

WATER EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

All that certain (450 sq. ft., 0.010 acres) lot, tract, or parcel of land, situated in a portion of the John L. Hunt Survey, Abstract No. 588, City of Dallas, Dallas County, Texas, being part of Lot 1, Block 2/6509 as shown in the Final Plat of Shinchon Addition recorded in Instrument No. 20070132427 of the Official Public Records of Dallas County, Texas (OPRDCT), being conveyed in a Special Warranty Deed to Valk Industrial, L.L.C., a Delaware limited liability company recorded in Instrument No. 201700304604 (OPRDCT), being all of that certain 30' x 15' Water Easement as shown in the Final Plat of said Shinchon Addition, and being more completely described as follows, to-wit:

COMMENCING at a 1/2" yellow capped iron rod found stamped "GOODWIN & MARSHALL" for the Northwest corner of said Lot 1 of Shinchon Addition, the Northeast corner of Lot 1, Block B/6509 of the Elm Fork Athletic Complex recorded in Instrument No. 201500332331 (OPRDCT), and the South line of a 53.5' wide Street Easement for Walnut Hill Lane as shown in Volume 97227, Page 547 of the Deed Records of Dallas County, Texas (DRDCT), said Walnut Hill Lane being a variable width right-of-way and easement per Volume 97227, Page 547 (DRDCT), Volume 98019, Page 829 (DRDCT), Instrument No. 201300121360 (OPRDCT), Instrument No. 201300128619 (OPRDCT), and Instrument No. 201500332331 (OPRDCT);

THENCE North 89 deg. 36 min. 4 sec. East along the North line of said Lot 1 of Shinchon Addition and the South line of said Street Easement, a distance of 270.54 feet to the Northwest corner of said Water Easement and also being the **TRUE POINT OF BEGINNING**;

THENCE North 89 deg. 36 min. 4 sec. East continue along said North line and South right-of-way line and the North line of said Water easement, a distance of 15.00 feet to the Northeast corner of said Water Easement, from which a 1/2" yellow capped iron rod found stamped "GOODWIN & MARSHALL" for the most northerly Northeast corner of said Lot 1 of Shinchon Addition and being in the West line of a called 1.288 acre tract described in a deed to Valk Industrial, LLC recorded in Instrument No. 201700324532 (OPRDCT) bears North 89 deg. 36 min. 4 sec. East - 234.18 feet;

THENCE South 0 deg. 23 min. 0 sec. East departing said North line and South right-of-way line and along the East line of said Water Easement, a distance of 30.00 feet to the Southeast corner of said Water Easement;

(For SPRG use only)	
Reviewed by:	<u>G. S.</u>
Date:	<u>2-11-19</u>
SPRG No.	<u>4717</u>

WATER EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 89 deg. 36 min. 4 sec. West along the South line of said Water Easement, a distance of 15.00 feet to the Southwest corner of same;

THENCE North 0 deg. 23 min. 0 sec. West along the West line of said Water Easement, a distance of 30.00 feet to the **POINT OF BEGINNING**, containing 450 square feet or 0.010 acres of land, more or less.

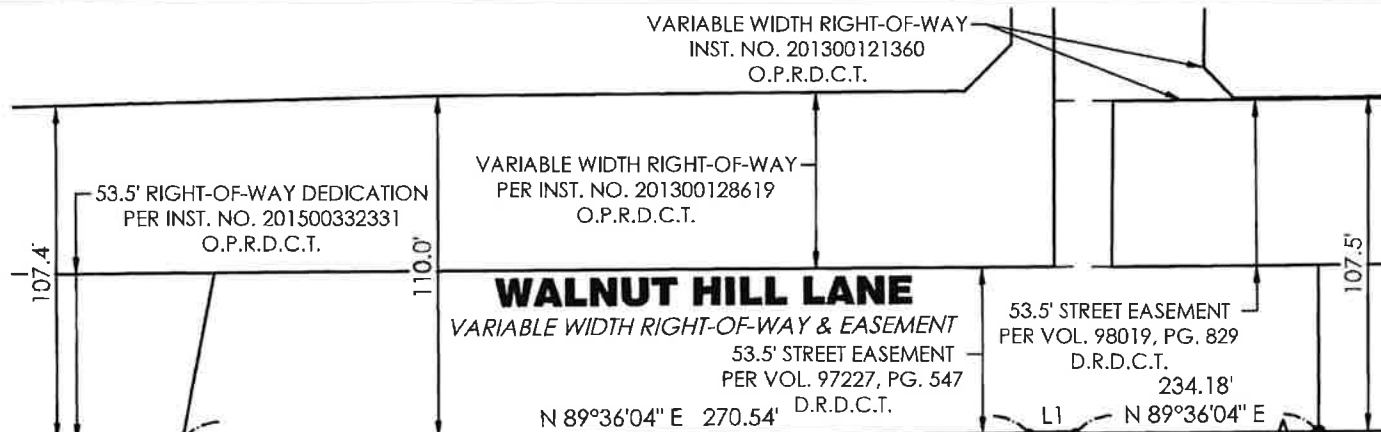
Bearings are referenced to State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Exhibit map attached and made a part hereof.



(For SPRG use only)	
Reviewed by:	<u>G.S.</u>
Date:	<u>2-11-19</u>
SPRG No.	<u>4717</u>

EXHIBIT A-TRACT 1



POINT OF COMMENCING

1/2" Y.C.I.R.F.
"GOODWIN & MARSHALL"
C.M.

