

ACCESS EASEMENT

Exhibit A

JUNIUS HEIGHTS SECOND ADDITION
LOT 9, BLOCK C/1661
ROBERT MOORE SURVEY, ABSTRACT NO. 999
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 466 square foot (0.107 ACRE) tract of land located in the ROBERT MOORE SURVEY, Abstract No. 999, Dallas County, Texas, and being in Lot 9, Block C/1661, of JUNIUS HEIGHTS SECOND ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 242, Deed Records, Dallas County, Texas, and being the same tract of land described in warranty deed to the City of Dallas, recorded in Volume 70016, Page 1343, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at an "X" set in the common boundary line of Lots 9 and 10, of said Block C/1661, at the North corner of a tract of land described in easement to the City of Dallas recorded in Volume 70107, Page 1792, Deed Records, Dallas County, Texas, point being in the West line of a tract of land described in deed to the City of Dallas, recorded in Volume 70016, Page 1343, Deed Records, Dallas County, Texas;

Thence North 45°14'12" West, along the Northwest line of said Lot 9, Block C/1661, described in deed to City of Dallas recorded in Volume 70016, Page 1343, Deed Records, Dallas County, Texas, and the Southeast line of said Lot 10, Block C/1661, described in deed to the Maja McFaul, recorded in Instrument Number 201100168659, Official Public, Dallas County, Texas, for a distance of 68.62 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 41°13'41" East, departing said common boundary line of Lots 9 & 10, Block C/1661, a distance of 1.00 foot to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence Northeasterly and Southeasterly through said Lot 9, Block C/1661, described in deed to the City of Dallas, recorded in Volume 70016, Page 1343, Deed Records, Dallas County, Texas, the following five (5) courses and distances:

- 1) Thence North 53°18'13" East, a distance of 7.77 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
- 2) Thence South 41°55'12" East, a distance of 50.93 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
- 3) Thence South 43°49'36" East, a distance of 3.85 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
- 4) Thence South 48°37'58" East, a distance of 10.36 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
- 5) Thence South 81°12'45" East, a distance of 0.80 feet to a "MAG-NAIL" set for corner in said Northeast line of Abrams Road, point being at the beginning of a non tangent curve to the right having a central angle of 00°28'48", a radius of 831.81, and a chord bearing and distance of South 29°26'03" West, 6.97 feet;

Thence Southwesterly, along said Northeast line, and said curve to the right, an arc distance of 6.97 feet to the PLACE OF BEGINNING and containing 466 square feet or 0.0107 acres of land.

(FOR SPRG USE ONLY)



REVIEWED BY: JL

DATE: 8-12-19

SPRG NO: 4970

BASIS OF BEARING

BASIS OF BEARINGS IS THE NORTH LINE OF ABRAMS ROAD BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)

John S. Turner, R.P.L.S. #5310



A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
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Job Number: 14-1157 Date: 08/26/2014 Drafter: 024

"A professional company operating in your best interest"

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JUNIUS HEIGHTS SECOND ADDITION
LOT 9, BLOCK C/1661

ROBERT MOORE SURVEY, ABSTRACT NO. 999
CITY OF DALLAS, DALLAS COUNTY, TEXAS

JUAN C. DELOLMO,
INST. NO. 200503639404,
O.P.R.D.C.T.

LOT 1
TERESA MACKAY,
INST. NO. 201200157810,
O.P.R.D.C.T.

LOT 2
EUSTACIO ARAIZA,
INST. NO. 201200137999,
O.P.R.D.C.T.

LOT 3
BARNABY FITZGERALD
VOL. 85089, PG.5762,
D.R.D.C.T.

50.00' N 45°12'48" E 50.00'

1/2" IRS N 45°51'07" E
230.32' TO 1/2" IRF (C.M.)

JUNIUS HEIGHTS SECOND ADDITION
VOL. 1, PG. 242, D.R.D.C.T.

BLOCK C/1661
CITY OF DALLAS
VOL. 70016, PG.1343,
D.R.D.C.T.

LEGEND	
C.M.	CONTROL MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
INST. NO.	INSTRUMENT NUMBER
IRF	1/2 IRON ROD FOUND
IRS	1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET
MAG SET	MAG-NAIL SET
SQ. FT.	SQUARE FEET

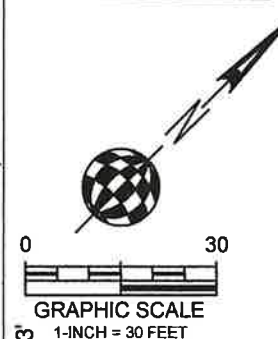
KIMBERLY D. BYERS
INST. NO. 200600154657,
O.P.R.D.C.T.

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.62'	N45°14'12"W
L2	1.00'	N41°13'41"E
L3	7.77'	N53°18'13"E
L4	50.93'	S41°55'12"E
L5	3.85'	S43°49'36"E
L6	10.36'	S48°37'58"E
L7	0.80'	S81°12'45"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	0°28'48"	831.81'	6.97'	S29°28'03"W	6.97'

ROBERT MOORE SURVEY
ABSTRACT NO. 999 **466 SQ. FT OR 0.0107 OF AN ACRE**
PROJECT LOCATION

PLACE OF BEGINNING



LOT 8
CITY OF DALLAS
VOL. 67242, PG.1145,
D.R.D.C.T.

CITY OF DALLAS
VOL. 70048, PG. 1172,
D.R.D.C.T.

CITY OF DALLAS
VOL. 70016, PG. 1343, D.R.D.C.T.

CITY OF DALLAS
VOL. 70084, PG. 2020, D.R.D.C.T.

CITY OF DALLAS
VOL. 70107, PG. 1792, D.R.D.C.T.

1/2" IRF (C.M.) 51.38'

ABRAMS ROAD
(VARIABLE RIGHT-OF-WAY)

(FOR SPRG USE ONLY)
REVIEWED BY: JL
DATE: 8-12-19
SPRG NO: 4970

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