

# EXHIBIT A – TRACT 1

## UTILITY EASEMENT ABANDONMENT

LUBY'S HAMPTON ADDITION

LOT 2, BLOCK A/5162

W. MYERS SURVEY, ABSTRACT NO. 880  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 2,477 SQUARE FOOT (0.057 ACRES) TRACT OF LAND SITUATED IN THE W. MYERS SURVEY, ABSTRACT NUMBER (NO.) 880 DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK A/5162, LUBY'S HAMPTON ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 91057, PAGE (PG.) 1895, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO WD FW AVE PARTNERS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT (INST.) NO. 201100339500, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), BEING ALL OF THAT UTILITY EASEMENT AS CREATED IN SAID LUBY'S HAMPTON ADDITION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.):

**COMMENCING** AT A 5/8-INCH REBAR CAPPED "GSES INC RPLS 4804" FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTH END OF A 10 FOOT BY 25 FOOT CORNER CLIP DEDICATION AS DEPICTED IN SAID LUBY'S HAMPTON ADDITION, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF NORTH HAMPTON ROAD (100 FOOT RIGHT-OF-WAY) (VOL. 2490, PG. 34, D.R.D.C.T.);

**THENCE**, NORTH 21 DEGREES 17 MINUTES 02 SECONDS EAST, WITH A NORTHWEST LINE OF SAID LOT 2 AND THE SOUTHEAST LINE OF SAID 10 FOOT BY 25 FOOT CORNER CLIP DEDICATION, A DISTANCE OF 27.18 FEET TO A 5/8-INCH REBAR FOUND FOR THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID 10 FOOT BY 25 FOOT CORNER CLIP DEDICATION, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF REMOND DRIVE (60 FOOT RIGHT-OF-WAY) (VOL. 1795, PG. 184, D.R.D.C.T.);

**THENCE**, NORTH 88 DEGREES 36 MINUTES 14 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID REMOND DRIVE, A DISTANCE OF 205.41 FEET TO A POINT FOR CORNER, SAID POINT BEING THE POINT OF BEGINNING;

**THENCE**, NORTH 88 DEGREES 36 MINUTES 14 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID REMOND DRIVE, A DISTANCE OF 15.00 FEET TO A POINT FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHERNMOST NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO COLUMBUS TRAIL-94, LTD. IN SPECIAL WARRANTY DEED RECORDED IN INST. NO. 202000297684, O.P.R.D.C.T.;

**THENCE**, SOUTH 01 DEGREES 24 MINUTES 55 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 2 AND A WEST LINE OF SAID COLUMBUS TRAIL TRACT, A DISTANCE OF 36.69 FEET TO A POINT FOR CORNER;

**THENCE**, SOUTH 27 DEGREES 03 MINUTES 55 SECONDS EAST, CONTINUING WITH THE EAST LINE OF SAID LOT 2 AND A WEST LINE OF SAID COLUMBUS TRAIL TRACT, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER;

**THENCE**, OVER, ACROSS, AND UPON SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 62 DEGREES 56 MINUTES 05 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

NORTH 27 DEGREES 03 MINUTES 55 SECONDS WEST, A DISTANCE OF 128.41 FEET TO A POINT FOR CORNER;

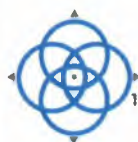
NORTH 01 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 40.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,477 SQUARE FEET, OR 0.057 ACRES OF LAND, MORE OR LESS.



(For SPRG use only)

Reviewed by: JP  
Date: 2/21/2024  
SPRG No. 6521

FIELD BY: -	DATE: 10/12/2023
DRAWN BY: BJ	REV: 02/14/2024
CHECKED BY: MNP	REV:
JOB NO. D56791-ESMT-ABMT-1	REV:
SHEET 1 OF 2	REV:



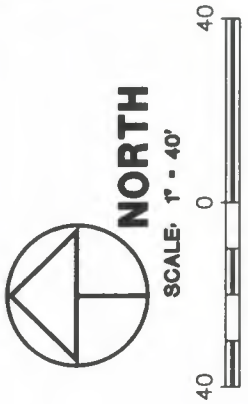
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FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

# EXHIBIT A – TRACT 1

- NOTES:
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  - MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

(For SPRG use only)  
 Reviewed by: JJD  
 Date: 2/21/2024  
 SPRG No. 6521



## REMOND DRIVE

(60' RIGHT-OF-WAY)  
 (VOL. 1795, PG. 184, D.R.D.C.T.)

