

# EXHIBIT A - TRACT 1

## STREET RIGHT-OF-WAY ABANDONMENT

Being part of Lot 1, Block 1/3440,  
Dallas Zoo Ewing  
William H. Hord Survey, Abstract No. 560  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 12,701 square foot (0.292 acre) tract of land situated in the William H. Hord Survey, Abstract No. 560, City of Dallas, Dallas County, Texas; said tract being a portion of 15<sup>th</sup> Street (a 50-foot wide right-of-way) dedicated by J. Oak Smith Subdivision, an addition to the City of Dallas, recorded in Volume 10, Page 497 of the Map Records of Dallas County, Texas; said tract also being part of Lot 1, Block 1/3440, Dallas Zoo Ewing, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201200127129 in the Official Public Records of Dallas County, Texas (OPRDCT) and all of a 50-foot wide Water Main Reservation dedicated by said Dallas Zoo Ewing plat; same being all of that certain portion of Closed and Vacated Fifteenth Street situated in said Lot 1, Block 1/3440, Close and Vacate authorized by Ordinance No. 21852 recorded in Volume 93209, Page 4770 in the Deed Records of Dallas County, Texas (DRDCT); said 12,701 square foot (0.292 acre) tract being more particularly described as follows (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 reported have been scaled by applying the TxDOT Dallas County combined scale factor of 1.000136506.):

**COMMENCING**, at a "+" cut in concrete found at the intersection of the west right-of-way line of Ewing Avenue (variable width right-of-way by use and Occupation) with the southeast line of the Chicago, Texas & Mexican Central Railway Company (Volume 51, Page 528, DRDCT-currently in use by Dallas Area Rapid Transit, no record of conveyance found); said point being the northernmost corner of said Lot 1, Block 1/3440, Dallas Zoo Ewing;

**THENCE**, departing the said southeast line of the Chicago, Texas & Mexican Central Railway Company tract and along the said west line of Ewing Avenue and the northernmost east line of said Lot 1, Block 1/3440, Dallas Zoo Ewing, the following two (2) calls:

South 05 degrees, 50 minutes, 29 seconds East, a distance of 258.33 feet to the **POINT OF BEGINNING**; said point being the northernmost corner of said 50-foot Water Main Reservation and the northernmost corner of the terminus of said Closed and Vacated portion of Fifteen Street situated in Lot 1, Block 1/3440;

South 05 degrees, 50 minutes, 29 seconds East, along said east terminus and the east line of said 50-foot Water Main Reservation, a distance of 64.58 feet to a point for corner; said point being the easternmost corner of said 50-foot Water Main Reservation and easternmost corner of said east terminus and the northeast corner of Lot 2 of said Block 1/3440, Dallas Zoo Ewing of the said Official Public Records;

**THENCE**, South 44 degrees, 53 minutes, 32 seconds West, departing the said west line of Ewing Avenue and the along southeast line of said Lot 1, Block 1/3440, Dallas Zoo Ewing and along the southeast line of said Lot 1, Block 1/3440, Dallas Zoo Ewing and the northwest line of said Lot 2, Block 1/3440, Dallas Zoo Ewing and the southeast line of said 50-foot Water Main Reservation and the southeast line of said Closed and Vacated portion of Fifteenth Street, at a distance of 182.62 feet passing a 1/2-inch iron rod with "PACHECO KOCH" cap found at an angle point in the northeast right-of-way line of Marsalis Avenue (a variable width right-of-way, part of Tract No. 1, City of Dallas, Volume 5191, Page 213, DRDCT) and the northwest corner of said Lot 2, Block 1/3440, Dallas Zoo Ewing continuing along an offset in said northeast line of Marsalis Avenue and the south line of said Lot 1, Block 1/3440, Dallas Zoo Ewing, in all a total distance of 242.43 feet to a 1/2-inch iron rod w/"PACHECO KOCH" cap found; said point being an angle point in the said northeast line of Marsalis Avenue, the southwest corner of said Lot 1, Block 1/3440, Dallas Zoo Ewing, the southwest corner of said 50-foot Water Main Reservation, the southwest corner of the west terminus of said Closed and Vacated portion of Fifteenth Street and the beginning of a non-tangent curve to the left;

*Scott Hoff*  
FIELD NOTES APPROVED:  
9/1/2025



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## STREET RIGHT-OF-WAY ABANDONMENT

