

WATER EASEMENT
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

EXHIBIT B
-TRACT 1

LEGAL DESCRIPTION

BEING a 4,250 square foot, 0.0976 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.), being part of a called 1.377 acre tract of land described in a Warranty Deed to Brixmore Wynnewood Parcel, LLC, recorded in Instrument Number 201700137016 (O.P.R.D.C.T.) 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 8th/ 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 Llewellyn Avenue (an 80' right-of-way) according to said Wynnewood 8th/ Addition, from which a one-half inch iron rod found in the west line of Llewellyn Avenue bears North 00 degrees 58 minutes 53 seconds West, a distance of 360.25 feet;

THENCE over and across said Lot 1A and said 1.377 acre tract of land, the following bearings and distances:

South 65 degrees 04 minutes 23 seconds West a distance of 668.89 feet to a one-half inch iron rod with cap stamped "EASEMENT" set for corner at the **POINT OF BEGINNING**;

South 22 degrees 55 minutes 57 seconds East, a distance of 30.46 feet to a PK Nail with washer stamped "EASEMENT" set (hereinafter called "PK Nail Set") for corner;

South 63 degrees 20 minutes 10 seconds West, a distance of 3.76 feet to a PK Nail Set for corner;

North 22 degrees 55 minutes 57 seconds West, a distance of 10.71 feet to a PK Nail Set for corner;

South 67 degrees 04 minutes 03 seconds West, a distance of 69.68 feet to a one-half inch iron rod with cap stamped "EASEMENT" set for corner;

South 22 degrees 55 minutes 57 seconds East, a distance of 20.00 feet to a one-half inch iron rod with cap stamped "EASEMENT" set for corner;

South 67 degrees 04 minutes 03 seconds West, a distance of 15.00 feet to a PK Nail Set for corner;

North 22 degrees 55 minutes 57 seconds West, a distance of 20.00 feet to a PK Nail Set for corner;

South 67 degrees 04 minutes 03 seconds West, a distance of 15.81 feet to a PK Nail Set for corner;

South 77 degrees 54 minutes 56 seconds West, a distance of 21.92 feet to a PK Nail Set for corner;

South 89 degrees 09 minutes 56 seconds West, a distance of 71.48 feet to a PK Nail Set for corner;

North 10 degrees 35 minutes 10 seconds West, a distance of 20.29 feet to a PK Nail Set for corner;

North 89 degrees 09 minutes 56 seconds East, a distance of 72.95 feet to a PK Nail Set for corner;

North 77 degrees 54 minutes 56 seconds East, a distance of 18.05 feet to a PK Nail Set for corner;

North 67 degrees 04 minutes 03 seconds East, a distance of 102.35 feet to the **POINT OF BEGINNING** containing 4,250 square feet or 0.0976 acres, more or less.

(For SPRG use only)

Reviewed By: JD
Date: 6/13/2024
SPRG NO.: 6575


BILLY M. LOGSDON
R.P.L.S. NO. 6487
JUNE 10, 2024



	DATE 04-30-24	DRAWN BL	PROJECT TSD210045	2600 NETWORK BLVD, STE 310 FRISCO, TEXAS 75034 TBPE No. 18065 TBPELS No. 10194413	BOHLER 
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WATER EASEMENT
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 B

-TRACT 1



MATCH SHEET 3

LOT 1A, BLOCK A/5973
WYNNEWOOD VILLAGE ADDITION
INST. NO. 202000153844
O.P.R.D.C.T.

CENTRO NP HOLDINGS 12 SPE,
LLC
INST. NO. 201000202337
O.P.R.D.C.T.

JOHN W. WRIGHT SURVEY
ABSTRACT NO. 1551

MATCH SHEET 3

1/2" IRF
(CM)

40' 40'

360.25'

N 00° 58' 53" W

LLEWELLYN AVE
(80' R.O.W.)

VOL. 12, PG. 784
P.R.D.C.T.

