

**UTILITY EASEMENT ABANDONMENT
PRAIRIE CREEK ACADEMY
LOT 1A, BLOCK 1/6710
SOLOMON CARVER SURVEY, ABSTRACT NO. 260
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Exhibit A

Description of a 6,985 square feet, 0.1604 acres of land situated in the Solomon Carver Survey, Abstract No. 260, City of Dallas, Dallas County, Texas and being a portion of Lot 1A, Block 1/6710, Prairie Creek Academy, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 98117, Page 80, Deed Records of Dallas County, Texas, said Lot 1A having been conveyed to the Dallas Independent School District by General Warranty Deed recorded in Volume 97128, Page 5850, Deed Records, Dallas County, Texas; said 6,985 square foot tract being all of the utility easements created in Block A and Lots 2-6, Block 1 by the plat of Bruton Road Park Addition, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 17, Page 187, Map Records, Dallas County, Texas; and being more particularly described by metes and bounds as follows:

COMMENCING, at a cut "+" in concrete found for the south end of the corner clip at the intersection of the south right-of-way line of Bruton Road , a 100-foot wide public right-of-way at this point, according to the deeds recorded in Volume 2205, Page 1, Volume 4752, Page 153, Volume 80073, P. 935, Volume 80003, P. 370, Volume 80073, P. 931, Deed Records, Dallas County, Texas, and by the plat of Bruton Park Addition as recorded in Volume 17, Page 187, Map Records, Dallas County Texas, with the west right-of-way line of Citadel Drive (formerly Niagra Drive), a 60 -foot wide public right-of-way created by the plat of said Bruton Road Park Addition;

THENCE, South 00 degrees 00 minutes 00 seconds West, with said west right-of-way line, a distance of 150.00 feet to the POINT OF BEGINNING;

THENCE, South 00 degrees 00 minutes 00 seconds West, with said west right-of-way line, a distance of 10.00 feet to a point for corner;

THENCE, South 90 degrees 00 minutes 00 seconds West, a distance of 135.00 feet to a point for corner;

THENCE, South 45 degrees 00 minutes 00 seconds West, a distance of 21.21 feet to a point for corner;

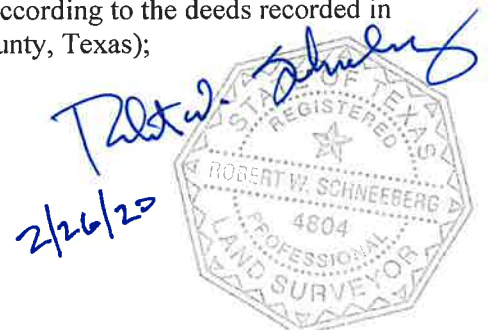
THENCE, South 00 degrees 00 minutes 00 seconds West, a distance of 240.00 feet to a point for corner; said point also being on the south line of said Lot 1A, Block 1/6710; said point also being on the north line of Lot 7, Block 1/6710 of said Bruton Road Park Addition;

THENCE, South 90 degrees 00 minutes 00 seconds West, with the common line of said Lots 1A and 7, Block 1/6710, a distance of 10.00 feet to a point for corner; said point also being the northwest corner of said Lot 7, Block 1/6710; said point also being the on the east line of a tract of land conveyed to Rafaela Peterson by deed recorded in Volume 83029, Page 2789, Deed Records, Dallas, County, Texas;

THENCE, North 00 degrees 00 minutes 00 seconds East, a distance of 183.00 feet to a point for corner;

THENCE, South 90 degrees 00 minutes 00 seconds West, a distance of 265.00 feet to a point for corner, from which a 1/2" iron rod with yellow plastic cap stamped "Pacheco & Koch" found for a southwest corner of said Lot 1A, Block 1/6710 bears South 00 degrees 00 minutes 00 seconds East a distance of 180 feet; said point also being on the east right-of-way line of St. Augustine Road (a 60' public right-of-way according to the deeds recorded in Volume 2405, Page 375 and Volume 2408, Page 440, Deed Records, Dallas County, Texas);

(For SPRG use only)	
Reviewed by: _____	<u>G.S.</u>
Date: _____	<u>3-6-20</u>
SPRG NO: _____	5201



UTILITY EASEMENT ABANDONMENT
PRAIRIE CREEK ACADEMY
LOT 1A, BLOCK 1/6710
SOLOMON CARVER SURVEY, ABSTRACT NO. 260
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

THENCE, North 00 degrees 00 minutes 00 seconds East, with said east right-of-way line, a distance of 10.00 feet to a point for corner;

THENCE, North 90 degrees 00 minutes 00 seconds East, a distance of 250.00 feet to a point for corner;

THENCE, North 45 degrees 00 minutes 00 seconds East, a distance of 21.21 feet to a point for corner;

THENCE, North 00 degrees 00 minutes 00 seconds East, a distance of 47.00 feet to a point for corner;

THENCE, North 90 degrees 00 minutes 00 seconds East, a distance of 4.00 feet to a point for corner;

THENCE, North 00 degrees 00 minutes 00 seconds East, a distance of 10.00 feet to a point for corner;

THENCE, North 90 degrees 00 minutes 00 seconds East, a distance of 156.00 feet to the POINT OF BEGINNING;

