

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS Centro NP Holdings 12 SPEC LLC, is the owner of a 65.661 acre tract of land in the J.W. Wright Survey, Abstract No. 1551, Dallas, Dallas County, Texas, being all of Tract B, as described by Special Warranty Deed to Centro NP Holdings 12 SPEC, LLC recorded in Instrument No. 201000202337 and 2010002339, Official Public Records Dallas County, Texas, including Lot 1, Wynnewood Shopping Village, an Addition to the City of Dallas, as recorded in Volume 22, Page 149, Map Records of Dallas County, Texas, and includes all or part of City of Dallas Blocks A-5973, C-5973, D-5973, E-5973, and F-5973, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8-inch iron rod for the westerly northwest corner for the intersection of Zang Boulevard (125-foot right-of-way) and Illinois Avenue (100' right-of-way), being the southerly southeast corner for said Lot 1;

THENCE South 89°09'57" West with the north right of way line of Illinois Avenue, a distance of 1541.39 feet to a found 1/2-inch iron rod for the southwest corner of Lot 2, Block 1/5973, Pinnacle Prep, an Addition to the City of Dallas as recorded in Instrument NO. 201300188102 O.P.R.D.C.T.;

THENCE northerly, leaving said northerly right of way line and with the east line of said Pinnacle Prep Addition as follows:

Along the arc of a curve to the left having a central angle of 12°01'56" a radius of 458.83 feet, with an arc distance of 96.36 feet, and a chord of North 07°45'19" East, 96.18 feet, to a found 3/8-inch capped iron rod;

North 00°39'46" West, a distance of 941.40 feet to a found 5/8-inch iron rod for the northeast corner of that tract described in Warranty Deed to Academy of Dallas as recorded in Volume 2004013, Page 122, Deed Records Dallas County Texas (DRDCT);

THENCE westerly with the north line of said Academy Tract as follows:

North 71°45'49" West, a distance of 186.05 feet to a found Rail Road Spike at the beginning of a curve;

Along the arc of said curve having a central angle of 02°16'11" a radius of 564.25 feet, an arc distance of 22.35 feet, and a chord of North 73°01'26" West, 22.35 feet, to a found cut "X";

THENCE northerly and easterly along the easterly line of Wynnewood Addition, an Addition to the City of Dallas as recorded in Volume 31, Page 101, Map Records Dallas County Texas:

North 00°56'47" West, a distance of 355.10 feet to a found 1/2-inch capped iron rod for the beginning of a curve;

Along said curve to the right, having a central angle of 20°06'49", a radius of 683.75 feet an arc distance of 240.03 feet, and a chord of North 09°06'37" East, 238.80 feet a found Mag Nail;

North 40°52'40" East, a distance of 64.55 feet to a found 1/2-inch capped iron rod;

North 49°35'21" East, for a distance of 315.59 feet to a found 1/2-inch capped iron rod for the beginning of a curve;

Along said curve to the right having a central angle of 36°55'59", a radius of 720.23 feet, an arc distance of 464.26 feet, and a chord of North 68°03'21" East, 456.27 feet to a found 1/2-inch capped iron rod;

North 86°31'22" East, a distance of 97.94 feet to a found 1/2-inch capped iron rod for the beginning of a curve;

Along said curve to the left, having a central angle of 21°40'55", a radius of 890.94 feet, an arc distance of 337.15 feet, and a chord of North 75°29'19" East, 335.14 feet to a found rail road spike for corner on the west right of way line of Llewellyn Avenue (80' right of way);

THENCE southerly with said right of way line as follows:

Along the arc of a curve, having a central angle of 01°58'52", a radius of 5769.58 feet, an arc distance of 199.49 feet, and a chord of South 17°40'37" East, 199.48 feet, found 5/8-inch iron rod;

South 18°38'56" East, a distance of 949.37 feet to a found 1/2-inch capped iron rod for the beginning of a curve;

Along the arc of said curve to the right, having a central angle of 17°40'04", a radius of 532.93 feet, an arc distance of 164.33 feet, and a chord of South 09°48'54" East, 163.68 feet, to a found 1/2-inch iron rod;

South 00°58'52" East, for a distance of 360.25 feet to a found Mag Nail for corner;

THENCE North 88°58'27" East, a distance of 80.05 feet to a found 1/2-inch capped iron rod on the southerly line of Wynnewood Plaza (60' right-of-way);

Thence North 66°55'46" East, along said southerly line, a distance of 78.08 feet to a found 1/2-inch capped iron rod for the beginning of a curve of a curve;

THENCE along said curve to the right, having a central angle of 112°09'24", a radius of 20.00 feet, an arc distance of 39.15 feet, and a chord of South 56°59'32" East, 33.19 feet, to a found 1/2-inch capped iron rod on the west line of Zang Boulevard;

THENCE South 00°54'50" East with said west line, a distance of 576.47 feet to a found 5/8-inch capped iron rod marking the most northerly cutback corner for the intersection of Zang Boulevard and Illinois Avenue;

THENCE South 44°08'09" West, along said cutback, a distance of 14.07 feet to the POINT OF BEGINNING containing 65.661 acres, more or less.

