

# EXHIBIT 'A'

## TRACT 1

**BEING** a tract of land located in the City of Grand Prairie, Dallas County, Texas, part of the Charles D. Ball Survey, Abstract No. 1699, being part of a called 133.861 acre tract of land described in deed to Tommy Joe Winn and Leland Gjetley as recorded in Volume 940653, Page 3064, Deed Records, Dallas County, Texas, being all of a 20' x 20' Drainage Easement recorded in Volume 2002079, Page 32, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a 5/8" iron rod with cap stamped "Mycoskie & McInnis" found for the northeast corner of said 133.861 acre tract, said point being in the west line of a called 26.6610 acre tract of land described in deed to Slink Holdings LLC-Series 36GP as recorded as Instrument No. 20160000216, Official Public Records, Dallas County, Texas, said point also being the west line of a called 159.023 acre tract of land described in deed to William E. Campbell, Jr.-Belt Line Limited Partnership as recorded in Volume 70099, Page 990, Deed Records, Dallas County, Texas, from which a 5/8" iron rod with cap (illegible) found for the southeast corner of Cimmaron Estates, Phase 3C, an addition to the City of Grand Prairie as recorded in Volume 2001034, Page 83, Deed Records, Dallas County, Texas bears South 89 degrees 54 degrees 31 seconds West, a distance of 15.40 feet;

**THENCE**, along the east line of said 133.861 acre tract and the west line of 26.6610 acre tract and the west line of said 159.023 acre tract, South 00 degrees 33 minutes 31 seconds East, a distance of 779.76 feet to a 5/8" iron rod with cap stamped "KSC-2617" found in the northeasterly right-of-way line of Forum Drive (a variable width right-of-way) as described in deed recorded as Instrument No. 201100162022, Official Public Records, Dallas County, Texas, being on a non-tangent curve to the right;;

**THENCE**, over and across said 133.861 acre tract and along the northeasterly right-of-way line of Forum Drive as follows:

Along said curve to the right, through a central angle of 34 degrees 44 minutes 06.85 seconds, a radius of 1000.00 feet, an arc length of 606.24 feet, a chord bearing of North 69 degrees 57 minutes 28.72 seconds West and a chord distance of 597.00 feet to a 5/8" iron rod with cap stamped "Gorrondona & Associates" found;

North 52 degrees 35 minutes 00 seconds West, a distance of 190.44 feet to the **POINT OF BEGINNING**;

**THENCE**, continuing along the northeasterly right-of-way line of Forum Drive, North 52 degrees 35 minutes 00 seconds West, a distance of 20.00 feet;

**THENCE**, departing said northeasterly right-of-way line, along the lines of said 20' x 20' Drainage Easement as follows:

North 37 degrees 24 minutes 51 seconds East, a distance of 20.00 feet;

South 52 degrees 35 minutes 00 seconds East, a distance of 20.00 feet;

South 37 degrees 25 minutes 00 seconds West, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 400 square feet of land.

**EASEMENT ABANDONMENT EXHIBIT**  
**PART OF 133.861 ACRE TRACT**  
**(VOLUME 94053, PAGE 3064, D.R.D.C.T.)**  
**CHARLES D. BALL SURVEY, ABSTRACT NO. 1699**  
**CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS**

Date: 11/08/2017 Scale: 1"=150' Project No. 1717915



903 N. Bowser Road, Suite 240  
Richardson, Texas 75081  
(972) 424-7002 Voice  
(972) 633-1702 Fax  
WWW.SurveyConsultantsInc.Com  
TBPLS Firm No. 10139600

# EXHIBIT 'A'

## TRACT 2

**BEING** a tract of land located in the City of Grand Prairie, Dallas County, Texas, part of the Charles D. Ball Survey, Abstract No. 1699, being part of a called 133.861 acre tract of land described in deed to Tommy Joe Winn and Leland Gjetley as recorded in Volume 940653, Page 3064, Deed Records, Dallas County, Texas, being all of a 20' x 20' Drainage Easement recorded in Volume 2002079, Page 32, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a 5/8" iron rod with cap stamped "Mycoskie & McInnis" found for the northeast corner of said 133.861 acre tract, said point being in the west line of a called 26.6610 acre tract of land described in deed to Slink Holdings LLC-Series 36GP as recorded as Instrument No. 201600000216, Official Public Records, Dallas County, Texas, said point also being the west line of a called 159.023 acre tract of land described in deed to William E. Campbell, Jr.-Belt Line Limited Partnership as recorded in Volume 70099, Page 990, Deed Records, Dallas County, Texas, from which a 5/8" iron rod with cap (illegible) found for the southeast corner of Cimmaron Estates, Phase 3C, an addition to the City of Grand Prairie as recorded in Volume 2001034, Page 83, Deed Records, Dallas County, Texas bears South 89 degrees 54 degrees 31 seconds West, a distance of 15.40 feet;

