

# EXHIBIT A – TRACT 1

**Utility Easement Abandonment  
Perry D. Graham Addition  
Lot 1, Block A/6468  
James Matthews Survey, Abstract 955  
City of Dallas, Dallas County, Texas**

Being a 2,047 square foot or 0.0470 acre abandonment of a utility easement situated in the James Matthews Survey, Abstract 955 and being a portion of Lot 1 of the Perry D. Graham Addition, City Block A/6468 an addition to the City of Dallas as recorded in Volume 81240, Page 1401 Deed Records of Dallas County, Texas conveyed by Special Warranty Deed Instrument Number 20100000724 Official Public Records Dallas County, Texas to Riverside Camarillo Texas 7/11, LLC and Walker Ball Texas 711, LLC, and being more particularly described as follows:

COMMENCING at a mag nail with washer stamped "CEI ENG ASSOC INC." found for the Northeast corner of said Lot 1 also lying in the South Right-of-Way (ROW) line of Walnut Hill Lane, a variable width public right of way recorded in Volume 2167, Page 305, Deed Records of Dallas County, Texas;

THENCE along said ROW line South 89°30'54" West, 21.02 feet to the POINT OF BEGINNING being a point for corner, and being the northeasterly corner of said utility easement and lying in the said South ROW line of Walnut Hill Lane, being the beginning of a non-tangent curve to the left, having a central angle of 12°26'28" and a radius of 232.14 feet, a chord bearing South 6°42'22" East a chord distance of 50.31 feet;

THENCE along said non-tangent curve to the left, an arc distance of 50.41 feet to the end of said curve, to a point;

THENCE South 12°55'36" East, a distance of 153.25 feet, to a Point for the Southeast corner of said utility easement;

THENCE South 77°04'24" West, a distance of 10.00 feet, to a Point for the Southwest corner of said utility easement;

THENCE North 12°55'36" West, a distance of 153.25 feet, to the beginning of a tangent curve to the right having a central angle of 12°26'30" and a radius of 242.13 feet, a chord bearing North 6°42'21" West a chord distance of 52.47 feet;

THENCE along said tangent curve to the right, an arc distance of 52.58 feet, to a point for the northwesterly corner of said utility easement, also being a point lying on the aforementioned South ROW line of said Walnut Hill Lane from which a Brass Disk found bears South 89°30'54" West, a distance of 133.65 feet;

THENCE North 89°30'54" East, along said South right of way line of Walnut Hill Lane, a distance of 10.00 feet, to the POINT OF BEGINNING containing 2,047 square feet or 0.0470 acre of land, more or less.

Basis of Bearing: South Right-of-Way line of Walnut Hill Lane being South 89°30'54" West as surveyed; per Plat recorded in Volume 81240, Page 1401 Deed Records of Dallas County, Texas.

Raul Reyes

Raul Dominguez Reyes, TX RPLS No. 5390

CEI Engineering Associates, Inc.  
3108 SW Regency Prkwy.  
Bentonville, AR 72712  
TBPLS Firm # 10031500

05-01-2020

Date

3030 LBJ Freeway  
Dallas, TX 75234  
TBPLS Firm # 10194234



Raul Reyes

(For SPRG use only)

