

EXHIBIT A – TRACT 1

LEGAL DESCRIPTION

BEING a 1,155 square foot (0.0265 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 8A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas and being part of an Utility Easement recorded in Volume 96057, Page 4135 of said Deed Records and being part of "TRACT 1" described in General Warranty Deed to WCWAP LLC recorded in Instrument No. 201600147541, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point in building for the northernmost northeast corner of said Lot 8A;

THENCE with a common line of Lot 7A, Block A/6931, of said Second Revised Red Bird Mall Addition and said Lot 8A, the following courses and distances:

- South 12°57'56" East, a distance of 72.00 feet to a point in building for corner;
- North 77°02'04" East, a distance of 24.00 feet to a point in building for corner;
- South 12°57'56" East, a distance of 27.00 feet to a mag nail found for corner;
- North 77°02'04" East, a distance of 12.00 feet to a mag nail found for corner;
- South 12°57'56" East, a distance of 40.00 feet to a mag nail found for corner;
- North 77°02'04" East, a distance of 30.00 feet to a mag nail found for corner;
- South 12°57'56" East, a distance of 104.15 feet to a mag nail found for corner;

THENCE departing said common line of Lot 7A and Lot 8A, South 54°43'07" West, a distance of 27.64 feet to a mag nail set in the south line of an Utility Easement created by said Second Revised Red Bird Mall Addition and being in the north line of said Utility Easement for the **POINT OF BEGINNING**;

THENCE departing said south line of said Utility Easement and said north line of second said Utility Easement, the following courses and distances:

- South 12°57'56" East, a distance of 62.63 feet to a mag nail set for corner;
- South 20°06'54" West, a distance of 28.39 feet to a mag nail set for corner at an inner el corner of said Utility Easement;

THENCE with the west line of second said Utility Easement, North 12°57'56" West, a distance of 86.42 to a mag nail set for the northwest corner of second said Utility Easement and being the southwest corner of said Utility Easement;

THENCE with said north line of the second said Utility Easement and said south line of the Utility Easement, North 77°02'04" East, a distance of 15.49 feet to the **POINT OF BEGINNING** and containing 1,155 square feet or 0.0265 acres of land.

