

# EXHIBIT A -TRACT 1

## WATER EASEMENT ABANDONMENT

Part of Block A/5459  
The Corner at Walnut Hill and Central Expressway, Installment I  
Neal Mccraney Survey, Abstract No. 996  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 503 square foot (0.012 acre) tract of land situated in the Neal Mccraney Survey, Abstract No. 996, Dallas County, Texas; said tract being part of City Block A/5459, The Corner at Walnut Hill and Central Expressway, Installment I, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76202, Page 1 of the Deed Records of Dallas County, Texas said tract also being part of that certain tract of land described in Special Warranty Deed to AP The Hill Owner, LLC recorded in Instrument No. 202100242503 of the Official Public Records of Dallas County, Texas; said tract also being all of a Water Easement recorded in Instrument No. 201600161928 of the said Official Public Records; said 503 square foot (0.012 acre) tract of land 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 shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.);

**COMMENCING**, at a 3-1/4-inch aluminum disk stamped "PACHECO KOCH-T.H.A." found (controlling monument) in the northwest right-of-way line of Walnut Hill Lane (a 100-foot wide right-of-way) and the southeast line of Block A/5459;

**THENCE**, South 39 degrees, 49 minutes, 01 seconds West, along said northwest line of Walnut Hill Lane and said southeast line of Block A/5459, a distance of 176.69 feet to a point; from said point a 3-1/4-inch aluminum disk stamped "PACHECO KOCH-T.H.A." cap found (controlling monument) bears South 39 degrees, 49 minutes, 01 seconds West, a distance of 219.40 feet;

**THENCE**, North 45 degrees, 53 minutes, 38 seconds West, departing said northwest line of Walnut Hill Lane and said southeast line of Block A/5459 and over and across said Block A/5459, a distance of 186.32 feet to the **POINT OF BEGINNING**; said point being in the southwest line of a 10-foot Water Easement dedicated by said The Corner at Walnut Hill and Central Expressway, Installment I;

**THENCE**, departing said southwest line of 10-foot Water Easement, over and across said Block A/5459, the following four (4) calls:

South 44 degrees, 06 minutes, 22 seconds West, a distance of 33.52 feet to a point for corner;

North 45 degrees, 53 minutes, 38 seconds West, a distance of 15.00 feet to a point for corner;

North 44 degrees, 06 minutes, 22 seconds East, a distance of 33.52 feet to a point for corner;

(For SPRG use only)	
Reviewed By:	<u>JK</u>
Date:	<u>05.18.2023</u>
SPRG NO:	<u>6290</u>

# EXHIBIT A -TRACT 1

## WATER EASEMENT ABANDONMENT

Part of Block A/5459

The Corner at Walnut Hill and Central Expressway, Installment I

Neal Mccraney Survey, Abstract No. 996

City of Dallas, Dallas County, Texas

South 45 degrees, 53 minutes, 38 seconds East, a distance of 15.00 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 503 square feet or 0.012 acres of land, more or less.

*(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 abandonment tract described.

  
Jonathan E. Cooper  
Registered Professional Land Surveyor No. 5369  
Pacheco Koch, a Westwood Company  
7557 Rambler Road, Suite 1400, Dallas Texas 75231  
TX Reg. Surveying Firm LS-10008000

05-12-2023

Date



3610-23.002-EX1.doc  
3610-23.002-EX1.dwg jan

(For SPRG use only)

Reviewed By: 