Reviewed by: SD

Date: 5/5/2020

SPRG No. 5217

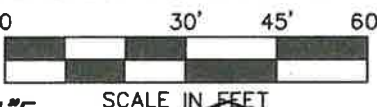
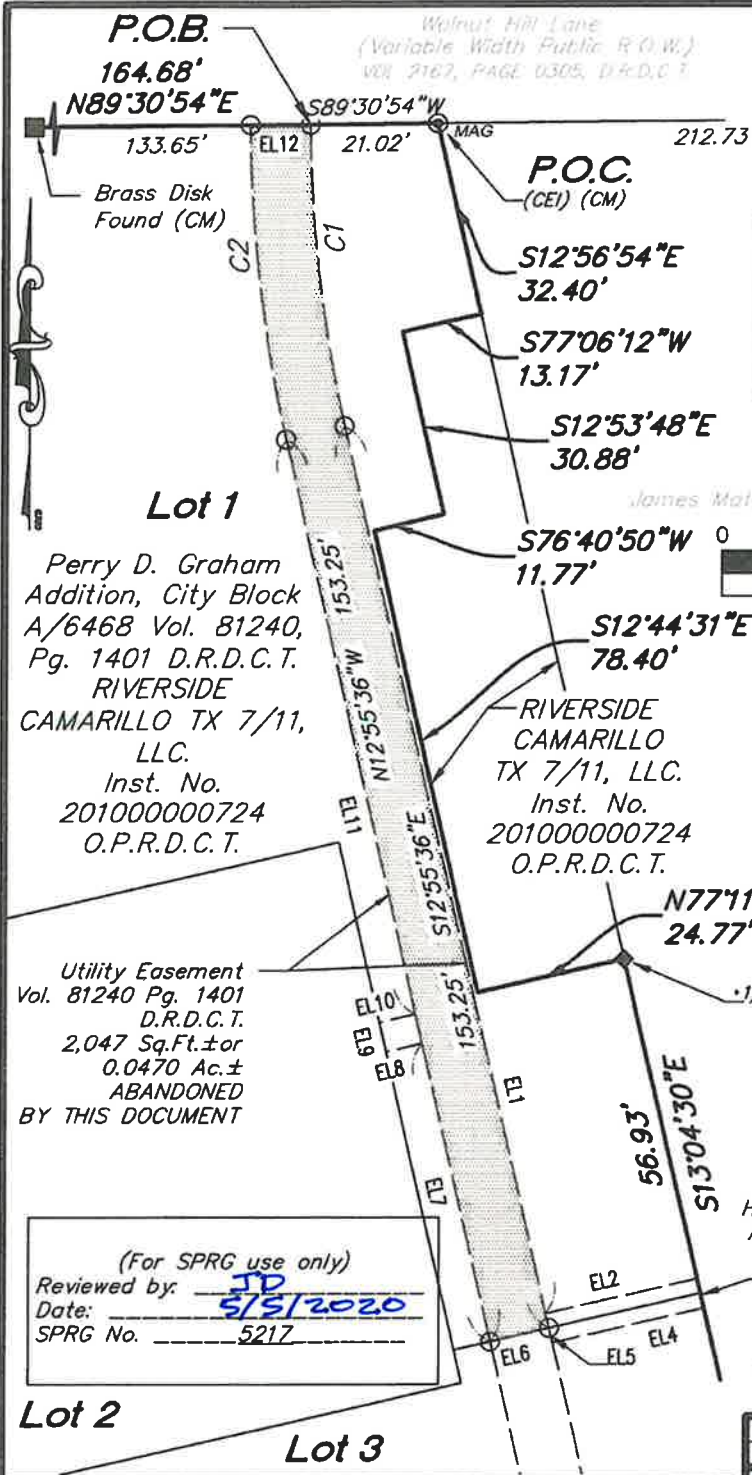
# EXHIBIT A – TRACT 1

## Utility Easement Abandonment

Perry D. Graham Addition  
 Lot 1, Block A/6468  
 James Matthews Survey, Abstract 955  
 City of Dallas, Dallas County, Texas

Easement Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	232.14'	50.41'	12°26'28"	S6°42'22"E	50.31'
C2	242.13'	52.58'	12°26'30"	N6°42'21"W	52.47'

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	S12°55'36"E	150.75'
EL2	N77°04'12"E	25.70'
EL3	S13°04'30"E	5.00'
EL4	S77°04'12"W	25.71'
EL5	N12°55'36"W	5.00'
EL6	S77°04'24"W	10.00'
EL7	N12°55'36"W	50.78'
EL8	S77°04'12"W	6.10'
EL9	N12°55'36"W	5.00'
EL10	N77°04'12"E	6.10'
EL11	N12°55'36"W	97.47'
EL12	N89°30'54"E	10.00'



(For SPRG use only)  
 Reviewed by: JD  
 Date: 5/5/2020  
 SPRG No. 5217

Basis of Bearing: South Right-of-Way Line of Walnut Hill Lane being South 89°30'54" West as surveyed; per Plat recorded in Volume 81240, Page 1401 Deed Records of Dallas County, Texas

30116	3/25/19	JKB	CDG	JSA	RDR
CEI PROJECT NO.	DATE	PLS	DRW	FLD	CHK'R

**CEI Engineering Associates, Inc.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY BENTONVILLE, AR 72712 (479) 273-9472  
 CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY DALLAS, TX 75234 (972) 488-3737  
 DALLAS OFFICE TBPLS FIRM: #10194234

