



EXHIBIT "A"

ABBREVIATION LEGEND

ABBR.	DEFINITION
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
MAG	MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714"
PKF	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

ESPLANADE
LOT 1, BLOCK D
EPIC WEST TOWNE CROSSING
PHASE 1: INST. NO. 20180038144
VARIABLE WIDTH ACCESS, UTILITY
& SIDEWALK EASEMENT

LOT 1R-2B, BLOCK C
EPIC WEST TOWNE CROSSING
PHASE 1
INST. NO. 202300040355

EPIC NORTH WEST TOWNE
CROSSING, LP
INST. NO. 201700321966

BRANDT PROPRIETARY, LLP
INST. NO. 202100240789

LOT 1R-2A, BLOCK C
EPIC WEST TOWNE CROSSING
PHASE 1
INST. NO. 202300040355

WATER EASEMENT
INST. NO. 202300040355

15' WASTEWATER
EASEMENT
INST. NO. 202300040355

UTILITY EASEMENT
INST. NO. 202300040355

62.65'
N88°31'12"E
S01°28'48"E
15.00'
S88°31'12"W
56.43'

15' DRAINAGE EASEMENT
0.056 ACRES
(2,455 SQ. FT.)

10' MAINTENANCE
ACCESS EASEMENT
INST. NO. 201800038144

10' UTILITY EASEMENT
INST. NO. 201800337774

**POINT OF
COMMENCING**

N01°27'50"W
6.07'

S88°32'10"W
15.14'

**POINT OF
BEGINNING**

S88°32'10"W
387.48'

EPIC NORTH WEST TOWNE
CROSSING, LP
INST. NO. 201700040410



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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Texas Engineers Registration No. 89
Texas Surveyors No. 10086600 Expires 12-31-24
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Scale : 1:50_XREF

Date : 08.08.24

Dwg. File : 25948.0X1-ESMT-STORM

Project No. : 25948.0X1

**15' DRAINAGE EASEMENT
EXHIBIT**

0.056 ACRES, (2,455 SQ. FT.)

CR FITNESS HOLDINGS

SHEET

**1
OF
2**

15' DRAINAGE EASEMENT EXHIBIT

STATE OF TEXAS §
COUNTY OF DALLAS §

EXHIBIT "A"

BEING a tract of land situated in the CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59, in the City of GRAND PRAIRIE, Dallas County, Texas, and being a portion of Lot 1R-2B, Block C, Epic West Towne Crossing Phase 1, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 202300040355, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at an "X" cut found for the Southeast corner of said Lot 1R-2B, Block C, and the Northeast corner of a tract of land as described in deed to Epic North West Towne Crossing, LP, recorded in Instrument No. 201700040410, O.P.R.D.C.T., being situated in the West line of Lot 1, Block D, Epic West Towne Crossing Phase 1, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201800038144;

THENCE South 88 deg 32 min 10 sec West, departing the West line of said Lot 1, Block D, and along the South line of said Lot 1R-2B, Block C, and the North line of said Epic North West Towne Crossing, LP tract, a distance of 387.48 feet to a point for corner, said point being the POINT OF BEGINNING;

THENCE South 88 deg 32 min 10 sec West, continuing along the West line of said Lot 1, Block D, and the South line of said Lot 1R-2B, Block C, a distance of 15.14 feet to a Mag nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for the Southwest corner of said Lot 1R-2B, Block C, and the Southeast corner of Lot 1R-2A, Block C, of said Epic West Towne Crossing Phase 1 (Inst. No. 202300040355);

THENCE North 01 deg 27 min 50 sec West, departing the North line of said Epic North West Towne Crossing, LP tract, and the South line of said Lot 1R-2B, Block C, and along the West line of said Lot 1R-2B, Block C, and the East line of said Lot 1R-2A, Block C, a distance of 6.07 feet to a point for corner;

THENCE departing said West and East lines, and over and across said Lot 1R-2B, Block C, the following:

North 43 deg 31 min 12 sec East, a distance of 107.36 feet to a point for corner;

North 88 deg 31 min 12 sec East, a distance of 62.65 feet to a point for corner;

South 01 deg 28 min 48 sec East, a distance of 15.00 feet to a point for corner;

South 88 deg 31 min 12 sec West, a distance of 56.43 feet to a point for corner;

South 43 deg 31 min 12 sec West, a distance of 94.74 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.056 acres or 2,455 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 27th day of November, 2023, utilizing bearings related to the replat of Lots 1R-2A & 1R-2B, Block C, Epic West Towne Crossing Phase 1, recorded in Instrument No. 202300040355, Official Public Records, Dallas County, Texas.



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15' DRAINAGE EASEMENT EXHIBIT

0.056 ACRES, (2,455 SQ. FT.)

CR FITNESS HOLDINGS

SHEET

**2
OF
2**