GENERAL NOTES

1. BASIS OF BEARING is based on the North Line of Illinois Avenue, as recorded in the Map Records of Dallas County, Texas, Volume 10, Page 322A, as determined by GPS observations.
2. No lot to lot drainage is allowed without Engineering Departments approval.
3. A portion of the existing buildings are to remain.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Centro NP Holdings 12 Spec, LLC., acting by and through its duly authorized agent, does hereby adopt this plot, designating the herein described property as LOT 1A, BLOCK A/5793, WYNNWOOD SHOPPING VILLAGE ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plot approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____ 2017.

CENTRO HOLDINGS 12 SPEC, LLC. BY:
BRIXMOR HOLDINGS 12 SPE, LLC.

By: _____
Vice President

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2017.

My commission expires: _____ Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Paul Hubert, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plot was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plot substantially complies with the rules and regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e) and that the digital drawing file accompanying this plot is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.

PRELIMINARY
THIS DOCUMENT IS FOR
REVIEW PURPOSES ONLY

Paul Hubert, Registered Professional Land Surveyor, #1942
Adams Surveying Company (469) 317-0250

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Paul Hubert, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2017.

My commission expires: _____ Notary Public, State of Texas



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

M.R.D.C.T.= MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.= DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.= OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
P.R.D.C.T.= PLAT RECORDS DALLAS COUNTY, TEXAS
IRF= IRON ROD FOUND
CIRS= 5/8" IRON ROD WITH CAP STAMPED "ADAMS SURVEYING COMPANY LLC"
CIRF=CAPPED IRON ROD FOUND
RAIL ROAD SPIKE FOUND
R.O.W.= RIGHT-OF-WAY
S.S.E.= STORM SEWER EASEMENT
S.W.E.= STORM WATER EASEMENT
W.E.= WATER EASEMENT
U.E.= UTILITY EASEMENT

LEGEND

■ DRAIN
⑦ STORM SEWER MANHOLE
⊕ FIRE HYDRANT
⊙ SANITARY SEWER MANHOLE
⊕ WATER VALVE
⊕ WATER METER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°52'40" E	64.55'
L2	N 86°31'22" E	97.94'
L3	N 88°58'27" E	80.05'
L4	N 66°55'46" E	78.08'
L5	S 44°08'09" W	14.07'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	458.83'	96.36'	96.18'	N 07°45'19" E	12°01'56"
C2	564.25'	22.35'	22.35'	N 73°01'26" W	2°16'11"
C3	683.75'	240.03'	238.80'	N 09°06'37" E	20°06'49"
C4	720.23'	464.26'	456.27'	N 68°03'21" E	36°55'59"
C5	890.94'	337.15'	335.14'	N 75°29'19" E	21°40'55"
C6	5769.58'	199.49'	199.48'	S 17°40'37" E	1°58'52"
C7	532.93'	164.33'	163.68'	S 09°48'54" E	17°40'04"
C8	20.00'	39.15'	33.19'	S 56°59'32" E	112°09'24"

PURPOSE OF PLAT IS THE CREATION OF 1 LOT FROM A PLATTED PARCEL AND UNPLATTED LANDS

PRELIMINARY PLAT

WYNNWOOD SHOPPING VILLAGE ADDITION
LOT 1A, BLOCK A/5793
65.661 ACRES

BEING A REPLAT OF
WYNNWOOD SHOPPING VILLAGE ADDITION,
AN ADDITION TO THE CITY OF DALLAS
AS RECORDED IN VOLUME 22, PAGE 249 M.R.D.C.T.

PART OF
LLEWELLYN AVE, WYNNWOOD PLAZA, LUDLOW DR, ILLINOIS AVE.
ABANDONED BY CITY ORD. NO. 19797
VOLUME 88034, PAGE 3178 D.R.D.C.T.

AND
ACREAGE SET FORTH BY INSTRUMENT NO. 2010002337

BEING PART OF CITY BLOCKS
A/5973, 52/5973, C/5973, D/5973, E/5973, F/5973
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 8 OF 8

CITY PLAN FILE NUMBER S178-004
CITY ENGINEER FILE NO.
SEPTEMBER __, 2017

OWNER
BRIXMOR HOLDINGS 12 SPE, LLC.
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Adams
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TBPLS Firm Registration No. 10177500