

# EXHIBIT A - TRACT 1

FLOODWAY EASEMENT ABANDONMENT  
STONEHAWK BECKLEY ADDITION  
PORTION OF LOT 1A, BLOCK A/3413  
PETER HAUGHT SURVEY, ABSTRACT NO. 607  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## ABANDONMENT DESCRIPTION

**BEING** a 253 square foot (0.0058 acre) tract of land situated in the Peter Haught Survey, Abstract No. 607, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block A/3413, Stonehawk Beckley Addition, an addition to the City of Dallas, Texas, according to the plat recorded in Instrument No. 202100384825, Official Public Records, Dallas County, Texas, and being part of the remainder of a tract of land described in Special Warranty Deed to BECKLEY OZ HOLDINGS, LLC, recorded in Instrument No. 202000325944, and being a part of the remainder of a tract of land described in Special Warranty Deed to BECKLEY OZ HOLDINGS, LLC, recorded in Instrument No. 202000325947, and being part of a tract of land described in Quitclaim Deed to Beckley Oz Holdings, LLC, recorded in Instrument No. 202200091854 of said Official Public Records, and being part of an existing Floodway Easement, recorded in Instrument No. 202100384825, of said Official Public Records, and being more particularly described as follows:

**COMMENCING** at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northeast corner of said Lot 1A, in the west line of Lot 7, Block B/3413, Dal Cliff Terrace, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 1, Page 289, Map Records, Dallas County Texas, in the south right-of-way of Oregon Avenue (a variable width right-of-way recorded in Volume 495, Page 606, of said Map Records and as widened by said Stonehawk Beckley Addition);

**THENCE** with said south right-of-way line of Oregon Avenue and the north line of said Lot 1A, South 89°17'46" West, a distance of 97.15 feet to a point for corner, from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northwest corner of said Lot 1A, bears South 89°17'46" West, a distance of 387.89 feet;

**THENCE** departing said south right-of-way line of Oregon Avenue and said north line of Lot 1A, over and across said Lot 1A, the following courses and distances:

South 00°42'14" East, a distance of 10.47 feet to the **POINT OF BEGINNING**;  
South 00°42'14" East, a distance of 1.17 feet to a point for corner in the south line of said Floodway Easement;

**THENCE** continuing over and across said Lot 1A, and with said south line of the Floodway Easement, the following courses and distances:

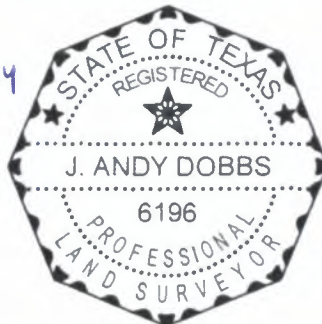
South 89°17'46" West, a distance of 22.50 feet to a point for corner;  
South 00°42'14" East, a distance of 13.00 feet to a point for corner;  
South 89°17'46" West, a distance of 16.02 feet to a point for corner;  
North 00°42'14" West, a distance of 14.17 feet to a point for corner;

**THENCE** departing said south line of the Floodway Easement, continuing over and across said Lot 1A, North 89°17'46" East, a distance of 38.52 feet to the **POINT OF BEGINNING** and containing 253 square feet or 0.0058 acres of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (2011).

 8/20/24

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
2500 PACIFIC AVENUE  
SUITE 1100  
DALLAS, TEXAS 75226  
PH. (469) 718-8849  
andy.dobbs@kimley-horn.com



(For SPRG use only)

Reviewed By: SD  
Date: 8/21/24  
SPRG NO: 6476

**Kimley»Horn**

2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226

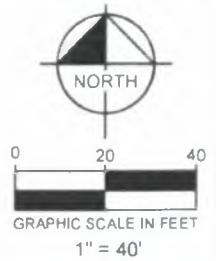
FIRM # 10115500

Tel No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JZ	JAD	AUG. 2024	064514808	1 OF 2

