

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

EXHIBIT A
-TRACT 1

LEGAL DESCRIPTION

BEING a 5,863 square foot, 0.1346 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.), said 5,863 square foot, 0.1346 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 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 62 degrees 11 minutes 19 seconds West a distance of 608.34 feet to a point for corner at the **POINT OF BEGINNING**;

South 32 degrees 58 minutes 48 seconds West, a distance of 13.28 feet to a point for corner;

South 77 degrees 58 minutes 48 seconds West, a distance of 101.32 feet to a point for corner;

South 12 degrees 01 minutes 12 seconds East, a distance of 1.97 feet to a point for corner;

South 77 degrees 58 minutes 48 seconds West, a distance of 10.00 feet to a point for corner;

North 12 degrees 01 minutes 12 seconds West, a distance of 1.97 feet to a point for corner;

South 77 degrees 58 minutes 48 seconds West, a distance of 155.60 feet to a point for corner;

North 00 degrees 46 minutes 02 seconds West, a distance of 20.39 feet to a point for corner;

North 77 degrees 58 minutes 48 seconds East, a distance of 5.36 feet to a point for corner;

North 00 degrees 46 minutes 31 seconds West, a distance of 16.35 feet to a point for corner;

North 89 degrees 13 minutes 29 seconds East, a distance of 10.00 feet to a point for corner;

South 00 degrees 46 minutes 31 seconds East, a distance of 14.36 feet to a point for corner;

North 77 degrees 58 minutes 48 seconds East, a distance of 236.79 feet to a point for corner;


North 12 degrees 01 minutes 12 seconds East, a distance of 20.70 feet to a point for corner, from which said one-half inch iron rod in the west line of Llewellyn bears North 42 degrees 05 minutes 53 seconds East, a distance of 832.30 feet;

South 62 degrees 08 minutes 51 seconds East, a distance of 26.06 feet to a point for corner;

South 12 degrees 01 minutes 12 seconds East, a distance of 14.60 feet to a point for corner to the **POINT OF BEGINNING** containing 5,863 square feet or 0.1346 acres, more or less.

(For SPRG use only)

Reviewed By: JD
Date: 6/13/2024
SPRG NO.: 6572

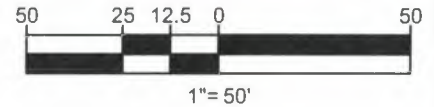

BILLY M. LOGSDON
R.P.L.S. NO. 6487
JUNE 10, 2024



	DATE 02-13-24	DRAWN BL	PROJECT TSD210045	2600 NETWORK BLVD, STE 310	BOHLER ™
				FRISCO, TEXAS 75034 TBPE No. 18065 TBPELS No. 10194413	

EXHIBIT A -TRACT 1

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



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.

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

1/2" IRF
(CM)

N42°05'53"E
832.30'

360.25'

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

N00°58'53"W

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

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)

LEGEND

POC	POINT OF COMMENCING
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

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



MATCH SHEET 3

MATCH SHEET 3

(For SPRG use only)

Reviewed By: JD
Date: 6/13/2024
SPRG NO.: 6572

SCALE:
1"=50'

