

EXHIBIT A TRACT 1

DRAINAGE EASEMENT ABANDONMENT
MOCKINGBIRD STATION ADDITION
LOT 2, BLOCK A/2940
JOEL SYKES SURVEY, ABSTRACT 1338
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 1 OF 3

BEING a 14,600 square feet or 0.3352 acres tract of land situated in the Joel Sykes Survey, Abstract 1338, City of Dallas, Dallas County, Texas, being part of Lot 2, Block A/2940, Mockingbird Station Addition, an addition to the City of Dallas according to the final plat thereof recorded in Volume 94246, Page 2665, Deed Records, Dallas County, Texas (DRDCT), being the portion thereof conveyed to Dallas Area Rapid Transit by a judgment of court in absence of objections, recorded in Volume 92163, Page 803 DRDCT, and being a portion of a 15-foot-wide drainage easement created by said plat of Mockingbird Station, with the subject tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap found for an inset southeast corner of Lot 2, being the northwest corner of Lot 3, Block A/2940, Mockingbird/Phoenix Addition, an addition recorded in Volume 98250, Page 73 DRDCT;

THENCE N 66°23'49" W, 49.73 feet into Lot 2 to a point for corner and being a southwest corner of said drainage easement, the POINT OF BEGINNING of the subject tract;

THENCE into and through Lot 2, the following:

N 00°27'29" W, 14.93 feet, to a point for corner,

N 89°21'31" E, 21.04 feet, to a point for corner,

N 89°32'58" E, 507.50 feet, to a point for corner,

N 41°26'14" E, 249.35 feet, to a point for corner,

N 00°34'00" W, 184.55 feet, to a point for corner,

And N 89°26'00" E, 14.86 feet to a point for corner in the most easterly line of Lot 2, being the west line of Lot 1, Block A/2940, Kroger Dr. Pepper Addition, an addition recorded in Volume 94044, Page 279 DRDCT;

THENCE S 00°34'40" E, 190.42 feet along the common line thereof to a point for corner, from which a 1/2" iron rod with plastic cap found on the west line of Lot 1, Block A/2940, for the upper southeast corner of Lot 2, Block A/2940, and being the northeast corner of Lot 3, Block A/2940, bears S 00°34'40" E, 213.59 feet;

THENCE S 41°26'14" W, 261.66 feet, departing said common line, to a point for corner;

THENCE S 89°32'58" W, 535.23 feet into and through Lot 2 to the POINT OF BEGINNING with the subject tract containing 14,600 square feet or 0.3352 acres of land.

(For SPRG use only)

Reviewed By: A.G.

Date: 5/21/2025

SPRG No: 6934



NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.



AFH 5/14/25
SCOTT F. AMMONS, R.P.L.S. 6550



DRAINAGE EASEMENT ABANDONMENT
 MOCKINGBIRD STATION ADDITION
 LOT 2, BLOCK A/2940
 JOEL SYKES SURVEY, ABSTRACT 1338
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: A.GDate: 5/21/2025SPRG No: 6934

JOEL SYKES SURVEY
 ABSTRACT 1338

15' drainage
 easement
 Volume 94246,
 Page 2665
 DRDCT

Lot 2, Block A/2940
 MOCKINGBIRD STATION ADDITION
 Volume 94246, Page 2665 DRDCT
 (Judgment of Court in absence of objections;
 Dallas Area Rapid Transit
 Volume 92163, Page 803 DRDCT)

MATCH LINE

Drainage
 Easement
 Abandonment
 0.3352 Acres
 (14,600 Sq. Ft.)

