

EASEMENT DESCRIPTION

BEING a 101 sq. ft. (0.0023 acres) tract of land situated in the Isaiah Park Survey, Abstract No. 1144, City of Dallas, City Block A/6999, Dallas County, Texas and being a part of a called 8.604 acre tract of land described in Special Warranty Deed to LBJ FINANCIAL OWNER LLC, recorded in Instrument No. 202500136181, Official Public Records, Dallas County, Texas, and being part of the remainder of Lot 1, Block A/6999, L.B.J. Financial Center, an addition to the City of Dallas shown on the plat recorded in Volume 2001088, Page 60, Deed Records, Dallas County, Texas, and being all of the remainder of a water vault easement dedicated by said L.B.J. Financial Center plat, and being more particularly described as follows:

COMMENCING at the intersection of the south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635 (a variable width right-of-way, Volume 189, Page 75, of said Deed Records), and the west right-of-way line of Montfort Drive (a variable width right-of-way, Volume 27, Page 215, of said Deed Records), from said point 1/2" iron rod with plastic cap stamped "P&C" found (controlling monument) bears South 86°38'52" West, a distance of 0.59 feet;

THENCE with said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635, North 71°10'20" West, a distance of 28.09 feet to a point for corner, from which a 1/2" iron rod with plastic cap stamped "P&C" found (controlling monument) bears South 87°18'25" West, a distance of 0.70 feet;

THENCE with said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635, South 88°50'55" West, a distance of 333.00 feet to the **POINT OF BEGINNING**;

THENCE departing said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635, over and across said 8.604 acre tract and said remainder of Lot 1, the following courses and distances:

- South 00°39'48" East, a distance of 6.66 feet to a point for corner;
- South 89°20'12" West, a distance of 15.00 feet to a point for corner;
- North 00°39'48" West, a distance of 6.95 feet to a point for corner in said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635;

THENCE with said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635, the following courses and distances:

- South 88°47'57" East, a distance of 10.27 feet to a point for corner, from which a 1/2" iron rod found (controlling monument) bears South 87°31'52" West, a distance of 0.55 feet;
- North 88°50'55" East, a distance of 4.74 feet to the **POINT OF BEGINNING** and containing 101 square feet or 0.0023 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

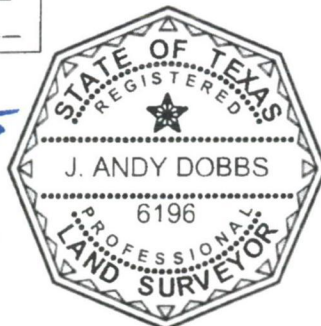
(For SPRG use only)

Reviewed By: _____

Date: 12.03.2025

SPRG NO: 7060

 12.1.25
 J. ANDY DOBBS DATE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 PH. (469) 718-8849
 andy.dobbs@kimley-horn.com



WATER VAULT EASEMENT
 ABANDONMENT
 PART OF CITY BLOCK A/6999
 ISAIAH PARK SURVEY, ABSTRACT NO. 1144
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn

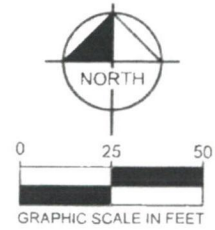
2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226 FIRM # 10115500 Tel No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	Dec. 2025	064613700	1 OF 2

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°39'48"E	6.66'
L2	S89°20'12"W	15.00'
L3	N00°39'48"W	6.95'
L4	S88°47'57"E	10.27'
L5	N88°50'55"E	4.74'

NOTES

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).