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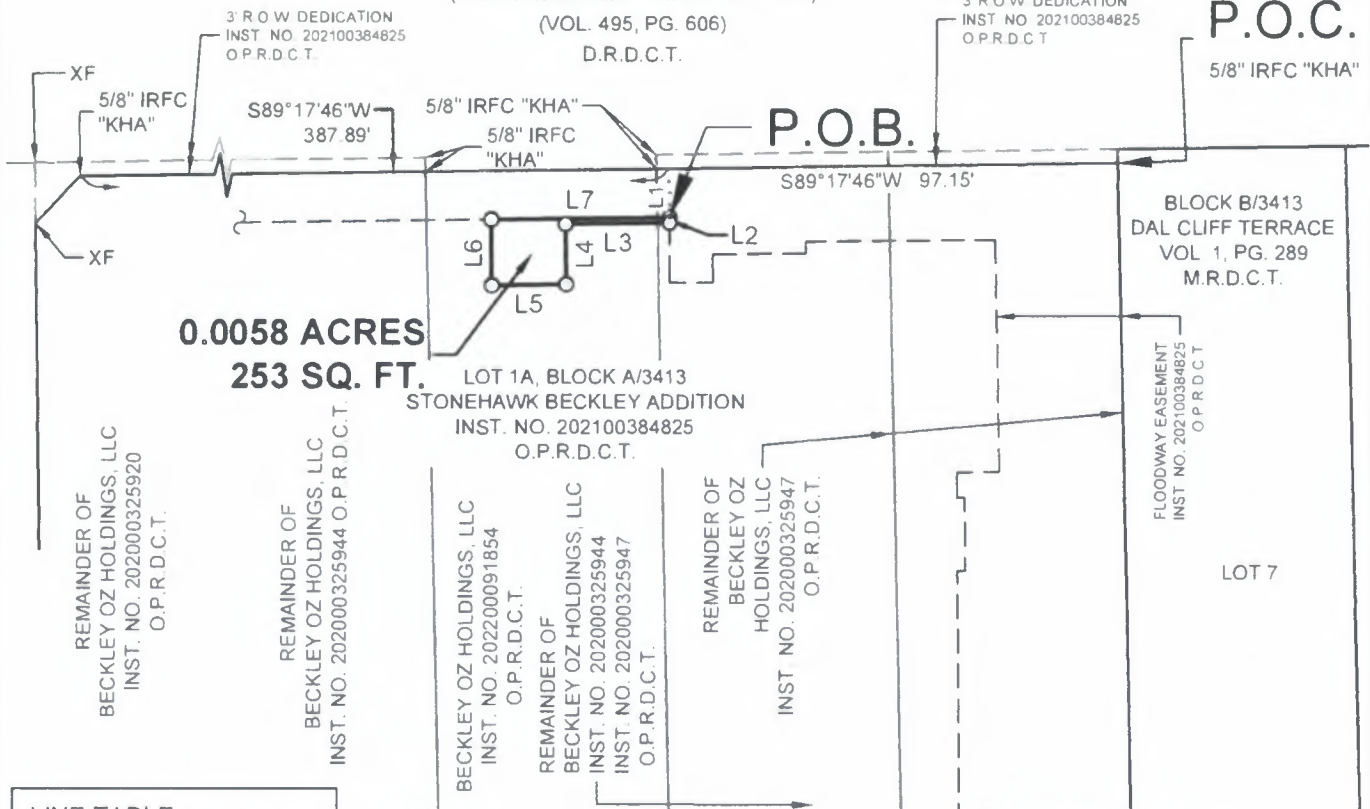


## OREGON AVENUE

(A VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 495, PG. 606)  
D.R.D.C.T.

3' ROW DEDICATION  
INST. NO. 202100384825  
O.P.R.D.C.T.

P.O.C.  
5/8" IRFC "KHA"



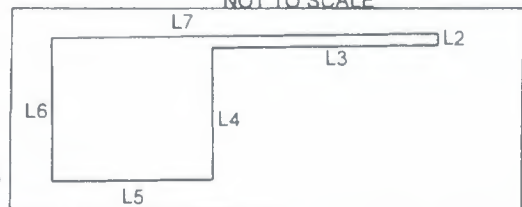
### LINE TABLE

NO.	BEARING	LENGTH
L1	S00°42'14"E	10.47'
L2	S00°42'14"E	1.17'
L3	S89°17'46"W	22.50'
L4	S00°42'14"E	13.00'
L5	S89°17'46"W	16.02'
L6	N00°42'14"W	14.17'
L7	N89°17'46"E	38.52'

### LEGEND

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
INST. NO. = INSTRUMENT NUMBER  
VOL., PG. = VOLUME, PAGE  
SQ. FT. = SQUARE FEET  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,  
DALLAS COUNTY, TEXAS  
D.R.D.C.T. = DEED RECORDS, DALLAS  
COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS  
COUNTY, TEXAS

### ABANDONMENT DETAIL "NOT TO SCALE"



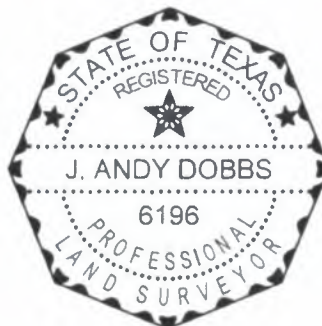
### NOTES

The basis of bearings is based on State Plane  
Coordinate System, Texas North Central Zone 4202,  
North American datum of 1983 (2011).

