

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS   §  
                                  §       KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF DALLAS   §

That THE TRUST FOR PUBLIC LAND, a California nonprofit corporation, authorized to do business in Texas as TPL-Texas, Inc. (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of TWO MILLION FOUR HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$2,490,000.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: None

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**THE TRUST FOR PUBLIC LAND,**  
a California nonprofit corporation, authorized to do  
business in Texas as TPL-Texas, Inc.

By: \_\_\_\_\_  
Peter Fodor, Legal Director

\* \* \* \* \*

STATE OF FLORIDA     '  
COUNTY OF LEON     '

This instrument was acknowledged before me on \_\_\_\_\_  
by Peter Fodor, Legal Director of **THE TRUST FOR PUBLIC LAND**, a California  
nonprofit corporation, authorized to do business in Texas as TPL-Texas, Inc., on behalf  
of said nonprofit corporation.

\_\_\_\_\_  
Notary Public, State of Florida

\* \* \* \* \*

After recording return to:  
City of Dallas  
Department of Sustainable Development and Construction  
Real Estate Division  
320 East Jefferson Boulevard, Room 203  
Dallas, Texas 75203  
attn: Mark Proctor, City of Dallas Real Estate Manager

Special Warranty Deed Log No. 50152 / Block Nos. 6911, 5993 and 6632

**FIELD NOTES DESCRIBING 3,564,169 SQ. FT. [81.822 ACRES]  
LAND TO BE ACQUIRED IN CITY BLOCKS 6911, 5993 AND 6632  
FROM WOODY BRANCH I-35, LLC**

**Exhibit A**

Being all that certain 81.822 acre tract of land situated in the William E. Sloan Survey, Abstract No. 1283 and the Paul Narboe Survey, Abstract No. 1077, and in City Blocks 6911, 5993 and 6632 in the City of Dallas, Dallas County, Texas, and being all of those certain tracts of land conveyed to Woody Branch I-35, LLC by Special Warranty Deed with Vendor's Lien, Tract I (called 43.835 acres) and Tract II (called 18.383 acres), recorded in Instrument Number 201500247524, Official Public Records, Dallas County, Texas, and being the remainder of that certain tract of land to Corinth I-35 & Ledbetter, LLC by Special Warranty Deed with Vendor's Lien, Tract 3 (called 43.6316 acres), recorded in Instrument Number 20070178877, said Official Public Records, and being all of those certain tracts of land conveyed to Woody Branch I-35, LLC by Special Warranty Deed, Tract I and Tract II, recorded in Instrument Number 201700303727, said Official Public Records, said 81.822 acre tract of land being more particularly described as follows:

BEGINNING at a concrete monument found for the most easterly northeast corner of the herein described tract, same being the northeast corner of said Woody Branch Tract II (Instrument Number 201500247524), same being the southeast corner of Lot 7, Block 10/5993, Glen Oaks Center Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201400292029, said Official Public Records, same being in the west right-of-way line of R.L. Thornton Freeway (Interstate Highway No. 35E) (a variable width right-of-way) (south bound service road);

THENCE South 01 deg. 11 min. 49 sec. East, along the common line of said Woody Branch Tract II (Instrument Number 201500247524), and the west right-of-way line of said R.L. Thornton Freeway, a distance of 194.32 feet to a broken concrete monument found for an angle point;

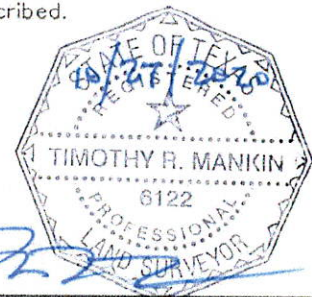
THENCE South 07 deg. 49 min. 58 sec. East, continuing along the common line of said Woody Branch Tract II (Instrument Number 201500247524), and the west right-of-way line of said R.L. Thornton Freeway, a distance of 549.41 feet to a concrete monument found for the southeast corner of said Woody Branch Tract II (Instrument Number 201500247524), same being the northeast corner of that certain tract of land to Jose Ramon Reyes, by deed recorded in Volume 2003197, Page 7363, Deed Records, Dallas County, Texas;

THENCE North 89 deg. 34 min. 44 sec. West, along the common line of said Woody Branch Tract II (Instrument Number 201500247524), and said Reyes tract, passing the northwest corner of said Reyes tract, same being the northeast corner of that certain tract of land to Gerardo Mayela Molina Jimenez, Tract 2, by deed recorded in Instrument Number 201900329757, aforesaid Official Public Records, and continuing along the common line of said Woody Branch Tract II (Instrument Number 201500247524), and said Jimenez tract, a total distance of 1375.17 feet to a 1 inch pipe found for the southwest corner of said Woody Branch Tract II (Instrument Number 201500247524), same being an internal corner of the herein described tract, same being the northeast corner of said Jimenez tract, same being in the east line of aforesaid Woody Branch Tract I (Instrument Number 201500247524);

THENCE South 00 deg. 57 min. 52 sec. West, along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and said Jimenez tract, a distance of 267.47 feet to the southwest corner of said Jimenez tract, same being the northwest corner of aforesaid Woody Branch Tract II (Instrument Number 201700303727);

Basis of Bearing – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface

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



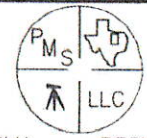
**TIMOTHY R. MANKIN**  
Registered Professional Land Surveyor No. 6122

SHEET 1 OF 14

JOB NO.:	P-3476 FN
DATE:	10/27/2020
REVISION	
SCALE:	1" = 250'
FIELD:	A.R.M..
DRAWN:	T.R.M.
CHECKED:	J.B.W.

**PEISER & MANKIN  
SURVEYING, LLC**

www.peisersurveying.com      FIRM No. 100999-00  
 1604 HART STREET  
 SOUTHLAKE, TEXAS 76092  
 817-481-1806 (O)  
 tmankin@peisersurveying.com



COMMERCIAL BOUNDARIES MORTGAGE • RESIDENTIAL • TOPOGRAPHY

**FIELD NOTES DESCRIBING 3,564,169 SQ. FT. [81.822 ACRES]  
LAND TO BE ACQUIRED IN CITY BLOCKS 6911, 5993 AND 6632  
FROM WOODY BRANCH I-35, LLC**

(LEGAL DESCRIPTION CONTINUED)

THENCE South 89 deg. 16 min. 05 sec. East, along the common line of said Woody Branch Tract II (Instrument Number 201700303727), and said Jimenez tract, passing the northeast corner of said Woody Branch Tract II (Instrument Number 201700303727), same being the northwest corner of aforesaid Woody Branch Tract I (Instrument Number 201700303727), and continuing along the common line of said Woody Branch Tract I (Instrument Number 201700303727), and said Jimenez tract, a total distance of 468.07 feet to the northeast corner of said Woody Branch Tract I (Instrument Number 201700303727), same being the northwest corner of a 20 foot alley, as dedicated on plat of Subdivision Part of Block 6632, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 161, Page 2073, Map Records, Dallas County, Texas;

THENCE South 00 deg. 11 min. 33 sec. West, along the common line of said Woody Branch Tract I (Instrument Number 201700303727), and said 20 foot alley, passing the southwest corner of said 20 foot alley, same being the northwest corner of Lot 1-C, said Subdivision Part of Block 6632, and continuing along the common line of said Woody Branch Tract I (Instrument Number 201700303727), and said Lot 1-C, a total distance of 271.59 feet to the southeast corner of said Woody Branch Tract I (Instrument Number 201700303727), same being the southwest corner of said Lot 1-C, same being in the north right-of-way line of Hammerking Road (a 60 foot right-of-way);

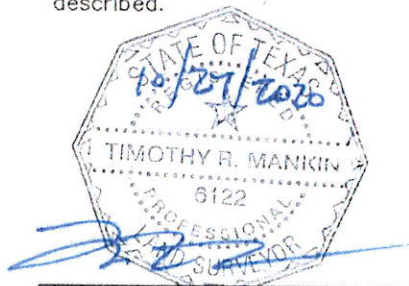
THENCE North 89 deg. 16 min. 24 sec. West, along the common line of said Woody Branch Tract I (Instrument Number 201700303727), and the north right-of-way line of said Hammerking Road, passing the southwest corner of said Woody Branch Tract I (Instrument Number 201700303727), same being the southeast corner of aforesaid Woody Branch Tract II (Instrument Number 201700303727), and continuing along the common line of said Woody Branch Tract II (Instrument Number 201700303727), and the north right-of-way line of said Hammerking Road, a total distance of 471.73 feet to the southwest corner of said Woody Branch Tract II (Instrument Number 201700303727), same being the northwest corner of said Hammerking Road, same being in the east line of aforesaid Woody Branch Tract I (Instrument Number 201500247524);

