

SIDEWALK EASEMENT

EXHIBIT B – TRACT 1

Being in 10.439 Acres

Block 5706

Crawford Grigsby Survey, Abstract No. 532

City of Dallas, Dallas County, Texas

DESCRIPTION, of a 3,269 square foot (0.075 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 in Exhibit "A" in Quitclaim Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201200194987, part of those certain tracts of land described as Tract II and Tract III in Exhibit "A" in said Limited Warranty Deed to RP Dentwood SC, L.P. recorded in Instrument No. 200900285157, both of the Official Public Records of Dallas County, Texas; said 3,269 square foot (0.075 acre) tract being more particularly described as follows:

COMMENCING, at a PK nail found (controlling monument) in the southeast right-of-way line of Denton Drive Cut-Off (a variable width right-of-way (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 Street (a 50-foot wide right-of-way (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 Exhibit "A" in Limited Warranty Deed to RP Dentwood SC, L.P., recorded in Instrument No. 200900285157 of said Official Public Records; From said PK nail found a 1/2-inch iron pipe found (controlling monument) bears along said circular right-of-way corner clip, in a southeasterly direction and along the southwest and south lines of said Tract I, 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; said 1/2-inch iron pipe found 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, in a northeasterly direction, along the said southeast line of Denton Drive Cut-Off, the northwest line of the first referenced RP Dentwood SC, L.P., tract, said Tract I, said Tract II and that certain tract of land described as Tract 1 in Exhibit "A" in said Substitute Trustee's Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201000053906 of said Official Public Records, the following three (3) calls:

North 06 degrees, 38 minutes, 21 seconds East, at a distance of 313.74 feet passing the north corner of said Tract I and the southernmost west corner of said Tract 1, then continuing in all a total distance of 428.40 feet to the beginning of a tangent curve the left;

Along said curve to the left, having a central angle of 1 degree, 37 minutes, 05 seconds, a radius of 1,940.00 feet, a chord bearing and distance of North 05 degrees, 49 minutes, 49 seconds East, 54.78 feet, an arc distance of 54.78 feet to the **POINT OF BEGINNING**;

Continuing along said curve to the left, having a central angle of 0 degrees, 09 minutes, 01 seconds, a radius of 1,940.00 feet, a chord bearing and distance of North 04 degrees, 56 minutes, 46 seconds East, 5.09 feet, an arc distance of 5.09 feet to a point for corner;

THENCE, departing the said southeast line of Denton Drive Cut-Off and the said northwest line of said Tract II, and into and across the first referenced RP Dentwood SC, L.P., tract, said Tract II and said Tract III, the following fourteen (14) calls:

North 84 degrees, 18 minutes, 58 seconds East, a distance of 4.34 feet to a point at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 88 degrees, 33 minutes, 46 seconds, a radius of 13.00 feet, a chord bearing and distance of South 51 degrees, 24 minutes, 09 seconds East, 18.15 feet, an arc distance of 20.09 feet, to a point at the end of said curve; said point also being the beginning of a reverse curve to the left;

(For SPRG use only)	
Reviewed By:	<u>G. Sr.</u>
Date:	<u>1-23-20</u>
SPRG NO:	<u>5018</u>

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Block 5706

Crawford Grigsby Survey, Abstract No. 532

City of Dallas, Dallas County, Texas

Along said curve to the left, having a central angle of 180 degrees, 00 minutes, 00 seconds, a radius of 2.50 feet, a chord bearing and distance of North 82 degrees, 52 minutes, 44 seconds East, 5.00 feet, an arc distance of 7.85 feet, to a point at the end of said curve;

North 07 degrees, 07 minutes, 16 seconds West, a distance of 7.86 feet to a point at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 14 degrees, 02 minutes, 37 seconds, a radius of 60.00 feet, a chord bearing and distance of North 00 degrees, 05 minutes, 59 seconds West, 14.67 feet, an arc distance of 14.71 feet, to a point at the end of said curve; said point also being the beginning of a compound curve to the right;

Along said curve to the right, having a central angle of 126 degrees, 43 minutes, 01 seconds, a radius of 9.00 feet, a chord bearing and distance of North 70 degrees, 16 minutes, 51 seconds East, 16.09 feet, an arc distance of 19.90 feet, to a point for corner;

South 46 degrees, 21 minutes, 39 seconds East, a distance of 38.00 feet to a point for corner;

North 43 degrees, 38 minutes, 21 seconds East, a distance of 39.52 feet to a point for corner;

North 14 degrees, 21 minutes, 19 seconds West, a distance of 5.98 feet to a point for corner;

North 46 degrees, 21 minutes, 39 seconds West, a distance of 2.94 feet to a point for corner;

North 43 degrees, 38 minutes, 30 seconds East, a distance of 240.51 feet to a point for corner;

North 43 degrees, 38 minutes, 15 seconds East, a distance of 171.17 feet to a point for corner;

North 30 degrees, 49 minutes, 42 seconds East, a distance of 24.35 feet to a point for corner;

North 43 degrees, 37 minutes, 42 seconds East, a distance of 54.09 feet to a point for corner in the southwest right-of-way line of Denton Drive (a variable width right-of-way (Volume 1838, Page 631 of said Deed Records)); said point being in the northeast line of said 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 said Tract III, a distance of 5.00 feet to a point for corner;

THENCE, departing the said southwest line of Denton Drive and the said northeast line of said Tract III, and into and across the first referenced RP Dentwood SC, L.P., tract, said Tract II and said Tract III, the following thirteen (13) calls:

South 43 degrees, 37 minutes, 42 seconds West, a distance of 53.53 feet to a point for corner;

South 30 degrees, 49 minutes, 42 seconds West, a distance of 24.35 feet to a point for corner;

South 43 degrees, 38 minutes, 15 seconds West, a distance of 171.73 feet to a point for corner;

South 43 degrees, 38 minutes, 30 seconds West, a distance of 235.90 feet to a point for corner;

South 14 degrees, 21 minutes, 19 seconds East, a distance of 9.44 feet to a point for corner;

(For SPRG use only)

Reviewed By: G.S.

