

EXHIBIT A – TRACT 1

**STREET RIGHT-OF-WAY ABANDONMENT
TCC ALTAMOORE ADDITION
BEING PART OF ALTAMOORE DRIVE
ADJACENT TO CITY BLOCK A/8303
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESCRIPTION of a 2,297 square foot (0.0527 acres) tract of land situated in the George Floyd Survey, Abstract Number 463, City of Dallas, Dallas County, Texas, and being part of Altamoore Drive (a 60-foot wide right-of-way) dedicated by TCC Altamoore Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201900119558 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch found iron rod with 3-inch aluminum disc stamped "TCC ALTAMOORE ADDITION, HALFF" (hereinafter referred to as "found A.D.") for the northwest corner of said TCC Altamoore addition and the southerly southwest corner of a called 1.397 acre tract of land described as "Tract 2" in Special Warranty Deed to TC Altamoore Phase 2 Venture, LLC, as recorded in Instrument Number 201900212925, O.P.R.D.C.T., said corner being along a cul-de-sac and at the intersection of the north right-of-way line of said Altamoore Drive and the east right-of-way line of Van Horn Drive (a 60-foot wide right-of-way, dedicated by Instrument Number 201400098280, O.P.R.D.C.T.), and being the point of curvature of a non-tangent circular curve to the left, having a radius of 800.00 feet, whose chord bears North 45 degrees 30 minutes 32 seconds East, a distance of 202.48 feet;

THENCE along the north right-of-way line of said Altamoore Drive and the south line of said 1.397 acre tract, the following bearings and distances:

Northeasterly, with said curve, through a central angle of 14 degrees 32 minutes 26 seconds, an arc distance of 203.02 feet to a found A.D. for the point of reverse curvature of a tangent circular curve to the right, having a radius of 860.00 feet, whose chord bears North 43 degrees 09 minutes 52 seconds East, a distance of 147.69 feet;

Northeasterly, along said curve, through a central angle of 09 degrees 51 minutes 06 seconds, an arc distance of 147.87 feet to a corner (not monumented) for the **POINT OF BEGINNING**, said corner being the beginning of a tangent circular curve to the right, having a radius of 860.00 feet, whose chord bears North 55 degrees 12 minutes 21 seconds East, a distance of 213.05 feet;

Northeasterly, with said curve, through a central angle of 14 degrees 13 minutes 51 seconds, an arc distance of 213.60 feet to the point of curvature (not monumented) of a non-tangent circular curve to the right, having a radius of 247.50

(For SPRG use only)

Reviewed By: G.S.

Date: 2-18-22

SPRG NO.: 5838

STREET RIGHT-OF-WAY ABANDONMENT
TCC ALTAMOORE ADDITION
BEING PART OF ALTAMOORE DRIVE
ADJACENT TO CITY BLOCK A/8303
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS

feet, whose chord bears South 49 degrees 03 minutes 51 seconds West, a distance of 94.06 feet;

THENCE Southwesterly, departing said north and south lines, over and across said Altamoore Drive, and with said curve, through a central angle of 21 degrees 54 minutes 25 seconds, an arc distance of 94.63 feet to a corner (not monumented) for the point of tangency;

THENCE South 60 degrees 01 minute 04 seconds West, continuing over and across said Altamoore Drive, a distance of 119.96 feet to the **POINT OF BEGINNING AND CONTAINING 2,297 square feet or 0.0527 acres of land, more or less.**

NOTES:

1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing the TxDOT Dallas County Surface Adjustment Factor of 1.000136506.
2. A survey plat of even date accompanies this legal description.

Andrew J. Shafer 1/26/2022
Andrew J. Shafer, R.P.L.S. Date
Texas Registration No. 5017
Halff Associates, Inc.
1201 North Bowser Road
Richardson, Texas 75081
Tel (214) 346-6200
TBPELS Firm No. 10029600



(For SPRG use only)

