

**2,257 SQUARE FOOT (0.052 ACRES)
PERMANENT WASTE WATER EASEMENT
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817**

Being a 2,257 square foot or 0.052 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 1, 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 FBDWLL Partners, LP as recorded in Instrument No. 201500342417 of the Official Public Records of Dallas County, Texas, said 0.052 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 "Gorronдона & 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 "Gorronдона & Associates" also being in the northwesterly right-of-way line of Turtle Creek Boulevard (a variable width right-of-way);

THENCE South 55 degrees 50 minutes 31 seconds West, with the southeasterly line of said Lot 1 and with the northwesterly right-of-way line of said Turtle Creek Boulevard, a distance of 54.04 feet to point for corner;

THENCE North 20 degrees 50 minutes 30 seconds East, a distance of 84.60 feet to a point for corner;

THENCE North 60 degrees 16 minutes 39 seconds West, a distance of 28.89 feet to a "X" cut set for corner in the northwesterly line of said Lot 1 and the southeasterly line of the old channel of the Trinity River;

THENCE North 35 degrees 40 minutes 21 seconds East, with the northwesterly line of said Lot 1 and with the southeasterly line of said old channel of the Trinity River, a distance of 14.30 feet to a 1/2 inch iron rod found (controlling monument) for the most northerly northeast corner of said Lot 1 and the southwesterly corner of Lot 6 of said Trinity Industrial District Installment No. 13 Addition;



FIELD NOTES APPROVED:

Justin Holt
6/20/2019

THENCE South 78 degrees 21 minutes 54 seconds East, with the northerly line of said Lot 1 and with the southerly line of said Lot 6, passing at a distance of 26.26 feet, a 5/8 inch iron rod with plastic cap stamped "Gorrondona & Associates" set for southeast corner of a 0.3373 acre (by deed) tract of land conveyed to The City of Dallas as recorded in Instrument No. 201100174952 of said Official Public Records of Dallas County, Texas, and continuing in all a total distance of 31.30 feet to 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 said Lot 6, said 5/8 inch iron rod with plastic cap stamped "Gorrondona & Associates" being in the westerly line of said Lot 7 and also being the beginning of a non-tangent curve to the left having a radius of 309.44 feet, a central angle of 12 degrees 40 minutes 54 seconds, and whose chord bears South 00 degrees 36 minutes 08 seconds East, a distance of 68.35 feet;

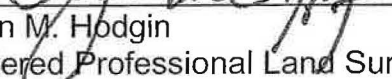
THENCE Southeasterly with said non-tangent curve to the left, with the easterly line of said Lot 1 and with the westerly line of said Lot 7, an arc distance of 68.49 feet to the **POINT OF BEGINNING**, and containing 2,257 square feet or 0.052 acres of land, more or less.

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


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



2,257 SQUARE FOOT (0.052 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
2,257 SQ. FT. OR
0.052 ACRES

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

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)

LEGEND

⊗	SET 5/8" IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES"
●	MONUMENT FOUND (AS NOTED)
⊠	MAGNAIL SET
×	"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 60°16'39"W	28.89'
L-2	N 35°40'21"E	14.30'
L-3	S 78°21'54"E	31.30'

50 25 0 50



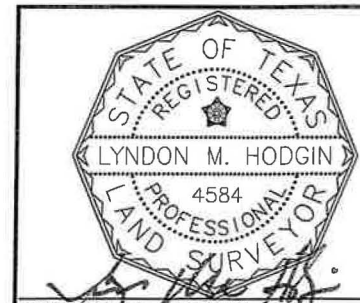
SCALE IN FEET

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	309.44'	12°40'54"	S 00°36'08"E	68.35'	68.49'

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.



LYNDON M. HODGINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106903

GS&P1701.00

DATE: OCTOBER 17, 2018

DRAWN BY: BD

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SCALE: 1:50'