VALK INDUSTRIAL
INST. NO. 201700304604
O.P.R.D.C.T.

LOT 1, BLOCK 2/6509
SHINCHON ADDITION
INST. NO. 20070132427
O.P.R.D.C.T.

LOT 1, BLOCK B/6509
ELM FORK ATHLETIC COMPLEX
INST. NO. 201500332331
O.P.R.D.C.T.

POINT OF BEGINNING

30' X 15' WATER EASEMENT
INST. NO. 20070132427
O.P.R.D.C.T.

**WATER EASEMENT
ABANDONMENT**
450 SQ. FT. / 0.010 AC.

1/2" Y.C.I.R.F.
"GOODWIN & MARSHALL"
C.M.
CALLED 1.288 ACRES
VALK INDUSTRIAL, LLC
INST. NO. 201700324532
O.P.R.D.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°36'04"E	15.00
L2	S00°23'00"E	30.00
L3	S89°36'04"W	15.00
L4	N00°23'00"W	30.00

LEGEND	
Y.C.I.R.F.	YELLOW CAPPED IRON ROD FOUND
I.R.F.	IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRES
SQ. FT.	SQUARE FEET
C.M.	CONTROL MONUMENTS

JOHN L. HUNT SURVEY,
ABSTRACT NO. 588



Bearings are referenced to State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

WATER EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed by: G.S.
Date: 2-11-19
SPRG No. 4717

**GOODWIN AND
MARSHALL**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPE REGISTRATION # F-2944
TBPLS # 10021700

Job No.:	10775	Scale:	1"=60'	Sheet
Drafted:	B.A.J.	Checked:	J.N.R.	3
Surveyed on the Ground:	03/27/2018			of
Date Prepared:	8/23/2018			3
Revised:	1/8/2019	Revised:	1/29/2019	



Date Signed: 1/29/2019

WATER EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

All that certain (300 sq. ft., 0.007 acres) lot, tract, or parcel of land, situated in a portion of the John L. Hunt Survey, Abstract No. 588, City of Dallas, Dallas County, Texas, being part of Lot 1, Block 2/6509 as shown in the Final Plat of Shinchon Addition recorded in Instrument No. 20070132427 of the Official Public Records of Dallas County, Texas (OPRDCT), being conveyed in a Special Warranty Deed to Valk Industrial, L.L.C., a Delaware limited liability company recorded in Instrument No. 201700304604 (OPRDCT), being all of that certain Water Easement recorded in Instrument No. 201400251620 (OPRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" yellow capped iron rod found stamped "GOODWIN & MARSHALL" for the most northerly Northeast corner of said Lot 1 of Shinchon Addition, being in the West line of a called 1.288 acre tract described in a Special Warranty Deed to Valk Industrial, LLC recorded in Instrument No. 201700324532 (OPRDCT), the Northeast corner of said Water Easement, and the South line of a 53.5' wide Street Easement for Walnut Hill Lane as shown in Volume 97227, Page 547 of the Deed Records of Dallas County, Texas (DRDCT), said Walnut Hill Lane being a variable width right-of-way and easement per Volume 97227, Page 547 (DRDCT), Volume 98019, Page 829 (DRDCT), and Instrument No. 201300121360 OPRDCT);

THENCE South 0 deg. 23 min. 6 sec. East departing said Street Easement and continue along the West line of said 1.288 acre tract, an East line of said Lot 1 of Shinchon Addition, and the East line of said Water Easement, a distance of 15.00 feet to the Southeast corner of said Water Easement, from which a 1/2" iron rod found for the Southeast corner of said 1.288 acre tract and being an ell corner of said Lot 1 bears South 0 deg. 23 min. 6 sec. East - 201.39 feet;

THENCE South 89 deg. 36 min. 4 sec. West departing said East and West lines and continue along the South line of said Water Easement, a distance of 20.00 feet to the Southwest corner of same;

THENCE North 0 deg. 23 min. 6 sec. West along the West line of said Water Easement, a distance of 15.00 feet to the Northwest corner of same, the North line of said Lot 1 of Shinchon Addition, and the South line of said Walnut Hill Lane, from which a 1/2" yellow capped iron rod found stamped "GOODWIN & MARSHALL" for the Northwest corner of said Lot 1 of Shinchon Addition and the Northeast corner of Lot 1, Block B/6509 of the Elm Fork Athletic Complex

(For SPRG use only)	
Reviewed by:	<u>G.S.</u>
Date:	<u>2-11-19</u>
SPRG No.	<u>4718</u>

WATER EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

recorded in Instrument No. 201500332331 (OPRDCT) bears South 89 deg. 36 min. 4 sec.
West - 499.73 feet;

THENCE North 89 deg. 36 min. 4 sec. East along said North and South lines, a distance of
20.00 feet to the **POINT OF BEGINNING**, containing 300 square feet or 0.007 acres of
land, more or less.