10' X 25' CORNER  
 CLIP DEDICATION  
 VOL. 91057, PG. 1895, D.R.D.C.T.

5/8" REBAR  
 (C.M.)

N 21°17'02" E 27.18'

LOT 2, BLOCK A/5162  
 LUBY'S HAMPTON ADDITION  
 VOL. 91057, PG. 1895, D.R.D.C.T.

WE FW AVE PARTNERS, LP  
 INST. NO. 201100339500, O.P.R.D.C.T.

P.O.C.  
 5/8" REBAR  
 GSES INC RPLS 4804"  
 (C.M.)

## NORTH HAMPTON ROAD

(100' RIGHT-OF-WAY)  
 (VOL. 2490, PG. 34, D.R.D.C.T.)

UTILITY EASEMENT ABANDONMENT  
 VOL. 91057, PG. 1895, D.R.D.C.T.  
 2,477 SQ. FT. (0.057 ACRES)

W. MYERS SURVEY, ABSTRACT NO. 880

COLUMBUS TRAIL-94, LTD.  
 INST. NO. 202000297684, O.P.R.D.C.T.  
 S 27°03'55" E 125.00'

N 27°03'55" W 128.41'

S 62°56'05" W 15.00'

### LEGEND OF ABBREVIATIONS

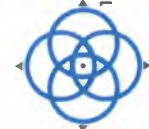
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING



2/15/24  
 REG. No. 6443

UTILITY EASEMENT  
 ABANDONMENT  
 LUBY'S HAMPTON ADDITION  
 LOT 2, BLOCK A/5162  
 W. MYERS SURVEY, ABSTRACT NO. 880  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

FILED BY:	-	DATE:	10/12/2023
DRAWN BY:	BJ	REV:	02/14/2024
CHECKED BY:	MNP	REV:	
JOB NO.	D56791-ESMT-ABMT-1	REV:	
SHEET 2 OF 2		REV:	



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# EXHIBIT A – TRACT 2

## WATER LINE EASEMENT ABANDONMENT

LUBY'S HAMPTON ADDITION

LOT 2, BLOCK A/5162

W. MYERS SURVEY, ABSTRACT NO. 880  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 200 SQUARE FOOT (0.0046 ACRES) TRACT OF LAND SITUATED IN THE W. MYERS SURVEY, ABSTRACT NUMBER (NO.) 880 DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK A/5162, LUBY'S HAMPTON ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 91057, PAGE (PG.) 1895, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO WD FW AVE PARTNERS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT (INST.) NO. 201100339500, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), BEING ALL OF THAT WATER LINE EASEMENT AS CREATED IN SAID LUBY'S HAMPTON ADDITION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.):

**COMMENCING** AT A 5/8-INCH REBAR CAPPED "GSES INC RPLS 4804" FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTH END OF A 10 FOOT BY 25 FOOT CORNER CLIP DEDICATION AS DEPICTED IN SAID LUBY'S HAMPTON ADDITION, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF NORTH HAMPTON ROAD (100 FOOT RIGHT-OF-WAY) (VOL. 2490, PG. 34, D.R.D.C.T.);

**THENCE**, NORTH 21 DEGREES 17 MINUTES 02 SECONDS EAST, WITH A NORTHWEST LINE OF SAID LOT 2 AND THE SOUTHEAST LINE OF SAID 10 FOOT BY 25 FOOT CORNER CLIP DEDICATION, A DISTANCE OF 27.18 FEET TO A 5/8-INCH REBAR FOUND FOR THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID 10 FOOT BY 25 FOOT CORNER CLIP DEDICATION, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF REMOND DRIVE (60 FOOT RIGHT-OF-WAY) (VOL. 1795, PG. 184, D.R.D.C.T.);

**THENCE**, NORTH 88 DEGREES 36 MINUTES 14 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID REMOND DRIVE, A DISTANCE OF 139.41 FEET TO A POINT FOR CORNER, SAID POINT BEING THE POINT OF BEGINNING;

**THENCE**, NORTH 88 DEGREES 36 MINUTES 14 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID REMOND DRIVE, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

**THENCE**, OVER, ACROSS, AND UPON SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 23 MINUTES 46 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

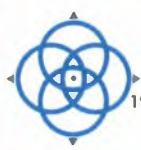
SOUTH 88 DEGREES 36 MINUTES 14 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREES 23 MINUTES 46 SECONDS WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 200 SQUARE FEET, OR 0.0046 ACRES OF LAND, MORE OR LESS.



