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Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5377

ACCESS, DRAINAGE & UTILITY EXHIBIT A - TRACT 1

SHEET 1 OF 7

EASEMENT ABANDONMENT CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BASIS OF BEARING - STATE
PLANE COORDINATE SYSTEM,
NORTH TEXAS CENTRAL ZONE
4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

BEING all that certain 24,607 square foot (0.565 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, and being a portion of an Access, Drainage, and Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE South 90 deg. 00 min. 00 sec. East, along the common line of said Orion tract and said Citta Townhomes tract, and through the interior of said Lot 1A, a distance of 60.61 feet to the most westerly southwest corner of the herein described tract, same being in the westerly line of aforesaid easement, same being the beginning of a non-tangent curve to the left, having a radius of 10.50 feet and a central angle of 33 deg. 45 min. 56 sec., same being the POINT OF BEGINNING;

THENCE through the interior of said Orion tract and said Lot 1A, and along said easement as follows:

Along said non-tangent curve to the left, an arc distance of 6.19 feet and a chord bearing and distance of North 21 deg. 05 min. 38 sec. East, a distance of 6.10 feet to a point for angle point;

North 04 deg. 12 min. 41 sec. East, a distance of 189.23 feet to a point for the beginning of a non-tangent curve to the left, having a radius of 8.50 feet and a central angle of 45 deg. 47 min. 45 sec.;

Along said non-tangent curve to the left, an arc distance of 6.79 feet and a chord bearing and distance of North 27 deg. 06 min. 51 sec. East, 6.61 feet to a point for angle point;

North 04 deg. 12 min. 59 sec. East, a distance of 77.67 feet to a point for the beginning of a tangent curve to the right, having a radius of 40.50 feet and a central angle of 85 deg. 52 min. 49 sec.;

Along said tangent curve to the right, an arc distance of 60.71 feet and a chord bearing and distance of North 47 deg. 09 min. 20 sec. East, 55.18 feet to a point for angle point;

South 89 deg. 54 min. 20 sec. East, a distance of 144.82 feet to a point for the beginning of a tangent curve to the right, having a radius of 40.50 feet and a central angle of 90 deg. 41 min. 28 sec.;

Along said tangent curve to the right, an arc distance of 64.11 feet and a chord bearing and distance of South 44 deg. 33 min. 27 sec. East, 57.62 feet to a point for angle point;

South 00 deg. 47 min. 26 sec. West, a distance of 279.69 feet to a point for the most easter southeast corner of the herein described tract, same being the most easterly corner of said easement;

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

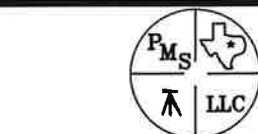
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Date: 1-19-21

SPRG No. 5377

ACCESS, DRAINAGE & UTILITY EXHIBIT A - TRACT 1

SHEET 2 OF 7

EASEMENT ABANDONMENT CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BASIS OF BEARING - STATE
PLANE COORDINATE SYSTEM,
NORTH TEXAS CENTRAL ZONE
4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

North 89 deg. 12 min. 34 sec. West, a distance of 20.00 feet to a point for corner;

North 00 deg. 47 min. 26 sec. East, a distance of 18.00 feet to a point for the beginning of a tangent curve to the left, having a radius of 20.50 feet and a central angle of 90 deg. 42 min. 30 sec.;

Along said tangent curve to the left, an arc distance of 32.45 feet and a chord bearing and distance of North 44 deg. 33 min. 26 sec. West, 29.17 feet to a point for angle point;

North 89 deg. 54 min. 19 sec. West, a distance of 163.06 feet to a point for beginning of a tangent curve to the left, having a radius of 20.50 feet and a central angle of 85 deg. 52 min. 41 sec.;

Along said tangent curve to the left, an arc distance of 30.73 feet and a chord bearing and distance of South 47 deg. 09 min. 11 sec. West, 27.93 feet to a point for angle point;

South 04 deg. 12 min. 51 sec. West, a distance of 10.46 feet to a point for the beginning of a tangent curve to the right, having a radius of 32.75 feet and a central angle of 07 deg. 28 min. 13 sec.;

Along said tangent curve to the right, an arc distance of 4.27 feet and a chord bearing and distance of South 08 deg. 22 min. 49 sec. West, 4.27 feet to a point for corner, same being in a south line of said Orion tract, same being in a north line of aforesaid Citta Townhomes tract;

THENCE North 90 deg. 00 min. 00 sec. West, along the common line of said Orion tract and said Citta Townhomes tract, and through the interior of said easement and said Lot 1A, a distance of 21.52 feet to the POINT OF BEGINNING, and containing 66,713 square feet or 1.532 acres of computed land, more or less, SAVE AND EXCEPT 2 tracts, leaving a net area of 24,607 square feet or 0.565 acre of computed land, more or less, said Save & Except tracts being more particularly described as follows:

Save & Except Tract 1

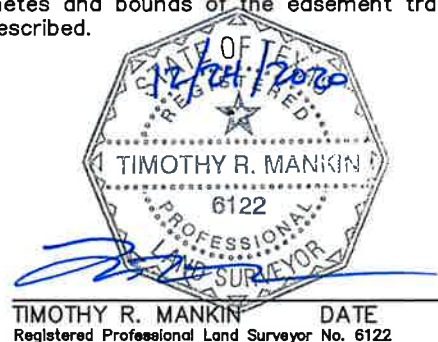
BEING all that certain 22,323 square foot (0.512 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE South 90 deg. 00 min. 00 sec. East, along the common line of said Orion tract and said Citta Townhomes tract, and through the interior of said Lot 1A, passing a west line of an Access, Drainage, and Utility Easement recorded in Instrument Number 200600258655, aforesaid Official Public Records, and continuing along the common line of said Orion tract

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307

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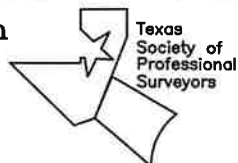
DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

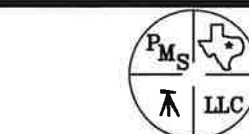
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ACCESS, DRAINAGE & UTILITY EXHIBIT A - TRACT 1
EASEMENT ABANDONMENT
CITTA PARK AND GARDEN
LOT 1A, BLOCK B/7005
JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 3 OF 7

and said Citta Townhomes tract, and through the interior of said easement, a total distance of 82.13 feet to a point in the east line of said easement, same being the beginning of a non-tangent curve to the left, having a radius of 32.75 feet and a central angle of 07 deg. 28 min. 13 sec.;

THENCE through the interior of said Orion tract and said Lot 1A, and along said easement as follows:

Along said non-tangent curve to the left, an arc distance of 4.27 feet and a chord bearing and distance of North 08 deg. 22 min. 49 sec. East, 4.27 feet to a point for angle point;

North 04 deg. 12 min. 51 sec. East, a distance of 10.46 feet to a point for angle point;

THENCE North 04 deg. 12 min. 45 sec. East, through the interior of said Orion tract, said Lot 1A, and said easement, a distance of 61.16 feet to a point for angle point, same being in an east line of said easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Orion tract and said Lot 1A, and along said easement as follows:

North 04 deg. 12 min. 41 sec. East, a distance of 73.61 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 85 deg. 52 min. 41 sec.;

Along said tangent curve to the right, an arc distance of 30.73 feet and a chord bearing and distance of North 47 deg. 09 min. 10 sec. East, 27.93 feet to a point for angle point;

South 89 deg. 54 min. 20 sec. East, a distance of 155.02 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 90 deg. 44 min. 53 sec.;

Along said tangent curve to the right, an arc distance of 32.46 feet and a chord bearing and distance of South 44 deg. 32 min. 54 sec. East, 29.17 feet to a point for angle point;

South 00 deg. 47 min. 26 sec. West, a distance of 73.42 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 89 deg. 18 min. 15 sec.;

Along said tangent curve to the right, an arc distance of 31.95 feet and a chord bearing and distance of South 45 deg. 26 min. 33 sec. West, 28.81 feet to a point for angle point;

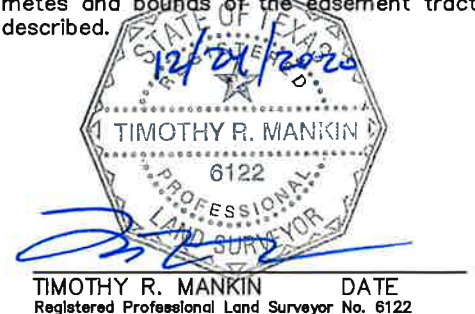
North 89 deg. 54 min. 19 sec. West, a distance of 159.41 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 94 deg. 07 min. 00 sec.;

Along said tangent curve to the right, an arc distance of 33.67 feet and a chord bearing and distance of North 42 deg. 50 min. 49 sec. West, 30.01 feet to the POINT OF BEGINNING and containing 22,323 square feet or 0.512 acre of computed land, more or less.

Save & Except Tract 2

BEING all that certain 19,783 square foot (0.454 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

JOB NO.: 20-0307

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DRAWN: J.B.W.

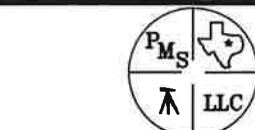
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ACCESS, DRAINAGE & UTILITY EXHIBIT A - TRACT 1

SHEET 4 OF 7

EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BASIS OF BEARING - STATE
PLANE COORDINATE SYSTEM,
NORTH TEXAS CENTRAL ZONE
4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE South 90 deg. 00 min. 00 sec. East, along the common line of said Orion tract and said Citta Townhomes tract, and through the interior of said Lot 1A, passing a west line of an Access, Drainage, and Utility Easement recorded in Instrument Number 200600258655, aforesaid Official Public Records, and continuing along the common line of said Orion tract and said Citta Townhomes tract, and through the interior of said easement, a total distance of 82.13 feet to a point in the east line of said easement, same being the beginning of a non-tangent curve to the left, having a radius of 32.75 feet and a central angle of 07 deg. 28 min. 13 sec.;

THENCE through the interior of said Orion tract and said Lot 1A, and along said easement as follows:

Along said non-tangent curve to the left, an arc distance of 4.27 feet and a chord bearing and distance of North 08 deg. 22 min. 49 sec. East, 4.27 feet to a point for angle point;

North 04 deg. 12 min. 51 sec. East, a distance of 10.46 feet to a point for angle point;

THENCE North 04 deg. 12 min. 45 sec. East, through the interior of said Orion tract, said Lot 1A, and said easement, a distance of 61.16 feet to a point for angle point, same being in an east line of said easement;

THENCE North 04 deg. 12 min. 41 sec. East, through the interior of said Orion tract and said Lot 1A, and along said easement, a distance of 73.61 feet to a point for angle point;

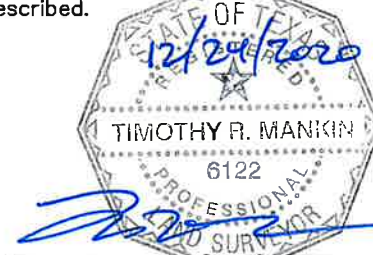
THENCE North 06 deg. 36 min. 49 sec. East, through the interior of said Orion tract, said Lot 1A, and said easement, a distance of 61.40 feet to a point for angle point, same being in the east line of said easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Orion tract and said Lot 1A, and along said easement as follows:

North 04 deg. 12 min. 59 sec. East, a distance of 66.42 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 85 deg. 52 min. 41 sec.;

Along said tangent curve to the right, an arc distance of 30.73 feet and a chord bearing and distance of North 47 deg. 09 min. 20 sec. East, 27.93 feet to a point for angle point;

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

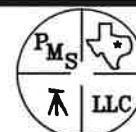
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EXHIBIT A - TRACT 1
SHEET 5 OF 7

**ACCESS, DRAINAGE & UTILITY
EASEMENT ABANDONMENT
CITTA PARK AND GARDEN
LOT 1A, BLOCK B/7005
JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

South 89 deg. 54 min. 20 sec. East, a distance of 144.82 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 90 deg. 41 min. 46 sec.;

Along said tangent curve to the right, an arc distance of 32.45 feet and a chord bearing and distance of South 44 deg. 33 min. 27 sec. East, 29.17 feet to a point for angle point;

South 00 deg. 47 min. 26 sec. West, a distance of 66.25 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 89 deg. 17 min. 07 sec.;

Along said tangent curve to the right, an arc distance of 31.95 feet and a chord bearing and distance of South 45 deg. 26 min. 33 sec. West, 28.81 to a point for angle point;

North 89 deg. 54 min. 20 sec. West, a distance of 148.79 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 94 deg. 08 min. 29 sec.;