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

(For SPRG use only)
 Reviewed By: G.S.
 Date: 11-30-20
 SPRG NO: 5438

J. ANDY DOBBS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 13455 NOEL ROAD
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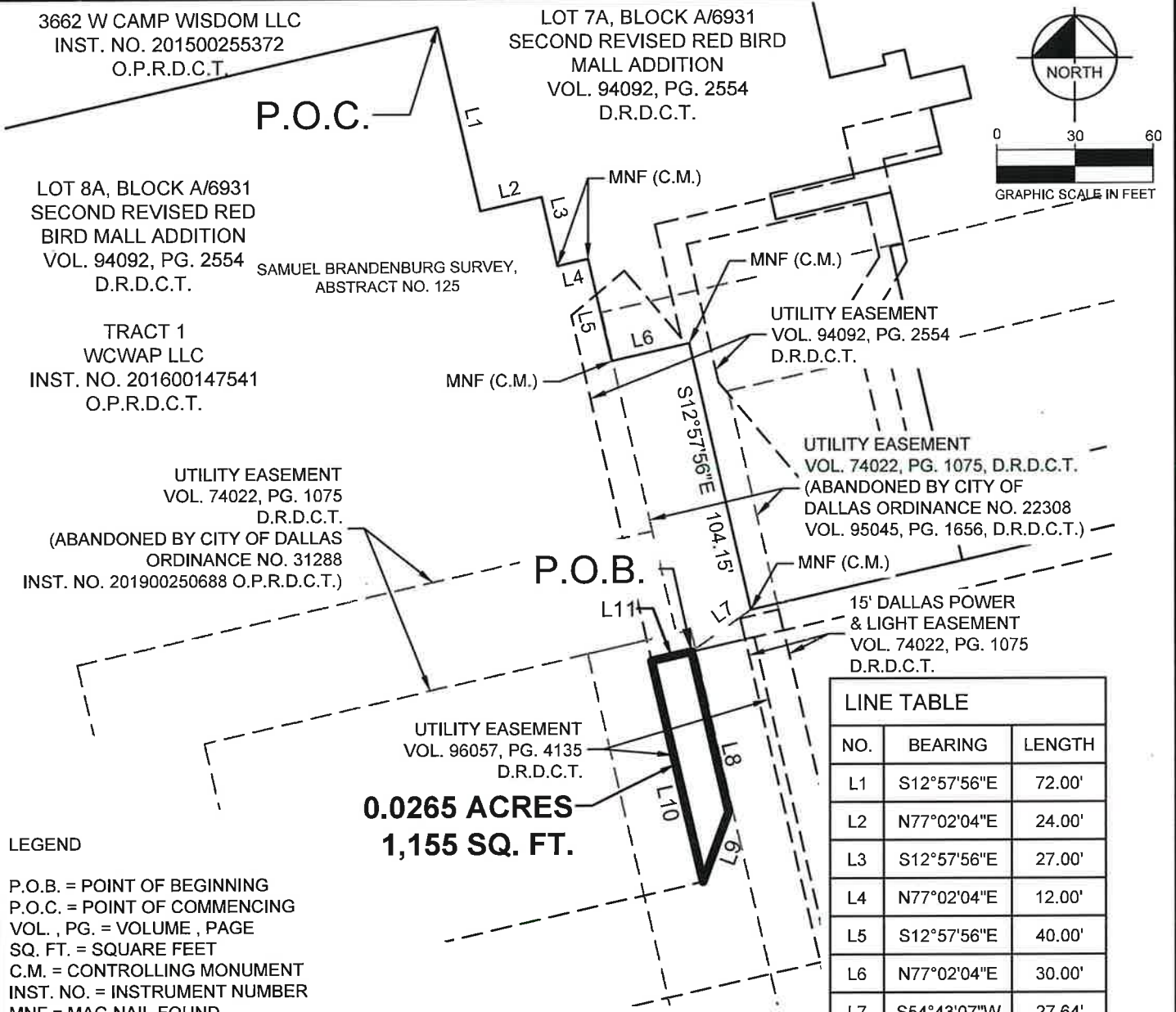
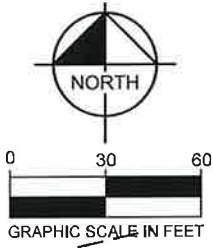
UTILITY EASEMENT ABANDONMENT
 PART OF LOT 8A, BLOCK A/6931
 SECOND REVISED RED BIRD MALL
 ADDITION
 SAMUEL BRANDENBURG SURVEY,
 ABSTRACT NO. 125
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC	JAD	SEP. 2020	064508500	1 of 2

EXHIBIT A – TRACT 1



0.0265 ACRES
1,155 SQ. FT.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S12°57'56"E	72.00'
L2	N77°02'04"E	24.00'
L3	S12°57'56"E	27.00'
L4	N77°02'04"E	12.00'
L5	S12°57'56"E	40.00'
L6	N77°02'04"E	30.00'
L7	S54°43'07"W	27.64'
L8	S12°57'56"E	62.63'
L9	S20°06'54"W	28.39'
L10	N12°57'56"W	86.42'
L11	N77°02'04"E	15.49'

LEGEND

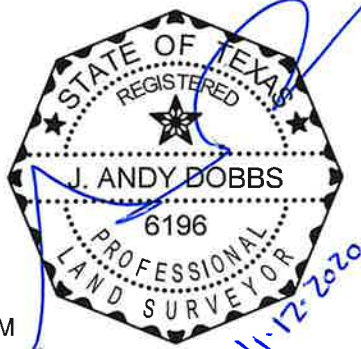
P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 VOL. , PG. = VOLUME , PAGE
 SQ. FT. = SQUARE FEET
 C.M. = CONTROLLING MONUMENT
 INST. NO. = INSTRUMENT NUMBER
 MNF = MAG NAIL FOUND
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

NOTES

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

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Scale 1" = 60'	Drawn by MTC	Checked by JAD	Date SEP. 2020	Project No. 064508500	Sheet No. 2 of 2
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EXHIBIT A – TRACT 2