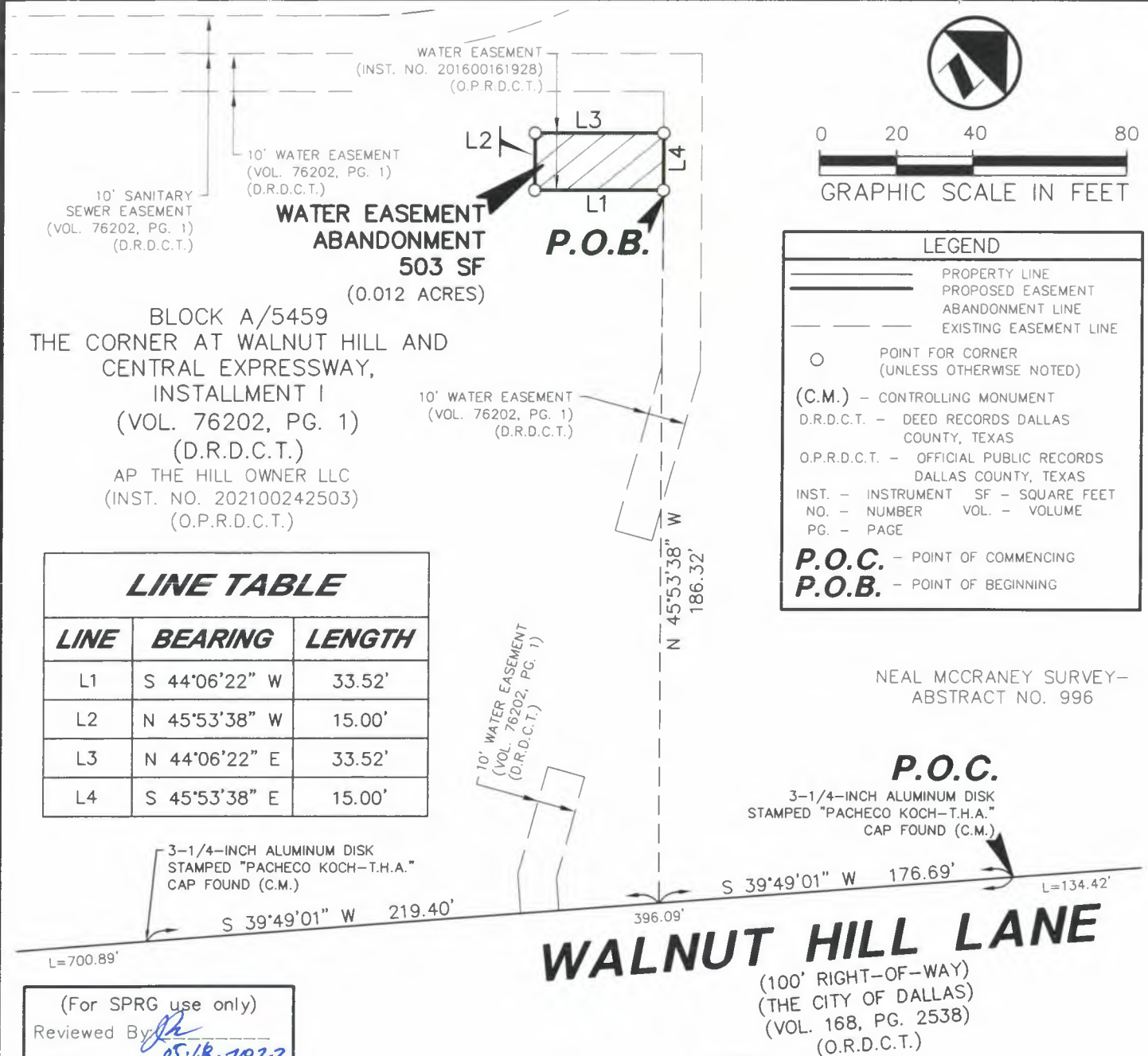
Date: 05.18.2023

SPRG NO: 6290



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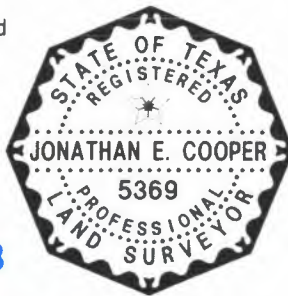
(For SPRG use only)

Reviewed By: *[Signature]*

Date: *05.18.2023*

SPRG NO: *6290*

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



*[Signature]* *05-12-2023*

Jonathan E. Cooper  
Registered Professional  
Land Surveyor No. 5369

Date  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

**Pacheco Koch**  
a Westwood company

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
972.235.3031

## WATER EASEMENT ABANDONMENT

PART OF BLOCK A/5459  
THE CORNER AT WALNUT HILL  
AND CENTRAL EXPRESSWAY, INSTALLMENT I  
NEAL MCCRANEY SURVEY, ABSTRACT NO. 996,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PAGE 3 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	MWW/JEC	1"=40'	MAY 2023	3610-23.002



# EXHIBIT A - TRACT 2

## PART OF WATER EASEMENT ABANDONMENT

Part of Block A/5459  
The Corner at Walnut Hill and Central Expressway, Installment I  
Neal Mccraney Survey, Abstract No. 996  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 1,318 square foot (0.030 acre) tract of land situated in the Neal Mccraney Survey, Abstract No. 996, Dallas County, Texas; said tract being part of City Block A/5459, The Corner at Walnut Hill and Central Expressway, Installment I, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76202, Page 1 of the Deed Records of Dallas County, Texas said tract also being part of that certain tract of land described in Special Warranty Deed to AP The Hill Owner, LLC recorded in Instrument No. 202100242503 of the Official Public Records of Dallas County, Texas; said tract also being part of a 10-foot Water Easement recorded in said The Corner at Walnut Hill and Central Expressway, Installment I; said 1,318 square foot (0.030 acre) tract of land 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 shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.);

**COMMENCING**, at a 3-1/4-inch aluminum disk stamped PACHECO KOCH-T.H.A." found (controlling monument) in the northwest right-of-way line of Walnut Hill Lane (a 100-foot wide right-of-way) and the southeast line of Block A/5459;

