

PROPERTY DESCRIPTION

BEING 0.0910 acres (3,964 square feet) of land situated in the Paul Narboe Survey, Abstract No. 1077, City of Dallas, Dallas County, Texas and being a portion of a 15' Drainage Easement in part of Lot 7, Block 10/5993 of Glen Oaks Center Addition, an addition to the City of Dallas, Texas recorded in Instrument No. 201400292029 Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), same being a portion of a called 26.901 acre tract of land conveyed to Wal-Mart Real Estate Business Trust by Special Warranty Deed recorded in Instrument No. 201200224307 (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found capped (stamped "KHA") for an interior corner in the west line of said Lot 7, same being common with an interior corner in the east line of a called 81.822 acre tract of land conveyed to the City of Dallas by Special Warranty Deed recorded in Instrument No. 202100171613 (O.P.R.D.C.T.), from which a 5/8-inch iron rod found capped (stamped "KHA") for an interior corner in said common line bears, North 37°05'37" West, 62.09 feet;

THENCE North 81°52'39" East, over and across said Lot 7, 114.65 feet to a point in the west line of said 15' drainage easement recorded in Instrument No. 201400292029 (O.P.R.D.C.T.), for the BEGINNING of the herein described tract;

THENCE continuing over and across said Lot 7 the following courses:

North 55°41'36" East, 21.22 feet departing said west line and over and across said drainage easement to a point in the east line of said drainage easement;

South 10°42'58" West, 233.82 feet to a point for the beginning of a non-tangent curve to the left with a radius of 57.50 feet, a central angle of 59°59'10", and a chord bearing and distance of South 19°16'41" East, 57.49 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 60.20 feet to a point;

North 49°16'17" West, 44.16 feet departing said east line and over and across said drainage easement to a point in the west line of said drainage easement for the beginning of a non-tangent curve to the right with a radius of 72.50 feet, a central angle of 22°27'46", and a chord bearing and distance of North 00°30'59" West, 28.24 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 28.42 feet to a point;

THENCE North 10°42'58" East, 218.81 feet to the POINT OF BEGINNING and containing 3,964 square feet or 0.0910 acres of land.

NOTES

All bearings shown are based on grid north of the Texas State Plane Coordinate System, NAD83, North Central Zone (4202). Adjustment Realization 2011.

(For SPRG use only)
Reviewed By: SD
Date: 11/28/23
SPRG NO: 6457

DRAINAGE EASEMENT
ABANDONMENT
GLEN OAKS CENTER ADDITION
PART OF LOT 7, BLOCK 10/5993
PAUL NARBOE SURVEY,
ABSTRACT NO. 1077
CITY OF DALLAS
DALLAS COUNTY, TEXAS

DANIEL R. ARTHUR
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Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, MJS, DRA, Nov. 2023, 063363101, 1 OF 2

# Exhibit A

CALLED 81.822 ACRES  
CITY OF DALLAS  
INST. NO. 202100171613  
O.P.R.D.C.T.

15' DRAINAGE EASEMENT  
INST. NO. 201400292029  
O.P.R.D.C.T.

