

UTILITY EASEMENT ABANDONMENT EXHIBIT A – TRACT 1

Being in 10.439 Acres

Block 5706

Crawford Grigsby Survey, Abstract No. 532

City of Dallas, Dallas County, Texas

DESCRIPTION, of a 21,375 square foot (Deed: 21,360 square foot) (0.491 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 532, Dallas County, Texas and in Block 5706, Official Block Numbers of the City of Dallas, Texas; said tract being all of that certain tract of land described in Utility Easement recorded in Instrument No. 201200194988 of the Official Public Records of Dallas County, Texas and all of that certain tract of land described in Exhibit "A" in Quitclaim Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201200194987 of said Official Public Records; said 21,375 square foot (Deed: 21,360 square foot) (0.491 acre) tract being more particularly described as follows (bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011):

COMMENCING, at a PK nail found in the southeast right-of-way line of Denton Drive Cut-Off (a variable width right-of-way) created in Volume 1869, Page 22 of the Deed Records of Dallas County, Texas; said point being at the west end of a circular right-of-way corner clip at the intersection of the said southeast line of Denton Drive Cut-Off with the northwest right-of-way line of Hudnall Road (a 50-foot wide right-of-way) created in Volume 156, Page 287 of said Deed Records; said point being the west corner of that certain tract of land described as Tract I in Limited Warranty Deed to RP Dentwood SC, L.P. recorded in Instrument No. 200900285157 of said Official Public Records;

THENCE, North 06 degrees, 38 minutes, 21 seconds East, along the said southeast line of Denton Drive Cut-Off and the northwest line of said Tract I, at a distance of 275.91 feet passing the west corner of that certain tract of land described as Tract 2 in Substitute Trustee's Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201000053906 of said Official Public Records, at a distance of 313.74 feet passing the north corner of said Tract I, the north corner of said Tract 2 and the southernmost west corner of that certain tract of land described as Tract 1 in said Substitute Trustee's Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201000053906 of said Official Public Records, then continuing along the northwest line of said Tract 1 in all a total distance of 329.81 feet to the **POINT OF BEGINNING**; said point being the northernmost west corner of said Tract 1 and the southernmost corner of said Utility Easement;

THENCE, North 06 degrees, 38 minutes, 21 seconds East, along the said southeast line of Denton Drive Cut-Off, a distance of 83.67 feet to a point for corner; said point being the northernmost southwest corner of that certain tract of land described as Tract II in said Limited Warranty Deed to RP Dentwood SC, L.P. recorded in Instrument No. 200900285157 of said Official Public Records and the beginning of a non-tangent curve to the left;

THENCE, departing the said southeast line of Denton Drive Cut-Off and along the south, the southeast the northeast and north lines of said Tract II, the following five (5) calls:

Along said curve to the left, having a central angle of 141 degrees, 46 minutes, 00 seconds, a radius of 15.00 feet, a chord bearing and distance of South 64 degrees, 14 minutes, 39 seconds East, 28.35 feet, an arc distance of 37.11 feet to a point for corner at the end of said curve;

North 44 degrees, 52 minutes, 21 seconds East, a distance of 320.10 feet (Deed: 319.49 feet) to a point for corner; said point being the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 091 degrees, 14 minutes, 00 seconds, a radius of 25.00 feet, a chord bearing and distance of North 00 degrees, 44 minutes, 39 seconds West, 35.73 feet, an arc distance of 39.81 feet to a point for corner at the end of said curve;

| | |
|---------------------|------------------------|
| (For SPRG use only) | |
| Reviewed By: | <u> JC </u> |
| Date: | <u> 7-31-11 </u> |
| SPRG NO: | <u> 4672 </u> |

UTILITY EASEMENT ABANDONMENT EXHIBIT A – TRACT 1

Being in 10.439 Acres

Block 5706

Crawford Grigsby Survey, Abstract No. 532

City of Dallas, Dallas County, Texas

North 46 degrees, 21 minutes, 39 seconds West, a distance of 307.29 feet (Deed: 307.20 feet) to a point for corner; said point being the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 139 degrees, 52 minutes, 30 seconds (Deed: 139 degrees, 54 minutes, 54 seconds), a radius of 15.00 feet, a chord bearing and distance of South 63 degrees, 42 minutes, 06 seconds West, 28.18 feet, an arc distance of 36.62 feet to a point for corner in the said southeast line of Denton Drive Cut-Off; said point being the end of the last said curve, the westernmost northwest corner of said Tract II and in a non-tangent curve to the left;

THENCE, in a northerly direction, along the said southeast line of Denton Drive Cut-Off and said curve to the left, having a central angle of 02 degrees, 25 minutes, 12 seconds (Deed: 02 degrees, 25 minutes, 21 seconds), a radius of 1,940.00 feet, a chord bearing and distance of North 07 degrees, 26 minutes, 45 seconds West, 81.94 feet (Deed: 82.02 feet), an arc distance of 81.94 feet (Deed: 82.03 feet) to a point for corner at the end of the last said curve; said point being southernmost northwest corner of that certain tract of land described as Tract III in said Limited Warranty Deed to RP Dentwood SC, L.P. recorded in Instrument No. 200900285157 of said Official Public Records;

THENCE, South 46 degrees, 21 minutes, 39 seconds East, departing the said southeast line of Denton Drive Cut-Off and along the southwest line of said Tract III, at a distance of 407.60 feet passing the southernmost corner of said Tract III and the northernmost west corner of said Tract 1, then continuing along the northernmost southwest line of said Tract 1, in all a total distance of 431.80 feet to a point for corner; said point being a reentrant corner of said Tract 1;

THENCE, South 44 degrees, 52 minutes, 21 seconds West, along the southeast line of said Tract 1, a distance of 446.19 feet (Deed: 445.59 feet) to the **POINT OF BEGINNING**;

CONTAINING, 21,375 square feet (Deed: 21,360 square foot) or 0.491 acres of land, more or less.

(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 easement abandonment tract described.



07-29-2019

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



3897-18.360EX3.doc
3897-18.360EX3.dwg dmg

(For SPRG use only)
Reviewed By: JL
Date: 7-31-19
SPRG NO: 4672

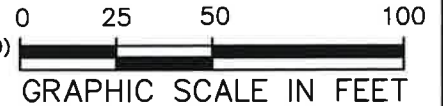
(For SPRG use only)

Reviewed By: JEC
Date: 7-31-19
SPRG NO: 4672

EXHIBIT A - TRACT 1



MATCH LINE (PAGE 4)



UTILITY EASEMENT
(INST. NO. 201200194988)
BLOCK 5706
(O.P.R.D.C.T.)

