

# EXHIBIT A - TRACT 1 SANITARY SEWER EASEMENT ABANDONMENT

Gaston-Grand Addition  
Lots 11A & 11B, Block E/2738  
Andrew T. Nanny Survey, Abstract No. 1094  
City of Dallas, Dallas County, Texas

(For SPRG use only)  
Reviewed by: A.B.  
Date: 7/3/2025  
SPRG No. 6903

## LEGAL DESCRIPTION

Being a 2,085 square foot tract of land out of the Andrew T. Nanny Survey, Abstract No. 1094, situated in the City Dallas, Dallas County, Texas, being a portion of Lots 11A and 11B of Block E/2738 of Gaston - Grand Addition, a subdivision of record in Volume 2002180, Page 82 of the Deed Records of Dallas County, Texas, also being a portion of a called 0.76 acre tract of land conveyed to 3G White Rock, LLC by special warranty deed of record in Document Number 202100270544 of the Official Public Records of Dallas County, Texas, also being a portion of a called 10' Sanitary Sewer Easement of record in Volume 2777, Page 271 of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at an "X" cut found in the Southwest right-of-way line of Gaston Avenue, (right-of-way varies - Vol. 869, Pg. 376 D.R.D.C.T.), being the South corner of a called Parcel 1 Part 2 - 0.002 acre tract of land conveyed to the State of Texas by deed of record in Document Number 202000049481 of said Official Public Records, also being the West corner of a called Parcel 3 - 0.037 acre tract of land conveyed to the State of Texas by deeds of record in Document Numbers 202000057062 and 202000057758 of said Official Public Records, also being the North corner of said 0.76 acre tract;

**THENCE**, along the Southwest right-of-way of Gaston Avenue, being the common Southeast line of said Parcel 3, also being the common Northeast line of said 0.76 acre tract the following four (4) courses and distances:

1. S49°02'35"E, a distance of 33.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEYING MARKER, RIGHT OF WAY MONUMENT" found at the point of curvature of a tangent curve to the right;
2. Along said tangent curve to the right, having a radius of 35.00 feet, a chord bearing of S34°51'56"E, a chord length of 17.15 feet, a delta angle of 28°21'49", an arc length of 17.33 feet to a mag nail found at the point of curvature of a reverse curve to the left;
3. Along said reverse curve to the left, having a radius of 65.00 feet, a chord bearing of S34°59'11"E, a chord length of 32.11 feet, a delta angle of 28°36'00", an arc length of 32.45 feet to a mag nail found at the point of curvature of a compound curve to the left;
4. Along said compound curve to the left, having a radius of 297.00 feet, a chord bearing of S52°49'56"E, a chord length of 36.76 feet, a delta angle of 07°05'44", an arc length of 36.78 feet to a point in the Northwest line of said 10' Sanitary Sewer Easement, for the **POINT OF BEGINNING**;

**THENCE**, continuing along the curving Southwest right-of-way of Gaston Avenue, being the common Southeast line of said Parcel 3, also being the common Northeast line of said 0.76 acre tract, along a non-tangent curve to the left, having a radius of 297.00 feet, a chord bearing of S57°22'31"E, a chord length of 10.32 feet, a delta angle of 01°59'26", an arc length of 10.32 feet to a mag nail found at the West corner of a called Parcel 2 - 0.076 acre tract of land conveyed to the State of Texas by deed of record in Document Number 202100351409 of said Official Public Records, also being the South corner of said Parcel 3, also being in the Southeast line of said Lot 11B, also being in the East line of said 10' Sanitary Sewer Easement;

**LEGAL DESCRIPTION CONTINUES ON PAGE 2**

PAGE 1 OF 3



**EAGLE SURVEYING, LLC**  
222 S. ELM STREET  
SUITE: 200  
DENTON, TX 76201  
(940) 222-3009  
TX FIRM # 10194177



JOB NUMBER	DRAWN BY	DATE
2012.015-09	PM	06-12-2025



**EXHIBIT A - TRACT 1**  
**SANITARY SEWER EASEMENT ABANDONMENT**

Gaston-Grand Addition  
Lots 11A & 11B, Block E/2738  
Andrew T. Nanny Survey, Abstract No. 1094  
City of Dallas, Dallas County, Texas