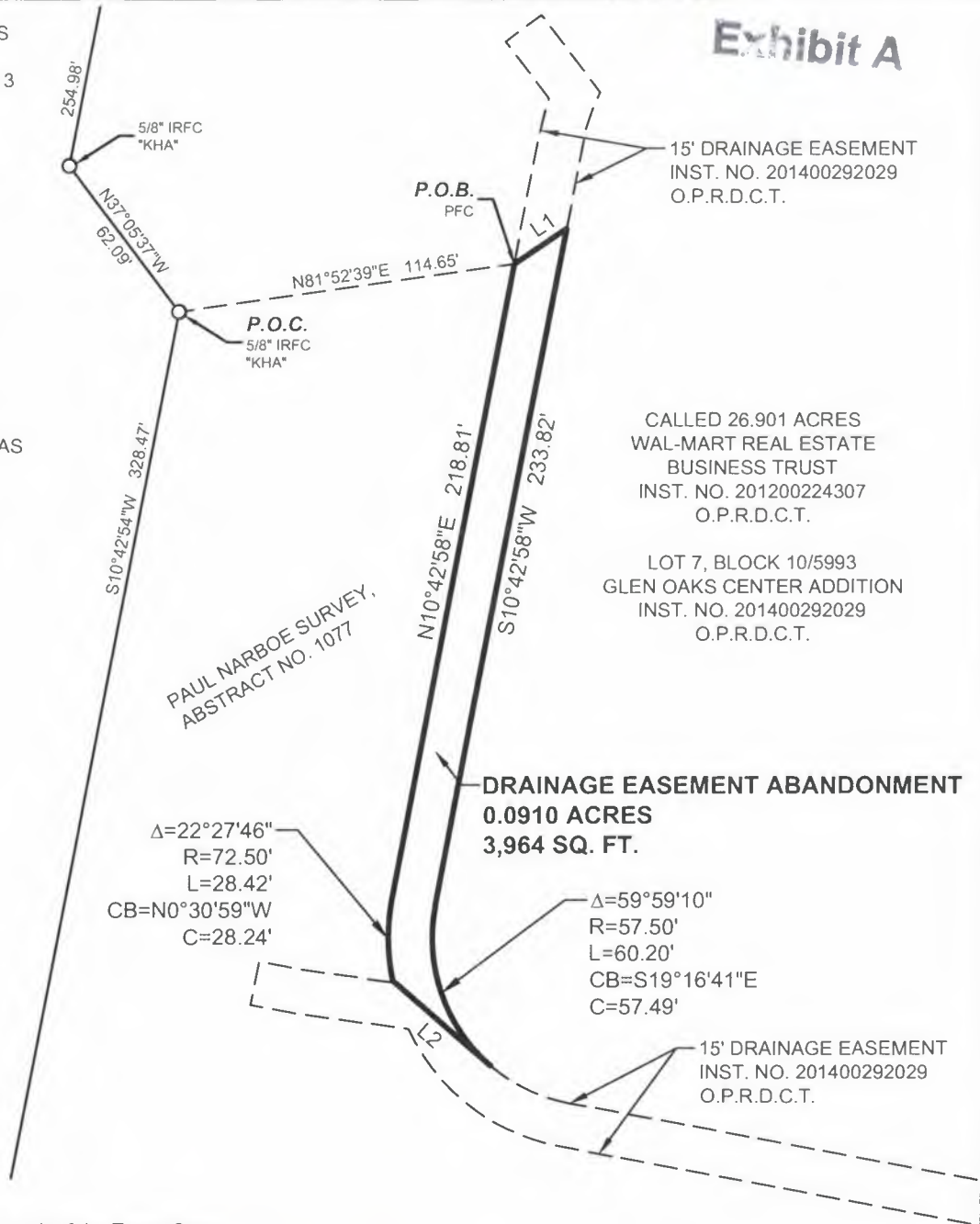
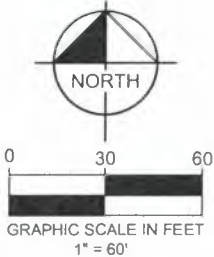
CALLED 26.901 ACRES  
WAL-MART REAL ESTATE  
BUSINESS TRUST  
INST. NO. 201200224307  
O.P.R.D.C.T.

LOT 7, BLOCK 10/5993  
GLEN OAKS CENTER ADDITION  
INST. NO. 201400292029  
O.P.R.D.C.T.

### LEGEND

INST. NO. = INSTRUMENT  
Δ = CENTRAL ANGLE  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
PFC = POINT FOR CORNER  
IRFC = IRON ROD W/CAP FOUND  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
○ = BOUNDARY MONUMENT  
SQ. FT. = SQUARE FEET

LINE TABLE		
NO.	BEARING	LENGTH
L1	N55°41'36"E	21.22'
L2	N49°16'17"W	44.16'



### NOTES

All bearings shown are based on grid north of the Texas State Plane Coordinate System, NAD83, North Central Zone (4202).  
Adjustment Realization 2011.

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## DRAINAGE EASEMENT ABANDONMENT

GLEN OAKS CENTER ADDITION  
PART OF LOT 7, BLOCK 10/5993  
PAUL NARBOE SURVEY,  
ABSTRACT NO. 1077  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MJS	DRA	Nov. 2023	063363101	2 OF 2