Date: 1-23-20

SPRG NO: 5018

SIDEWALK EASEMENT
Being in 10.439 Acres
Block 5706
Crawford Grigsby Survey, Abstract No. 532
City of Dallas, Dallas County, Texas

EXHIBIT B – TRACT 1

South 43 degrees, 38 minutes, 21 seconds West, a distance of 47.29 feet to a point for corner;

North 46 degrees, 21 minutes, 39 seconds West, a distance of 43.00 feet to a point at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 126 degrees, 43 minutes, 01 seconds, a radius of 4.00 feet, a chord bearing and distance of South 70 degrees, 16 minutes, 51 seconds West, 7.15 feet, an arc distance of 8.85 feet, to a point at the end of said curve; said point also being the beginning of a compound curve to the left;

Along said curve to the left, having a central angle of 14 degrees, 02 minutes, 37 seconds, a radius of 55.00 feet, a chord bearing and distance of South 00 degrees, 05 minutes, 59 seconds East, 13.45 feet, an arc distance of 13.48 feet, to a point at the end of said curve;

South 07 degrees, 07 minutes, 16 seconds East, a distance of 7.86 feet to a point at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 180 degrees, 00 minutes, 00 seconds, a radius of 7.50 feet, a chord bearing and distance of South 82 degrees, 52 minutes, 44 seconds West, 15.00 feet, an arc distance of 23.56 feet, to a point at the end of said curve; said point also being the beginning of a reverse curve to the left;

Along said curve to the left, having a central angle of 88 degrees, 33 minutes, 46 seconds, a radius of 8.00 feet, a chord bearing and distance of North 51 degrees, 24 minutes, 09 seconds West, 11.17 feet, an arc distance of 12.37 feet, to a point at the end of said curve;

South 84 degrees, 18 minutes, 58 seconds West, a distance of 5.28 feet to the **POINT OF BEGINNING**;

CONTAINING, 3,269 square feet or 0.075 acres of land, more or less.

BASIS OF BEARING: Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

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

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

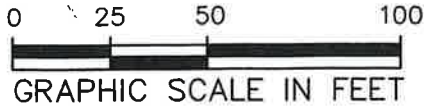

Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

Date
01-13-2020



3897-18.360EX6.doc
3897-18.360EX6.dwg sbp

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>1-23-20</u>
SPRG NO:	<u>5018</u>



CRAWFORD GRIGSBY SURVEY
- ABSTRACT NO. 532

BLOCK 5706

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

25' ALLEY
(VOL. 3052, PG. 129)
(D.R.D.C.T.)
ABANDONED BY
ORDINANCE NO. 28621
(INST. NO. 201800295519)
(O.P.R.D.C.T.)

RP DENTWOOD SC, L.P.
(INST. NO. 201200194987)
(O.P.R.D.C.T.)

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

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

15' DALLAS POWER & LIGHT
COMPANY AND SOUTHWESTERN
BELL TELEPHONE COMPANY
EASEMENT
(VOL. 86026, PG. 3123)
(D.R.D.C.T.)

15' DALLAS POWER & LIGHT
COMPANY AND SOUTHWESTERN
BELL TELEPHONE COMPANY
EASEMENT
(VOL. 5604, PG. 531)
(D.R.D.C.T.)

RP DENTWOOD SC, L.P.
"TRACT 1"
(INST. NO. 200900285157)
(O.P.R.D.C.T.)

P.O.C.
PK NAIL
FOUND
(C.M.)

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

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

MATCH LINE (SEE PAGE 5)

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

(For SPRG use only)

Reviewed By: G.S.

Date: 1-23-20

SPRG NO: 5018

LEGEND		
---	PROPERTY LINE	INST. - INSTRUMENT
---	PROPOSED EASEMENT LINE	NO. - NUMBER
---	EXISTING EASEMENT LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	OF DALLAS COUNTY, TEXAS
(C.M.)	- CONTROLLING MONUMENT	D.R.D.C.T. - DEED RECORDS OF
VOL. - VOLUME		DALLAS COUNTY, TEXAS
PG. - PAGE		P.O.B. - POINT OF BEGINNING
		P.O.C. - POINT OF COMMENCING

SEE PAGE 5 OF 6
FOR CURVE TABLE

NOTES:

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

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



Jonathan E. Cooper Date 01-13-2020
Registered Professional
Land Surveyor No. 5369

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

SIDEWALK EASEMENT
BEING IN 10.439 ACRES
BLOCK 5706
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	DEC. 2019	3897-18.360