THENCE South 00 deg. 57 min. 52 sec. West, along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and the west line of said Hammerking Road, a distance of 60.00 feet to a 5/8 inch iron rod found for the southwest corner of said Hammerking Road, same being the northwest corner of that certain tract of land to Jose Perez and Theresa Perez, Tract I, by deed recorded in Volume 98151, Page 4595, aforesaid Deed Records;

THENCE South 00 deg. 38 min. 33 sec. West, along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and said Perez tract, a distance of 256.64 feet to a 5/8 inch iron rod found for the southwest corner of said Perez tract, same being the northwest corner of Open Space "A", Block D/6633, as dedicated on plat of Villa Del Mar Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2005074, Page 14, aforesaid Deed Records;

Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface

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



SHEET 2 OF 14

JOB NO.:	P-3476 FN
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REVISION	
SCALE:	1" = 250'
FIELD:	A.R.M..
DRAWN:	T.R.M.
CHECKED:	J.B.W.

**PEISER & MANKIN  
SURVEYING, LLC**

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1604 HART STREET  
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**TIMOTHY R. MANKIN**  
Registered Professional Land Surveyor No. 6122



COMMERCIAL BOUNDARIES MORTGAGE • RESIDENTIAL • TOPOGRAPHY

**FIELD NOTES DESCRIBING 3,564,169 SQ. FT. [81.822 ACRES]  
LAND TO BE ACQUIRED IN CITY BLOCKS 6911, 5993 AND 6632  
FROM WOODY BRANCH I-35, LLC**

(LEGAL DESCRIPTION CONTINUED)

THENCE South 00 deg. 29 min. 39 sec. West, along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and said Open Space "A", a distance of 486.12 feet to a point from which a 1/2 inch iron rod found bears North 00 deg. 36 min. East, 1.17 feet for corner, same being the southeast corner of said Woody Branch Tract I (Instrument Number 201500247524), same being in the north line of Block 1/6634, Beckley Heights, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 9, Page 293, aforesaid Map Records;

THENCE North 89 deg. 35 min. 18 sec. West, along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and the north line of said Block 1/6634, a distance of 1185.34 feet to a 1 inch pipe found for an angle point, same being the northwest corner of said Beckley Heights Addition, same being in a east line of Woodland Canyon, Seventh Section, an Addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 67210, Page 1062, aforesaid Deed Records;

THENCE along the common line of said Woody Branch Tract I (Instrument Number 201500247524) and said Woodland Canyon Seventh Section, as follows:

North 10 deg. 52 min. 44 sec. West, a distance of 7.08 feet to a 1 inch pipe found;

North 89 deg. 49 min. 08 sec. West, a distance of 503.97 feet to an angle point;

North 35 deg. 48 min. 48 sec. West, a distance of 5.15 feet to a 5/8 inch iron rod found for the northwest corner of said Woodland Canyon Seventh Section, same being in the south right-of-way line of Hunters View Lane (a 50 foot right-of-way), same being the beginning of a non-tangent curve to the left having a radius of 243.12 feet, a delta angle of 10 deg. 30 min. 17 sec., and a chord bearing and distance of North 60 deg. 31 min. 35 sec. East, 44.51 feet;

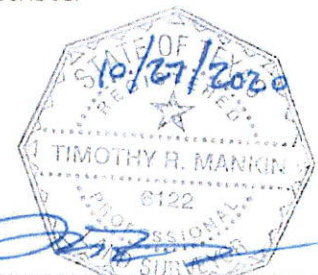
THENCE in a northeasterly direction, along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and said Hunters View Lane, and along said non-tangent curve to the left, an arc distance of 44.57 feet to an internal corner of said Woody Branch Tract I (Instrument Number 201500247524), same being the southeast corner of said Hunters View Lane;

THENCE North 34 deg. 34 min. 58 sec. West, continuing along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and said Hunters View Lane, a distance of 50.00 feet to the northeast corner of said Hunters View Lane, same being the southeast corner of Lot 27, Block 12/6909, Woodland Canyon, 12th Section, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 69239, Page 2060, aforesaid Deed Records;

THENCE North 36 deg. 40 min. 08 sec. West, along the common line of said Woody Branch Tract I (Instrument Number 201500247524), an said Lot 27, a distance of 182.32 feet to a point in the approximate centerline of Five Mile Creek, same being the most westerly corner of said Woody Branch Tract I (Instrument Number 201500247524), same being the north corner of said Lot 27, same being in the southeasterly line of Block 32/6911, Glen Oaks Addition No. 10, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 46, Page 111, aforesaid Map Records;

Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface

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**TIMOTHY R. MANKIN**  
Registered Professional Land Surveyor No. 6122

SHEET 3 OF 14

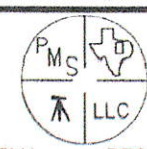
JOB NO.:	P-3476 FN
DATE:	10/27/2020
REVISION	
SCALE:	1" = 250'
FIELD:	A.R.M..
DRAWN:	T.R.M.
CHECKED:	J.B.W.

**PEISER & MANKIN  
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1604 HART STREET  
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COMMERCIAL BOUNDARIES MORTGAGE  
RESIDENTIAL TOPOGRAPHY

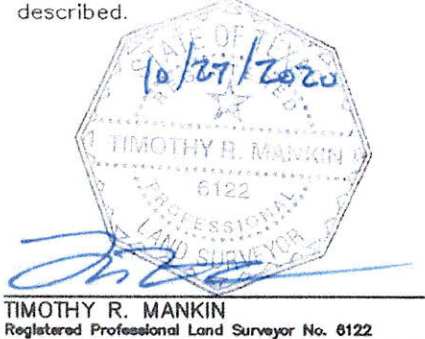
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LAND TO BE ACQUIRED IN CITY BLOCKS 6911, 5993 AND 6632  
FROM WOODY BRANCH I-35, LLC**

(LEGAL DESCRIPTION CONTINUED)

THENCE along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and said Glen Oaks Addition No. 10, and generally along said Five Mile Creek as follows:  
 North 57 deg. 38 min. 32 sec. East, a distance of 80.71 feet to an angle point in creek;  
 North 39 deg. 35 min. 32 sec. East, passing the southeast corner of said Glen Oaks Addition No. 10, same being the southwest corner Block 32/6911, Glen Oaks Addition No. 13, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 189, Page 1984, said Map Records, and continuing along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and said Glen Oaks Addition No. 13, a total distance of 162.95 feet to an angle point in creek;  
 THENCE continuing along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and said Glen Oaks Addition No. 13, and generally along said Five Mile Creek as follows:  
 North 85 deg. 19 min. 32 sec. East, a distance of 109.18 feet to an angle point in creek;  
 North 67 deg. 13 min. 32 sec. East, a distance of 268.85 feet to an angle point in creek;  
 North 19 deg. 36 min. 32 sec. East, a distance of 184.50 feet to an angle point in creek;  
 North 61 deg. 02 min. 32 sec. East, a distance of 130.10 feet to an angle point in creek;  
 North 38 deg. 39 min. 32 sec. East, a distance of 276.20 feet to an angle point in creek;  
 North 33 deg. 16 min. 28 sec. West, a distance of 161.90 feet to an angle point in creek;  
 North 41 deg. 29 min. 32 sec. East, a distance of 87.90 feet to an angle point in creek;  
 North 56 deg. 39 min. 32 sec. East, a distance of 91.15 feet to an angle point in creek;  
 North 81 deg. 11 min. 32 sec. East, a distance of 195.98 feet to an angle point in creek;  
 North 31 deg. 10 min. 32 sec. East, a distance of 124.95 feet to an angle point in creek;  
 North 44 deg. 20 min. 28 sec. West, a distance of 153.12 feet to an angle point in creek;  
 North 06 deg. 02 min. 28 sec. West, a distance of 61.70 feet to an angle point in creek;  
 North 70 deg. 44 min. 32 sec. East, a distance of 88.18 feet to an angle point in creek;  
 North 58 deg. 57 min. 32 sec. East, a distance of 99.23 feet to an angle point in creek;  
 South 76 deg. 59 min. 28 sec. East, a distance of 83.74 feet to an angle point in creek;  
 North 77 deg. 00 min. 32 sec. East, passing the most easterly corner of said Glen Oaks Addition No. 13, same being the south corner of Lot 32, Block 32/6911, Glen Oaks No. 14 Revised, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 68025, Page 881, aforesaid Deed Records, and continuing along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and said Lot 32, a total distance of 83.08 feet to an angle point in creek;  
 THENCE North 42 deg. 51 min. 14 sec. East, continuing along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and said Lot 32, and along said Five Mile Creek, passing the southeast corner of said Lot 32, same being the southwest corner of that certain tract of land to Springfield Properties, LLC, by deed recorded in Instrument Number 201900131279, aforesaid Official Public Records, and continuing along the common line of said Woody Branch Tract I (Instrument Number 201500247524), and said Springfield Properties tract, a total distance of 73.84 feet to an angle point in creek, same being an internal corner of the herein described tract, same being the southeast corner of said Springfield Properties tract, same being the most southerly corner of aforesaid remainder of Tract 3, Corinth I-35 & Ledbetter, LLC;