**Riverside Camarillo Texas 7/11, LLC.**  
 10998 Harry Hines Blvd.  
 City of Dallas, Dallas County, Texas

**Easement Abandonment**

REV DATE 4/28/20 Rev 4 SHEET NO. 2 of 2

JOB #30116 DRAWING: 30116 ESMT ABANDONMENT EX.dwg LAST SAVED BY: CROVIANN

# EXHIBIT A – TRACT 2

**Lateral Easement Abandonment  
Perry D. Graham Addition  
Lot 1, Block A/6468  
James Matthews Survey, Abstract 955  
City of Dallas, Dallas County, Texas**

Being a 30 square foot or 0.0006 acre tract of land situated in the James Matthews Survey, Abstract 955, being a portion of Lots 1, Block A/6468, Perry D. Graham Addition, an addition to the City of Dallas, recorded in volume 81240, page 1401, Deeds Records of Dallas County, Texas, being a portion of that tract of land described in special warranty deed to Riverside Camarillo Texas 7/11, LLC and Walker Ball Texas 7/11, LLC, recorded in instrument number 20100000724, Official Public Records of Dallas County, Texas, said 30 square foot tract created as a lateral easement in said Perry D. Graham Addition, and being more particularly described as follows:

COMMENCING at a mag nail with washer stamped "CEI ENG ASSOC INC." found for the Northeast corner of said Lot 1 also being a point lying in the South Right-of-Way (ROW) line of Walnut Hill Lane, a variable width public ROW recorded in Volume 2167, Page 305, Deed Records of Dallas County, Texas;

THENCE along said ROW line South 89°30'54" West, 31.02 feet to a point for corner, being a point on the said South ROW line of Walnut Hill Lane and being the beginning of a non-tangent curve to the left having a central angle of 12°26'30", a radius of 242.13 feet, a chord bearing South 6°42'21" East, and a chord distance of 52.47 feet from which a Brass Disk found bears South 89°30'54" West, a distance of 133.65 feet;

THENCE along said non-tangent curve to the left an arc distance of 52.58 feet to a point for the end of said curve;

THENCE South 12°55'36" East, a distance of 97.47 feet to the POINT OF BEGINNING for the Northeast corner of the herein described easement;

THENCE South 12°55'36" East, a distance of 5.0 feet to an ell corner for the Southeast corner of the herein described easement;

THENCE South 77°04'12" West, a distance of 6.10 feet to an ell corner for the Southwest corner of the herein described easement, also being a point on the East line of Lot 2 of the aforementioned Perry D. Graham Addition;

THENCE North 12°55'36" West, a distance of 5.0 feet to an ell corner for the Northwest corner of the herein described easement;

THENCE North 77°04'12" East, a distance of 6.10 feet to the POINT OF BEGINNING, containing 30 square feet or 0.0006 of an acre of land more or less.

Basis of Bearing: South Right-of-Way line of Walnut Hill Lane being South 89°30'54" East as surveyed; per Plat recorded in Volume 81240, Page 1401 Deed Records of Dallas County, Texas.

Raul Reyes

Raul Dominguez Reyes, TX RPLS No. 5390

CEI Engineering Associates, Inc.  
3108 SW Regency Prkwy.  
Bentonville, AR 72712  
TBPLS Firm # 10031500

05-01-2020

Date

3030 LBJ Freeway  
Dallas, TX 75234  
TBPLS Firm # 10194234



(For SPRG use only)