LYNDON B. JOHNSON FREEWAY/
INTERSTATE HIGHWAY NO. 635

(VARIABLE WIDTH RIGHT-OF-WAY)

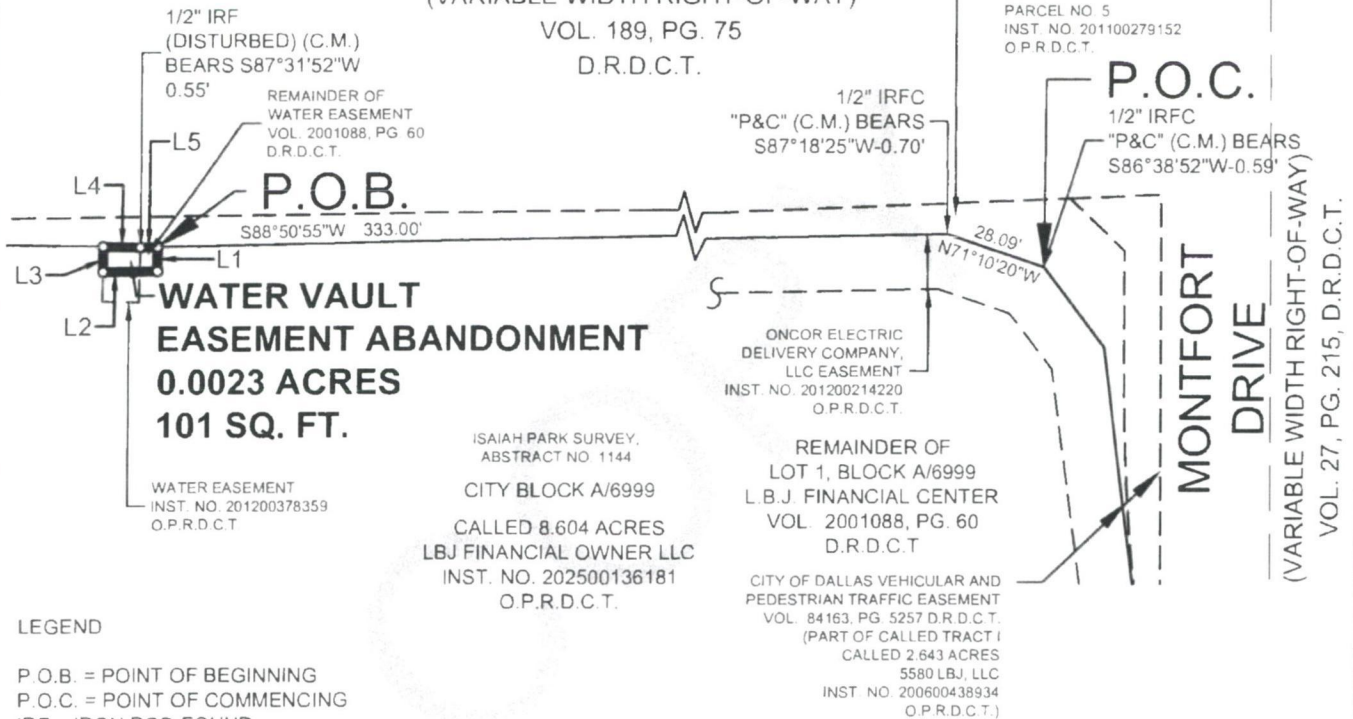
VOL. 189, PG. 75
D.R.D.C.T.

STATE OF TEXAS
JUDGEMENT CAUSE NO.
CC-06-16536-E
PARCEL NO. 5
INST. NO. 201100279152
O.P.R.D.C.T.

P.O.C.
1/2" IRFC

"P&C" (C.M.) BEARS
S87°18'25"W-0.70'

"P&C" (C.M.) BEARS
S86°38'52"W-0.59'



1/2" IRF
(DISTURBED) (C.M.)
BEARS S87°31'52"W
0.55'

REMAINDER OF
WATER EASEMENT
VOL. 2001088, PG. 60
D.R.D.C.T.

P.O.B.
S88°50'55"W 333.00'

WATER VAULT
EASEMENT ABANDONMENT
0.0023 ACRES
101 SQ. FT.

ISAIAH PARK SURVEY,
ABSTRACT NO. 1144

CITY BLOCK A/6999

CALLED 8.604 ACRES
LBJ FINANCIAL OWNER LLC
INST. NO. 202500136181
O.P.R.D.C.T.

ONCOR ELECTRIC
DELIVERY COMPANY,
LLC EASEMENT
INST. NO. 201200214220
O.P.R.D.C.T.