Basis of Bearing -- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface

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SHEET 4 OF 14

JOB NO.:	P-3476 FN
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REVISION	
SCALE:	1" = 250'
FIELD:	A.R.M..
DRAWN:	T.R.M.
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COMMERCIAL BOUNDARIES MORTGAGE  
 • RESIDENTIAL  
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LAND TO BE ACQUIRED IN CITY BLOCKS 6911, 5993 AND 6632  
FROM WOODY BRANCH I-35, LLC**

(LEGAL DESCRIPTION CONTINUED)

THENCE North 34 deg. 42 min. 10 sec. West, departing said Five Mile Creek, and along the common line of said Corinth I-35 & Ledbetter Tract 3, and said Springfield Properties tract, passing the northeast corner of said Springfield Properties tract, same being the most easterly corner of Glen Oaks Boulevard (a 60 foot right-of-way), and continuing along the common line of said Corinth I-35 & Ledbetter Tract 3, and said Glen Oaks Boulevard, a total distance of 349.25 feet to an angle point, same being the most northerly corner of said Glen Oaks Boulevard;

THENCE South 55 deg. 24 min. 23 sec. West, along the common line of said Corinth I-35 & Ledbetter Tract 3, and said Glen Oaks Boulevard, a distance of 8.10 feet to a point in the northeast right-of-way line of Town Creek Drive ( a 50 foot right-of-way);

THENCE North 34 deg. 54 min. 47 sec. West, along the common line of said Corinth I-35 & Ledbetter Tract 3, and the northeast right-of-way line of said Town Creek Drive, a distance of 136.41 feet to the most northerly southwest corner of said Corinth I-35 & Ledbetter Tract 3, same being in the southeast line of a 15 foot alley, as dedicated by Glen Oaks Second Section, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 23, Page 247, aforesaid Map Records;

THENCE along the common line of said Corinth I-35 & Ledbetter Tract 3, and said 15 foot alley as follows:

North 54 deg. 48 min. 20 sec. East, a distance of 241.17 feet to an angle point for the beginning of a curve to the left having a radius of 115.00 feet, a delta angle of 38 deg. 00 min. 56 sec., and a chord bearing and distance of North 35 deg. 47 min. 50 sec. East, 74.91 feet;

In a northeasterly direction, and along said curve to the left, an arc distance of 76.30 feet to the end of said curve;

North 16 deg. 47 min. 20 sec. East, a distance of 122.31 feet to an angle point for the beginning of a curve to the right having a radius of 100.00 feet, a delta angle of 21 deg. 36 min. 50 sec., and a chord bearing and distance of North 27 deg. 35 min. 50 sec. East, 37.50 feet;

In a northeasterly direction, and along said curve to the right, an arc distance of 37.72 feet to the end of said curve;

North 38 deg. 24 min. 20 sec. East, a distance of 183.54 feet to an angle point;

North 33 deg. 14 min. 35 sec. East, a distance of 99.87 feet to an angle point;

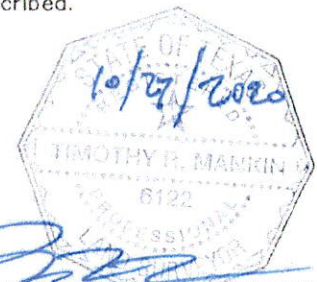
North 40 deg. 33 min. 44 sec. East, a distance of 132.43 feet to an angle point, same being the beginning of a curve to the left having a radius of 215.00 feet, a delta angle of 14 deg. 43 min. 56 sec., and a chord bearing and distance of North 33 deg. 11 min. 44 sec. East, 55.13 feet;

In an northeasterly direction, and along said curve to the left, an arc distance of 55.28 feet to the end of said curve;

North 25 deg. 49 min. 44 sec. East, a distance of 218.33 feet to a point in the west right-of-way dedication of Green Ridge Road, according to the plat of SWBT Green Ridge Addition, thereof recorded in Volume 93191, Page 7014, aforesaid Deed Records, same being the beginning of a non-tangent curve to the left having a radius of 50.00 feet, a delta angle of 250 deg. 57 min. 06 sec., and a chord bearing and distance of North 50 deg. 03 min. 09 sec. East, 81.44 feet;

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

Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface



**TIMOTHY R. MANKIN**  
Registered Professional Land Surveyor No. 6122

SHEET 5 OF 14

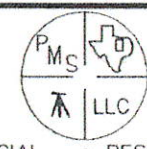
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COMMERCIAL BOUNDARIES MORTGAGE  
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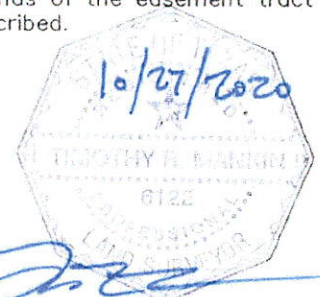
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FROM WOODY BRANCH I-35, LLC**

(LEGAL DESCRIPTION CONTINUED)

THENCE in a northeasterly direction, and along said non-tangent curve to the left, and along the common line of said Corinth I-35 & Ledbetter Tract 3, and said right-of-way dedication for Green Ridge Road, an arc distance of 219.00 feet to the end of said non-tangent curve, same being in the north line of said right-of-way dedication, same being the most northerly northwest corner of said Corinth I-35 & Ledbetter Tract 3, same being in the south line of Lot 5, Block 10/5993, said SWBT Green Ridge Addition;  
 THENCE South 75 deg. 25 min. 24 sec. East, along the common line of said Corinth I-35 & Ledbetter Tract 3, and said Lot 5, a distance of 291.02 feet to the most northerly northeast corner of the herein described tract, same being the northeast corner of said Corinth I-35 & Ledbetter Tract 3, same being the most westerly northwest corner of aforesaid Lot 7, Block 10/5993, Glen Oaks Center Addition;  
 THENCE along the common line of said Corinth I-35 & Ledbetter Tract 3, and said Lot 7 as follows:  
 South 11 deg. 45 min. 06 sec. West, a distance of 254.98 feet to an angle point;  
 South 36 deg. 03 min. 24 sec. East, a distance of 62.09 feet to an angle point;  
 South 11 deg. 45 min. 06 sec. West, a distance of 328.47 feet to an angle point;  
 South 55 deg. 31 min. 28 sec. West, a distance of 73.01 feet to an angle point;  
 South 08 deg. 18 min. 32 sec. East, a distance of 389.64 feet to an angle point in creek for the southeast corner of said Corinth I-35 & Ledbetter Tract 3, same being the southwest corner of said Lot 7, same being in the north line of aforesaid Woody Branch Tract II (Instrument Number 201500247524), same being in the approximate centerline of aforesaid Five Mile Creek;  
 THENCE along the common line of said Woody Branch Tract II (Instrument Number 201500247524), said Lot 7, and generally along said Five Mile Creek as follows:  
 North 51 deg. 26 min. 48 sec. East, a distance of 146.13 feet to an angle point in creek;  
 South 56 deg. 29 min. 12 sec. East, a distance of 198.10 feet to an angle point in creek;  
 North 74 deg. 34 min. 48 sec. East, a distance of 145.00 feet to an angle point in creek;  
 South 45 deg. 08 min. 12 sec. East, a distance of 115.50 feet to an angle point in creek;  
 South 87 deg. 27 min. 12 sec. East, a distance of 116.00 feet to an angle point in creek;  
 North 17 deg. 39 min. 48 sec. East, a distance of 154.10 feet to an angle point in creek;  
 North 58 deg. 12 min. 48 sec. East, a distance of 173.60 feet to an angle point in creek;  
 South 88 deg. 22 min. 51 sec. East, a distance of 197.68 feet to the POINT OF BEGINNING and containing 81.822 acres of computed land, more or less.

Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface

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



**TIMOTHY R. MANKIN**  
Registered Professional Land Surveyor No. 6122

SHEET 6 OF 14

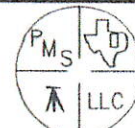
JOB NO.:	P-3476 FN
DATE:	10/27/2020
REVISION	
SCALE:	1" = 250'
FIELD:	A.R.M..
DRAWN:	T.R.M.
CHECKED:	J.B.W.

**PEISER & MANKIN  
SURVEYING, LLC**

www.peisersurveying.com      FIRM No. 100999-00

1604 HART STREET  
SOUTHLAKE, TEXAS 76092  
817-481-1806 (O)

tmankin@peisersurveying.com



COMMERCIAL BOUNDARIES MORTGAGE  
 • RESIDENTIAL  
 • TOPOGRAPHY



**FIELD NOTES DESCRIBING 3,564,169 SQ. FT. [81.822 ACRES] Exhibit A  
LAND TO BE ACQUIRED IN CITY BLOCKS 6911, 5993 AND 6632  
FROM WOODY BRANCH I-35, LLC**

**PROPERTY IDENTIFICATION LEGEND**

- D1 TRACT I  
WOODY BRANCH I-35, LLC  
INST. NO. 201500247524  
O.P.R.D.C.T.
- D2 TRACT II  
WOODY BRANCH I-35, LLC  
INST. NO. 201500247524  
O.P.R.D.C.T.
- D3 REMAINDER OF TRACT 3  
CORINTH I-35 &  
LEDBETTER, LLC  
INST. NO. 20070178877  
O.P.R.D.C.T.
- D4 TRACT I  
WOODY BRANCH I-35, LLC  
INST. NO. 201700303727  
O.P.R.D.C.T.
- D5 TRACT II  
WOODY BRANCH I-35, LLC  
INST. NO. 201700303727  
O.P.R.D.C.T.

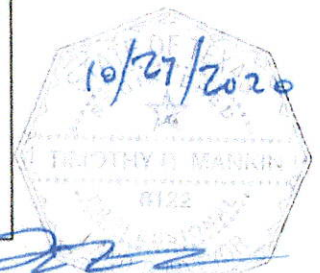
**ADJOINER DEED  
IDENTIFICATION LEGEND**

- A1 JOSE RAMON REYES  
VOL. 2003197, PG. 7363  
D.R.D.C.T.
- A2 GERARDO MAYELA MOLINA JIMENEZ  
TRACT 2  
INST. NO. 201900329757  
O.P.R.D.C.T.
- A3 GERARDO MAYELA MOLINA JIMENEZ  
TRACT 1  
INST. NO. 201900329757  
O.P.R.D.C.T.
- A4 TRACT I  
JOSE PEREZ AND THERESA PEREZ  
VOL. 98151, PG. 4595  
D.R.D.C.T.
- A5 TRACT II  
JOSE PEREZ AND THERESA PEREZ  
VOL. 98151, PG. 4595  
D.R.D.C.T.
- A6 BLOCK D/6633  
OPEN SPACE "A"  
VOL. 2005074, PG. 14  
D.R.D.C.T.
- A7 SPRINGFIELD PROPERTIES, LLC  
INST. NO. 201900131279  
O.P.R.D.C.T.

**PLAT IDENTIFICATION LEGEND**

- P1 BLOCK 6632  
SUBDIVISION PART OF BLOCK 6632  
VOL. 161, PG. 2073  
M.R.D.C.T.
- P2 LOT 1-D, BLOCK 6632  
PAUL F. MARTINSON SUBDIVISION  
VOL. 34, PG. 129  
M.R.D.C.T.
- P3 LOT 2-D, BLOCK 6632  
PAUL F. MARTINSON SUBDIVISION  
VOL. 34, PG. 129  
M.R.D.C.T.
- P4 VILLA DEL MAR ESTATES  
VOL. 2005074, PG. 14  
D.R.D.C.T.
- P5 BLOCK 1/6634  
BECKLEY HEIGHTS  
VOL. 9, PG. 293  
M.R.D.C.T.
- P6 BLOCK 9/6909  
WOODLAND CANYON  
7TH SECTION  
VOL. 67210, PG. 1062  
D.R.D.C.T.
- P7 BLOCK 12/6909  
WOODLAND CANYON  
7TH SECTION  
VOL. 67210, PG. 1062  
D.R.D.C.T.
- P8 LOT 27, BLOCK 12/6909  
WOODLAND CANYON  
12TH SECTION  
VOL. 69239, PG. 2060  
D.R.D.C.T.
- P9 BLOCK 32/6911  
GLEN OAKS ADDITION NO. 10  
VOL. 46, PG. 111  
M.R.D.C.T.
- P10 BLOCK 32/6911  
GLEN OAKS ADDITION NO. 13  
VOL. 189, PG. 1984  
M.R.D.C.T.
- P11 BLOCK 32/6911  
GLEN OAKS ADDITION NO. 14  
VOL. 48, PG. 79  
M.R.D.C.T.
- P12 LOT 32, BLOCK 32/6911  
GLEN OAKS NO. 14 REVISED  
VOL. 68025, PG. 881  
D.R.D.C.T.
- P13 LOT 5, BLOCK 10/5993  
SWBT GREEN RIDGE ADDITION  
VOL. 93191, PG. 7014  
D.R.D.C.T.
- P14 LOT 7, BLOCK 10/5993  
GLEN OAKS CENTER  
ADDITION  
INST. NO. 201400292029  
O.P.R.D.C.T.

SHEET 7 OF 14



JOB NO.: P-3476 FN

DATE: 10/27/2020

REVISION

SCALE: 1" = 250'

FIELD: A.R.M..

DRAWN: T.R.M.

CHECKED: J.B.W.

**PEISER & MANKIN  
SURVEYING, LLC**

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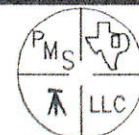
1604 HART STREET  
SOUTHLAKE, TEXAS 76092  
817-481-1806 (O)