Reviewed by: JD

Date: 5/5/2020

SPRG No. 5219

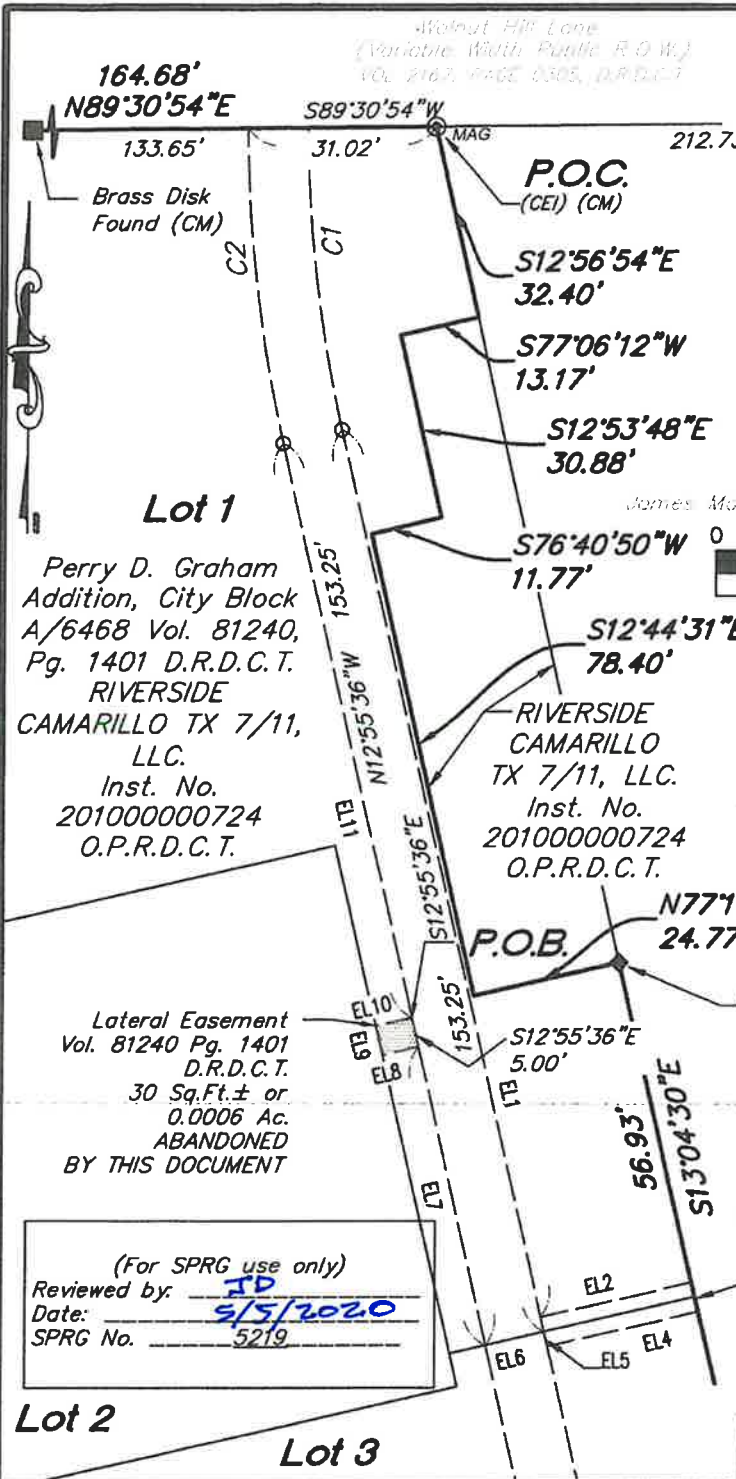


# EXHIBIT A - TRACT 2

**Lateral Easement Abandonment**  
 Perry D. Graham Addition  
 Lot 1, Block A/6468  
 James Matthews Survey, Abstract 955  
 City of Dallas, Dallas County, Texas

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	232.14'	50.41'	12°26'28"	S6°42'22"E	50.31'
C2	242.13'	52.58'	12°26'30"	S6°42'21"E	52.47'

LINE	BEARING	DISTANCE
EL1	S12°55'36"E	150.75'
EL2	N77°04'12"E	25.70'
EL3	S13°04'30"E	5.00'
EL4	S77°04'12"W	25.71'
EL5	N12°55'36"W	5.00'
EL6	S77°04'24"W	10.00'
EL7	N12°55'36"W	50.78'
EL8	S77°04'12"W	6.10'
EL9	N12°55'36"W	5.00'
EL10	N77°04'12"E	6.10'
EL11	N12°55'36"W	97.47'
EL12	N89°30'54"E	10.00'



**Lot 1**  
 Perry D. Graham  
 Addition, City Block  
 A/6468 Vol. 81240,  
 Pg. 1401 D.R.D.C.T.  
 RIVERSIDE  
 CAMARILLO TX 7/11,  
 LLC.  
 Inst. No.  
 201000000724  
 O.P.R.D.C.T.

