

**WATER EASEMENT ABANDONMENT
FRITO-LAY SEMI WORKS FACILITIES
LOT 1, BLOCK 2/8018
S.P. LOVING SURVEY, ABSTRACT NO. 773
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 22,478 square foot (0.5160 acre) tract of land situated in the S.P. Loving Survey, Abstract No. 773, City of Dallas, Dallas County, Texas, being part of a Water Easement recorded in Instrument Number 201700134612, Official Public Records, Dallas County, Texas, being a part of Lot 1, Block 2/8018, Frito-Lay Semi Works Facilities, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 84209, Page 3927, Deed Records, Dallas County, Texas and part of a tract of land described in a General Warranty Deed to Frito-Lay, Inc., recorded in Volume 91252, Page 3495, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 3/4" iron pipe found for a south corner of said Lot 1, and a north corner of Lot 2, Block 2/8018, Mobile Research Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 84204, Page 4395, Deed Records, Dallas County, Texas, from which a 3/8" iron rod found in the east line of Duncanville Road (a 100-foot right-of-way, created by instruments recorded in Volume 81171, Page 2869, Volume 81179, Page 323, and Volume 81142, Page 33, Deed Records, Dallas County, Texas) at the southwest corner of said Lot 1 and the northwest corner of said Lot 2 bears South 89° 07' 14" West, 1251.31 feet (Deed: 1250.99 feet);

THENCE South 89° 07' 14" West, along the common line between said Lot 1 and said Lot 2, a distance of 392.62 feet to a point;

THENCE North 02° 40' 05" East, across said Lot 1, a distance of 62.99 feet to a chiseled "X" in concrete found in the north line of a 15-foot Water Easement recorded in Volume 90110, Page 3357, Deed Records, Dallas County, Texas, at the most southwesterly corner of said Water Easement (Instrument Number 201700134612);

THENCE North 89° 07' 35" East, along the most southerly line of said Water Easement (Instrument Number 201700134612) and the north line of said 15-foot Water Easement, a distance of 20.04 feet to a chiseled "X" in concrete found;

THENCE along the east line of said Water Easement (Instrument Number 201700134612) the following courses and distances:

North 02° 40' 05" East, a distance of 410.17 feet to a 1/2" iron rod with plastic cap stamped "J&M Boundary" found;

South 87° 19' 55" East, a distance of 148.18 feet to a 1/2" iron rod with plastic cap stamped "J&M Boundary" found;

North 02° 40' 05" East, a distance of 156.71 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for at **POINT OF BEGINNING**;

THENCE South 48° 03' 11" West, across said Water Easement (Instrument Number 201700134612), a distance of 28.09 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner on the west line of said Water Easement (Instrument Number 201700134612);

THENCE along the west line of said Water Easement (Instrument Number 201700134612), the following courses and distances:

North 02° 40' 05" East, a distance of 523.29 feet to a 1/2" iron rod with plastic cap stamped "J&M Boundary" found;

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>11-6-19</u>
SPRG NO.:	<u>5105</u>

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FRITO-LAY SEMI WORKS FACILITIES
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CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Exhibit A

South 87° 18' 31" East, a distance of 496.23 feet to a 1/2" iron rod with plastic cap stamped "J&M Boundary" found;

North 03° 04' 21" East, a distance of 73.10 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

THENCE South 86° 45' 44" East, across said Water Easement (Instrument Number 201700134612), a distance of 20.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the east line of said Water Easement (Instrument Number 201700134612), said Lot 1 and the west line of the BNSF Railroad (50-foot right-of-way, no recording information found);

THENCE South 03° 04' 21" West, along the east line of said Lot 1, said Water Easement (Instrument Number 201700134612) and the west line of said BNSF Railroad, a distance of 92.91 feet to a 1/2" iron rod with plastic cap stamped "J&M Boundary" found;

THENCE across said Lot 1 and along the east line of said Water Easement (Instrument Number 201700134612) the following courses and distances:

North 87° 18' 31" West, a distance of 313.80 feet to a chiseled "X" in concrete found;

South 02° 41' 29" West, a distance of 41.37 feet to a chiseled "X" in concrete found;

North 87° 18' 31" West, a distance of 20.00 feet to a chiseled "X" in concrete found;

North 02° 41' 29" East, a distance of 41.37 feet to a chiseled "X" in concrete found;

North 87° 18' 31" West, a distance of 162.29 feet to a 1/2" iron rod with plastic cap stamped "J&M Boundary" found;

South 02° 40' 05" West, a distance of 483.55 feet to the **POINT OF BEGINNING**, containing 22,478 square feet or 0.5160 acres, more or less.