Along said tangent curve to the right, an arc distance of 33.68 feet and a chord bearing and distance of North 42 deg. 50 min. 40 sec. West, 30.02 feet to the POINT OF BEGINNING and containing 19,783 square feet or 0.454 acre of computed land, more or less.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.73'	20.50'	85°52'41"	N 47°09'10" E	27.93'
C2	32.46'	20.50'	90°44'53"	S 44°32'54" E	29.17'
C3	31.95'	20.50'	89°18'15"	S 45°26'33" W	28.81'
C4	33.67'	20.50'	94°07'00"	N 42°50'49" W	30.01'
C5	6.19'	10.50'	33°45'56"	N 21°05'38" E	6.10'
C6	6.79'	8.50'	45°47'45"	N 27°06'51" E	6.61'
C7	60.71'	40.50'	85°52'49"	N 47°09'20" E	55.18'
C8	64.11'	40.50'	90°41'28"	S 44°33'27" E	57.62'
C9	32.45'	20.50'	90°42'30"	N 44°33'26" W	29.17'
C10	30.73'	20.50'	85°52'41"	S 47°09'11" W	27.93'
C11	4.27'	32.75'	07°28'13"	S 08°22'49" W	4.27'
C12	30.73'	20.50'	85°52'41"	N 47°09'20" E	27.93'
C13	32.45'	20.50'	90°41'46"	S 44°33'27" E	29.17'
C14	31.95'	20.50'	89°17'07"	S 45°26'33" W	28.81'
C15	33.68'	20.50'	94°08'29"	N 42°50'40" W	30.02'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 04°12'41" E	73.61'
L2	S 89°54'20" E	155.02'
L3	S 00°47'26" W	73.42'
L4	N 89°54'19" W	159.41'
L5	N 04°12'41" E	189.23'
L6	N 04°12'59" E	77.67'
L7	S 89°54'20" E	144.82'
L8	S 00°47'26" W	279.69'
L9	N 89°12'34" W	20.00'
L10	N 00°47'26" E	18.00'
L11	N 89°54'19" W	163.06'
L12	S 04°12'51" W	10.46'
L13	N 90°00'00" W	21.52'
L14	N 04°12'59" E	66.42'
L15	S 89°54'20" E	144.82'
L16	S 00°47'26" W	66.25'
L17	N 89°54'20" W	148.79'
L18	N 04°12'45" E	61.16'
L19	N 06°36'49" E	61.40'

SAVE & EXCEPT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
S&E-C16	4.27'	32.75'	07°28'13"	N 08°22'49" E	4.27'

SAVE & EXCEPT LINE TABLE

LINE	BEARING	DISTANCE
S&E-L20	N 04°12'51" E	10.46'

JOB NO.: 20-0307

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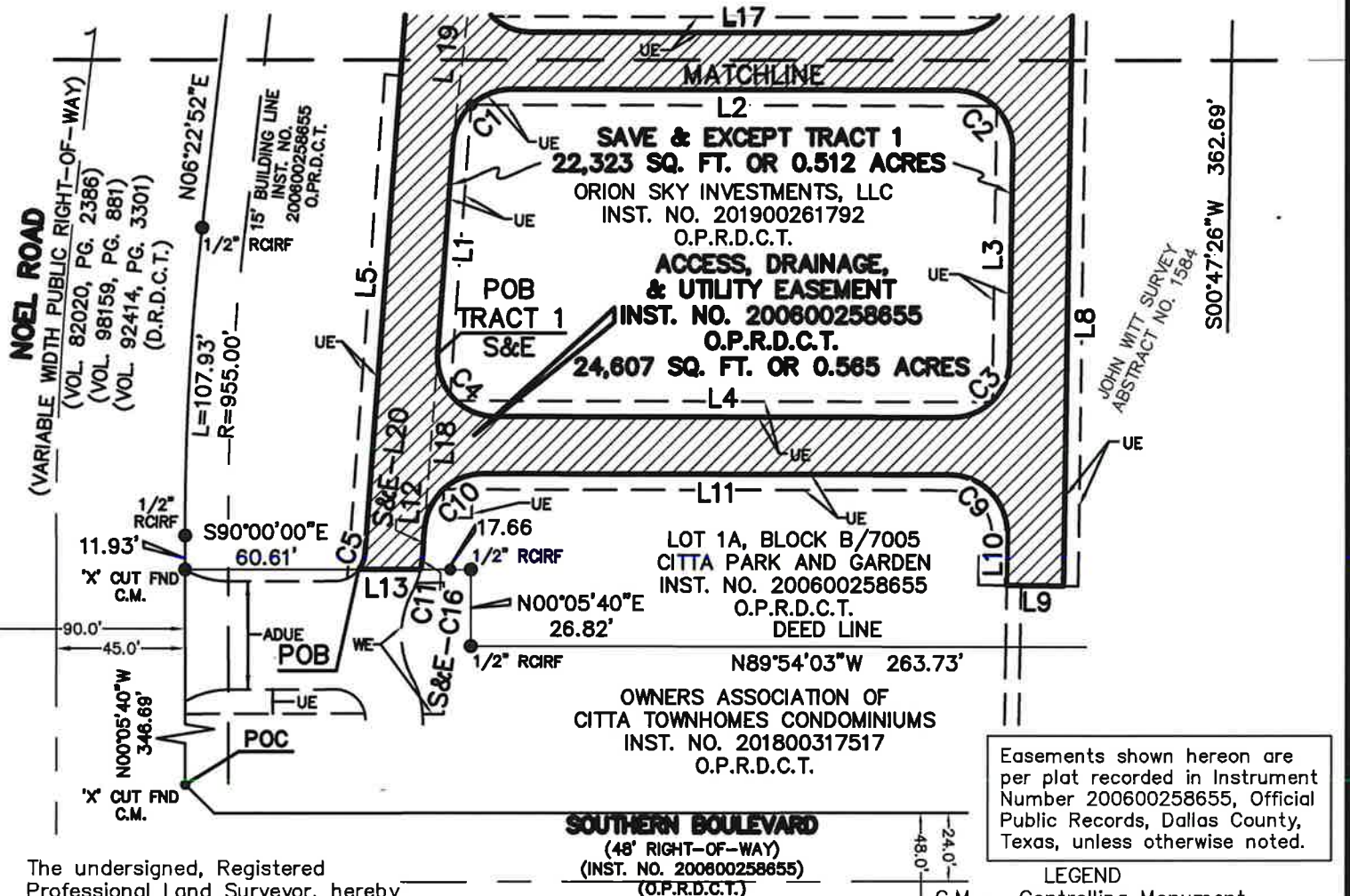
ACCESS, DRAINAGE & UTILITY EXHIBIT A - TRACT 1

SHEET 6 OF 7

EASEMENT ABANDONMENT CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS



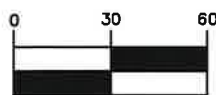
The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH
AMERICAN DATUM OF 1983
ADJUSTMENT REALIZATION 2011.

GRAPHIC SCALE



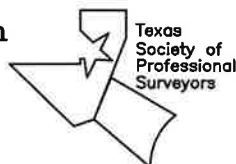
(IN FEET)
1 inch = 60 ft.

PEISER & MANKIN SURVEYING, LLC

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FIRM NO. 100999-00

1604 HART STREET
SOUTH LAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



COMMERCIAL : RESIDENTIAL
BOUNDARIES : TOPOGRAPHY
MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

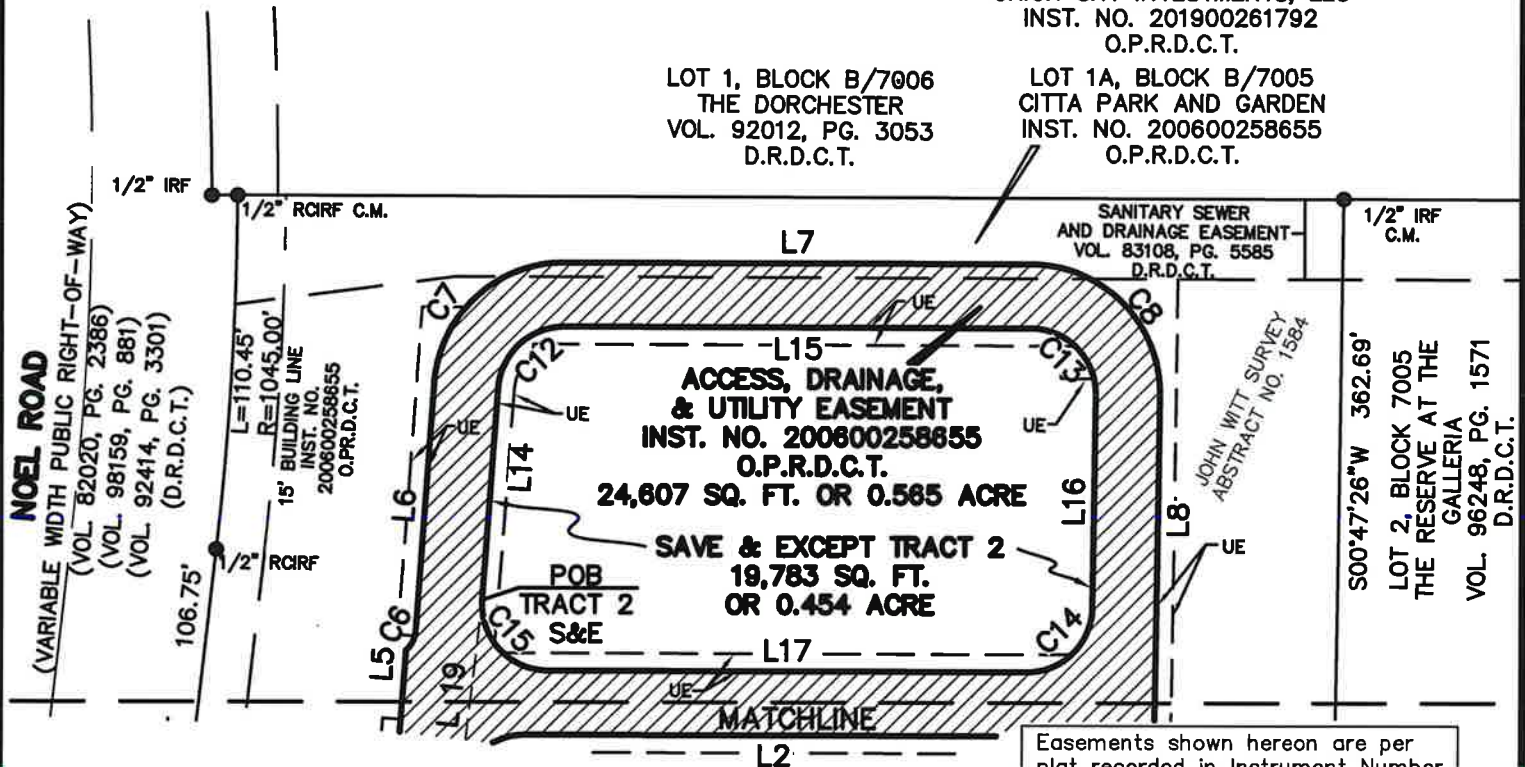
SPRG No. 5377

ACCESS, DRAINAGE & UTILITY EASEMENT ABANDONMENT
CITTA PARK AND GARDEN
LOT 1A, BLOCK B/7005
JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ORION SKY INVESTMENTS, LLC
INST. NO. 201900261792
O.P.R.D.C.T.

LOT 1, BLOCK B/7006
THE DORCHESTER
VOL. 92012, PG. 3053
D.R.D.C.T.

LOT 1A, BLOCK B/7005
CITTA PARK AND GARDEN
INST. NO. 200600258655
O.P.R.D.C.T.