**THENCE**, South 39 degrees, 49 minutes, 01 seconds West, along said northwest line of Walnut Hill Lane and said southeast line Block A/5459, a distance of 166.66 feet to a point; from said point a 3-1/4-inch aluminum disk stamped PACHECO KOCH-T.H.A." found (controlling monument) bears South 39 degrees, 49 minutes, 01 seconds West, a distance of 229.43 feet;

**THENCE**, North 45 degrees, 53 minutes, 38 seconds West, departing said northwest line of said Walnut Hill Lane and said southeast line Block A/5459, a distance of 185.57 feet to the **POINT OF BEGINNING**; said point being in the northeast line of a 10-foot Water Easement dedicated by said The Corner at Walnut Hill and Central Expressway, Installment I;

**THENCE**, departing said northeast line of 10-foot Water Easement, over and across said Block A/5459, the following six (6) calls;

South 44 degrees, 06 minutes, 22 seconds West, a distance of 10.00 feet to a point for corner;

North 45 degrees, 53 minutes, 38 seconds West, a distance of 25.83 feet to a point for corner;

South 44 degrees, 06 minutes, 22 seconds West, a distance of 98.47 feet to a point for corner;

North 19 degrees, 08 minutes, 32 seconds West, a distance of 11.20 feet to a point for corner;

(For SPRG use only)	
Reviewed By:	<u>JS</u>
Date:	<u>05.18.2023</u>
SPRG NO:	<u>6291</u>

**EXHIBIT A - TRACT 2**  
**PART OF WATER EASEMENT ABANDONMENT**

Part of Block A/5459  
The Corner at Walnut Hill and Central Expressway, Installment I  
Neal Mccraney Survey, Abstract No. 996  
City of Dallas, Dallas County, Texas

North 44 degrees, 06 minutes, 22 seconds East, a distance of 103.43 feet to a point for corner;

South 45 degrees, 53 minutes, 38 seconds East, a distance of 35.83 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 1,318 square feet or 0.030 acres of land, more or less.

*(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 abandonment tract described.

  
\_\_\_\_\_  
Jonathan E. Cooper  
Registered Professional Land Surveyor No. 5369  
Pacheco Koch, a Westwood Company  
7557 Rambler Road, Suite 1400, Dallas Texas 75231  
TX Reg. Surveying Firm LS-10008000

\_\_\_\_\_  
Date

05-12-2023



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3610-23.002-EX2.dwg jan

(For SPRG use only)

Reviewed By: 