tmankin@peisersurveying.com

FIRM No. 100999-00

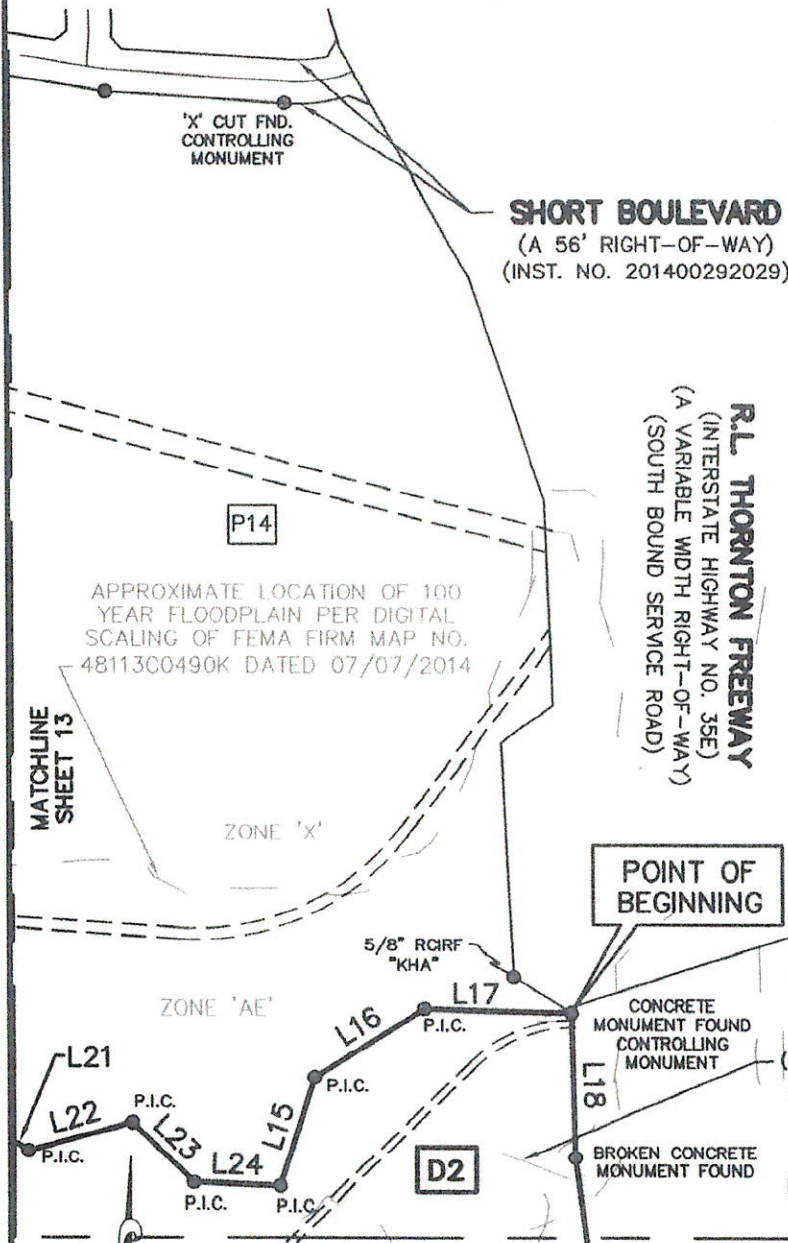


TIMOTHY R. MANKIN  
Registered Professional Land Surveyor No. 6122



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## FIELD NOTES DESCRIBING 3,564,169 SQ. FT. [81.822 ACRES] LAND TO BE ACQUIRED IN CITY BLOCKS 6911, 5993 AND 6632 FROM WOODY BRANCH I-35, LLC



**FLOOD NOTE:**  
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 07-07-2014 Community Panel No. 48113C0490K subject lot is located in Zone 'X', 'X-Shaded', and 'AE'.  
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

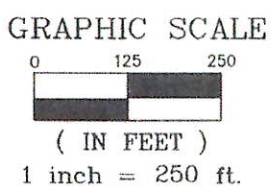
- ABBREVIATION LEGEND:**
1. IRF - Iron Rod Found
  2. RCIRF - Iron Rod Found with red cap
  3. M.R.D.C.T. - Map Records, Dallas County, Texas
  4. O.P.R.D.C.T. - Official Public Records, Dallas County, Texas
  5. D.R.D.C.T. - Deed Records, Dallas County, Texas
  6. Vol. / Pg. - Volume / Page
  7. Inst. No. - Instrument Number
  8. P.I.C. - Point in Creek
  9. IPF - Iron Pipe Found

**BILLBOARD LEASE (UNRECORDED) DATED 06/16/1987 BETWEEN HAMMERKING JOINT VENTURE AND NATIONAL ADVERTISING COMPANY**

**DALLAS POWER & LIGHT CO. ESMT. (NO WIDTH SPECIFIED) VOL. 2507, PG. 129 VOL. 3823, PG. 327**

SEE SHEET 11 OF 14 FOR LINE AND CURVE TABLE

SEE SHEET 7 OF 14 FOR PROPERTY, ADJOINER DEED AND PLAT LEGENDS



10/27/2020

**TIMOTHY R. MANKIN**  
Registered Professional Land Surveyor No. 6122

SHEET 8 OF 14

JOB NO.:	P-3476 FN
DATE:	10/27/2020
REVISION	
SCALE:	1" = 250'
FIELD:	A.R.M..
DRAWN:	T.R.M.
CHECKED:	J.B.W.

**PEISER & MANKIN SURVEYING, LLC**

www.peisersurveying.com FIRM No. 100999-00

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SOUTHLAKE, TEXAS 76092  
817-481-1806 (O)

tmankin@peisersurveying.com

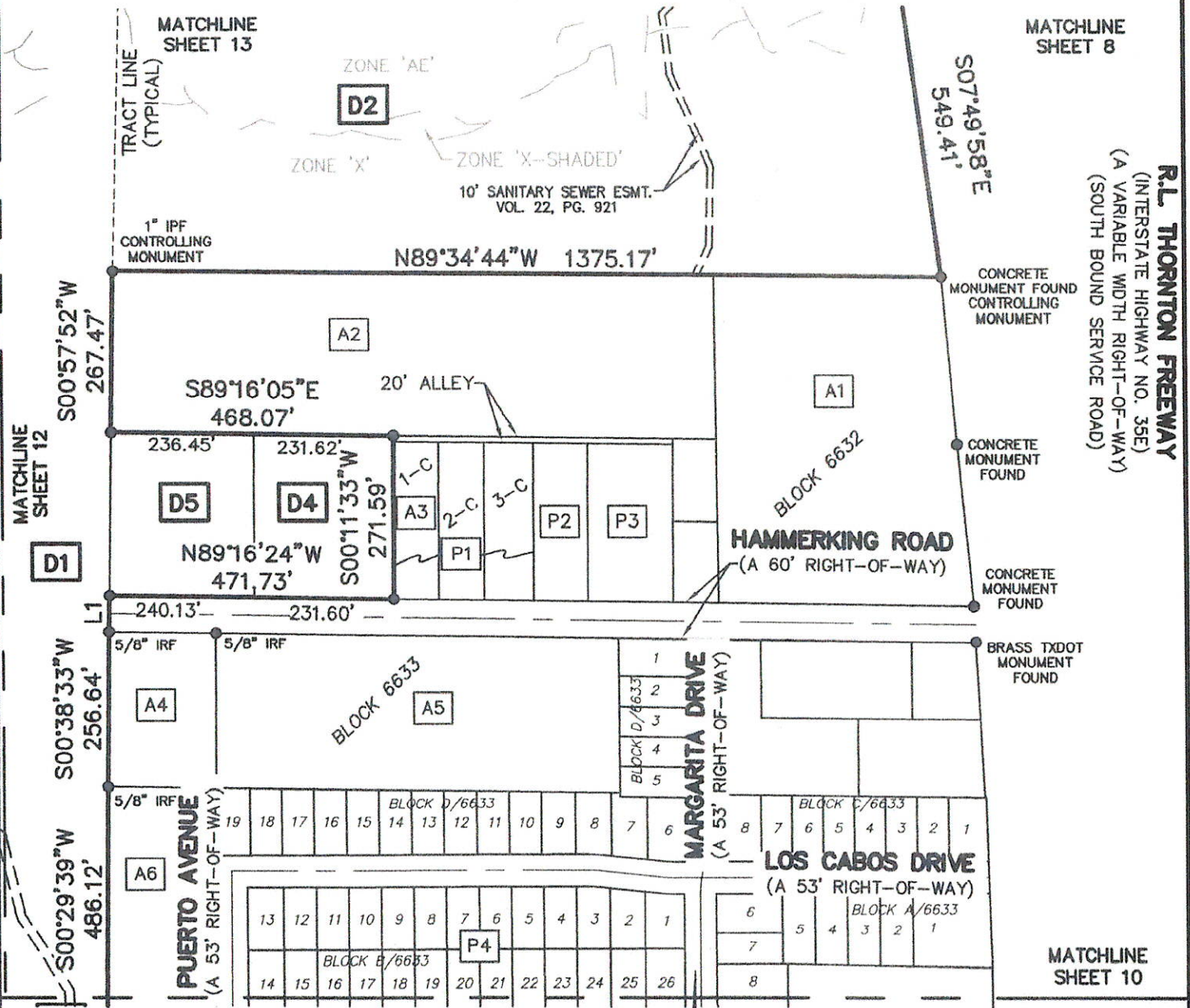


COMMERCIAL BOUNDARIES MORTGAGE

RESIDENTIAL TOPOGRAPHY

# Exhibit A

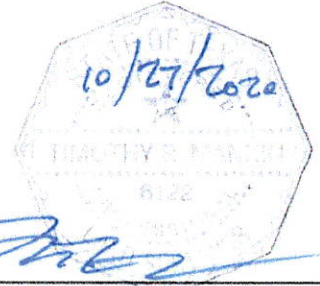
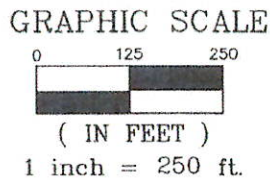
FIELD NOTES DESCRIBING 3,564,169 SQ. FT. [81.822 ACRES]  
 LAND TO BE ACQUIRED IN CITY BLOCKS 6911, 5993 AND 6632  
 FROM WOODY BRANCH I-35, LLC



**R.L. THORNTON FREEMAN**  
 (INTERSTATE HIGHWAY NO. 35E)  
 (A VARIABLE WIDTH RIGHT-OF-WAY)  
 (SOUTH BOUND SERVICE ROAD)

SEE SHEET 11 OF 14 FOR LINE AND CURVE TABLE

SEE SHEET 7 OF 14 FOR PROPERTY, ADJOINER DEED AND PLAT LEGENDS



SHEET 9 OF 14

JOB NO.:	P-3476 FN
DATE:	10/27/2020
REVISION	
SCALE:	1" = 250'
FIELD:	A.R.M..
DRAWN:	T.R.M.
CHECKED:	J.B.W.