James Matthews Survey, Abstract 955  
 RIVERSIDE  
 CAMARILLO  
 TX 7/11, LLC.  
 Inst. No.  
 201000000724  
 O.P.R.D.C.T.

Lot 6, BLOCK A/6468  
 HERTZ-HARRY HINES ADDITION  
 Vol. 2001238, Pg. 119  
 D.R.D.C.T.  
 HERTZ EQUIPMENT RENTAL CORPORATION  
 ARTICLES OF MERGER INST. NO. 1267986  
 O.P.R.D.C.T.

(For SPRG use only)  
 Reviewed by: JD  
 Date: 5/5/2020  
 SPRG No. 5219

Basis of Bearing: South Right-of-Way Line of Walnut Hill Lane being South 89°30'54" West as surveyed; per Plat recorded in Volume 81240, Page 1401 Deed Records of Dallas County, Texas

30116	3/25/19	JKB	CDG	JSA	RDR
CEI PROJECT NO.	DATE	PLS	DRW	FLD	CHK'R

**CEI Engineering Associates, Inc.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWAY  
 BENTONVILLE, AR. 72712 (479) 273-9472  
 CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
 DALLAS, TX 75234 (972) 488-3737  
 DALLAS OFFICE TBPLS FIRM: #10194234

**Riverside Camarillo Texas 7/11, LLC.**  
 10998 Harry Hines Blvd.  
 City of Dallas, Dallas County, Texas

**Easement Abandonment**

REV DATE	SHEET NO.
4/28/20	2 of 2
Rev 4	

**LEGEND**

- Boundary Line
- Lot Boundary Line
- Easement Line
- MAG Found Mag Nail w/washer stamped "CEI ENG ASSOC INC."
- Found Monument (as noted)
- Bearing and Distance Change
- Found Brass Disk
- Inst. No. Instrument Number
- O.P.R.D.C.T. Official Public Records of Dallas County, Texas
- D.R.D.C.T. Deed Records of Dallas County, Texas
- Sq. Ft. Square Feet
- Ac. Acre
- Vol. Volume
- Pg. Volume
- (CM) Controlling Monument
- Easement to be Abandoned by this document

JOB # 19999 DRAWING: 30116 ESMT ABANDONMENT EX.dwg LAST SAVED BY: CROIVANN

# EXHIBIT A – TRACT 3

**Lateral Easement Abandonment  
Perry D. Graham Addition  
Lot 1 and 3, Block A/6468  
James Matthews Survey, Abstract 955  
City of Dallas, Dallas County, Texas**

Being a 128 square foot or 0.0029 acre tract of land situated in the James Matthews Survey, Abstract 955, being a portion of Lots 1 and 3, Block A/6468, Perry D. Graham Addition, an addition to the City of Dallas, recorded in volume 81240, page 1401, Deeds Records of Dallas County, Texas, being portion of that tract of land described in special warranty deed to Riverside Camarillo Texas 7/11, LLC and Walker Ball Texas 7/11, LLC, recorded in instrument number 201000000724, Official Public Records of Dallas County, Texas, said 128 square foot tract created as a lateral easement in said Perry D. Graham Addition, and being more particularly described as follows:

COMMENCING at a mag nail with washer stamped "CEI ENG ASSOC INC." found for the Northeast corner of said Lot 1 also being a point lying in the South Right-of-Way (ROW) line of Walnut Hill Lane, a variable width public ROW recorded in Volume 2167, Page 305, Deed Records of Dallas County, Texas;

THENCE along said ROW line South 89°30'54" West, 21.02 feet to a point for corner, being a point on the said South ROW line of Walnut Hill Lane and being the beginning of a non-tangent curve to the left having a central angle of 12°26'28" and a radius of 232.14 feet, a chord bearing South 6°42'22" East, and a chord distance of 50.31 feet from which a Brass Disk found bears South 89°30'54" West, a distance of 143.65 feet;

THENCE along said non-tangent curve to the left an arc distance of 50.41 feet to the end of said curve;

THENCE South 12°55'36" East, a distance of 150.75 feet to the POINT OF BEGINNING for the Northwest corner of the herein described easement;