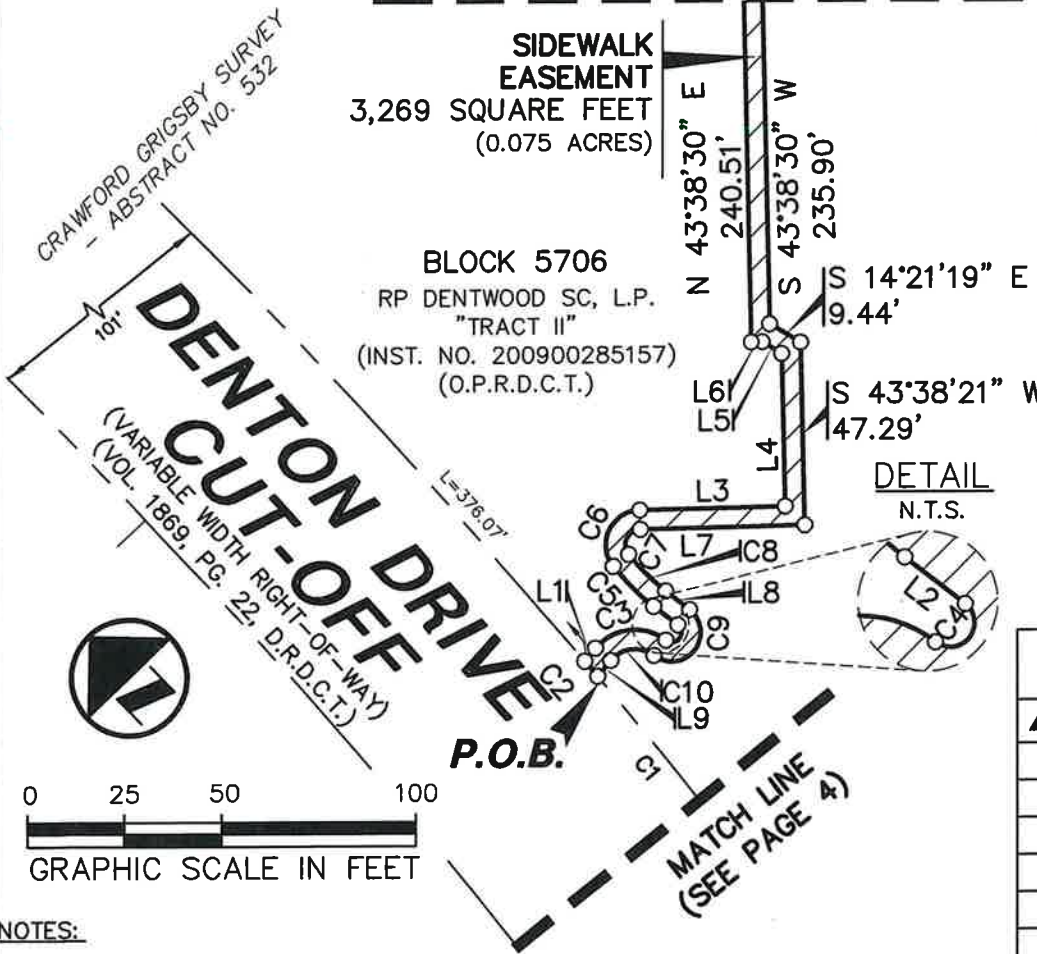
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CURVE TABLE

EXHIBIT B – TRACT 1

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	1°37'05"	1,940.00'	54.78'	27.39'	N 05°49'49" E	54.78'
C2	0°09'01"	1,940.00'	5.09'	2.54'	N 04°56'46" E	5.09'
C3	88°33'46"	13.00'	20.09'	12.68'	S 51°24'09" E	18.15'
C4	180°00'00"	2.50'	7.85'	INFINITY'	N 82°52'44" E	5.00'
C5	14°02'37"	60.00'	14.71'	7.39'	N 00°05'59" W	14.67'
C6	126°43'01"	9.00'	19.90'	17.94'	N 70°16'51" E	16.09'
C7	126°43'01"	4.00'	8.85'	7.97'	S 70°16'51" W	7.15'
C8	14°02'37"	55.00'	13.48'	6.77'	S 00°05'59" E	13.45'
C9	180°00'00"	7.50'	23.56'	INFINITY'	S 82°52'44" W	15.00'
C10	88°33'46"	8.00'	12.37'	7.80'	N 51°24'09" W	11.17'
C11	141°46'00"	25.00'	61.86'	72.13'	S 64°14'39" E	47.24'

MATCH LINE (SEE PAGE 6)



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- (C.M.) – CONTROLLING MONUMENT
- VOL. – VOLUME
- PG. – PAGE
- INST. – INSTRUMENT
- NO. – 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
- P.O.B.** – POINT OF BEGINNING
- P.O.C.** – POINT OF COMMENCING

(For SPRG use only)

Reviewed By: G.S.

Date: 1-23-20

SPRG NO: 5018

LINE TABLE

LINE	BEARING	LENGTH
L1	N 84°18'58" E	4.34'
L2	N 07°07'16" W	7.86'
L3	S 46°21'39" E	38.00'
L4	N 43°38'21" E	39.52'
L5	N 14°21'19" W	5.98'
L6	N 46°21'39" W	2.94'
L7	N 46°21'39" W	43.00'
L8	S 07°07'16" E	7.86'
L9	S 84°18'58" W	5.28'

NOTES:

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

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
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SIDWALK EASEMENT
BEING IN 10.439 ACRES
BLOCK 5706
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 5 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	DEC. 2019	3897-18.360

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DENTON DRIVE

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 1838, PG. 631)
(D.R.D.C.T.)

BLOCK 5706

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"TRACT 1"
(INST. NO. 201000053906)
(O.P.R.D.C.T.)

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

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

CRAWFORD GRIGSBY SURVEY
- ABSTRACT NO. 532

**SIDEWALK
EASEMENT**
3,269 SQUARE FEET
(0.075 ACRES)

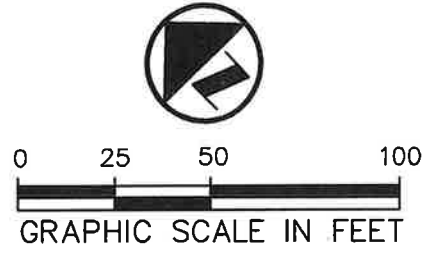
AVIGATION EASEMENT
(INST. NO. 201200194989)
(O.P.R.D.C.T.)

