)

LEGEND

	ABANDONMENT	M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
	PARCEL LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	VOL.	VOLUME
	POINT FOR CORNER	PG.	PAGE
P.O.B	- POINT OF BEGINNING	INST. NO.	INSTRUMENT NUMBER
P.O.C	- POINT OF COMMENCING	SF	SQUARE FEET
		(C.M.)	CONTROLLING MONUMENT

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(For SPRG use only)

Reviewed By: G.S.

Date: 10-17-19

SPRG NO: 5033



7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DMG	JEC	1"=50'	OCT. 2019	1745-18.288

**SANITARY
SEWER
EASEMENT
ABANDONMENT**

BEING IN 4.260 ACRES
BLOCK 5943

ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 5 OF 5

M: \DWG-17\1745-18.288\DWG\SURVEY CSD 2015\EXHIBITS\1745-18.288EX10(REV2-5033).DWG

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EXHIBIT A – TRACT 9

STREET EASEMENT ABANDONMENT

Part of Block 5943 and Part of Lot 1, Block C/5938
DISD 275/Louise Kahn Elementary School Addition
Anson McCracken Survey, Abstract No. 868
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 8,192 square foot (0.188 acre) tract of land situated in the Anson McCracken Survey, Abstract No. 868, City of Dallas, Dallas County, Texas and part of Block 5943, an Official Number of the City of Dallas, Texas; said tract being part of Lot 1, Block C/5938 DISD 275/Louise Kahn Elementary School Addition, an addition the City of Dallas recorded in Volume 97154, Page 955 of the Deed Records of Dallas County, Texas; said tract being part of the certain tract of land described in Deed Without Warranty to CND-West David II, LLC recorded in Instrument No. 201900093663 of the Official Public Records of Dallas County, Texas; said tract also being part of that certain tract of land described as "Tract I" in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900093664 of said Official Public Records; said tract also being part of a 20-foot wide Street Easement recorded in Volume 5880, Page 499 of said Deed Record; said 8,192 square foot tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "DC&A" cap found at the intersection of the north right-of-way line of Davis Street (a 100-foot right-of-way) recorded in Volume 1759, Page 582 of the Deed Records of Dallas County, Texas and the east right-of-way line of Plymouth Road (a variable width right-of-way) recorded in Volume 98111, Page 73 of said Deed Records, and Volume 1435, Page 515 of said Deed Records; said point being the southwest corner of Block A/5943 Plymouth Rock Village, an addition to the City of Dallas recorded in Volume 38, Page 199 of the Map Records of Dallas County, Texas;

THENCE, North 01 degrees, 03 minutes, 57 seconds East, along the said east line of Plymouth Road and the west line of said Plymouth Rock Village, a distance of 200.11 feet to a point at the intersection of said east line of Plymouth Road and the south line of a 20' Utility Easement dedicated by said Plymouth Rock Village;

THENCE, North 89 degrees, 06 minutes, 57 seconds East, along said south line of said 20' Utility Easement, at a distance of 90.70 feet passing the southeast corner of the east terminus of said 20' Utility Easement and a west corner of a 20' Alley dedicated by said Plymouth Rock Village, in all a total distance of 369.94 feet to a point in said south line of said 20' Alley;

THENCE, North 00 degrees, 53 minutes, 03 seconds West, departing said south line of the 20' Alley, a distance of 20.21 feet to the **POINT OF BEGINNING**; said point being in the north line of said 20' Alley, the north line of Block A/5943, the south line of said "Tract I", and the south line of Block 5943;

THENCE, North 01 degrees, 13 minutes, 08 seconds East, departing said north line of said 20-foot alley and said south line of "Tract I", over and across said "Tract I", a distance of 274.90 feet to a point for corner; said point being the northeast corner of "Tract No. 2" of a 20-foot wide Fire Lane Easement recorded in Volume 69120, Page 946 and Volume 69087, Page 691, both of said Deed Records;

