

**PARCEL E-469  
TO BE ACQUIRED BY THE CITY OF DALLAS  
0.1790 ACRE TRACT  
CITY OF DALLAS BLOCK NO. 8794,  
WILLIAM A. COLE SURVEY, ABSTRACT NUMBER 262  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a tract of land situated in the William A. Cole Survey, Abstract No. 262, City of Dallas, Dallas County, Texas and in Official City of Dallas Block Number 8794, and being a part of that tract of land described as Tract I in Special Warranty Deed to Mesquite Landfill TX LP, as recorded in Volume 98105, Page 04698 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with cap stamped "LANDES & ASSOC." for the common northeast corner of said Tract I and the most westerly northwest corner of that tract of land described in Warranty Deed with Vendor's Lien to John J. Klein as recorded in Volume 3432, Page 332, D.R.D.C.T., two-thirds interest to said Klein tract currently being vested in Billie Bob Klein per the Application of Probate of Holographic Will No. 71-2818-P as recorded in Volume 177, Page 0481 of the Probate Records of Dallas County, Texas, and one-third interest to said Klein tract currently being vested in William Robert Klein per the Independent Executor's Deed as recorded in Volume 96069, Page 04001, D.R.D.C.T., and said point also being in the southeasterly right-of-way line of Interstate Highway 20 (a variable width right-of-way):

THENCE South 00 degrees 44 minutes 27 seconds East, along the common east line of said Tract I and the west line of said Klein tract, a distance of 772.92 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the POINT OF BEGINNING;

THENCE South 00 degrees 44 minutes 27 seconds East, continuing along said common line, a distance of 128.80 feet to a 1/2-inch set iron rod with cap for an interior "ell" corner of said Tract I and the most westerly southwest corner of said Klein tract;

THENCE South 53 degrees 40 minutes 05 seconds East, continuing along said common line, a distance of 35.37 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 89 degrees 29 minutes 55 seconds West, departing said common line, over and across said Tract I, a distance of 78.22 feet to a 1/2-inch set iron rod with cap for corner, said point being the west line of said Tract I, and the east line of that tract of land described in deed to RJC Theatres, LLC, as recorded in Volume 2005083, Page 05877, D.R.D.C.T.;

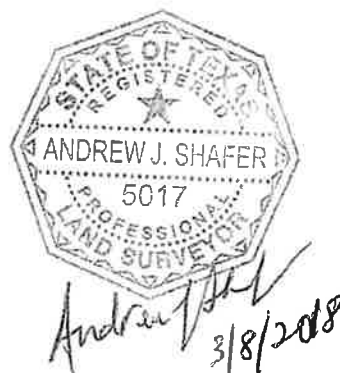
*AKC* 3/14/18

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THENCE North 00 degrees 44 minutes 28 seconds West, along the common west line of said Tract I, and the east line of said RJC Theatres tract, a distance of 150.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 89 degrees 29 minutes 55 seconds East, departing said common line, over and across said Tract I, a distance of 50.00 feet to the POINT OF BEGINNING AND CONTAINING 7,799 square feet or 0.1790 acre of land, more or less.

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



# WILLIAM A. COLE SURVEY, ABSTRACT NO. 262

Exhibit A

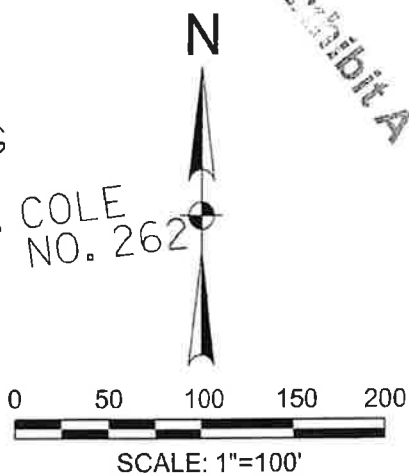
INTERSTATE  
HIGHWAY - 20  
(VARIABLE WIDTH RIGHT-OF-WAY)

SOLOMON DIXON  
SURVEY,  
ABSTRACT NO. 407

(OWNER)  
RJC THEATRES, LLC  
(VOL. 2005083, PG. 05877)

MESQUITE LANDFILL TX LP  
(VOL. 98105, PG. 04698, TRACT 1)

WILLIAM A. COLE  
ABSTRACT NO. 262



BLOCK 8794

JOHN J. KLEIN  
(DESCRIPTION OF TRACT)  
(VOL. 3432, PG. 332)

(BILLIE BOB KLEIN (2/3 INTEREST)  
(NO. 71-2818-P, VOL. 177, PG. 0481,  
PROBATE RECORDS OF  
DALLAS COUNTY, TEXAS)

WILLIAM ROBERT KLEIN (1/3 INTEREST)  
(VOL. 96069, PG. 04001  
DEED RECORDS OF  
DALLAS COUNTY, TEXAS)

UNION PACIFIC RAILROAD COMPANY  
(VOL. 98066, PG. 04909)  
SOUTHERN PACIFIC TRANSPORTATION COMPANY,  
ATHENS BRANCH, DALLAS COUNTY, TEXAS, FROM  
STATION 14,459+30 TO STATION 14,670+50  
(SHEET NUMBER T&N.O. V-4/35)

N89°29'55"E  
50.00'

PARCEL E-469  
7,799 SQ. FT.  
OR  
0.1790 ACRE

N00°44'28"W  
150.00'

S00°44'28"E  
3.90'

1/2" FIR W/CAP  
"LANDES" (C.M.)  
(1/2" FIR W/illegible CAP  
Bears=S16°07'45"W  
1.08')

1/2" FIR W/CAP  
"LANDES & ASSOC."  
(C.M.)

POINT OF  
COMMENCING

POINT OF  
BEGINNING

1/2" SIR  
W/CAP

S00°44'27"E  
128.80'

1/2" SIR  
W/CAP

S53°40'05"E  
35.37'

1/2" SIR  
W/CAP

S53°40'05"E  
174.13'

S89°29'55"W  
78.22'

1/2" FIR W/CAP  
"LANDES & ASSOC." (C.M.)  
1/2" FIR W/RPLS 2509"  
Bears=S20°39'34"W ~ 0.52'  
and 2 1/2" FIP Bears=  
S74°10'42"E ~ 2.11'



*Andrew J. Shafer*  
3/8/2018

LEGEND

1/2" FIR W/CAP (C.M.)	1/2-INCH FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'HALFF' CONTROL MONUMENT
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE

NOTES:

- The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
- Metes and Bounds description of even date accompanies this survey exhibit.

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**CITY OF DALLAS, DALLAS COUNTY, TEXAS**



1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081  
TELE. (214)346-6200 FAX (214)739-0095  
TBPLS FIRM NO. 10029600

DATE: MAY, 2009

AVO.: 25143

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