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

25' ALLEY
(VOL. 3052, PG. 129, D.R.D.C.T.)
ABANDONED BY ORDINANCE NO. 28621
(INST. NO. 201800295519, O.P.R.D.C.T.)

RP DENTWOOD SC, L.P.
(INST. NO. 201200194987)
(O.P.R.D.C.T.)

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



LEGEND	
---	PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
VOL.	- VOLUME
PG.	- PAGE
INST.	- INSTRUMENT
NO.	- 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
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING

MATCH LINE (SEE PAGE 5)

NOTES:

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

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EASEMENT**
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BLOCK 5706
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CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 6 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	DEC. 2019	3897-18.360

SIDEWALK EASEMENT

Being in 10.439 Acres

Block 5706

Crawford Grigsby Survey, Abstract No. 532

City of Dallas, Dallas County, Texas

DESCRIPTION, of a 3,211 square foot (0.074 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 in Exhibit "A" in Quitclaim Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201200194987, part of that certain tract of land described as Tract II in Exhibit "A" in said Limited Warranty Deed to RP Dentwood SC, L.P. recorded in Instrument No. 200900285157, and part of that certain tract of land described as Tract 1 in Exhibit "A" in said Substitute Trustee's Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201000053906, all of the Official Public Records of Dallas County, Texas; said 3,211 square foot (0.074 acre) tract being more particularly described as follows:

COMMENCING, at a PK nail found (controlling monument) in the southeast right-of-way line of Denton Drive Cut-Off (a variable width right-of-way (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 Street (a 50-foot wide right-of-way (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 Exhibit "A" in Limited Warranty Deed to RP Dentwood SC, L.P., recorded in Instrument No. 200900285157 of said Official Public Records; From said PK nail found a 1/2-inch iron pipe found (controlling monument) bears along said circular right-of-way corner clip, in a southeasterly direction and along the southwest and south lines of said Tract I, 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; said 1/2-inch iron pipe found 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, in a northeasterly direction, along the said southeast line of Denton Drive Cut-Off, the northwest line of said Tract I, said Tract 1, the first referenced RP Dentwood SC, L.P., tract and said Tract II, the following three (3) calls:

North 06 degrees, 38 minutes, 21 seconds East, at a distance of 313.74 feet passing the north corner of said Tract I and the southernmost west corner of said Tract 1, then continuing in all a total distance of 428.40 feet to the beginning of a tangent curve the left;

Along said curve to the left, having a central angle of 0 degrees, 02 minutes, 04 seconds, a radius of 1,940.00 feet, a chord bearing and distance of North 06 degrees, 37 minutes, 19 seconds East, 1.17 feet, an arc distance of 1.17 feet to the **POINT OF BEGINNING**;

Continuing along said curve to the left, having a central angle of 0 degrees, 08 minutes, 53 seconds, a radius of 1,940.00 feet, a chord bearing and distance of North 06 degrees, 31 minutes, 50 seconds East, 5.01 feet, an arc distance of 5.01 feet to a point for corner;

THENCE, in an easterly direction, departing the said southeast line of Denton Drive Cut-Off and the said northwest line of said Tract II, and into and across said Tract 1, said Tract II and the first referenced RP Dentwood SC, L.P., tract, the following three (3) calls:

South 87 degrees, 35 minutes, 36 seconds East, a distance of 75.28 feet to a point at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 48 degrees, 46 minutes, 00 seconds, a radius of 10.00 feet, a chord bearing and distance of North 68 degrees, 01 minutes, 24 seconds East, 8.26 feet, an arc distance of 8.51 feet to a point for corner at the end of said curve;

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>1-23-20</u>
SPRG NO:	<u>5019</u>

SIDEWALK EASEMENT

Being in 10.439 Acres

Block 5706

Crawford Grigsby Survey, Abstract No. 532

City of Dallas, Dallas County, Texas

North 43 degrees, 38 minutes, 24 seconds East, a distance of 556.09 feet to a point for corner in the southwest right-of-way line of Denton Drive (a variable width right-of-way (Volume 1838, Page 631 of said Deed Records)); said point being in the northeast line of said Tract 1;

THENCE, South 46 degrees, 21 minutes, 39 seconds East, along the said southwest line of Denton Drive and the said northeast line of said Tract 1, a distance of 5.00 feet to a point for corner;

THENCE, in a westerly direction, departing the said southwest line of Denton Drive and the said northeast line of said Tract 1, and into and across said Tract 1, said Tract II and the first referenced RP Dentwood SC, L.P., tract, the following three (3) calls:

South 43 degrees, 38 minutes, 24 seconds West, a distance of 556.09 feet to a point at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 48 degrees, 46 minutes, 00 seconds, a radius of 15.00 feet, a chord bearing and distance of South 68 degrees, 01 minutes, 24 seconds West, 12.39 feet, an arc distance of 12.77 feet to a point for corner at the end of said curve;

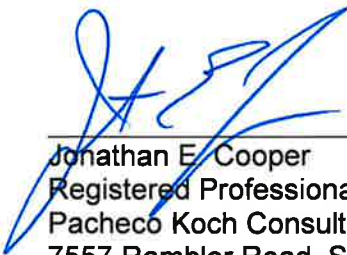
North 87 degrees, 35 minutes, 36 seconds West, a distance of 75.64 feet to the **POINT OF BEGINNING**;

CONTAINING, 3,211 square feet or 0.074 acres of land, more or less.