(For SPRG use only)  
Reviewed by: A.G.  
Date: 7/3/2025  
SPRG No. 6903

**LEGAL DESCRIPTION (CONTINUED FROM PAGE 1)**

**THENCE**, S46°52'43"W, leaving the Southwest right-of-way line of Gaston Avenue, along the Southeast line of said Lot 11B, being the East line of said 10' Sanitary Sewer Easement, over and across said 0.76 acre tract, a distance of 124.43 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at an outer ell corner of said Lot 11A;

**THENCE**, S43°19'10"E, leaving the Southeast line of said Lot 11B, along the Northeast line of said Lot 11A, being the East line of said 10' Sanitary Sewer Easement, over and across said 0.76 acre tract, a distance of 129.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the Northwest right-of-way line of East Grand Avenue (State Highway 78 - right-of-way varies Vol. 4785, Pg. 216 D.R.D.C.T.), being the Southwest corner of said Parcel 2, also being the North corner of a called Parcel 1 Part 1 - 0.058 acre tract of land conveyed to the State of Texas by deed of record in Document Number 202000049481 of said Official Public Records;

**THENCE**, N48°33'29"W, leaving the Northwest right-of-way line of East Grand Avenue, along the Southwest line of said 0.76 acre tract, over and across said Lot 11A and said 10' Sanitary Sewer Easement, a distance of 109.53 feet to a point in the Southwest line of said 10' Sanitary Sewer Easement;

**THENCE**, along the Southwest and Northwest lines of said 10' Sanitary Sewer Easement, over and across said Lots 11B and 11A and said 0.76 acre tract, the following two (2) courses and distances:

1. N43°19'02"W, a distance of 30.82 feet to the West corner of said 10' Sanitary Sewer Easement;
2. N46°52'43"E, a distance of 131.92 feet to the **POINT OF BEGINNING** and containing an area of 0.0479 acres (2,085 square feet) of land, more or less.

Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

PAGE 2 OF 3



**EAGLE SURVEYING, LLC**  
222 S. ELM STREET  
SUITE: 200  
DENTON, TX 76201  
(940) 222-3009  
TX FIRM # 10194177

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas

  
Matthew Raabe  
R.P.L.S. # 6402



6-26-25  
Date

JOB NUMBER	DRAWN BY	DATE
2012.015-09	PM	06-12-2025



## SANITARY SEWER EASEMENT ABANDONMENT

Gaston-Grand Addition

Lots 11A &amp; 11B, Block E/2738

Andrew T. Nanny Survey, Abstract No. 1094

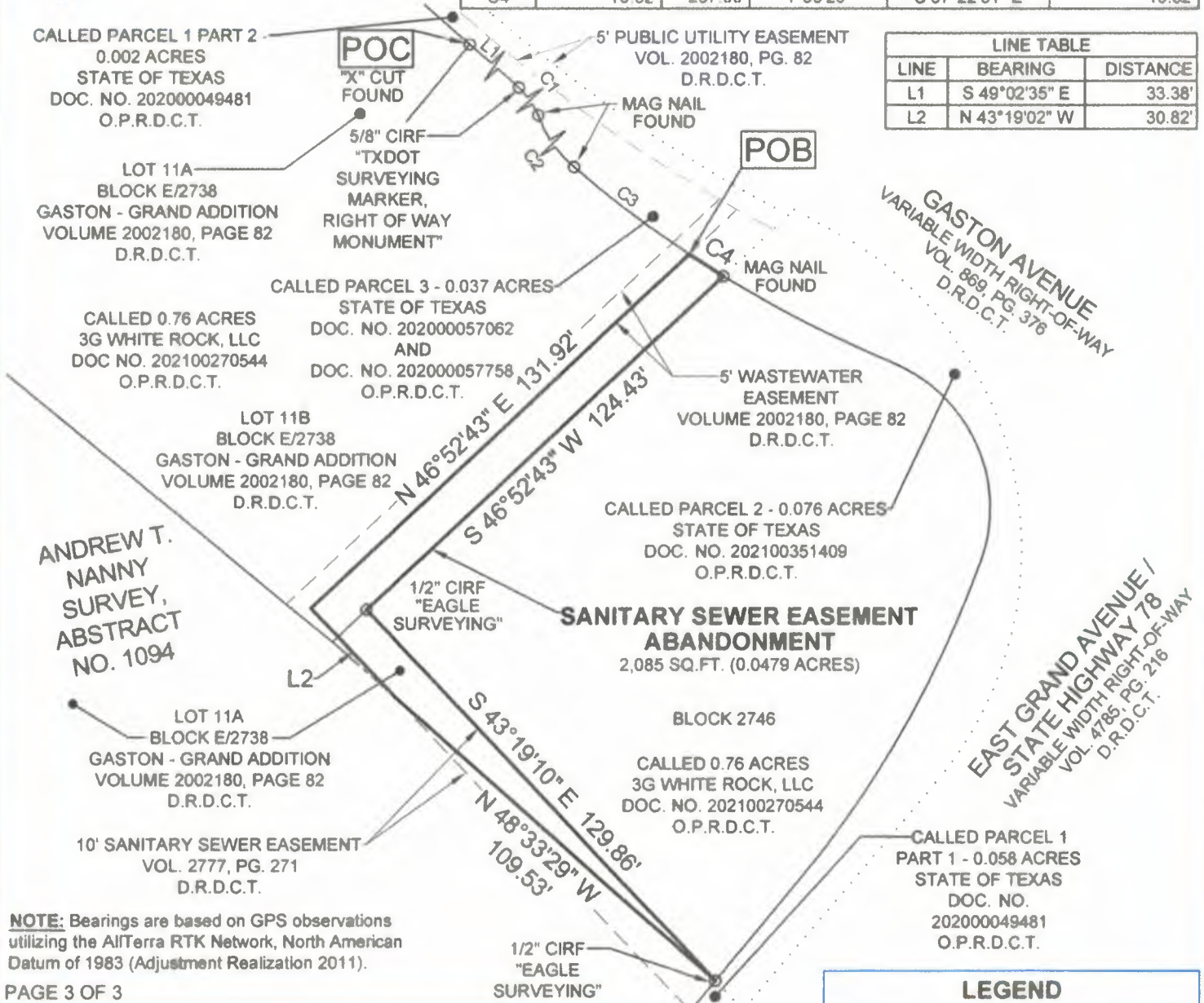
City of Dallas, Dallas County, Texas

(For SPRG use only)

Reviewed by: A. B.Date: 7/3/2025SPRG No. 6903

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.33'	35.00'	28°21'49"	S 34°51'56" E	17.15'
C2	32.45'	65.00'	28°36'00"	S 34°59'11" E	32.11'
C3	36.78'	297.00'	7°05'44"	S 52°49'56" E	36.78'
C4	10.32'	297.00'	1°59'26"	S 57°22'31" E	10.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 49°02'35" E	33.38'
L2	N 43°19'02" W	30.82'



**NOTE:** Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

PAGE 3 OF 3



EAGLE SURVEYING, LLC

222 S. ELM STREET

SUITE: 200

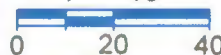
DENTON, TX 76201

(940) 222-3009

TX FIRM # 10194177



1" = 40'



## LEGEND

O	BOUNDARY MONUMENT
CIRF	1/2" CAPPED IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" FOUND
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
DOC. NO.	DOCUMENT NUMBER
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS

JOB NUMBER

DRAWN BY

DATE

2012.015-09

PM

06-12-2025



# EXHIBIT A – TRACT 2 WASTEWATER EASEMENT ABANDONMENT

Gaston Grand Addition  
Lot 11B, Block E/2738  
Andrew T. Nanny Survey, Abstract No. 1094  
City of Dallas, Dallas County, Texas

(For SPRG use only)  
Reviewed by: A.G.  
Date: 7/3/2025  
SPRG No. 6902

## LEGAL DESCRIPTION

Being a 700 square foot tract of land out of the Andrew T. Nanny Survey, Abstract No. 1094, situated in the City Dallas, Dallas County, Texas, being a portion of Lot 11B of Block E/2738 of Gaston - Grand Addition, a subdivision of record in Volume 2002180, Page 82 of the Deed Records of Dallas County, Texas, also being a portion of a called 0.76 acre tract of land conveyed to 3G White Rock, LLC by special warranty deed of record in Document Number 202100270544 of the Official Public Records of Dallas County, Texas, also being a portion of a called 5 foot Wastewater Easement of record in Volume 2002180, Page 82 of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at an "X" cut found in the Southwest right-of-way line of Gaston Avenue, (right-of-way varies - Vol. 869, Pg. 376 D.R.D.C.T.), being the South corner of a called Parcel 1 Part 2 - 0.002 acre tract of land conveyed to the State of Texas by deed of record in Document Number 202000049481 of said Official Public Records, also being the West corner of a called Parcel 3 - 0.037 acre tract of land conveyed to the State of Texas by deeds of record in Document Numbers 202000057062 and 202000057758 of said Official Public Records, also being the North corner of said 0.76 acre tract;

