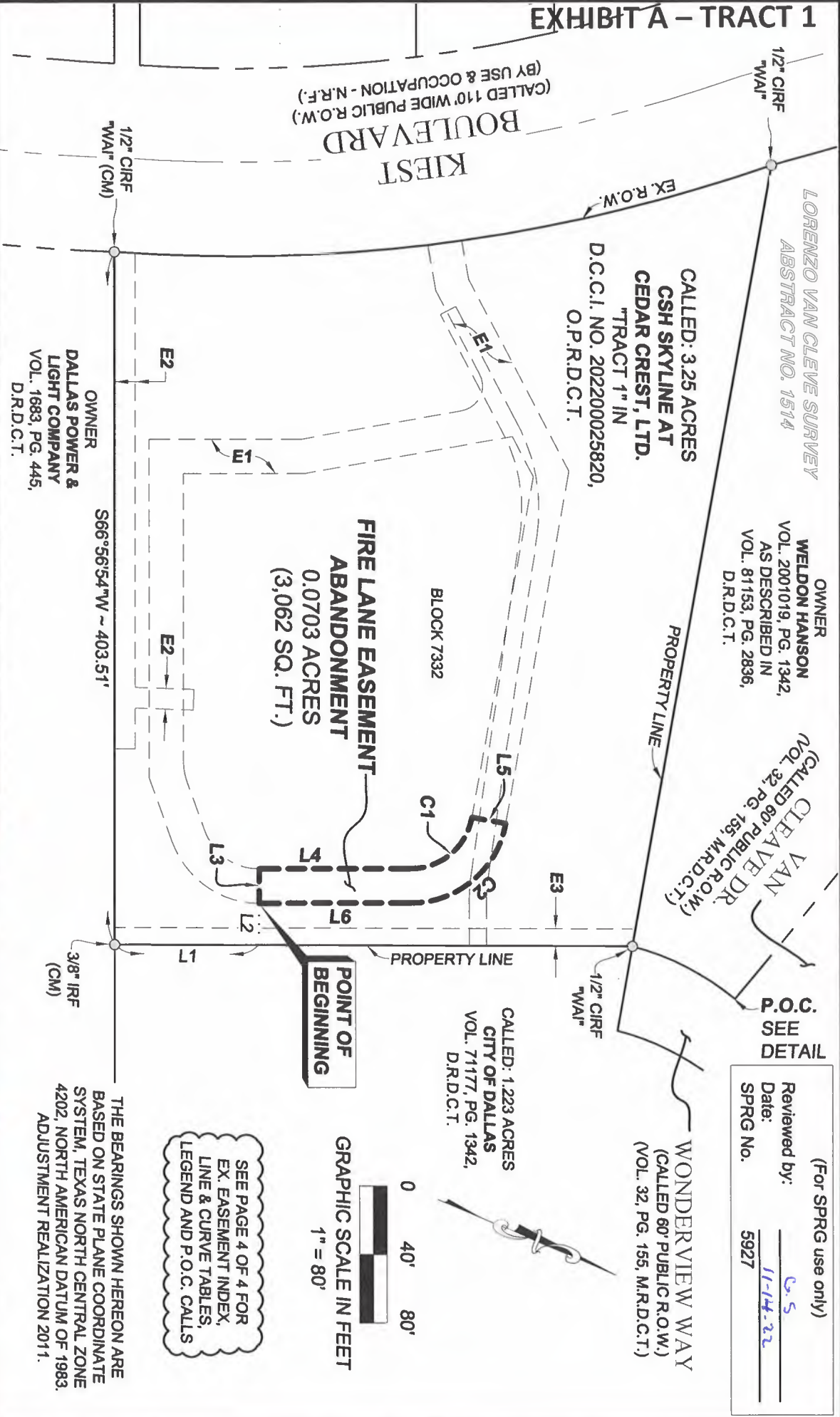


EXHIBIT A - TRACT 1



(For SPRG use only)

Reviewed by: CS

Date: 11-14-22

SPRG No. 5927

FIRE LANE EASEMENT ABANDONMENT
CALLED 3.25 ACRES IN CITY OF DALLAS BLOCK NO. 7332
LORENZO VAN CLEAVE SURVEY ABSTRACT NO. 1514,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CSH SKYLINE AT CEDAR CREST, LTD.
21143 NORTH LOT ABANDONMENT.dwg

PROPERTY ACREAGE: CALLED: 3.25 ACRES (DEED)
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

SKYLINE ~ PG. 3 OF 4



EXHIBIT A - TRACT 1

E1
EX. FIRE LANE EASEMENT
TO THE CITY OF DALLAS
"TRACT NO. 2" IN
VOL. 68233, PG. 293,
D.R.D.C.T.