THENCE North 77°04'12" East, a distance of 25.70 feet to a point on the East line of said Lot 1 for the Northeast corner of the herein described easement also being a point on the West line of Lot 6, Block A/6468 Hertz-Harry Hines Addition as recorded in Volume 2001238, Page 119 of the Deed Records of Dallas County, Texas;

THENCE along the said East line of Lot 1, South 13°04'30" East, passing at 2.5 feet the most southeasterly corner of Lot 1, same being the most northeasterly corner of Lot 3, continuing for a total distance of 5.00 feet to a point on the East line of Lot 3 for the Southeast corner of the herein described easement;

THENCE departing said East line of Lot 3, South 77°04'12" West, a distance of 25.71 feet to an ell corner for the Southwest corner of the herein described easement;

THENCE North 12°55'36" West, passing at 2.5 feet the common lot line between said Lots 1 and 3 and continuing for a total distance of 5.00 feet to the POINT OF BEGINNING, containing 128 square feet or 0.0029 of an acre of land more or less.

Basis of Bearing: South Right-of-Way line of Walnut Hill Lane being South 89°30'54" West as surveyed, per Plat recorded in Volume 81240, Page 1401 Deed Records of Dallas County, Texas.

Raul Reyes

Raul Dominguez Reyes, TX RPLS No. 5390

CEI Engineering Associates, Inc.  
3108 SW Regency Prkwy.  
Bentonville, AR 72712  
TBPLS Firm # 10031500

05-01-2020

Date

3030 LBJ Freeway  
Dallas, TX 75234  
TBPLS Firm # 10194234



(For SPRG use only)