THENCE, North 89 degrees, 20 minutes, 20 seconds East, over and across said "Tract I", a distance of 152.57 feet to a point for corner in the northernmost east line of said "Tract I" and the west line of that certain tract of described as "Tract II" in Special Warranty Deed to Dallas Independent School District recorded in Vol. 96047, Pg. 5064 of said Deed Records; said point being the southeast corner of "Easement Strip No. 2" in a 10-foot wide Sanitary Sewer Easement recorded in Volume 5877, Page 113 of said Deed Records;

(For SPRG use only)

Reviewed By:	<u>JD</u>
Date:	<u>6/4/2020</u>
SPRG NO:	<u>4919</u>

EXHIBIT A – TRACT 9

STREET EASEMENT ABANDONMENT

Part of Block 5943 and Part of Lot 1, Block C/5938
DISD 275/Louise Kahn Elementary School Addition
Anson McCracken Survey, Abstract No. 868
City of Dallas, Dallas County, Texas

THENCE, South 11 degrees, 03 minutes, 21 seconds East, along said east line of "Tract I" and said west line of "Tract II", at a distance of 10.17 feet passing the northernmost southeast corner of said "Tract I", the northeast corner of said CND-West Davis II, LLC tract and a re-entrant corner of said Lot 1; from which a 1/2-inch iron rod with "CBG Surveying" cap found bears North 04 degrees, 48 minutes East, a distance of 0.4 feet, continuing in all a total distance of 20.33 feet to a point for corner on the east line of said CND-West Davis II, LLC tract and said west line of "Tract II";

THENCE, South 89 degrees, 20 minutes, 20 seconds West, departing said west line of "Tract II" and said east line of CND-West Davis II, LLC tract, over and across said CND-West Davis II, LLC tract, a distance of 136.89 feet to a point for corner;

THENCE, South 01 degrees, 13 minutes, 08 seconds West, over and across said CND-West Davis II, LLC tract, a distance of 254.84' to a point for corner in the in the south line of said CND-West Davis II, LLC tract and said north line of the alley;

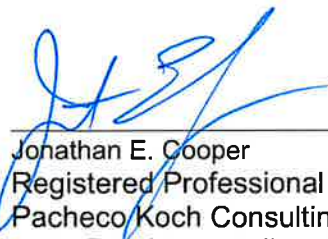
THENCE, South 89 degrees, 11 minutes, 38 seconds West, along said south line of CND-West Davis II, LLC tract and said north line of the alley, at a distance of 10.01 feet passing a drill hole in concrete found for the southwest corner of said CND-West Davis II, LLC tract, the southwest corner of said Lot 1 and the southeast corner of said "Tract I", continuing in all a total distance of 20.01 feet to the **POINT OF BEGINNING**;

CONTAINING, 8,192 square feet or 0.188 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.


Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Rd, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