BASIS OF BEARING: Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

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

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



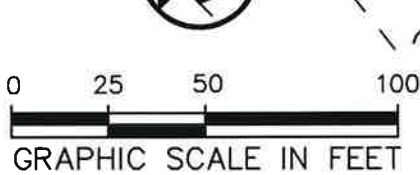
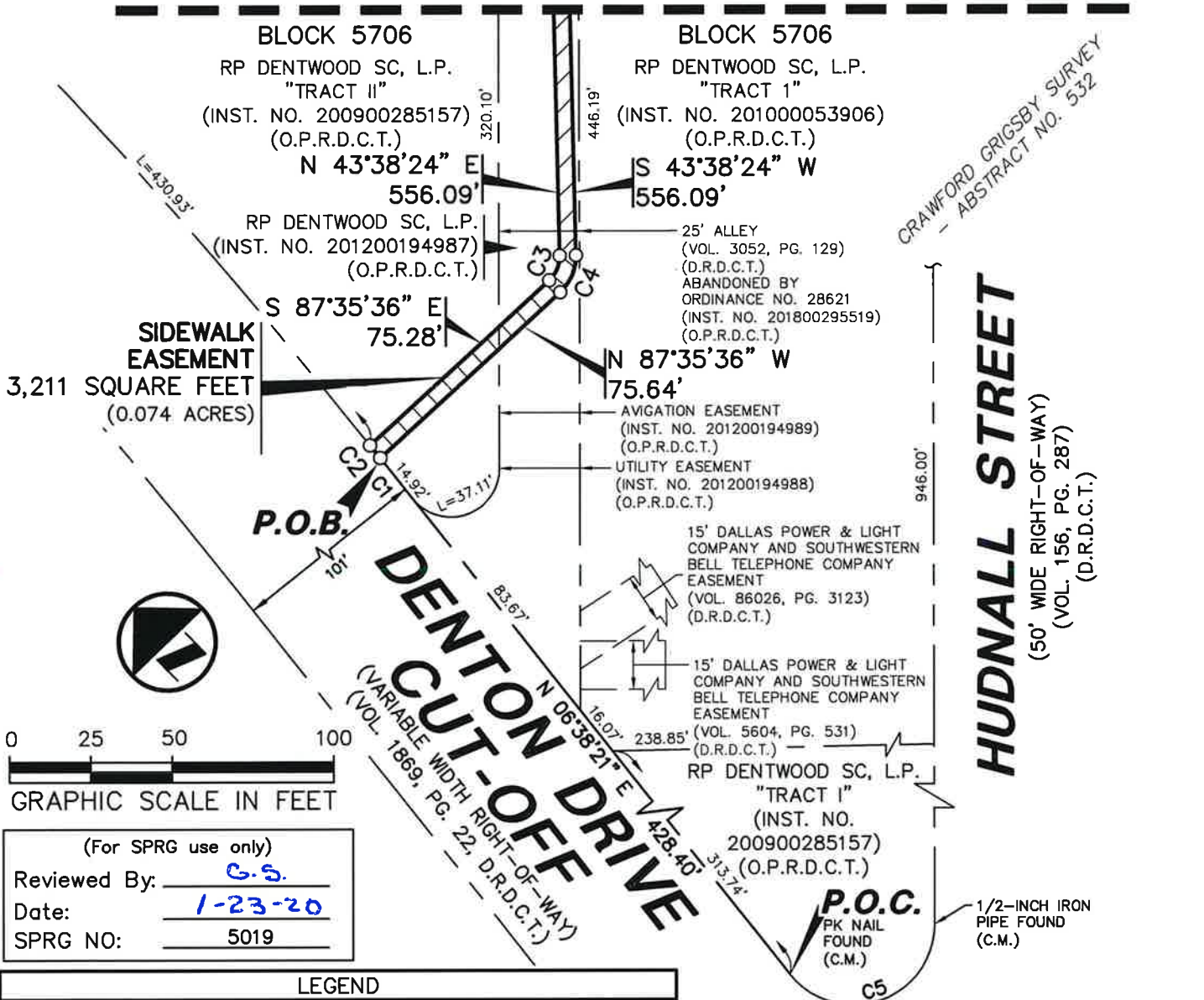
12-23-2019

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-10008000



3897-18.360EX5.doc
3897-18.360EX5.dwg sbp

(For SPRG use only)
Reviewed By: G.S.
Date: 1-23-20
SPRG NO: 5019



(For SPRG use only)
 Reviewed By: G.S.
 Date: 1-23-20
 SPRG NO: 5019

LEGEND		
---	PROPERTY LINE	INST. - INSTRUMENT
---	PROPOSED EASEMENT LINE	NO. - NUMBER
---	EXISTING EASEMENT LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
(C.M.)	- CONTROLLING MONUMENT	P.O.B. - POINT OF BEGINNING
VOL. -	VOLUME	P.O.C. - POINT OF COMMENCING
PG. -	PAGE	

SEE PAGE 5 OF 5 FOR CURVE TABLE

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.

