

WATER EASEMENT ABANDONMENT
DALLAS NORTHEAST INDUSTRIAL PARK,
SECOND INSTALLMENT
BLOCK 1/8059
THOMAS McCANNE SURVEY, ABSTRACT NO. 959
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A

BEING a 47,970 square foot (1.101 acre) tract of land situated in the THOMAS McCANNE SURVEY, ABSTRACT No. 959, City of Dallas, Dallas County, Texas, same being a portion of Block 1/8059, out of DALLAS NORTHEAST INDUSTRIAL PARK, SECOND INSTALLMENT, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 72177, Page 1143, Deed Records, Dallas County, Texas, further being a portion of that certain Tract 1 of land conveyed to IDIL Miller 365, L.P., by Special Warranty Deed recorded in Instrument Number 202200172223, Official Public Records, Dallas County, Texas, as Corrected to IDIL Miller, 635, L.P., by File Number 804610040, being also part of a 15 foot water easement to the City of Dallas, created by Volume 73073, Page 2729, Deed Records, Dallas County, Texas, and being more particularly described my metes and bounds as follows:

COMMENCING at a 5/8" iron rod with Yellow plastic cap stamped, "GOODWIN & MARSHAL" found (Controlling Monument) in the northerly right-of-way line of Miller Road (100' R.O.W.), (Volume 72177, Page 1143), (Deed Records, Dallas County, Texas), same being the southeast corner of that certain tract of land conveyed to BBRANDS (MULTI) QRS 16 - 137, INC., by Deed recorded in Instrument Number 20080101229, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 02 minutes 53 seconds East, along said northerly right-of-way line, for a distance of 307.91 feet, to the POINT OF BEGINNING;

THENCE North 00 degrees 44 minutes 07 seconds West, departing said northerly right-of-way line, over and across aforementioned Tract 1, for a distance of 392.97 feet;

THENCE North 45 degrees 44 minutes 07 seconds West, continuing over and across said Tract 1, for a distance of 106.65 feet;

THENCE North 00 degrees 44 minutes 07 seconds West, continuing over and across said Tract 1, for a distance of 1044.63 feet, to the southerly line of Lot 3, Block 4/8059, out of DALLAS NORTHEAST INDUSTRIAL PARK, FIFTH INSTALLMENT, by Plat recorded in Volume 80240, Page 1873, Deed Records, Dallas County, Texas, same being that certain tract of land conveyed to Abbydan, LLC, by General Warranty Deed recorded in Instrument Number 201800021604, Official Public Records, Dallas County, Texas, from which a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" found (Controlling Monument) bears South 89 degrees 15 minutes 53 seconds West, for a distance of 177.52 feet;



Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by:	JP
Date:	12/28/2022
SPRG No.	6062

DUENES LAND SURVEYING, LLC



2112 Blackfoot Trail
Mesquite, Texas 75149
Ph: (214) 210-1836
Surveying Firm #10194446

WATER EASEMENT ABANDONMENT
DALLAS NORTHEAST INDUSTRIAL PARK,
SECOND INSTALLMENT
BLOCK 1/8059
THOMAS McCANNE SURVEY, ABSTRACT NO. 959
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A

THENCE North 89 degrees 15 minutes 53 seconds East, along said southerly line, for a distance of 371.11 feet;

THENCE South 00 degrees 44 minutes 07 seconds East, departing said southerly line, over and across aforementioned Tract 1, for a distance of 1511.90 feet, to the northerly right-of-way line of aforementioned Miller Road;

THENCE South 89 degrees 02 minutes 53 seconds West, along said northerly right-of-way line, for a distance of 15.00 feet;

THENCE North 00 degrees 44 minutes 07 seconds West, over and across aforementioned Tract 1, for a distance of 1506.36 feet;

THENCE South 89 degrees 02 minutes 53 seconds West, continuing over and across said Tract 1, for a distance of 341.11 feet;

THENCE South 00 degrees 44 minutes 07 seconds East, continuing over and across said Tract 1, for a distance of 1031.53 feet;

THENCE South 45 degrees 44 minutes 07 seconds East, continuing over and across said Tract 1, for a distance of 106.65 feet;

THENCE South 00 degrees 44 minutes 07 seconds East, continuing over and across said Tract 1, for a distance of 399.13 feet, to the northerly right-of-way line of aforementioned Miller Road;

THENCE South 89 degrees 02 minutes 53 seconds West, along said northerly right-of-way line, for a distance of 15.00 feet to the POINT OF BEGINNING and containing 47,970 square feet or 1.101 acres of land, more or less.



Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by: JP
Date: 12/28/2022
SPRG No. 6062

DUNES LAND SURVEYING, LLC

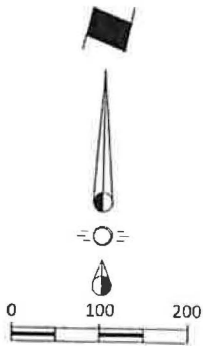


2112 Blackfoot Trail
Mesquite, Texas 75149
Ph: (214) 210-1836
Surveying Firm #10194446

WATER EASEMENT ABANDONMENT
DALLAS NORTHEAST INDUSTRIAL PARK,
SECOND INSTALLMENT

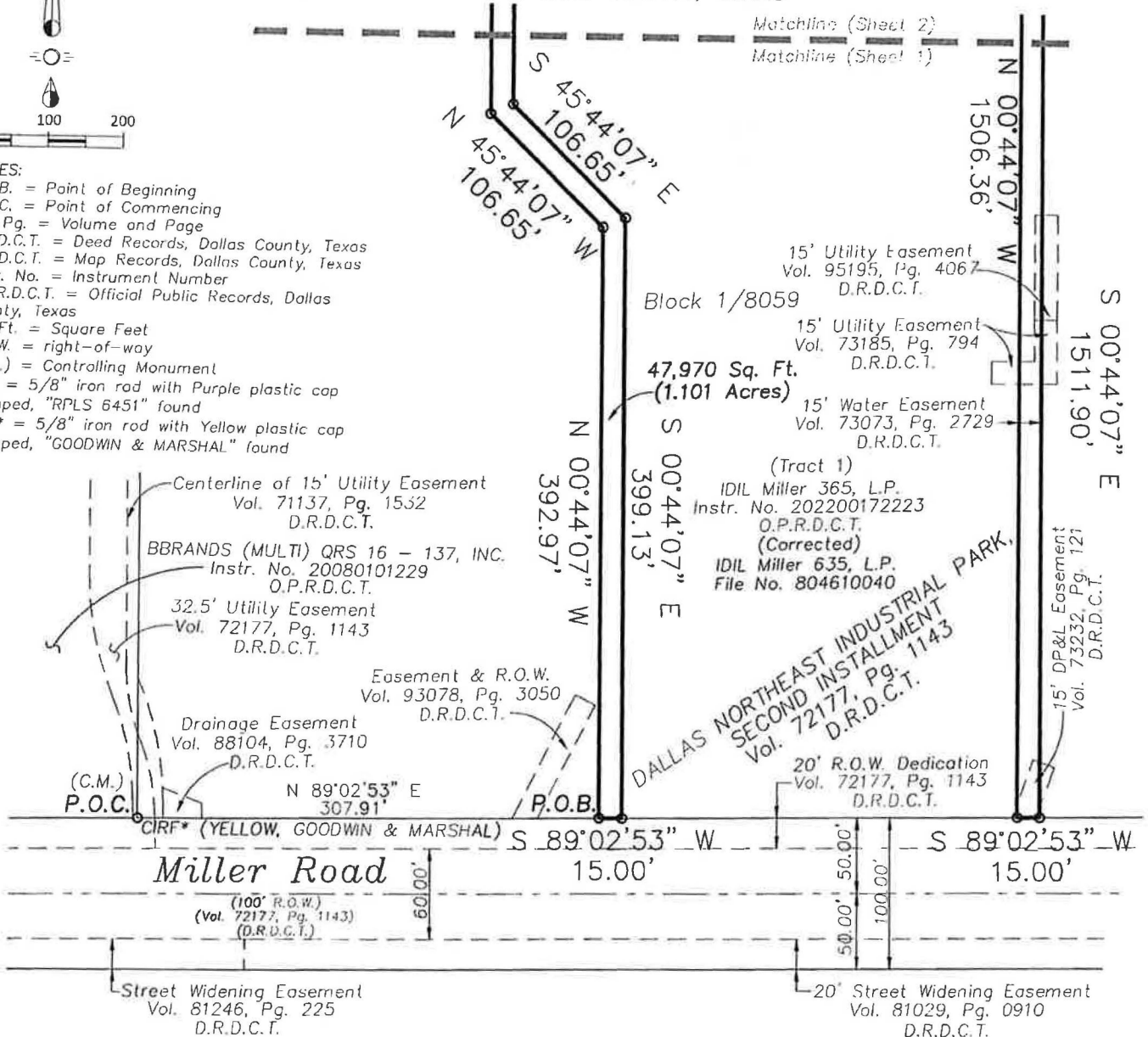
EXHIBIT A

BLOCK 1/8059
THOMAS McCANNE SURVEY, ABSTRACT NO. 959
CITY OF DALLAS, DALLAS COUNTY, TEXAS



NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
Vol. Pg. = Volume and Page
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
Sq. Ft. = Square Feet
R.O.W. = right-of-way
(c.m.) = Controlling Monument
CIRF = 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" found
CIRF* = 5/8" iron rod with Yellow plastic cap stamped, "GOODWIN & MARSHAL" found