REMAINDER OF
LOT 1, BLOCK A/6999
L.B.J. FINANCIAL CENTER
VOL. 2001088, PG. 60
D.R.D.C.T.

CITY OF DALLAS VEHICULAR AND
PEDESTRIAN TRAFFIC EASEMENT
VOL. 84163, PG. 5257 D.R.D.C.T.
(PART OF CALLED TRACT 1
CALLED 2.643 ACRES
5580 LBJ, LLC
INST. NO. 200600438934
O.P.R.D.C.T.)

MONTFORT
DRIVE

(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 27, PG. 215, D.R.D.C.T.

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- IRF = IRON ROD FOUND
- IRFC = IRON ROD WITH PLASTIC CAP FOUND
- C.M. = CONTROLLING MONUMENT
- SQ. FT. = SQUARE FEET
- INST. NO. = INSTRUMENT NUMBER
- VOL. PG. = VOLUME, PAGE
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: _____

Date: 12.03.2025

SPRG NO: 7060

 12.1.25
DATE
J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
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andy.dobbs@kimley-horn.com



WATER VAULT EASEMENT
ABANDONMENT
PART OF CITY BLOCK A/6999
ISAIAH PARK SURVEY, ABSTRACT NO. 1144
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226 FIRM # 10115500 Tel No (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	ECB	JAD	Dec 2025	064613700	2 OF 2

EASEMENT DESCRIPTION

BEING a 723 sq. ft. (0.0166 acres) tract of land situated in the Isaiah Park Survey, Abstract No. 1144, City of Dallas, City Block 6999, Dallas County, Texas and being part of a called 8.604 acre tract of land described in Special Warranty Deed to LBJ FINANCIAL OWNER LLC, recorded in Instrument No. 202500136181, Official Public Records, Dallas County, Texas, and being all of the water easement recorded in Instrument No. 201200378360 of said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod (controlling monument) found for the northwest corner of said 8.604 acre tract at the intersection of the south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635 (a variable width right-of-way, Volume 189, Page 75, Deed Records, Dallas County, Texas), and the east right-of-way line of Noel Road (a called 60 foot right-of-way, Volume 27, Page 215, Map Records, Dallas County, Texas), from said point a 1/2" iron rod found (controlling monument) bears South 00°34'52" East, a distance of 342.57 feet;

THENCE with said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635, and the north line of said 8.604 acre tract, the following courses and distances:

- North 89°20'12" East, a distance of 452.55 feet to a point for corner;
- South 88°47'57" East, a distance of 20.29 feet to the POINT OF BEGINNING;
- South 88°47'57" East, a distance of 10.00 feet to a point for corner;

THENCE departing said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635, and said north line of the 8.604 acre tract, over and across said 8.604 acre tract, the following courses and distances:

- South 00°34'26" East, a distance of 22.47 feet to a point for corner;
- North 89°25'34" East, a distance of 23.10 feet to a point for corner;
- South 00°34'26" East, a distance of 15.00 feet to a point for corner;
- South 89°25'34" West, a distance of 33.10 feet to a point for corner;
- North 00°34'26" West, a distance of 37.78 feet to the POINT OF BEGINNING and containing 723 square feet or 0.0166 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: _____

Date: 12.03.2025

SPRG NO: 7062

 12.1.25

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 REGISTERED PROFESSIONAL
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 andy.dobbs@kimley-horn.com



WATER EASEMENT ABANDONMENT
 PART OF CITY BLOCK 6999
 ISAIAH PARK SURVEY, ABSTRACT NO. 1144
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn

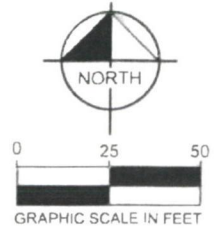
2500 Pacific Avenue, Suite 1100 FIRM # 10115500 Tel. No. (469) 718-8849
 Dallas, Texas 75226