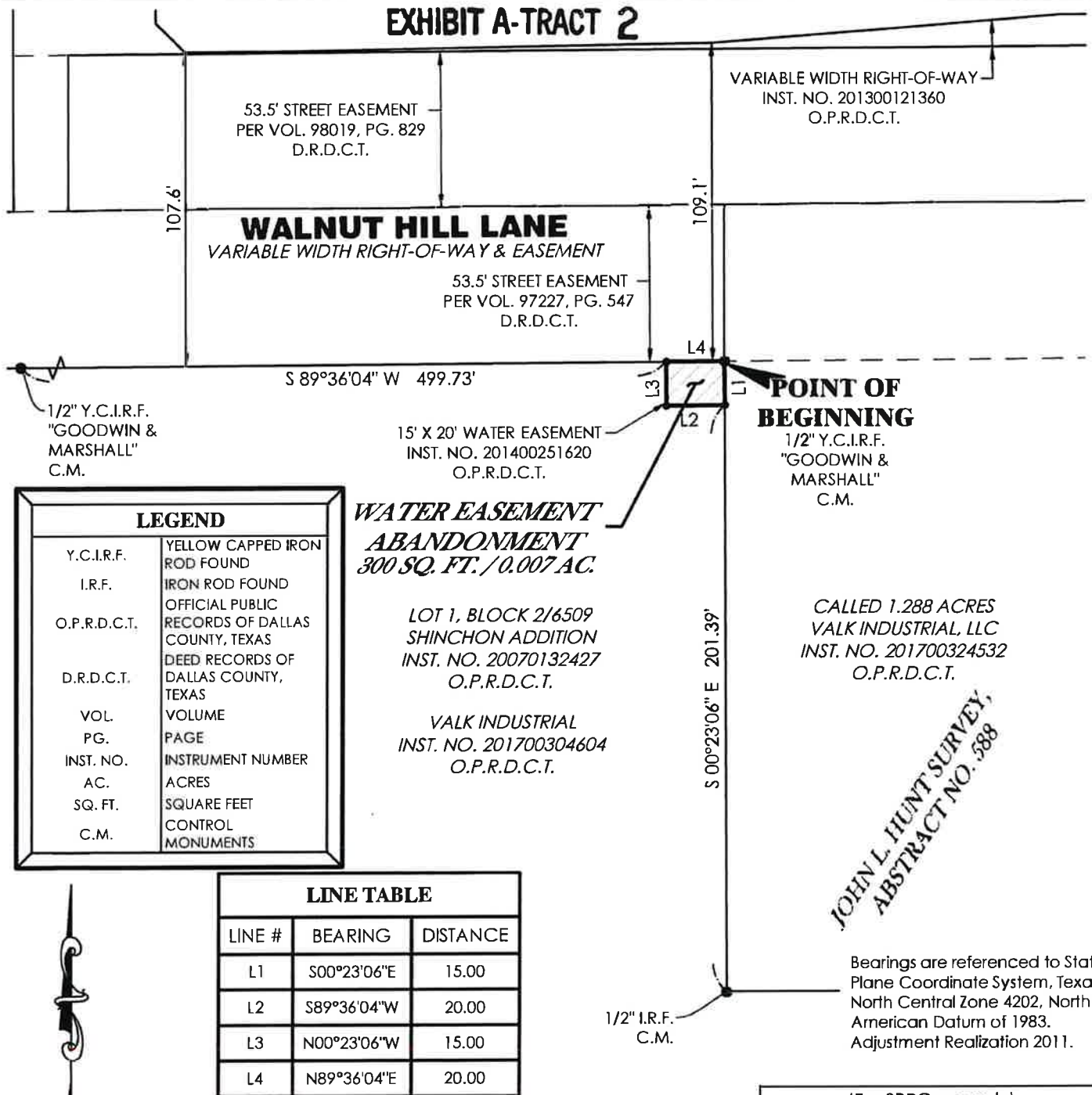
Bearings are referenced to State Plane Coordinate System, Texas North Central Zone
4202, North American Datum of 1983. Adjustment Realization 2011.

Exhibit map attached and made a part hereof.



(For SPRG use only)	
Reviewed by:	<u>G.S.</u>
Date:	<u>2-11-19</u>
SPRG No.	<u>4718</u>

EXHIBIT A-TRACT 2



LEGEND

Y.C.I.R.F.	YELLOW CAPPED IRON ROD FOUND
I.R.F.	IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRES
SQ. FT.	SQUARE FEET
C.M.	CONTROL MONUMENTS

WATER EASEMENT ABANDONMENT 300 SQ. FT. / 0.007 AC.

LOT 1, BLOCK 2/6509
SHINCHON ADDITION
INST. NO. 20070132427
O.P.R.D.C.T.

VALK INDUSTRIAL
INST. NO. 201700304604
O.P.R.D.C.T.

POINT OF BEGINNING

1/2" Y.C.I.R.F.
"GOODWIN & MARSHALL"
C.M.

CALLED 1.288 ACRES
VALK INDUSTRIAL, LLC
INST. NO. 201700324532
O.P.R.D.C.T.

JOHN L. HUNT SURVEY,
ABSTRACT NO. 588

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S00°23'06"E	15.00
L2	S89°36'04"W	20.00
L3	N00°23'06"W	15.00
L4	N89°36'04"E	20.00

Bearings are referenced to State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

(For SPRG use only)

Reviewed by: G.S.
Date: 2-11-19
SPRG No. 4718

WATER EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

GOODWIN AND MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPE REGISTRATION # F-2044
TBPLS # 10021700

Job No.: 10775 Scale: 1"=50'

Drafted: B.A.J. Checked: J.N.R.