(For SPRG use only)

Reviewed By: SO  
Date: 8/21/24  
SPRG NO: 6476

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
2500 PACIFIC AVENUE  
SUITE 1100  
DALLAS, TEXAS 75226  
PH. (469) 718-8849  
andy.dobbs@kimley-horn.com



## Kimley»Horn

2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226

FIRM # 10115500

Tel No. (469) 718-8849

Scale

1" = 40'

Drawn by

JZ

Checked by

JAD

Date

AUG 2024

Project No.

064514808

Sheet No.

2 OF 2



## EXHIBIT A - TRACT 2

FLOODWAY EASEMENT ABANDONMENT  
STONEHAWK BECKLEY ADDITION  
PORTION OF LOT 1A, BLOCK A/3413  
PETER HAUGHT SURVEY, ABSTRACT NO. 607  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

### ABANDONMENT DESCRIPTION

**BEING** a 27 square foot (0.0006 acre) tract of land situated in the Peter Haught Survey, Abstract No. 607, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block A/3413, Stonehawk Beckley Addition, an addition to the City of Dallas, Texas, according to the plat recorded in Instrument No. 202100384825, Official Public Records, Dallas County, Texas, and being part of the remainder of a tract of land described in Special Warranty Deed to BECKLEY OZ HOLDINGS, LLC, recorded in Instrument No. 202000325947, of said Official Public Records, and being part of an existing Floodway Easement, recorded in Instrument No. 202100384825, of said Official Public Records, and being more particularly described as follows:

**COMMENCING** at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northeast corner of said Lot 1A, in the west line of Lot 7, Block B/3413, Dal Cliff Terrace, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 1, Page 289, Map Records, Dallas County Texas, in the south right-of-way of Oregon Avenue (a variable width right-of-way recorded in Volume 495, Page 606, Deed Records, Dallas County, Texas and as widened by said Stonehawk Beckley Addition);

**THENCE** with said south right-of-way line of Oregon Avenue, South 89°17'46" West, a distance of 26.97 feet to a point for corner, from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northwest corner of said Lot 1A, bears South 89°17'46" West, a distance of 458.06 feet;

**THENCE** departing said south right-of-way line of Oregon Avenue, over and across said Lot 1A, South 01°29'21" East, a distance of 66.33 feet to a point for corner in the west line of said Floodway Easement;

**THENCE** with said west line of the Floodway Easement, continuing over and across said Lot 1A, the following courses and distances:

South 89°19'17" West, a distance of 9.38 feet to a point for corner;  
South 00°40'43" East, a distance of 5.48 feet to the **POINT OF BEGINNING**;

**THENCE** departing said west line of the Floodway Easement, continuing over and across said Lot 1A and said Floodway Easement, the following courses and distances:

North 89°17'46" East, a distance of 1.69 feet to a point for corner;  
South 00°42'14" East, a distance of 15.83 feet to a point for corner;  
South 89°01'06" West, a distance of 1.69 feet to a point for corner in said west line of the Floodway Easement;

**THENCE** with said west line of the Floodway Easement, continuing over and across said Lot 1A, North 00°40'43" West, a distance of 15.84 feet to the **POINT OF BEGINNING** and containing 27 square feet or 0.0006 acres of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1983 (2011).

  
4-2-24

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



(For SPRG use only)