The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

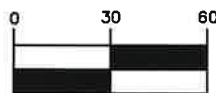
Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

LEGEND

C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" 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
INST. NO. - Instrument Number
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SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement
S&E - Save & Except

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

PEISER & MANKIN SURVEYING, LLC

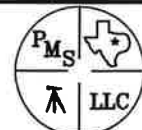
www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTH LAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



COMMERCIAL • RESIDENTIAL
BOUNDARIES • TOPOGRAPHY
MORTGAGE

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

SCALE: 1" = 60'

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5378

UTILITY EASEMENT ABANDONMENT

EXHIBIT A - TRACT 2
SHEET 1 OF 3

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING all that certain 1,458 square foot (0.033 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, same being all that certain Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with red plastic "Peiser & Mankin SURV" cap found for the northwest corner of said Lot 1A, same being in the south line of Lot 1, Block B/7006, The Dorchester, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92012, Page 3053, said Deed Records, same being in the east right-of-way line of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas);

THENCE South 89 deg. 54 min. 20 sec. East, along the common line of said Lot 1A and said Lot 1, a distance of 101.64 feet to a point, from which a 1/2 inch iron rod found for the northeast corner of said Lot 1A bears South 89 deg. 54 min. 20 sec. East, 242.63 feet;

THENCE South 00 deg. 00 min. 00 sec. East, through the interior of said Lot 1A, a distance of 40.50 feet to a point for the most northerly northwest corner of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and along said Utility Easement as follows:

South 89 deg. 54 min. 20 sec. East, a distance of 144.82 feet to a point for the most northerly northeast corner of said Utility Easement, same being the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 76 deg. 14 min. 47 sec.;

Along said tangent curve to the right, an arc distance of 27.28 feet and a chord bearing and distance of South 51 deg. 46 min. 56 sec. East, 25.31 feet to a point for the most easterly southeast corner of said Utility Easement;

North 89 deg. 12 min. 34 sec. West, a distance of 10.26 feet to a point for corner;

North 00 deg. 05 min. 40 sec. East, a distance of 10.00 feet to a point for internal corner;

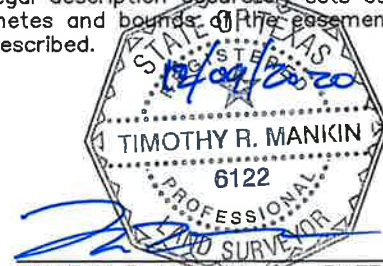
North 89 deg. 54 min. 20 sec. West, a distance of 164.12 feet to a point for internal corner;

South 00 deg. 05 min. 40 sec. West, a distance of 10.02 feet to a point for corner;

North 85 deg. 47 min. 01 sec. West, a distance of 4.92 feet to a point for internal corner, same being the beginning of a non-tangent curve to the left, having a radius of 15.50 feet and a delta angle of 16 deg. 00 min. 21 sec.;

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



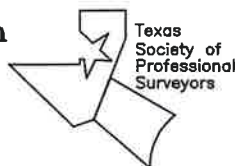
TIMOTHY R. MANKIN, DATE
Registered Professional Land Surveyor No. 6122

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

FIRM NO. 100998-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



COMMERCIAL • RESIDENTIAL
BOUNDARIES • TOPOGRAPHY
MORTGAGE

JOB NO.: 20-0307
DATE: 08/27/2020
REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5378

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 2
SHEET 2 OF 5

Along said non-tangent curve to the left, an arc distance of 4.33 feet and a chord bearing and distance of South 12 deg. 13 min. 10 sec. West, 4.32 feet to a point for angle point;

South 04 deg. 12 min. 59 sec. West, a distance of 79.83 feet to a point for the most southerly corner of said Utility Easement, same being the beginning of a non-tangent curve to the right, having a radius of 20.50 feet and a delta angle of 40 deg. 53 min. 41 sec.;

Along said non-tangent curve to the right, an arc distance of 14.62 feet and a chord bearing and distance of North 16 deg. 13 min. 42 sec. West, 14.31 feet to a point for angle point;

North 04 deg. 12 min. 59 sec. East, a distance of 66.42 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 85 deg. 52 min. 41 sec.;

Along said tangent curve to the right, an arc distance of 30.73 feet and a chord bearing and distance of North 47 deg. 09 min. 20 sec. East, 27.93 feet to the POINT OF BEGINNING and containing 1,458 square feet or 0.033 acre of computed land, more or less.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307
DATE: 08/27/2020
REVISION 10/26/2020
12/9/2020

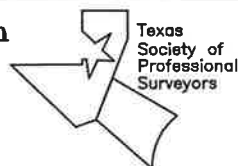
NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com
FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



COMMERCIAL : RESIDENTIAL
BOUNDARIES : TOPOGRAPHY
MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5378

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 2

SHEET 3 OF 3

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

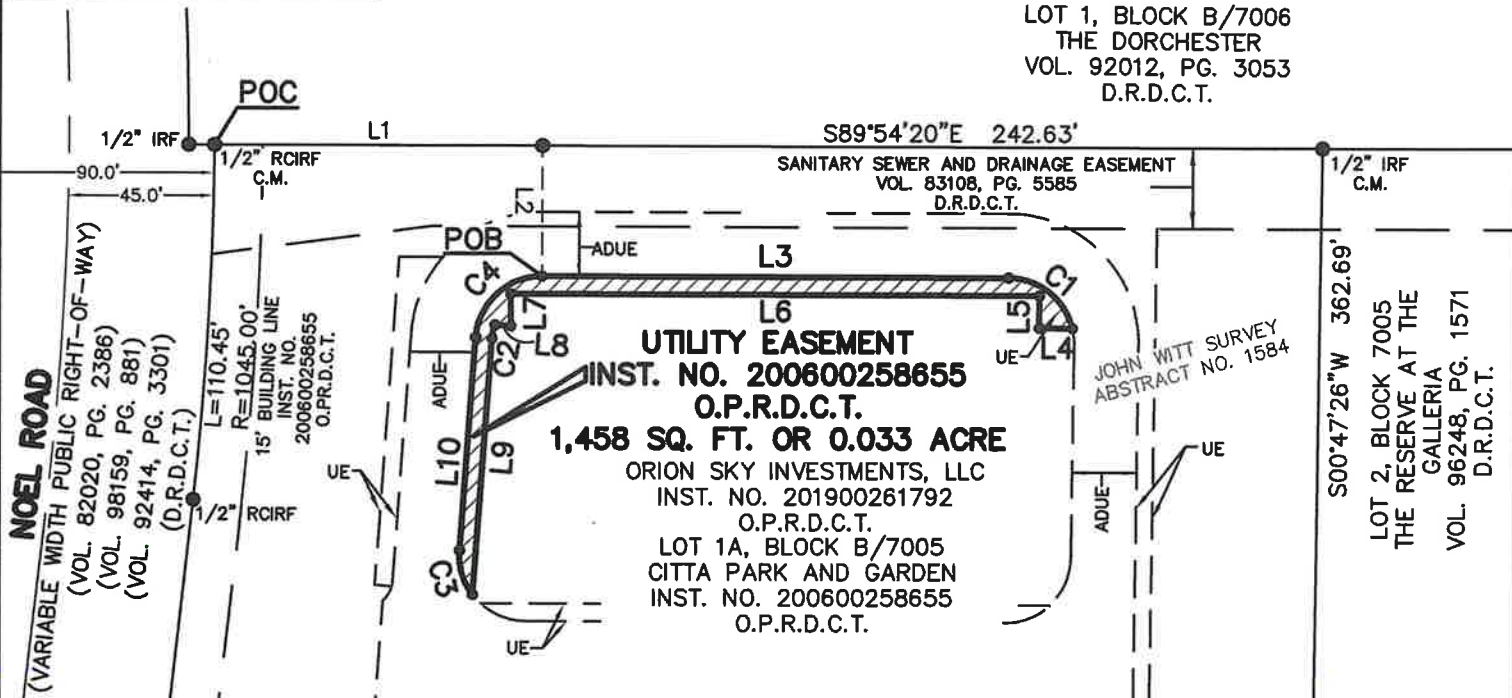
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LOT 1, BLOCK B/7006

THE DORCHESTER

VOL. 92012, PG. 3053

D.R.D.C.T.



Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.28'	20.50'	76°14'47"	S 51°46'56" E	25.31'
C2	4.33'	15.50'	16°00'21"	S 12°13'10" W	4.32'
C3	14.62'	20.50'	40°53'41"	N 16°13'42" W	14.31'
C4	30.73'	20.50'	85°52'41"	N 47°09'20" E	27.93'

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



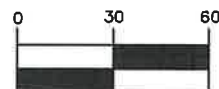
TIMOTHY R. MANKIN, DATE
Registered Professional Land Surveyor No. 6122

LEGEND

C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" 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
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°54'20" E	101.64'
L2	S 00°00'00" E	40.50'
L3	S 89°54'20" E	144.82'
L4	N 89°12'34" W	10.26'
L5	N 00°05'40" E	10.00'
L6	N 89°54'20" W	164.12'
L7	S 00°05'40" W	10.02'
L8	N 85°47'01" W	4.92'
L9	S 04°12'59" W	79.83'
L10	N 04°12'59" E	66.42'

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

PEISER & MANKIN
SURVEYING, LLC

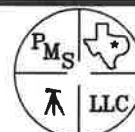
www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



COMMERCIAL • RESIDENTIAL
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MORTGAGE

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

SCALE: 1" = 60'

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5379

UTILITY EASEMENT ABANDONMENT

EXHIBIT A - TRACT 3
SHEET 1 OF 2

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING all that certain 924 square foot (0.021 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, same being all that certain Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with red plastic "Peiser & Mankin SURV" cap found for the northwest corner of said Lot 1A, same being in the south line of Lot 1, Block B/7006, The Dorchester, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92012, Page 3053, said Deed Records, same being in the east right-of-way line of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas);

THENCE South 89 deg. 54 min. 20 sec. East, along the common line of said Lot 1A and said Lot 1, a distance of 82.72 feet to a point, from which a 1/2 inch iron rod found for the northeast corner of said Lot 1A bears South 89 deg. 54 min. 20 sec. East, 261.55 feet;

THENCE South 00 deg. 00 min. 00 sec. East, through the interior of said Lot 1A, a distance of 142.25 feet to a point for the northwest corner of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and along said Utility Easement as follows:

South 89 deg. 54 min. 20 sec. East, a distance of 176.74 feet to a point for the northeast corner of said Utility Easement, same being the beginning of a non-tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 57 min. 40 sec.;

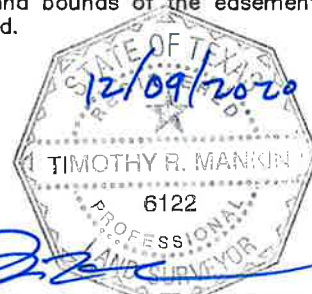
Along said non-tangent curve to the right, an arc distance of 15.37 feet and a chord bearing and distance of South 68 deg. 36 min. 17 sec. West, 15.01 feet to a point for the most easterly southeast corner of said Utility Easement;

North 89 deg. 54 min. 20 sec. West, a distance of 148.79 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 58 min. 48 sec.;

Along said tangent curve to the right, an arc distance of 15.38 feet and a chord bearing and distance of North 68 deg. 25 min. 31 sec. West, 15.02 feet to the POINT OF BEGINNING and containing 924 square feet or 0.021 acre of computed land, more or less.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977

TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122



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MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5379