06-02-2020

Date

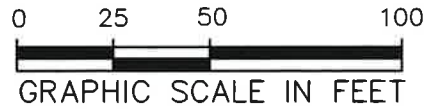


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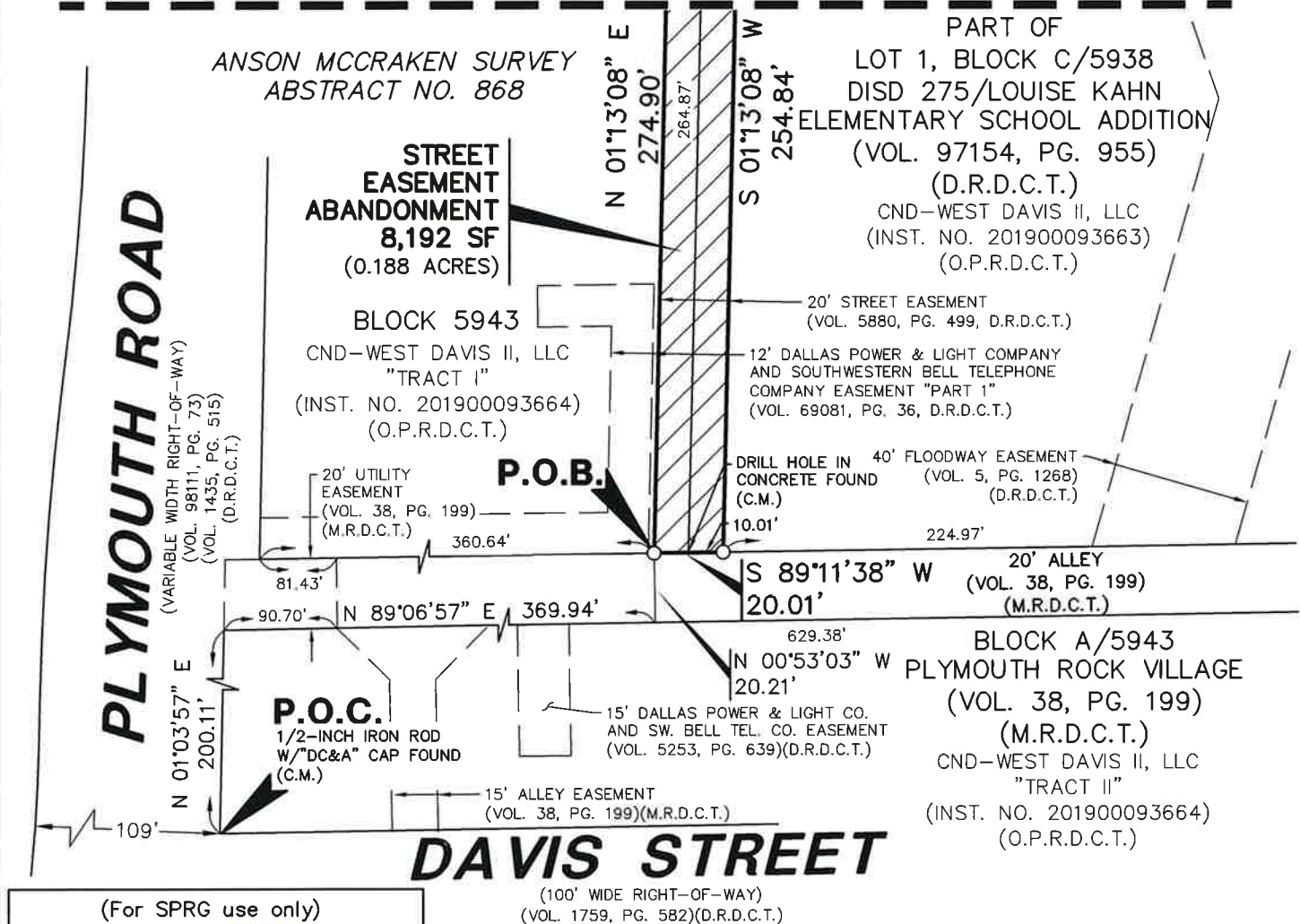
(For SPRG use only)

Reviewed By: JD
Date: 6/4/2020 ~~4919~~
SPRG NO: 4919

LEGEND	
	ABANDONMENT PARCEL LINE
	PROPERTY LINE
	EASEMENT LINE
	POINT FOR CORNER
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
SF	SQUARE FOOT
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING
(C.M.)	- CONTROLLING MONUMENT



MATCH LINE (SEE PAGE 4)



(For SPRG use only)

Reviewed By: JD

Date: 6/4/2020

SPRG NO: 4919

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract of land described.

Jonathan E. Cooper
Registered Professional
Land Surveyor No. 5369

Date: 06-02-2020



- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

STREET EASEMENT ABANDONMENT

PART OF 5943 AND PART OF LOT 1, BLOCK C/5936 DISD 275/LOUISE KAHN ELEMENTARY SCHOOL ADDITION ANSON MCCRAKEN SURVEY, ABSTRACT NO. 868, CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 3 OF 4

Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CTP	JEC	1"=50'	JULY 2019	1745-18.288

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0 25 50 100



GRAPHIC SCALE IN FEET

LEGEND	
—	ABANDONMENT PARCEL LINE
—	PROPERTY LINE
- - -	EASEMENT LINE
○	POINT FOR CORNER
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
SF	SQUARE FOOT
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
P.O.B	- POINT OF BEGINNING
P.O.C	- POINT OF COMMENCING
(C.M.)	- CONTROLLING MONUMENT

ANSON MCCRAKEN SURVEY
ABSTRACT NO. 868

BLOCK 5943

CND-WEST DAVIS II, LLC
"TRACT I"

(INST. NO. 201900093664)
(O.P.R.D.C.T.)

