

15' UTILITY 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

**LEGAL DESCRIPTION**

**BEING** a 859 square foot, 0.020 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 859 square foot, 0.020 acre tract of land being part of a 15' utility 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 88 degrees 54 minutes 48 seconds West a distance of 428.03 feet to a point for corner at the **POINT OF BEGINNING**;

South 66 degrees 26 minutes 17 seconds West, a distance of 57.12 feet to a point for corner;


North 23 degrees 51 minutes 25 seconds West, a distance of 15.00 feet to a point for corner;

North 66 degrees 26 minutes 17 seconds East, a distance of 57.36 feet to a point for corner, from which said one-half inch iron rod in the west line of Llewellyn bears North 50 degrees 20 minutes 29 seconds East, a distance of 555.46 feet;

South 22 degrees 55 minutes 45 seconds East, a distance of 15.00 feet to a point for corner to the **POINT OF BEGINNING** containing 859 square feet or 0.020 acres, more or less.

(For SPRG use only)

Reviewed By: JD  
Date: 4/18/2024  
SPRG NO.: 6571

  
BILLY M. LOGSDON  
R.P.L.S. NO. 6487  
MARCH 29, 2024



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

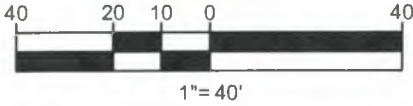
## 15' UTILITY EASEMENT ABANDONMENT

WYNNEWOOD VILLAGE ADDITION

LOT 1A, BLOCK A/5973

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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.

**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

JOHN W. WRIGHT SURVEY  
ABSTRACT NO. 1551

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.

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/SHINER  
"RPLS 5735 TX"  
(CM)



(FOR SPRG USE ONLY)

REVIEWED BY: JD  
DATE: 9/18/2024  
SPRG NO.: 6571

BILLY M. LOGSDON  
R.P.L.S. NO. 6487  
MARCH 29, 2024

SCALE:  
1"=40'

DATE  
02-13-24

DRAWN  
BL

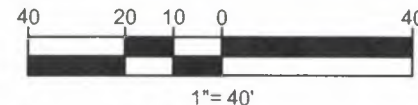
PROJECT  
TSD210045

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

**BOHLER**

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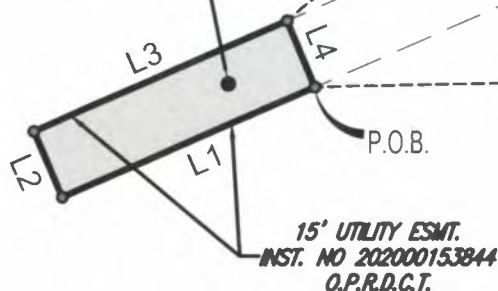


LOT 1A, BLOCK A/5973  
WYNNEWOOD VILLAGE ADDITION  
INST. NO. 202000153844  
O.P.R.D.C.T.

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

10' ONCOR ESMT.  
INST. NO. 201900180391  
O.P.R.D.C.T.

15' UTILITY ESMT  
ABANDONMENT  
859 SQ. FT.  
OR 0.020 AC.  
(HATCHED)



JOHN W. WRIGHT SURVEY  
ABSTRACT NO. 1551



BILLY M. LOGSDON  
R.P.L.S. NO. 6487  
MARCH 29, 2024

LINE TABLE		
NO.	BEARING	LENGTH
L1	S66°26'17"W	57.12'
L2	N23°51'25"W	15.00'
L3	N66°26'17"E	57.36'
L4	S22°55'45"E	15.00'

NOTES:

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