Being part of Lot 1, Block 1/3440,  
Dallas Zoo Ewing  
William H. Hord Survey, Abstract No. 560  
City of Dallas, Dallas County, Texas

**THENCE**, departing the said offset in the northeast line of Marsalis Avenue and along said northeast line of Marsalis Avenue, the west line of said Lot 1, Block 1/3440, Dallas Zoo Ewing, the west line of said 50-foot Water Main Reservation, the said west terminus of the Closed and Vacated Fifteenth Street and said curve to the left, having a central angle of 04 degrees, 54 minutes, 09 seconds, a radius of 616.96 feet, a chord bearing and distance of North 26 degrees, 27 minutes, 02 seconds West, 52.77 feet, an arc distance of 52.79 feet to a point for corner; said point being the westernmost corner of said 50-foot Water Main Reservation and the westernmost corner of said Closed and Vacated portion of Fifteenth Street west terminus;

**THENCE**, North 44 degrees, 53 minutes, 32 seconds East, departing the said northeast line of Marsalis Avenue and the west line of said Lot 1, Block 1/3440, Dallas Zoo Ewing and into, over and across said Lot 1, Block 1/3440, along the northwest line of said 50-foot Water Main Reservation and the northwest line of said Closed and Vacated Fifteenth Street, a distance of 266.42 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 12,701 square feet or 0.292 acre of land, more or less.

  
\_\_\_\_\_  
Kyle C. Harris  
Texas Registered Professional Land Surveyor No. 6266  
Westwood Professional Services, Inc  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10074301

9/10/2025  
Date



2499-21.629StreetAbandonment.docx  
2499-21.629EX1\_abandon.dwg mcc





0 50 100 200  
GRAPHIC SCALE IN FEET  
1"=100'

**POINT OF COMMENCING**

"+" CUT IN CONCRETE  
FOUND (C.M.)

LOT 1, BLOCK 3395  
SOUTH EWING ADDITION  
(201400272686)  
O.P.R.D.C.T.

ABANDONED HANSEN STREET  
AUTHORIZED BY ORDINANCE 28173  
(EASEMENTS RETAINED)  
(INST. NO. 201000296460, O.P.R.D.C.T.)  
196.96'

**POINT OF BEGINNING**

LOT 1, BLOCK 3395  
EWING VILLAS  
(VOL. 2003211, PG. 638)  
D.R.D.C.T.

WILLIAM H. HORD SURVEY,  
ABSTRACT NO. 560

FENTON DALLAS LLC  
(INST. NO.  
202200316127,  
O.R.D.C.T.)

**MORRELL AVENUE**  
(40-FOOT WIDE  
RIGHT-OF-WAY)

LOT 2,  
BLOCK 1/3440  
DALLAS ZOO EWING  
(INST. NO.  
201200127129)  
O.P.R.D.C.T.

SEE PAGE 4 OF 4 FOR  
LINE AND CURVE TABLES, NOTES  
AND SURVEYOR'S CERTIFICATION

**STREET  
RIGHT-OF-WAY  
ABANDONMENT**

PART OF LOT 1, BLOCK 1/3440,  
DALLAS ZOO EWING  
SITUATED IN THE  
WILLIAM H. HORD SURVEY, ABSTRACT NO. 560,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PAGE 3 OF 4

**CHICAGO, TEXAS &  
MEXICAN CENTRAL  
RAILWAY COMPANY**

LOT 1,  
BLOCK 1/3440  
DALLAS ZOO EWING  
(INST. NO. 201200127129)  
O.P.R.D.C.T.

CLOSED AND VACATED  
FIFTEENTH STREET  
(ORDINANCE NO. 21852)  
(VOL. 93209, PG. 4770)  
(D.R.D.C.T.)

**15TH. ST.**

(50-FOOT WIDE RIGHT-OF-WAY)  
(VOL. 10, PG. 497)  
(M.R.D.C.T.)

**STREET RIGHT-OF-WAY  
ABANDONMENT  
12,701 SF  
(0.292 ACRE)**

**LEGEND**

	PROPERTY LINE
	ABANDONMENT LINE
	POINT FOR CORNER
(C.M.)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
R.D.C.T.	RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
IRF	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND

(VARIABLE WIDTH RIGHT-OF-WAY)  
PART OF "TRACT NO. 1"  
RESOLUTION NO. 59-3912  
VOL. 5191, PG. 213  
(D.R.D.C.T.)

