

UTILITY EASEMENT ABANDONMENT
McKINNEY/LEMMON/COLE ADDITION
LOT 4B, BLOCK 978
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

BEING a 2,837 square foot (0.0651 acre) tract of land situated in the City of Dallas, Dallas County, Texas, out of the John Grigsby Survey, Abstract No. 495, part of Lot 4B, Block 978, McKinney/Lemmon/Cole Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded by Instrument No. 201500068275, Official Public Records, Dallas County, Texas, being all of that certain alley abandonment described by City of Dallas Ordinance No. 15462, as recorded in Volume 93104, Page 3698, Deed Records, Dallas County, Texas, being a part of that called 28,434 square foot tract of land (called Exhibit B) described by Limited Warranty Deed to RP Town & Country SC, L.P. (an undivided 90% interest), as recorded by Instrument No. 201000036846, Official Public Records, Dallas County, Texas, being a part of that called 28,434 square foot tract of land (called Exhibit B) described by Limited Warranty Deed to RP 10% SC Properties, L.P. (an undivided 10% interest), as recorded by Instrument No. 201100329352, Official Public Records, Dallas County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at a magnetic nail with shiner stamped "M-L-C 5714" found in the northeast line of said Lot 4B, same being the southwest right-of-way line of Lemmon Avenue East (a variable width public right-of-way, Volume 3, Page 537, Map Records, Dallas County, Texas and Instrument No. 201500068275, Official Public Records, Dallas County, Texas), said nail being located South 45 degrees 02 minutes 12 seconds East, a distance of 144.51 feet from a magnetic nail with shiner stamped "M-L-C 5714" found for the most easterly northeast corner of said Lot 4B;

THENCE, along said common line, South 45 degrees 02 minutes 12 seconds East, a distance of 17.00 feet, from which a magnetic nail with shiner (blank) in a cut "X" in concrete found bears, North 45 degrees 44 minutes 24 seconds East, a distance of 0.97 feet and South 44 degrees 15 minutes 36 seconds East, a distance of 47.57 feet;

THENCE, departing said common line, over and across said Lot 4B, South 45 degrees 44 minutes 24 seconds West, a distance of 167.04 feet to a point in the southwest line of said Lot 4B, same being in the northeast line of Lot 6, Block 978, Texas Land & Cattle Company Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 95185, Page 868, Deed Records, Dallas County, Texas, from which a 5/8 inch iron rod with plastic cap stamped "SCI" set for the south corner of said Lot 4B bears South 44 degrees 15 minutes 36 seconds East, a distance of 49.85 feet;

THENCE, along said common line, North 44 degrees 15 minutes 36 seconds West, a distance of 17.00 feet;

THENCE, departing said common line, over and across said Lot 4B, North 45 degrees 44 minutes 17 seconds East, a distance of 166.81 feet to the **POINT OF BEGINNING**, containing 2,837 square feet or 0.0651 acres of land, more or less.

BASIS OF BEARINGS: Being the northeast line of Lot 4B, Block 978, McKinney/Lemmon/Cole Addition, Instrument No. 201500068275, Official Public Records, Dallas County, Texas; held as South 45 degrees 02 minutes 12 seconds East.



FOR SPRG USE ONLY
REVIEWED BY: G.S.
DATE: 9-3-20
SPRG NO. 5338

Douglas S. Loomis 8-26-2020
Douglas S. Loomis Date
Registered Professional Land Surveyor No. 5199



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MCKINNEY/LEMMON/COLE ADDITION
LOT 4B, BLOCK 978
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Exhibit A