[Signature]
 Jonathan E. Cooper
 Registered Professional Land Surveyor No. 5369
 Date: 12-23-2019



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

SIDEWALK EASEMENT
 BEING IN 10.439 ACRES
 BLOCK 5706
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 3 OF 5

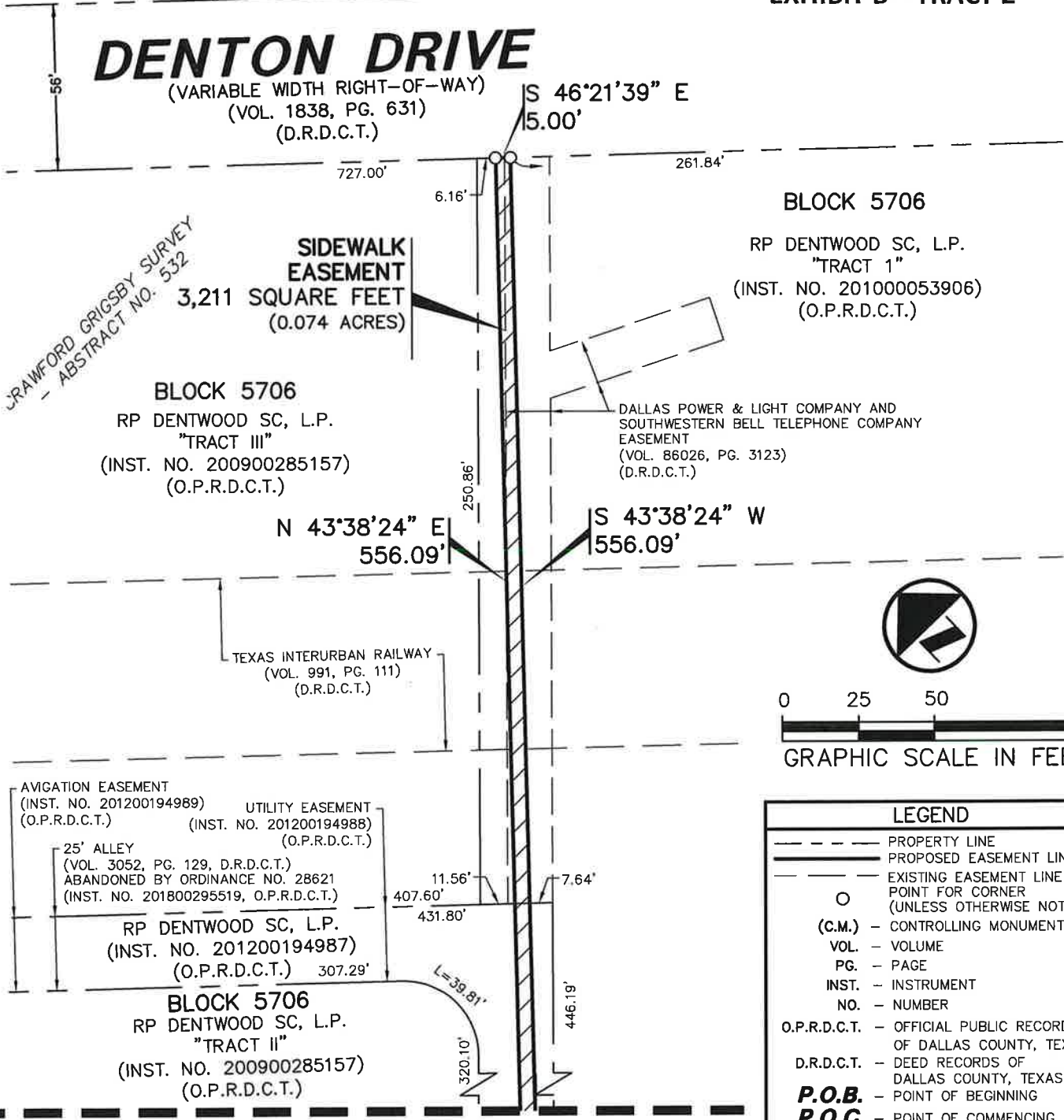
Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	DEC. 2019	3897-18.360

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DENTON DRIVE

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 1838, PG. 631)
(D.R.D.C.T.)



BLOCK 5706

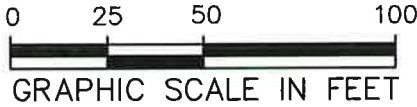
RP DENTWOOD SC, L.P.
"TRACT 1"
(INST. NO. 20100053906)
(O.P.R.D.C.T.)

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

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

N 43°38'24" E 556.09'
S 43°38'24" W 556.09'

TEXAS INTERURBAN RAILWAY
(VOL. 991, PG. 111)
(D.R.D.C.T.)



LEGEND	
---	PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
NO.	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
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING

MATCH LINE (SEE PAGE 3)

NOTES:

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

(For SPRG use only)

Reviewed By: G.S.

Date: 1-23-20

SPRG NO: 5019



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

SIDEWALK EASEMENT
BEING IN 10.439 ACRES
BLOCK 5706
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 5

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	DEC. 2019	3897-18.360

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CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	0°02'04"	1,940.00'	1.17'	0.58'	N 06°37'19" E	1.17'
C2	0°08'53"	1,940.00'	5.01'	2.51'	N 06°31'50" E	5.01'
C3	48°46'00"	10.00'	8.51'	4.53'	N 68°01'24" E	8.26'
C4	48°46'00"	15.00'	12.77'	6.80'	S 68°01'24" W	12.39'
C5	141°46'00"	25.00'	61.86'	72.13'	S 64°14'39" E	47.24'

NOTES:

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

(For SPRG use only)
 Reviewed By: G.S.
 Date: 1-23-20
 SPRG NO: 5019



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

**SIDEWALK
 EASEMENT**
 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
SBP	JEC	NONE	DEC. 2019	3897-18.360

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SIDEWALK EASEMENT
Being in 10.439 Acres
Block 5706
Crawford Grigsby Survey, Abstract No. 532
City of Dallas, Dallas County, Texas

EXHIBIT B – TRACT 3

DESCRIPTION, of a 1,291 square foot (0.030 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 1,291 square foot (0.030 acre) tract being more particularly described as follows:

COMMENCING, at a PK nail found (controlling monument) in the southeast right-of-way line of Denton Drive Cut-Off (a variable width right-of-way (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 Street (a 50-foot wide right-of-way (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 Exhibit "A" in Limited Warranty Deed to RP Dentwood SC, L.P., recorded in Instrument No. 200900285157 of said Official Public Records; From said PK nail found a 1/2-inch iron pipe found (controlling monument) bears along said circular right-of-way corner clip, in a southeasterly direction and along the southwest and south lines of said Tract I, 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; said 1/2-inch iron pipe found 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, in a northerly direction, along the said southeast line of Denton Drive Cut-Off and the west line of the said Block 5706, the following three (3) calls:

North 06 degrees, 38 minutes, 21 seconds East, at a distance of 313.74 feet passing the north corner of said Tract I and the southernmost west corner of that certain tract of land described as Tract 1 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 329.81 feet passing the south corner of that certain tract of land described in Quitclaim Deed to RP Dentwood SC, L.P., recorded in Instrument No. 201200194987 of said Official Public Records and a northwest corner of said Tract 1, at a distance of 413.48 feet passing the south 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 a west corner of said fourth referenced RP Dentwood SC, L.P., tract, then continuing in all a total distance of 428.40 feet to the beginning of a tangent curve the left;

Along said curve to the left, having a central angle of 18 degree, 05 minutes, 42 seconds, a radius of 1,940.00 feet, a chord bearing and distance of North 02 degrees, 24 minutes, 29 seconds West, 610.14 feet, an arc distance of 612.68 feet to the **POINT OF BEGINNING**; said point being in the northwest line of said Tract III;

Continuing along said curve to the left, having a central angle of 0 degrees, 12 minutes, 56 seconds, a radius of 1,940.00 feet, a chord bearing and distance of North 11 degrees, 33 minutes, 48 seconds West, 7.30 feet, an arc distance of 7.30 feet to a point at the end of said curve; said point being the beginning of a non-tangent curve to the left;

THENCE, departing the said southeast line of Denton Drive Cut-Off and the said northwest line of said Tract III, and over and across said Tract III, the following four (4) calls:

Along said curve to the left, having a central angle of 77 degrees, 29 minutes, 10 seconds, a radius of 13.50 feet, a chord bearing and distance of North 82 degrees, 22 minutes, 56 seconds East, 16.90 feet, an arc distance of 18.26 feet, to a point at the end of said curve;

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Reviewed By:	<u> G.S. </u>
Date:	<u> 1-23-20 </u>
SPRG NO:	<u> 5020 </u>

SIDEWALK EASEMENT
Being in 10.439 Acres
Block 5706
Crawford Grigsby Survey, Abstract No. 532
City of Dallas, Dallas County, Texas

EXHIBIT B – TRACT 3

North 43 degrees, 38 minutes, 21 seconds East, a distance of 68.61 feet to a point for corner;

North 46 degrees, 21 minutes, 39 seconds West, a distance of 18.00 feet to a point for corner;

North 43 degrees, 38 minutes, 21 seconds East, a distance of 108.72 feet to a point in the southwest right-of-way line of Denton Drive (a variable width right-of-way (Volume 1838, Page 631 of said Deed Records)); said point being in the northeast line of said 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 said Tract III, a distance of 6.00 feet to a point for corner;

THENCE, departing the said southwest line of Denton Drive and the said northeast line of said Tract III, and over and across said Tract III, the following four (4) calls:

South 43 degrees, 38 minutes, 21 seconds West, a distance of 102.72 feet to a point for corner;

South 46 degrees, 21 minutes, 39 seconds East, a distance of 18.00 feet to a point for corner;

South 43 degrees, 38 minutes, 21 seconds West, a distance of 74.61 feet to a point at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 62 degrees, 47 minutes, 33 seconds, a radius of 19.50 feet, a chord bearing and distance of South 75 degrees, 02 minutes, 08 seconds West, 20.32 feet, an arc distance of 21.37 feet to the **POINT OF BEGINNING**;

CONTAINING, 1,291 square feet or 0.030 acres of land, more or less.

BASIS OF BEARING: Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

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

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


Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

Date

01-13-2020



3897-18.360EX7.doc
3897-18.360EX7.dwg sbp

(For SPRG use only)

Reviewed By: G.S.
Date: 1-23-20
SPRG NO: 5020

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BLOCK 5706 EXHIBIT B - TRACT 3
 RP DENTWOOD SC, L.P.
 "TRACT III"
 (INST. NO. 200900285157)
 (O.P.R.D.C.T.)

BLOCK 5706

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

RP DENTWOOD SC, L.P.
 (INST. NO. 201200194987)
 (O.P.R.D.C.T.)

AVIGATION EASEMENT
 (INST. NO. 201200194989)
 (O.P.R.D.C.T.)
 UTILITY EASEMENT
 (INST. NO. 201200194988)
 (O.P.R.D.C.T.)

15' DALLAS POWER & LIGHT
 COMPANY AND SOUTHWESTERN
 BELL TELEPHONE COMPANY
 EASEMENT
 (VOL. 86026, PG. 3123)
 (D.R.D.C.T.)

15' DALLAS POWER & LIGHT
 COMPANY AND SOUTHWESTERN
 BELL TELEPHONE COMPANY
 EASEMENT
 (VOL. 5604, PG. 531)
 (D.R.D.C.T.)

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

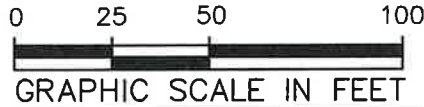
CRAWFORD GRIGSBY SURVEY
 - ABSTRACT NO. 532

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

MATCH LINE (SEE PAGE 4)

25' ALLEY
 (VOL. 3052, PG. 129)
 (D.R.D.C.T.)
 ABANDONED BY ORDINANCE NO. 28621
 (INST. NO. 201800295519)
 (O.P.R.D.C.T.)