**THENCE**, along the east line of said 133.861 acre tract and the west line of 26.6610 acre tract and the west line of said 159.023 acre tract, South 00 degrees 33 minutes 31 seconds East, a distance of 779.76 feet to a 5/8" iron rod with cap stamped "KSC-2617" found in the northeasterly right-of-way line of Forum Drive (a variable width right-of-way) as described in deed recorded as Instrument No. 201100162022, Official Public Records, Dallas County, Texas, being on a non-tangent curve to the right;;

**THENCE**, over and across said 133.861 acre tract and along the northeasterly right-of-way line of Forum Drive as follows:

Along said curve to the right, through a central angle of 34 degrees 44 minutes 06.85 seconds, a radius of 1000.00 feet, an arc length of 606.24 feet, a chord bearing of North 69 degrees 57 minutes 28.72 seconds West and a chord distance of 597.00 feet to a 5/8" iron rod with cap stamped "Gorrondona & Associates" found;

North 52 degrees 35 minutes 00 seconds West, a distance of 370.73 feet to the **POINT OF BEGINNING**;

**THENCE**, continuing along the northeasterly right-of-way line of Forum Drive, North 52 degrees 35 minutes 00 seconds West, a distance of 20.00 feet;

**THENCE**, departing said northeasterly right-of-way line, along the lines of said 20' x 20' Drainage Easement as follows:

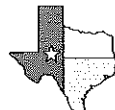
North 37 degrees 24 minutes 51 seconds East, a distance of 20.00 feet;

South 52 degrees 35 minutes 00 seconds East, a distance of 20.00 feet;

South 37 degrees 25 minutes 00 seconds West, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 400 square feet of land.

**EASEMENT ABANDONMENT EXHIBIT**  
**PART OF 133.861 ACRE TRACT**  
**(VOLUME 94053, PAGE 3064, D.R.D.C.T.)**  
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Date: 11/08/2017      Scale: 1"=150'      Project No. 1717915



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SCALE: 1"=150'

NUMBER	DIRECTION	DISTANCE
L1	N 52°35'00" W	20.00'
L2	N 37°25'00" E	20.00'
L3	S 52°35'00" E	20.00'
L4	S 37°25'00" W	20.00'
L5	N 52°35'00" W	20.00'
L6	N 37°25'00" E	20.00'
L7	S 52°35'00" E	20.00'
L8	S 37°25'00" W	20.00'

## LEGEND

P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCING  
 (C.M.) CONTROLLING MONUMENT  
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
 I.R.F.C. IRON ROD FOUND WITH CAP  
 N.T.S. NOT TO SCALE  
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,  
 DALLAS, COUNTY, TEXAS  
 PG. PAGE  
 VOL. VOLUME