15' drainage
 easement
 Volume 94246,
 Page 2665
 DRDCT

N 89°21'31" E
 21.04'
 N 00°27'29" W
 14.93'

POINT OF BEGINNING

1/2"
 CIRF
 (CM)

POINT OF COMMENCING

N 66°23'49" W
 49.73'

15' wastewater
 easement
 Volume 94246,
 Page 2665
 DRDCT

access easement
 Volume 98045, Page 7063
 DRDCT

Lot 3, Block A/2940
 MOCKINGBIRD/PHOENIX ADDITION
 Volume 98250, Page 73 DRDCT

LEGEND	
DRDCT	Deed Records, Dallas County, Texas
CIRF	capped iron rod found
(CM)	Controlling Monument

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Drawn:	Checked:	Date:	Job No.
ED	SFA	5/14/25	24-347

PAGE 2 OF 3

NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.



SCF 5/14/25
 SCOTT F. AMMONS, R.P.L.S. 6550

EXHIBIT A -TRACT 1



30 0 30 60
1" = 60'

DRAINAGE EASEMENT ABANDONMENT
MOCKINGBIRD STATION ADDITION
LOT 2, BLOCK A/2940
JOEL SYKES SURVEY, ABSTRACT 1338
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: A.G
Date: 5/21/2025
SPRG No: 6934

LEGEND	
DRDCT	Deed Records, Dallas County, Texas
CIRF	capped iron rod found
(CM)	Controlling Monument

PAGE 3 OF 3

JOEL SYKES SURVEY
ABSTRACT 1338

Lot 2, Block A/2940
MOCKINGBIRD STATION ADDITION
Volume 94246, Page 2665 DRDCT
(Judgment of Court in absence of objections;
Dallas Area Rapid Transit
Volume 92163, Page 803 DRDCT)

Drainage
Easement
Abandonment
0.3352 Acres
(14,600 Sq. Ft.)

15' drainage
easement
Volume 94246,
Page 2665
DRDCT

access easement
Volume 98045, Page 7063
DRDCT

15' wastewater
easement
Volume 94246,
Page 2665
DRDCT

N 89°26'00" E
14.86'
DP&L easement
Volume 108
Page 1614 DRDCT

Lot 1, Block A/2940
KROGER DR. PEPPER ADDITION
Volume 94044, Page 279 DRDCT

water & wastewater
easements
Volume 94044,
Page 279 DRDCT

1/2" CIRF
(CM)

Lot 3, Block A/2940
MOCKINGBIRD/PHOENIX ADDITION
Volume 98250, Page 73 DRDCT

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NOTES:

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2. A legal description of even date hereby accompanies this parcel plat map.



A.G 5/14/25
SCOTT F. AMMONS, R.P.L.S. 6550

EXHIBIT A -TRACT 2

(For SPRG use only)

Reviewed By:

A.6

Date:

5/14/2025

SPRG No:

6935

DRAINAGE EASEMENT ABANDONMENT

MOCKINGBIRD STATION ADDITION

LOT 2, BLOCK A/2940

JOEL SYKES SURVEY, ABSTRACT 1338

CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 1 OF 3

BEING a 12,827 square feet or 0.2945 acres tract of land situated in the Joel Sykes Survey, Abstract 1338, City of Dallas, Dallas County, Texas, being part of Lot 2, Block A/2940, Mockingbird Station Addition, an addition to the City of Dallas according to the final plat thereof recorded in Volume 94246, Page 2665, Deed Records, Dallas County, Texas (DRDCT), being the portion thereof conveyed to Dallas Area Rapid Transit by a judgment of court in absence of objections, recorded in Volume 92163, Page 803 DRDCT, and being a portion of a 15-foot-wide drainage easement created by said plat of Mockingbird Station, with the subject tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap found for an inset southeast corner of Lot 2, being the northwest corner of Lot 3, Block A/2940, Mockingbird/Phoenix Addition, an addition recorded in Volume 98250, Page 73 DRDCT;

THENCE N 40°23'28" W, 90.11 feet into Lot 2 to a point for corner, in the southeast line of said drainage easement, and being the POINT OF BEGINNING of the subject tract;

THENCE into and through Lot 2, the following:

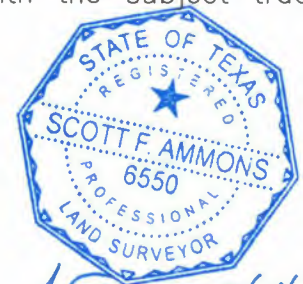
- N 45°09'20" W, 15.01 feet, to a point for corner,
- N 46°39'00" E, 90.45 feet, to a point for corner,
- N 26°45'37" E, 96.03 feet, to a point for corner,
- N 60°46'58" E, 414.36 feet to a point for corner, from which a 1/2" iron rod with plastic cap stamped "AZ&B" found for an inset northwesterly corner of Lot 2, being the southeast corner of a tract described in a special warranty deed to Dallas Area Rapid Transit, recorded in Volume 93098, Page 3590 DRDCT, and being the southwest corner of a portion of Lot 2, Block A/5185, Peek Service Center Addition, an addition recorded in Volume 96050, Page 3760 DRDCT, as conveyed by a special warranty deed to the City of Dallas, recorded in Instrument Number 201100096251 OPRDCT, bears N 83°28'57" W, 208.32 feet,
- S 29°13'02" E, 15.00 feet, to a point for corner,
- S 60°46'58" W, 255.51 feet, to a point for corner,
- S 56°40'13" E, 27.27 feet, to a point for corner,
- S 00°31'01" E, 181.80 feet, to a point for corner,
- S 38°16'37" E, 46.42 feet, to a point for corner,
- S 51°43'23" W, 15.00 feet, to a point for corner,
- N 38°16'37" W, 51.55 feet, to a point for corner,
- N 00°31'01" W, 178.93 feet, to a point for corner,
- N 56°40'13" W, 27.06 feet, to a point for corner,
- S 60°46'58" W, 137.36 feet, to a point for corner,
- S 26°45'37" W, 94.07 feet, to a point for corner,
- And S 46°39'00" W, 92.61 feet, to the POINT OF BEGINNING with the subject tract containing 12,827 square feet or 0.2945 acres of land.



Drawn:	Checked:	Date	Job No.
ED	SFA	5/14/25	24-347

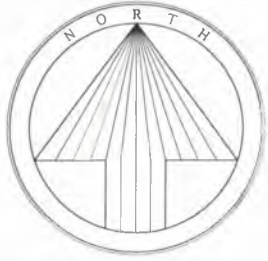
NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.



SCF 5/14/25
SCOTT F. AMMONS, R.P.L.S. 6550

EXHIBIT A -TRACT 2



DRAINAGE EASEMENT ABANDONMENT
MOCKINGBIRD STATION ADDITION
LOT 2, BLOCK A/2940
JOEL SYKES SURVEY, ABSTRACT 1338
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: A.G
Date: 5/21/2025
SPRG No: 6135

25 0 25 50
1" = 50'

100' right-of-way
Dallas Area Rapid Transit
Volume 90177, Page 4219 DRDCT

50' T.U. Electric easement
Volume 94246, Page 2665
DRDCT

15' drainage easement
Volume 94246, Page 2665
DRDCT

**Drainage
Easement
Abandonment**
0.2945 Acres
(12,827 Sq. Ft.)

Lot 2, Block A/2940
MOCKINGBIRD STATION ADDITION
Volume 94246, Page 2665 DRDCT
(Judgment of Court in absence of objections;
Dallas Area Rapid Transit
Volume 92163, Page 803 DRDCT)

15' drainage easement
Volume 94246, Page 2665
DRDCT

15' wastewater easement
Volume 94246, Page 2665
DRDCT

access easement
Volume 98045, Page 7063
DRDCT

POINT OF
BEGINNING

POINT OF
COMMENCING

1/2"
CIRF
(CM)

LEGEND	
DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
CIRF	capped iron rod found
(CM)	Controlling Monument

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Drawn:	Checked:	Date:	Job No.
ED	SFA	5/14/25	24-347

PAGE 2 OF 3

NOTES:

- Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- A legal description of even date hereby accompanies this parcel plat map.