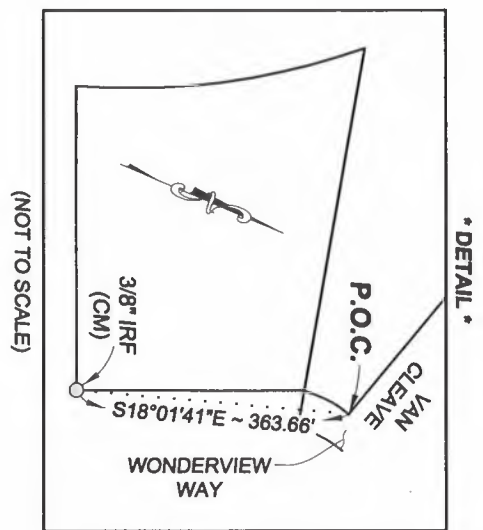
E3
EX. 10' SANITARY SEWER ESMT.
TO THE CITY OF DALLAS
"STRIP NO. 4" IN
VOL. 68215, PG. 976,
D.R.D.C.T.

E2
EX. 12' ESMT. & R.O.W. TO
DALLAS POWER & LIGHT CO.
"PART 1" IN
VOL. 690962, PG. 83,
D.R.D.C.T.

E4
EX. 10' SANITARY SEWER ESMT.
TO THE CITY OF DALLAS
"STRIP NO. 1" IN
VOL. 68215, PG. 976,
D.R.D.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N22°50'14"W	84.12'
L2	S67°09'46"W	24.43'
L3	S66°56'54"W	20.00'
L4	N23°03'06"W	88.64'
L5	N12°40'14"W	20.00'
L6	S23°03'06"E	88.66'

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA°	CH. BEARING	CH. LENGTH
C1	36.36'	50.56'	79°40'00"	N62°53'06"W	46.58'
C2	56.34'	78.34'	79°40'00"	S62°53'06"E	72.18'



(For SPRG use only)

Reviewed by: C.S.
Date: 11-14-22
SPRG No. 5927

- * LEGEND *
- CIRF IRON ROD WITH CAP FOUND
 - IRF IRON ROD FOUND
 - (CM) CONTROLLING MONUMENT
 - VOL. VOLUME
 - PG. PAGE
 - D.C.C.I. NO. DALLAS COUNTY CLERKS INSTRUMENT NUMBER
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - ESMT. EASEMENT
 - E9 EASEMENT INDEX REFERENCE
 - EX. EXISTING
 - N.R.F. NO DEED OF RECORD FOUND
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - R.O.W. RIGHT-OF-WAY
 - SQ. FT. SQUARE FOOT/FEET

THE BEARINGS SHOWN HEREON ARE
BASED ON STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE
4202, NORTH AMERICAN DATUM OF 1983.
ADJUSTMENT REALIZATION 2011.

FIRE LANE EASEMENT ABANDONMENT
CALLED 3.25 ACRES IN CITY OF DALLAS BLOCK NO. 7332
LORENZO VAN CLEAVE SURVEY ABSTRACT NO. 1514,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CSH SKYLINE AT CEDAR CREST, LTD. PROPERTY ACREAGE: CALLED: 3.25 ACRES (DEED)
21143 NORTH LOT ABANDONMENT.dwg DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 686-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



**FIRE LANE EASEMENT ABANDONMENT
CALLED 3.25 ACRES IN CITY OF DALLAS BLOCK NO. 7332
LORENZO VAN CLEAVE SURVEY, ABSTRACT NO. 1514
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT A – TRACT 2

BEING a 0.3836 acre (16,708 square feet) tract of land located in the Lorenzo Van Cleave Survey, Abstract No. 1514, City of Dallas Block No. 7332, City of Dallas, Dallas County, Texas, said 0.3836 acre tract of land being a portion of a called 3.25 acre tract of land described as "Tract 1", conveyed to **CSH SKYLINE AT CEDAR CREST, LTD.**, by Special Warranty Deed thereof filed for record in Dallas County Clerk's Instrument No. 202200025820, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 0.3836 acre tract of land being a portion of an existing Fire Lane Easement described as "Tract No. 2", conveyed to the City of Dallas, by deed thereof filed for record in Volume 68233, Page 293, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 0.3836 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southwesterly end of a transitional curve located at the intersection of the south right-of-way line of Van Cleave Drive (being a 60 feet wide public right-of-way as dedicated by the plat thereof filed for record in Volume 32, Page 155, Map Records, Dallas, County, Texas) with the east right-of-way line of Kiest Boulevard (being a called 110 feet wide public right-of-way, by use and occupation, no records found) same being a northwest property corner of that certain tract of land conveyed to Weldon Hanson, by quitclaim deed thereof filed for record in Volume 2001019, Page 1342, D.R.D.C.T., said commencing point also being at the beginning of a non-tangent curve to the left having a radius of 1,700.31 feet;