Basis of Bearings: 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: 12/28/2022
SPRG No. 6062

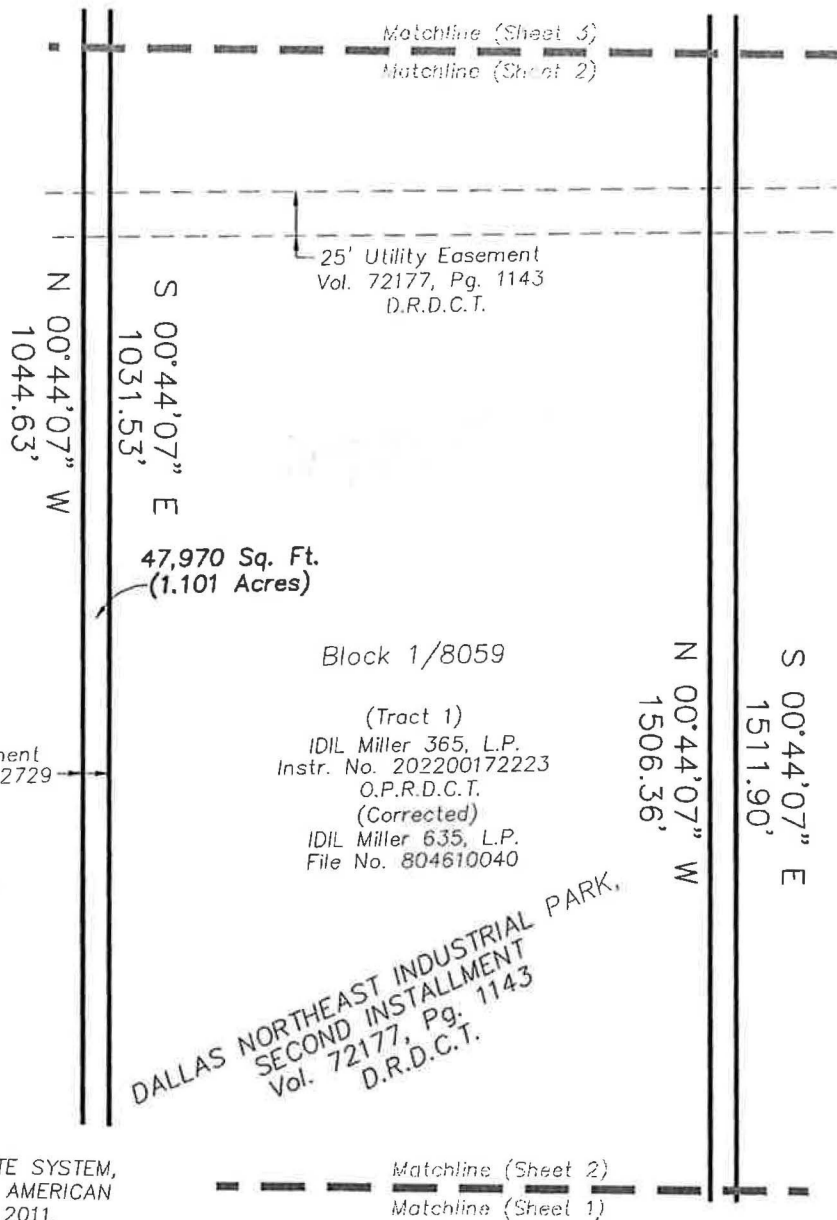
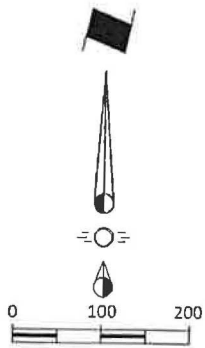
DUENES LAND SURVEYING, LLC

2112 Blackfoot Trail
Mesquite, Texas 75149
Ph: (214) 210-1836
Surveying Firm #10194446



Scale: 1" = 100'
Date: December 27, 2022
Job No. 21 163

WATER EASEMENT ABANDONMENT
DALLAS NORTHEAST INDUSTRIAL PARK,
SECOND INSTALLMENT
BLOCK 1/8059
THOMAS McCANNE SURVEY, ABSTRACT NO. 959
CITY OF DALLAS, DALLAS COUNTY, TEXAS



NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
Vol. Pg. = Volume and Page
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
Sq. Ft. = Square Feet
R.O.W. = right-of-way
(c.m.) = Controlling Monument
CIRF = 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" found
CIRF* = 5/8" iron rod with Yellow plastic cap stamped, "GOODWIN & MARSHAL" found

