

**43,509 SQUARE FOOT (0.999 ACRE)  
DALLAS CITY BLOCK 8217  
WASTEWATER EASEMENT  
KELLER SPRINGS ESTATE, LTD.**

**EXHIBIT A**

**BEING** a 43,509 square feet (0.999 acre) parcel of land situated in the ROBERT WILBURN SURVEY, ABSTRACT NO. 1580 in Official City Block No. 8217, in the City of Dallas, Dallas County, Texas, said parcel being part of a called 14.68 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Keller Springs Estate, Ltd., recorded in Volume 2004228, Page 00022 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete (controlling monument) found for the northeast corner of said 14.68 acre tract and the northwest corner of a tract of land described in a deed to the City of Dallas recorded in Volume 78095, Page 1656 of said Deed Records;

**THENCE** South 30 degrees 51 minutes 35 seconds East, along the common line between said 14.68 acre tract and said City of Dallas tract, a distance of 513.44 feet to a ½-inch steel rebar with cap marked "AZ&B" set for the **POINT OF BEGINNING**;

**THENCE** South 30 degrees 51 minutes 35 seconds East, continuing along said common line a distance of 35.19 feet to a ½-inch steel rebar with a cap marked "AZ&B" set in the north line of the Dallas Area Rapid Transit (DART) right-of-way (100' width right-of-way), as evidenced by deed recorded in Volume 88083, Page 4905 of the Deed Records of Dallas County, Texas, for the southeast corner of said 14.68 acre tract and the southwest corner of said City of Dallas tract, from which a ½-inch steel rebar found bears South 49 degrees 36 minutes 16 seconds West a distance of 9.53 feet and a 5/8-inch steel rebar found (controlling monument) at the north corner of Woodhaven Apartments, an addition to the City of Dallas according to the plat thereof recorded in Volume 79038, Page 0284 of said Deed Records bears South 03 degrees 17 minutes 11 seconds East, a distance of 1859.93 feet;

**THENCE** South 53 degrees 08 minutes 25 seconds West, along the common line between said 14.68 acre tract and the north line of said DART right-of-way, a distance of 976.47 feet to a ½-inch steel rebar with a cap marked "AZ&B" set for corner;

**THENCE** North 47 degrees 09 minutes 14 seconds West, departing the common line between said 14.68 acre tract and said DART right-of-way and across said 14.68 acre tract, a distance of 279.61 feet to a ½-inch steel rebar with a cap marked "AZ&B" set in the west line of said 14.68 acre tract and the east line of a called 12.910 acre tract of land described as Tract III in a Quitclaim Deed to Providence Texas Capital Corporation Inc., recorded in Volume 97076, Page 4407 of said Deed Records;

FIELD NOTES APPROVED:

*Don. H. H. H.*



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**THENCE** North 00 degrees 48 minutes 39 seconds West, along the common line between said 14.68 acre tract and said 12.910 acre tract, a distance of 37.05 feet to a ½-inch steel rebar with a cap marked "AZ&B" set for corner;

**THENCE** departing said common line and across said 14.68 acre tract, the following courses and distances:

South 82 degrees 13 minutes 13 seconds East, a distance of 14.26 feet to a ½-inch steel rebar with a cap marked "AZ&B" set for corner;

South 47 degrees 09 minutes 14 seconds East, a distance of 264.29 feet to a ½-inch steel rebar with a cap marked "AZ&B" set for corner;

North 53 degrees 08 minutes 25 seconds East, a distance of 950.94 feet to the **POINT OF BEGINNING** and containing 43,509 square feet (0.999 acre) of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network.

A survey plat of even date accompanies this property description.

I the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of December, 2011.

  
Jeffrey Sheppard  
Registered Professional Land Surveyor No. 3696





SCALE (IN FEET)



# EXHIBIT A

MUSTANG TEXAS G.A.L.L.C.  
INSTRUMENT NO. 20070235122  
O.P.D.C.T.

KELLER SPRINGS ROAD  
(VARIABLE R.O.W.)

P.O.C.  
"X" CUT FND.  
(CM)

BLOCK  
8215  
CITY OF DALLAS  
VOL. 78095, PG. 1656  
D.R.D.C.T.