DATE
02-13-24

DRAWN
BL

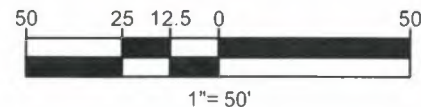
PROJECT
TSD210045

2600 NETWORK BLVD, STE 310
FRISCO, TEXAS 75034
TBPE No. 18065 TBPELS No. 10194413

BOHLER

EXHIBIT A -TRACT 1

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



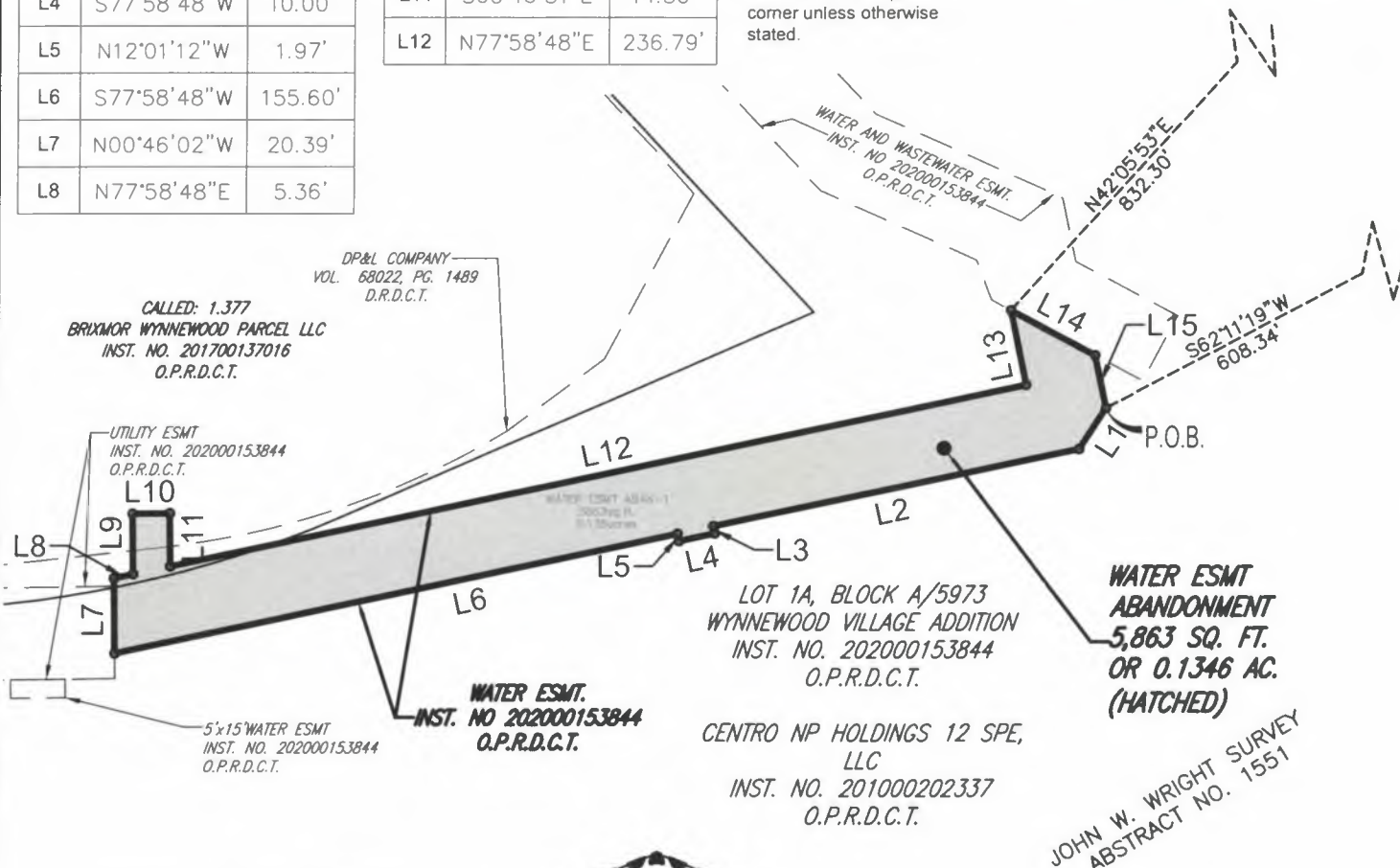
LINE TABLE		
NO.	BEARING	LENGTH
L1	S32°58'48"W	13.28'
L2	S77°58'48"W	101.32'
L3	S12°01'12"E	1.97'
L4	S77°58'48"W	10.00'
L5	N12°01'12"W	1.97'
L6	S77°58'48"W	155.60'
L7	N00°46'02"W	20.39'
L8	N77°58'48"E	5.36'

LINE TABLE		
NO.	BEARING	LENGTH
L9	N00°46'31"W	16.35'
L10	N89°13'29"E	10.00'
L11	S00°46'31"E	14.36'
L12	N77°58'48"E	236.79'

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.



LINE TABLE		
NO.	BEARING	LENGTH
L13	N12°01'12"W	20.70'
L14	S62°08'51"E	26.06'
L15	S12°01'12"E	14.60'



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: JP
Date: 6/13/2024
SPRG NO.: 6572

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

SCALE: 1"=50'	DATE 02-13-24	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 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

EXHIBIT A
-TRACT 2

LEGAL DESCRIPTION

BEING a 3,491 square foot, 0.0801 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 3,491 square foot, 0.0801 acre tract of land being part of a Water and Wastewater 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 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 63 degrees 29 minutes 34 seconds West a distance of 579.71 feet to a point for corner at the **POINT OF BEGINNING**;