LEGAL DESCRIPTION

BEING a 2,034 square foot (0.0467 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 8A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas and being part of an Utility Easement created by said Second Revised Red Bird Mall Addition and being part of "TRACT 1" described in General Warranty Deed to WCWAP LLC recorded in Instrument No. 201600147541, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point in building for the northernmost northeast corner of said Lot 8A;

THENCE with a common line of Lot 7A, Block A/6931, of said Second Revised Red Bird Mall Addition and said Lot 8A, the following courses and distances:

- South 12°57'56" East, a distance of 72.00 feet to a point in building for corner;
- North 77°02'04" East, a distance of 24.00 feet to a point in building for corner;
- South 12°57'56" East, a distance of 27.00 feet to a mag nail found for corner;
- North 77°02'04" East, a distance of 12.00 feet to a mag nail found for corner;
- South 12°57'56" East, a distance of 13.92 feet to a mag nail set in the north line of said Utility Easement for the **POINT OF BEGINNING**;

THENCE departing said north line of said Utility Easement and continuing with said common line of Lot 7A and Lot 8A, the following courses and distances:

- South 12°57'56" East, a distance of 26.08 feet to a mag nail found for corner;
- North 77°02'04" East, a distance of 4.43 feet to a mag nail set for corner;

THENCE departing said common line of Lot 7A and Lot 8A, South 12°57'56" East, a distance of 114.64 feet to a mag nail set for corner in the south line of said Utility Easement and being in the north line of a 40' Utility Easement created in Volume 96057, Page 4135 of said Deed Records;

THENCE with said south line of the Utility Easement and the north line of said 40' Utility Easement, South 77°02'04" West, a distance of 15.49 feet to a mag nail set for the southwest corner of said Utility Easement and being the northwest corner of said 40' Utility Easement;

THENCE with the west and north lines of said Utility Easement, the following courses and distances:

- North 12°57'56" West, a distance of 135.09 feet to a mag nail set for corner;
- North 50°03'52" East, a distance of 12.41 feet to the **POINT OF BEGINNING** and containing 2,034 square feet or 0.0467 acres of land.

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

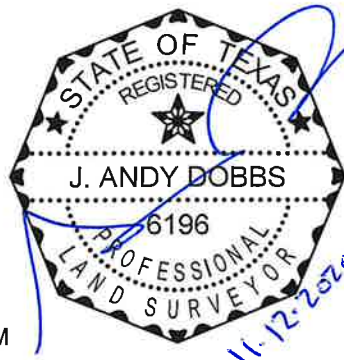
(For SPRG use only)

Reviewed By: G.S.

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SPRG NO: 5436

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

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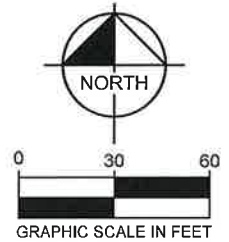
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC	JAD	SEP. 2020	064508500	1 of 2

EXHIBIT A – TRACT 2

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

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



P.O.C.

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

SAMUEL BRANDENBURG SURVEY,
ABSTRACT NO. 125

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

0.0467 ACRES
2,034 SQ. FT.

40' UTILITY EASEMENT
VOL. 74022, PG. 1075
D.R.D.C.T.
(ABANDONED BY CITY OF DALLAS
ORDINANCE NO. 31288
INST. NO. 201900250688 O.P.R.D.C.T.)

UTILITY EASEMENT
VOL. 94092, PG. 2554
D.R.D.C.T.

40' UTILITY EASEMENT
VOL. 74022, PG. 1075, D.R.D.C.T.
(ABANDONED BY CITY OF
DALLAS ORDINANCE NO. 22308
VOL. 95045, PG. 1656, D.R.D.C.T.)

15' DALLAS POWER
& LIGHT EASEMENT
VOL. 74022, PG. 1075
D.R.D.C.T.

