

**2,706 SQUARE FOOT (0.062 ACRES)  
PERMANENT WASTE WATER EASEMENT  
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817**

**Exhibit A**

Being a 2,706 square foot or 0.062 acre permanent waste water easement situated in the Samuel Lockhart Survey, Abstract No. 817, City of Dallas, Dallas County, Texas, said permanent waste water easement being a portion of Lot 7 and Lot 2, Block 36/7888 of Trinity Industrial District Installment No. 13, an addition to the City of Dallas, Texas, as recorded in Volume 23, Page 165 of the Map Records of Dallas County, Texas, and being a portion of a tract of land conveyed to Azoff Irving, Co Trustee of The Red Oak Trust as recorded in Instrument No. 201100016593 of the Official Public Records of Dallas County, Texas, said 0.062 acre permanent waste water easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "Gorrondona & Associates" found (controlling monument) for the southeasterly corner of said Lot 1 and the southwesterly corner of Lot 7, Block 36/7888 of said Trinity Industrial District Installment No. 13 Addition, said 5/8 inch iron rod with plastic cap stamped "Gorrondona & Associates" rod also being in the northwesterly right-of-way line of Turtle Creek Boulevard (a variable width right-of-way) and the beginning of a non-tangent curve to the right having a radius of 309.44 feet, a central angle of 17 degrees 51 minutes 56 seconds, and whose chord bears North 01 degrees 59 minutes 24 seconds East, a distance of 96.10 feet;

**THENCE** Northerly with said non-tangent curve to the right, with the westerly line of said Lot 7 and with the easterly line of said Lot 1, passing at an arc distance of 68.49 feet a 5/8 inch iron rod with plastic cap stamped "Gorrondona & Associates" set for the northeasterly corner of said Lot 1 and the southeasterly corner of Lot 6, Block 36/7888 of said Trinity Industrial District Installment No. 13 Addition, from which a 1/2 inch iron rod found (controlling monument) for the most northerly northeast corner of said Lot 1 and the southwesterly corner of said Lot 6, bears North 78 degrees 21 minutes 54 seconds West, a distance of 31.30 feet, and continuing in a total arc distance of 96.49 feet to a 5/8 inch iron rod with plastic cap stamped "Gorrondona & Associates" set for corner;

**THENCE** South 60 degrees 16 minutes 39 seconds East, a distance of 46.86 feet to a point for corner;

**THENCE** South 20 degrees 50 minutes 30 seconds West, a distance of 61.93 feet to a point for corner in the southeasterly line of said Lot 7 and the northwesterly right-of-line of said Turtle Creek Boulevard;

GORRONDONA & ASSOCIATES, INC.  
*[Signature]* 11/14/18

**Exhibit A**

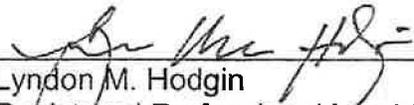
**THENCE** South 55 degrees 50 minutes 31 seconds West, with the southeasterly line of said Lot 7 and the northwesterly right-of-line of said Turtle Creek Boulevard, a distance of 26.59 feet to the **POINT OF BEGINNING**, and containing 2,706 square feet or 0.062 acres of land, more or less.

**NOTE:** All bearings and coordinates are referenced to the Texas State Plane Coordinate System, North Central Zone 4202, with horizontal datum of NAD83, with a Surface Factor for this project of 1.000136506. Distances and areas shown are surface.

**\* SURVEYOR'S CERTIFICATE \***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Date of Survey: October 17, 2018

  
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Lyndon M. Hodgin  
Registered Professional Land Surveyor,  
Texas No. 4584  
Texas Firm No. 10106903



3,275 SQUARE FOOT (0.075 ACRES)  
 PERMANENT WASTE WATER EASEMENT  
 SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817

Exhibit A

OLD CHANNEL  
 OF THE  
 TRINITY RIVER

FEIZY PROPERTIES, INC.  
 VOLUME 2001162, PAGE 5381  
 D.R.D.C.T.

BLOCK 36/7888  
 TRINITY INDUSTRIAL DISTRICT  
 INSTALLMENT NO. 13  
 VOLUME 23, PAGE 165  
 M.R.D.C.T.

LOT 2  
 AZOFF IRVING, CO TRUSTEE  
 RED OAK TRUST  
 INSTRUMENT NO. 201100016593  
 O.P.R.D.C.T.

PERMANENT WASTE  
 WATER EASEMENT AREA  
 2,706 SQ. FT. OR  
 0.062 ACRES

LOT 1  
 FBDWLL PARTNERS, LP  
 INSTRUMENT NO. 201500342417  
 O.P.R.D.C.T.

P.O.B.  
 FND. 5/8" IR W/CAP  
 STAMPED "GORRONDONA  
 & ASSOCIATES" (CM)

TURTLE CREEK BLVD.  
 (VARIABLE WIDTH RIGHT-OF-WAY)

MARKET BLVD.  
 (100' WIDTH RIGHT-OF-WAY)

LEGEND	
⊗	SET 5/8" IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES"
●	MONUMENT FOUND (AS NOTED)
○	CALCULATED POINT
X	"X" CUT SET
---	EASEMENT LINE (AS NOTED)
---	PROPOSED EASEMENT LINE
---	PROPERTY LINE (AS NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 78°21'54"W	31.30'
L-2	S 60°16'39"E	46.86'
L-3	S 20°50'30"W	61.93'
L-4	S 55°50'31"W	26.59'



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	309.44'	17°51'56"	N 01°59'24"E	96.10'	96.49'



NOTES:  
 1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.  
 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, WITH HORIZONTAL DATUM OF NAD83, WITH A SURFACE FACTOR FOR THIS PROJECT OF 1.000136506. DISTANCES AND AREAS SHOWN ARE SURFACE.