**THENCE**, along the Southwest right-of-way of Gaston Avenue, being the common Southeast line of said Parcel 3, also being the common Northeast line of said 0.76 acre tract the following four (4) courses and distances:

1. S49°02'35"E, a distance of 33.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEYING MARKER, RIGHT OF WAY MONUMENT" found at the point of curvature of a tangent curve to the right;
2. Along said tangent curve to the right, having a radius of 35.00 feet, a chord bearing of S34°51'56"E, a chord length of 17.15 feet, a delta angle of 28°21'49", an arc length of 17.33 feet to a mag nail found at the point of curvature of a reverse curve to the left;
3. Along said reverse curve to the left, having a radius of 65.00 feet, a chord bearing of S34°59'11"E, a chord length of 32.11 feet, a delta angle of 28°36'00", an arc length of 32.45 feet to a mag nail found at the point of curvature of a compound curve to the left;
4. Along said compound curve to the left, having a radius of 297.00 feet, a chord bearing of S52°20'16"E, a chord length of 31.64 feet, a delta angle of 06°06'24", an arc length of 31.65 feet to a point in the Northwest line of said 5 foot Wastewater Easement, for the **POINT OF BEGINNING**;

**THENCE**, continuing along the curving Southwest right-of-way of Gaston Avenue, being the common Southeast line of said Parcel 3, also being the common Northeast line of said 0.76 acre tract, along a tangent curve to the left, having a radius of 297.00 feet, a chord bearing of S55°53'08"E, a chord length of 5.13 feet, a delta angle of 00°59'21", an arc length of 5.13 feet to a point in the East line of said 5 foot Wastewater Easement;

**LEGAL DESCRIPTION CONTINUES ON PAGE 2**

PAGE 1 OF 3



**EAGLE SURVEYING, LLC**  
222 S. ELM STREET  
SUITE: 200  
DENTON, TX 76201  
(940) 222-3009  
TX FIRM # 10194177



JOB NUMBER	DRAWN BY	DATE
2012.015-08	PM	06-12-2025

# EXHIBIT A – TRACT 2 WASTEWATER EASEMENT ABANDONMENT

Gaston Grand Addition  
Lot 11B, Block E/2738  
Andrew T. Nanny Survey, Abstract No. 1094  
City of Dallas, Dallas County, Texas

(For SPRG use only)	
Reviewed by:	<u>A.G.</u>
Date:	<u>7/3/2025</u>
SPRG No.	<u>6902</u>

## LEGAL DESCRIPTION (CONTINUED FROM PAGE 1)

**THENCE**, leaving the Southwest right-of-way line of Gaston Avenue, along the East line of said 5 foot Wastewater Easement, over and across said Lot 11B and said 0.76 acre tract, the following two (2) courses and distances:

1. S46°52'43"W, a distance of 131.92 feet to a point;
2. S43°19'03"E, a distance of 10.00 feet to a point in the Northeast line of Lot 11A of said Block E/2738 of Gaston - Grand Addition, being the common Southeast line of said Lot 11B;

**THENCE**, S46°52'43"W, continuing along the East line of said 5 foot Wastewater Easement, along the Northeast line of said Lot 11A, being the common Southeast line of said Lot 11B, over and across said 0.76 acre tract, a distance of 1.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the Southwest line of said 0.76 acre tract, being the South corner of said Lot 11B and said 5 foot Wastewater Easement;

**THENCE**, N50°37'57"W, along the Northeast line of said Lot 11A, being the common Southwest line of said Lot 11B, said 0.76 acre tract and said 5 foot Wastewater Easement, a distance of 15.13 feet to the West corner of said 5 foot Wastewater Easement;

**THENCE**, N46°52'43"E, leaving the Northeast line of said Lot 11A, along the Northwest line of said 5 foot Wastewater Easement, over and across said Lot 11B and said 0.76 acre tract, a distance of 134.64 feet to the **POINT OF BEGINNING** and containing an area of 0.0161 acres (700 square feet) of land, more or less.

Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

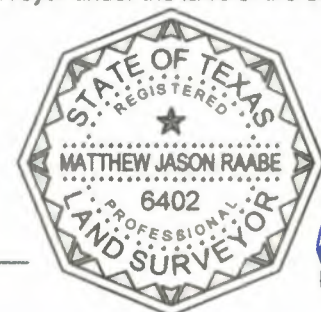
PAGE 2 OF 3

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas



**EAGLE SURVEYING, LLC**  
222 S. ELM STREET  
SUITE: 200  
DENTON, TX 76201  
(940) 222-3009  
TX FIRM # 10194177

  
Matthew Raabe  
R.P.L.S. # 6402



6-26-25  
Date

JOB NUMBER	DRAWN BY	DATE
2012.015-08	PM	06-12-2025



# EXHIBIT A – TRACT 2

## WASTEWATER EASEMENT ABANDONMENT

Gaston Grand Addition

Lot 11B, Block E/2738

Andrew T. Nanny Survey, Abstract No. 1094

City of Dallas, Dallas County, Texas

(For SPRG use only)

Reviewed by: A.G.  
Date: 7/3/2025  
SPRG No. 6902



CALLLED PARCEL 1 PART 2 - 0.002 ACRES  
STATE OF TEXAS  
DOC. NO. 202000049481  
O.P.R.D.C.T.

LOT 11A  
BLOCK E/2738  
GASTON - GRAND ADDITION  
VOLUME 2002180, PAGE 82  
D.R.D.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 49°02'35" E	33.38'
L2	S 43°19'03" E	10.00'
L3	S 46°52'43" W	1.91'
L4	N 50°37'57" W	15.13'

ANDREW T. NANNY  
SURVEY,  
ABSTRACT NO. 1094

LOT 11B  
BLOCK E/2738  
GASTON - GRAND ADDITION  
VOLUME 2002180, PAGE 82  
D.R.D.C.T.

LOT 11A  
BLOCK E/2738  
GASTON - GRAND ADDITION  
VOLUME 2002180, PAGE 82  
D.R.D.C.T.

1/2" CIRF  
"EAGLE  
SURVEYING"

CALLLED 0.76 ACRES  
3G WHITE ROCK, LLC  
DOC NO. 202100270544  
O.P.R.D.C.T.

CALLLED PARCEL 3 - 0.037 ACRES  
STATE OF TEXAS  
DOC. NO. 202000057062  
AND  
DOC. NO. 202000057758  
O.P.R.D.C.T.

5/8" CIRF "TXDOT  
SURVEYING  
MARKER, RIGHT OF  
WAY MONUMENT"  
(CM)

POC  
"X" CUT  
FOUND  
(CM)

MAG NAIL  
FOUND

MAG NAIL  
FOUND

POB

5' PUBLIC UTILITY EASEMENT  
VOL. 2002180, PG. 82  
D.R.D.C.T.

5' WASTEWATER EASEMENT  
VOLUME 2002180, PAGE 82  
D.R.D.C.T.

GASTON AVENUE  
VARIABLE WIDTH RIGHT-OF-WAY  
VOL. 869, PG. 376  
D.R.D.C.T.

CALLLED PARCEL 2 - 0.076 ACRES  
STATE OF TEXAS  
DOC. NO. 202100351409  
O.P.R.D.C.T.

10' SANITARY SEWER EASEMENT  
VOL. 2777, PG. 271  
D.R.D.C.T.

BLOCK 2746

CALLLED 0.76 ACRES  
3G WHITE ROCK, LLC  
DOC. NO. 202100270544  
O.P.R.D.C.T.

WASTEWATER EASEMENT  
ABANDONMENT  
700 SQ.FT. (0.0161 ACRES)

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.33'	35.00'	28°21'49"	S 34°51'56" E	17.15'
C2	32.45'	65.00'	28°36'00"	S 34°59'11" E	32.11'
C3	31.65'	297.00'	6°06'24"	S 52°20'16" E	31.64'
C4	5.13'	297.00'	0°59'21"	S 55°53'08" E	5.13'

**NOTE:** Bearings are based on GPS observations utilizing the  
AirTerra RTK Network, North American Datum of 1983  
(Adjustment Realization 2011).

PAGE 3 OF 3



**EAGLE SURVEYING, LLC**  
222 S. ELM STREET  
SUITE: 200  
DENTON, TX 76201  
(940) 222-3009  
TX FIRM # 10194177



1" = 30'

0 15 30

### LEGEND

O	BOUNDARY MONUMENT
1/2" CIRF	1/2" CAPPED IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" FOUND
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
DOC. NO.	DOCUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

JOB NUMBER

2012.015-08

DRAWN BY

PM

DATE

06-12-2025