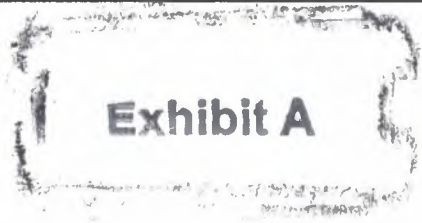


WATER EASEMENT ABANDONMENT  
 WYNNEWOOD VILLAGE ADDITION  
 LOT 1A, BLOCK A/5973  
 JOHN W. WRIGHT SURVEY, ABSTRACT NO, 1551,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 1 OF 3



**LEGAL DESCRIPTION**

**BEING** a 5,277 square foot, 0.121 acre tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the John W. Wright Survey, Abstract No. 1551, being part of Lot 1A, Block A/5973 Wynnewood Village Addition, an addition to the City of Dallas, according to the plat recorded in Instrument Number 202000153844, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), being part of a tract of land described in a Special Warranty Deed to Centro NP Holdings 12 SPE, LLC, recorded in Instrument Number 201000202337 (O.P.R.D.C.T.), said 5,277 square foot, 0.121 acre tract of land being all of a water easement created by said Wynnewood Village Addition, and being more particularly described as follows:

**COMMENCING** at a PK nail with washer stamped "RPLS 5735 TX" found at an angle point in the east line of said Lot 1A, the south right-of-way line of Wynnewood Plaza (a 60' right-of-way) being part of Wynnewood 8<sup>th</sup> Addition according to the plat recorded in Volume 12, Page 78A, Deed Records, Dallas County, Texas (D.R.D.C.T.), and the west right-of-way line of Lewellyn Avenue (an 80' right-of-way) according to said Wynnewood 8<sup>th</sup> Addition;

**THENCE** North 00 degrees 58 minutes 53 seconds West, a distance of 360.25 feet along the east line of said Lot 1A and the west right-of-way line of said Lewellyn Avenue to a one-half inch iron rod;

**THENCE** over and across said Lot 1A, the following bearings and distances:

- South 87 degrees 47 minutes 47 seconds West a distance of 463.32 feet to a point for corner, said point being the **POINT OF BEGINNING**;
- South 43 degrees 24 minutes 33 seconds East, a distance of 126.48 feet to a point for corner;
- North 46 degrees 35 minutes 27 seconds East, a distance of 14.35 feet to a point for corner;
- South 43 degrees 24 minutes 33 seconds East, a distance of 10.00 feet to a point for corner;
- South 46 degrees 35 minutes 27 seconds West, a distance of 14.35 feet to a point for corner;
- South 43 degrees 24 minutes 33 seconds East, a distance of 29.46 feet to a point for corner;
- North 89 degrees 02 minutes 37 seconds East, a distance of 20.74 feet to a point for corner;
- South 33 degrees 37 minutes 13 seconds East, a distance of 23.76 feet to a point for corner;
- South 89 degrees 02 minutes 37 seconds West, a distance of 6.78 feet to a point for corner;
- South 00 degrees 57 minutes 23 seconds East, a distance of 67.50 feet to a point for corner;
- North 43 degrees 23 minutes 14 seconds West, a distance of 30.05 feet to a point for corner;
- North 46 degrees 36 minutes 46 seconds East, a distance of 8.50 feet to a point for corner;
- North 43 degrees 23 minutes 14 seconds West, a distance of 9.86 feet to a point for corner;
- North 00 degrees 57 minutes 23 seconds West, a distance of 32.31 feet to a point for corner;
- South 89 degrees 02 minutes 37 seconds West, a distance of 14.94 feet to a point for corner;
- North 43 degrees 24 minutes 33 seconds West, a distance of 172.64 feet to a point for corner;
- North 40 degrees 34 minutes 41 seconds East, a distance of 20.11 feet to a point for corner to the **POINT OF BEGINNING** containing 5,277 square feet or 0.121 acres, more or less.

**NOTES:**

1. The Basis of bearing is derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. All corners are point for corner unless otherwise stated.