Reviewed By: G.S.
Date: 2-18-22
SPRG NO.: 5838

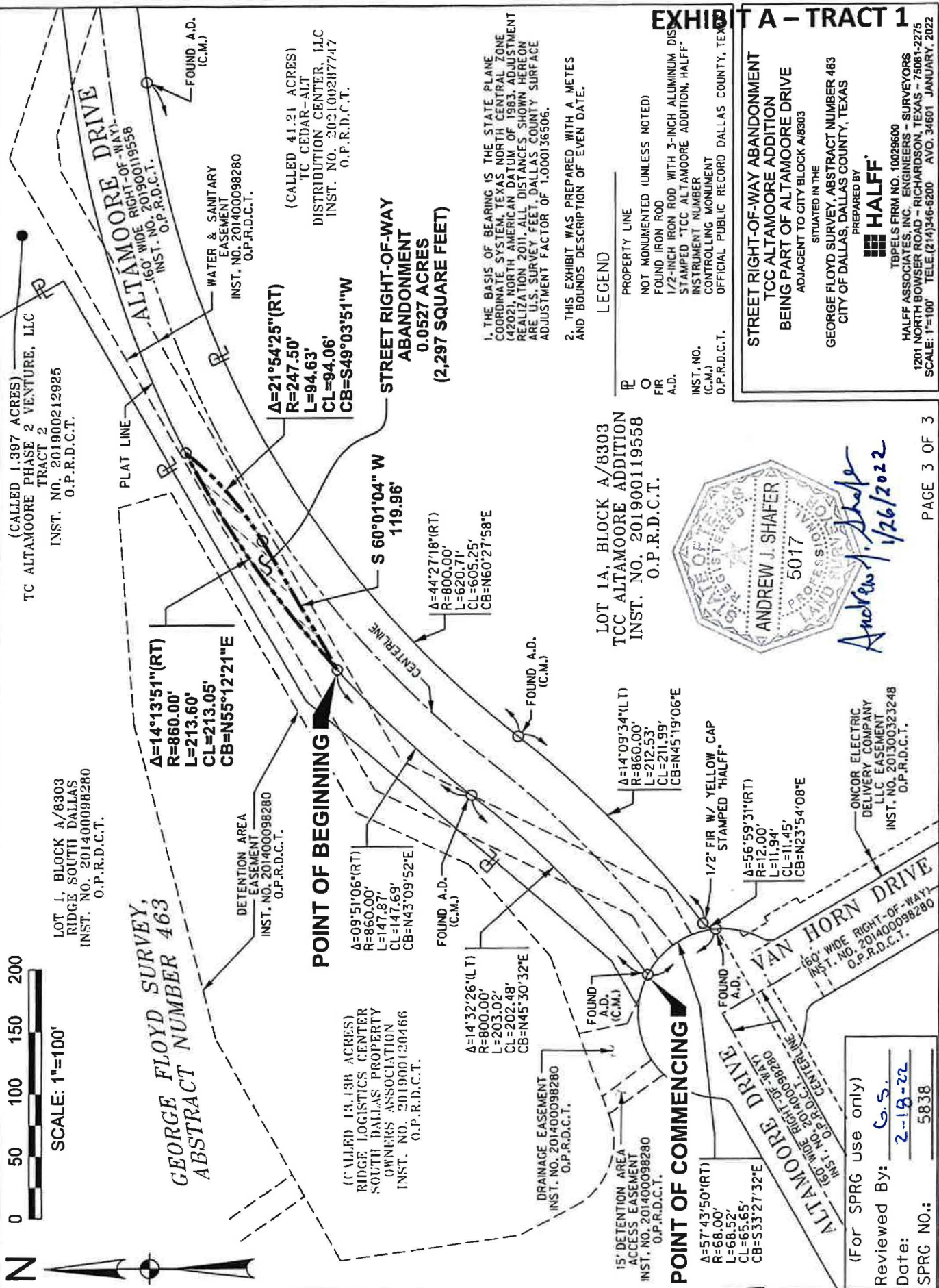


EXHIBIT A – TRACT 1

**STREET RIGHT-OF-WAY ABANDONMENT-
TCC ALTAMORE ADDITION
BEING PART OF ALTAMORE DRIVE**

SITUATED IN THE
ADJACENT TO CITY BLOCK A78303
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY
HALFF

TBPELS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-1200
E: 1"=100' TELE. (214) 346-6200 AVO. 34601 JANUARY, 1991

LOT 1A, BLOCK A/8303
TCC ALTAMORE ADDITION
INST. NO. 201900119558
O.P.R.D.C.T.