"TRACT II"
RP DENTWOOD SC, L.P.
(INST. NO. 200900285157)
(O.P.R.D.C.T.)

25' ALLEY (VOL. 3052, PG. 129)
(D.R.D.C.T.)
ABANDONMENT AUTHORIZED BY
ORDINANCE NO. 28621
(INST. NO. 201200194987)
(O.P.R.D.C.T.)

CRAWFORD GRIGSBY SURVEY
ABSTRACT NO. 532

UTILITY
EASEMENT
ABANDONMENT
21,375 SF
(DEED; 21,360)
(0.491 ACRE)

BLOCK 5706

DALLAS POWER & LIGHT
COMPANY AND
SOUTHWESTERN BELL
TELEPHONE COMPANY EASEMENT
(VOL. 86026, PG. 3123)
(D.R.D.C.T.)

"TRACT 1"
RP DENTWOOD SC, L.P.
(INST. NO. 201000053906)
(O.P.R.D.C.T.)

HUDNALL ROAD
(50' FOOT WIDE RIGHT-OF-WAY)
(VOL. 156, PG. 287)
(D.R.D.C.T.)

"TRACT 2"
RP DENTWOOD SC, L.P.
(INST. NO. 201000053906)
(O.P.R.D.C.T.)

"TRACT I"
RP DENTWOOD SC, L.P.
(INST. NO. 200900285157)
(O.P.R.D.C.T.)

1/2-INCH IRON
PIPE FOUND (C.M.)

**DENTON DRIVE
CUT-OFF**
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 1889, PG. 22)
(O.R.D.C.T.)

$\Delta = 141^{\circ}46'00''$
 $R = 15.00'$
 $L = 37.11'$
 $CB = S 64^{\circ}14'39''$
 $CD = 28.35'$

N 44°52'21" E 320.10' (DEED: 319.49')

S 44°52'21" W 446.19' (DEED: 445.59')

POINT OF BEGINNING

POINT OF COMMENCING

BUTLER STREET
(50' FOOT WIDE RIGHT-OF-WAY)
(VOL. 13, PG. 179)
(M.R.D.C.T.)

4152 BUENA
VISTA LTD.
(INST. NO. 2014
00132076)
(O.P.R.D.C.T.)

PIMENTAL HOLDINGS, LLC
(INST. NO. 201000300667)
(O.P.R.D.C.T.)

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

Jonathan E. Cooper
Registered Professional
Land Surveyor No. 5369

Date: 07-29-2019



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

UTILITY EASEMENT ABANDONMENT

BEING IN 10.439 ACRES
BLOCK 5706

CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 5

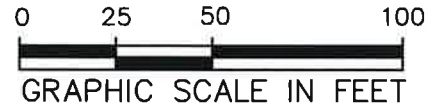
Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

| | | | | |
|------------------------|--------------------------|------------------------|--------------------------|----------------------------------|
| DRAWN BY DMG | CHECKED BY JEC | SCALE 1"=50' | DATE JULY 2019 | JOB NUMBER 3897-18.360 |
|------------------------|--------------------------|------------------------|--------------------------|----------------------------------|

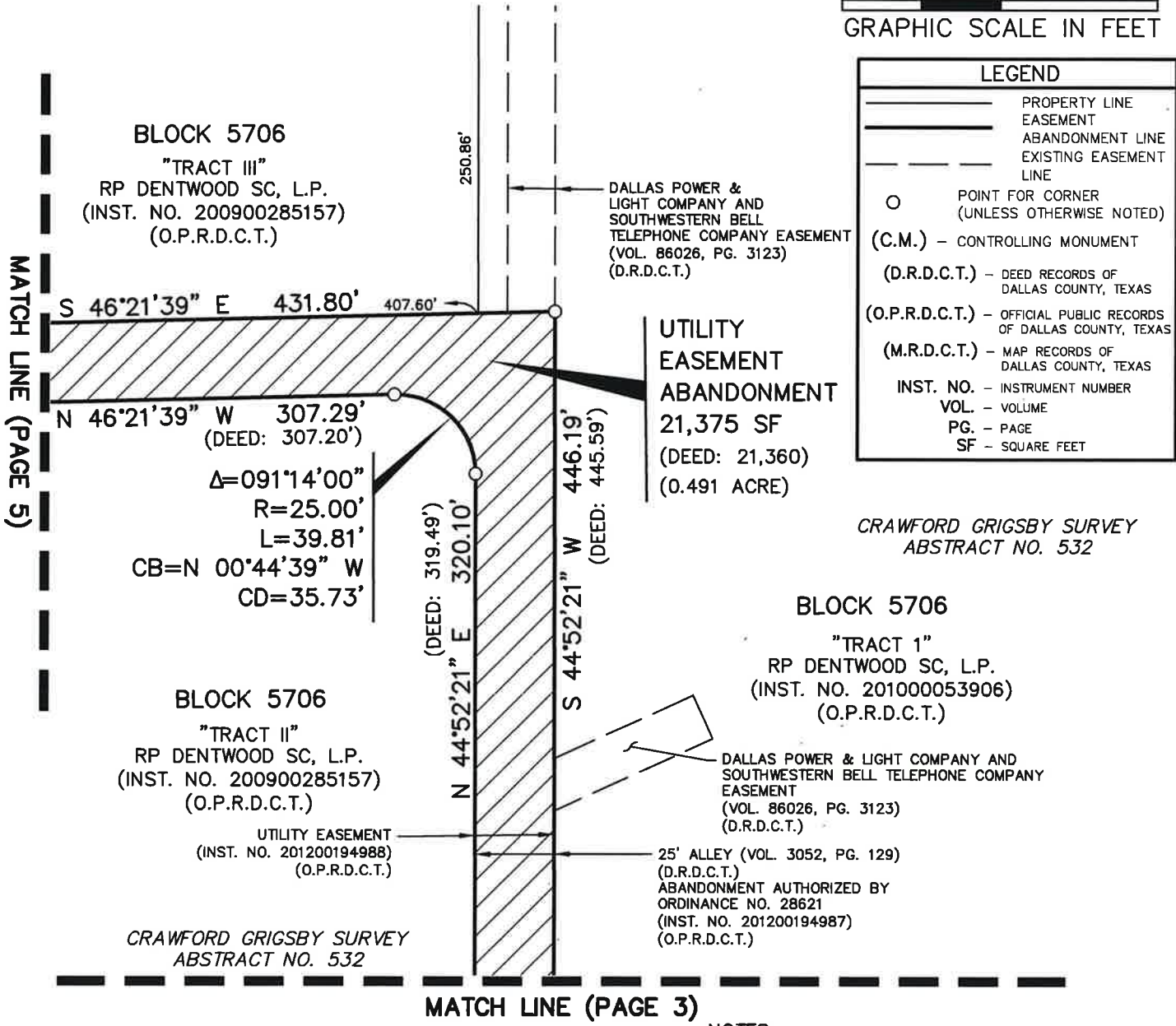
(For SPRG use only)