WYNNEWOOD PLAZA
(60' R.O.W.)

VOL. 12, PG. 78A
P.R.D.C.T.

P.O.C.

PKF W/SHINNER
"RPLS 5735 TX"
(CM)

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.

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

(For SPRG use only)

Reviewed By: JD
Date: 6/13/2024
SPRG NO.: 6575

BILLY M. LOGSDON
R.P.L.S. NO. 6487
JUNE 10, 2024



SCALE: 1"=60'	DATE 04-30-24	DRAWN BL	PROJECT TSD210045	2600 NETWORK BLVD, STE 310 FRISCO, TEXAS 75034 TBPE No. 18065 TBPELS No. 10194413	BOHLER //
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WATER AND WASTEWATER EASEMENT
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

EXHIBIT B
-TRACT 2

LEGAL DESCRIPTION

BEING a 4,412 square foot, 0.1012 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.) 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 8th/ 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 Llewellyn Avenue (an 80' right-of-way) according to said Wynnewood 8th/ Addition, from which a one-half inch iron rod found in the west line of Llewellyn Avenue bears North 00 degrees 58 minutes 53 seconds West, a distance of 360.25 feet;

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

South 64 degrees 18 minutes 10 seconds West a distance of 585.39 feet to a PK Nail with washer stamped "EASEMENT" set (hereinafter called "PK Nail Set") for corner at the **POINT OF BEGINNING**;

South 26 degrees 39 minutes 50 seconds East, a distance of 20.00 feet to a PK Nail Set for corner;

South 63 degrees 20 minutes 10 seconds West, a distance of 85.26 feet to a PK Nail Set for corner;

North 22 degrees 55 minutes 57 seconds West, a distance of 123.40 feet to a PK Nail Set for corner;

North 56 degrees 50 minutes 12 seconds East, a distance of 25.40 feet to a PK Nail Set for corner;

South 22 degrees 55 minutes 57 seconds East, a distance of 36.55 feet to a PK Nail Set for corner;

North 67 degrees 04 minutes 03 seconds East, a distance of 10.00 feet to a PK Nail Set for corner;

South 22 degrees 55 minutes 57 seconds East, a distance of 10.00 feet to a PK Nail Set for corner;

South 67 degrees 04 minutes 03 seconds West, a distance of 10.00 feet to a PK Nail Set for corner;

South 22 degrees 55 minutes 57 seconds East, a distance of 59.68 feet to a PK Nail Set for corner;

North 63 degrees 20 minutes 10 seconds East, a distance of 58.90 feet to the **POINT OF BEGINNING** containing 4,412 square feet or 0.1012 acres, more or less.

(For SPRG use only)
Reviewed By: BILLY M. LOGSDON
Date: 6/13/2024
SPRG NO.: 6574

BILLY M. LOGSDON
R.P.L.S. NO. 6487
JUNE 10, 2024



	DATE 04-30-24	DRAWN BL	PROJECT TSD210045	2600 NETWORK BLVD, STE 310	
				FRISCO, TEXAS 75034	TBPE No. 18065 TBPELS No. 10194413