Lot 3, Block A/2940
MOCKINGBIRD/PHOENIX ADDITION
Volume 98250, Page 73 DRDCT



AEH 5/14/25
SCOTT F. AMMONS, R.P.L.S. 6550

EXHIBIT A -TRACT 2

(For SPRG use only)

Reviewed By:

A.6

Date:

5/21/2025

SPRG No:

6935

DRAINAGE EASEMENT ABANDONMENT

MOCKINGBIRD STATION ADDITION

LOT 2, BLOCK A/2940

JOEL SYKES SURVEY, ABSTRACT 1338

CITY OF DALLAS, DALLAS COUNTY, TEXAS



25 0 25 50
1" = 50'

Dallas Area
Rapid Transit
Volume 93098,
Page 3590 DRDCT

Lot 2, Block A/5185
PEEK SERVICE CENTER ADDITION
Volume 96050, Page 3760 DRDCT

City of Dallas
Instrument Number
201100096251
OPRDCT

1/2" CIRF
"AZ&B"
(CM)

N 83°28'57" W ~ 208.32'

15' drainage easement
Volume 94246, Page 2665
DRDCT

50' T.U. Electric easement
Volume 94246, Page 2665
DRDCT

S 60°46'58" W ~ 255.51'

N 60°46'58" E ~ 414.36'

MATCH LINE

Drainage
Easement
Abandonment
0.2945 Acres
(12,827 Sq. Ft.)

S 56°40'13" E
27.27'

N 56°40'13" W
27.06'

N 00°31'01" W ~ 178.93'

S 00°31'01" E ~ 181.80'

JOEL SYKES SURVEY
ABSTRACT 1338

Lot 2, Block A/2940
MOCKINGBIRD STATION ADDITION
Volume 94246, Page 2665 DRDCT
(Judgment of Court in absence of objections;
Dallas Area Rapid Transit
Volume 92163, Page 803 DRDCT)

LEGEND

DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
CIRS	capped iron rod stamped "SPIARSEN" set
CIRF	capped iron rod found
IRF	iron rod found
MAG	"MAG" nail found
(CM)	Controlling Monument

PAGE 3 OF 3

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NOTES:

- Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- A legal description of even date hereby accompanies this parcel plat map.



SCOTT F. AMMONS, R.P.L.S. 6550

WASTEWATER EASEMENT ABANDONMENT
 MOCKINGBIRD STATION ADDITION
 LOT 2, BLOCK A/2940
 JOEL SYKES SURVEY, ABSTRACT 1338
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 1 OF 3

BEING a 9,692 square feet or 0.2225 acres tract of land situated in the Joel Sykes Survey, Abstract 1338, City of Dallas, Dallas County, Texas, being part of Lot 2, Block A/2940, Mockingbird Station Addition, an addition to the City of Dallas according to the final plat thereof recorded in Volume 94246, Page 2665, Deed Records, Dallas County, Texas (DRDCT), being the portion thereof conveyed to Dallas Area Rapid Transit by a judgment of court in absence of objections, recorded in Volume 92163, Page 803 DRDCT, and being a portion of a 15-foot-wide wastewater easement created by said plat of Mockingbird Station, with the subject tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap found on the west line of Lot 1, Block A/2940, Kroger Dr. Pepper Addition, an addition recorded in Volume 94044, Page 279 DRDCT, for the northeast corner of Lot 3, Block A/2940, Mockingbird/Phoenix Addition, an addition recorded in Volume 98250, Page 73 DRDCT, and being the upper southeast corner of Lot 2, Block A/2940;

THENCE N 00°34'40" W, 84.04 feet along the west line of Lot 1, Block A/2940, and the upper east line of Lot 2 to a point for corner and being the POINT OF BEGINNING of the subject tract;

THENCE into and through said Lot 2, the following:

N 72°54'56" W, 48.82 feet, to a point for corner;
 S 51°57'10" W, 141.50 feet, to a point for corner;
 N 38°02'50" W, 15.00 feet, to a point for corner;
 N 51°57'10" E, 141.70 feet, to a point for corner;
 N 00°31'15" W, 415.35 feet, to a point for corner;
 N 49°25'09" E, 38.13 feet, to a point for corner;
 S 82°36'47" E, 20.19 feet, to a point for corner;
 S 49°25'09" W, 44.67 feet, to a point for corner;
 S 00°31'15" E, 406.56 feet, to a point for corner;