THENCE along the westerly property line of the said Hanson tract, same being the said east right-of-way line, with said curve to the left, an arc length of 229.15 feet, through a central angle of 07°43'19", and across a chord which bears South 34°43'57" East, a chord length of 228.98 feet;

THENCE South 38°35'26" East, continuing along the said property line and the said right-of-way line, a distance of 10.23 feet to a 1/2 inch iron rod with a cap stamped "WAI" found (Controlling Monument) at the northwest property corner of the said 3.25 acre tract, and being at the beginning of a non-tangent curve to the left having a radius of 948.39 feet;

THENCE along the west property line of the said 3.25 acre tract and continuing along the said east right-of-way line, an arc length of 186.76 feet, through a central angle of 11°16'59", and across a chord which bears South 36°39'11" East, a chord length of 186.46 feet to the intersection of the said property line and the said right-of-way line with an exterior line of aforementioned existing Fire Lane Easement, and being at the **POINT OF BEGINNING** of the herein described tract of land;

THENCE departing the said property line and the said right-of-way line, over and across the said 3.25 acre tract, and along the exterior lines of the said existing easement the following courses and distances:

North 56°56'54" East, a distance of 23.08 feet;

North 39°20'34" East, a distance of 126.29 feet;

North 77°16'54" East, a distance of 208.31 feet;

THENCE South 12°40'14" East, continuing over and across the said 3.25 acre tract, departing the said existing easement line, a distance of 20.00 feet to a interior line of the said existing easement;

THENCE continuing over and across the said 3.25 acre tract, and along the interior lines of the said existing easement the following courses and distances;

South 77°16'54" West, a distance of 201.42 feet;

South 39°20'34" West, a distance of 26.48 feet;

South 33°03'06" East, a distance of 123.18 feet;

South 23°03'06" East, a distance of 71.17 feet;

North 66°56'54" East, a distance of 167.61 feet to the beginning of a tangent curve to the left having a radius of 34.00 feet;

With said curve to the left, an arc length of 11.71 feet, through a central angle of 19°44'00", and across a chord which bears North 57°04'54" East, a chord length 11.65 feet;

(For SPRG use only)

Reviewed by: _____

Date: _____

SPRG No. _____

C.S.

11-14-22

5928

**FIRE LANE EASEMENT ABANDONMENT
CALLED 3.25 ACRES IN CITY OF DALLAS BLOCK NO. 7332
LORENZO VAN CLEAVE SURVEY, ABSTRACT NO. 1514
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT A – TRACT 2

North 47°12'54" East, a distance of 30.23 feet to the beginning of a tangent curve to the left having a radius of 34.00 feet;

With said curve to the left, an arc length of 41.70 feet, through a central angle of 70°16'00", and across a chord which bears North 12°04'54" East, a chord length of 39.13 feet;

THENCE North 66°56'54" East, continuing over and across the said 3.25 acre tract, departing the said interior easement line, a distance of 20.00 feet to a point for corner on the exterior line of the said existing easement, and being at the beginning of a non-tangent curve to the right having a radius of 54.00 feet;

THENCE continuing over and across the said 3.25 acre tract, and along the exterior lines of the said existing Fire Lane Easement the following courses and distances:

With said curve to the right, an arc length of 66.22 feet, through a central angle of 70°16'00", and across a chord which bears South 12°04'54" West, a chord length of 62.15 feet;

South 47°12'54" West, a distance of 39.62 feet;

South 66°56'54" West, a distance of 197.00 feet;

North 23°03'06" West, a distance of 89.42 feet;

North 33°03'06" West, a distance of 95.11 feet to the beginning of a tangent curve to the left having a radius of 14.64 feet;

Along said curve to the left, an arc length of 27.49 feet, through a central angle of 107°35'40", and across a chord which bears North 86°50'56" West, a chord length of 23.63 feet;

South 39°20'44" West, a distance of 55.09 feet;

South 56°56'54" West, a distance of 27.06 feet to the the aforementioned west property line of the said 3.25 acre tract, same being the aforementioned east right-of-way line of Kiest Boulevard, from which a 1/2 inch iron rod with a cap stamped "WAI" found (Controlling Monument) at the southwest property corner of the said 3.25 acre tract bears South 24°15'23" East (Chord Bearing) a distance of 183.33 feet (Chord Length), and being at the beginning of a non-tangent curve to the left having a radius of 948.39 feet;

THENCE along the said property line and the said right-of-way line, with said curve to the left, an arc length of 20.00 feet, through a central angle of 01°12'30", and across a chord which bears North 30°24'26" West, a chord length of 20.00 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.3836 acre (16,708 square feet)** of land, more or less.