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	Dec. 2025	064613700	1 OF 2

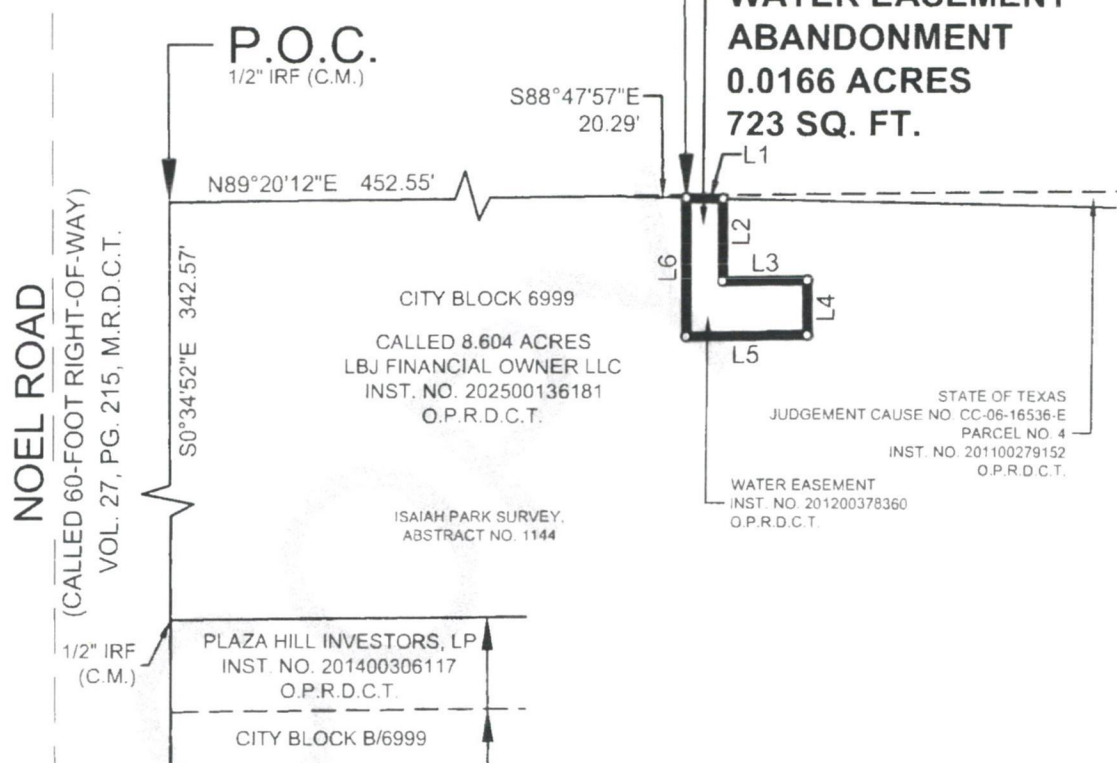
LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°47'57"E	10.00'
L2	S00°34'26"E	22.47'
L3	N89°25'34"E	23.10'
L4	S00°34'26"E	15.00'
L5	S89°25'34"W	33.10'
L6	N00°34'26"W	37.78'

NOTES

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011)



**LYNDON B. JOHNSON
FREEWAY/INTERSTATE
HIGHWAY NO. 635**
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 189, PG. 75
D.R.D.C.T.



LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- C.M. = CONTROLLING MONUMENT
- SQ. FT. = SQUARE FEET
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- VOL. PG. = VOLUME, PAGE
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: _____

Date: 12.03.2025

SPRG NO: 7062


 J. ANDY DOBBS DATE 12-1-25
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WATER EASEMENT ABANDONMENT
 PART OF CITY BLOCK 6999
 ISAIAH PARK SURVEY, ABSTRACT NO. 1144
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	ECB	JAD	Dec. 2025	064613700	2 OF 2