**MARSALIS AVENUE**

**Westwood**

Westwood Professional Services, Inc.

westwoodps.com

7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 T:972.235.3031  
TBPELS ENGINEERING FIRM NO. 11756  
TBPELS SURVEYING FIRM NO. 10074301

DRAWN BY  
KCH

CHECKED BY  
JM

SCALE  
1"=100'

DATE  
SEPT. 2025

JOB NUMBER  
2499-21.629

# EXHIBIT A - TRACT 1

Ⓐ	CITY OF DALLAS	VOL. 87194, PG. 3114	D.R.D.C.T.
Ⓑ	CITY OF DALLAS	VOL. 93209, PG. 4770	D.R.D.C.T.
Ⓒ	CITY OF DALLAS	VOL. 90057, PG. 4832	D.R.D.C.T.
Ⓓ	CITY OF DALLAS	VOL. 2603, PG. 402	D.R.D.C.T.

<i><b>LINE TABLE</b></i>		
<i><b>LINE</b></i>	<i><b>BEARING</b></i>	<i><b>LENGTH</b></i>
L1	S 05°50'29" E	64.58'
L2	S 44°53'32" W	242.43'
L3	N 44°53'32" E	266.42'

<i><b>CURVE TABLE</b></i>						
<i><b>CURVE</b></i>	<i><b>DELTA</b></i>	<i><b>RADIUS</b></i>	<i><b>LENGTH</b></i>	<i><b>TANGENT</b></i>	<i><b>CHORD BEARING</b></i>	<i><b>CHORD</b></i>
C1	04°54'09"	616.96'	52.79'	26.41'	N 26°27'02" W	52.77'

## NOTE:

- 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 reported have been scaled by applying the TxDOT Dallas County combined scale factor of 1.000136506.



*[Signature]* 9/10/2025  
 Kyle Coleman Harris  
 Registered Professional  
 Land Surveyor No. 6266

## STREET RIGHT-OF-WAY ABANDONMENT

PART OF LOT 1, BLOCK 1/3440,  
 DALLAS ZOO EWING  
 SITUATED IN THE  
 WILLIAM H. HORD SURVEY, ABSTRACT NO.  
 560,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 4 OF 4

# Westwood

Westwood Professional Services, Inc.

westwoodps.com

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 DALLAS, TX 75231 T: 972.235.3031  
 TBPELS ENGINEERING FIRM NO. 11756  
 TBPELS SURVEYING FIRM NO. 10074301

**DRAWN BY**  
KCH

**CHECKED BY**  
JM

**SCALE**  
NONE

**DATE**  
SEPT. 2025

**JOB NUMBER**  
2499-21.629



## EXHIBIT A – TRACT 2

### WATER MAIN RESERVATION ABANDONMENT

Being part of Lot 1, Block 1/3440,  
Dallas Zoo Ewing  
William H. Hord Survey, Abstract No. 560  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 12,701 square foot (0.292 acre) tract of land situated in the William H. Hord Survey, Abstract No. 560, City of Dallas, Dallas County, Texas; said tract being part of Lot 1, Block 1/3440, Dallas Zoo Ewing, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201200127129 in the Official Public Records of Dallas County, Texas (OPRDCT) and all of a 50-foot wide Water Main Reservation dedicated by said Dallas Zoo Ewing plat; same being all of that certain portion of Closed and Vacated Fifteenth Street situated in said Lot 1, Block 1/3440, Close and Vacate authorized by Ordinance No. 21852 recorded in Volume 93209, Page 4770 in the Deed Records of Dallas County, Texas (DRDCT); said 12,701 square foot (0.292 acre) tract being more particularly described as follows (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 reported have been scaled by applying the TxDOT Dallas County combined scale factor of 1.000136506.):

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**THENCE**, departing the said southeast line of the Chicago, Texas & Mexican Central Railway Company tract and along the said west line of Ewing Avenue and the northernmost east line of said Lot 1, Block 1/3440, Dallas Zoo Ewing, the following two (2) calls:

South 05 degrees, 50 minutes, 29 seconds East, a distance of 258.33 feet to the **POINT OF BEGINNING**; said point being the northernmost corner of said 50-foot Water Main Reservation and the northernmost corner of the terminus of said Closed and Vacated portion of Fifteen Street situated in Lot 1, Block 1/3440;

South 05 degrees, 50 minutes, 29 seconds East, along said east terminus and the east line of said 50-foot Water Main Reservation, a distance of 64.58 feet to a point for corner; said point being the easternmost corner of said 50-foot Water Main Reservation and easternmost corner of said east terminus and the northeast corner of Lot 2 of said Block 1/3440, Dallas Zoo Ewing of the said Official Public Records;

**THENCE**, South 44 degrees, 53 minutes, 32 seconds West, departing the said west line of Ewing Avenue and the said east line of Lot 1, Block 1/3440, Dallas Zoo Ewing and along the southeast line of said Lot 1, Block 1/3440, Dallas Zoo Ewing and the northwest line of said Lot 2, Block 1/3440, Dallas Zoo Ewing and the southeast line of said 50-foot Water Main Reservation and the southeast line of said Closed and Vacated portion of Fifteenth Street, at a distance of 182.62 feet passing a 1/2-inch iron rod with "PACHECO KOCH" cap found at an angle point in the northeast right-of-way line of Marsalis Avenue (a variable width right-of-way, part of Tract No. 1, City of Dallas, Volume 5191, Page 213, DRDCT) and the northwest corner of said Lot 2, Block 1/3440, Dallas Zoo Ewing, then continuing along an offset in said northeast line of Marsalis Avenue and the south line of said Lot 1, Block 1/3440, Dallas Zoo Ewing, in all a total distance of 242.43 feet to a 1/2-inch iron rod w/"PACHECO KOCH" cap found; said point being an angle point in the said northeast line of Marsalis Avenue, the southwest corner of said Lot 1, Block 1/3440, Dallas Zoo Ewing, the southwest corner of said 50-foot Water Main Reservation, the southwest corner of the west terminus of said Closed and Vacated portion of Fifteenth Street and the beginning of a non-tangent curve to the left;

*Scott Hord*  
FIELD NOTES APPROVED:  
9/10/2025



## EXHIBIT A – TRACT 2

### WATER MAIN RESERVATION ABANDONMENT

Being part of Lot 1, Block 1/3440,  
Dallas Zoo Ewing  
William H. Hord Survey, Abstract No. 560  
*City of Dallas, Dallas County, Texas*

**THENCE**, departing the said offset in the northeast line of Marsalis Avenue and along said northeast line of Marsalis Avenue, the west line of said Lot 1, Block 1/3440, Dallas Zoo Ewing, the west line of said 50-foot Water Main Reservation, the said west terminus of the Closed and Vacated Fifteenth Street and said curve to the left, having a central angle of 04 degrees, 54 minutes, 09 seconds, a radius of 616.96 feet, a chord bearing and distance of North 26 degrees, 27 minutes, 02 seconds West, 52.77 feet, an arc distance of 52.79 feet to a point for corner; said point being the westernmost corner of said 50-foot Water Main Reservation and the westernmost corner of said Closed and Vacated portion of Fifteenth Street west terminus;

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Kyle C. Harris

9/10/2025

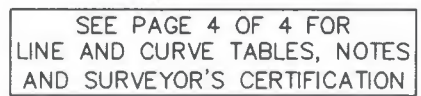
Date

Texas Registered Professional Land Surveyor No. 6266  
Westwood Professional Services, Inc  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10074301



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westwoodps.com

PART OF LOT 1, BLOCK 1/3440,  
DALLAS ZOO EWING  
SITUATED IN THE  
WILLIAM H. HORD SURVEY, ABSTRACT NO. 560,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PAGE 3 OF 4

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NOTE:

1. 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 reported have been scaled by applying the TxDOT Dallas County combined scale factor of 1.000136506.



Kyle Coleman Harris  
Registered Professional  
Land Surveyor No. 6266

9/10/2025  
Date

**Westwood**

Westwood Professional Services, Inc.

westwoodps.com

7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 T: 972.235.3031  
TBPELS ENGINEERING FIRM NO. 11756  
TBPELS SURVEYING FIRM NO. 10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KCH	JM	NONE	SEPT. 2025	2499-21.629

**WATER MAIN  
RESERVATION  
ABANDONMENT**

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