The bearings recited hereinabove are based on State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the tract described herein.


Eric S. Spooner, RPLS
Spooners & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

10.27.22
Date



(For SPRG use only)

Reviewed by: C.S.
Date: 11-14-22
SPRG No. 5928

EXHIBIT A - TRACT 2

POINT OF COMMENCING
SEE DETAIL

OWNER
WELDON HANSON
VOL. 2001019, PG. 1342,
AS DESCRIBED IN
VOL. 81153, PG. 2836,
D.R.D.C.T.

CLEAVE DR.
(CALLED 60' PUBLIC R.O.W.)
VOL. 32, PG. 155, M.R.D.C.T.)

WONDERVIEW WAY
(CALLED 60' PUBLIC R.O.W.)
VOL. 32, PG. 155, M.R.D.C.T.)

CALLLED: 3.25 ACRES
CSH SKYLINE AT
CEDAR CREST, LTD.
"TRACT 1" IN
D.C.C.I. NO. 202200025820,
O.P.R.D.C.T.

(CALLED 110' WIDE PUBLIC R.O.W.)
(BY USE & OCCUPATION - N.R.F.)

KIEST BOULEVARD

POINT OF BEGINNING

EX-
R.O.W.
1/2" CIRF
"WAI" (CM)

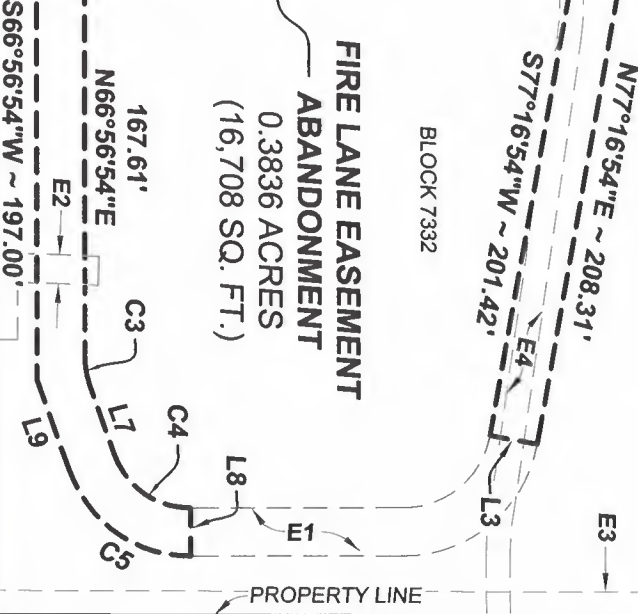
LORENZO VAN CLEVE SURVEY
ABSTRACT NO. 1514

OWNER
DALLAS POWER & LIGHT COMPANY
VOL. 1683, PG. 445,
D.R.D.C.T.

CALLLED: 1.223 ACRES
CITY OF DALLAS
VOL. 71177, PG. 1342,
D.R.D.C.T.

BLOCK 7332

FIRE LANE EASEMENT ABANDONMENT
0.3836 ACRES
(16,708 SQ. FT.)



GRAPHIC SCALE IN FEET
0 40' 80'
1" = 80'

SEE PAGE 4 OF 4 FOR
EX. EASEMENT INDEX,
LINE & CURVE TABLES,
LEGEND AND P.O.C. CALLS

THE BEARINGS SHOWN HEREON ARE
BASED ON STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE
4202, NORTH AMERICAN DATUM OF 1983.
ADJUSTMENT REALIZATION 2011.

FIRE LANE EASEMENT ABANDONMENT
CALLLED 3.25 ACRES IN CITY OF DALLAS BLOCK NO. 7332
LORENZO VAN CLEAVE SURVEY ABSTRACT NO. 1514,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CSH SKYLINE AT CEDAR CREST, LTD.
21143 NORTH LOT ABANDONMENT.dwg

PROPERTY ACREAGE: CALLLED: 3.25 ACRES (DEED)
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER

SKYLINE ~ PG. 3 OF 4



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



(For SPRG use only)
Reviewed by: C.S.
Date: 11-14-22
SPRG No. 5928

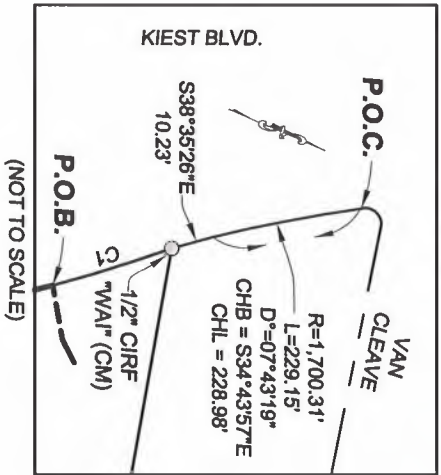
TRACT 2
E1
EX. FIRE LANE EASEMENT
TO THE CITY OF DALLAS
"TRACT NO. 2" IN
VOL. 68233, PG. 293,
D.R.D.C.T.

E3
EX. 10' SANITARY SEWER ESMT.
TO THE CITY OF DALLAS
"STRIP NO. 4" IN
VOL. 68215, PG. 976,
D.R.D.C.T.

E2
EX. 12' ESMT. & R.O.W. TO
DALLAS POWER & LIGHT CO.
"PART 1" IN
VOL. 690962, PG. 83,
D.R.D.C.T.

E4
EX. 10' SANITARY SEWER ESMT.
TO THE CITY OF DALLAS
"STRIP NO. 1" IN
VOL. 68215, PG. 976,
D.R.D.C.T.

EXHIBIT A -



LINE TABLE	
NO.	DIRECTION
L1	N56°56'54"E
L2	N39°20'34"E
L3	S12°40'14"E
L4	S39°20'34"W
L5	S33°03'06"E
L6	S23°03'06"E
L7	N47°12'54"E
L8	N66°56'54"E
L9	S47°12'54"W
L10	N23°03'06"W
L11	N33°03'06"W
L12	S39°20'44"W
L13	S56°56'54"W

CURVE				
NO.	RADIUS	LENGTH	DELTA°	CH. BEARING
C1	948.39'	186.76'	11°16'59"	S36°39'11"E
C2	948.39'	20.00'	01°12'30"	N30°24'26"W
C3	34.00'	11.71'	19°44'00"	N57°04'54"E
C4	34.00'	41.70'	70°16'00"	N12°04'54"E
C5	54.00'	66.22'	70°16'00"	S12°04'54"W
C6	14.64'	27.49'	107°35'40"	N86°50'56"W

(For SPRG use only)

Reviewed by: C.S.

Date: 11-14-12

SPRG No. 5928

*** LEGEND ***

- CIRF IRF (CM) VOL. PG. D.C.I. NO. D.R.D.C.T. M.R.D.C.T. O.P.R.D.C.T. ESMT. E9 EX. N.R.F. P.O.B. P.O.C. R.O.W. SQ. FT.
- IRON ROD WITH CAP FOUND
- IRON ROD FOUND
- CONTROLLING MONUMENT
- VOLUME
- PAGE
- DALLAS COUNTY CLERKS
- INSTRUMENT NUMBER
- DEED RECORDS, DALLAS
- COUNTY, TEXAS
- MAP RECORDS, DALLAS
- COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- EASEMENT
- EASEMENT INDEX REFERENCE
- EXISTING
- NO DEED OF RECORD FOUND
- POINT OF BEGINNING
- POINT OF COMMENCING
- RIGHT-OF-WAY
- SQUARE FOOT/FEET

THE BEARINGS SHOWN HEREON ARE
BASED ON STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE
4202, NORTH AMERICAN DATUM OF 1983.
ADJUSTMENT REALIZATION 2011.

FIRE LANE EASEMENT ABANDONMENT
CALLED 3.25 ACRES IN CITY OF DALLAS BLOCK NO. 7332
LORENZO VAN CLEAVE SURVEY ABSTRACT NO. 1514,
CITY OF DALLAS, DALLAS COUNTY, TEXAS



REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



SANITARY SEWER EASEMENT ABANDONMENT **EXHIBIT A – TRACT 3**
CALLED 3.25 ACRES IN CITY OF DALLAS BLOCK NO. 7332
LORENZO VAN CLEAVE SURVEY, ABSTRACT NO. 1514
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.1553 acre (6,764 square feet) tract of land located in the Lorenzo Van Cleave Survey, Abstract No. 1514, City of Dallas Block No. 7332, City of Dallas, Dallas County, Texas, said 0.1553 acre tract of land being a portion of a called 3.25 acre tract of land described as "Tract 1", conveyed to **CSH SKYLINE AT CEDAR CREST, LTD.**, by Special Warranty Deed thereof filed for record in Dallas County Clerk's Instrument No. 202200025820, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 0.1553 acre tract of land also being all of an existing 10 feet wide Sanitary Sewer Easement described as "Strip No. 1" and "Strip No. 4", conveyed to the City of Dallas, by deed thereof filed for record in Volume 68215, Page 976, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 0.1553 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the south right-of-way line of Van Cleave Drive with the west right-of-way line of Wonderview Way (both being 60 feet wide public right-of-ways dedicated by the plat thereof filed for record in Volume 32, Page 155, Map Records, Dallas County, Texas);