**PEISER & MANKIN SURVEYING, LLC**

www.peisersurveying.com FIRM No. 100999-00

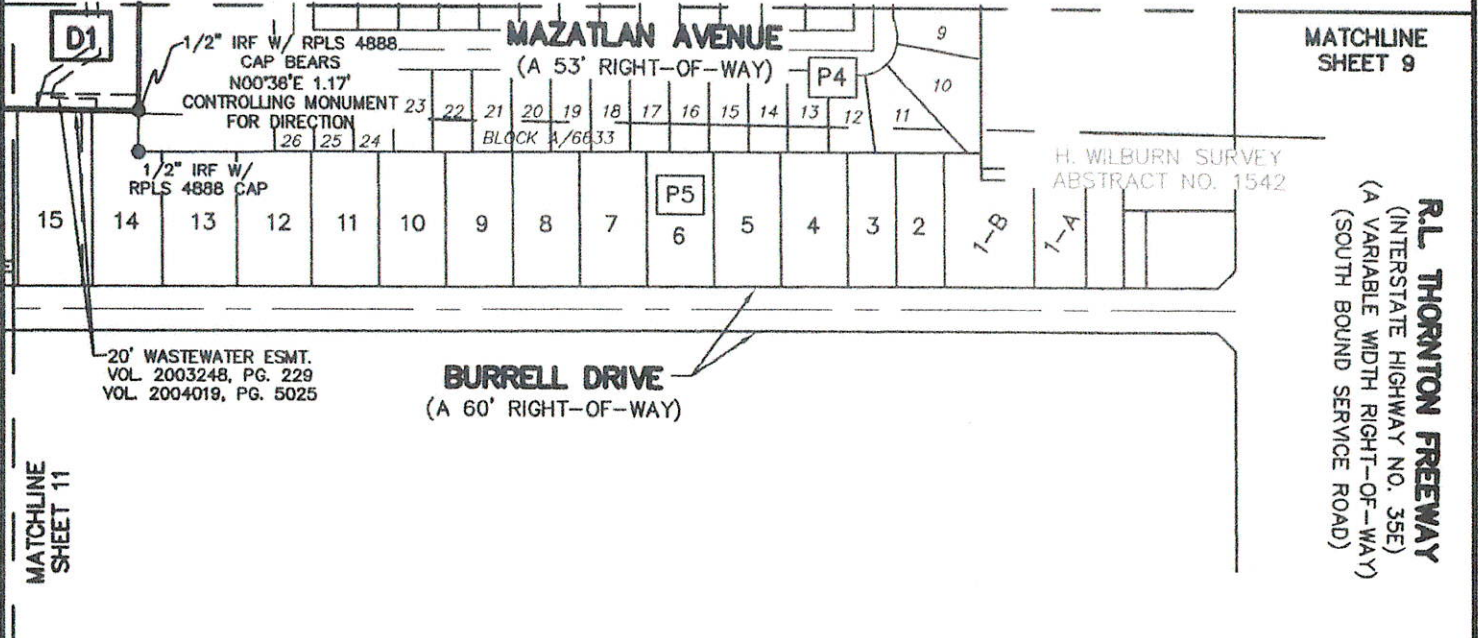
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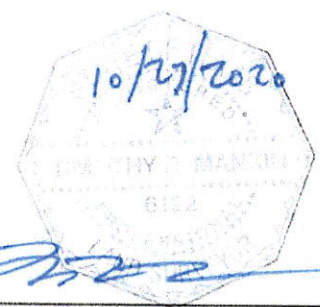
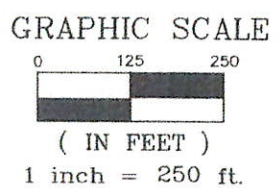
COMMERCIAL BOUNDARIES MORTGAGE • RESIDENTIAL • TOPOGRAPHY

FIELD NOTES DESCRIBING 3,564,169 SQ. FT. [81.822 ACRES]  
 LAND TO BE ACQUIRED IN CITY BLOCKS 6911, 5993 AND 6632  
 FROM WOODY BRANCH I-35, LLC



SEE SHEET 11 OF 14 FOR LINE  
 AND CURVE TABLE

SEE SHEET 7 OF 14 FOR  
 PROPERTY, ADJOINER DEED  
 AND PLAT LEGENDS



SHEET 10 OF 14

JOB NO.:	P-3476 FN
DATE:	10/27/2020
REVISION	
SCALE:	1" = 250'
FIELD:	A.R.M..
DRAWN:	T.R.M.
CHECKED:	J.B.W.

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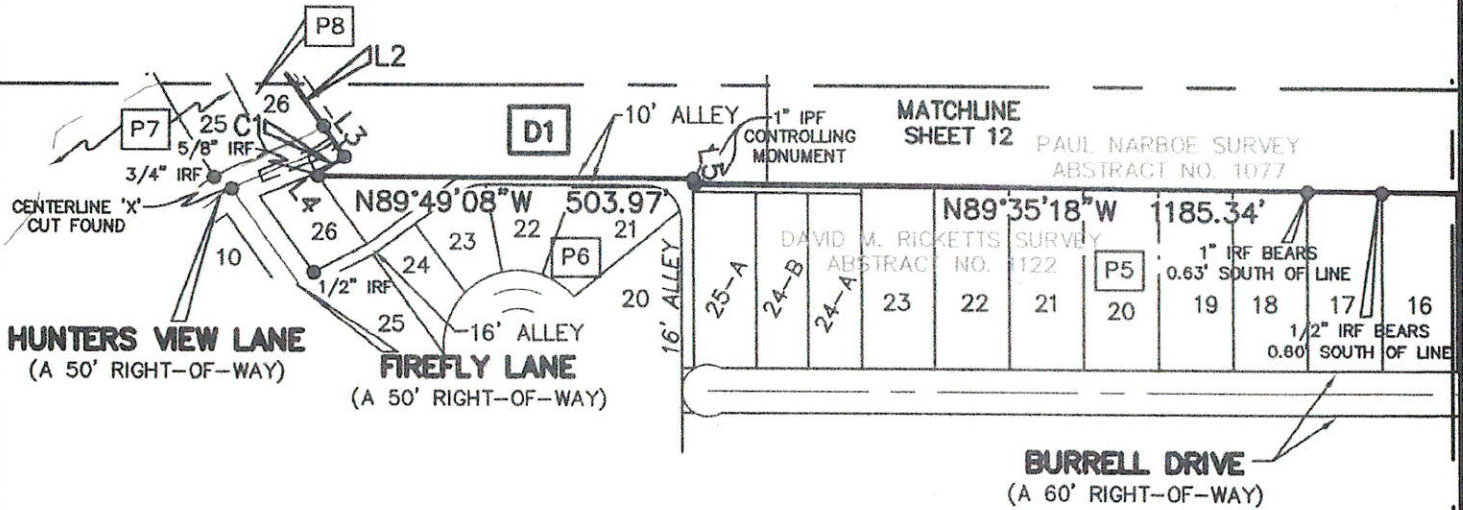
**TIMOTHY R. MANKIN**  
 Registered Professional Land Surveyor No. 6122

COMMERCIAL BOUNDARIES MORTGAGE • RESIDENTIAL TOPOGRAPHY



**FIELD NOTES DESCRIBING 3,564,169 SQ. FT. [81.822 ACRES]  
LAND TO BE ACQUIRED IN CITY BLOCKS 6911, 5993 AND 6632  
FROM WOODY BRANCH I-35, LLC**