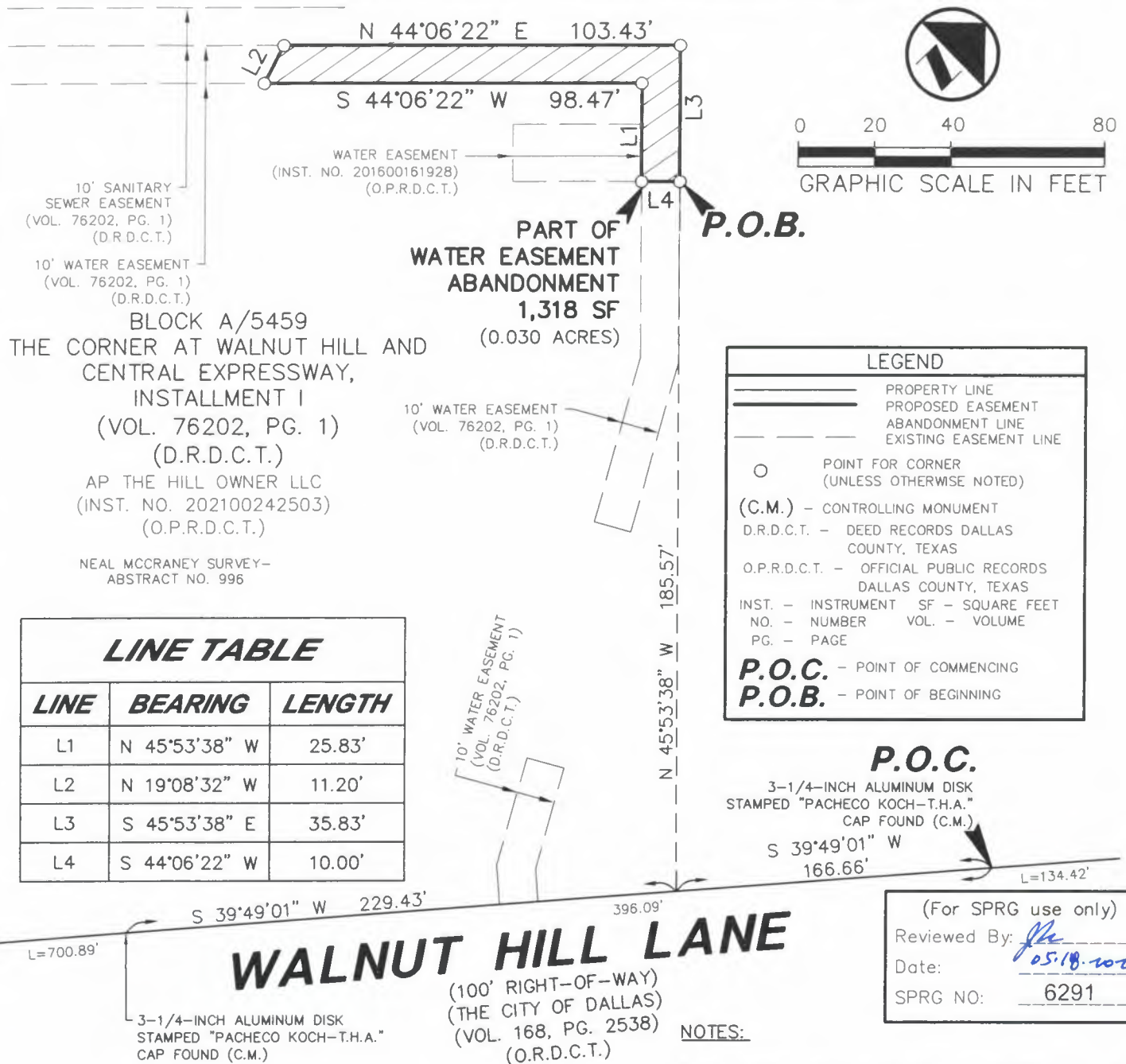
Date: 05.18.2023

SPRG NO: 6291

MEB

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# EXHIBIT A -TRACT 3

## PART OF WASTEWATER EASEMENT ABANDONMENT

Part of Block A/5459

The Corner at Walnut Hill and Central Expressway, Installment I

Neal Mccraney Survey, Abstract No. 996

City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 2,265 square foot (0.052 acre) tract of land situated in the Neal Mccraney Survey, Abstract No. 996, Dallas County, Texas; said tract being part of City Block A/5459, The Corner at Walnut Hill and Central Expressway, Installment I, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76202, Page 1 of the Deed Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to AP The Hill Owner, LLC recorded in Instrument No. 202100242503 of the Official Public Records of Dallas County, Texas; said tract also being part of Wastewater Easement recorded in Instrument No. 201700040432 of the said Official Public Records; said 2,265 square foot (0.052 acre) tract of land 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 shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.);

**COMMENCING**, at a 3-1/4-inch aluminum disk stamped PACHECO KOCH-T.H.A." found (controlling monument) in the northwest right-of-way line of Walnut Hill Lane (a 100-foot wide right-of-way) and the southeast line of Block A/5459; from said point a 3-1/4-inch aluminum disk stamped PACHECO KOCH-T.H.A." found (controlling monument) bears South 39 degrees, 49 minutes, 01 seconds West, a distance of 396.09 feet;

**THENCE**, North 67 degrees, 07 minutes, 26 seconds West, departing said northwest line of Walnut Hill Lane and said southeast line of Block A/5459 and over and across said Block A/5459, a distance of 144.84 feet to the **POINT OF BEGINNING**; said point being in the northwest line of said Wastewater Easement;

**THENCE**, departing said northwest line of Wastewater Easement, over and across said Block A/5459, the following four (4) calls;

South 58 degrees, 47 minutes, 49 seconds West, a distance of 28.53 feet to a point for corner;

North 76 degrees, 42 minutes, 06 seconds West, a distance of 109.05 feet to a point for corner;

North 44 degrees, 06 minutes, 22 seconds East, a distance of 23.29 feet to a point for corner;

(For SPRG use only)	
Reviewed By:	<u>JS</u>
Date:	<u>05.18.2023</u>
SPRG NO:	<u>6292</u>

*JS*

# EXHIBIT A -TRACT 3

## PART OF WASTEWATER EASEMENT ABANDONMENT

Part of Block A/5459

The Corner at Walnut Hill and Central Expressway, Installment I

Neal Mccraney Survey, Abstract No. 996

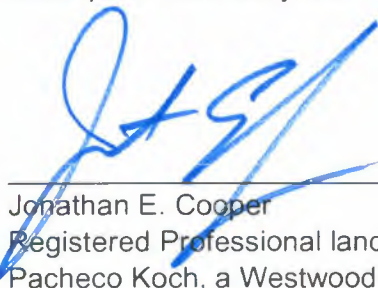
City of Dallas, Dallas County, Texas

South 76 degrees, 42 minutes, 06 seconds East, a distance of 117.48 feet to a point for corner;  
said point being the **POINT OF BEGINNING**;

**CONTAINING**, 2,265 square feet or 0.052 acres of land, more or less.

*(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 abandonment tract described.