Reviewed By: SD  
Date: 4/17/24  
SPRG NO: 6477

**Kimley»»Horn**

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240

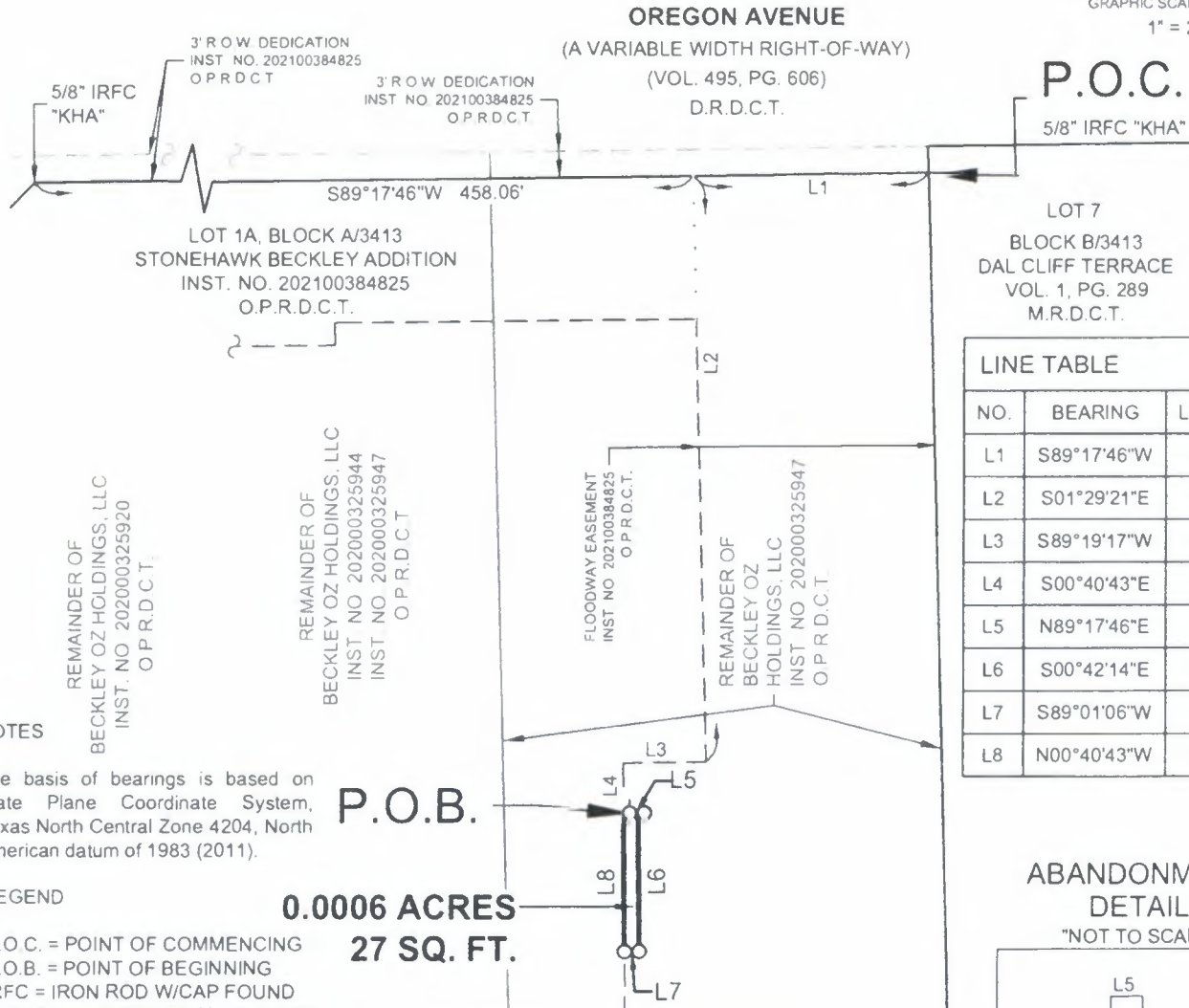
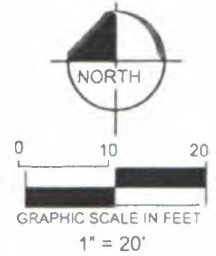
FIRM # 10115500

Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JZ	JAD	Apr. 2024	064514808	1 OF 2

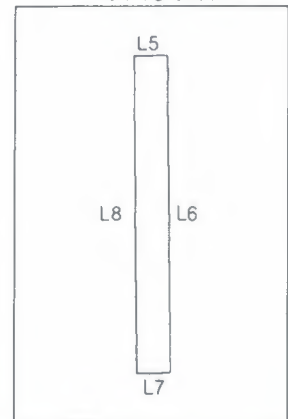
# EXHIBIT A - TRACT 2

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STONEHAWK BECKLEY ADDITION  
PORTION OF LOT 1A, BLOCK A/3413  
PETER HAUGHT SURVEY, ABSTRACT NO. 607  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
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L3	S89°19'17\"W	9.38'
L4	S00°40'43\"E	5.48'
L5	N89°17'46\"E	1.69'
L6	S00°42'14\"E	15.83'
L7	S89°01'06\"W	1.69'
L8	N00°40'43\"W	15.84'

ABANDONMENT  
DETAIL  
"NOT TO SCALE"



## NOTES

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1983 (2011).

## LEGEND

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
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D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

0.0006 ACRES  
27 SQ. FT.

(For SPRG use only)  
Reviewed By: SO  
Date: 4/17/24  
SPRG NO: 6477

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
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**Kimley»»Horn**

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240  
FIRM # 10115500  
Tel No (972) 770-1300  
Fax No (972) 239-3820

Scale 1" = 20'	Drawn by JZ	Checked by JAD	Date Apr. 2024	Project No. 064514808	Sheet No. 2 OF 2
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