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Scale: 1" = 100'
Date: December 27, 2022
Job No. 21-163

Sheet 4 of 5

(For SPRG use only)

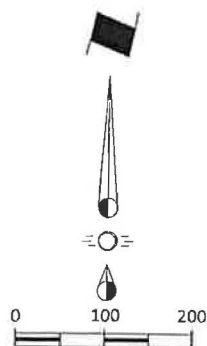
Reviewed by: JD
Date: 12/28/2022
SPRG No. 6062

DUENES LAND SURVEYING, LLC



2112 Blackfoot Trail
Mesquite, Texas 75149
Ph: (214) 210-1836
Surveying Firm #10194446

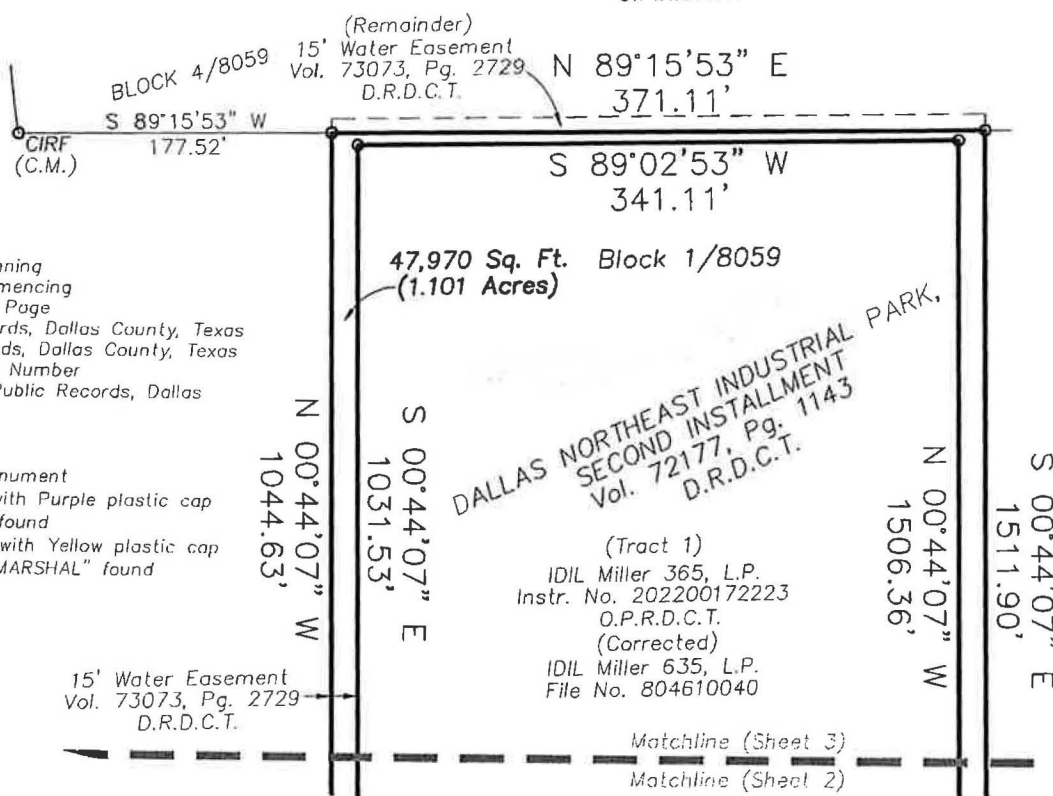
WATER EASEMENT ABANDONMENT
DALLAS NORTHEAST INDUSTRIAL PARK,
SECOND INSTALLMENT
BLOCK 1/8059
THOMAS McCANNE SURVEY, ABSTRACT NO. 959
CITY OF DALLAS, DALLAS COUNTY, TEXAS



DALLAS NORTHEAST INDUSTRIAL
PARK, FIFTH INSTALLMENT
Vol. 80240, Pg. 1873
D.R.D.C.T.

Lot 3

Abbydan, LLC
Instr. No. 201800021604
O.P.R.D.C.T.



NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
Vol. Pg. = Volume and Page
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
Sq. Ft. = Square Feet
R.O.W. = right-of-way
(c.m.) = Controlling Monument
CIRF = 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" found
CIRF* = 5/8" iron rod with Yellow plastic cap stamped, "GOODWIN & MARSHAL" found



Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by: JP
Date: 12/28/2022
SPRG No. 6062

DUENES LAND SURVEYING, LLC



2112 Blackfoot Trail
Mesquite, Texas 75149
Ph: (214) 210-1836
Surveying Firm #10194446

Scale: 1" = 100'

Date: December 27, 2022

Job No. 21-163

Sheet 5 of 5