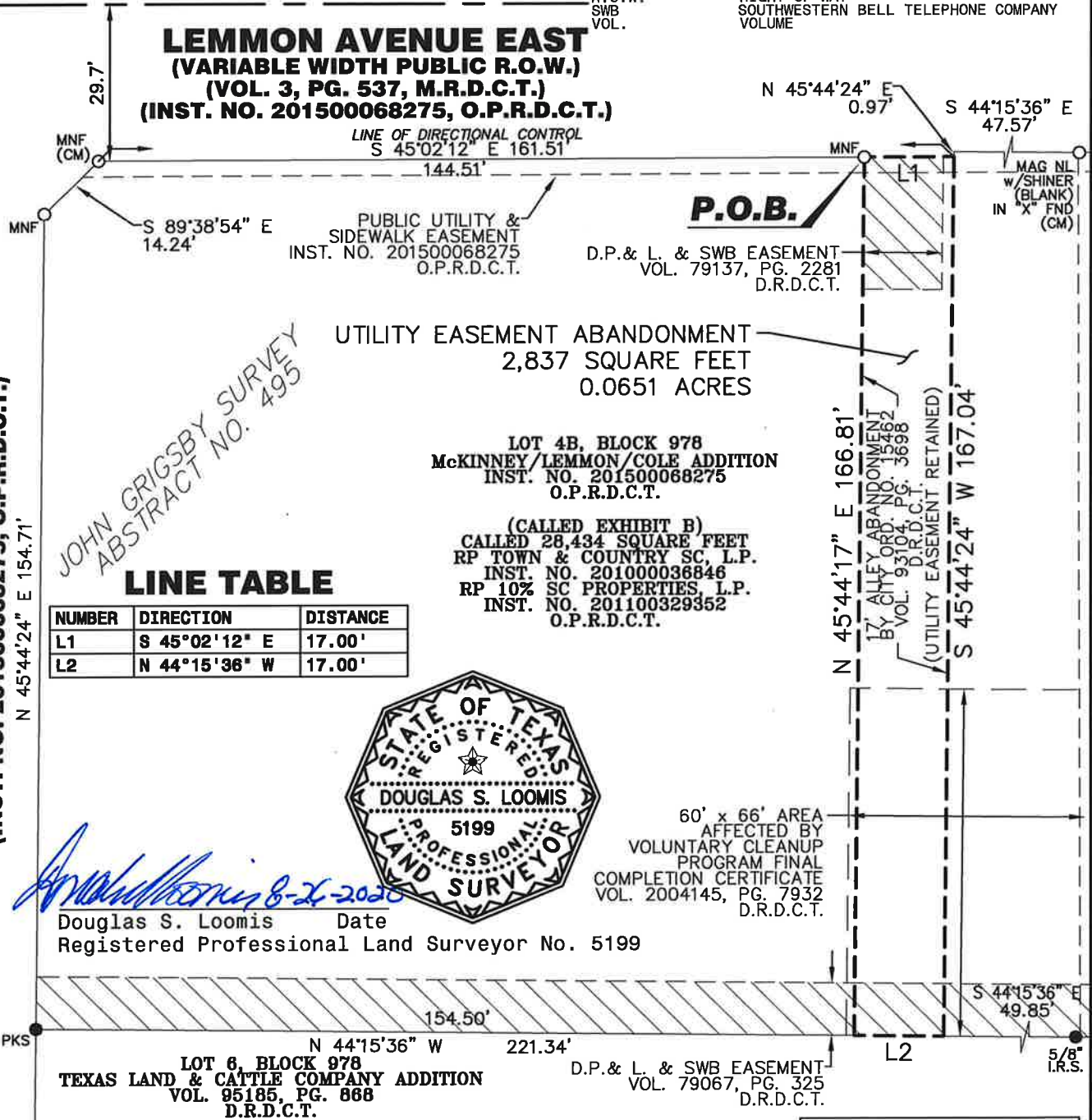
LEGEND

- 5/8" I.R.S.
- (CM)
- D.P. & L.
- D.R.D.C.T.
- INST. NO.
- I.R.F.
- MNF
- M.R.D.C.T.
- O.P.R.D.C.T.
- ORD. NO.
- PG.
- PKS
- P.O.B.
- R.O.W.
- SWB VOL.
- 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SCI"
- CONTROLLING MONUMENT
- DALLAS POWER & LIGHT COMPANY
- DEED RECORDS, DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- IRON ROD FOUND
- MAGNETIC NAIL W/ SHINER
- STAMPED "M-L-C 5714" FOUND
- MAP RECORDS, DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS**
- ORDINANCE NUMBER
- PAGE
- P-K NAIL SET
- POINT OF BEGINNING
- RIGHT-OF-WAY
- SOUTHWESTERN BELL TELEPHONE COMPANY
- VOLUME



BASIS OF BEARINGS
NORTHEAST LINE OF LOT 4B, BLOCK 978
MCKINNEY/LEMMON/COLE ADDITION
S 45°02'12" E
(INST. NO. 201500068275, O.P.R.D.C.T.)

**LEMMON AVENUE EAST
(VARIABLE WIDTH PUBLIC R.O.W.)
(VOL. 3, PG. 537, M.R.D.C.T.)
(INST. NO. 201500068275, O.P.R.D.C.T.)**



**COLE AVENUE
(57' PUBLIC R.O.W.)
(VOL. 3, PG. 537, M.R.D.C.T.)
(INST. NO. 201500068275, O.P.R.D.C.T.)**

*JOHN GRIGSBY SURVEY
ABSTRACT NO. 495*

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 45°02'12" E	17.00'
L2	N 44°15'36" W	17.00'



Douglas S. Loomis 8-2-2020
Douglas S. Loomis Date
Registered Professional Land Surveyor No. 5199



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