STREET EASEMENT ABANDONMENT
8,192 SF
(0.188 ACRES)

20' FIRE LANE EASEMENT
"TRACT NO. 2"
(VOL. 69120, PG. 946)
(VOL. 69087, PG. 691)
(D.R.D.C.T.)

1/2-INCH IRON ROD
W/"CBG SURVEYING"
CAP FOUND

20' FIRE LANE EASEMENT
"TRACT NO. 1"
(VOL. 69120, PG. 946)
(VOL. 69087, PG. 691)
(D.R.D.C.T.)

10' SANITARY SEWER EASEMENT
"EASEMENT STRIP NO. 2"
(VOL. 5877, PG. 113)
(D.R.D.C.T.)

S 11°03'21" E
20.33'
(1/2-INCH IRON ROD
W/"CBG SURVEYING"
CAP FOUND
N 04°48' E - 0.4')

PART OF
LOT 1, BLOCK C/5938
DISD 275/LOUISE
KAHN ELEMENTARY
SCHOOL ADDITION
(VOL. 97154, PG. 955)
(D.R.D.C.T.)

DALLAS INDEPENDENT
SCHOOL DISTRICT
"TRACT II"
(VOL. 96047, PG. 5064)
(D.R.D.C.T.)

N 01°13'08" E 274.90'

264.87'

S 01°13'08" W 254.84'

N 89°20'20" E 152.57'

144.73'

10.17'

S 89°20'20" W 136.89'

PART OF
LOT 1, BLOCK C/5938
DISD 275/LOUISE KAHN
ELEMENTARY SCHOOL ADDITION
(VOL. 97154, PG. 955)
(D.R.D.C.T.)

CND-WEST DAVIS II, LLC
(INST. NO. 201900093663)
(O.P.R.D.C.T.)

250.43'

MATCH LINE (SEE PAGE 3)

(For SPRG use only)

Reviewed By: JD
Date: 6/4/2020
SPRG NO: 4919

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
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7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

STREET EASEMENT ABANDONMENT

PART OF 5943 AND PART OF LOT 1,
BLOCK C/5936 DISD 275/LOUISE KAHN
ELEMENTARY SCHOOL ADDITION
ANSON MCCRAKEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CTP	JEC	1"=50'	JULY 2019	1745-18.288

EXHIBIT A – TRACT 10

UTILITY EASEMENT ABANDONMENT

Plymouth Rock Village

Part of Block A/5943

Anson McCracken Survey, Abstract No. 868

City of Dallas, Dallas County, Texas

DESCRIPTION, of a 1,870 square foot (0.043 acre) tract of land situated in the Anson McCracken Survey, Abstract No. 868, City of Dallas, Dallas County, Texas and part of Block A/5943, an Official Number of the City of Dallas, Texas; said tract being all of that certain Utility Easement, dedicated by the plat of Plymouth Rock Village, an addition to the City of Dallas, Texas according to the plat recorded in Volume 38, Page 199 of the Map Records of Dallas County, Texas; said 1,870 square foot tract being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with "DC&A" cap found at the intersection of the north right-of-way line of Davis Street (a 100-foot right-of-way (recorded in Volume 1759, Page 582 of the Deed Records of Dallas County, Texas)) and the east right-of-way line of Plymouth Road (a variable width right-of-way (recorded in Volume 98111, Page 73 and Volume 1435, Page 515 of said Deed Records)); said point being the southwest corner of Block A/5943 of said Plymouth Rock Village; from said point a 1/2-inch iron rod with "DC&A" cap found for the southeast corner of said Block A/5943 bears North 89 degrees, 07 minutes East, along said south line of Block A/5943, a distance of 652.0 feet;