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 3

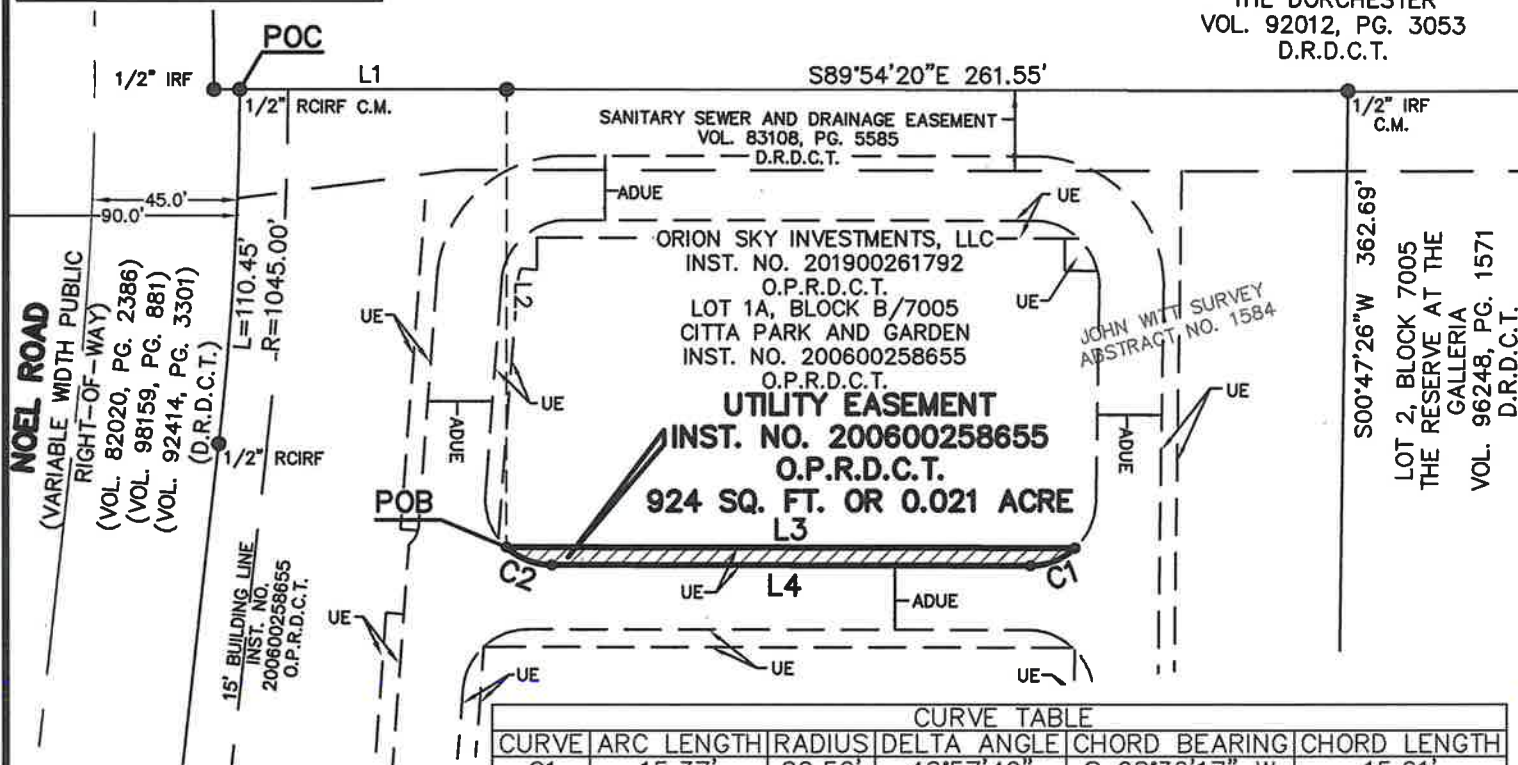
SHEET 2 OF 2

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LOT 1, BLOCK B/7005
THE DORCHESTER
VOL. 92012, PG. 3053
D.R.D.C.T.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.37'	20.50'	42°57'40"	S 68°36'17" W	15.01'
C2	15.38'	20.50'	42°58'48"	N 68°25'31" W	15.02'

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT REALIZATION
2011.

The undersigned, Registered
Professional Land Surveyor, hereby
certifies that this plat of survey
accurately sets out the metes and
bounds of the easement tract
described.

LEGEND

C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic
cap stamped "Peiser &
Mankin SURV" 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
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°54'20" E	82.72'
L2	S 00°00'00" E	142.25'
L3	S 89°54'20" E	176.74'
L4	N 89°54'20" W	148.79'

Easements shown hereon are per
plat recorded in Instrument Number
200600258655, Official Public
Records, Dallas County, Texas,
unless otherwise noted.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

SCALE: 1" = 60'

DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



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MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5380

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 4
SHEET 1 OF 2

BEING all that certain 957 square foot (0.022 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, same being all that certain Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found for the northwest corner of said Lot 1A, same being in the south line of Lot 1, Block B/7006, The Dorchester, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92012, Page 3053, Deed Records, Dallas County, Texas, same being in the east right-of-way line of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas);

THENCE South 89 deg. 54 min. 20 sec. East, along the common line of said Lot 1A and said Lot 1, a distance of 75.71' feet to a point, from which a 1/2 inch iron rod found for the northeast corner of said Lot 1A bears South 89 deg. 54 min. 20 sec. East, 268.55 feet;

THENCE South 00 deg. 00 min. 00 sec. East, through the interior of said Lot 1A, a distance of 173.24 feet to a point for the most westerly corner of said Utility Easement, same being the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 54 min. 36 sec., same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and along said Utility Easement as follows:

Along said tangent curve to the right, an arc distance of 15.35 feet and a chord bearing and distance of North 68 deg. 38 min. 12 sec. East, 15.00 feet to a point;

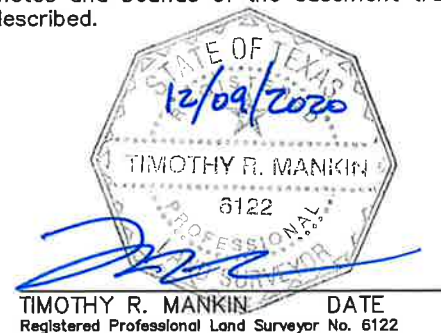
South 89 deg. 54 min. 20 sec. East, a distance of 155.02 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 43 deg. 00 min. 11 sec.;

Along said tangent curve to the right, an arc distance of 15.38 feet and a chord bearing and distance of South 68 deg. 25 min. 24 sec. East, 15.02 feet to a point for the most easterly corner of the herein described tract;

North 89 deg. 54 min. 04 sec. West, a distance of 182.95 feet to the POINT OF BEGINNING and containing 957 square feet or 0.022 acre of computed land, more or less.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



**PEISER & MANKIN
SURVEYING, LLC**

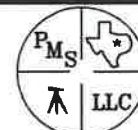
www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



COMMERCIAL • RESIDENTIAL
BOUNDARIES • TOPOGRAPHY
MORTGAGE

JOB NO.: 20-0307
DATE: 08/27/2020
REVISION: 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5380

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 4

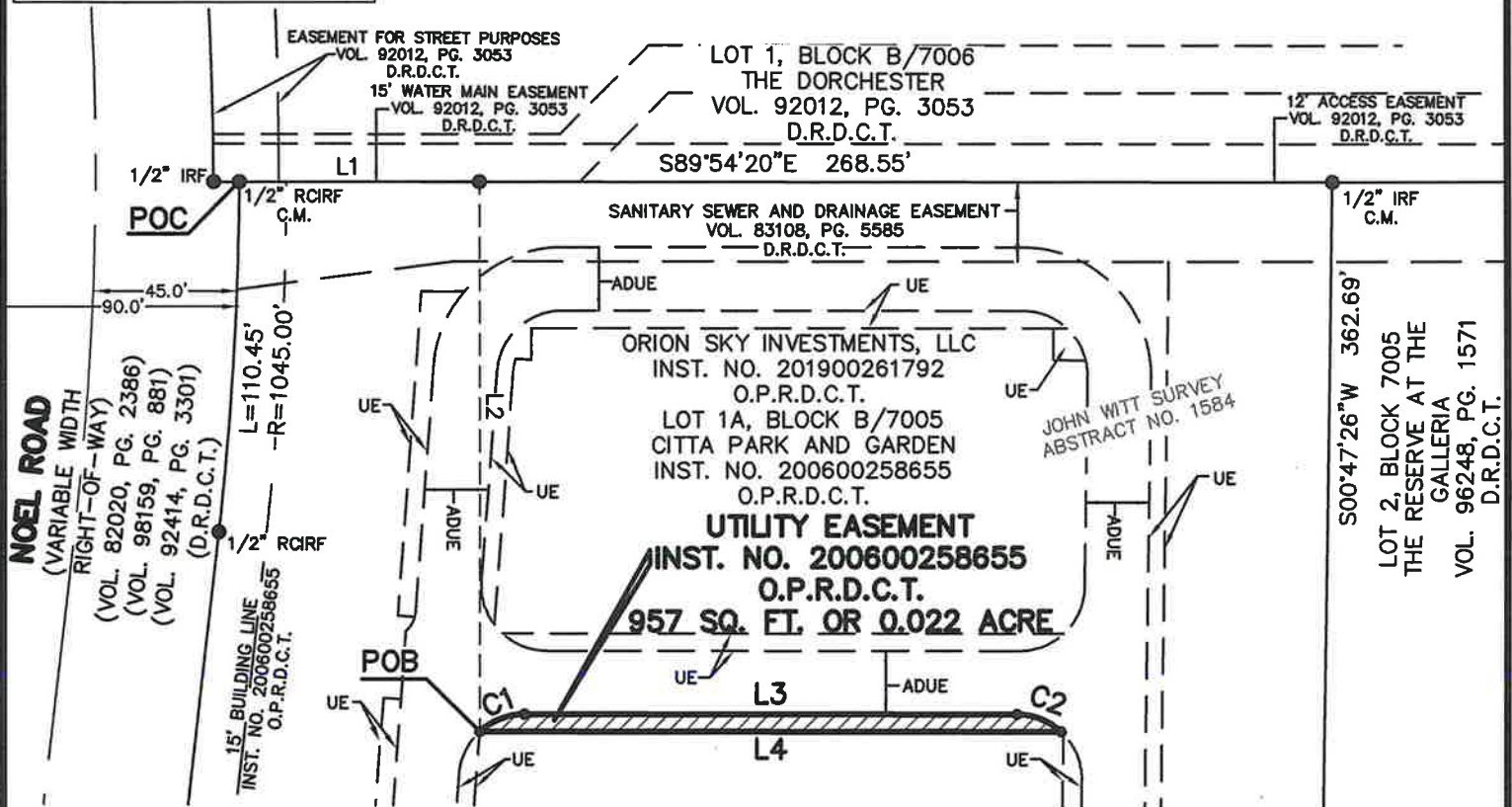
SHEET 2 OF 2

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS



Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

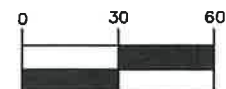
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.35'	20.50'	42°54'36"	N 68°38'12" E	15.00'
C2	15.38'	20.50'	43°00'11"	S 68°25'24" E	15.02'

LEGEND
C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" 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
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°54'20" E	75.71'
L2	S 00°00'00" E	173.24'
L3	S 89°54'20" E	155.02'
L4	N 89°54'04" W	182.95'

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983
ADJUSTMENT REALIZATION 2011.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

SCALE: 1" = 60'

DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
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(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5381

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 5
SHEET 1 OF 2

BEING all that certain 510 square foot (0.012 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE North 90 deg. 00 min. 00 sec. East, through the interior of said Lot 1A and along the common line of said Orion tract and said Condominiums tract, a distance of 92.47 feet to a point for corner;

THENCE through the interior of said Lot 1A and said Orion tract as follows:

North 00 deg. 00 min. 00 sec. West, a distance of 61.30 feet to a point for the most southerly corner of said Utility Easement, same being the beginning of a non-tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 58 min. 13 sec., same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and said Orion tract, and along said Utility Easement as follows:

Along said non-tangent curve to the right, an arc distance of 15.37 feet and a chord bearing and distance of North 17 deg. 16 min. 26 sec. West, 15.02 feet to a point;

North 04 deg. 12 min. 41 sec. East, a distance of 73.61 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 58 min. 04 sec.;

Along said tangent curve to the right, an arc distance of 15.37 feet and a chord bearing and distance of North 25 deg. 41 min. 52 sec. East, 15.02 feet to a point for the most northerly corner of said Utility Easement;

South 04 deg. 12 min. 41 sec. West, a distance of 101.56 feet to the POINT OF BEGINNING and containing 510 square feet or 0.012 acre of computed land, more or less.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.37'	20.50'	42°58'13"	N 17°16'26" W	15.02'
C2	15.37'	20.50'	42°58'04"	N 25°41'52" E	15.02'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	92.47'
L2	N 00°00'00" W	61.30'
L3	N 04°12'41" E	73.61'
L4	S 04°12'41" W	101.56'