South 27 degrees 51 minutes 09 seconds West, a distance of 20.00 feet to a point for corner;

North 62 degrees 08 minutes 51 seconds West, a distance of 46.83 feet to a point for corner;

North 20 degrees 53 minutes 39 seconds West, a distance of 11.49 feet to a point for corner;

North 65 degrees 53 minutes 39 seconds West, a distance of 46.13 feet to a point for corner;

North 43 degrees 23 minutes 39 seconds West, a distance of 44.88 feet to a point for corner;

North 46 degrees 36 minutes 21 seconds East, a distance of 25.00 feet to a point for corner, from which said one-half inch iron rod in the west line of Llewellyn bears North 49 degrees 17 minutes 26 seconds East, a distance of 820.84 feet;

South 43 degrees 23 minutes 39 seconds East, a distance of 39.91 feet to a point for corner;

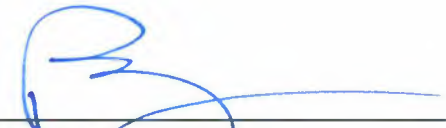
South 65 degrees 53 minutes 39 seconds East, a distance of 55.64 feet to a point for corner;

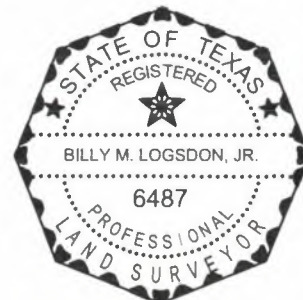
South 12 degrees 01 minutes 12 seconds East, a distance of 17.55 feet to a point for corner;


South 62 degrees 08 minutes 51 seconds East, a distance of 31.41 feet to a point for corner to the **POINT OF BEGINNING** containing 3,491 square feet or 0.0801 acres, more or less.

(For SPRG use only)

Reviewed By: JD
Date: 6/13/2024
SPRG NO.: 6573


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



	DATE 02-13-24	DRAWN BL	PROJECT TSD210045	2600 NETWORK BLVD, STE 310	BOHLER 
				FRISCO, TEXAS 75034 TBPE No. 18065 TBPELS No. 10194413	

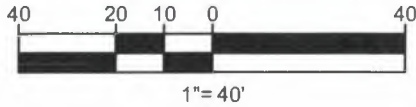
WATER AND WASTEWATER EASEMENT ABANDONMENT
WYNNEWOOD VILLAGE ADDITION

LOT 1A, BLOCK A/5973

JOHN W. WRIGHT SURVEY, ABSTRACT NO. 1551,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 2 OF 3

EXHIBIT A
-TRACT 2



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
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ESMT.	EASEMENT

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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

LLEWELLYN AVE
(80' R.O.W.)
VOL. 12, PG. 78A
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)

S63°29'34"W
579.71'

(For SPRG use only)

Reviewed By: JD
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SPRG NO.: 6573

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



SCALE:
1"=40'

DATE
02-13-24

DRAWN
BL

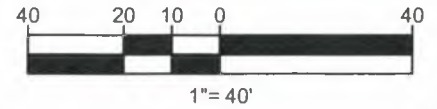
PROJECT
TSD210045

2600 NETWORK BLVD, STE 310
FRISCO, TEXAS 75034
TBPE No. 18065 TBPELS No. 10194413

BOHLER

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PAGE 3 OF 3

EXHIBIT A
-TRACT 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	S27°51'09"W	20.00'
L2	N62°08'51"W	46.83'
L3	N20°53'39"W	11.49'
L4	N65°53'39"W	46.13'
L5	N43°23'39"W	44.88'
L6	N46°36'21"E	25.00'
L7	S43°23'39"E	39.91'
L8	S65°53'39"E	55.64'
L9	S12°01'12"E	17.55'
L10	S62°08'51"E	31.41'

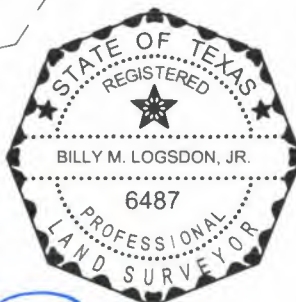
NOTES:

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LEGEND

POC	POINT OF COMMENCING
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SCALE:
1"=40'

DATE
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DRAWN
BL

PROJECT
TSD210045

2600 NETWORK BLVD, STE 310
FRISCO, TEXAS 75034
TBPE No. 18065 TBPELS No. 10194413

BOHLER