Reviewed By: JL
Date: 7-31-19
SPRG NO: 4672

EXHIBIT A TRACT 1



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



SEE SHEET 3 OF 5 FOR SURVEYOR'S CERTIFICATE

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

UTILITY EASEMENT ABANDONMENT
BEING IN 10.439 ACRES
BLOCK 5706
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 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

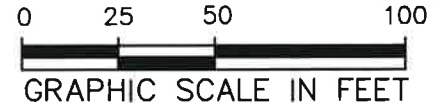
| DRAWN BY | CHECKED BY | SCALE | DATE | JOB NUMBER |
|----------|------------|--------|-----------|-------------|
| DMG | JEC | 1"=50' | JULY 2019 | 3897-18.360 |

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(For SPRG use only)

Reviewed By: JL
Date: 7-31-19
SPRG NO: 4672

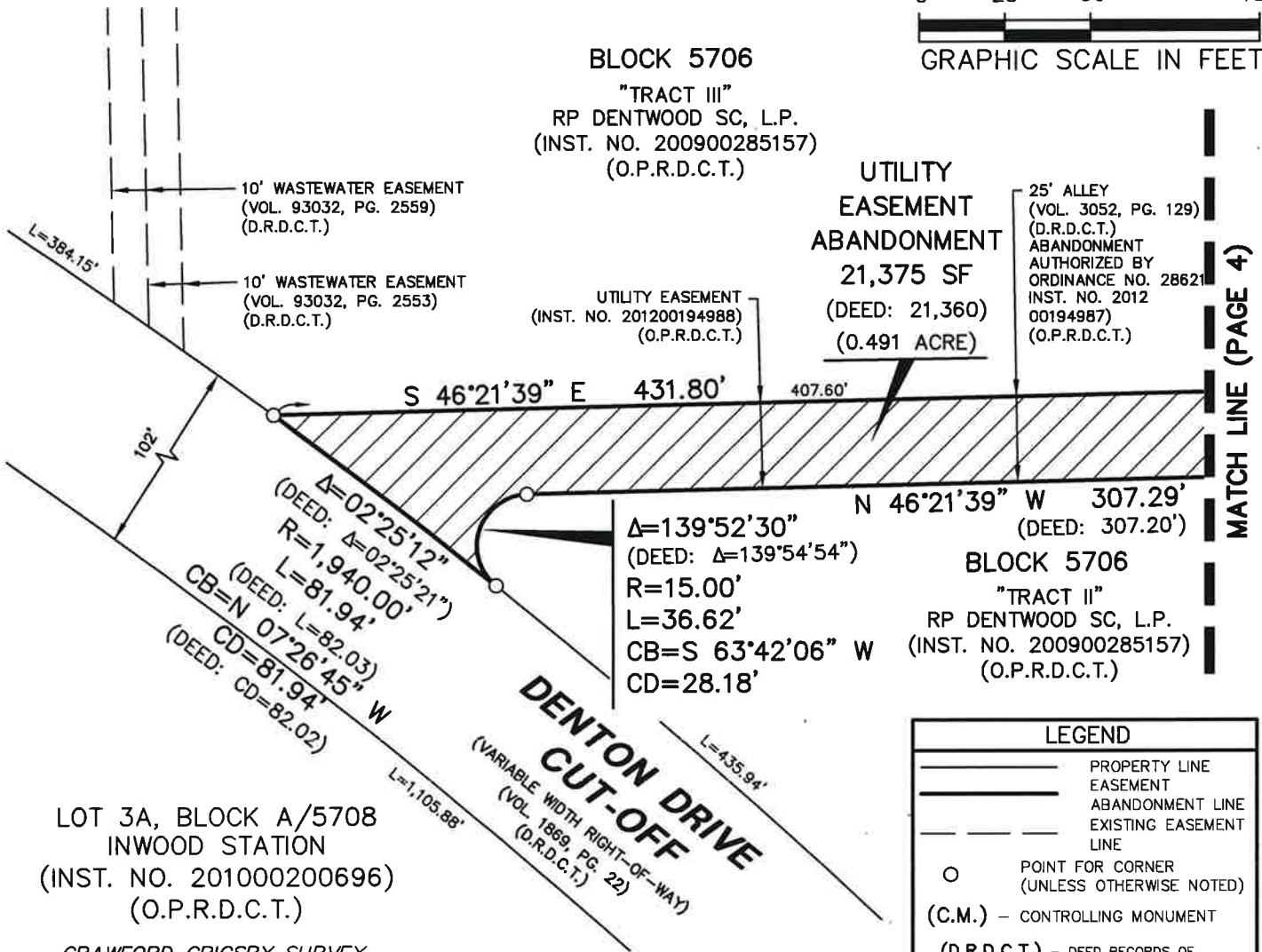
EXHIBIT A - TRACT 1



BLOCK 5706
"TRACT III"
RP DENTWOOD SC, L.P.
(INST. NO. 200900285157)
(O.P.R.D.C.T.)

UTILITY EASEMENT ABANDONMENT
21,375 SF
(DEED: 21,360)
(0.491 ACRE)

25' ALLEY
(VOL. 3052, PG. 129)
(D.R.D.C.T.)
ABANDONMENT AUTHORIZED BY ORDINANCE NO. 28621
INST. NO. 2012 00194987
(O.P.R.D.C.T.)



LOT 3A, BLOCK A/5708
INWOOD STATION
(INST. NO. 201000200696)
(O.P.R.D.C.T.)