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT REALIZATION
2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307
DATE: 08/27/2020
REVISION: 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN
SURVEYING, LLC

www.peisersurveying.com

FIRM NO. 100998-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



COMMERCIAL : RESIDENTIAL
BOUNDARIES : TOPOGRAPHY
MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5381

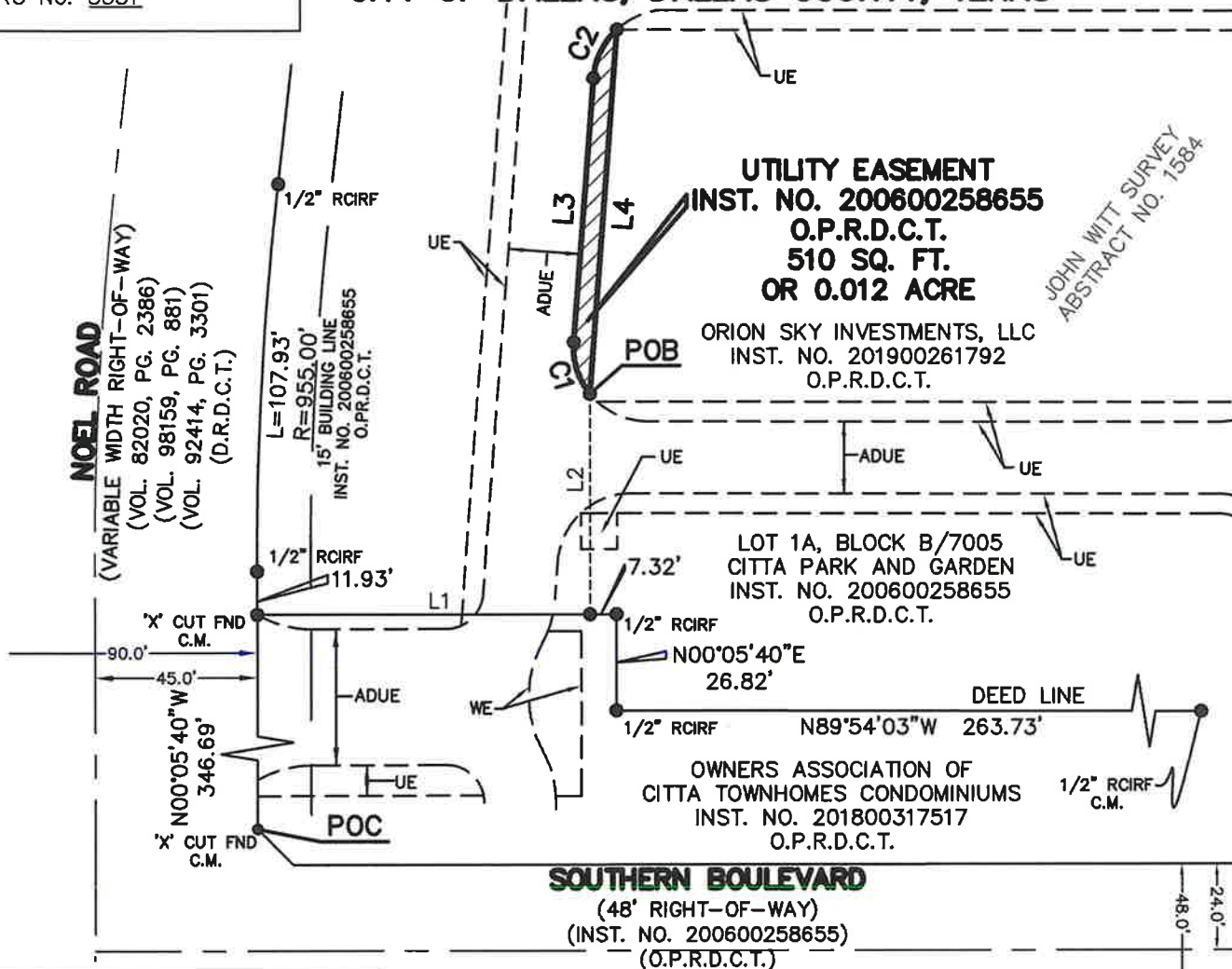
UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 5

SHEET 2 OF 2

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

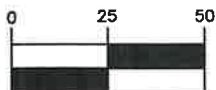
JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS



Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

LINE TABLE ON PAGE 1

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

LEGEND
C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" 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
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

12/09/2020
TIMOTHY R. MANKIN
8122
TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/27/2020

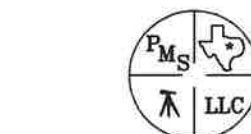
REVISION: 10/26/2020
12/9/2020

SCALE: 1" = 50'

DRAWN: J.B.W.

**PEISER & MANKIN
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Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5382

EXHIBIT A - TRACT 6
SHEET 1 OF 2

UTILITY EASEMENT ABANDONMENT
CITTA PARK AND GARDEN
LOT 1A, BLOCK B/7005
JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING all that certain 982 square foot (0.022 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE North 90 deg. 00 min. 00 sec. East, through the interior of said Lot 1A and along the common line of said Orion tract and said Condominiums tract, a distance of 94.46 feet to a point for corner;

THENCE through the interior of said Lot 1A and said Orion tract as follows:

North 00 deg. 00 min. 00 sec. West, a distance of 59.16 feet to a point for the most westerly corner of said Utility Easement, same being the POINT OF BEGINNING;

South 89 deg. 54 min. 19 sec. East, a distance of 187.36 feet to a point for the most easterly corner of said Utility Easement, same being the beginning of a non-tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 58 min. 13 sec.;

Along said non-tangent curve to the right, an arc distance of 15.37 feet and a chord bearing and distance of South 68 deg. 36 min. 34 sec. West, 15.02 feet to a point;

North 89 deg. 54 min. 19 sec. West, a distance of 159.41 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 58 min. 13 sec.;

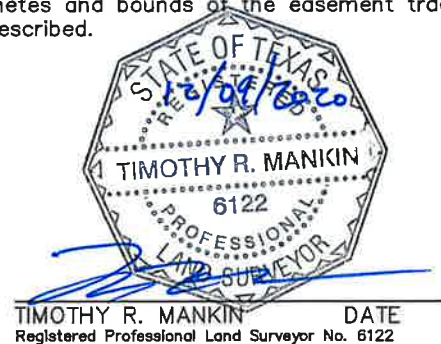
Along said tangent curve to the right, an arc distance of 15.37 feet and a chord bearing and distance of North 68 deg. 25 min. 12 sec. West, 15.02 feet to the POINT OF BEGINNING and containing 982 square feet or 0.022 acre of computed land, more or less.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.37'	20.50'	42°58'13"	S 68°36'34" W	15.02'
C2	15.37'	20.50'	42°58'13"	N 68°25'12" W	15.02'

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT REALIZATION
2011.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 90°00'00" E	94.46'
L2	N 00°00'00" W	59.16'
L3	S 89°54'19" E	187.36'
L4	N 89°54'19" W	159.41'

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307
DATE: 08/27/2020
REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN
SURVEYING, LLC

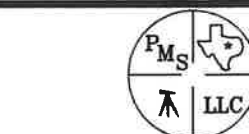
www.peisersurveying.com

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1604 HART STREET
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COMMERCIAL : RESIDENTIAL
BOUNDARIES : TOPOGRAPHY
MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5382

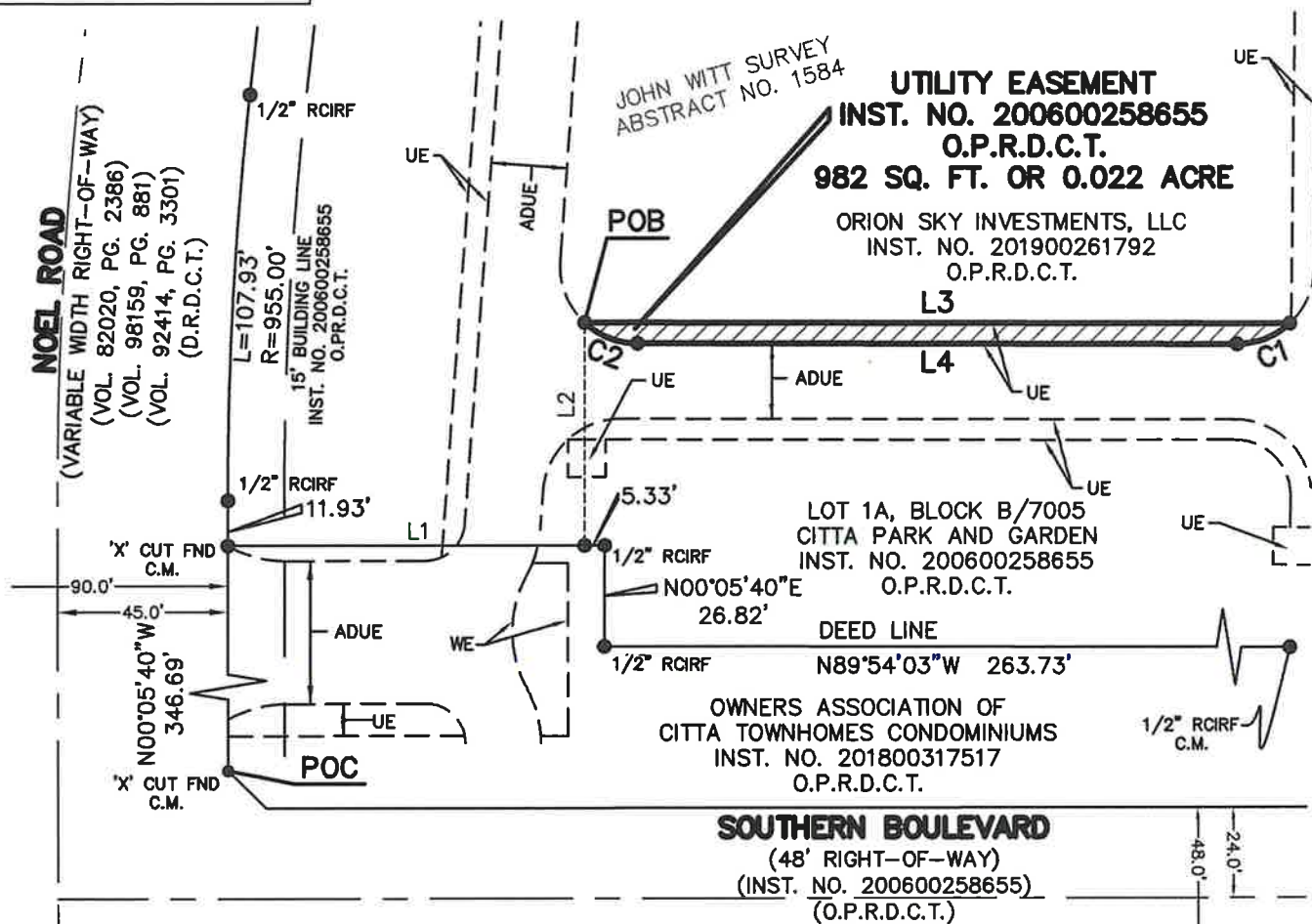
UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 6
SHEET 2 OF 2



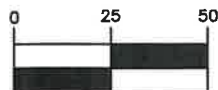
LEGEND

C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" 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
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

LINE TABLE ON PAGE 1

GRAPHIC SCALE

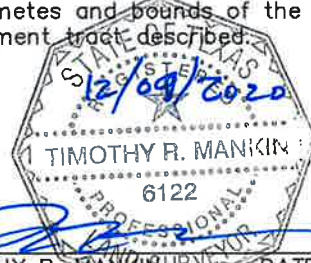


(IN FEET)

1 inch = 50 ft.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN, SURVEYOR
Registered Professional Land Surveyor No. 6122

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



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JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020

12/9/2020

SCALE: 1" = 50'

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5383

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 7

SHEET 1 OF 3

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING all that certain 560 square foot (0.013 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, by deed recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE through the interior of said Lot 1A and along the common line of said Orion tract and said Condominiums tract as follows:

North 90 deg. 00 min. 00 sec. East, a distance of 99.80 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod found) for corner;

South 00 deg. 05 min. 40 sec. West, a distance of 26.82 feet to a 1/2 inch iron rod found for corner;

South 89 deg. 54 min. 03 sec. East, a distance of 182.42 feet to a point for angle point;

THENCE North 00 deg. 00 min. 00 sec. East, through the interior of said Lot 1A and said Orion tract, a distance of 86.32 feet to a point for the most southerly corner of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and said Orion tract, and along said Utility Easement as follows:

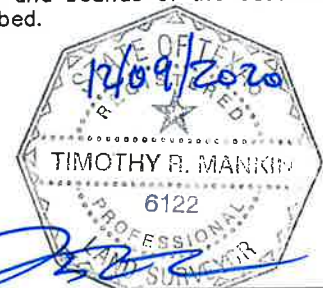
North 00 deg. 47 min. 26 sec. East, a distance of 102.41 feet to a point for the most northerly corner of said Utility Easement, same being the beginning of a non-tangent curve to the right, having a radius of 20.50 feet and a delta angle of 45 deg. 00 min. 08 sec.;

Along said non-tangent curve to the right, an arc distance of 16.10 feet and a chord bearing and distance of South 21 deg. 42 min. 16 sec. East, 15.68 feet to a point;

South 00 deg. 47 min. 35 sec. West, a distance of 73.42 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 44 deg. 58 min. 59 sec.;

Along said tangent curve to the right, an arc distance of 16.10 feet and a chord bearing and distance of South 23 deg. 16 min. 55 sec. West, 15.68 feet to the POINT OF BEGINNING and containing 560 square feet or 0.013 acre of computed land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

JOB NO.: 20-0307

DATE: 08/31/2020

REVISION 10/15/2020

12/9/2020

NOT TO SCALE

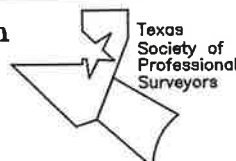
DRAWN: J.B.W.

PEISER & MANKIN
SURVEYING, LLC

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
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817-481-1806 (O)



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MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5383

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 7

SHEET 2 OF 3

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

UTILITY EASEMENT
INST. NO. 200600258655
O.P.R.D.C.T.
560 SQ. FT.
OR 0.013 ACRE

ORION SKY INVESTMENTS, LLC
INST. NO. 201900261792
O.P.R.D.C.T.