$\Delta = 18^{\circ}05'42''$
 $R = 1,940.00'$
 $L = 612.68'$
 $T = 308.91'$
 $CB = N 02^{\circ}24'29'' W$
 $CD = 610.14'$



(For SPRG use only)
 Reviewed By: G.S.
 Date: 1-23-20
 SPRG NO: 5020

SEE PAGE 4 OF 4
 FOR CURVE TABLE


LEGEND

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

NOTES:

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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.


 Jonathan E. Cooper
 Registered Professional
 Land Surveyor No. 5369
 Date 01-13-2020



**SIDEWALK
 EASEMENT**

BEING IN 10.439 ACRES
 BLOCK 5706
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 3 OF 4

Pacheco Koch	7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000			
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	DEC. 2019	3897-18.360

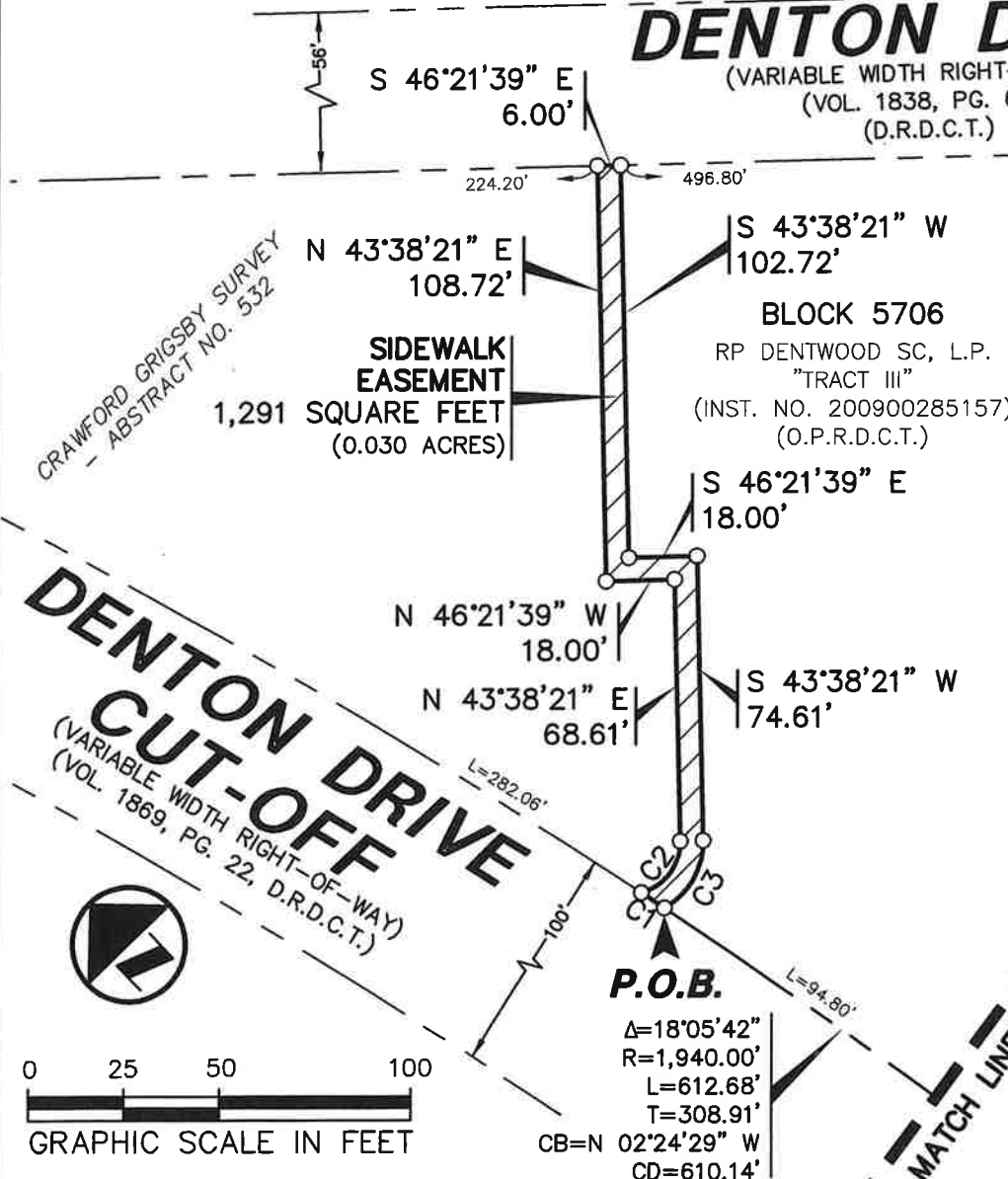
CURVE TABLE

EXHIBIT B – TRACT 3

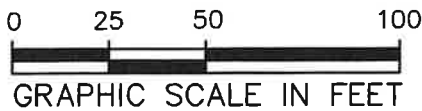
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	0°12'56"	1940.00'	7.30'	3.65'	N 11°33'48" W	7.30'
C2	77°29'10"	13.50'	18.26'	10.83'	N 82°22'56" E	16.90'
C3	62°47'33"	19.50'	21.37'	11.90'	S 75°02'08" W	20.32'
C4	141°46'00"	25.00'	61.86'	72.13'	S 64°14'39" E	47.24'

DENTON DRIVE

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 1838, PG. 631)
(D.R.D.C.T.)



LEGEND	
---	PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
NO.	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
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING



NOTES:

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- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

(For SPRG use only)

Reviewed By: G.S.

Date: 1-23-20

SPRG NO: 5020



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

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

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	DEC. 2019	3897-18.360