Surveyed on the Ground: 03/27/2018

Date Prepared: 8/23/2018

Revised: 1/8/2019 Revised: 1/29/2019

Sheet

3

of

3



Date Signed: 1/29/2019

EXHIBIT A-TRACT 3

GOODWIN
AND
MARSHALL
INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

STORM WATER DRAINAGE EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

All that certain (13,503 sq. ft., 0.310 acres) lot, tract, or parcel of land, situated in a portion of the John L. Hunt Survey, Abstract No. 588, City of Dallas, Dallas County, Texas, being part of Lot 1, Block 2/6509 as shown in the Final Plat of Shinchon Addition recorded in Instrument No. 20070132427 of the Official Public Records of Dallas County, Texas (OPRDCT), being conveyed in a Special Warranty Deed to Valk Industrial, L.L.C., a Delaware limited liability company recorded in Instrument No. 201700304604 (OPRDCT), being part of that certain Storm Water Drainage Easement to the City of Dallas, a municipal corporation as recorded in Volume 67009, Page 979 of the Deed Records of Dallas County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at 1/2" capped iron rod found stamped "PUBURN" for the Southeast corner of said Lot 1, the Northeast corner of a called 13.169 acre tract described in a deed to NTT Land Co. L.C. recorded in Volume 2004224, Page 12288 (OPRDCT), and being in the West right-of-way line of Goodnight Lane (60' right-of-way width) per Volume 2002058, Page 187 of the Deed Records of Dallas County, Texas (DRDCT), from which a 1/2" capped iron rod found stamped "PUBURN" in the North line of said 13.619 acre tract and the South line of said Lot 1, bears South 89 deg. 37 min. 02 sec. West - 426.89 feet;

THENCE North 00 deg. 23 min. 00 sec. West along the East line of said Lot 1 of Shinchon Addition and the West right-of-way line of said Goodnight Lane, a distance of 19.86 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 89 deg. 37 min. 00 sec. West departing said East line and west right-of-way line, a distance of 555.63 feet to the North line of said Storm Water Drainage Easement, said point being a Point of Curvature of a non-tangent curve to the right, having a radius of 387.50 feet, a central angle of 19 deg. 25 min. 48 sec., and being subtended by a chord which bears North 79 deg. 05 min. 42 sec. East - 130.78 feet;

THENCE in an easterly direction along said curve to the right and said North line, a distance of 131.41 feet;

(For SPRG use only)	
Reviewed by:	<u>G.S.</u>
Date:	<u>1-11-21</u>
SPRG No.	<u>5142</u>

EXHIBIT A-TRACT 3

GOODWIN
AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

STORM WATER DRAINAGE EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE North 88 deg. 48 min. 36 sec. East tangent to said curve, a distance of 427.10 feet to the East line of said Lot 1 of Shinchon Addition and the West right-of-way line of said Goodnight Lane;

THENCE South 00 deg. 23 min. 00 sec. East along said East line and West right-of-way line, a distance of 29.89 feet to the **POINT OF BEGINNING**, containing 13,503 square feet or 0.310 acres of land, more or less.

Bearings are referenced to State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Exhibit map attached and made a part hereof.



(For SPRG use only)	
Reviewed by:	<u>G.S.</u>
Date:	<u>1-11-21</u>
SPRG No.	<u>5142</u>

EXHIBIT A-TRACT 3

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°23'00"W	19.86
L2	S89°37'00"W	555.63
L3	N88°48'36"E	427.10
L4	S00°23'00"E	29.89

(For SPRG use only)
 Reviewed by: G.S.
 Date: 1-11-21
 SPRG No. 5142

CALLED 1.288 ACRES
 VALK INDUSTRIAL, L.L.C.
 INST. NO. 201700324532
 O.P.R.D.C.T.

LOT 1, BLOCK 2/6509
 SHINCHON ADDITION
 INST. NO. 20070132427
 O.P.R.D.C.T.

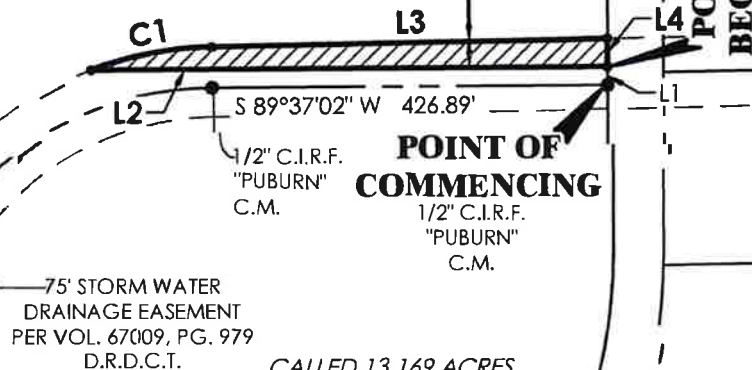
VALK INDUSTRIAL, L.L.C.
 INST. NO. 201700304604
 O.P.R.D.C.T.

JOHN L. HUNT SURVEY,
 ABSTRACT NO. 588

GOODNIGHT LANE
 (60' RIGHT-OF-WAY PER VOL. 2002058, PG. 187, D.R.D.C.T.)

**STORM WATER
 DRAINAGE EASEMENT
 ABANDONMENT**
13,503 SQ. FT. / 0.310 AC.

LEGEND	
C.I.R.F.	CAPPED IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRES
SQ. FT.	SQUARE FEET
C.M.	CONTROL MONUMENTS



75' STORM WATER
 DRAINAGE EASEMENT
 PER VOL. 67009, PG. 979
 D.R.D.C.T.