05-12-2023

Jonathan E. Cooper \_\_\_\_\_ Date  
Registered Professional Land Surveyor No. 5369  
Pacheco Koch, a Westwood Company  
7557 Rambler Road, Suite 1400, Dallas Texas 75231  
TX Reg. Surveying Firm LS-10008000



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3610-23.002-EX4.dwg jan

(For SPRG use only)

Reviewed By: 

Date: 05.18.2023

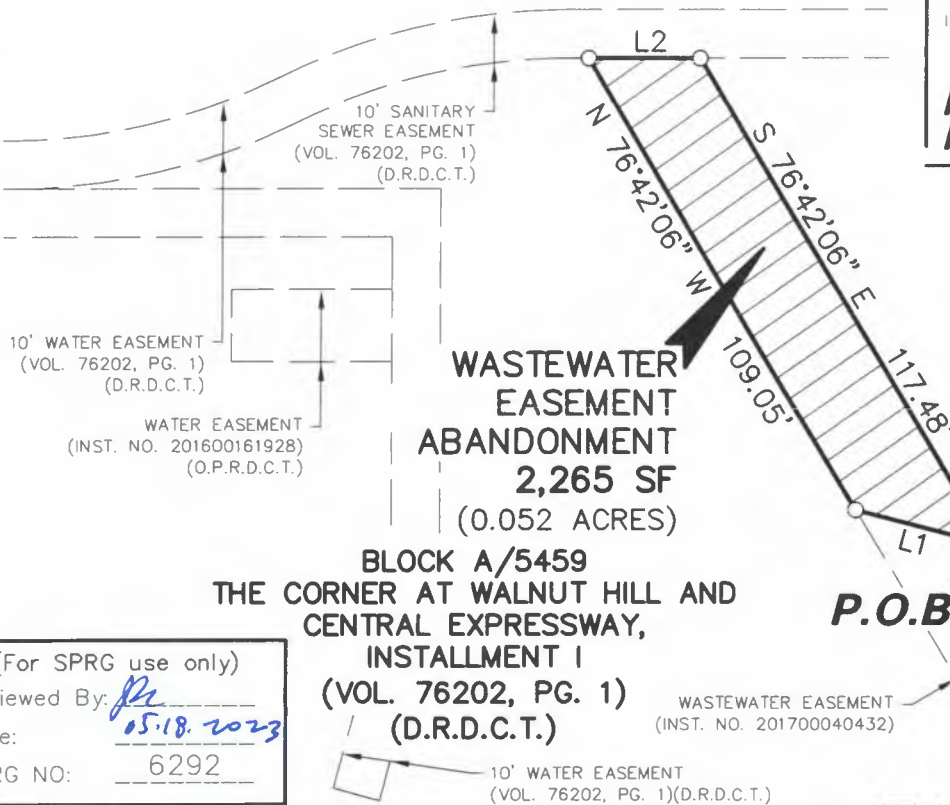
SPRG NO: 6292

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



AP THE HILL OWNER LLC  
(INST. NO. 202100242503)  
(O.P.R.D.C.T.)

NEAL MCCRANEY SURVEY-  
ABSTRACT NO. 996

N 67°07'26" W  
144.84'

MATCH LINE (SEE SHEET 4)

(For SPRG use only)  
Reviewed By: *[Signature]*  
Date: *05.18.2023*  
SPRG NO: *6292*

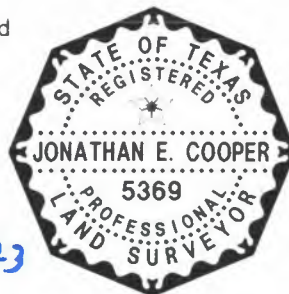
WASTEWATER EASEMENT  
(INST. NO. 201700040432)

10' WATER EASEMENT  
(VOL. 76202, PG. 1)(D.R.D.C.T.)

## LINE TABLE

LINE	BEARING	LENGTH
L1	S 58°47'49" W	28.53'
L2	N 44°06'22" E	23.29'

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



*[Signature]*  
Jonathan E. Cooper  
Registered Professional  
Land Surveyor No. 5369

Date: *05/12/2023*  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

## 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 factor of 1.000136506.

## PART OF WASTEWATER EASEMENT ABANDONMENT

PART OF BLOCK A/5459  
THE CORNER AT WALNUT HILL  
AND CENTRAL EXPRESSWAY, INSTALLMENT I  
NEAL MCCRANEY SURVEY, ABSTRACT NO. 996,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PAGE 3 OF 4

**Pacheco Koch**  
a Westwood company

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	MWW/JEC	1"=40'	MAY 2023	3610-23.002



0 20 40 80  
GRAPHIC SCALE IN FEET

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

MATCH LINE (SEE SHEET 3)

10' WATER EASEMENT  
(VOL. 76202, PG. 1)(D.R.D.C.T.)

**BLOCK A/5459**  
**THE CORNER AT WALNUT HILL AND**  
**CENTRAL EXPRESSWAY,**  
**INSTALLMENT I**  
**(VOL. 76202, PG. 1)**  
**(D.R.D.C.T.)**  
AP THE HILL OWNER LLC  
(INST. NO. 202100242503)  
(O.P.R.D.C.T.)