BOHLER //

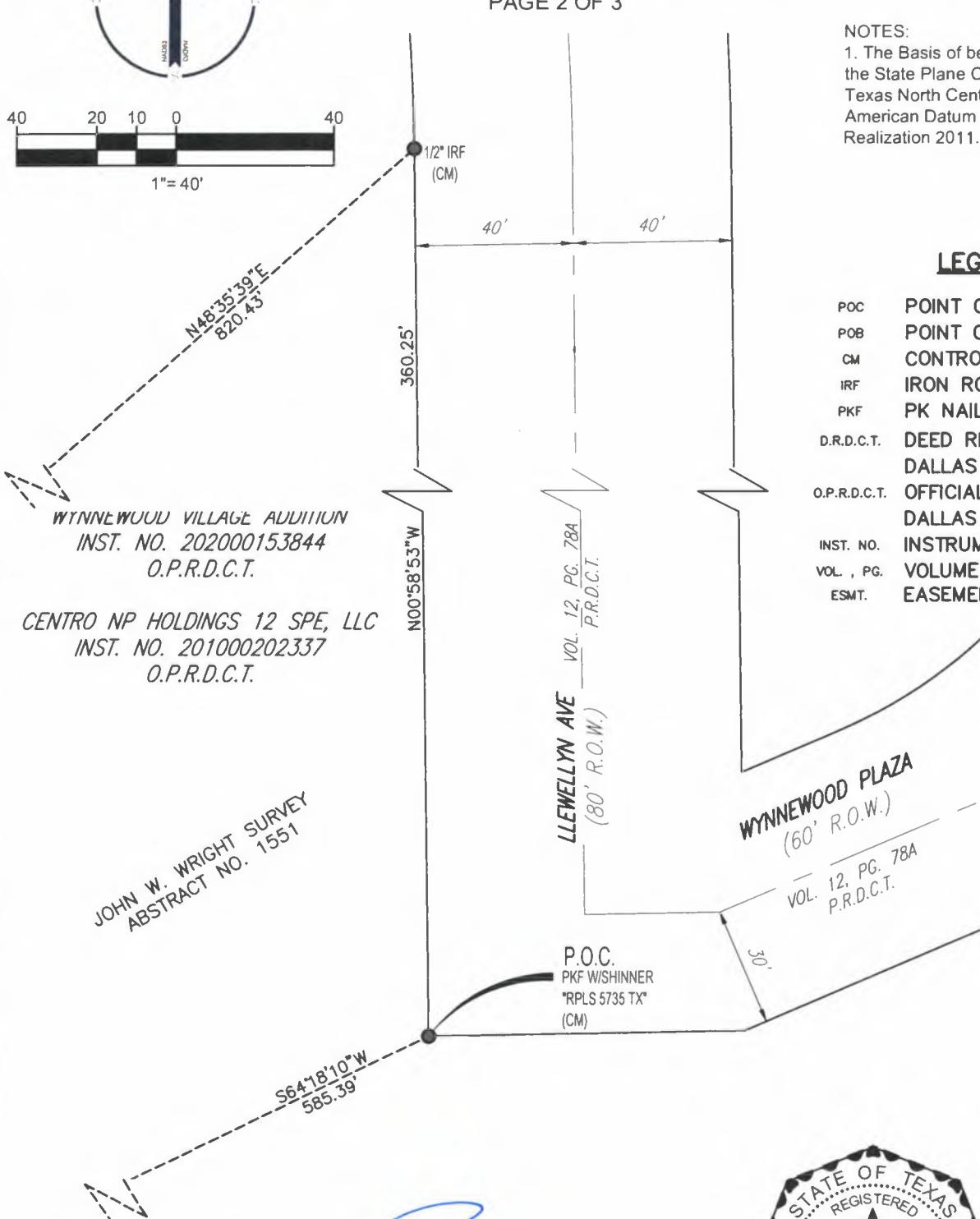
WATER AND WASTEWATER EASEMENT

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

MATCH SHEET 3



MATCH SHEET 3

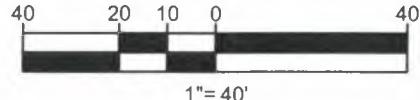
(For SPRG use only)

Reviewed By: JP
Date: 6/13/2024
SPRG NO.: 6574BILLY M. LOGSDON
R.P.L.S. NO. 6487
JUNE 10, 2024

SCALE: 1"=40'	DATE 04-30-24	DRAWN BL	PROJECT TSD210045	2600 NETWORK BLVD, STE 310 FRISCO, TEXAS 75034 TBPE No. 18065 TBPELS No. 10194413	BOHLER //
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EXHIBIT B**-TRACT 2**

WATER AND WASTEWATER EASEMENT
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