40' UTILITY EASEMENT
VOL. 96057, PG. 4135
D.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S12°57'56"E	72.00'
L2	N77°02'04"E	24.00'
L3	S12°57'56"E	27.00'
L4	N77°02'04"E	12.00'
L5	S12°57'56"E	13.92'
L6	S12°57'56"E	26.08'
L7	N77°02'04"E	4.43'
L8	S77°02'04"W	15.49'
L9	N50°03'52"E	12.41'

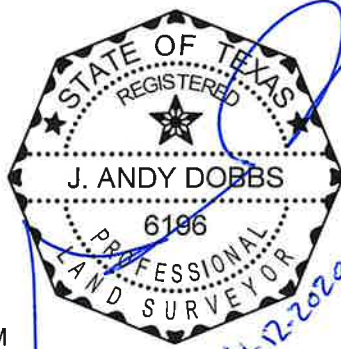
LEGEND

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

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

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ADDITION
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MTC	JAD	SEP. 2020	064508500	2 of 2

EXHIBIT A – TRACT 3

LEGAL DESCRIPTION

BEING a 121 square foot (0.0028 acres) tract of land situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being part of Lot 7A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554, Deed Records of Dallas County, Texas and being part of an Utility Easement created by said Second Revised Red Bird Mall Addition and being part of "TRACT 1 - LOT 7A" described in Special Warranty Deed to 3662 W Camp Wisdom LLC recorded in Instrument No. 201500255372, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point in building for the northernmost northeast corner of Lot 8A, Block A/6931 of said Second Revised Red Bird Mall Addition;

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

- South 12°57'56" East, a distance of 72.00 feet to a point in building for corner;
- North 77°02'04" East, a distance of 24.00 feet to a point in building for corner;
- South 12°57'56" East, a distance of 27.00 feet to a mag nail found for corner;
- North 77°02'04" East, a distance of 12.00 feet to a mag nail found for corner;
- South 12°57'56" East, a distance of 13.92 feet to a mag nail set in the north line of said Utility Easement for the **POINT OF BEGINNING**;

THENCE departing said common line of Lot 7A and Lot 8A and with said north line of the Utility Easement, North 50°03'52" East, a distance of 4.97 feet to a mag nail set for corner;

THENCE departing said north line of the Utility Easement, South 12°57'56" East, a distance of 28.33 feet to a mag nail set for corner in said common line of Lot 7A and Lot 8A;

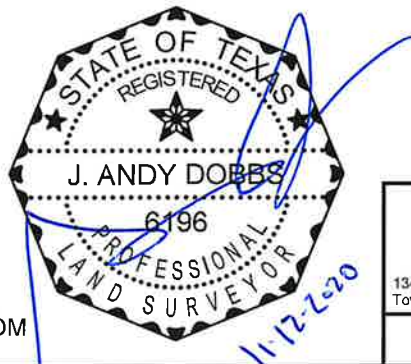
THENCE with said common line of Lot 7A and Lot 8A, the following courses and distances:

- South 77°02'04" West, a distance of 4.43 feet to a mag nail set for corner;
- North 12°57'56" West, a distance of 26.08 feet to the **POINT OF BEGINNING** and containing 121 square feet or 0.0028 acres of land.