NEAL MCCRANEY SURVEY-  
ABSTRACT NO. 996

**P.O.C.**

3-1/4-INCH ALUMINUM DISK  
STAMPED "PACHECO KOCH-T.H.A."  
CAP FOUND (C.M.)

10' WATER EASEMENT  
(VOL. 76202, PG. 1)  
(D.R.D.C.T.)

3-1/4-INCH ALUMINUM DISK  
STAMPED "PACHECO KOCH-T.H.A."  
CAP FOUND (C.M.)

S 39°49'01" W 396.09'

L=134.42'

**WALNUT HILL LANE**  
(100' RIGHT-OF-WAY) (CITY OF DALLAS)  
(VOL. 168, PG. 2538)  
(O.R.D.C.T.)

(For SPRG use only)

Reviewed By: *[Signature]*

Date: 05.18.2023

SPRG NO: 6292

**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 factor of 1.000136506.

TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008000

**Pacheco Koch**  
a Westwood company

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
972.235.3031

**PART OF  
WASTEWATER  
EASEMENT  
ABANDONMENT**

PART OF BLOCK A/5459  
THE CORNER AT WALNUT HILL  
AND CENTRAL EXPRESSWAY, INSTALLMENT I  
NEAL MCCRANEY SURVEY, ABSTRACT NO. 996,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PAGE 4 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	MWW/JEC	1"=40'	MAY. 2023	3610-23.002

# EXHIBIT A -TRACT 4

## PART OF 10' SANITARY SEWER EASEMENT ABANDONMENT

Part of Block A/5459

The Corner at Walnut Hill and Central Expressway, Installment I

Neal Mccraney Survey, Abstract No. 996

City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 1,554 square foot (0.036 acre) tract of land situated in the Neal Mccraney Survey, Abstract No. 996, Dallas County, Texas; said tract being part of City Block A/5459, The Corner at Walnut Hill and Central Expressway, Installment I, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76202, Page 1 of the Deed Records of Dallas County, Texas said tract also being part of that certain tract of land described in Special Warranty Deed to AP The Hill Owner, LLC recorded in Instrument No. 202100242503 of the Official Public Records of Dallas County, Texas; said tract also being part of a 10' Sanitary Sewer Easement dedicated in said The Corner at Walnut Hill and Central Expressway, Installment I; said 1,554 square foot (0.036 acre) tract of land 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 shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.);

**COMMENCING**, at a 3-1/4-inch aluminum disk stamped "PACHECO KOCH-T.H.A." found (controlling monument) in the northwest right-of-way line of Walnut Hill Lane (a 100-foot wide right-of-way) and the southeast line of Block A/5459;

**THENCE**, South 39 degrees, 49 minutes, 01 seconds West, along said northwest line of Walnut Hill Lane and said southeast line of Block A/5459, a distance of 239.30 feet to a point; from said point a 3-1/4-inch aluminum disk stamped "PACHECO KOCH-T.H.A." cap found (controlling monument) bears South 39 degrees, 49 minutes, 01 seconds West, a distance of 156.79 feet;

**THENCE**, North 50 degrees, 10 minutes, 59 seconds West, departing said northwest line of Walnut Hill Lane and said southeast line of Block A/5459 and over and across said Block A/5459, a distance of 227.47 feet to the **POINT OF BEGINNING**; said point being in the southwest line of said 10-foot Sanitary Sewer Easement;

**THENCE**, departing said southwest line of 10-foot Sanitary Sewer Easement, over and across said Block A/5459, the following nine (9) calls:

South 75 degrees, 27 minutes, 14 seconds West, a distance of 19.22 feet to a point for corner;

North 44 degrees, 06 minutes, 22 seconds East, a distance of 16.42 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

In a northeasterly direction, along said curve to the left, having a central angle of 26 degrees, 20 minutes, 35 seconds, a radius of 125.00 feet, a chord bearing and distance of North 30 degrees, 56 minutes, 04 seconds East, 56.97 feet, an arc distance of 57.47 feet to a point for corner; said point being the beginning of a reverse curve to the right;

(For SPRG use only)	
Reviewed By:	<u>                    </u>
Date:	<u>05-18-2023</u>
SPRG NO:	<u>          6293          </u>

MEW



# EXHIBIT A -TRACT 4

## PART OF 10' SANITARY SEWER EASEMENT ABANDONMENT

Part of Block A/5459

The Corner at Walnut Hill and Central Expressway, Installment I

Neal Mccraney Survey, Abstract No. 996

City of Dallas, Dallas County, Texas

In a northeasterly direction, along said curve to the right, having a central angle of 25 degrees, 20 minutes, 35 seconds, a radius of 135.00 feet, a chord bearing and distance of North 30 degrees, 26 minutes, 04 seconds East, 59.23 feet, an arc distance of 59.71 feet to a point for corner;

North 44 degrees, 06 minutes, 17 seconds East, a distance of 30.01 feet to a point for corner;