THENCE, North 01 degree, 03 minutes, 57 seconds East, along the said east line of Plymouth Road and the west line of said Block A/5943, a distance of 200.11 feet to the **POINT OF BEGINNING**; said point being at the intersection of the said east line of Plymouth Road and the south right-of-way line of said Utility Easement;

THENCE, North 01 degree, 03 minutes, 57 seconds East, along the projected east line of Plymouth Road and the west terminus of said Utility Easement, a distance of 20.73 feet (plat: 20.01 feet) to a point for corner at the intersection of the said east line of Plymouth Road and the projected north right-of-way line of said Utility Easement; said point also being the northwest corner of said Block A/5943;

THENCE, North 89 degrees, 11 minutes, 38 seconds East, along the said east line of Plymouth Road and the said north line of said Utility Easement, at a distance of 8.59 feet passing the southwest corner of a tract of land described as "Tract I" in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900093664 of the Official Public Records of Dallas County, Texas, departing the said east line of Plymouth Road and along the said north line of said Utility Easement, said south line of said "Tract I", and the north line of said Block A/5943, in all a distance of 90.51 feet to a point for corner;

THENCE, South 01 degrees, 03 minutes, 57 seconds West, departing the said south line of "Tract I" and along the east line of said Utility Easement, a distance of 20.61 feet (plat: 20.00 feet) to a point for corner;

(For SPRG use only)

Reviewed By: G.S.

Date: 7-31-19

SPRG NO: 4923

EXHIBIT A – TRACT 10
UTILITY EASEMENT ABANDONMENT
Plymouth Rock Village
Part of Block A/5943
Anson McCracken Survey, Abstract No. 868
City of Dallas, Dallas County, Texas

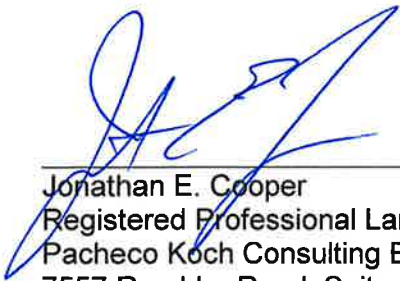
THENCE, South 89 degrees, 07 minutes, 05 seconds West, along the said south line of said Utility Easement, a distance of 90.51 feet (plat: 90.69') to the **POINT OF BEGINNING**;

CONTAINING, 1,870 square feet or 0.043 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.



07-23-2019

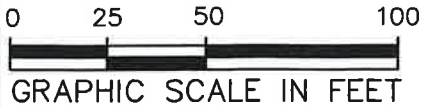
Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