THENCE South 18°01'41" East, a distance of 363.66 feet to a 3/8 inch iron rod found (Controlling Monument) at the southeast property corner of the said 3.25 acre tract, same being at a southwest property corner of a called 1.223 acre tract of land conveyed to the City of Dallas, by deed thereof filed for record in Volume 71177, Page 1342, D.R.D.C.T., said iron rod found also being on the north property line of that certain tract of land conveyed to Dallas Power and Light Company, by deed thereof filed for record in Volume 1683, Page 445, D.R.D.C.T., and being at the **POINT OF BEGINNING** of the herein described tract of land;

THENCE South 66°56'54" West, along the south property line of the said 3.25 acre tract and along the said north property line of the Dallas Power and Light Company tract, a distance of 10.00 feet to the intersection of the said property lines with the west line of the said "Strip No. 4", from which a 1/2 inch iron rod found (Controlling Monument) at the southwest property corner of the said 3.25 acre tract bears South 66°56'54" West, a distance of 393.51 feet;

THENCE North 22°50'14" West, departing the said property lines, over and across the said 3.25 acre tract, and along the said west line of "Strip No. 4", a distance of 206.99 feet to the intersection of the said west line with the south line of the aforesaid "Strip No. 1";

THENCE continuing over and across the said 3.25 acre tract, and along the southerly, westerly, and northerly lines of the said "Strip No. 1" the following courses and distances:

South 66°53'22" West, a distance of 16.18 feet to the beginning of a tangent curve to the right having a radius of 105.00 feet;

With said curve to the right, an arc length of 18.85 feet, through a central angle of 10°17'06", and across a chord which bears South 72°01'55" West, a chord length of 18.82 feet;

South 75°13'22" West, a distance of 197.41 feet to the beginning of a tangent curve to the left having a radius of 95.00 feet;

With said curve to the left, an arc length of 62.97 feet, through a central angle of 37°58'47", and across a chord which bears South 56°13'58" West, a chord length of 61.83 feet;

South 39°17'42" West, a distance of 75.09 feet;

North 50°42'18" West, a distance of 10.00 feet;

North 39°17'42" East, a distance of 74.91 feet to the beginning of a non-tangent curve to the right having a radius of 105.00 feet;

With said curve to the right, an arc length of 69.42 feet, through a central angle of 37°52'46", and across a chord which bears North 56°16'59" East, a chord length of 68.16 feet;

(For SPRG use only)

Reviewed by:	<u>G.S.</u>
Date:	<u>11-14-22</u>
SPRG No.	<u>5926</u>

EXHIBIT A – TRACT 3

**SANITARY SEWER EASEMENT ABANDONMENT
CALLED 3.25 ACRES IN CITY OF DALLAS BLOCK NO. 7332
LORENZO VAN CLEAVE SURVEY, ABSTRACT NO. 1514
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

North 75°13'22" East, a distance of 197.59 feet to the beginning of a non-tangent curve to the left having a radius of 95.00 feet;

With said curve to the left, an arc length of 17.22 feet, through a central angle of 10°23'07", and across a chord which bears North 72°04'56" East, a chord length of 17.20 feet;

North 66°53'22" East, a distance of 16.22 feet to the intersection of the said northerly line of "Strip No. 1" with the west line of the said "Strip No. 4";

THENCE North 22°50'14" West, continuing over and across the said 3.25 acre tract and along the said west line of "Strip No. 4", a distance of 87.37 feet to the north property line of the said 3.25 acre tract, same being the south property line of that certain tract of land conveyed to Weldon Hanson, by deed thereof filed for record in Volume 2001019, Page 1342, D.R.D.C.T., as described in Volume 81153, Page 2836, D.R.D.C.T., from which a 1/2 inch iron rod with a cap stamped "WAI" found at the northwest property corner of the said 3.25 acre tract, same being the southwest property corner of the said Hanson tract bears South 77°08'34" West, a distance of 452.05 feet;

THENCE North 77°08'34" East, along the said property lines, a distance of 10.15 feet to a 1/2 inch iron rod with a cap stamped "WAI" found at the northeast property corner of the said 3.25 acre tract, same being the southeast property corner of the said Hanson tract, and being at a northwest property corner of the aforementioned 1.223 acre tract;

THENCE South 22°50'14" East, along the east property line of the said 3.25 acre tract and along the west property line of the said 1.223 acre tract, a distance of 302.56 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1553 acres (6,764 square feet)** of land, more or less.