Andrew J. Drake
1/26/2022

(For SPRG use only)
Reviewed By: G.S.
Date: 2-18-22
SPRG NO.: 5838

**STREET RIGHT-OF-WAY ABANDONMENT
TCC ALTAMOORE ADDITION
BEING PART OF ALTAMOORE DRIVE
ADJACENT TO CITY BLOCK A/8303
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESCRIPTION of a 900 square foot (0.0207 acres) tract of land situated in the George Floyd Survey, Abstract Number 463, City of Dallas, Dallas County, Texas, and being part of Altamoore Drive (a 60-foot wide right-of-way) dedicated by TCC Altamoore Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201900119558 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch found iron rod with a 3-inch aluminum disc stamped "TCC ALTAMOORE ADDITION, HALFF" (hereinafter referred to as "found A.D.") for the northwest corner of Lot 1A, Block A/8303 of said TCC Altamoore addition and at the intersection of the south right-of-way line of Altamoore Drive and the east right-of-way line of Van Horn Drive (a 60-foot wide right-of-way, dedicated by Instrument Number 201400098280, O.P.R.D.C.T.), and said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 12.00 feet, whose chord bears North 23 degrees 54 minutes 08 seconds East, a distance of 11.45 feet;

THENCE Northeasterly, along the common north line of said Lot 1A and the south right-of-way line of said Altamoore Drive and said curve, through a central angle of 56 degrees 59 minutes 31 seconds, an arc distance of 11.94 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" for the point of reverse curvature of a tangent circular curve to the left, having a radius of 860.00 feet, whose chord bears North 49 degrees 20 minutes 51 seconds East, a distance of 91.54 feet;

THENCE Northeasterly, continuing along said common north and south lines and said curve, through a central angle of 06 degrees 06 minutes 05 seconds, an arc distance of 91.58 feet to a corner (not monumented) for the **POINT OF BEGINNING**, said corner being the point of compound curvature of a circular curve to the left, having a radius of 482.50 feet, whose chord bears North 40 degrees 17 minutes 31 seconds East, a distance of 7.62 feet;

THENCE Northeasterly, departing said common lines, continuing over and across said Altamoore Drive and along said curve, through a central angle of 00 degrees 54 minutes 16 seconds, an arc distance of 7.62 feet to a corner (not monumented);

THENCE North 39 degrees 50 minutes 23 seconds East, continuing over and across said Altamoore Drive, a distance of 152.55 feet to the point of curvature (not monumented) of a non-tangent circular curve to the right, having a radius of 247.50 feet, whose chord bears North 47 degrees 38 minutes 56 seconds East, a distance of 67.26 feet;

(For SPRG use only)

Reviewed By: _____

Date: 2-18-22

SPRG NO.: 5839

EXHIBIT A – TRACT 2

**STREET RIGHT-OF-WAY ABANDONMENT
TCC ALTAMOORE ADDITION
BEING PART OF ALTAMOORE DRIVE
ADJACENT TO CITY BLOCK A/8303
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE Northeasterly, continuing over and across said Altamoore Drive and along said curve, through a central angle of 15 degrees 37 minutes 04 seconds, an arc distance of 67.46 feet to a corner (not monumented) on the north line of the aforementioned Lot 1A and the south right-of-way line of said Altamoore Drive, said corner being the point of curvature of a non-tangent circular curve to the left, having a radius of 800.00 feet, whose chord bears South 42 degrees 02 minutes 32 seconds West, a distance of 106.14 feet, from which a found A.D. bears from a tangent circular curve to the right, having a radius of 800.00 feet, whose chord bears North 64 degrees 16 minutes 11 seconds East, a distance of 505.67 feet, through a central angle of 36 degrees 50 minutes 53 seconds, and an arc distance of 514.49 feet;

THENCE Southwesterly, along the north line of said Lot 1A and the south right-of-way line of said Altamoore Drive and along said curve, through a central angle of 07 degrees 36 minutes 25 seconds, an arc distance of 106.21 feet to a found A.D. for the point of reverse curvature of a tangent circular curve to the right, having a radius of 860.00 feet, whose chord bears South 42 degrees 16 minutes 04 seconds West, a distance of 120.85 feet;

THENCE Southwesterly, continuing along said north and south lines and said curve, through a central angle of 08 degrees 03 minutes 29 seconds, an arc distance of 120.95 feet to the **POINT OF BEGINNING AND CONTAINING** 900 square feet or 0.0207 acres of land, more or less.

(For SPRG use only)

Reviewed By: G.S.

Date: 2-18-22

SPRG NO.: 5839

**STREET RIGHT-OF-WAY ABANDONMENT
TCC ALTAMOORE ADDITION
BEING PART OF ALTAMOORE DRIVE
ADJACENT TO CITY BLOCK A/8303
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

NOTES:

1. 1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing the TxDOT Dallas County Surface Adjustment Factor of 1.000136506.
2. A survey plat of even date accompanies this legal description.