*[Handwritten Signature]*

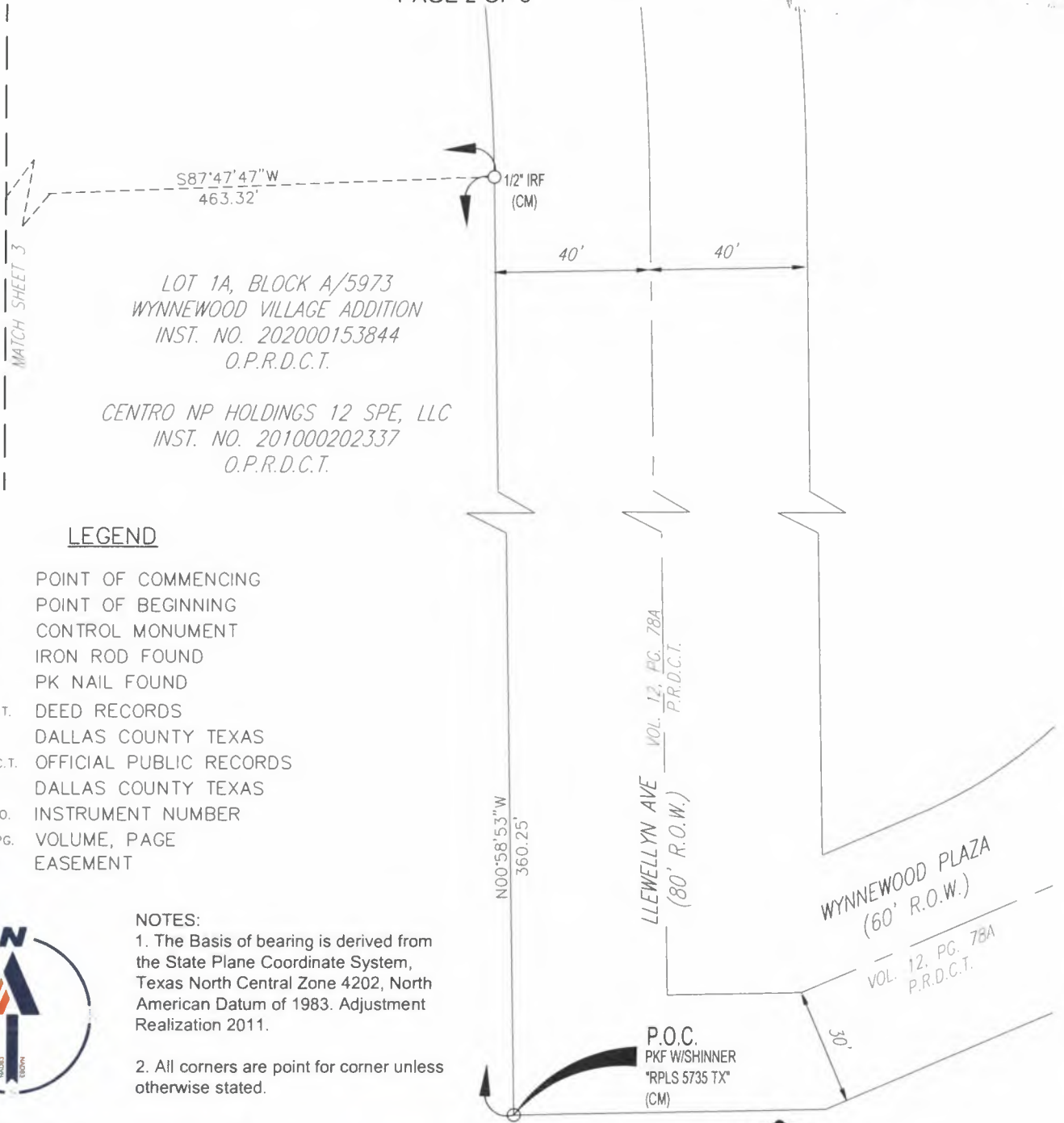
BILLY M. LOGSDON  
 R.P.L.S. NO. 6487  
 APRIL 15, 2024