And S 72°54'56" E, 42.48 feet to a point for corner in the west line of Lot 1, Block A/2940, and the upper east line of Lot 2, from which a 5/8" iron rod with plastic cap stamped "JACOBS" found for the northwest corner of Lot 1, Block A/2940, and for the northeast corner of Lot 2, and being on the south line of Warcola Street, a 56-foot-wide right-of-way created by the plat of Peek Service Center Addition, recorded in Volume 96050, Page 3760 DRDCT, bears N 00°34'40" W, 540.88 feet;

THENCE S 00°34'40" E, 15.74 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 9,692 square feet or 0.2225 acres of land.

(For SPRG use only)

Reviewed By: A.G.
 Date: 5/21/2025
 SPRG No: 6932



Drawn:	Checked:	Date	Job No.
ED	SFA	5/14/25	24-347

NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.



AEU 5/14/25
 SCOTT F. AMMONS, R.P.L.S. 6550

EXHIBIT A -TRACT 3



30 0 30 60
1" = 60'

LEGEND	
DRDCT	Deed Records, Dallas County, Texas
CIRF	capped iron rod found
(CM)	Controlling Monument

WASTEWATER EASEMENT ABANDONMENT
MOCKINGBIRD STATION ADDITION
LOT 2, BLOCK A/2940
JOEL SYKES SURVEY, ABSTRACT 1338
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: A.G
Date: 5/21/2025
SPRG No: 6932

MATCH LINE

15' drainage easement
Volume 94246, Page 2665
DRDCT

DP&L easement
Volume 108
Page 1614 DRDCT

JOEL SYKES SURVEY
ABSTRACT 1338

15' wastewater
easement
Volume 94246,
Page 2665
DRDCT

Wastewater
Easement
Abandonment
0.2225 Acres
(9,692 Sq. Ft.)

15' drainage
easement
Volume 94246,
Page 2665
DRDCT

Lot 2, Block A/2940
MOCKINGBIRD STATION ADDITION
Volume 94246, Page 2665 DRDCT
(Judgment of Court in absence of objections;
Dallas Area Rapid Transit
Volume 92163, Page 803 DRDCT)

Lot 1, Block A/2940
KROGER DR. PEPPER ADDITION
Volume 94044, Page 279 DRDCT

water & wastewater
easements
Volume 94044,
Page 279 DRDCT

access easement
Volume 98045, Page 7063
DRDCT

15' wastewater easement
Volume 94246, Page 2665
DRDCT

S 00°34'40" E
15.74'

POINT OF
BEGINNING

1/2" CIRF
(CM)

POINT OF
COMMENCING

Lot 3, Block A/2940
MOCKINGBIRD/PHOENIX ADDITION
Volume 98250, Page 73 DRDCT

PAGE 2 OF 3



NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
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SCOTT F. AMMONS, R.P.L.S. 6550

EXHIBIT A -TRACT 3



30 0 30 60
1" = 60'

LEGEND

DRDCT	Deed Records, Dallas County, Texas
CIRF	capped iron rod found
(CM)	Controlling Monument

WASTEWATER EASEMENT ABANDONMENT
MOCKINGBIRD STATION ADDITION
LOT 2, BLOCK A/2940
JOEL SYKES SURVEY, ABSTRACT 1338
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: A.C

Date: 5/21/2025

SPRG No: 6932

Lot 2, Block A/5185
PEEK SERVICE CENTER ADDITION
Vol. 96050, Pg. 3760 DRDCT

WARCOLA STREET
56' right-of-way
Volume 96050
Page 3760 DRDCT

Lot 2, Block B/5185
PEEK SERVICE
CENTER ADDITION
Volume 96050
Page 3760 DRDCT

JOEL SYKES SURVEY
ABSTRACT 1338

50' T.U. Electric easement
Volume 94246, Page 2665
DRDCT

100' right-of-way
Dallas Area Rapid Transit
Volume 90177, Page 4219 DRDCT

N 49°25'09" E
38.13'