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

(For SPRG use only)
 Reviewed By: G.S.
 Date: 11-30-20
 SPRG NO: 5437

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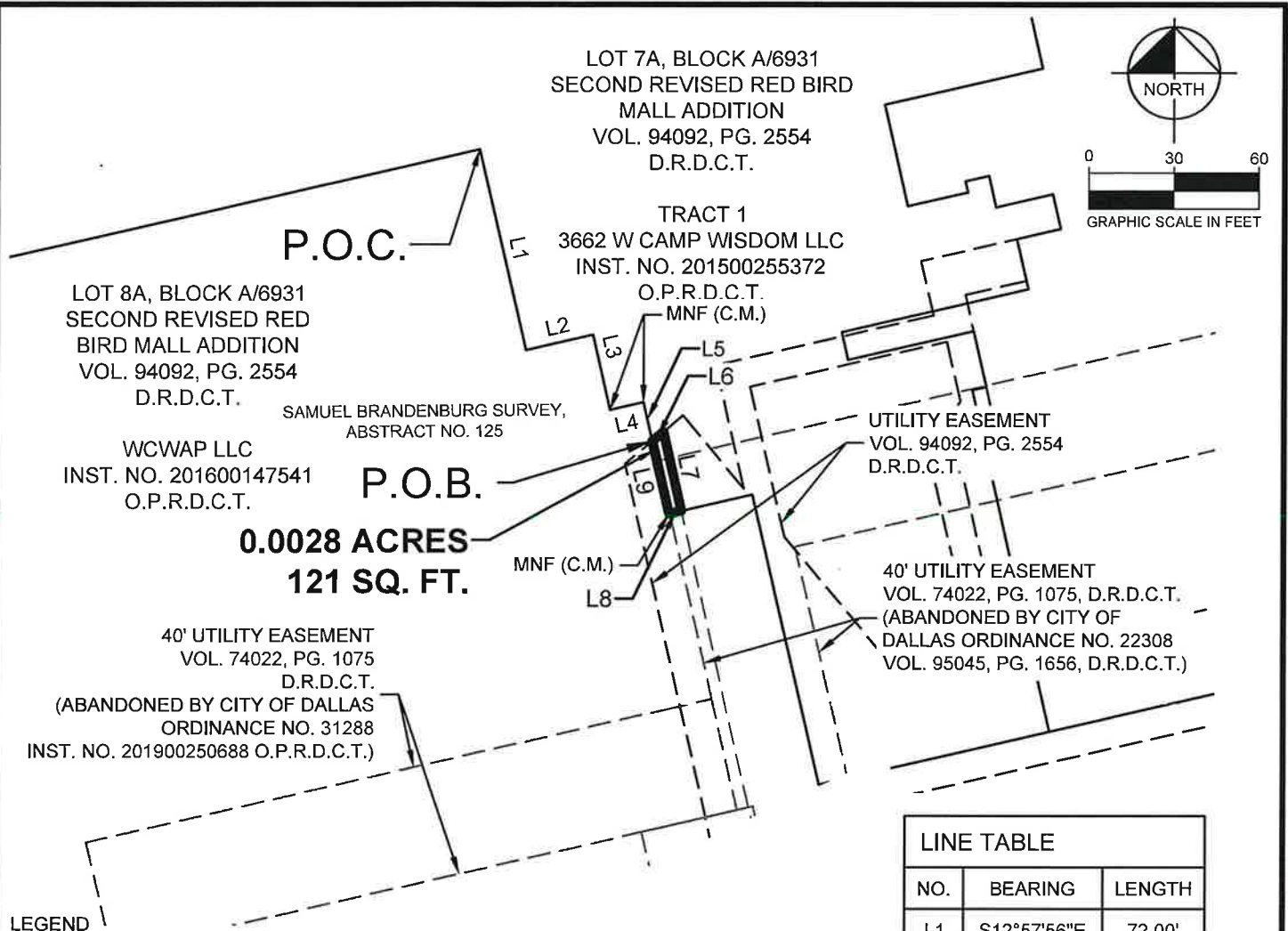
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 PART OF LOT 7A, BLOCK A/6931
 SECOND REVISED RED BIRD MALL
 ADDITION
 SAMUEL BRANDENBURG SURVEY,
 ABSTRACT NO. 125
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC	JAD	SEP. 2020	064508500	1 of 2

EXHIBIT A – TRACT 3



LINE TABLE		
NO.	BEARING	LENGTH
L1	S12°57'56"E	72.00'
L2	N77°02'04"E	24.00'
L3	S12°57'56"E	27.00'
L4	N77°02'04"E	12.00'
L5	S12°57'56"E	13.92'
L6	N50°03'52"E	4.97'
L7	S12°57'56"E	28.33'
L8	S77°02'04"W	4.43'
L9	N12°57'56"W	26.08'

LEGEND

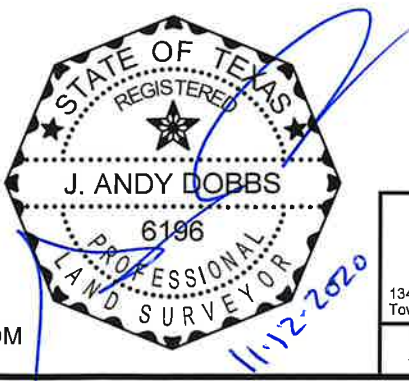
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- NOTES
- All corners of easement to be abandoned are mag nails set unless otherwise noted.
 - Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

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Scale 1" = 60'	Drawn by MTC	Checked by JAD	Date SEP, 2020	Project No. 064508500	Sheet No. 2 of 2
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