**Exhibit A**



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	243.12'	44.57'	44.51'	N 60°31'35" E	10°30'17"
C2	50.00'	219.00'	81.44'	N 50°03'09" E	250°57'06"
C3	215.00'	55.28'	55.13'	N 33°11'44" E	14°43'56"
C4	100.00'	37.72'	37.50'	N 27°35'50" E	21°36'50"
C5	115.00'	76.30'	74.91'	N 35°47'50" E	38°00'56"

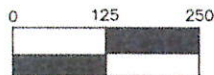
SEE SHEET 7 OF 14 FOR  
PROPERTY, ADJOINER DEED  
AND PLAT LEGENDS

LINE	BEARING	DISTANCE
L1	S 00°57'52" W	60.00'
L2	N 36°40'08" W	182.32'
L3	N 34°34'58" W	50.00'
L4	N 35°48'48" W	5.15'
L5	N 10°52'44" W	7.08'
L6	N 56°39'32" E	91.15'
L7	N 41°29'32" E	87.90'
L8	N 33°16'28" W	161.90'
L9	N 61°02'32" E	130.10'
L10	N 19°36'32" E	184.50'
L11	N 85°19'32" E	109.18'
L12	N 39°35'32" E	162.95'
L13	N 57°38'32" E	80.71'
L14	N 81°11'32" E	195.98'
L15	N 17°39'48" E	154.10'
L16	N 58°12'48" E	173.60'

LINE	BEARING	DISTANCE
L17	S 88°22'51" E	197.68'
L18	S 01°11'49" E	194.32'
L19	S 36°03'24" E	62.09'
L20	N 51°26'48" E	146.13'
L21	S 56°29'12" E	198.10'
L22	N 74°34'48" E	145.00'
L23	S 45°08'12" E	115.50'
L24	S 87°27'12" E	116.00'
L25	S 55°31'28" W	73.01'
L26	N 40°33'44" E	132.43'
L27	N 33°14'35" E	99.87'
L28	N 38°24'20" E	183.54'
L29	N 25°49'44" E	218.33'
L30	N 16°47'20" E	122.31'
L31	N 54°48'20" E	241.17'
L32	N 34°54'47" W	136.41'

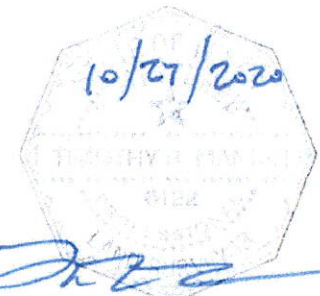
LINE	BEARING	DISTANCE
L33	S 55°24'23" W	8.10'
L34	N 42°51'14" E	73.84'
L35	N 77°00'32" E	83.08'
L36	S 76°59'28" E	83.74'
L37	N 58°57'32" E	99.23'
L38	N 70°44'32" E	88.18'
L39	N 06°02'28" W	61.70'
L40	N 44°20'28" W	153.12'
L41	N 31°10'32" E	124.95'

**GRAPHIC SCALE**



( IN FEET )

1 inch = 250 ft.



SHEET 11 OF 14

JOB NO.: P-3476 FN

DATE: 10/27/2020

REVISION

SCALE: 1" = 250'

FIELD: A.R.M..

DRAWN: T.R.M.

CHECKED: J.B.W.

**PEISER & MANKIN  
SURVEYING, LLC**

www.peisersurveying.com

1604 HART STREET  
SOUTHLAKE, TEXAS 76092  
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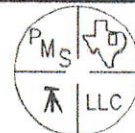
tmankin@peisersurveying.com

FIRM No. 100999-00



Member Since 1977

**TIMOTHY R. MANKIN**  
Registered Professional Land Surveyor No. 8122

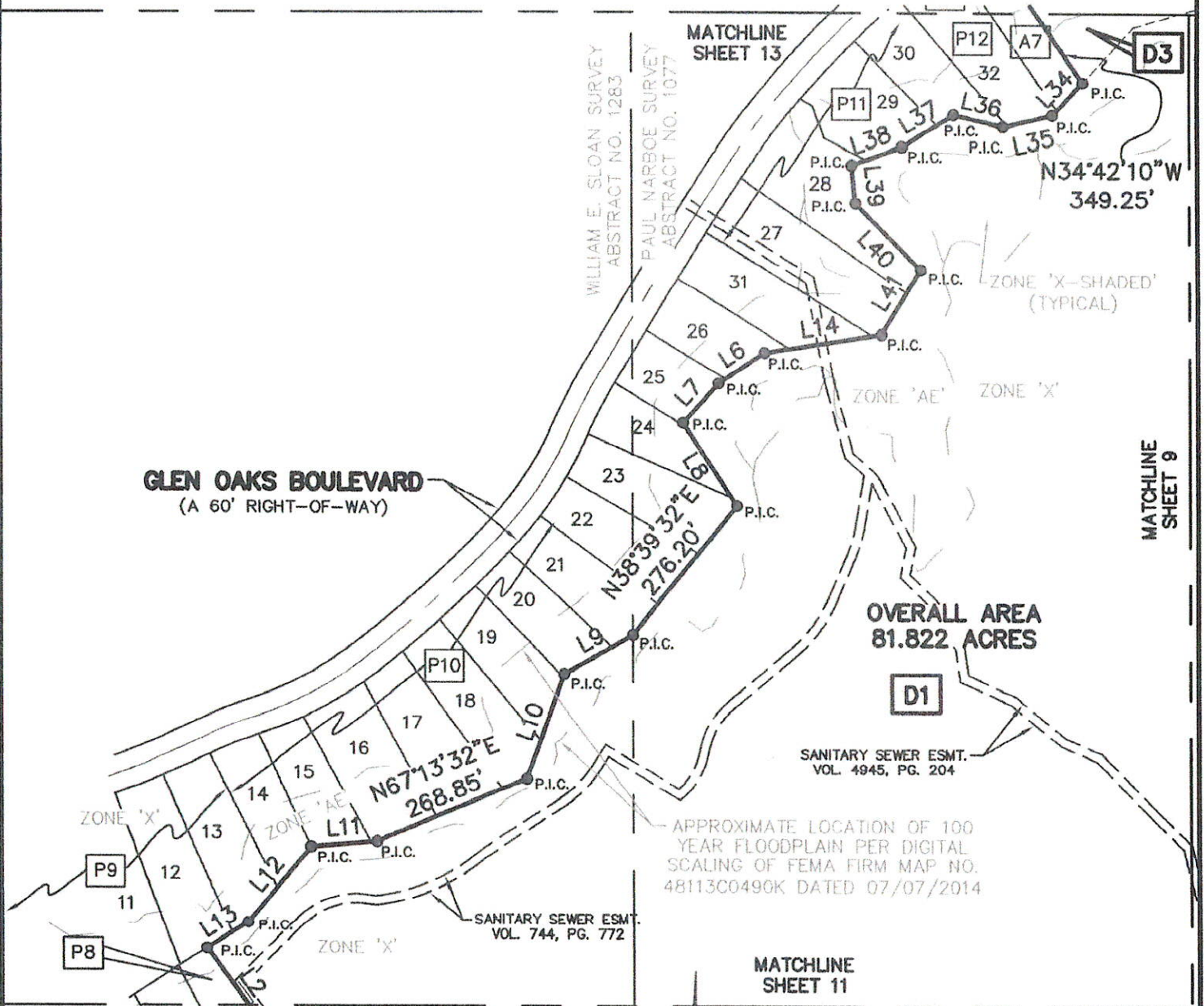


COMMERCIAL BOUNDARIES • RESIDENTIAL BOUNDARIES • TOPOGRAPHY MORTGAGE

MATCHLINE SHEET 10

# Exhibit A

FIELD NOTES DESCRIBING 3,564,169 SQ. FT. [81.822 ACRES]  
 LAND TO BE ACQUIRED IN CITY BLOCKS 6911, 5993 AND 6632  
 FROM WOODY BRANCH I-35, LLC



SEE SHEET 11 OF 14 FOR LINE AND CURVE TABLE

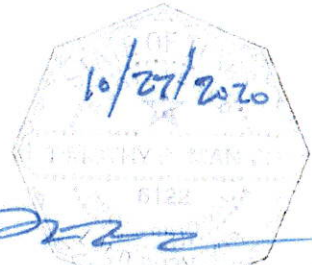
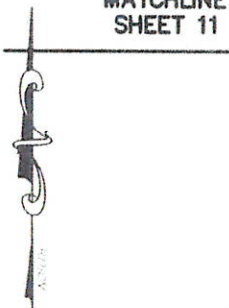
SEE SHEET 7 OF 14 FOR PROPERTY, ADJOINER DEED AND PLAT LEGENDS

GRAPHIC SCALE



( IN FEET )

1 inch = 250 ft.