EASEMENT DESCRIPTION

BEING a 150 sq. ft. (0.0034 acres) tract of land situated in the Isaiah Park Survey, Abstract No. 1144, City of Dallas, City Block 6999, Dallas County, Texas and being part of a called 8.604 acre tract described in Special Warranty Deed to LBJ FINANCIAL OWNER LLC, recorded in Instrument No. 202500136181, Official Public Records, Dallas County, Texas, being all of the water easement recorded in Instrument No. 201200378361 of said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod (controlling monument) found for the northwest corner of said 8.604 acre tract at the intersection of the south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635 (a variable width right-of-way, Volume 189, Page 75, Deed Records, Dallas County, Texas), and the east right-of-way line of Noel Road (a called 60 foot right-of-way, Volume 27, Page 215, Map Records, Dallas County, Texas), from said point a 1/2" iron rod found (controlling monument) bears South 00°34'52" East, a distance of 342.57 feet;

THENCE with said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635, and the north line of said 8.604 acre tract, the following courses and distances:

- North 89°20'12" East, a distance of 355.56 feet to the **POINT OF BEGINNING**;
- North 89°20'12" East, a distance of 15.00 feet to a point for corner;

THENCE departing said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635, and said north line of the 8.604 acre tract, over and across said 8.604 acre tract, the following courses and distances:

- South 00°39'48" East, a distance of 10.00 feet to a point for corner;
- South 89°20'12" West, a distance of 15.00 feet to a point for corner;
- North 00°39'48" West, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 150 square feet or 0.0034 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: _____

Date: 12.03.2025

SPRG NO: 7059

 12.1.25
 J. ANDY DOBBS DATE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 2500 PACIFIC AVENUE, SUITE 1100
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 andy.dobbs@kimley-horn.com



WATER EASEMENT ABANDONMENT
 PART OF CITY BLOCK 6999
 ISAIAH PARK SURVEY, ABSTRACT NO. 1144
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue, Suite 1100 FIRM # 10115500 Tel. No. (469) 718-8849
 Dallas, Texas 75226

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	Dec. 2025	064613700	1 OF 2

EASEMENT DESCRIPTION

BEING a 150 sq. ft. (0.0034 acres) tract of land situated in the Isaiah Park Survey, Abstract No. 1144, City of Dallas, City Block A/6999, Dallas County, Texas and being part of a called 8.604 acre tract described in Special Warranty Deed to LBJ FINANCIAL OWNER LLC, recorded in Instrument No. 202500136181, Official Public Records, Dallas County, Texas, and being part of the remainder of Lot 1, Block A/6999, L.B.J. Financial Center, an addition to the City of Dallas shown on the plat recorded in Volume 2001088, Page 60, Deed Records, Dallas County, Texas, and being all of the water easement recorded in Instrument No. 201200378359 of said Official Public Records, and being more particularly described as follows:

COMMENCING at the intersection of the south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635 (a variable width right-of-way, Volume 189, Page 75, of said Deed Records), and the west right-of-way line of Montfort Drive (a variable width right-of-way, Volume 27, Page 215, of said Deed Records), from said point 1/2" iron rod with plastic cap stamped "P&C" found (controlling monument) bears South 86°38'52" West, a distance of 0.59 feet;

THENCE with said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635, North 71°10'20" West, a distance of 28.09 feet to a point for corner, from which a 1/2" iron rod with plastic cap stamped "P&C" found (controlling monument) bears South 87°18'25" West, a distance of 0.70 feet;

THENCE with said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635, South 88°50'55" West, a distance of 337.75 feet to the **POINT OF BEGINNING**, from said point a 1/2" iron rod found (controlling monument) bears South 87°31'52" West, a distance of 0.55 feet;

THENCE departing said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635, over and across said 8.604 acre tract and said remainder of Lot 1, the following courses and distances:

- South 01°12'08" West, a distance of 15.00 feet to a point for corner;
- North 88°47'52" West, a distance of 10.00 feet to a point for corner;
- North 01°12'08" East, a distance of 15.00 feet to a point for corner in said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635;

THENCE with said south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 635, South 88°47'57" East, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 150 square feet or 0.0034 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: _____

Date: 12.03.2025

SPRG NO: 7061

 12-1-25
 J. ANDY DOBBS DATE
 REGISTERED PROFESSIONAL
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WATER EASEMENT ABANDONMENT
 PART OF CITY BLOCK A/6999
 ISAIAH PARK SURVEY, ABSTRACT NO. 1144
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

