

WASTEWATER EASEMENT ABANDONMENT **EXHIBIT A**

TYLER STREET ACADEMY
PART OF LOT 1A, BLOCK 175/3234
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 3,988 square foot or a 0.0916 of an acre tract of land situated in the George L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block 175/3234, Tyler Street Academy, according to the map recorded in Volume 2001146, Page 28, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being part of a tract of land described to Trinity Basin Preparatory, Inc, by Special Warranty Deed recorded in Instrument No. 202200040857, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); and being more particularly described as follows:

COMMENCING from a 5/8 inch iron rod found with plastic cap stamped "RPLS 5310" for the northwest corner of a corner clip, according to said Tyler Street Academy Addition, and being in the east Right-of-Way (R.O.W.) line of Polk Street, a 60 foot R.O.W., according to Volume 120, Page 134, Deed Records, Dallas County, Texas (D.R.D.C.T.), transcribed to Volume 3, Page 534, Map Records of Dallas County, Texas.

THENCE, with the east R.O.W. line of said Polk Street, the following bearings and distances:

North 00 degrees 42 minutes 19 seconds West, a distance of 108.23 feet to the **POINT OF BEGINNING**;

North 00 degrees 42 minutes 19 seconds West, a distance of 20.00 feet to a point for corner;

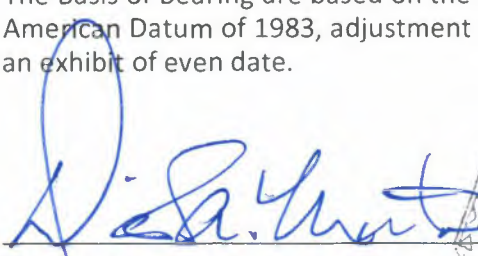
THENCE, departing the east R.O.W. line of said Polk Street, over and across said Lot 1A, the following bearings and distances:

North 89 degrees 31 minutes 23 seconds East, a distance of 199.39 feet to a point for corner;

South 00 degrees 42 minutes 19 seconds East, a distance of 20.00 feet to a point for corner;

South 89 degrees 31 minutes 23 seconds West, a distance of 199.39 feet to the **POINT OF BEGINNING**, and containing 3,988 square feet or 0.0916 of an acre tract of land.

The Basis of Bearing are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization of 2011. This metes and bounds description is accompanied by an exhibit of even date.


David A. Minton
Registered Professional Land Surveyor
Texas Registration No. 6233



1100 E. Campbell, Suite 210
Richardson, Texas 75081
Firm Registration #F-10194610, 214.396.2339
www.urbanstrategy.us

(FOR SPRG USE ONLY)

REVIEWED

BY: A. E

DATE: 11.27.2024

SPRG NO: 6653

ISSUE DATE: 06/13/2024

PROJECT NO.: 234009.2

PAGE 1 OF 2

WASTEWATER EASEMENT ABANDONMENT EXHIBIT A

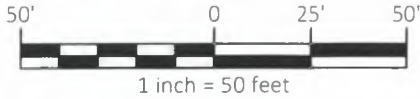
TYLER STREET ACADEMY

PART OF LOT 1A, BLOCK 175/3234
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS

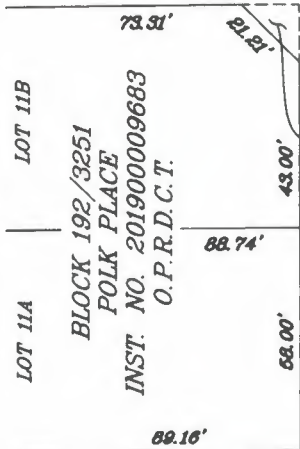
BLOCK 174/3233
GEORGE J. BRYANT'S
REVISED MAP OF 63 ACRES OF
DALLAS LAND AND LOAN
COMPANY ADDITION NO. 3
VOL 131, PG. 518, M.R.D.C.T.



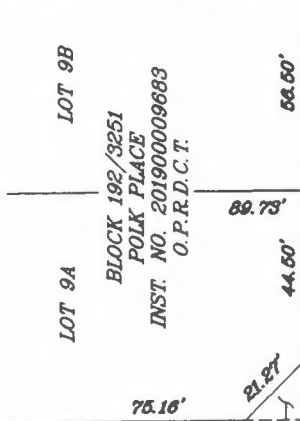
GRAPHIC SCALE



112.00'	LOT 20	112.00'	LOT 19	112.00'	LOT 18	112.00'	LOT 17	112.00'	LOT 16
60.00'		60.00'		60.00'		60.00'		60.00'	



20' ALLEY
VOL 120, PG. 134
D.R.D.C.T.
VOL 8, PG. 534
M.R.D.C.T.



15' X 15' STREET
R.O.W. DEDICATION
INST. NO. 201900009683
O.P.R.D.C.T.

5/8" CIRF
"RPLS 5310"

15' X 15'
SIGHT EASEMENT
VOL 2001146, PG. 28
D.R.D.C.T.

20' ALLEY

(VOL 120, PG. 134, D.R.D.C.T.)
(TRANSCRIBED, VOL 3, PG. 534, M.R.D.C.T.)

WASTEWATER EASEMENT
TO BE ABANDONED
(3,988 SQ. FT., 0.0916 ACRES)

Line Table		
Line #	Direction	Length
L1	N 00°42'19" W	20.00'
L2	S 00°42'19" E	20.00'

POLK STREET

60' RIGHT-OF-WAY

(VOL 120, PG. 134, D.R.D.C.T.)

(TRANSCRIBED TO VOL 3, PG. 534, M.R.D.C.T.)

118.23' 108.23'

418.00' 279.77'

P.O.B.

GEORGE L. LEONARD SURVEY
ABSTRACT NO. 770

P.O.C.

5/8" CIRF
"RPLS 5310"

TRINITY BASIN
PREPARATORY, INC.
INST. NO. 202200040857
O.P.R.D.C.T.

LOT 1A
BLOCK 175/3234
TYLER STREET ACADEMY
VOL 2001146, PG. 28
D.R.D.C.T.

LEGEND

- BOUNDARY/LOT CORNER
- CIRF CAPPED IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- SF SQUARE FEET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER

NINTH STREET

60' RIGHT-OF-WAY

(VOL 120, PG. 134, D.R.D.C.T.)

(TRANSCRIBED TO VOL 3, PG. 534, M.R.D.C.T.)

GENERAL NOTES

- THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION OF 2011.
- THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.



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SCALE: 1 inch = 50 feet

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