SHEET 12 OF 14

JOB NO.: P-3476 FN

DATE: 10/27/2020

REVISION

SCALE: 1" = 250'

FIELD: A.R.M.

DRAWN: T.R.M.

CHECKED: J.B.W.

**PEISER & MANKIN  
 SURVEYING, LLC**

www.peisersurveying.com

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FIRM No. 100999-00



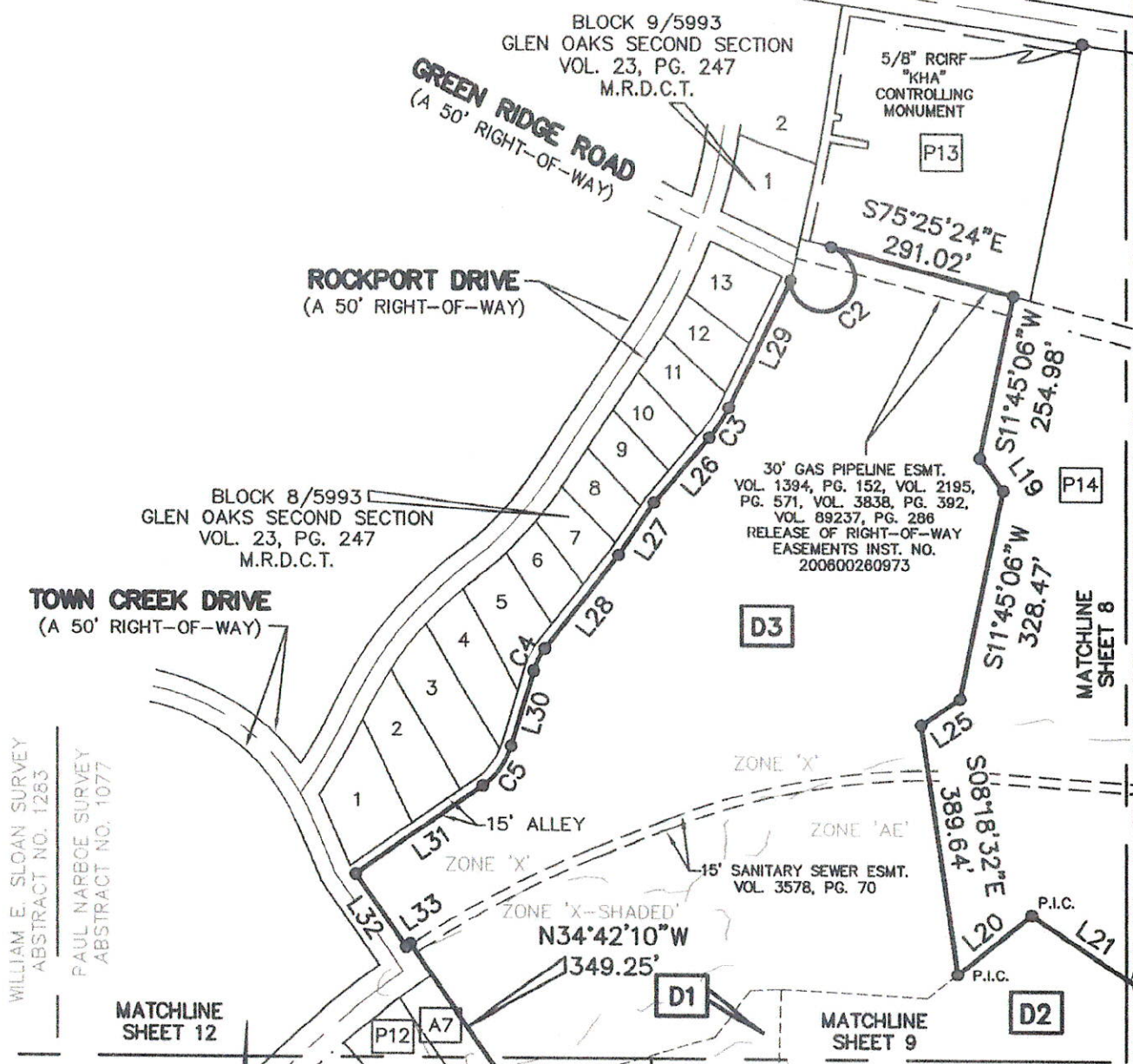
**TIMOTHY R. MANKIN**  
 Registered Professional Land Surveyor No. 6122



COMMERCIAL BOUNDARIES MORTGAGE • RESIDENTIAL • TOPOGRAPHY

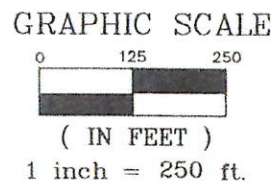
# Exhibit A

FIELD NOTES DESCRIBING 3,564,169 SQ. FT. [81.822 ACRES]  
 LAND TO BE ACQUIRED IN CITY BLOCKS 6911, 5993 AND 6632  
 FROM WOODY BRANCH I-35, LLC



SEE SHEET 11 OF 14 FOR LINE AND CURVE TABLE

SEE SHEET 7 OF 14 FOR PROPERTY, ADJOINER DEED AND PLAT LEGENDS



10/27/2020

*Timothy R. Mankin*

**TIMOTHY R. MANKIN**  
Registered Professional Land Surveyor No. 8122

**SHEET 13 OF 14**

JOB NO.:	P-3476 FN
DATE:	10/27/2020
REVISION	
SCALE:	1" = 250'
FIELD:	A.R.M.
DRAWN:	T.R.M.
CHECKED:	J.B.W.

**PEISER & MANKIN SURVEYING, LLC**

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tmanin@peisersurveying.com

Member Since 1977

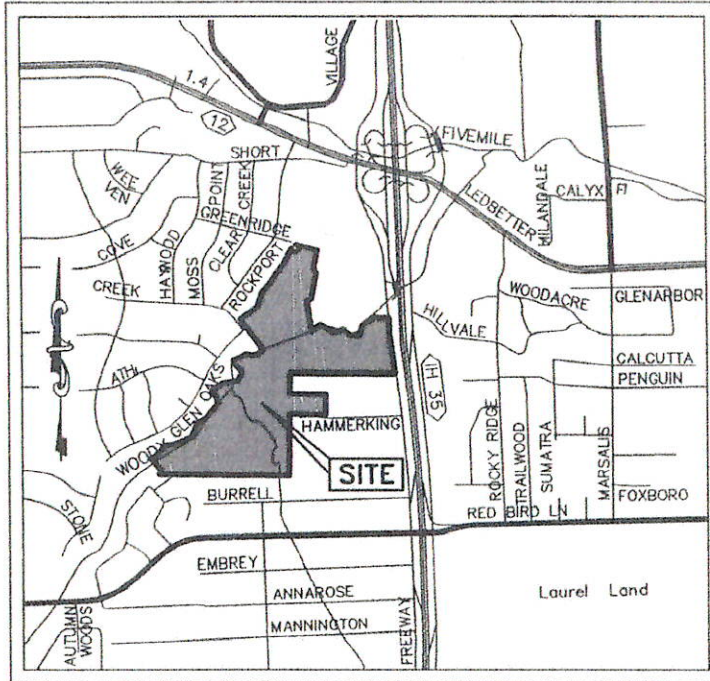
COMMERCIAL BOUNDARIES

RESIDENTIAL TOPOGRAPHY MORTGAGE

LOCATOR MAP

**Exhibit A**

LOCATOR MAP  
N.T.S.



SHEET 14 OF 14

JOB NO.: P-3476 FN

DATE: 10/27/2020

REVISION

SCALE: 1" = 250'

FIELD: A.R.M..

DRAWN: T.R.M.

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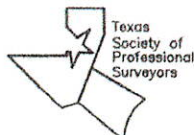
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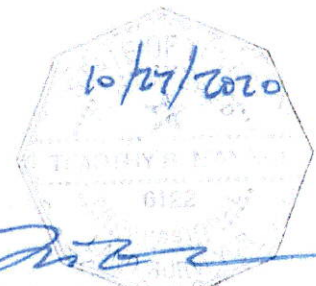
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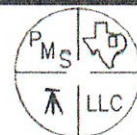
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