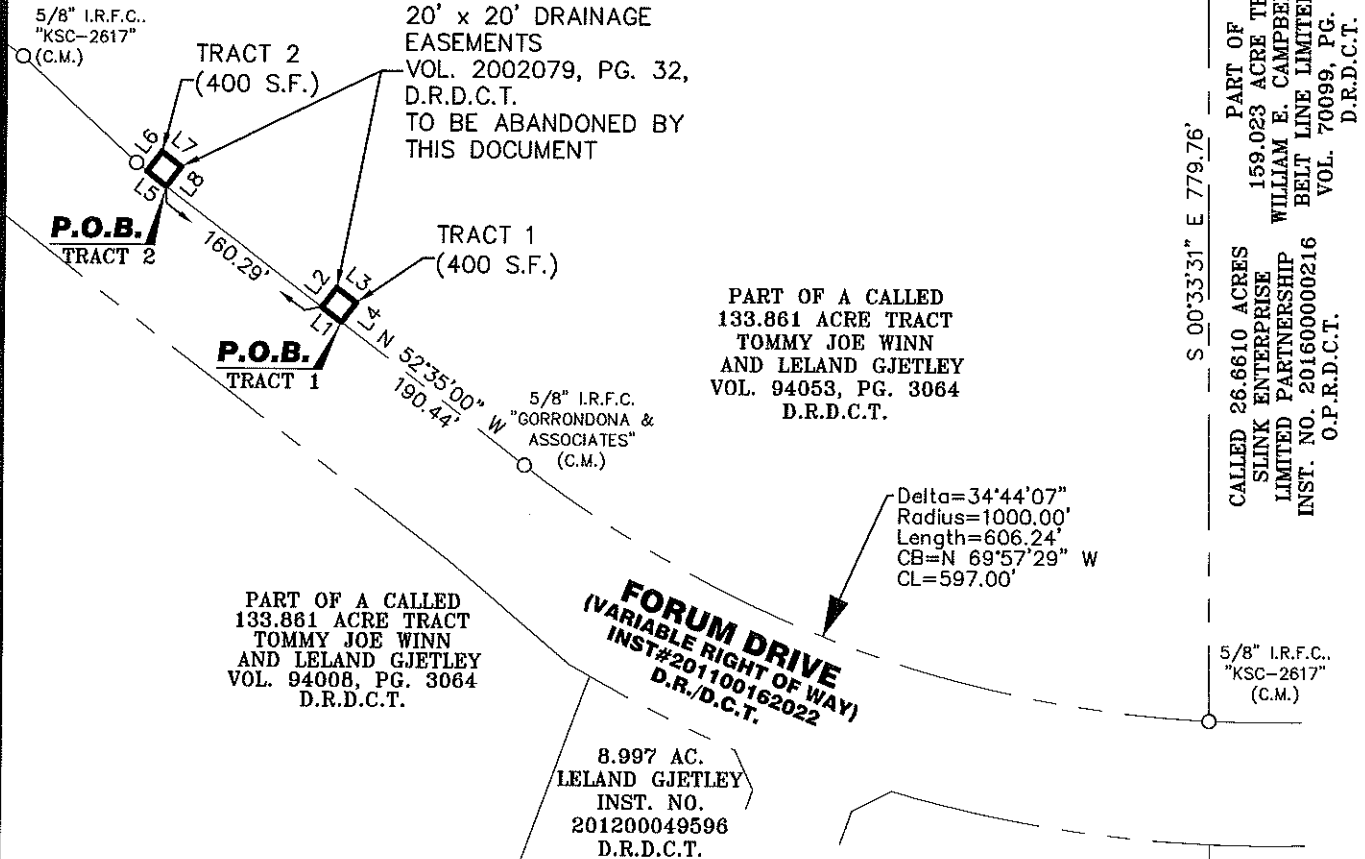
CIMMARON ESTATES  
 PHASE 3C, BLOCK J  
 VOL. 2004034, PG. 83  
 D.R.D.C.T.

OLD MATTHEW ROAD  
 ADANDONED BY ORDER  
 VOL. 45, PG. 258  
 D.R.D.C.T.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

**BASIS OF BEARINGS**  
 TEXAS STATE PLANE COORDINATE SYSTEM  
 NAD-83, TEXAS NORTH CENTRAL ZONE 4202  
 BASED ON GPS MEASUREMENTS ACCORDING  
 TO THE LEICA GPS REFERENCE NETWORK.

**P.O.C.**  
 5/8" I.R.F.C.  
 "MYCOSKIE  
 & MCLINNIS"  
 (C.M.)



### EASEMENT ABANDONMENT EXHIBIT

PART OF 133.861 ACRE TRACT  
 (VOLUME 94053, PAGE 3064, D.R.D.C.T.)

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**COMMENCING** at a 5/8" iron rod with cap stamped "Mycoskie & McInnis" found for the northeast corner of said 133.861 acre tract, said point being in the west line of a called 26.6610 acre tract of land described in deed to Slink Holdings LLC-Series 36GP as recorded as Instrument No. 20160000216, Official Public Records, Dallas County, Texas, said point also being the west line of a called 159.023 acre tract of land described in deed to William E. Campbell, Jr.-Belt Line Limited Partnership as recorded in Volume 70099, Page 990, Deed Records, Dallas County, Texas, from which a 5/8" iron rod with cap (illegible) found for the southeast corner of Cimmaron Estates, Phase 3C, an addition to the City of Grand Prairie as recorded in Volume 2001034, Page 83, Deed Records, Dallas County, Texas bears South 89 degrees 54 degrees 31 seconds West, a distance of 15.40 feet;

**THENCE**, along the north line of said 133.861 acre tract, South 89 degrees 54 minutes 31 seconds West, passing at a distance of 15.14 feet the southeast corner of said Cimmaron Estates, continuing for a total distance of 20.00 feet to the east line of said Variable Width Drainage Easement and the west line of a 20' Utility Easement recorded in Volume 2002079, pg. 26, Deed Records, Dallas County, Texas, the **POINT OF BEGINNING**;

**THENCE**, departing the south line of said Cimmaron Estates, over and across said 133.861 acre tract, along the east line of said Variable Width Drainage Easement and the west line of said Utility Easement, South 00 degrees 33 minutes 31 seconds East, a distance of 778.59 feet to the north line of Forum Drive (Variable Width R.O.W.), the beginning of a non-tangent curve to the right;