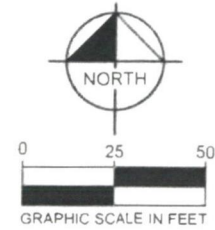
Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226 FIRM # 10115500 Tel No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	Dec 2025	064613700	1 OF 2

LINE TABLE		
NO.	BEARING	LENGTH
L1	S01°12'08"W	15.00'
L2	N88°47'52"W	10.00'
L3	N01°12'08"E	15.00'
L4	S88°47'57"E	10.00'

NOTES
 Bearing system based on the State Plane Coordinate System of 1983,
 Texas North Central Zone (4202), North American Datum of 1983 (2011).



**LYNDON B. JOHNSON FREEWAY/
 INTERSTATE HIGHWAY NO. 635**

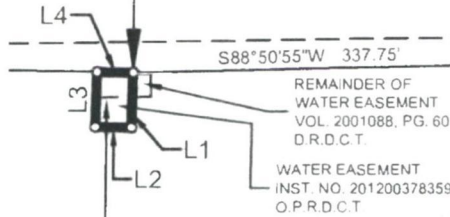
(VARIABLE WIDTH RIGHT-OF-WAY)

VOL. 189, PG. 75

D.R.D.C.T.

P.O.B.

1/2" IRF (DISTURBED)
 (C.M.) BEARS
 S87°31'52"W
 0.55'



**WATER EASEMENT
 ABANDONMENT
 0.0034 ACRES
 150 SQ. FT.**

ISAIAH PARK SURVEY,
 ABSTRACT NO. 1144

CITY BLOCK A/6999

LB J FINANCIAL OWNER LLC
 NO. 202500136181
 O.P.R.D.C.T.

1/2" IRFC
 "P&C" (C.M.) BEARS
 S87°18'25"W-0.70'

ONCOR ELECTRIC
 DELIVERY COMPANY,
 LLC EASEMENT
 INST. NO. 201200214220
 O.P.R.D.C.T.

REMAINDER OF
 LOT 1, BLOCK A/6999
 L B J. FINANCIAL CENTER
 VOL. 2001088, PG. 60
 D.R.D.C.T.

CITY OF DALLAS VEHICULAR AND
 PEDESTRIAN TRAFFIC EASEMENT
 VOL. 84163, PG. 5257 D.R.D.C.T.
 (PART OF CALLED TRACT I
 CALLED 2.643 ACRES
 5580 LBJ, LLC
 INST. NO. 200600438934
 O.P.R.D.C.T.)

STATE OF TEXAS
 JUDGEMENT CAUSE NO
 CC-06-16536-E
 PARCEL NO. 5
 INST. NO. 201100279152
 O.P.R.D.C.T.

P.O.C.

1/2" IRFC
 "P&C" (C.M.) BEARS
 S86°38'52"W-0.59'

**MONTFORT
 DRIVE**

(VARIABLE WIDTH RIGHT-OF-WAY)
 VOL. 27, PG. 215, D.R.D.C.T.

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- IRF = IRON ROD FOUND
- IRFC = IRON ROD WITH PLASTIC CAP FOUND
- C.M. = CONTROLLING MONUMENT
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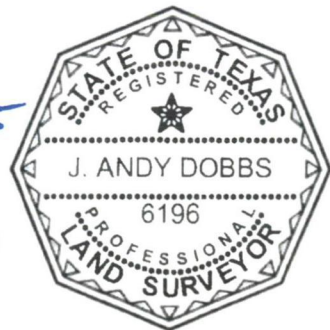
(For SPRG use only)

Reviewed By: [Signature]

Date: 12.23.2025

SPRG NO: 7061

[Signature] 12.1.25
 J. ANDY DOBBS DATE
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 andy.dobbs@kimley-horn.com



WATER EASEMENT ABANDONMENT
 PART OF CITY BLOCK A/6999
 ISAIAH PARK SURVEY, ABSTRACT NO. 1144
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	ECB	JAD	Dec 2025	064613700	2 OF 2