

EXHIBIT A – TRACT 1

SLOPE EASEMENT ABANDONMENT
BEING IN 0.487 ACRES
BLOCK 7892
SAMUEL LOCKHART, SURVEY, ABSTRACT NO. 817
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PARCEL 1 DESCRIPTION:

BEING a 1,097 square foot (0.0252 acre) tract of land situated in the Samuel Lockhart Survey, Abstract No. 817, same being out of Black 7892, City of Dallas, Dallas County, Texas, further being a portion of that certain 0.487 acre tract of land conveyed as Tract 2 to QIP 1201 TURTLE CREEK OWNER LP, by Special Warranty Deed with Vendor's Lien recorded in Instrument Numbers 202100364503, 202100364504, & 202100364505, Official Public Records, Dallas County, Texas, and being a part of that same Slope Easement to the City of Dallas, recorded in Volume 93011, Page 2712, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found (Controlling Monument) for the most westerly corner of said Tract 2, same being the northerly southeast corner of Lat 1, Block 28/7891, of Eleventh Installment of the Trinity Industrial District, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 17, Page 1, Map Records, Dallas County, Texas, from which a 1/2" iron rod with Yellow plastic cap stamped, "SHIELDS & LEE" found (Controlling Monument) in the northeasterly right-of-way line of Irving Boulevard (130' R.O.W.), (By Use and Occupation, No Recording Information Found) bears, South 30 degrees 39 minutes 42 seconds East, for 26.14 feet;

THENCE South 59 degrees 40 minutes 13 seconds East, over and across said Tract 2, for a distance of 15.06 feet to the POINT OF BEGINNING;

THENCE continuing over and across said Tract 2 the following courses and distances:

South 79 degrees 03 minutes 43 seconds East, for a distance of 12.52 feet;

South 62 degrees 16 minutes 23 seconds East, for a distance of 3.46 feet, to the beginning of a non-tangent curve to the left, having a radius of 207.00 feet, and a chord which bears South 74 degrees 32 minutes 52 seconds East, for 87.31 feet;

Southeasterly, along said non-tangent curve to the left, through a central angle of 24 degrees 21 minutes 01 seconds, for an arc length of 87.97 feet, to the beginning of a tangent curve to the right, having a radius of 133.00 feet, and a chord which bears South 86 degrees 00 minutes 23 seconds East, for 3.33 feet;

Southeasterly, along said tangent curve to the right, through a central angle of 01 degrees 26 minutes 02 seconds, for an arc length of 3.33 feet, to the beginning of a non-tangent curve to the left, having a radius of 21.00 feet, and a chord which bears South 44 degrees 36 minutes 30 seconds West, for 9.75 feet;

Southwesterly, along said non-tangent curve to the left, through a central angle of 26 degrees 50 minutes 43 seconds, for an arc length of 9.84 feet;

South 31 degrees 06 minutes 55 seconds West, for a distance of 18.76 feet;

THENCE North 59 degrees 40 minutes 13 seconds West, continuing over and across said Tract 2, for a distance of 99.97 feet to the POINT OF BEGINNING and containing 1,097 square feet or 0.0252 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: SD
Date: 2/8/24
SPRG No. 6184

DUENES LAND SURVEYING, LLC



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

EXHIBIT A – TRACT 2

SLOPE EASEMENT ABANDONMENT

BEING IN 0.487 ACRES

BLOCK 7892

SAMUEL LOCKHART, SURVEY, ABSTRACT NO. 817

CITY OF DALLAS, DALLAS COUNTY, TEXAS

PARCEL 2 DESCRIPTION:

BEING a 1,205 square foot (0.0277 acre) tract of land situated in the Samuel Lockhart Survey, Abstract No. 817, some being out of Block 7892, City of Dallas, Dallas County, Texas, further being a portion of that certain 0.487 acre tract of land conveyed as Tract 2 to QIP 1201 TURTLE CREEK OWNER LP, by Special Warranty Deed with Vendor's Lien recorded in Instrument Numbers 202100364503, 202100364504, & 202100364505, Official Public Records, Dallas County, Texas, and being a part of that same Slope Easement to the City of Dallas, recorded in Volume 93011, Page 2712, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found (Controlling Monument) for the most westerly corner of said Tract 2, same being the northerly southeast corner of Lot 1, Block 28/7891, of Eleventh Installment of the Trinity Industrial District, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 17, Page 1, Map Records, Dallas County, Texas, from which a 1/2" iron rod with Yellow plastic cap stamped, "SHIELDS & LEE" found (Controlling Monument) in the northeasterly right-of-way line of Irving Boulevard (130' R.O.W.), (By Use and Occupation, No Recording Information Found) bears, South 30 degrees 39 minutes 42 seconds East, for 26.14 feet;

THENCE South 79 degrees 03 minutes 43 seconds East, along the northeasterly line of said Tract 2, for a distance of 27.46 feet, to a 1/2" iron rod with Yellow plastic cap stamped, "SHIELDS & LEE" found (Controlling Monument) for the most westerly corner of that certain tract of land conveyed to the City of Dallas (Trinity River Bike Trail), by Special Warranty Deed recorded in Instrument Number 201000107259, Official Public Records, Dallas County, Texas;

THENCE continuing along the northeasterly line of said Tract 2 and along the southwesterly line of said City of Dallas (Trinity River Bike Trail) tract, the following courses and distances:

South 62 degrees 16 minutes 23 seconds East, for a distance of 4.19 feet, to an "X" cut found for the beginning of a non-tangent curve to the left, having a radius of 202.00 feet, and a chord which bears South 74 degrees 32 minutes 54 seconds East, for 85.20 feet;

Southeasterly, along said non-tangent curve to the left, through a central angle of 24 degrees 20 minutes 57 seconds, for an arc length of 85.84 feet, to a 1/2" iron rod with Yellow plastic cap stamped, "SHIELDS & LEE" found for the beginning of a tangent curve to the right, having a radius of 138.00 feet, and a chord which bears South 82 degrees 15 minutes 07 seconds East, for 21.52 feet;

Southeasterly, along said tangent curve to the right, through a central angle of 08 degrees 56 minutes 32 seconds, for an arc length of 21.54 feet, to the POINT OF BEGINNING, same being the beginning of a compound curve to the right, having a radius of 138.00 feet, and a chord which bears South 72 degrees 11 minutes 02 seconds East, for 26.92 feet;

Southeasterly, along said compound curve to the right, through a central angle of 11 degrees 11 minutes 38 seconds, for an arc length of 26.96 feet, to an "X" cut found (Controlling Monument);

South 66 degrees 35 minutes 13 seconds East, for a distance of 94.88 feet, to a 1/2" iron rod with Yellow plastic cap stamped, "SHIELDS & LEE" found (Controlling Monument) for the beginning of a tangent curve to the left, having a radius of 202.00 feet, and a chord which bears South 67 degrees 45 minutes 30 seconds East, for 8.26 feet;

Southeasterly, along said tangent curve to the left, through a central angle of 02 degrees 20 minutes 33 seconds, for an arc length of 8.26 feet;

THENCE South 65 degrees 11 minutes 14 seconds West, departing the southwesterly line of said City of Dallas (Trinity River Bike Trail) tract, over and across said Tract 2, for a distance of 22.48 feet;

THENCE North 59 degrees 39 minutes 30 seconds West, continuing over and across said Tract 2, for a distance of 115.80 feet to the POINT OF BEGINNING and containing 1,205 square feet or 0.0277 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.

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