**THENCE**, along the north right-of-way line of Forum Drive and along said curve to the right through a central angle of 07 degrees 34 minutes 27 seconds, a radius of 1,000.00 feet, an arc length of 132.19 feet, a chord bearing of North 82 degrees 23 minutes 24 seconds West and a chord distance of 132.10 feet to the west line of said Variable Width Drainage Easement;

**THENCE**, departing said north right-of-way line, over and across said 133.861 acre tract and along the west line of said Variable Width Drainage Easement as follows:

North 00 degrees 35 minutes 42 seconds East, a distance of 282.52 feet;

North 00 degrees 01 minutes 20 seconds East, a distance of 200.01 feet;

North 01 degrees 41 minutes 48 seconds West, a distance of 200.04 feet;

North 02 degrees 46 minutes 19 seconds West, a distance of 78.48 feet to the north line of said 133.861 acre tract, the south line of said Cimmaron Estates;

**THENCE**, along the north line of said 133.861 acre tract and the south line of said Cimmaron Estates, North 89 degrees 54 minutes 31 seconds East, a distance of 130.05 feet to the **POINT OF BEGINNING** and containing 97,377 square feet or 2.2355 acres of land more or less.

**EASEMENT ABANDONMENT EXHIBIT**  
**PART OF 133.861 ACRE TRACT**  
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0 75' 150'

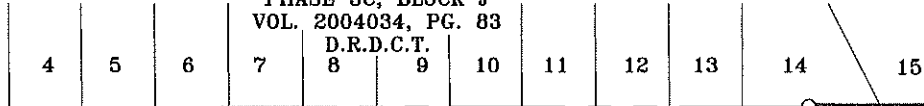
SCALE: 1"=150'

**BASIS OF BEARINGS**  
 TEXAS STATE PLANE COORDINATE SYSTEM  
 NAD-83, TEXAS NORTH CENTRAL ZONE 4202  
 BASED ON GPS MEASUREMENTS ACCORDING  
 TO THE LEICA GPS REFERENCE NETWORK.

NUMBER	DIRECTION	DISTANCE
L1	S 89°54'31" W	20.00'
L2	N 89°54'31" E	130.05'

**LEGEND**  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCING  
 (C.M.) CONTROLLING MONUMENT  
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
 I.R.F.C. IRON ROD FOUND WITH CAP  
 N.T.S. NOT TO SCALE  
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,  
 DALLAS, COUNTY, TEXAS  
 PG. PAGE  
 VOL. VOLUME

CIMMARON ESTATES  
 PHASE 3C, BLOCK J  
 VOL. 2004034, PG. 83  
 D.R.D.C.T.



OLD MATTHEW ROAD  
 ADANDONED BY ORDER  
 VOL. 45, PG. 258  
 D.R.D.C.T.

PORTION OF VARIABLE  
 WIDTH DRAINAGE EASEMENT  
 VOL. 2002079, PG. 32, D.R.D.C.T.  
 97,377 SQ. FT. (2.2355 AC.)  
 TO BE ABANDONED BY THIS DOCUMENT

PART OF A CALLED  
 133.861 ACRE TRACT  
 TOMMY JOE WINN  
 AND LELAND GJETLEY  
 VOL. 94053, PG. 3064  
 D.R.D.C.T.

PART OF  
 159.023 ACRE TRACT  
 WILLIAM E. CAMPBELL JR.-  
 BELT LINE LIMITED P.S.  
 VOL. 70099, PG. 0990  
 D.R.D.C.T.

CALLLED 26.8610 ACRES  
 SLINK ENTERPRISE  
 LIMITED PARTNERSHIP  
 INST. NO. 201600000216  
 O.P.R.D.C.T.

5/8" I.R.F.C.  
 "CORRONDONA &  
 ASSOCIATES"  
 (C.M.)

PART OF A CALLED  
 133.861 ACRE TRACT  
 TOMMY JOE WINN  
 AND LELAND GJETLEY  
 VOL. 94008, PG. 3064  
 D.R.D.C.T.

**FORUM DRIVE**  
 (VARIABLE RIGHT OF WAY)  
 INST#201100162022  
 D.R./D.C.T.

8.997 AC.  
 LELAND GJETLEY  
 INST. NO.  
 201200049596  
 D.R.D.C.T.

Delta=07°34'27"  
 Radius=1000.00'  
 Length=132.19'  
 CB=N 82°23'24" W  
 CL=132.10'

5/8" I.R.F.C.  
 "KSC-2617"  
 (C.M.)

L=20.04'

## EASEMENT ABANDONMENT EXHIBIT

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# SCI

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