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1745-18.288EX3.dwg lah

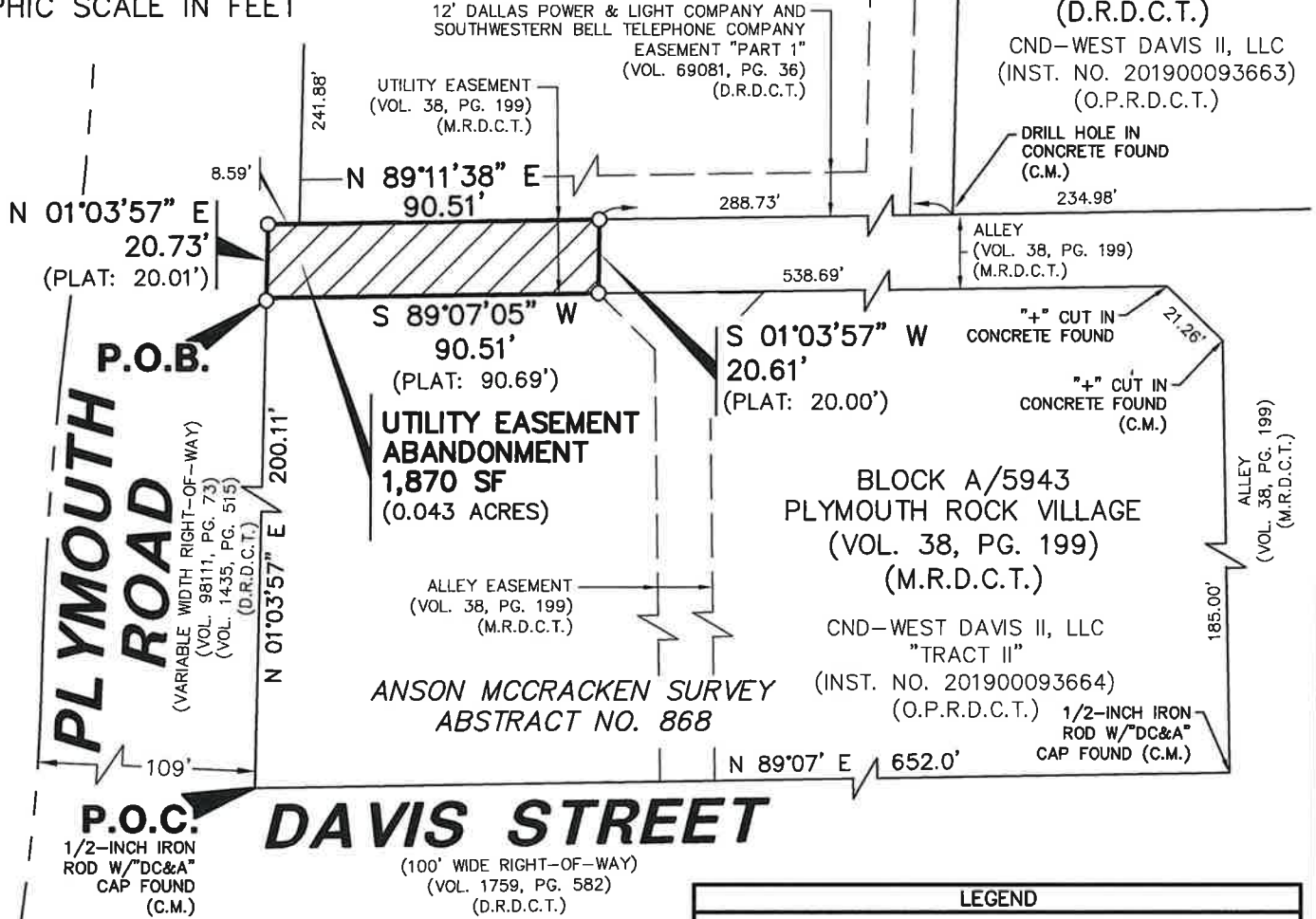
(For SPRG use only)	
Reviewed By:	<u> G.S. </u>
Date:	<u> 7-31-19 </u>
SPRG NO:	<u> 4923 </u>

EXHIBIT A - TRACT 10



BLOCK 5943
CND-WEST DAVIS II, LLC
"TRACT I"
(INST. NO. 201900093664)
(O.P.R.D.C.T.)

PART OF LOT 1,
BLOCK C/5938
DISD 275/LOUISE
KAHN ELEMENTARY
SCHOOL ADDITION
(VOL. 97154, PG. 955)
(D.R.D.C.T.)
CND-WEST DAVIS II, LLC
(INST. NO. 201900093663)
(O.P.R.D.C.T.)



LEGEND			
—	ABANDONMENT	VOL.	VOLUME
—	PARCEL LINE	PG.	PAGE
—	PROPERTY LINE	INST. NO.	INSTRUMENT NUMBER
—	EASEMENT LINE	SF	SQUARE FOOT
○	M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS	○	POINT FOR CORNER
○	D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS	(C.M.)	CONTROLLING MONUMENT
○	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	P.O.B	POINT OF BEGINNING
		P.O.C	POINT OF COMMENCING

(For SPRG use only)
Reviewed By: G.S.
Date: 7-31-19
SPRG NO: 4923

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract of land described.

[Signature]
Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Date: 07-23-2019



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 2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

UTILITY EASEMENT ABANDONMENT
PLYMOUTH ROCK VILLAGE
PART OF BLOCK A/5943
ANSON MCCRACKEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	JEC	1"=50'	JULY 2019	1745-18.288

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