CALLLED 13.169 ACRES
 NIT LAND CO. L.C.
 VOL. 2004224, PG. 12288
 O.P.R.D.C.T.

Bearings are referenced to State
 Plane Coordinate System, Texas
 North Central Zone 4202, North
 American Datum of 1983.
 Adjustment Realization 2011.

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	387.50	131.41	19°25'48"	N79°05'42"E	130.78

STORM WATER DRAINAGE EASEMENT ABANDONMENT
SHINCHON ADDITION
LOT 1, BLOCK 2/6509
JOHN L. HUNT SURVEY, ABSTRACT NO. 588
CITY OF DALLAS, DALLAS COUNTY, TEXAS



**GOODWIN AND
 MARSHALL INC.**

CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
 (817) 329 - 4373

TBPE REGISTRATION # F-2944
 TBPLS # 10021700

Job No.:	10775	Scale:	1"=200'	Sheet
Drafted:	B.A.J.	Checked:	J.N.R.	3
Surveyed on the Ground:	03/27/2018			of
Date Prepared:	8/22/2019			3
Revised:	12/04/2020	Revised:	12/21/2020	



Date Signed: 12/22/2020

E:\10775 - Valk\COGO EASEMENTS ABAND\DE1 A BND.dwg

UTILITY EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

All that certain (6,869 sq. ft., 0.158 acres) lot, tract, or parcel of land, situated in a portion of the John L. Hunt Survey, Abstract No. 588, City of Dallas, Dallas County, Texas, being part of Lot 1, Block 2/6509 as shown in the Final Plat of Shinchon Addition recorded in Instrument No. 20070132427 of the Official Public Records of Dallas County, Texas (OPRDCT), being conveyed in a Special Warranty Deed to Valk Industrial, L.L.C., a Delaware limited liability company recorded in Instrument No. 201700304604 (OPRDCT), being all of that certain Utility Easement as shown in the Final Plat of said Shinchon Addition, and being more completely described as follows, to-wit:

COMMENCING at a 1/2" yellow capped iron rod found stamped "GOODWIN & MARSHALL" for the Northwest corner of said Lot 1 of Shinchon Addition, the Northeast corner of Lot 1, Block B/6509 of the Elm Fork Athletic Complex recorded in Instrument No. 201500332331 (OPRDCT), and the South line of a 53.5' wide Street Easement for Walnut Hill Lane as shown in Volume 97227, Page 547 of the Deed Records of Dallas County, Texas (DRDCT), said Walnut Hill Lane being a variable width right-of-way and easement per Volume 97227, Page 547 (DRDCT), Instrument No. 201300128619 (OPRDCT), and Instrument No. 201500332331 (OPRDCT);

THENCE North 89 deg. 36 min. 4 sec. East along the North line of said Lot 1 of Shinchon Addition and the South line of said Street Easement, a distance of 96.59 feet to the Northwest corner of said Utility Easement and also being the **TRUE POINT OF BEGINNING**;

THENCE North 89 deg. 36 min. 4 sec. East continue along said North and South lines and the North line of said Utility Easement, a distance of 10.35 feet to the Northeast corner of said Utility Easement, from which a 1/2" yellow capped iron rod found stamped "GOODWIN & MARSHALL" for the most northerly Northeast corner of said Lot 1 of Shinchon Addition and being in the West line of a called 1.288 acre tract described in a deed to Valk Industrial, LLC recorded in Instrument No. 201700324532 (OPRDCT) bears North 89 deg. 36 min. 4 sec. East - 412.78 feet;

THENCE South 10 deg. 26 min. 11 sec. West departing said North and South lines, a distance of 337.25 feet;

THENCE South 79 deg. 33 min. 49 sec. East, a distance of 33.00 feet;

(For SPRG use only)	
Reviewed by:	<u>G. S.</u>
Date:	<u>2-11-19</u>
SPRG No.	<u>4720</u>

UTILITY EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 10 deg. 26 min. 11 sec. West, a distance of 10.00 feet;

THENCE North 79 deg. 33 min. 49 sec. West, a distance of 33.00 feet;

THENCE South 10 deg. 26 min. 11 sec. West, a distance of 259.44 feet;

THENCE South 79 deg. 33 min. 49 sec. East, a distance of 33.00 feet;

THENCE South 10 deg. 26 min. 11 sec. West, a distance of 10.00 feet to the Southeast corner of said Utility Easement;

THENCE North 79 deg. 33 min. 49 sec. West, a distance of 43.00 feet to the Southwest corner of said Utility Easement;

THENCE North 10 deg. 25 min. 15 sec. East, a distance of 614.75 feet to the **POINT OF BEGINNING**, containing 6,869 square feet or 0.158 acres of land, more or less.

Bearings are referenced to State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Exhibit map attached and made a part hereof.



1/29/2019

(For SPRG use only)	
Reviewed by:	<u>G.S.</u>
Date:	<u>2-11-19</u>
SPRG No.	<u>4720</u>

EXHIBIT A-TRACT 4

Bearings are referenced to State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

VARIABLE WIDTH RIGHT-OF-WAY
PER INST. NO. 201300128619
O.P.R.D.C.T.