South 45 degrees, 53 minutes, 38 seconds East, a distance of 10.00 feet to a point for corner;

South 44 degrees, 06 minutes, 27 seconds West, a distance of 29.83 feet to a point for corner; said point being the beginning of a tangent curve to the left;


In a southwesterly direction, along said curve to the left, having a central angle of 25 degrees, 20 minutes, 35 seconds, a radius of 125.00 feet, a chord bearing and distance of South 30 degrees, 26 minutes, 04 seconds West, 54.84 feet, an arc distance of 55.29 feet to a point for corner; said point being the beginning of a reverse curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 26 degrees, 20 minutes, 35 seconds, a radius of 135.00 feet, chord bearing and distance of South 30 degrees, 56 minutes, 04 seconds West, 61.52 feet, an arc distance of 62.07 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 1,554 square feet or 0.036 acres of land, more or less.

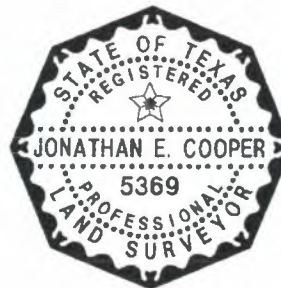
*(A survey plat of even survey date herewith accompanies this description.)*

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

  
Jonathan E. Cooper  
Registered Professional Land Surveyor No. 5369  
Pacheco Koch, a Westwood Company  
7557 Rambler Road, Suite 1400, Dallas Texas 75231  
TX Reg. Surveying Firm LS-10008000

Date

05-12-2023



3610-23.002-EX3.doc  
3610-23.002-EX3.dwg jan

(For SPRG use only)

Reviewed By: 

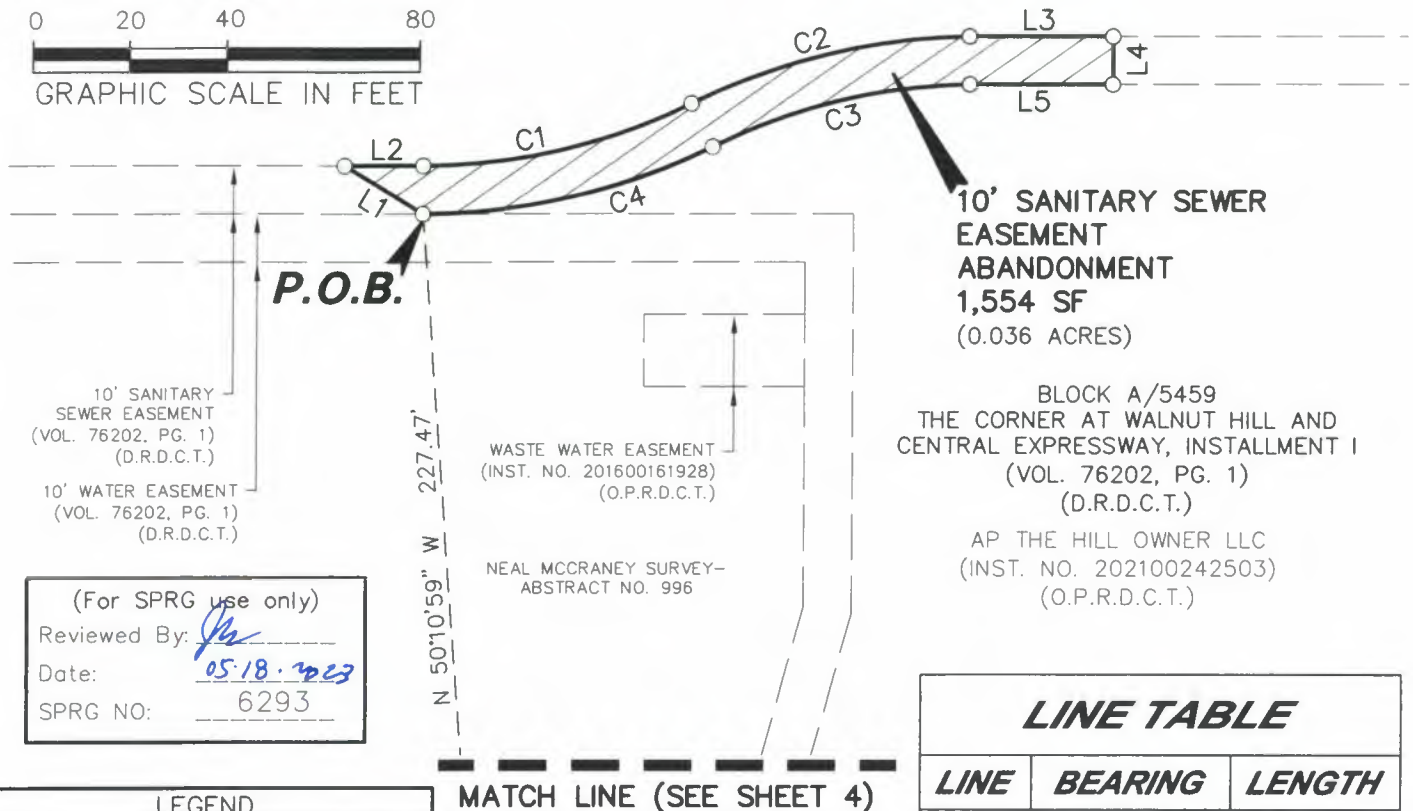
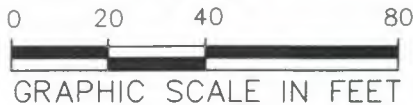
Date:

05-18-2023

SPRG NO:

6293

MB6



### LINE TABLE

LINE	BEARING	LENGTH
L1	S 75°27'14" W	19.22'
L2	N 44°06'22" E	16.42'
L3	N 44°06'17" E	30.01'
L4	S 45°53'38" E	10.00'
L5	S 44°06'27" W	29.83'

### NOTES:

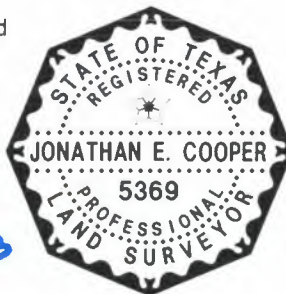
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted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

### LEGEND

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

**P.O.C.** - POINT OF COMMENCING  
**P.O.B.** - POINT OF BEGINNING

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



Jonathan E. Cooper  
 Registered Professional  
 Land Surveyor No. 5369

Date: 05-12-2023  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

**Pacheco Koch**  
 a Westwood company

7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231  
 972.235.3031

**PART OF  
 10' SANITARY  
 SEWER EASEMENT  
 ABANDONMENT**

PART OF  
 BLOCK A/5459 THE CORNER AT WALNUT HILL  
 AND CENTRAL EXPRESSWAY, INSTALLMENT I  
 NEAL MCCRANEY SURVEY, ABSTRACT NO. 996,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 3 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	MWW/JEC	1"=40'	MAY. 2023	3610-23.002



MATCH LINE (SEE SHEET 3)

(For SPRG use only)

Reviewed By: *[Signature]*

Date: 05.18.2023

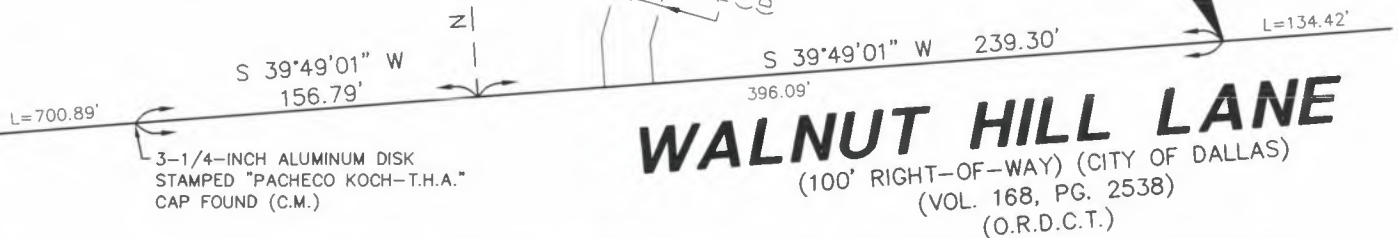
SPRG NO: 6293

NEAL MCCRANEY SURVEY-  
ABSTRACT NO. 996

BLOCK A/5459  
THE CORNER AT WALNUT HILL AND  
CENTRAL EXPRESSWAY,  
INSTALLMENT I  
(VOL. 76202, PG. 1)  
(D.R.D.C.T.)  
AP THE HILL OWNER LLC  
(INST. NO. 202100242503)  
(O.P.R.D.C.T.)

**P.O.C.**

3-1/4-INCH ALUMINUM DISK  
STAMPED "PACHECO KOCH-T.H.A."  
CAP FOUND (C.M.)

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	026°20'35"	125.00'	57.47'	29.25'	N 30°56'04" E	56.97'
C2	025°20'35"	135.00'	59.71'	30.35'	N 30°26'04" E	59.23'
C3	025°20'35"	125.00'	55.29'	28.10'	S 30°26'04" W	54.84'
C4	026°20'35"	135.00'	62.07'	31.59'	S 30°56'04" W	61.52'

**LEGEND**

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

**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 factor of 1.000136506.

TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008000

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a Westwood company

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## PART OF 10' SANITARY SEWER EASEMENT ABANDONMENT

PART OF BLOCK A/5459  
THE CORNER AT WALNUT HILL  
AND CENTRAL EXPRESSWAY, INSTALLMENT I  
NEAL MCCRANEY SURVEY, ABSTRACT NO. 996,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PAGE 4 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	MWW/JEC	1"=40'	MAY 2023	3610-23.002