CRAWFORD GRIGSBY SURVEY
ABSTRACT NO. 532

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

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

SEE SHEET 3 OF 5 FOR SURVEYOR'S CERTIFICATE



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

UTILITY EASEMENT ABANDONMENT

BEING IN 10.439 ACRES
BLOCK 5706

CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 5 OF 5

| DRAWN BY | CHECKED BY | SCALE | DATE | JOB NUMBER |
|----------|------------|--------|-----------|-------------|
| DMG | JEC | 1"=50' | JULY 2019 | 3897-18.360 |

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WASTEWATER EASEMENT ABANDONMENT EXHIBIT A – TRACT 2

Being in 10.439 Acres

Block 5706

Crawford Grigsby Survey, Abstract No. 532

City of Dallas, Dallas County, Texas

DESCRIPTION, of a 2,276 square foot (Deed: 2,287 square foot) (0.052 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 532, Dallas County, Texas and in Block 5706, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain tract of land described as Tract III in Limited Warranty Deed to RP Dentwood SC, L.P. recorded in Instrument No. 200900285157 of the Official Public Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Wastewater Easement recorded in Volume 93032, Page 2553 of the Deed Records of Dallas County, Texas; said 2,276 square foot (Deed: 2,287 square foot) (0.052 acre) tract being more particularly described as follows (bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011):

COMMENCING, at a PK nail found in the easterly right-of-way line of Denton Drive Cut-Off (a variable width right-of-way) created in Volume 1869, Page 22 of the Deed Records of Dallas County, Texas; said point being at the west end of a circular right-of-way corner clip at the intersection of the said easterly line of Denton Drive Cut-Off with the northwest right-of-way line of Hudnall Road (a 50-foot wide right-of-way) created in Volume 156, Page 287 of said Deed Records; said point being the west corner of that certain tract of land described as Tract I in Limited Warranty Deed to RP Dentwood SC, L.P. recorded in Instrument No. 200900285157 of said Official Public Records and the beginning of a non-tangent curve to the left;

THENCE, in a southeasterly direction, along said corner-clip, the southwest and south lines of said Tract I and said curve to the left, having a central angle of 141 degrees, 46 minutes, 00 seconds, a radius of 25.00 feet, a chord bearing and distance of South 64 degrees, 14 minutes, 39 seconds East, 47.24 feet, an arc distance of 61.86 feet to a 1/2-inch iron pipe found at the end of said curve; said point being at the east end of said corner clip, in the said northwest line of Hudnall Road and the southeast line of said Tract I;

THENCE, North 44 degrees, 52 minutes, 21 seconds East, departing the said corner clip and along the said northwest line of Hudnall Road and the said southeast line of Tract I, at a distance of 205.52 feet passing the south corner of a tract of land described as Tract 2 in Substitute Trustee's Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201000053906 of said Official Public Records, at a distance of 235.70 feet passing the east corner of said Tract I, the east corner of said Tract 2 and the south corner of that certain tract of land described as Tract 1 in said Substitute Trustee's Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201000053906 of said Official Public Records, then continuing along the southeast line of said Tract 1, in all a total distance of 946.00 feet to a point at the intersection of the said northwest line of Hudnall Road and the southwest right-of-way line of Denton Drive (a 60-foot wide right-of-way) created in Volume 1869, Page 22 of said Deed Records; said point being the east corner of said Tract 1;

| | |
|---------------------|------------------------|
| (For SPRG use only) | |
| Reviewed By: | <u> JK </u> |
| Date: | <u> 7-25-19 </u> |
| SPRG NO: | <u> 4674 </u> |

WASTEWATER EASEMENT ABANDONMENT EXHIBIT A – TRACT 2

Being in 10.439 Acres

Block 5706

Crawford Grigsby Survey, Abstract No. 532

City of Dallas, Dallas County, Texas

THENCE, North 46 degrees, 21 minutes, 39 seconds West, departing the said northwest line of Hudnall Road and along the said southwest line of Denton Drive and the northeast line of said Tract 1, at a distance of 273.00 feet passing the north corner of said Tract 1 and the east corner of said Tract III, then continuing along the northeast line of said Tract III, in all a total distance of 711.09 feet to the POINT OF BEGINNING;

THENCE, South 43 degrees, 45 minutes, 22 seconds West, departing the said southwest line of Denton Drive and the said northeast line of Tract III, and into and across said Tract III, a distance of 231.38 feet (Deed: 225.02 feet) to a point for corner in the said easterly line of Denton Drive Cut-Off and the westerly line of said Tract III; said point being in a non-tangent curve to the left;

THENCE, in a northerly direction, along the said easterly line of Denton Drive Cut-Off, the said westerly line of Tract III and said curve to the left, having a central angle of 00 degrees, 22 minutes, 02 seconds (Deed: 04 seconds), a radius of 1,940.00 feet, a chord bearing and distance of North 09 degrees, 47 minutes, 15 seconds West, 12.43 feet (Deed: 12.45 feet), an arc distance of 12.43 feet (Deed: 12.45 feet) to a point for corner;

THENCE, North 43 degrees, 45 minutes, 22 seconds East, departing the said easterly line of Denton Drive Cut-Off and the said westerly line of Tract III and into and across said Tract III, a distance of 223.97 feet (Deed: 225.02 feet) to a point for corner in the said southwest line of Denton Drive and the said northeast line of Tract III;

THENCE, South 46 degrees, 21 minutes, 39 seconds East, along the said southwest line of Denton Drive and the said northeast line of Tract III, a distance of 10.00 feet to the POINT OF BEGINNING;

CONTAINING, 2,276 square feet (Deed: 2,287 square foot) or 0.052 acres of land, more or less.

(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 easement abandonment tract described.



Kyle Coleman Harris Date
Registered Professional Land Surveyor No. 6266
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

7/18/19



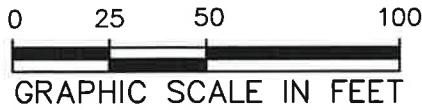
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(For SPRG use only)
Reviewed By: JL
Date: 4674 7-25-19
SPRG NO: 4674

BLOCK C/5704
 CHERRYWOOD ADDITION NO. 2
 (VOL. 9, PG. 167)
 (M.R.D.C.T.)