Reviewed by: JD

Date: 5/5/2020

SPRG No. 5218

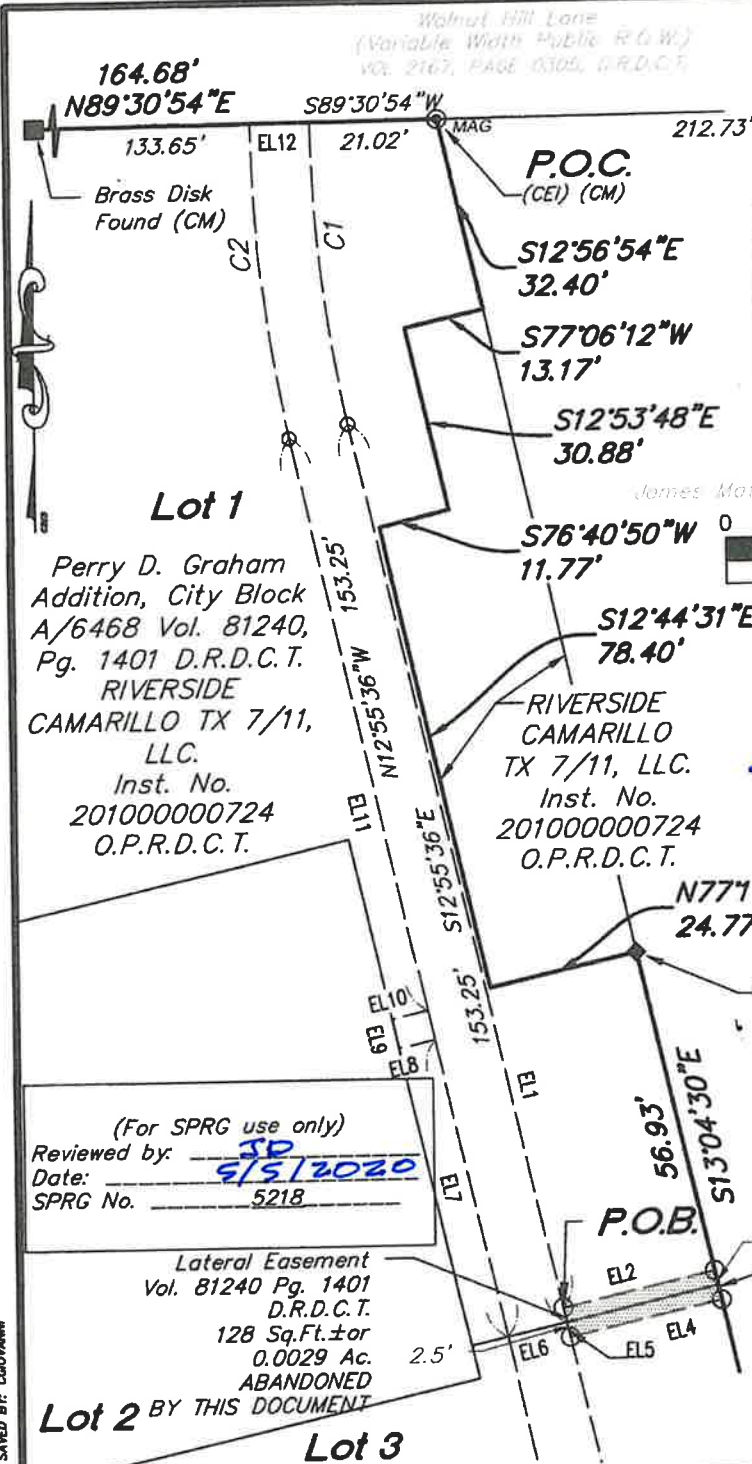


# EXHIBIT A - TRACT 3

**Lateral Easement Abandonment**  
 Perry D. Graham Addition  
 Lot 1 and 3, Block A/6468  
 James Matthews Survey, Abstract 955  
 City of Dallas, Dallas County, Texas

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	232.14'	50.41'	12°26'28"	S6°42'22"E	50.31'
C2	242.13'	52.58'	12°26'30"	N6°42'21"W	52.47'

LINE	BEARING	DISTANCE
EL1	S12°55'36"E	150.75'
EL2	N77°04'12"E	25.70'
EL3	S13°04'30"E	5.00'
EL4	S77°04'12"W	25.71'
EL5	N12°55'36"W	5.00'
EL6	S77°04'24"W	10.00'
EL7	N12°55'36"W	50.78'
EL8	S77°04'12"W	6.10'
EL9	N12°55'36"W	5.00'
EL10	N77°04'12"E	6.10'
EL11	N12°55'36"W	97.47'
EL12	N89°30'54"E	10.00'



**Lot 1**  
 Perry D. Graham  
 Addition, City Block  
 A/6468 Vol. 81240,  
 Pg. 1401 D.R.D.C.T.  
 RIVERSIDE  
 CAMARILLO TX 7/11,  
 LLC.  
 Inst. No.  
 201000000724  
 O.P.R.D.C.T.

RIVERSIDE  
 CAMARILLO  
 TX 7/11, LLC.  
 Inst. No.  
 201000000724  
 O.P.R.D.C.T.

Lot 6, BLOCK A/6468  
 HERTZ-HARRY HINES ADDITION  
 Vol.2001238, Pg.119  
 D.R.D.C.T.  
 HERTZ EQUIPMENT RENTAL CORPORATION  
 ARTICLES OF MERGER INST. NO.1267986  
 2.5'  
 O.P.R.D.C.T.

(For SPRG use only)  
 Reviewed by: JD  
 Date: 5/5/2020  
 SPRG No. 5218

Lateral Easement  
 Vol. 81240 Pg. 1401  
 D.R.D.C.T.  
 128 Sq.Ft.±or  
 0.0029 Ac.  
 ABANDONED  
 BY THIS DOCUMENT

Basis of Bearing: South Right-of-Way Line of Walnut Hill Lane being South 89°30'54" West as surveyed, per Plat recorded in Volume 81240, Page 1401 Deed Records of Dallas County, Texas

30116	3/25/19	JKB	CDG	JSA	RDR
CEI PROJECT NO.	DATE	PLS	DRW	FLD	CHK'R

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3108 SW REGENCY PRKWAY  
 BENTONVILLE, AR. 72712 (479) 273-9472  
 CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
 DALLAS, TX 75234 (972) 488-3737  
 DALLAS OFFICE TBPLS FIRM: #10194234

**Riverside Camarillo Texas 7/11, LLC.**

10996 Harry Hines Blvd.  
 City of Dallas, Dallas County, Texas

<b>Easement Abandonment</b>	REV DATE 4/28/20 Rev 4	SHEET NO. 2 of 2
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JOB # 30116 DRAWING: 30116 ESMT ABANDONMENT EX.dwg LAST SAVED BY: CROVANN