Andrew J. Shafer 2/8/2022
Andrew J. Shafer, R.P.L.S. Date
Texas Registration No. 5017
Halff Associates, Inc.
1201 North Bowser Road
Richardson, Texas 75081
Tel (214) 346-6200
TBPELS Firm No. 10029600



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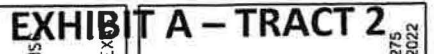


EXHIBIT A – TRACT 3

**STREET RIGHT-OF-WAY ABANDONMENT
TCC ALTAMOORE ADDITION
BEING PART OF ALTAMOORE DRIVE
ADJACENT TO CITY BLOCK A/8303
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESCRIPTION of a 67,427 square foot (1.55 acres) tract of land situated in the George Floyd Survey, Abstract Number 463, City of Dallas, Dallas County, Texas, and being part of Altamoore Drive (a 60-foot wide right-of-way) dedicated by TCC Altamoore Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201900119558 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of a called 13.438 acre tract of land described in Quit Claim Deed to Ridge Logistics Center South Dallas Property Owners Association, as recorded in Instrument Number 201900120466, O.P.R.D.C.T., said point being the intersection of the south right-of-way line of Cedardale Road (a variable width right-of-way, dedicated by Volume 2417, Page 319 of the Deed Records of Dallas County, Texas) with the northwesterly right-of-way line of said Altamoore Drive;

THENCE North 87 degrees 11 minutes 35 seconds East, along the north terminus of said Altamoore Drive and the south right-of-way line of said Cedardale Road, a distance of 60.08 feet to a found mag nail with a washer stamped "TCC ALTAMOORE - HALFF" for the most northerly northwest corner of Lot 1A, Block A/8303 of said TCC Altamoore Addition, said point being the point of curvature of a non-tangent circular curve to the right, having a radius of 430.00 feet, whose chord bears South 41 degrees 17 minutes 23 seconds West, a distance of 568.77 feet;

THENCE departing said south right-of-way line of Cedardale Road, and along the common southeasterly right-of-way line of said Altamoore Drive and the northerly line of said Lot 1A, the following bearings and distances:

Southwesterly, along said curve, through a central angle of 82 degrees 48 minutes 29 seconds, an arc distance of 621.47 feet to a 1/2-inch found iron rod with 3-inch aluminum disc stamped "TCC ALTAMOORE ADDITION, HALFF" (hereinafter referred to as "found A.D.") for corner;

South 82 degrees 41 minutes 37 seconds West, a distance of 408.23 feet to a found A.D. for the point of curvature of a tangent circular curve to the left, having a radius of 800.00 feet, whose chord bears South 75 degrees 07 minutes 17 seconds West, a distance of 210.84 feet;

Southwesterly, along said curve, through a central angle of 15 degrees 08 minutes 41 seconds, an arc distance of 211.46 feet to a corner (not monumented);

(For SPRG use only)

Reviewed By: G.S.

Date: 2-18-22

SPRG NO.: 5840

EXHIBIT A – TRACT 3

**STREET RIGHT-OF-WAY ABANDONMENT
TCC ALTAMOORE ADDITION
BEING PART OF ALTAMOORE DRIVE
ADJACENT TO CITY BLOCK A/8303
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE North 53 degrees 50 minutes 38 seconds East, departing said common line, and over and across said Altamooore Drive, a distance of 108.22 feet to a corner (not monumented);

THENCE North 07 degrees 38 minutes 14 seconds West, continuing over and across said Altamooore Drive, a distance of 27.93 feet to a corner (not monumented) on the north right-of-way line of said Altamooore Drive and the south line of a called 1.397 acre tract of land described as "Tract 2" in TC Altamooore Phase 2 Venture, LLC, as recorded in Instrument Number 201900212925, O.P.R.D.C.T., said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 860.00 feet, whose chord bears North 78 degrees 52 minutes 19 seconds East, a distance of 114.64 feet;

THENCE along the north right-of-way line of said Altamooore Drive, the following bearings and distances:

Easterly, along the south line of said 1.397 acre tract and said curve, through a central angle of 07 degrees 38 minutes 35 seconds, an arc distance of 114.72 feet to a found A.D. for corner;

North 82 degrees 41 minutes 37 seconds East, continuing along the south line of said 1.397 acre tract, passing at a distance of 229.04 feet the east corner of said 1.397 acre tract and a south corner of the aforementioned 13.438 acre tract, and continuing along the south line of said 13.438 acre tract, in all a total distance of 408.23 feet to the point of curvature (not monumented) of a tangent circular curve to the left, having a radius of 370.00 feet, whose chord bears North 41 degrees 30 minutes 29 seconds East, a distance of 487.29 feet;

Northeasterly, continuing along the south line of said 13.438 acre tract and said curve, through a central angle of 82 degrees 22 minutes 15 seconds, an arc distance of 531.93 feet to the **POINT OF BEGINNING AND CONTAINING 67,427 square feet or 1.55 acres of land, more or less.**

(For SPRG use only)

Reviewed By: G. S.