EXHIBIT A - TRACT 2
 (For Block C/5704)

Reviewed By: JL
 Date: 7-25-19
 SPRG NO: 4674



CARLSON DRIVE
 (50' FOOT WIDE RIGHT-OF-WAY)
 (VOL. 9, PG. 167)
 (M.R.D.C.T.)

DENTON DRIVE
 (60' FOOT WIDE RIGHT-OF-WAY)
 (VOL. 1869, PG. 22)
 (D.R.D.C.T.)

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

10' TEMPORARY WORKING SPACE EASEMENT (VOL. 93032, PG. 2559) (D.R.D.C.T.)

10' WASTEWATER EASEMENT (VOL. 93032, PG. 2553) (D.R.D.C.T.)

WASTEWATER EASEMENT ABANDONMENT
 2,276 SF (DEED: 2,287 SF) (0.052 ACRE)

POINT OF BEGINNING

"TRACT III"
 RP DENTWOOD SC, L.P.
 (INST. NO. 2009 00285157) (O.P.R.D.C.T.)

"TRACT 1"
 RP DENTWOOD SC, L.P.
 (INST. NO. 2010 00053906) (O.P.R.D.C.T.)

"TRACT 2"
 RP DENTWOOD SC, L.P.
 (INST. NO. 2010 00053906) (O.P.R.D.C.T.)

"TRACT I"
 RP DENTWOOD SC, L.P.
 (INST. NO. 2009 00285157) (O.P.R.D.C.T.)

POINT OF COMMENCING
 PK NAIL FOUND (C.M.)

$\Delta = 141'46''00''$
 $R = 25.00'$
 $L = 61.86'$
 $CB = S 64'14'39'' E$
 $CD = 47.24'$

CRAWFORD GRIGSBY SURVEY
 ABSTRACT NO. 532

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

DENTON DRIVE CUT-OFF
 (VARIABLE WIDTH RIGHT-OF-WAY)
 (VOL. 1869, PG. 22) (D.R.D.C.T.)

LOT 3A, BLOCK A/5708
 INWOOD STATION
 (INST. NO. 2010 00200696) (O.P.R.D.C.T.)

BLOCK 5706

"TRACT III"
 RP DENTWOOD SC, L.P.
 (INST. NO. 200900285157) (O.P.R.D.C.T.)

$\Delta = 00'22'02''$ (DEED: 04")
 $R = 1,940.00'$
 $L = 12.43'$ (DEED: 12.45")
 $CB = N 09'47'15'' W$
 $CD = 12.43'$ (DEED: 12.45")

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

Kyle Coleman Harris
 Registered Professional Land Surveyor No. 6266
 Date: 7/18/19



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' | JULY 2019 | 3897-18.360 |

WASTEWATER EASEMENT ABANDONMENT
 BEING IN 10.439 ACRES
 BLOCK 5706
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 3 OF 3

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EXHIBIT A – TRACT 3

AVIGATION EASEMENT ABANDONMENT
GREATER OF HEIGHT OF 48 FEET ABOVE HIGHEST
SURFACE POINT OR
MEAN SEA LEVEL 475 FEET TO INFINITE HEIGHT
Being in 10.439 Acres, Block 5706
Crawford Grigsby Survey, Abstract No. 532
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 21,375 square foot (Deed: 21,360 square foot) (0.491 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 532, Dallas County, Texas and in Block 5706, Official Block Numbers of the City of Dallas, Texas; said tract being all of that certain tract of land described in Avigation Easement recorded in Instrument No. 201200194989 of the Official Public Records of Dallas County, Texas and all of that certain tract of land described in Exhibit "A" in Quitclaim Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201200194987 of said Official Public Records; said 21,375 square foot (Deed: 21,360 square foot) (0.491 acre) tract being more particularly described as follows (bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011):

COMMENCING, at a PK nail found in the southeast right-of-way line of Denton Drive Cut-Off (a variable width right-of-way) created in Volume 1869, Page 22 of the Deed Records of Dallas County, Texas; said point being at the west end of a circular right-of-way corner clip at the intersection of the said southeast line of Denton Drive Cut-Off with the northwest right-of-way line of Hudnall Road (a 50-foot wide right-of-way) created in Volume 156, Page 287 of said Deed Records; said point being the west corner of that certain tract of land described as Tract I in Limited Warranty Deed to RP Dentwood SC, L.P. recorded in Instrument No. 200900285157 of said Official Public Records;

THENCE, North 06 degrees, 38 minutes, 21 seconds East, along the said southeast line of Denton Drive Cut-Off and the northwest line of said Tract I, at a distance of 275.91 feet passing the west corner of that certain tract of land described as Tract 2 in Substitute Trustee's Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201000053906 of said Official Public Records, at a distance of 313.74 feet passing the north corner of said Tract I, the north corner of said Tract 2 and the southernmost west corner of that certain tract of land described as Tract 1 in said Substitute Trustee's Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201000053906 of said Official Public Records, then continuing along the northwest line of said Tract 1 in all a total distance of 329.81 feet to the **POINT OF BEGINNING**; said point being the northernmost west corner of said Tract 1 and the southernmost corner of said Avigation Easement;

THENCE, North 06 degrees, 38 minutes, 21 seconds East, along the said southeast line of Denton Drive Cut-Off, a distance of 83.67 feet to a point for corner; said point being the northernmost southwest corner of that certain tract of land described as Tract II in said Limited Warranty Deed to RP Dentwood SC, L.P. recorded in Instrument No. 200900285157 of said Official Public Records and the beginning of a non-tangent curve to the left;

THENCE, departing the said southeast line of Denton Drive Cut-Off and along the south, the southeast the northeast and north lines of said Tract II, the following five (5) calls:

Along said curve to the left, having a central angle of 141 degrees, 46 minutes, 00 seconds, a radius of 15.00 feet, a chord bearing and distance of South 64 degrees, 14 minutes, 39 seconds East, 28.35 feet, an arc distance of 37.11 feet to a point for corner at the end of said curve;

North 44 degrees, 52 minutes, 21 seconds East, a distance of 320.10 feet (Deed: 31.49 feet) to a point for corner; said point being the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 091 degrees, 14 minutes, 00 seconds, a radius of 25.00 feet, a chord bearing and distance of North 00 degrees, 44 minutes, 39 seconds West, 35.73 feet, an arc distance of 39.81 feet to a point for corner at the end of said curve;