The bearings recited hereinabove are based on State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the tract described herein.



Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

10-27-22

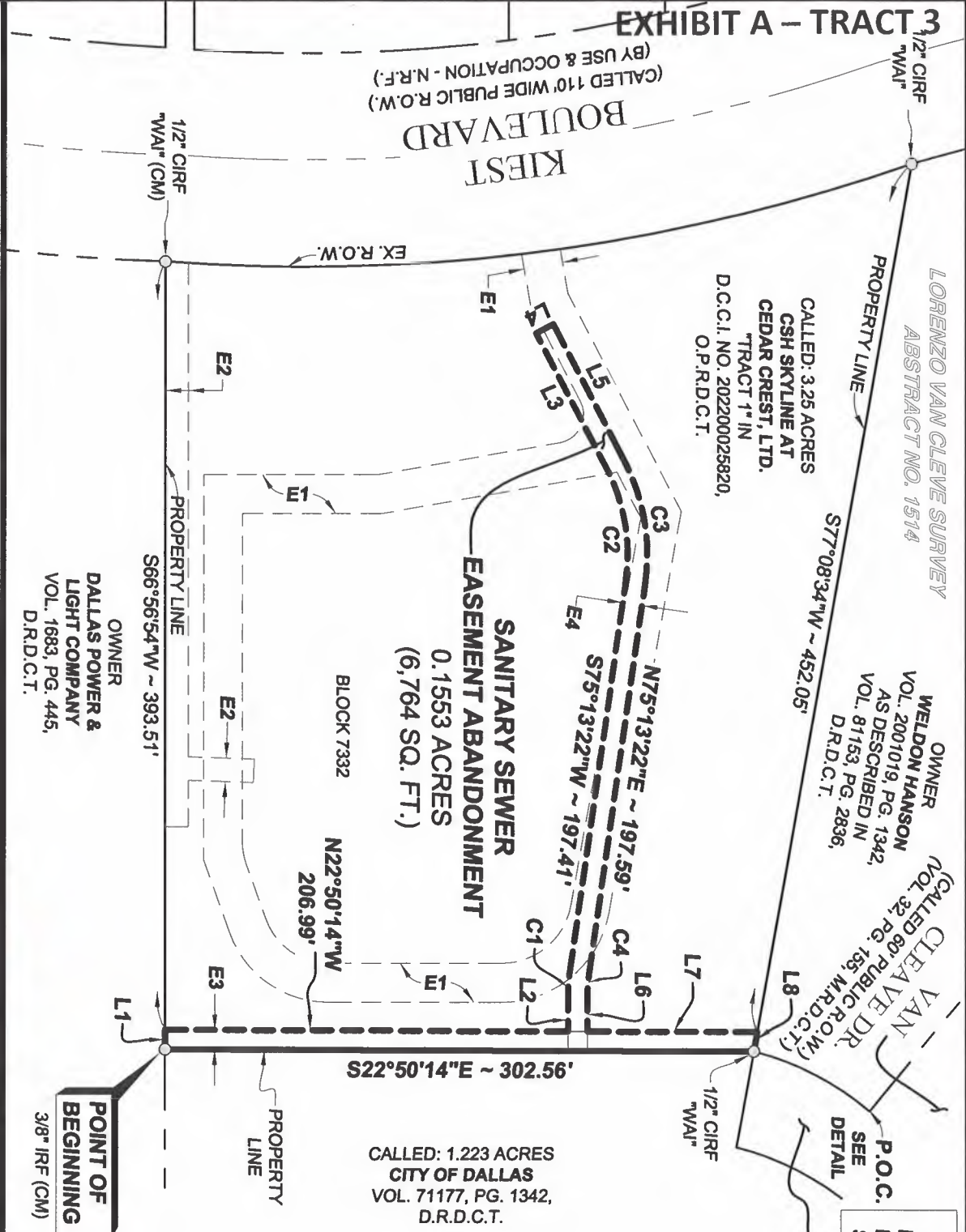
Date



(For SPRG use only)

Reviewed by: C.S.
Date: 11-14-22
SPRG No. 5926

EXHIBIT A - TRACT 3



(For SPRG use only)

Reviewed by: G.S.