Basis of Bearings - The south line of Lot 1, Block 2/8018 (South 89° 07' 14" West), per the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 (2011) Epoch 2010.00, based on Real-Time Kinematic Observations utilizing Western Data Systems Virtual Reference Network.



Dale R. White R.P.L.S No. 4762
8-14-19



(For SPRG use only)

Reviewed By: G.S.
Date: 11-6-19
SPRG NO.: 5105

0 100 200 400
(FEET)

1 inch = 200 ft.

Exhibit A

MATCHLINE SHEET 4

20' WATER EASEMENT
INST. NO. 201700134612
O.P.R.D.C.T.

L11

YCIRS YCIRS

10' WATER MAIN EASEMENT
VOLUME 7236,
PAGE 2479
D.R.D.C.T.

595.35'

WATER EASEMENT ABANDONMENT
22,478 SQ. FT.
0.5160 ACRES

LOT 1,
BLOCK 2/8018
FRITO-LAY SEMI
WORKS FACILITIES
VOLUME 84209,
PAGE 3927
D.R.D.C.T.

S.P. LOVING SURVEY
ABSTRACT NO. 773

20' WATER EASEMENT
INST. NO. 201700134612
O.P.R.D.C.T.

20' WATER EASEMENT
INST. NO. 201700133345
O.P.R.D.C.T.

P.O.B.

BLOCK 2/8018
FIFTH SECTION
RED BIRD PLAZA
VOLUME 72136,
PAGE 2479
D.R.D.C.T.

DUNCANVILLE ROAD (100' RIGHT-OF-WAY)
(VOL. 81171, PG. 2869, D.R.D.C.T.)
(VOL. 81179, PG. 323, D.R.D.C.T.)
(VOL. 81142, PG. 33, D.R.D.C.T.)

FRITO-LAY, INC.
VOL. 91252, PG. 3495
D.R.D.C.T.

20' WATER EASEMENT
INST. NO. 201700134612
O.P.R.D.C.T.

30' GAS LINE EASEMENT
VOLUME 82047, PAGE 3009
D.R.D.C.T.

15' SANITARY SEWER EASEMENT
VOLUME 84209, PAGE 3927
D.R.D.C.T.

15' WATER EASEMENT
VOL. 90110 PG.3357
D.R.D.C.T.

BNSF RAILROAD (RECORDING INFORMATION NOT FOUND) (50' RIGHT-OF-WAY)
1184.02'
1435.40'
50°3'04'21"W
NO3°04'21"E

12' UNITED GAS PIPE LINE
CO. EASEMENT
NO RECORDING INFO

25' UNITED GAS PIPE LINE
CO. EASEMENT
NO RECORDING INFO

P.O.C.

25' SANITARY SEWER EASEMENT
VOLUME 84209,
PAGE 3927
D.R.D.C.T.

BASIS OF BEARINGS
L1

3/8" IRF (CM)
S89°07'14"W
1251.31'
(DEED: 1250.99')
N45°08'49"W
153.59'
S89°07'14"W
150.96'
40' DRAINAGE EASEMENT
NO RECORDING INFO
3/4" IPF (CM)

LOT 2, BLOCK 2/8018
MOBILE RESEARCH ADDITION
VOLUME 84204, PAGE 4395
D.R.D.C.T.

BLOCK D/8018
SIXTH SECTION
RED BIRD PLAZA
VOLUME 75126,
PAGE 2100
D.R.D.C.T.

SEE SHEET 5 FOR LINE TABLE,
BASIS OF BEARINGS, CONTROLLING
MONUMENTS & LEGEND

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPLS REG #100341-00

WATER EASEMENT ABANDONMENT
FRITO-LAY SEMI WORKS FACILITIES
LOT 1, BLOCK 2/8018

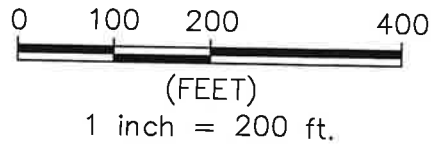
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Reviewed By: G.S.
Date: 11-6-19
SPRG NO.: 5105

SCALE	1" = 200'	DATE	8/13/19	SHEET	3 OF 5
JOB NO.	1911.014	E-FILE	1911.014AB	DWG NO.	27,168X

Exhibit A

J.B. HUNT TRANSPORT, INC.
INST. NO. 201700202137
O.P.R.D.C.T.