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| (For SPRG use only) | |
| Reviewed By: | <u>JD</u> |
| Date: | <u>5/26/2020</u> |
| SPRG NO: | <u>4673</u> |

EXHIBIT A – TRACT 3

AVIGATION EASEMENT ABANDONMENT
GREATER OF HEIGHT OF 48 FEET ABOVE HIGHEST
SURFACE POINT OR
MEAN SEA LEVEL 475 FEET TO INFINITE HEIGHT
Being in 10.439 Acres, Block 5706
Crawford Grigsby Survey, Abstract No. 532
City of Dallas, Dallas County, Texas

North 46 degrees, 21 minutes, 39 seconds West, a distance of 307.29 feet (Deed: 307.20 feet) to a point for corner; said point being the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 139 degrees, 52 minutes, 30 seconds (Deed 139 degrees, 54 minutes, 54 seconds), a radius of 15.00 feet, a chord bearing and distance of South 63 degrees, 42 minutes, 06 seconds West, 28.18 feet, an arc distance of 36.62 feet to a point for corner in the said southeast line of Denton Drive Cut-Off; said point being the end of the last said curve, the westernmost northwest corner of said Tract II and in a non-tangent curve to the left;

THENCE, in a northerly direction, along the said southeast line of Denton Drive Cut-Off and said curve to the left, having a central angle of 002 degrees, 25 minutes, 12 seconds (Deed: 02 degrees, 25 minutes, 21 seconds), a radius of 1,940.00 feet, a chord bearing and distance of North 07 degrees, 26 minutes, 45 seconds West, 81.94 feet (Deed: 82.02 feet), an arc distance of 81.94 feet (Deed: 82.03 feet) to a point for corner at the end of the last said curve; said point being southernmost northwest corner of that certain tract of land described as Tract III in said Limited Warranty Deed to RP Dentwood SC, L.P. recorded in Instrument No. 200900285157 of said Official Public Records;


THENCE, South 46 degrees, 21 minutes, 39 seconds East, departing the said southeast line of Denton Drive Cut-Off and along the southwest line of said Tract III, at a distance of 407.60 feet passing the southernmost corner of said Tract III and the northernmost west corner of said Tract 1, then continuing along the northernmost southwest line of said Tract 1, in all a total distance of 431.80 feet to a point for corner; said point being a reentrant corner of said Tract 1;

THENCE, South 44 degrees, 52 minutes, 21 seconds West, along the southeast line of said Tract 1, a distance of 446.19 feet (Deed: 445.59 feet) to the **POINT OF BEGINNING**;

CONTAINING, 21,375 square feet (Deed: 21,360 square foot) or 0.491 acres of land, more or less.

(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 easement abandonment tract described.

 05-21-2020
Jonathan E. Cooper Date
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



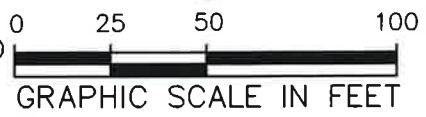
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| (For SPRG use only) | |
| Reviewed By: | <u>JD</u> |
| Date: | <u>5/26/2020</u> |
| SPRG NO: | <u>4673</u> |

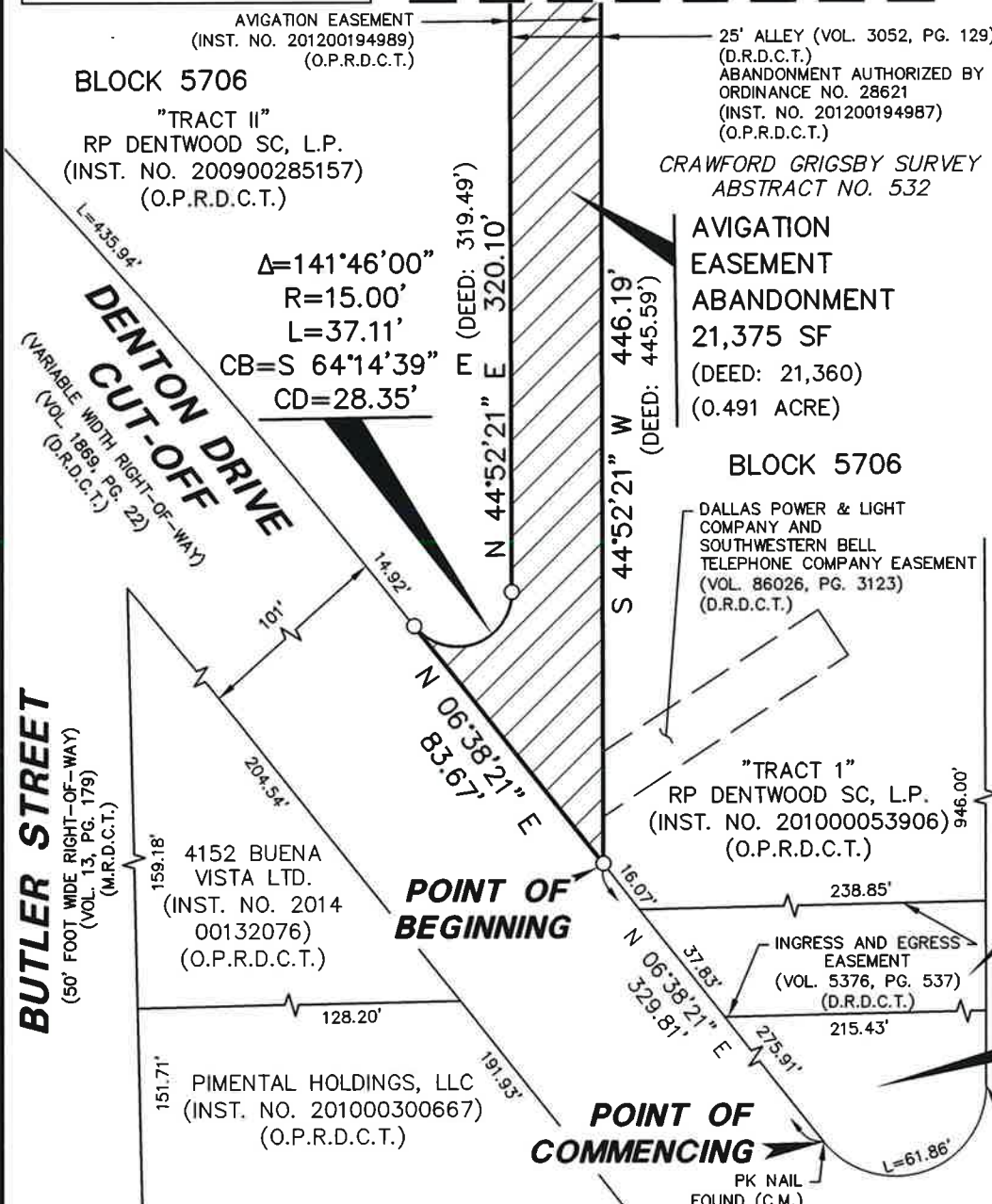
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 Reviewed By: JD
 Date: 5/26/2020
 SPRG NO: 4673



MATCH LINE (PAGE 4)



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



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

- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.