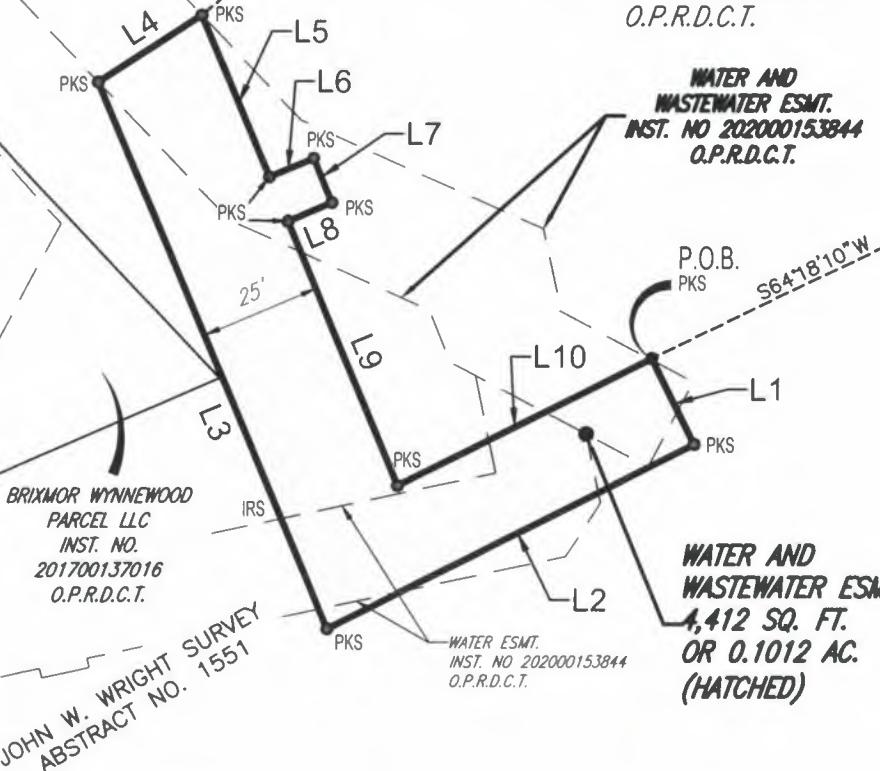
**MATCH SHEET 2**

10'x10' WATER ESMT.
INST. NO 202000153844
O.P.R.D.C.T.

LOT 1A, BLOCK A/5973
WYNNEWOOD VILLAGE ADDITION
INST. NO. 202000153844
O.P.R.D.C.T.

CENTRO NP HOLDINGS 12 SPE, LLC
INST. NO. 201000202337
O.P.R.D.C.T.

WATER AND
WASTEWATER ESMT.
INST. NO 202000153844
O.P.R.D.C.T.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S26°39'50"E	20.00'
L2	S63°20'10"W	85.26'
L3	N22°55'57"W	123.40'
L4	N56°50'12"E	25.40'
L5	S22°55'57"E	36.55'
L6	N67°04'03"E	10.00'
L7	S22°55'57"E	10.00'
L8	S67°04'03"W	10.00'
L9	S22°55'57"E	59.68'
L10	N63°20'10"E	58.90'

LEGEND

POB	POINT OF BEGINNING
IRS	1/2 INCH IRON ROD WITH CAP STAMPED "EASEMENT" SET
PKS	PK NAIL WITH WASHER MARKER "EASEMENT" SET
D.R.D.C.T.	DEED RECORDS
O.P.R.D.C.T.	DALLAS COUNTY TEXAS OFFICIAL PUBLIC RECORDS
INST. NO.	DALLAS COUNTY TEXAS 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.

(For SPRG use only)

Reviewed By: JD
Date: 6/13/2024
SPRG NO.: 6574

BILLY M. LOGSDON
R.P.L.S. NO. 6487
JUNE 10, 2024