(For SPRG use only)  
 Reviewed By: JD  
 Date: 4/25/2024  
 SPRG NO.: 6360

	DATE 08-07-23	DRAWN JG	PROJECT TSD210045	2600 NETWORK BLVD, STE 310 FRISCO, TEXAS 75034 TBPE No. 18065 TBPELS No. 10194413	<b>BOHLER</b>
--	------------------	-------------	----------------------	---	---------------

WATER EASEMENT ABANDONMENT  
 WYNNEWOOD VILLAGE ADDITION  
 LOT 1A, BLOCK A/5973  
 JOHN W. WRIGHT SURVEY, ABSTRACT NO, 1551,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 2 OF 3

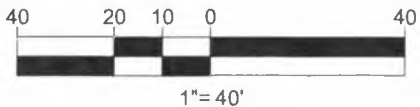
Exhibit A



**LEGEND**

- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- CM CONTROL MONUMENT
- IRF IRON ROD FOUND
- PKF PK NAIL FOUND
- D.R.D.C.T. DEED RECORDS  
DALLAS COUNTY TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS  
DALLAS COUNTY TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. , PG. VOLUME, PAGE
- ESMT. EASEMENT

- NOTES:**
1. The Basis of bearing is derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
  2. All corners are point for corner unless otherwise stated.



(For SPRG use only)  
 Reviewed By: JP  
 Date: 4/25/2024  
 SPRG NO.: 6360

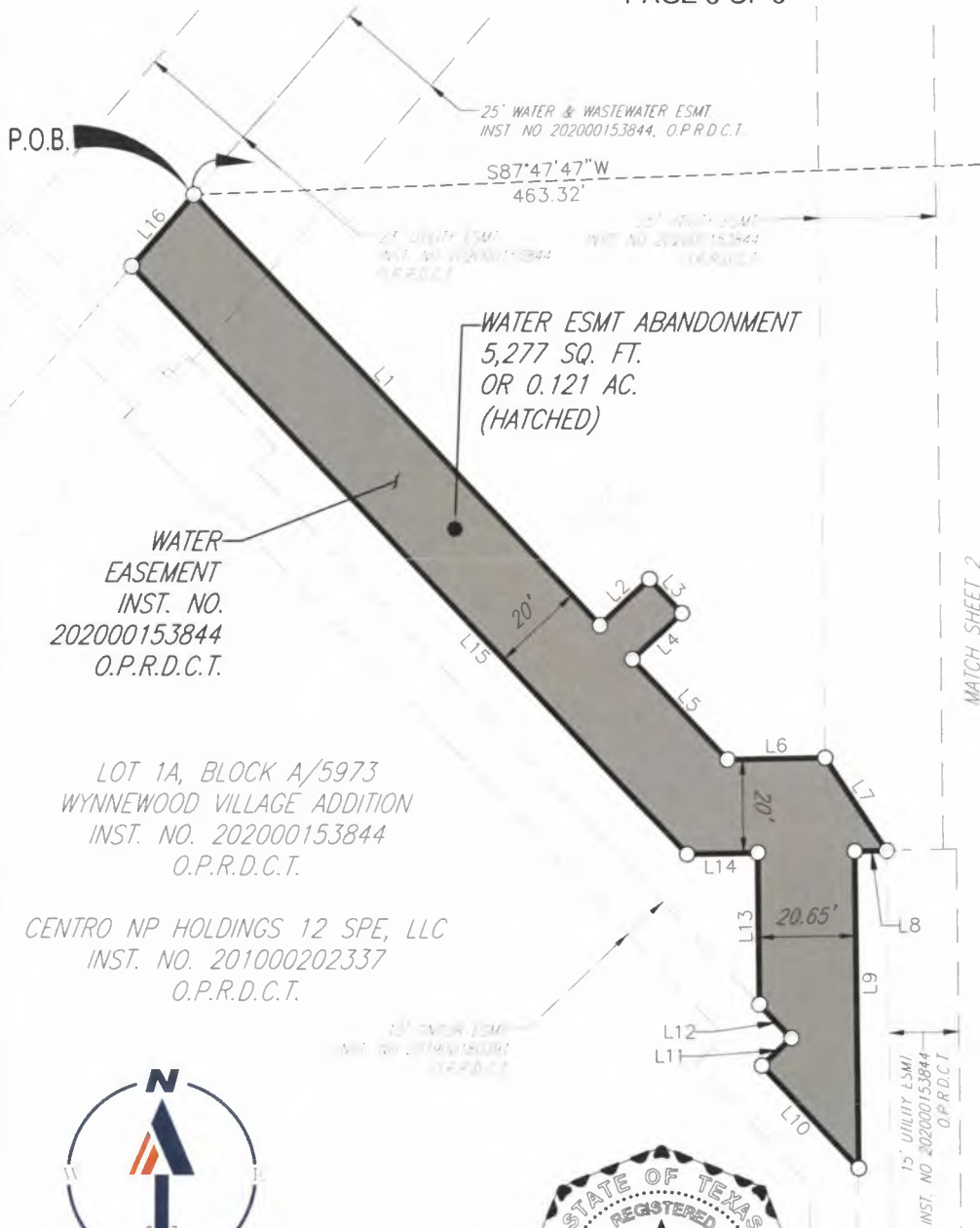
*[Signature]*  
 BILLY M. LOGSDON  
 R.P.L.S. NO. 6487  
 APRIL 15, 2024