Date: 2-18-22

SPRG NO.: 5840

STREET RIGHT-OF-WAY ABANDONMENT
TCC ALTAMOORE ADDITION
BEING PART OF ALTAMOORE DRIVE
ADJACENT TO CITY BLOCK A/8303
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS

NOTES:

1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing the TxDOT Dallas County Surface Adjustment Factor of 1.000136506.
2. A survey plat of even date accompanies this legal description.

Andrew J. Shafer 1/26/2022
Andrew J. Shafer, R.P.L.S. Date
Texas Registration No. 5017
Halff Associates, Inc.
1201 North Bowser Road
Richardson, Texas 75081
Tel (214) 346-6200
TBPELS Firm No. 10029600



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Reviewed By: G.S.

Date: 2-18-22

SPRG NO.: 5840

CEDARDALE ROAD

COUNTY OF DALLAS
TRACT 2
VOL. 2676, PG. 61
D.R.D.C.T.

N 87°11'35" E
60.08'

COUNTY OF DALLAS
VOL. 2417, PG. 319
D.R.D.C.T.

0 50 100 150 200

SCALE: 1"=100'

POINT OF BEGINNING

**GEORGE FLOYD SURVEY,
ABSTRACT NUMBER 463**

(CALLED 8.564H ACRES)
PAUL LAWRENCE KEETON
INST. NO. 202100242133
O.P.R.D.C.T.

(CALLED 1.397 ACRES)
TC ALTAMOOORE PHASE 2 VENTURE, LLC
TRACT 2
INST. NO. 201900212925
O.P.R.D.C.T.

LOT 1, BLOCK A/B303
RIDGE SOUTH DALLAS
INST. NO. 201400098280
O.P.R.D.C.T.

FLOODWAY EASEMENT
INST. NO. 201400098280
O.P.R.D.C.T.

20' NATURAL DRAINAGE
CHANNEL EASEMENT
INST. NO. 201400098280
O.P.R.D.C.T.

(CALLED 13.438 ACRES)
RIDGE LOGISTICS CENTER
SOUTH DALLAS PROPERTY
OWNERS ASSOCIATION
INST. NO. 201900120466
O.P.R.D.C.T.

Δ=82°22'15"(LT)
R=370.00'
L=531.93'
CL=487.29'
CB=N41°30'29"E

Δ=82°48'29"(RT)
R=430.00'
L=621.47'
CL=568.77'
CB=S41°17'23"W

**STREET
RIGHT-OF-WAY
ABANDONMENT
1.55 ACRES
(67,427 SQUARE FEET)**

ALTAMOOORE DRIVE

N 82°41'37" E
408.23'

160' WIDE RIGHT-OF-WAY
INST. NO. 201900119558
O.P.R.D.C.T.

S 82°41'37" W
408.23'

LOT 1A, BLOCK A/B303
TCC ALTAMOOORE ADDITION
INST. NO. 201900119558
O.P.R.D.C.T.

WATER & SANITARY
EASEMENT
INST. NO. 201400098280
O.P.R.D.C.T.

(CALLED 41.21 ACRES)
TC CEDAR-ALT
DISTRIBUTION CENTER, LLC
INST. NO. 202100287717
O.P.R.D.C.T.

WASTEWATER EASEMENT
INST. NO. 201900287022
O.P.R.D.C.T.

APPROXIMATE CENTERLINE OF
TEXAS POWER & LIGHT CO.
EASEMENT
VOL. 2539, PG. 234
D.R.D.C.T.

1. THE BASIS OF BEARING IS THE STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE
(4202), NORTH AMERICAN DATUM OF 1983. ADJUSTMENT
REALIZATION 2011. ALL DISTANCES SHOWN HEREON
ARE U.S. SURVEY FEET. DALLAS COUNTY SURFACE
ADJUSTMENT FACTOR OF 1.000136506.