[Signature] 05-21-2020
 Jonathan E. Cooper Date
 Registered Professional Land Surveyor No. 5369

AVIGATION EASEMENT ABANDONMENT

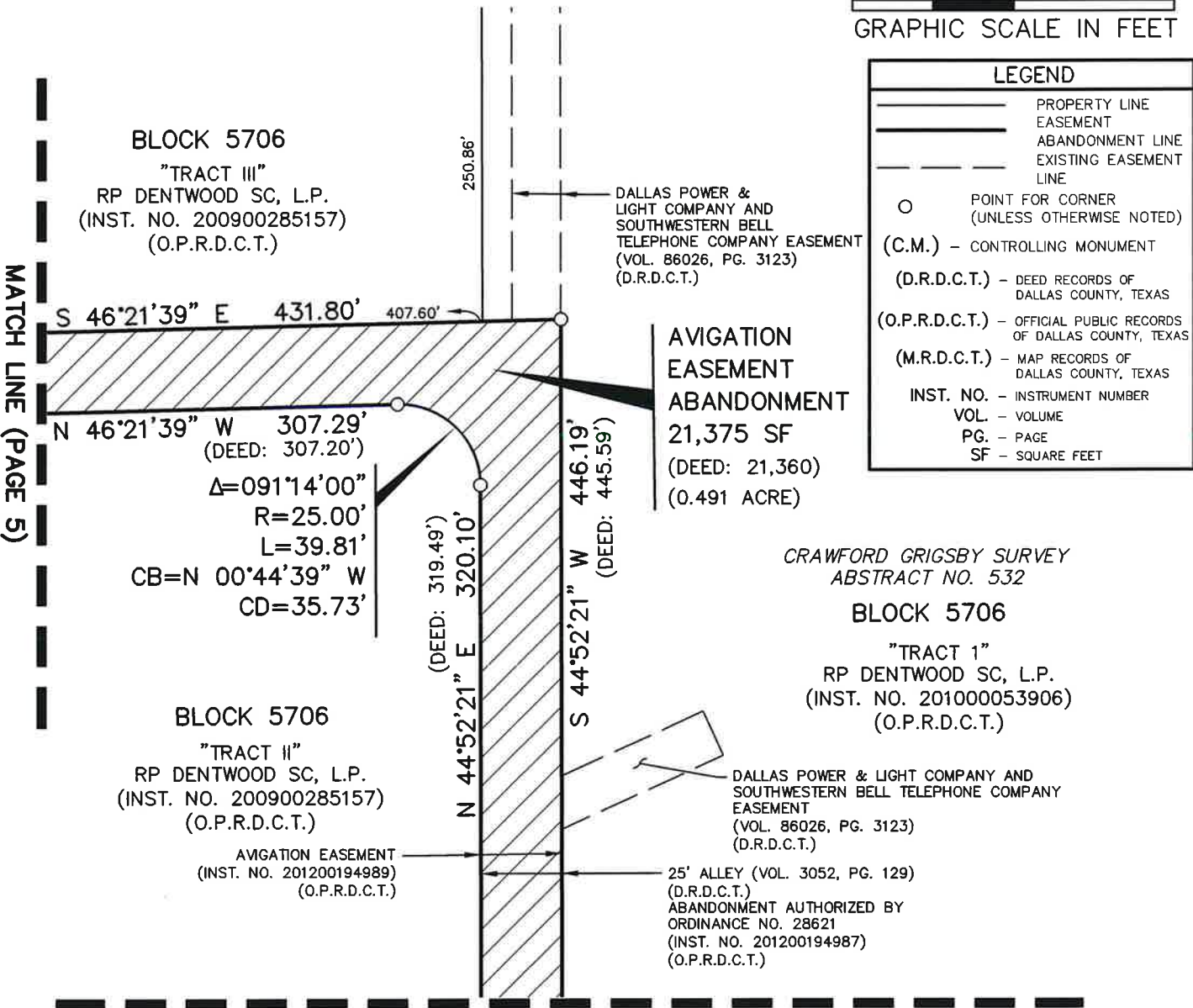
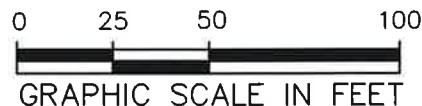
GREATER OF HEIGHT OF 48 FEET ABOVE HIGHEST SURFACE POINT OR MEAN SEA LEVEL 475 FEET TO INFINITE HEIGHT BEING IN 10.439 ACRES, BLOCK 5706 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532, CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 3 OF 5

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 |
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| DMG | JEC | 1"=50' | JULY 2019 | 3897-18.360 |

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(For SPRG use only)
 Reviewed By: JD
 Date: 5/26/2020
 SPRG NO: 4673



| LEGEND | |
|----------------|---|
| | PROPERTY LINE |
| | EASEMENT |
| | ABANDONMENT LINE |
| | EXISTING EASEMENT LINE |
| | POINT FOR CORNER (UNLESS OTHERWISE NOTED) |
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| (O.P.R.D.C.T.) | - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS |
| (M.R.D.C.T.) | - MAP RECORDS OF DALLAS COUNTY, TEXAS |
| INST. NO. | - INSTRUMENT NUMBER |
| VOL. | - VOLUME |
| PG. | - PAGE |
| SF | - SQUARE FEET |

CRAWFORD GRIGSBY SURVEY
 ABSTRACT NO. 532

BLOCK 5706

"TRACT 1"
 RP DENTWOOD SC, L.P.
 (INST. NO. 201000053906)
 (O.P.R.D.C.T.)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