SCALE: 1"=40'	DATE 08-07-23	DRAWN JG	PROJECT TSD210045	2600 NETWORK BLVD, STE 310 FRISCO, TEXAS 75034 TBPE No. 18065 TBPELS No. 10194413	<b>BOHLER</b> ™
------------------	------------------	-------------	----------------------	---	-----------------

WATER EASEMENT ABANDONMENT  
 WYNNEWOOD VILLAGE ADDITION  
 LOT 1A, BLOCK A/5973  
 JOHN W. WRIGHT SURVEY, ABSTRACT NO, 1551,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 3 OF 3

**Exhibit A**

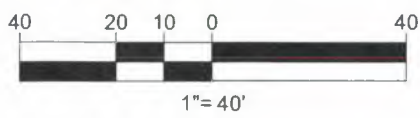


LINE TABLE		
NO.	BEARING	LENGTH
L1	S43°24'33"E	126.48'
L2	N46°35'27"E	14.35'
L3	S43°24'33"E	10.00'
L4	S46°35'27"W	14.35'
L5	S43°24'33"E	29.46'
L6	N89°02'37"E	20.74'
L7	S33°37'13"E	23.76'
L8	S89°02'37"W	6.78'
L9	S00°57'23"E	67.50'
L10	N43°23'14"W	30.05'
L11	N46°36'46"E	8.50'
L12	N43°23'14"W	9.86'
L13	N00°57'23"W	32.31'
L14	S89°02'37"W	14.94'
L15	N43°24'33"W	172.64'
L16	N40°34'41"E	20.11'

**NOTES:**  
 1. The Basis of bearing is derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.  
 2. All corners are point for corner unless otherwise stated.

LEGEND

- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- CM CONTROL MONUMENT
- IRF IRON ROD FOUND
- PKF PK NAIL FOUND
- D.R.D.C.T. DEED RECORDS  
DALLAS COUNTY TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS  
DALLAS COUNTY TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. , PG. VOLUME, PAGE
- ESMT. EASEMENT



BILLY M. LOGSDON  
 R.P.L.S. NO. 6487  
 APRIL 15, 2024

(For SPRG use only)  
 Reviewed By: JD  
 Date: 4/25/2024  
 SPRG NO.: 6360

SCALE:	DATE 08-07-23	DRAWN JG	PROJECT TSD210045	2600 NETWORK BLVD, STE 310 FRISCO, TEXAS 75034 TBPE No. 18065 TBPELS No. 10194413	<b>BOHLER</b> ™
--------	------------------	-------------	----------------------	---	-----------------