2. THIS EXHIBIT WAS PREPARED WITH A METES
AND BOUNDS DESCRIPTION OF EVEN DATE.

PAGE 4 OF 5

(For SPRG use only)

Reviewed By: C.S.
Date: 2-18-22
SPRG NO.: 5840

EXHIBIT A - TRACT 3

**STREET RIGHT-OF-WAY ABANDONMENT
TCC ALTAMOOORE ADDITION
BEING PART OF ALTAMOOORE DRIVE
ADJACENT TO CITY BLOCK A/B303**

SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY
HALFF

TBPELS FIRM NO. 10029600

HALFF ASSOCIATES, INC. - ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=100' TELE: (214) 346-6200 AVO. 34601 JANUARY, 2022

LEGEND

PROPERTY LINE

NOT MONUMENTED (UNLESS NOTED)

FOUND IRON ROD
1/2-INCH IRON ROD WITH 3-INCH ALUMINUM DISC
STAMPED "TCC ALTAMOOORE ADDITION, HALFF"

VOLUME, PAGE

INSTRUMENT NUMBER

CONTROLLING MONUMENT

DEED RECORDS DALLAS COUNTY, TEXAS

OFFICIAL PUBLIC RECORD DALLAS COUNTY, TEXAS

PC

FO

FI

AD

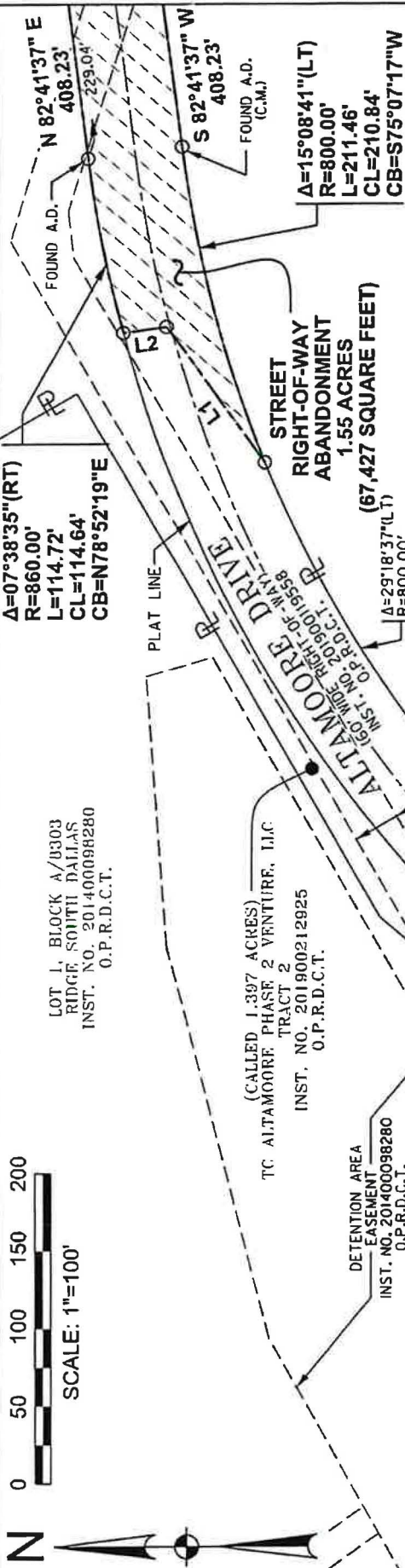
VOL., PG.

INST. NO.

(C.M.)

D.R.D.C.T.

O.P.R.D.C.T.



(For SPRC use only)

Reviewed By: C.S.

Date: 2-13-20

SPRC NO.: 5840

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N53°50'38"E	108.22'
L2	N07°38'14"W	27.93'

LEGEND

PROPERTY LINE
NOT MONUMENTED (UNLESS NOTED)
FOUND IRON ROD
1/2-INCH IRON ROD WITH 3-INCH ALUMINUM DISC
STAMPED "TCC ALTA MOORE ADDITION, HALFF"
VOLUME PAGE
INSTRUMENT NUMBER
CONTROLLING MONUMENT
DEED RECORDS DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORD DALLAS COUNTY, TEXAS

TRACT A - TRACT 3

**STREET RIGHT-OF-WAY ABANDONMENT
TCC ALTAMOORE ADDITION
BEING PART OF ALTAMOORE DRIVE
ADJACENT TO CITY BLOCK A/B303**

GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS

TPBELS FIRM NO. 10029600
 HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
 1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
 SCALE: 1"=100' TELE.(214)348-6200 AVO. 34601 JANUARY, 2022

PAGE 5 OF 5