SEE SHEET 3 OF 5 FOR SURVEYOR'S CERTIFICATE



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

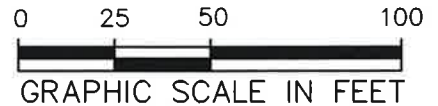
AVIGATION EASEMENT ABANDONMENT

GREATER OF HEIGHT OF 48 FEET ABOVE HIGHEST SURFACE POINT OR MEAN SEA LEVEL 475 FEET TO INFINITE HEIGHT BEING IN 10.439 ACRES, BLOCK 5706 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532, CITY OF DALLAS, DALLAS COUNTY, TEXAS

| DRAWN BY | CHECKED BY | SCALE | DATE | JOB NUMBER |
|----------|------------|--------|-----------|-------------|
| DMG | JEC | 1"=50' | JULY 2019 | 3897-18.360 |

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 Date: 9/26/2020
 SPRG NO: 4673

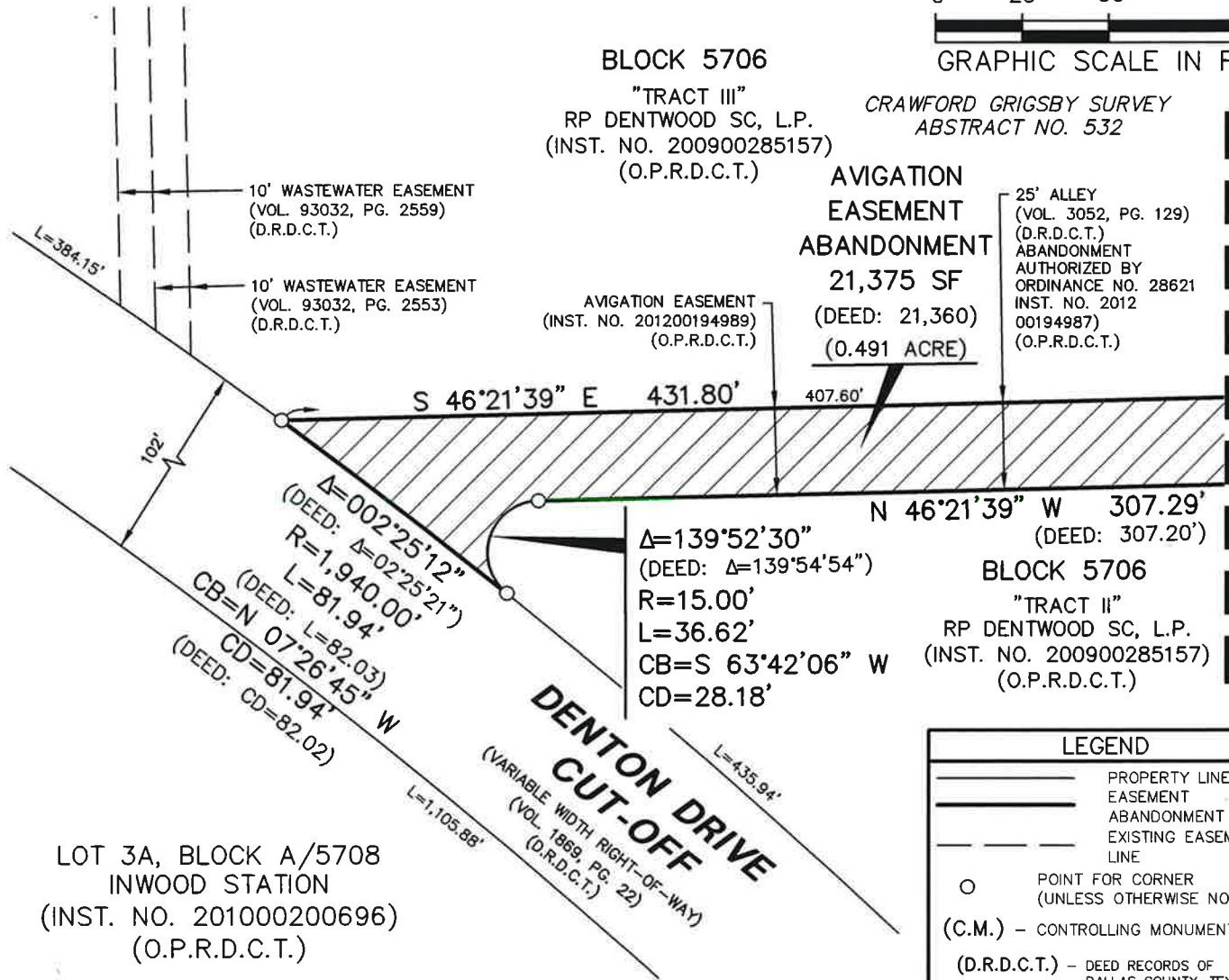
BLOCK 5706
 "TRACT III"
 RP DENTWOOD SC, L.P.
 (INST. NO. 200900285157)
 (O.P.R.D.C.T.)

CRAWFORD GRIGSBY SURVEY
 ABSTRACT NO. 532

AVIGATION
 EASEMENT
 ABANDONMENT
 21,375 SF
 (DEED: 21,360)
 (0.491 ACRE)

25' ALLEY
 (VOL. 3052, PG. 129)
 (D.R.D.C.T.)
 ABANDONMENT
 AUTHORIZED BY
 ORDINANCE NO. 28621
 INST. NO. 2012
 00194987)
 (O.P.R.D.C.T.)

AVIGATION EASEMENT
 (INST. NO. 201200194989)
 (O.P.R.D.C.T.)



LOT 3A, BLOCK A/5708
 INWOOD STATION
 (INST. NO. 201000200696)
 (O.P.R.D.C.T.)

CRAWFORD GRIGSBY SURVEY
 ABSTRACT NO. 532

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing basis for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

SEE SHEET 3 OF 5 FOR
 SURVEYOR'S CERTIFICATE

| LEGEND | |
|----------------|---|
| | PROPERTY LINE |
| | EASEMENT |
| | ABANDONMENT LINE |
| | EXISTING EASEMENT LINE |
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AVIGATION EASEMENT ABANDONMENT
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| DRAWN BY | CHECKED BY | SCALE | DATE | JOB NUMBER |
|----------|------------|--------|-----------|-------------|
| DMG | JEC | 1"=50' | JULY 2019 | 3897-18.360 |

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