(For SPRG use only)  
Reviewed by: JP  
Date: 2/21/2024  
SPRG No. 6522

FIELD BY: -	DATE: 10/12/2023
DRAWN BY: BJ	REV: 02/14/2024
CHECKED BY: MNP	REV:
JOB NO. D56791-ESMT-ABMT-2	REV:
SHEET 1 OF 2	REV:



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# EXHIBIT A – TRACT 2

- NOTES:**
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  - MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

LINE	BEARING	DISTANCE
L1	N 88°36'14" E	20.00'
L2	S 01°23'46" E	10.00'
L3	S 88°36'14" W	20.00'
L4	N 01°23'46" W	10.00'

(For SPRG use only)  
 Reviewed by: JD  
 Date: 2/21/2024  
 SPRG No. 6522

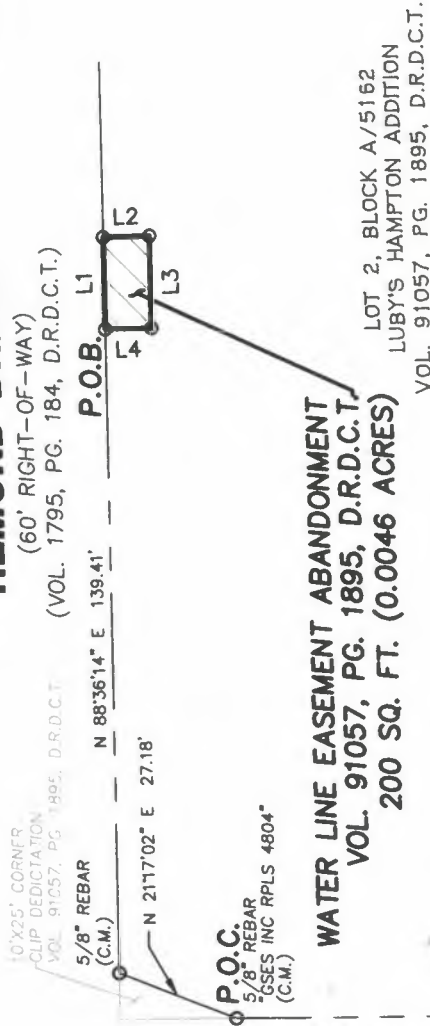


SCALE: 1" = 40'



## REMOND DRIVE

(60' RIGHT-OF-WAY)  
 (VOL. 1795, PG. 184, D.R.D.C.T.)



## NORTH HAMPTON ROAD

(100' RIGHT-OF-WAY)  
 (VOL. 2490, PG. 34, D.R.D.C.T.)

**WATER LINE EASEMENT ABANDONMENT**  
**VOL. 91057, PG. 1895, D.R.D.C.T.**  
**200 SQ. FT. (0.0046 ACRES)**

LOT 2, BLOCK A/5162  
 LUBY'S HAMPTON ADDITION  
 VOL. 91057, PG. 1895, D.R.D.C.T.

WE FW AVE PARTNERS, L.P.  
 INST. NO. 201100339500, O.P.R.D.C.T.

W. MYERS SURVEY, ABSTRACT NO. 880

### LEGEND OF ABBREVIATIONS

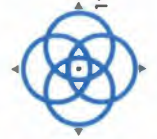
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- INST. NO. DOCUMENT NUMBER
- SQ. FT. SQUARE FEET
- P.O.C. POINT OF COMMENCING
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RPLS No. 6443

**WATER LINE EASEMENT ABANDONMENT**  
 LUBY'S HAMPTON ADDITION  
 LOT 2, BLOCK A/5162  
 W. MYERS SURVEY, ABSTRACT NO. 880  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

FILED BY:	-	DATE:	10/12/2023
DRAWN BY:	BJ	REV:	02/14/2024
CHECKED BY:	MNP	REV:	
JOB NO.	D56791-ESMT-ABMT-2	REV:	
SHEET 2 OF 2		REV:	



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