S 82°36'47" E
20.19'

15' wastewater
easement
Volume 94246,
Page 2665
DRDCT

Wastewater
Easement
Abandonment
0.2225 Acres
(9,692 Sq. Ft.)

access easement
Volume 98045, Page 7063
DRDCT

S 49°25'09" W
44.67'

N 00°34'40" W ~ 540.88'

Lot 1, Block A/2940
KROGER DR. PEPPER ADDITION
Volume 94044, Page 279 DRDCT

15' drainage easement
Volume 94246, Page 2665
DRDCT

DP&L easement
Volume 108
Page 1614 DRDCT

MATCH LINE

Lot 2, Block A/2940
MOCKINGBIRD STATION ADDITION
Volume 94246, Page 2665 DRDCT
(Judgment of Court in absence of objections;
Dallas Area Rapid Transit
Volume 92163, Page 803 DRDCT)

PAGE 3 OF 3

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Drawn: ED	Checked: SFA	Date: 5/14/25	Job No.: 24-347
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NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.



156 5/14/25
SCOTT F. AMMONS, R.P.L.S. 6550

WASTEWATER EASEMENT ABANDONMENT
 MOCKINGBIRD STATION ADDITION
 LOT 2, BLOCK A/2940
 JOEL SYKES SURVEY, ABSTRACT 1338
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 1 OF 3

BEING a 10,163 square feet or 0.2333 acres tract of land situated in the Joel Sykes Survey, Abstract 1338, City of Dallas, Dallas County, Texas, being part of Lot 2, Block A/2940, Mockingbird Station Addition, an addition to the City of Dallas according to the final plat thereof recorded in Volume 94246, Page 2665, Deed Records, Dallas County, Texas (DRDCT), being the portion thereof conveyed to Dallas Area Rapid Transit by a judgment of court in absence of objections, recorded in Volume 92163, Page 803 DRDCT, and being a portion of a 15-foot-wide wastewater easement created by said plat of Mockingbird Station, with the subject tract being more particularly described as follows:

COMMENCING at a "MAG" nail found for a southerly corner of Lot 2, being the northerly corner of a variable width right-of-way dedication for Mockingbird Lane, a variable width public right-of-way, Patent Number 878, Volume 13, Dallas County Plat Books, and formerly known as County Road 214, said dedication being created by said final plat of Mockingbird Station Addition;

THENCE S 89°25'39" W, 173.06 feet along the north line of said dedication and the south line of Lot 2 to a point for corner and being the POINT OF BEGINNING of the subject tract;

THENCE S 89°25'39" W, 37.97 feet continuing along the common line thereof, to a point for corner;

THENCE into and through Lot 2, the following:

N 66°09'36" E, 253.94 feet, to a point for corner,

N 46°19'54" E, 412.28 feet, to a point for corner,

N 70°46'37" E, 56.71 feet to a point for corner, from which a 1/2" iron rod with plastic cap found for an inset southeast corner of Lot 2, being the northwest corner of Lot 3, Block A/2940, Mockingbird/Phoenix Addition, an addition recorded in Volume 98250, Page 73 DRDCT bears S 84°29'48" E, 50.78 feet;

S 55°26'27" W, 53.50 feet, to a point for corner,

S 46°19'54" W, 413.71 feet, to a point for corner, and

And S 66°09'36" W, 221.68 feet to the POINT OF BEGINNING with the subject tract containing 10,163 square feet or 0.2333 acres of land.

(For SPRG use only)

Reviewed By: A.G
 Date: 5/21/2025
 SPRG No: 6933



NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.