LOT 1A, BLOCK B/7005
CITTA PARK AND GARDEN
INST. NO. 200600258655
O.P.R.D.C.T.

OWNERS ASSOCIATION OF
CITTA TOWNHOMES CONDOMINIUMS
INST. NO. 201800317517
O.P.R.D.C.T.

SOUTHERN BOULEVARD

(48' RIGHT-OF-WAY)

(INST. NO. 200600258655)

(O.P.R.D.C.T.)

LEGEND

C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" 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
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT REALIZATION
2011.

The undersigned, Registered
Professional Land Surveyor, hereby
certifies that this plat of survey
accurately sets out the metes and
bounds of the easement tract
described.

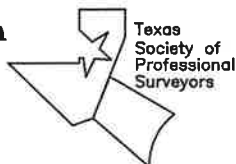
12/09/2020
TIMOTHY R. MANKIN
6122
TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

PEISER & MANKIN SURVEYING, LLC

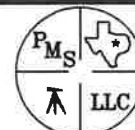
www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977

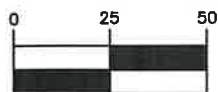


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MORTGAGE

Line and Curve Tables on Page 3

Easements shown hereon are per
plat recorded in Instrument Number
200600258655, Official Public
Records, Dallas County, Texas,
unless otherwise noted.

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

JOB NO.: 20-0307

DATE: 08/31/2020

REVISION 10/15/2020

12/9/2020

SCALE: 1" = 50'

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5383

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 7

SHEET 3 OF 3

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°47'26" E	102.41'
L2	S 00°47'35" W	73.42'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.10'	20.50'	45°00'08"	S 21°42'16" E	15.68'
C2	16.10'	20.50'	44°58'59"	S 23°16'55" W	15.68'

BASIS OF BEARING — STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

JOB NO.: 20-0307

DATE: 08/31/2020

REVISION 10/15/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



COMMERCIAL : RESIDENTIAL
BOUNDARIES : TOPOGRAPHY
MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5384

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 8

SHEET 1 OF 9

BASIS OF BEARING -
STATE PLANE COORDINATE
SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202,
NORTH AMERICAN DATUM
OF 1983 ADJUSTMENT
REALIZATION 2011.

BEING all that certain tract 1,348 square foot (0.031 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, by deed recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE North 90 deg. 00 min. 00 sec. East, through the interior of said Lot 1A and along the common line of said Orion tract and said Condominiums tract, a distance of 99.80 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found for corner;

THENCE through the interior of said Lot 1A and said Orion tract as follows:

North 00 deg. 39 min. 03 sec. East, a distance of 18.15 feet to a point for a southeast corner of the herein described tract, same being the POINT OF BEGINNING;

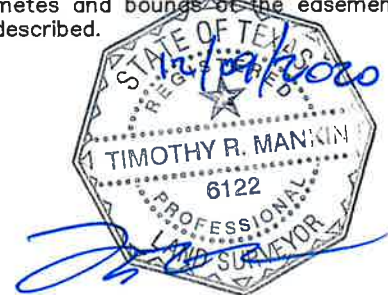
North 89 deg. 54 min. 19 sec. West, a distance of 10.00 feet to a point for the most westerly southwest corner of the herein described tract;

North 00 deg. 05 min. 41 sec. East, a distance of 10.00 feet to a point for the beginning of a non-tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 58 min. 03 sec.;

Along said non-tangent curve to the right, an arc distance of 15.37 feet and a chord bearing and distance of North 68 deg. 36 min. 30 sec. East, 15.02 feet to a point;

South 89 deg. 54 min. 19 sec. East, a distance of 163.06 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 90 deg. 42 min. 30 sec.;

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020

12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com
FIRM NO. 100998-00

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MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5384

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 8
SHEET 2 OF 9

BASIS OF BEARING -
STATE PLANE COORDINATE
SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202,
NORTH AMERICAN DATUM
OF 1983 ADJUSTMENT
REALIZATION 2011.

Along said tangent curve to the right, an arc distance of 32.45 feet and a chord bearing and distance of South 44 deg. 33 min. 26 sec. East, 29.17 feet to a point;

South 00 deg. 47 min. 26 sec. West, a distance of 18.00 feet to a point for the most easterly southeast corner of the herein described tract;

North 89 deg. 12 min. 34 sec. West, a distance of 10.00 feet to a point for the most southerly southwest corner of the herein described tract;

North 00 deg. 47 min. 26 sec. East, a distance of 10.00 feet to a point for corner;

South 89 deg. 12 min. 34 sec. East, a distance of 4.50 feet to a point for internal corner;

North 00 deg. 47 min. 26 sec. East, a distance of 8.00 feet to a point for the beginning of a tangent curve to the left, having a radius of 15.00 feet and a delta angle of 90 deg. 42 min. 30 sec.;

Along said tangent curve to the left, an arc distance of 23.75 feet and a chord bearing and distance of North 44 deg. 33 min. 26 sec. West, 21.34 feet to a point;

North 89 deg. 54 min. 19 sec. West, a distance of 167.03 feet to a point for internal corner;

South 00 deg. 05 min. 41 sec. West, a distance of 10.00 feet to the POINT OF BEGINNING and containing 1,348 square feet or 0.031 acre of computed land, more or less.

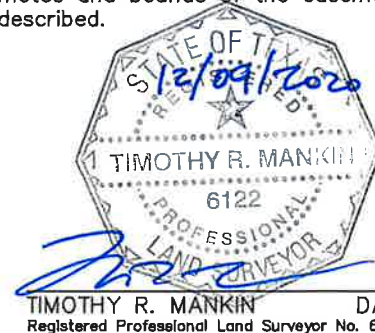
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.37'	20.50'	42°58'03"	N 68°36'30" E	15.02'
C2	32.45'	20.50'	90°42'30"	S 44°33'26" E	29.17'
C3	23.75'	15.00'	90°42'30"	N 44°33'26" W	21.34'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	99.80'
L2	N 00°39'03" E	18.15'
L3	N 89°54'19" W	10.00'
L4	N 00°05'41" E	10.00'
L5	S 89°54'19" E	163.06'
L6	S 00°47'26" W	18.00'
L7	N 89°12'34" W	10.00'
L8	N 00°47'26" E	10.00'
L9	S 89°12'34" E	4.50'
L10	N 00°47'26" E	8.00'
L11	N 89°54'19" W	167.03'
L12	S 00°05'41" W	10.00'

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020

12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

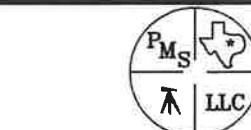
www.peisersurveying.com

FIRM NO. 100998-00

1604 HART STREET
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MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5384

UTILITY EASEMENT ABANDONMENT

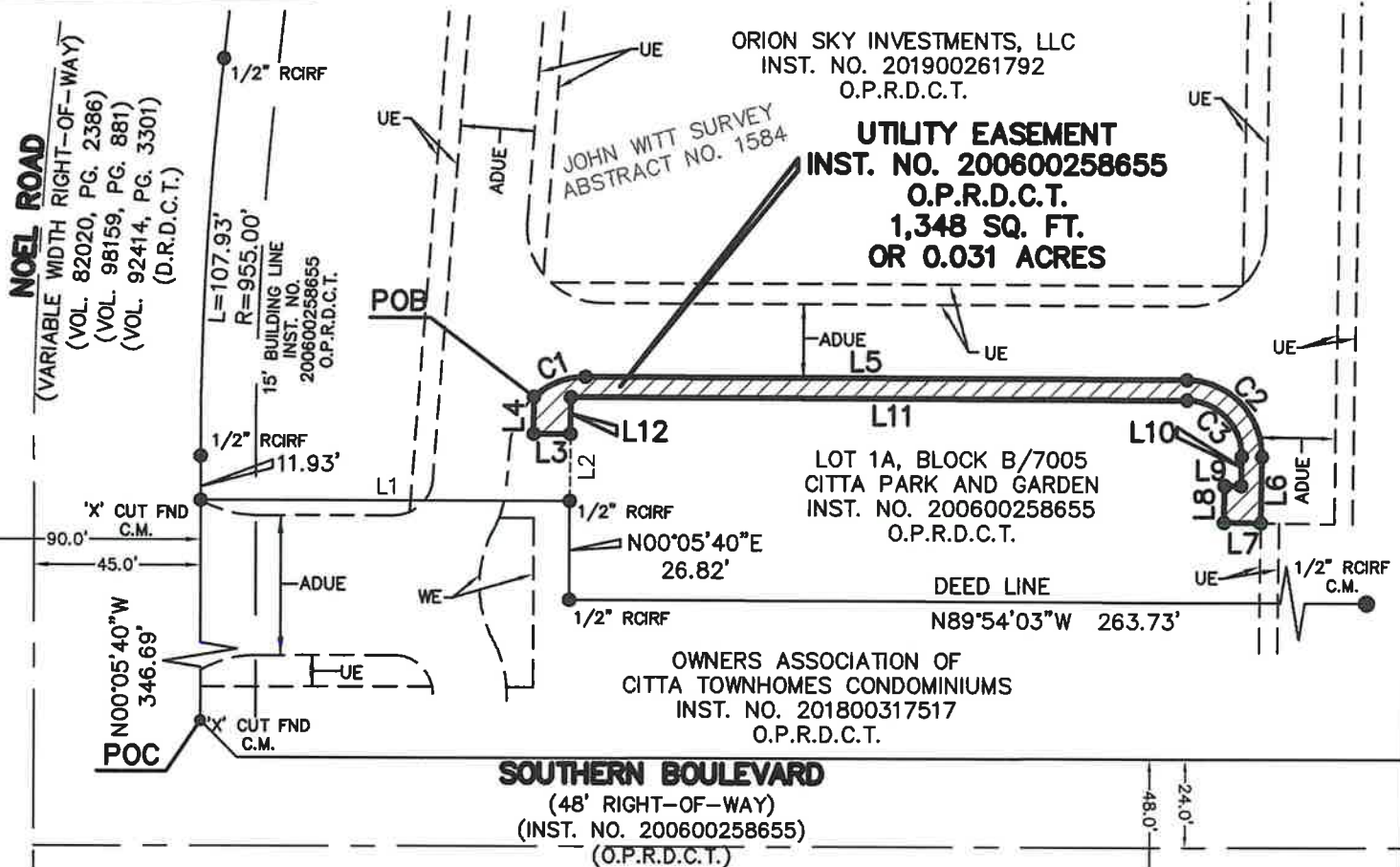
CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

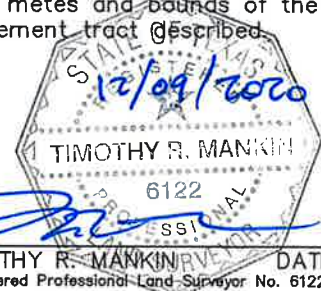
EXHIBIT A - TRACT 8
SHEET 3 OF 3



Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307

DATE: 08/27/2020

REVISION: 10/26/2020
12/9/2020

SCALE: 1" = 50'

DRAWN: J.B.W.

PEISER & MANKIN
SURVEYING, LLC

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FIRM NO. 100999-00

1604 HART STREET
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(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5385

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 9

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING all that certain 617 square foot (0.014 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, same being all that certain Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found for the northwest corner of said Lot 1A, same being in the south line of Lot 1, Block B/7006, The Dorchester, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92012, Page 3053, Deed Records, Dallas County, Texas, same being in the east right-of-way line of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas);

THENCE South 89 deg. 54 min. 20 sec. East, along the common line of said Lot 1A and said Lot 1, a distance of 57.43 feet to a point from which a 1/2 inch iron rod found bears South 89 deg. 54 min. 20 sec. East, 286.83 feet;

THENCE South 00 deg. 00 min. 00 sec. East, through the interior of said Lot 1A, a distance of 34.55 feet to a point for the northwest corner of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and along said Utility Easement as follows:

South 85 deg. 47 min. 01 sec. East, a distance of 12.81 feet to a point for the northeast corner of said Utility Easement, same being the beginning of a non-tangent curve to the left, having a radius of 40.50 feet and a delta angle of 34 deg. 58 min. 20 sec.;

Along said non-tangent curve to the left, an arc distance of 24.72 feet and a chord bearing and distance of South 21 deg. 42 min. 05 sec. West, 24.34 feet to a point;

South 04 deg. 12 min. 59 sec. West, a distance of 77.67 feet to a point for the beginning of a tangent curve to the right, having a radius of 8.50 feet and a delta angle of 10 deg. 08 min. 15 sec.;

Along said tangent curve to the right, an arc distance of 1.50 feet and a chord bearing and distance of South 09 deg. 17 min. 07 sec. West, 1.50 feet to a point for the southeast corner of said Utility Easement;

North 85 deg. 47 min. 01 sec. West, a distance of 5.37 feet to a point for the southwest corner of said Utility Easement;

North 04 deg. 12 min. 59 sec. East, a distance of 102.38 feet to the POINT OF BEGINNING and containing 617 square feet or 0.014 acre of computed land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

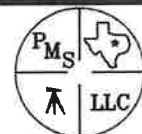


Member Since 1977

12/09/2020

A circular surveyor's seal for Timothy R. Mankin, Registered Professional Land Surveyor No. 6122, with a signature over it.

TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122



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(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5385

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 9

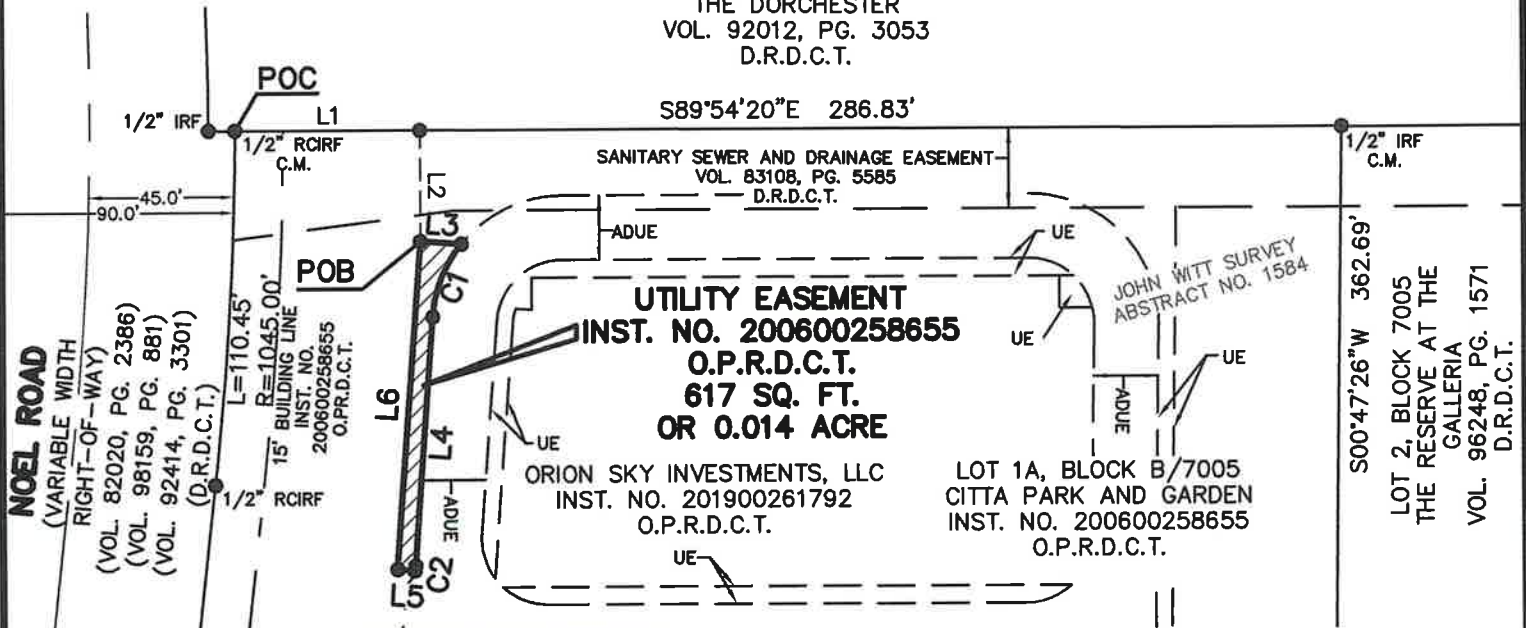
SHEET 2 OF 2

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LOT 1, BLOCK B/7006
THE DORCHESTER
VOL. 92012, PG. 3053
D.R.D.C.T.



CURVE TABLE

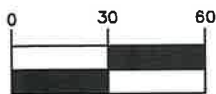
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.72'	40.50'	34°58'20"	S 21°42'05" W	24.34'
C2	1.50'	8.50'	10°08'15"	S 09°17'07" W	1.50'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°54'20" E	57.43'
L2	S 00°00'00" E	34.55'
L3	S 85°47'01" E	12.81'
L4	S 04°12'59" W	77.67'
L5	N 85°47'01" W	5.37'
L6	N 04°12'59" E	102.38'

Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

LEGEND

C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" 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
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described



TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020

12/9/2020

SCALE: 1" = 60'

DRAWN: J.B.W.

PEISER & MANKIN
SURVEYING, LLC

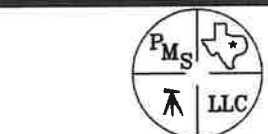
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FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



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COMMERCIAL : RESIDENTIAL
BOUNDARIES : TOPOGRAPHY
MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5386

UTILITY EASEMENT ABANDONMENT
CITTA PARK AND GARDEN
LOT 1A, BLOCK B/7005
JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 10
SHEET 1 OF 2

BEING all that certain 951 square foot (0.022 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, by deed recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;;

THENCE North 90 deg. 00 min. 00 sec. East, along the common line of said Orion tract and said Condominiums tract, and through the interior of said Lot 1A, a distance of 56.87 feet to a point in the west line of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and said Orion tract, and along said Utility Easement as follows:

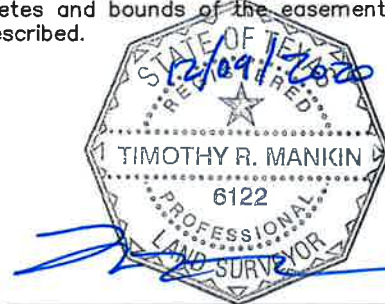
North 04 deg. 12 min. 41 sec. East, a distance of 173.63 feet to a point for the northwest corner of said Utility Easement;

South 85 deg. 47 min. 19 sec. East, a distance of 5.50 feet to a point for the northeast corner of said Utility Easement;

South 04 deg. 12 min. 41 sec. West, a distance of 167.53 feet to a point for the beginning of a tangent curve to the right, having a radius of 10.50 feet and a delta angle of 33 deg. 43 min. 45 sec.;

Along said tangent curve to the right, an arc distance of 6.18 feet and a chord bearing and distance of South 21 deg. 04 min. 32 sec. West, 6.09 feet to the POINT OF BEGINNING and containing 951 square feet or 0.022 acre of computed land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

JOB NO.: 20-0307
DATE: 08/27/2020
REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN
SURVEYING, LLC

www.peisersurveying.com
FIRM NO. 100998-00

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UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 10

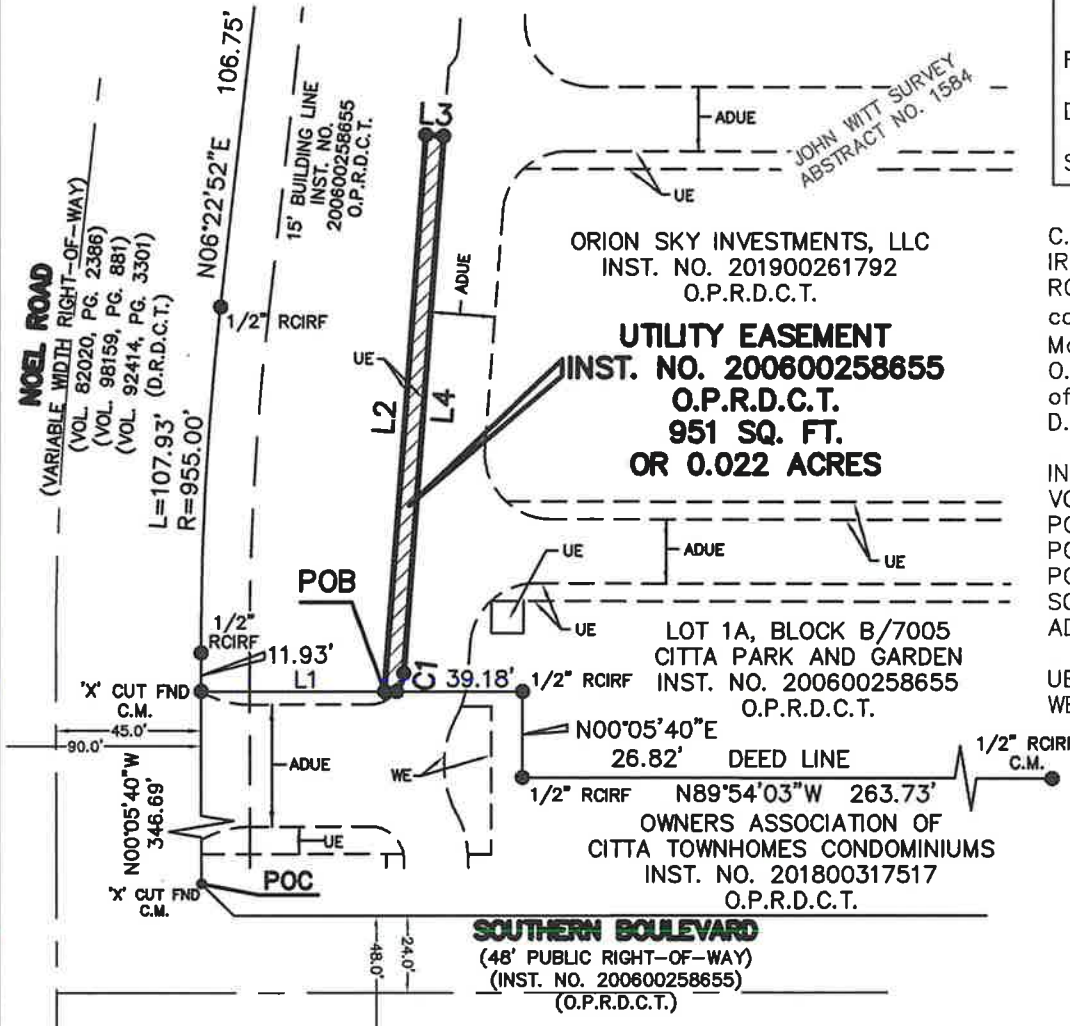
CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 2 OF 2



(For SPRG use only)

Reviewed by: G.S.

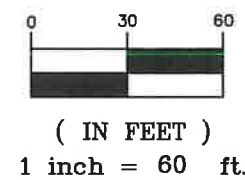
Date: 1-19-21

SPRG No. 5386

LEGEND

- C.M. - Controlling Monument
- IRF - Iron rod found
- RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" 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
- INST. NO. - Instrument Number
- VOL. - Volume
- PG. - Page
- POB - Point of Beginning
- POC - Point of Commencing
- SQ. FT. - Square Feet
- ADUE - Access, Drainage, & Utility Easement
- UE - Utility Easement
- WE - Water Easement

GRAPHIC SCALE



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	6.18'	10.50'	33°43'45"	S 21°04'32" W	6.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 90°00'00" E	56.87'
L2	N 04°12'41" E	173.63'
L3	S 85°47'19" E	5.50'
L4	S 04°12'41" W	167.53'

Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

JOB NO.: 20-0307
 DATE: 08/27/2020
 REVISION: 10/26/2020
 12/9/2020
 SCALE: 1" = 60'
 DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

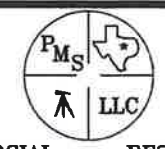
www.peisersurveying.com
 FIRM NO. 100999-00

1604 HART STREET
 SOUTHLAKE, TEXAS 76092
 817-481-1806 (O)



The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

12/09/2020
TIMOTHY R. MANKIN
 6122
 PROFESSIONAL
 LAND SURVEYOR
 TIMOTHY R. MANKIN DATE
 Registered Professional Land Surveyor No. 6122



COMMERCIAL • RESIDENTIAL
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MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5387

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 11
SHEET 1 OF 3

BEING all that certain 1,834 square foot (0.042 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, by deed recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE through the interior of said Lot 1A and along the common line of said Orion tract and said Condominiums tract as follows:

North 90 deg. 00 min. 00 sec. East, a distance of 99.80 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod found) for corner;

South 00 deg. 05 min. 40 sec. West, a distance of 26.82 feet to a 1/2 inch iron rod found for corner;

South 89 deg. 54 min. 03 sec. East, a distance of 207.52 feet to a point for angle point;

THENCE North 00 deg. 00 min. 00 sec. West, through the interior of said Lot 1A and said Orion tract, a distance of 21.49 feet to a point for the southwest corner of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and said Orion tract, and along said Utility Easement as follows:

North 00 deg. 47 min. 26 sec. East, a distance of 279.69 feet to a point for the beginning of a tangent curve to the left, having a radius of 40.50 feet and a delta angle of 63 deg. 26 min. 52 sec.;

Along said tangent curve to the left, an arc distance of 44.85 feet and a chord bearing and distance of North 30 deg. 56 min. 09 sec. West, 42.59 feet to a point for the northwest corner of said Utility Easement;

South 89 deg. 54 min. 22 sec. East, a distance of 27.46 feet to a point for the northeast corner of said Utility Easement;

South 00 deg. 47 min. 26 sec. West, a distance of 316.25 feet to a point for the southeast corner of said Utility Easement;

North 89 deg. 12 min. 34 sec. West, a distance of 5.06 feet to the POINT OF BEGINNING and containing 1,834 square feet or 0.042 acre of computed land, more or less.