WALNUT HILL LANE

VARIABLE WIDTH RIGHT-OF-WAY & EASEMENT

53.5' RIGHT-OF-WAY DEDICATION
PER INST. NO. 201500332331
O.P.R.D.C.T.

53.5' STREET EASEMENT
PER VOL. 97227, PG. 547
D.R.D.C.T.

96.59'
N 89°36'04" E

N 89°36'04" E 10.35'
N 89°36'04" E 412.78'

POINT OF COMMENCING

1/2" Y.C.I.R.F.
"GOODWIN & MARSHALL"
C.M.

POINT OF BEGINNING

1/2" Y.C.I.R.F.
"GOODWIN & MARSHALL"
C.M.

WATER EASEMENT PER
INST. NO. 20070132427
O.P.R.D.C.T.

**UTILITY EASEMENT
ABANDONMENT**
6,869 SQ. FT. / 0.158 AC.

UTILITY EASEMENT
INST. NO. 20070132427
O.P.R.D.C.T.

CALLED 1.288 ACRES
VALK INDUSTRIAL, LLC
INST. NO. 201700324532
O.P.R.D.C.T.

LOT 1, BLOCK B/6509
ELM FORK ATHLETIC COMPLEX
INST. NO. 201500332331
O.P.R.D.C.T.

JOHN L. HUNT SURVEY,
ABSTRACT NO. 588

LOT 1, BLOCK 2/6509
SHINCHON ADDITION
INST. NO. 20070132427
O.P.R.D.C.T.

VALK INDUSTRIAL
INST. NO. 201700304604
O.P.R.D.C.T.

N 10°25'15" E 614.75'
S 10°26'11" W 337.25'

0 50
SCALE IN FEET

MATCH SHEET 4

LEGEND

Y.C.I.R.F.	YELLOW CAPPED IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRES
SQ. FT.	SQUARE FEET
C.M.	CONTROL MONUMENTS

(For SPRG use only)

Reviewed by: G.S.
Date: 2-11-19
SPRG No. 4720

UTILITY EASEMENT ABANDONMENT SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPE REGISTRATION # F-2944
TBPLS # 10021700

Job No.: 10775 Scale: 1"=50'
Drafted: B.A.J. Checked: J.N.R.
Surveyed on the Ground: 03/27/2018
Date Prepared: 8/23/2018
Revised: 1/8/2019 Revised: 1/29/2019

Sheet
3
of
4



Date Signed: 1/29/2019

EXHIBIT A-TRACT 4

MATCH SHEET 3

LOT 1, BLOCK 8/6509
ELM FORK ATHLETIC COMPLEX
INST. NO. 201500332331
O.P.R.D.C.T.

JOHN L. HUNT SURVEY,
ABSTRACT NO. 588

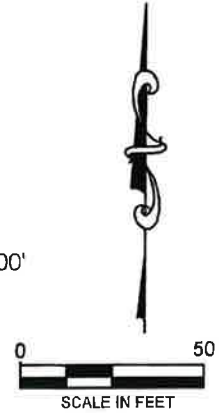
LOT 1, BLOCK 2/6509
SHINCHON ADDITION
INST. NO. 20070132427
O.P.R.D.C.T.

VALK INDUSTRIAL
INST. NO. 201700304604
O.P.R.D.C.T.

S 10°26'11" W 337.25'
S 79°33'49" E 33.00'
S 10°26'11" W 10.00'
N 79°33'49" W 33.00'
N 10°25'15" E 614.75'
S 10°26'11" W 259.44'
S 79°33'49" E 33.00'
S 10°26'11" W 10.00'
N 79°33'49" W 43.00'

UTILITY EASEMENT
INST. NO. 20070132427
O.P.R.D.C.T.

**UTILITY EASEMENT
ABANDONMENT**
6,869 SQ. FT. / 0.158 AC.



Bearings are referenced to State
Plane Coordinate System, Texas
North Central Zone 4202, North
American Datum of 1983.
Adjustment Realization 2011.

UTILITY EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed by: G.S.
Date: 2-11-19
SPRG No. 4720

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPE REGISTRATION # F-2044
TBPLS # 10021700

Job No.:	10775	Scale:	1"=50'	Sheet
Drafted:	B.A.J.	Checked:	J.N.R.	4
Surveyed on the Ground:	03/27/2018			of
Date Prepared:	8/23/2018			4
Revised:	1/8/2019	Revised:	1/29/2019	



Date Signed: 1/29/2019

UTILITY EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

All that certain (7,543 sq. ft., 0.173 acre) lot, tract, or parcel of land, situated in a portion of the John L. Hunt Survey, Abstract No. 588, City of Dallas, Dallas County, Texas, being part of Lot 1, Block 2/6509 as shown in the Final Plat of Shinchon Addition recorded in Instrument No. 20070132427 of the Official Public Records of Dallas County, Texas (OPRDCT), being conveyed in a Special Warranty Deed to Valk Industrial, L.L.C., a Delaware limited liability company recorded in Instrument No. 201700304604 (OPRDCT), being all of that certain Utility Easement as shown in the Final Plat of said Shinchon Addition, and being more completely described as follows, to-wit:

COMMENCING at a 1/2" yellow capped iron rod found stamped "GOODWIN & MARSHALL" for the Northwest corner of said Lot 1 of Shinchon Addition, the Northeast corner of Lot 1, Block B/6509 of the Elm Fork Athletic Complex recorded in Instrument No. 201500332331 (OPRDCT), and the South line of a 53.5' wide Street Easement for Walnut Hill Lane as shown in Volume 97227, Page 547 of the Deed Records of Dallas County, Texas (DRDCT), said Walnut Hill Lane being a variable width right-of-way and easement per Volume 97227, Page 547 (DRDCT), Instrument No. 201300128619 (OPRDCT), and Instrument No. 201500332331 (OPRDCT);

THENCE North 89 deg. 36 min. 4 sec. East along the North line of said Lot 1 of Shinchon Addition and the South line of said Street Easement, a distance of 86.41 feet to the Northwest corner of said Utility Easement and also being the **TRUE POINT OF BEGINNING**;

THENCE North 89 deg. 36 min. 4 sec. East continue along said North line and South lines, and the North line of said Utility Easement, a distance of 10.18 feet, from which a 1/2" yellow capped iron rod found stamped "GOODWIN & MARSHALL" for the most northerly Northeast corner of said Lot 1 of Shinchon Addition, the Northeast corner of a Water Easement shown in said plat of Shinchon Addition, and being in the West line of a called 1.288 acre tract described in a deed to Valk Industrial, LLC recorded in Instrument No. 201700324532 (OPRDCT) bears North 89 deg. 36 min. 4 sec. East - 423.13 feet;

THENCE South 10 deg. 26 min. 11 sec. West departing said North line and South right-of-way line, a distance of 302.13 feet;

THENCE South 79 deg. 33 min. 49 sec. East, a distance of 17.50 feet;

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Reviewed by: C.S.
Date: 2-11-19
SPRG No. 4721

UTILITY EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE North 10 deg. 26 min. 11 sec. East, a distance of 5.00 feet;

THENCE South 79 deg. 33 min. 49 sec. East, a distance of 20.00 feet;

THENCE South 10 deg. 26 min. 11 sec. West, a distance of 20.00 feet to the Southeast corner of said Utility Easement;

THENCE North 79 deg. 33 min. 49 sec. West, a distance of 20.00 feet;

THENCE North 10 deg. 26 min. 11 sec. East, a distance of 5.00 feet;

THENCE North 79 deg. 33 min. 49 sec. West, a distance of 17.50 feet to the Southwest corner of said Utility Easement;

THENCE South 10 deg. 26 min. 11 sec. West, a distance of 312.65 feet;

THENCE South 79 deg. 33 min. 49 sec. East, a distance of 23.00 feet;

THENCE North 10 deg. 26 min. 11 sec. East, a distance of 5.00 feet;

THENCE South 79 deg. 33 min. 49 sec. East, a distance of 20.00 feet;

THENCE South 10 deg. 26 min. 11 sec. West, a distance of 20.00 feet;

THENCE North 79 deg. 33 min. 49 sec. West, a distance of 20.00 feet;

THENCE North 10 deg. 26 min. 11 sec. East, a distance of 5.00 feet;

THENCE North 79 deg. 33 min. 49 sec. West, a distance of 33.00 feet;

THENCE North 10 deg. 26 min. 11 sec. East, a distance of 632.86 feet to the **POINT OF BEGINNING**, containing 7,543 square feet or 0.173 acres of land, more or less.

Bearings are referenced to State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Exhibit map attached and made a part hereof.

(For SPRG use only)	
Reviewed by:	<u>G.S.</u>
Date:	<u>2-11-19</u>
SPRG No.	<u>4721</u>



EXHIBIT A-TRACT 5

Bearings are referenced to State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

VARIABLE WIDTH RIGHT-OF-WAY
PER INST. NO. 201300128619
O.P.R.D.C.T.

53.5' RIGHT-OF-WAY DEDICATION
PER INST. NO. 201500332331
O.P.R.D.C.T.

WALNUT HILL LANE VARIABLE WIDTH RIGHT-OF-WAY & EASEMENT

53.5' STREET EASEMENT
PER VOL. 97227, PG. 547
D.R.D.C.T.

POINT OF COMMENCING
1/2" Y.C.I.R.F.
"GOODWIN & MARSHALL"
C.M.

POINT OF BEGINNING

1/2" Y.C.I.R.F.
"GOODWIN & MARSHALL"
C.M.

WATER EASEMENT PER
INST. NO. 20070132427
O.P.R.D.C.T.

**UTILITY EASEMENT
ABANDONMENT**
7,543 SQ. FT. / 0.173 AC.

CALLED 1.288 ACRES
VALK INDUSTRIAL, LLC
INST. NO. 201700324532
O.P.R.D.C.T.

LOT 1, BLOCK B/6509
ELM FORK ATHLETIC COMPLEX
INST. NO. 201500332331
O.P.R.D.C.T.

JOHN L. HUNT SURVEY,
ABSTRACT NO. 588

LOT 1, BLOCK 2/6509
SHINCHON ADDITION
INST. NO. 20070132427
O.P.R.D.C.T.

VALK INDUSTRIAL
INST. NO. 201700304604
O.P.R.D.C.T.

N 10°26'11" E 632.86'

S 10°26'11" W 302.13'

UTILITY EASEMENT
INST. NO. 20070132427
O.P.R.D.C.T.