Date: 11-14-22

SPRG No. 5926

GRAPHIC SCALE IN FEET

1" = 80'

SEE PAGE 4 OF 4 FOR EX. EASEMENT INDEX, LINE & CURVE TABLES, LEGEND AND P.O.C. CALLS

THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

SANITARY SEWER EASEMENT ABANDONMENT

CALLED 3.25 ACRES IN CITY OF DALLAS BLOCK NO. 7332

LORENZO VAN CLEAVE SURVEY ABSTRACT NO. 1514,

CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CSH SKYLINE AT CEDAR CREST, LTD.

21143 NORTH LOT ABANDONMENT.dwg

SPOONER & ASSOCIATES

REGISTERED PROFESSIONAL LAND SURVEYORS

OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039

(817) 685-8448 WWW.SPOONERSURVEYORS.COM

TBPLS FIRM NO. 10054900

SKYLINE ~ PG. 3 OF 4



EXHIBIT A - TRACT 3

LINE TABLE		
NO.	DIRECTION	DIST.
L1	S66°56'54"W	10.00'
L2	S66°53'22"W	16.18'
L3	S39°17'42"W	75.09'
L4	N50°42'18"W	10.00'
L5	N39°17'42"E	74.91'
L6	N66°53'22"E	16.22'
L7	N22°50'14"W	87.37'
L8	N77°08'34"E	10.15'

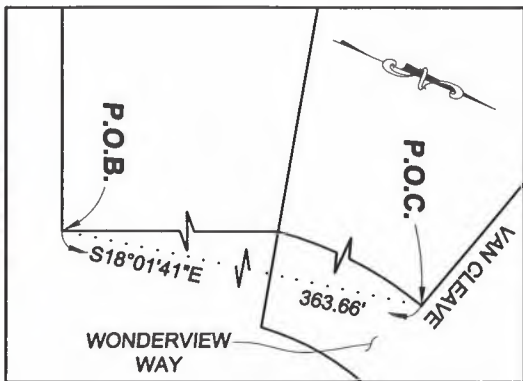
E1
EX. FIRE LANE EASEMENT
TO THE CITY OF DALLAS
"TRACT NO. 2" IN
VOL. 68233, PG. 293,
D.R.D.C.T.

E2
EX. 12' ESMT. & R.O.W. TO
DALLAS POWER & LIGHT CO.
"PART 1" IN
VOL. 690962, PG. 83,
D.R.D.C.T.

E3
EX. 10' SANITARY SEWER ESMT.
TO THE CITY OF DALLAS
"STRIP NO. 4" IN
VOL. 68215, PG. 976,
D.R.D.C.T.

E4
EX. 10' SANITARY SEWER ESMT.
TO THE CITY OF DALLAS
"STRIP NO. 1" IN
VOL. 68215, PG. 976,
D.R.D.C.T.

CURVE TABLE				
NO.	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	105.00'	18.85'	S72°01'55"W	18.82'
C2	95.00'	62.97'	S56°13'58"W	61.83'
C3	105.00'	69.42'	N56°16'59"E	68.16'
C4	95.00'	17.22'	N72°04'56"E	17.20'



(For SPRG use only)
Reviewed by: 5.5
Date: 11-14-22
SPRG No. 5926

* LEGEND *

CIRF IRON ROD WITH CAP FOUND
IRF IRON ROD FOUND
(CM) CONTROLLING MONUMENT
VOL. VOLUME
PG. PAGE
D.C.I. NO. DALLAS COUNTY CLERK'S
INSTRUMENT NUMBER
D.R.D.C.T. DEED RECORDS, DALLAS
COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS
COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS
ESMT. EASEMENT
E9 EASEMENT INDEX REFERENCE
EX. EXISTING
N.R.F. NO DEED OF RECORD FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
R.O.W. RIGHT-OF-WAY
SQ. FT. SQUARE FOOT/FEET

THE BEARINGS SHOWN HEREON ARE
BASED ON STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE
4202, NORTH AMERICAN DATUM OF 1983.
ADJUSTMENT REALIZATION 2011.

SANITARY SEWER EASEMENT ABANDONMENT
CALLED 3.25 ACRES IN CITY OF DALLAS BLOCK NO. 7332
LORENZO VAN CLEAVE SURVEY ABSTRACT NO. 1514,
CITY OF DALLAS, DALLAS COUNTY, TEXAS



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

PROPERTY: CSH SKYLINE AT CEDAR CREST, LTD.
21143 NORTH LOT ABANDONMENT.dwg

PROPERTY ACREAGE: CALLED: 3.25 ACRES (DEED)
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER

SKYLINE ~ PG. 4 OF 4