W. KIEST BLVD.

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 75137, PG. 1122, D.R.D.C.T.)
(VOL. 2545, PG. 396, D.R.D.C.T.)

WILLIAM H. PEARSON SURVEY
ABSTRACT NO. 1127

KIEST BLVD.
INST. NO. 20150014634
O.P.R.D.C.T.

S.P. LOVING SURVEY
ABSTRACT NO. 773

521.67'

546.27'

LOT 1,
BLOCK 2/8018
FRITO-LAY SEMI
WORKS FACILITIES
VOLUME 84209,
PAGE 3927
D.R.D.C.T.

FRITO-LAY, INC.
VOL. 91252, PG. 3495
D.R.D.C.T.

15' X 30'
WATER LINE EASEMENT
VOLUME 84209, PAGE 3927
D.R.D.C.T.

15' WATER EASEMENT
VOLUME 84209, PAGE 3927
D.R.D.C.T.

DALLAS POWER & LIGHT
SOUTHWESTERN BELL TELEPHONE CO.
EASEMENT
VOL. 84251 PG. 4737
D.R.D.C.T.

BNSF RAILROAD
(50' RIGHT-OF-WAY)
(RECORDING INFORMATION
NOT FOUND)

S. WALTON WALKER BLVD
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 2579, PG. 506, D.R.D.C.T.)

LOT 1,
BLOCK 3/8018
LA ACADEMIA AT
KIEST ADDITION
INST. NO.
201500014634
O.P.R.D.C.T.

225.67'

20' WATER
EASEMENT
INST. NO.
201700134612
O.P.R.D.C.T.

L11

129.83'

MATCHLINE SHEET 3

SEE SHEET 5 FOR LINE TABLE,
BASIS OF BEARINGS, CONTROLLING
MONUMENTS & LEGEND



Dale R. White
DALE R. WHITE RPLS 4762
8/14/19

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100
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TEXAS PE REG #F-493
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LOT 1, BLOCK 2/8018
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SCALE	1" = 200'	DATE	8/13/19	SHEET	4 OF 5
JOB NO.	1911.014	E-FILE	1911.014AB	DWG NO.	27,168X

Exhibit A

BASIS OF BEARINGS: THE SOUTH LINE OF LOT 1, BLOCK 2/8018 (SOUTH 89° 07' 14" WEST), TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING WESTERN DATA SYSTEMS VIRTUAL REFERENCE NETWORK.

CONTROLLING MONUMENTS: AS SHOWN

LEGEND

	.....	BOUNDARY LINE
	.....	PROPERTY LINE
	.....	EASEMENT LINE
D.R.D.C.T.	.....	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	.....	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INST. NO.	.....	INSTRUMENT NUMBER
VOL., PG.	.....	VOLUME, PAGE
(CM)	.....	CONTROLLING MONUMENT
CMF	.....	CHISELED "X" ON CONCRETE FOUND
IRF	.....	IRON ROD FOUND
IPF	.....	IRON PIPE FOUND
CIRF	.....	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
YCIRS	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
POB	.....	POINT OF BEGINNING
POC	.....	POINT OF COMMENCEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°07'14"W	392.62'
L2	N02°40'05"E	62.99'
L3	N89°07'35"E	20.04'
L4	N02°40'05"E	410.17'
L5	S87°19'55"E	148.18'
L6	N02°40'05"E	156.71'
L7	S48°03'11"W	28.09'
L8	N02°40'05"E	523.29'
L9	S87°18'31"E	496.23'
L10	N03°04'21"E	73.10'
L11	S86°45'44"E	20.00'
L12	S03°04'21"W	92.91'
L13	N87°18'31"W	313.80'
L14	S02°41'29"W	41.37'
L15	N87°18'31"W	20.00'
L16	N02°41'29"E	41.37'
L17	N87°18'31"W	162.29'
L18	S02°40'05"W	483.55'

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SCALE	1" = 200'	DATE	8/13/19	SHEET	5 OF 5
JOB NO.	1911.014	E-FILE	1911.014AB	DWG NO.	27,168X