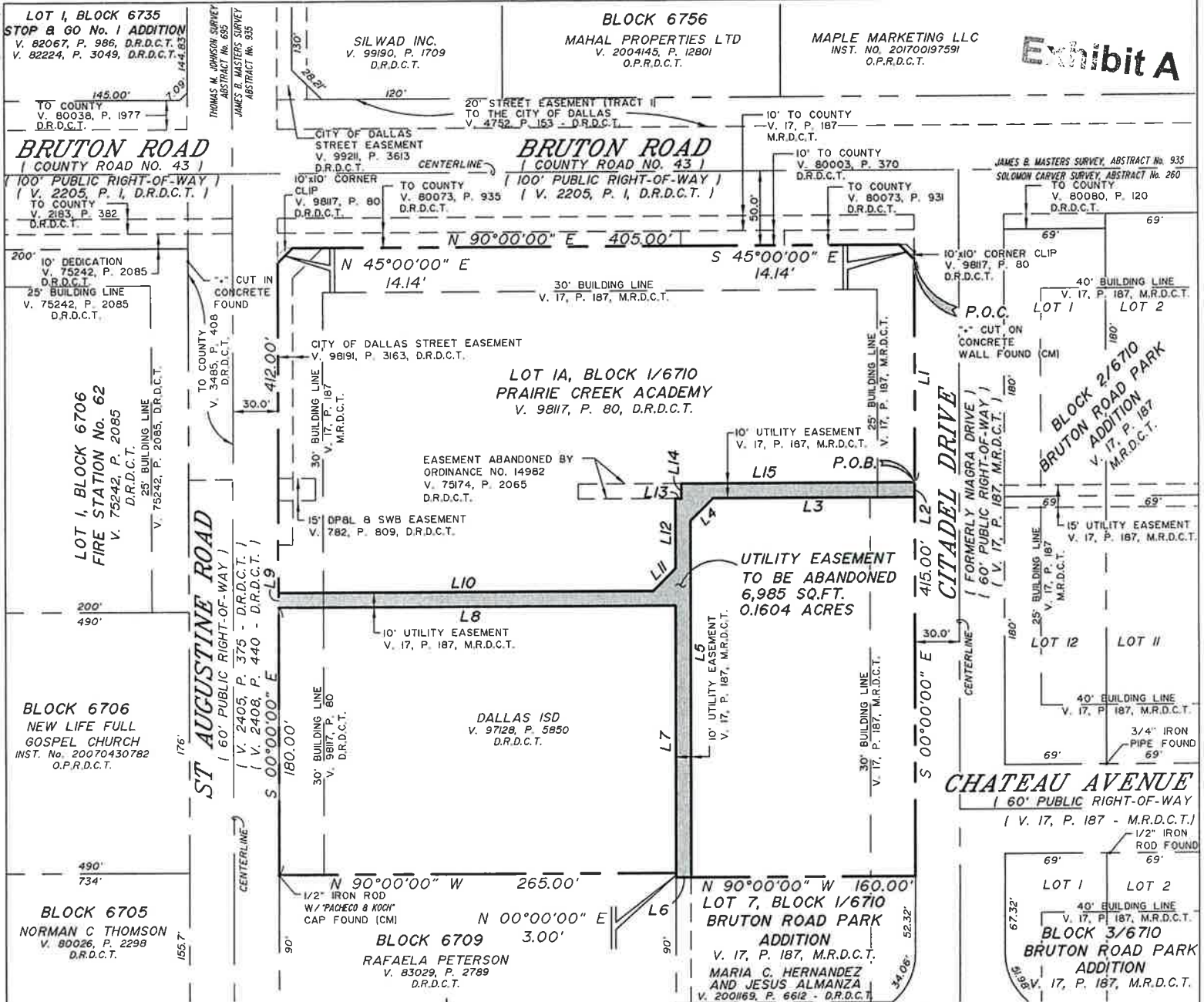
CONTAINING 6,985 square feet, 0.1604 acres of land, more or less.

Bearing system for this survey is based upon the south right-of-way line of Bruton Road, bearing North 90 degrees 00 minutes 00 seconds East, according to the plat of Prairie Creek Academy recorded in Volume 98117, Page 80, Deed Records, Dallas County, Texas.

(For SPRG use only)	
Reviewed by: <u>G.S.</u>	
Date: <u>3-6-20</u>	
SPRG NO: <u>5201</u>	

Robert W. Schneeberg
2/26/20





LEGEND

- 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.O.B.- Point of Beginning
- P.O.C.- Point of Commencing
- (CM)- Controlling Monument
- Inst. No.- Instrument Number
- V.- Volume
- P.- Page
- SQ.FT.- Square Feet

NOTES:
 Bearing system for this survey is based upon the south line of Bruton Road, bearing N 90° 00' 00" E, according to the plat of Prairie Creek Academy recorded in Volume 98117, Page 80, Deed Records, Dallas County, Texas.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 00°00'00" W	150.00'	L9	N 00°00'00" E	10.00'
L2	S 00°00'00" W	10.00'	L10	N 90°00'00" E	250.00'
L3	S 90°00'00" W	135.00'	L11	N 45°00'00" E	21.21'
L4	S 45°00'00" W	21.21'	L12	N 00°00'00" E	47.00'
L5	S 00°00'00" W	240.00'	L13	N 90°00'00" E	4.00'
L6	S 90°00'00" W	10.00'	L14	N 00°00'00" E	10.00'
L7	N 00°00'00" E	183.00'	L15	N 90°00'00" E	156.00'
L8	S 90°00'00" W	265.00'			

(For SPRG use only)
 Reviewed by: G.S.
 Date: 3-6-20
 SPRG NO: 5201



**UTILITY EASEMENT ABANDONMENT
 PRAIRIE CREEK ACADEMY
 LOT 1A, BLOCK 1/6710
 SOLOMON CARVER SURVEY, ABSTRACT NO. 260
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Gonzalez & Schneeberg
 engineers ■ surveyors

2100 Lakeside Boulevard
 Suite 200, Richardson, Texas 75082
 (972) 616-8855