MATCH SHEET 4

UTILITY EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed by: G.S.
Date: 2-11-19
SPRG No. 4721

**GOODWIN AND
MARSHALL**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPE REGISTRATION # F-2944
TBPLS # 10021700

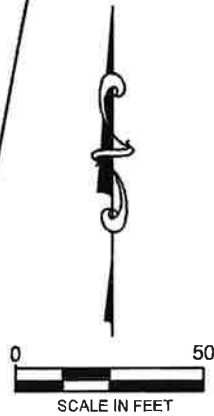
Job No.:	10775	Scale:	1"=50'	Sheet
Drafted:	B.A.J.	Checked:	J.N.R.	3
Surveyed on the Ground:	03/27/2018			of
Date Prepared:	8/23/2018			4
Revised:	1/8/2019	Revised:	1/29/2019	



Date Signed: 1/29/2019

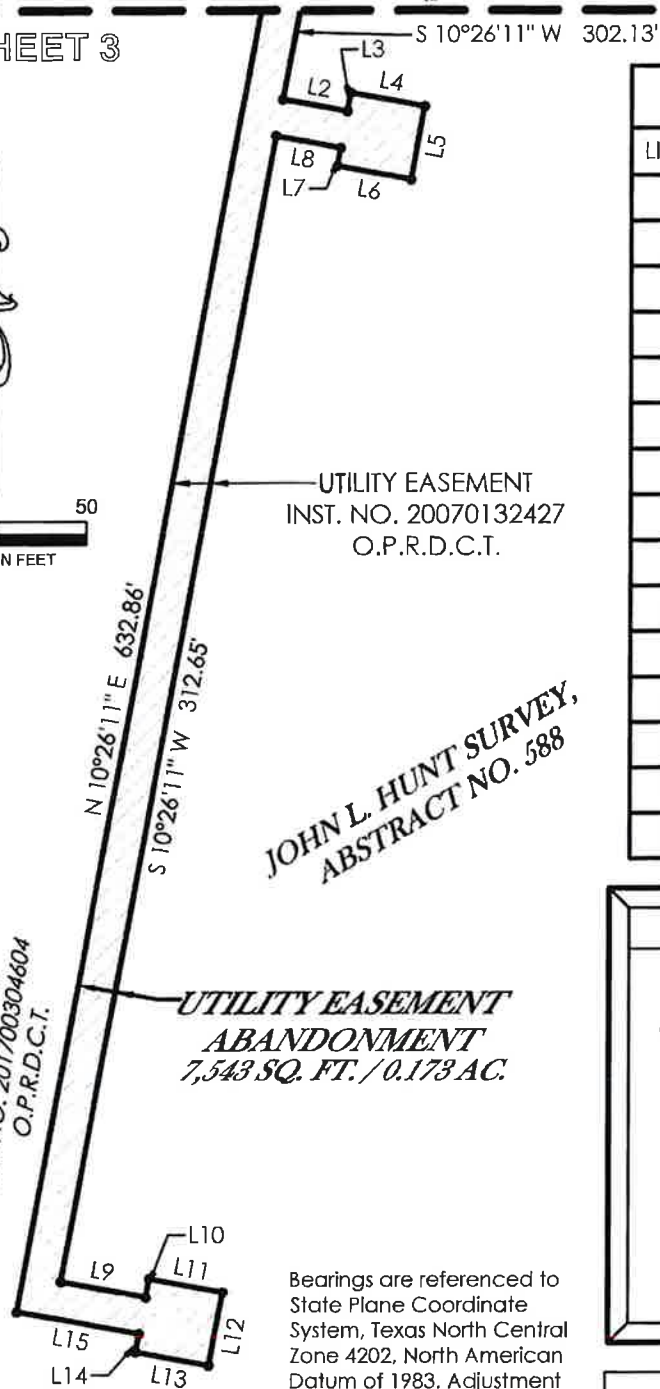
MATCH SHEET 3

LOT 1, BLOCK B/6509
ELM FORK ATHLETIC COMPLEX
INST. NO. 201500332331
O.P.R.D.C.T.



LOT 1, BLOCK 2/6509
SHINCHON ADDITION
INST. NO. 20070132427
O.P.R.D.C.T.

VALK INDUSTRIAL
INST. NO. 201700304604
O.P.R.D.C.T.



JOHN L. HUNT SURVEY,
ABSTRACT NO. 588

**UTILITY EASEMENT
ABANDONMENT**
7,543 SQ. FT. / 0.173 AC.

Bearings are referenced to
State Plane Coordinate
System, Texas North Central
Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°36'04"E	10.18
L2	S79°33'49"E	17.50
L3	N10°26'11"E	5.00
L4	S79°33'49"E	20.00
L5	S10°26'11"W	20.00
L6	N79°33'49"W	20.00
L7	N10°26'11"E	5.00
L8	N79°33'49"W	17.50
L9	S79°33'49"E	23.00
L10	N10°26'11"E	5.00
L11	S79°33'49"E	20.00
L12	S10°26'11"W	20.00
L13	N79°33'49"W	20.00
L14	N10°26'11"E	5.00
L15	N79°33'49"W	33.00

LEGEND

Y.C.I.R.F.	YELLOW CAPPED IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRES
SQ. FT.	SQUARE FEET
C.M.	CONTROL MONUMENTS

**UTILITY EASEMENT ABANDONMENT
SHINCHON ADDITION**

LOT 1, BLOCK 2/6509
JOHN L. HUNT SURVEY, ABSTRACT NO. 588
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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