BASIS OF BEARING - STATE PLANE COORDINATE
SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH
AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/31/2020
REVISION 10/15/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

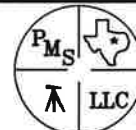
**PEISER & MANKIN
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www.peisersurveying.com
FIRM NO. 100999-00

1604 HART STREET
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817-481-1806 (O)



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Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5387

UTILITY EASEMENT ABANDONMENT HIBIT A - TRACT 11

SHEET 2 OF 3

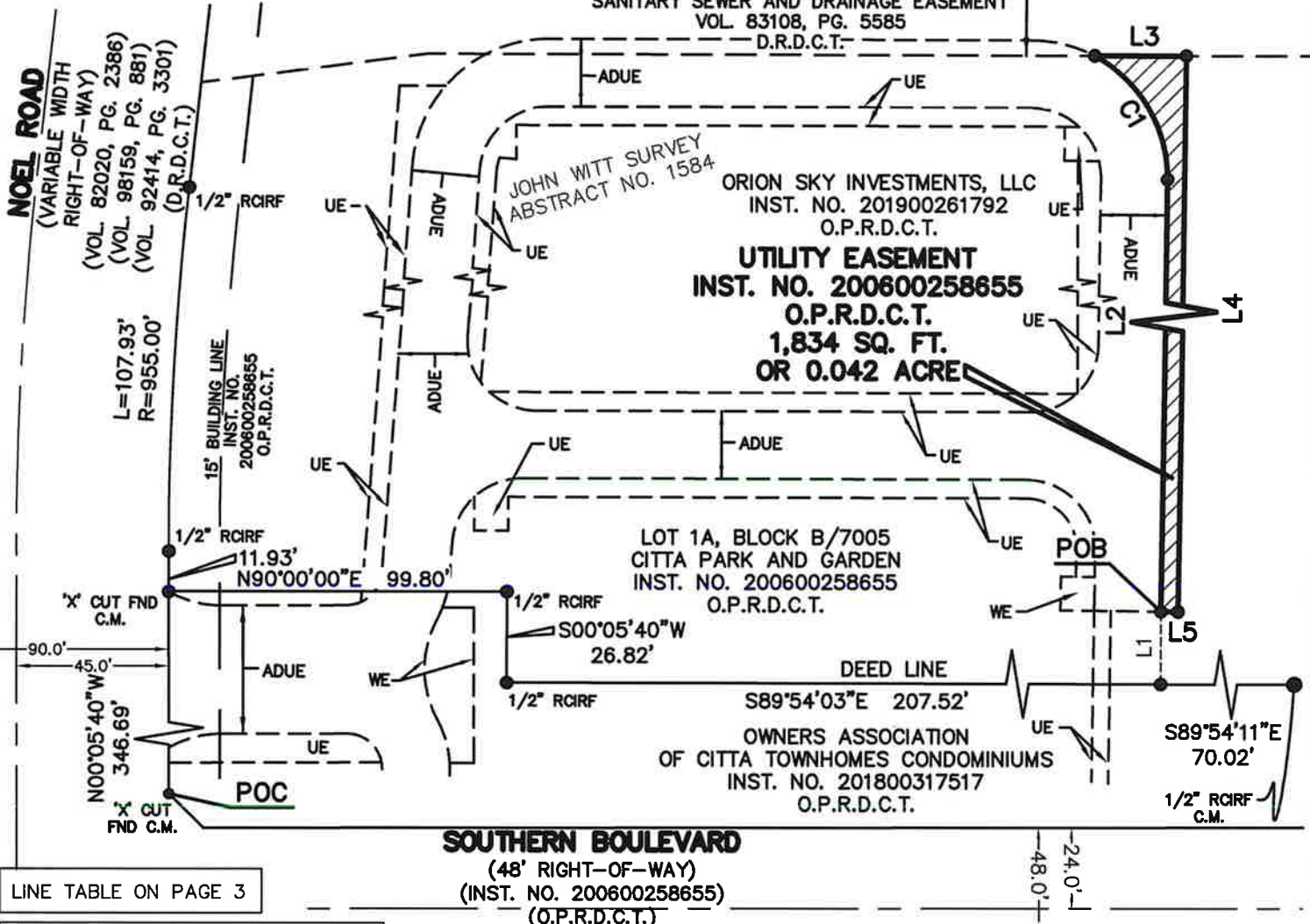
CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

SANITARY SEWER AND DRAINAGE EASEMENT
VOL. 83108, PG. 5585
D.R.D.C.T.

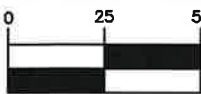


LINE TABLE ON PAGE 3

Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

LEGEND
C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" 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
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

12/24/2020
TIMOTHY R. MANKIN
6122
TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/31/2020

REVISION: 10/15/2020

12/9/2020

SCALE: 1" = 50'

DRAWN: J.B.W.

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Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5387

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 11
SHEET 3 OF 3

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.85'	40.50'	63°26'52"	N 30°56'09" W	42.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°00'00" W	21.49'
L2	N 00°47'26" E	279.69'
L3	S 89°54'22" E	27.46'
L4	S 00°47'26" W	316.25'
L5	N 89°12'34" W	5.06'

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH
AMERICAN DATUM OF 1983
ADJUSTMENT REALIZATION 2011.

JOB NO.: 20-0307

DATE: 08/31/2020

REVISION 10/15/2020
12/9/2020

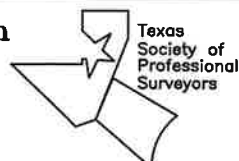
NOT TO SCALE

DRAWN: J.B.W.

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(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5388

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 12
SHEET 1 OF 2

BEING all that certain 109 square foot (0.002 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, by deed recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE through the interior of said Lot 1A and along the common line of said Orion tract and said Condominiums tract as follows:

North 90 deg. 00 min. 00 sec. East, a distance of 99.80 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod found) for corner;

South 00 deg. 05 min. 40 sec. West, a distance of 26.82 feet to a 1/2 inch iron rod found for corner;

South 89 deg. 54 min. 03 sec. East, a distance of 187.23 feet to a point for the southwest corner of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and said Orion tract, and along said Utility Easement as follows:

North 00 deg. 47 min. 26 sec. East, a distance of 21.74 feet to a point for the northwest corner of said Utility Easement;

South 89 deg. 12 min. 34 sec. East, a distance of 5.00 feet to a point for the northeast corner of said Utility Easement;

South 00 deg. 47 min. 26 sec. West, a distance of 21.68 feet to a point for the southeast corner of said Utility Easement, same being in a south line of said Orion tract, same being in a north line of aforesaid Condominiums tract;

THENCE North 89 deg. 54 min. 03 sec. West, through the interior of said Lot 1A, and along the common line of said Orion tract, said Condominiums tract, and said Utility Easement, a distance of 5.00 feet to the POINT OF BEGINNING and containing 109 square feet or 0.002 acre of computed land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH
AMERICAN DATUM OF 1983
ADJUSTMENT REALIZATION 2011.

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FIRM NO. 100998-00

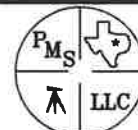
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TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122



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JOB NO.: 20-0307

DATE: 08/31/2020
REVISION 10/15/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5388

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

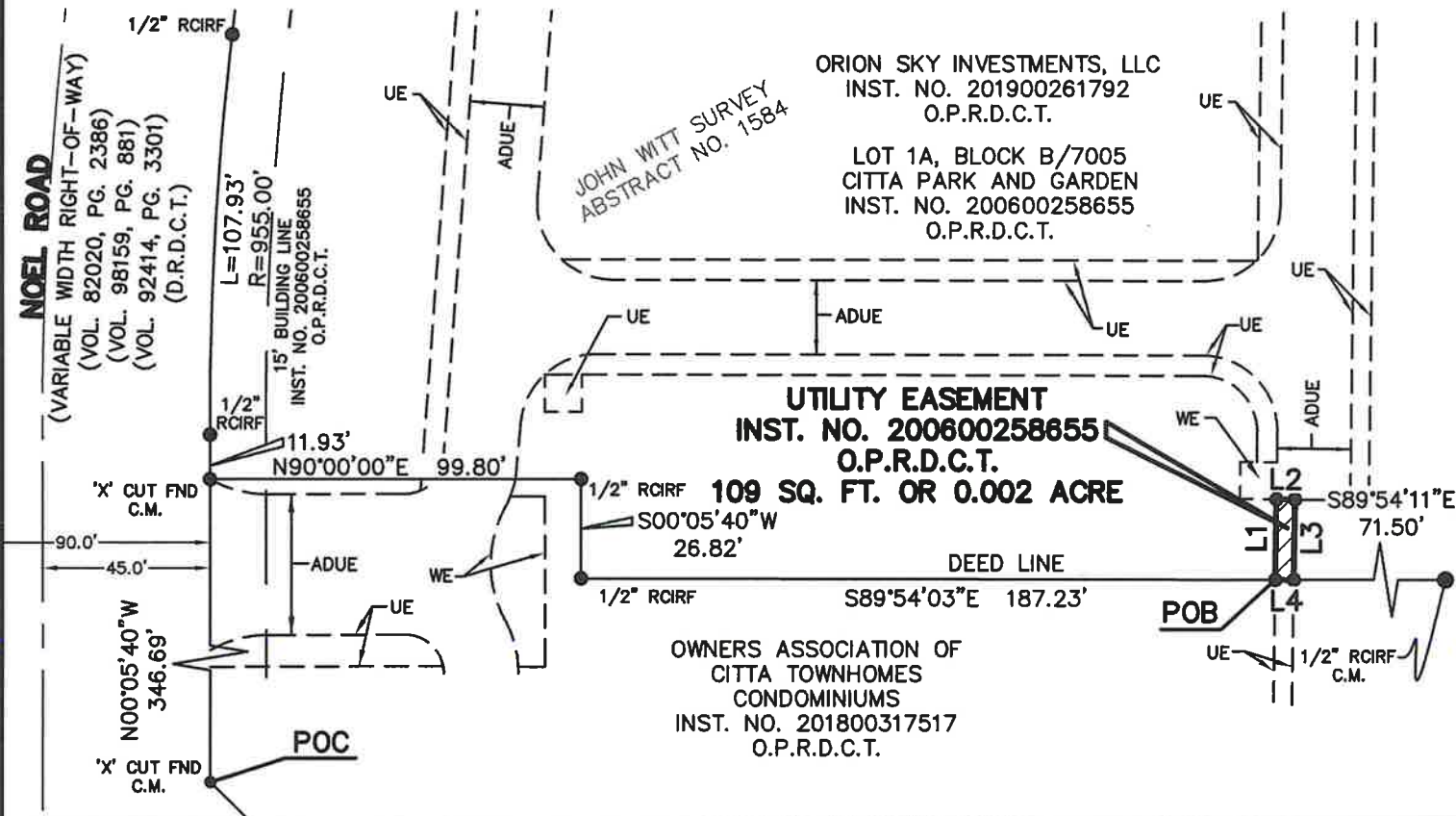
LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 12

SHEET 2 OF 2



Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

SOUTHERN BOULEVARD

(48' RIGHT-OF-WAY)

(INST. NO. 200600258655)

(O.P.R.D.C.T.)

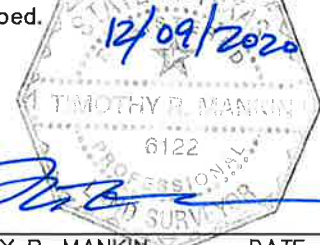
LEGEND

C.M. - Controlling Monument
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BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

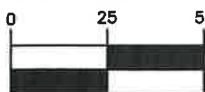


TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°47'26" E	21.74'
L2	S 89°12'34" E	5.00'
L3	S 00°47'26" W	21.68'
L4	N 89°54'03" W	5.00'

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

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