8:11:12 AM

2/16/2013

S:\DWU\207010.001-Haliff-McKamy\Dgn\Easement\Keller Springs Estates\Esmt-413.dgn

N89° 9' 28" E 908.62' (DEED)  
25' BUILDING LINE  
V. 79098, P. 3356  
D.R.D.C.T.  
20' ACCESS EASEMENT  
V. 79098, P. 3356  
D.R.D.C.T.  
FLOODWAY EASEMENT  
V. 79098, P. 3356  
D.R.D.C.T.  
PROVIDENCE TEXAS CAPITAL  
CORPORATION INC.  
TRACT III (12.910 ACRES)  
VOL. 97076, PG. 4407  
D.R.D.C.T.

R=746.29  
L=388.33' (DEED)  
N88° 54' 00" E 69.62' (DEED)  
RIGHT-OF-WAY EASEMENT  
VOL. 88018 PG. 2362  
D.R.D.C.T.  
APPROXIMATE LOCATION  
SLOPE EASEMENT  
VOL. 88018 PG. 2366  
D.R.D.C.T.

TRACT I (4.68 ACRES)  
KELLER SPRINGS ESTATES, LTD.  
VOL. 2004228, PG. 22  
O.P.D.C.T.  
UNPLATTED

BLOCK  
8217

P.O.B.  
1/2" SRS

APPROX. LOCATION  
20' SANITARY SEWER EASEMENT  
410-19626 SH.182

15' SANITARY SEWER EASEMENT  
VOL. 70043 PG. 0719  
D.R.D.C.T.

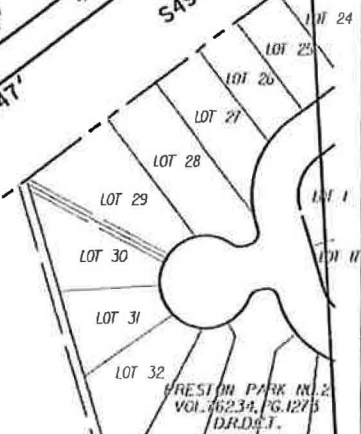
43,509 S.F. (0.999 AC.)  
TO BE ACQUIRED

BLOCK  
A/8707

S82° 13' 13" E 14.26'  
N00° 48' 39" W 37.05'

S47° 09' 14" E  
264.29'

N53° 08' 25" E 950.94'  
S53° 08' 25" W 976.47'



S03° 17' 11" E  
1859.93'

5/8" SRF (CM) @  
NORTH CORNER  
WOODHAVEN APTS.  
V. 79038, P. 284

20' FIRE LANE UTILITY AND  
PUBLIC HIGHWAY ACCESS ESMT  
V. 79098, P. 3356, D.R.D.C.T.  
20' SANITARY SEWER EASEMENT  
VOL. 76872 PG. 1818  
D.R.D.C.T.  
WEST 86.1  
(DEED)

N47° 09' 14" W  
279.61'

DALLAS AREA RAPID  
TRANSIT  
VOL. 88093 PG. 4905  
D.R.D.C.T.

BLOCK  
8218

PRESTONWOOD COUNTY CLUB  
CONDOMINIUMS  
VOL. 77112, PG. 0006  
D.R.D.C.T.

### NOTES

A PROPERTY DESCRIPTION OF EVEN  
DATE ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS IS THE TEXAS STATE  
PLANE COORDINATE SYSTEM, NORTH AMERICAN  
DATUM 1983 (NAD83), NORTH CENTRAL ZONE,  
AS DETERMINED BY GPS OBSERVATIONS USING  
THE WDS-VRS NETWORK.



### LEGEND

- (P.O.B.) POINT OF BEGINNING
- (P.O.C.) POINT OF COMMENCING
- (CM) CONTROLLING INSTRUMENT
- STEEL REBAR FOUND (SIZE AS NOTED)
- x "X" CUT FOUND
- 1/2" STEEL REBAR SET W/ AZB PLASTIC CAP (EXCEPT AS NOTED)
- LIMITS OF PROPERTY TO BE ACQUIRED

COMPUTED PMC CKD. JHS  
 DRAWN PMC CKD. JHS  
 SUPERVISOR E.D. UTZMAN  
 DATE 12-9-11  
 SCALE 1"=200'

### REVISION HISTORY

NO.	DATE	DESCRIPTION

**AZ&B**  
 ARREDONDO, ZEPEDA  
 & BRUNZ, INC.  
 11315 MCCREE ROAD  
 DALLAS, TX. 75228  
 PH. 214-341-8800  
 FAX 214-341-8823  
 www.a-z-e.com

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