SCOTT F. AMMONS, R.P.L.S. 6550

Drawn:	Checked:	Date	Job No.
ED	SFA	5/14/25	24-347

EXHIBIT A -TRACT 4

WASTEWATER EASEMENT ABANDONMENT
MOCKINGBIRD STATION ADDITION
LOT 2, BLOCK A/2940
JOEL SYKES SURVEY, ABSTRACT 1338
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: A.B.

Date: 5/21/2025

SPRG No: 6933



30 0 30 60
1" = 60'

LEGEND

DRDCT	Deed Records, Dallas County, Texas
CIRF	capped iron rod found
(CM)	Controlling Monument

JOEL SYKES SURVEY
ABSTRACT 1338

Lot 2, Block A/2940
MOCKINGBIRD STATION ADDITION
Volume 94246, Page 2665 DRDCT
(Judgment of Court in absence of objections;
Dallas Area Rapid Transit
Volume 92163, Page 803 DRDCT)

access easement area
Exhibit "D"
Volume 97145
Page 882 DRDCT

50' T.U. Electric easement
Volume 94246, Page 2665
DRDCT

access easement
Volume 98045, Page 7063
DRDCT

MATCH LINE

100' right-of-way
Dallas Area Rapid Transit
Volume 90177, Page 4219 DRDCT

15' drainage easement
Volume 94246
Page 2665 DRDCT

15' wastewater
easement
Volume 94246,
Page 2665
DRDCT

10' X 15' water easement
Volume 94246, Page 2665
DRDCT

Wastewater
Easement
Abandonment
0.2333 Acres
(10,163 Sq. Ft.)

variable width
right-of-way dedication
Volume 94246,
Page 2665 DRDCT

POINT OF
COMMENCING

S 89°25'39" W
37.97'

POINT OF
BEGINNING

S 89°25'39" W ~ 173.06'

MAG nail found
stamped "JACOBS" (CM)

MOCKINGBIRD LANE

centerline

formerly known as
County Road 214

variable width right-of-way
Patent Number 878, Volume 13
Dallas County Plat Books

PS Texas Holdings, Ltd.
Volume 97121, Page 1307 DRDCT
PAGE 2 OF 3

Tract No. 2, Block Q/2903
MOCKINGBIRD SHOPPING CENTER ADDITION
Volume 67037, Page 96 DRDCT

NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.

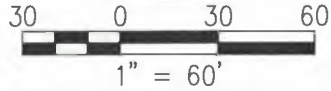


Drawn:	Checked:	Date:	Job No.
ED	SFA	5/14/25	24-347



SEK 4/15/25
SCOTT F. AMMONS, R.P.L.S. 6550

EXHIBIT A -TRACT 4



LEGEND	
DRDCT	Deed Records, Dallas County, Texas
CIRF	capped iron rod found
(CM)	Controlling Monument

WASTEWATER EASEMENT ABANDONMENT
 MOCKINGBIRD STATION ADDITION
 LOT 2, BLOCK A/2940
 JOEL SYKES SURVEY, ABSTRACT 1338
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: A.G

Date: 5/21/2025

SPRG No: 6933

50' T.U. Electric easement
 Volume 94246, Page 2665
 DRDCT

15' drainage easement
 Volume 94246,
 Page 2665 DRDCT

15' wastewater
 easement
 Volume 94246,
 Page 2665
 DRDCT

access easement
 Volume 98045, Page 7063
 DRDCT

Wastewater
 Easement
 Abandonment
 0.2333 Acres
 (10,163 Sq. Ft.)

JOEL SYKES SURVEY
 ABSTRACT 1338

Lot 2, Block A/2940
 MOCKINGBIRD STATION ADDITION
 Volume 94246, Page 2665 DRDCT
 (Judgment of Court in absence of objections;
 Dallas Area Rapid Transit
 Volume 92163, Page 803 DRDCT)

1/2"
 CIRF
 (CM)

Lot 3, Block A/2940
 MOCKINGBIRD/PHOENIX ADDITION
 Volume 98250, Page 73 DRDCT

PAGE 3 OF 3



NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.



AFH 5/19/25
 SCOTT F. AMMONS, R.P.L.S. 6550