

Exhibit A 15' SANITARY SEWER EASEMENT ABANDONMENT
 BEING IN 9.1458 ACRES AND IN 2.044 ACRES
 CITY OF DALLAS BLOCK 8820
 ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 7,432 square feet or 0.1706 acres of land situated in the Robert Kleberg Survey, Abstract No. 716, City of Dallas, Dallas County, Texas, being a portion of City of Dallas Block 8820, and being a portion of 9.1458 acres of land conveyed to Kleberg Market Place, Inc. by General Warranty Deed (with Vendor's Lien) recorded in Instrument No. 201500121053, Official Public Records, Dallas County, Texas, and being a portion of 2.044 acres of land conveyed to Kleberg Trades Market, Inc., by General Warranty Deed (with Vendor's Lien) recorded in Instrument No. 201800138454, Official Public Records, Dallas County, Texas, and being a portion of a 15 foot Sanitary Sewer Easement recorded in Volume 79009, Page 571, Deed Records, Dallas County, Texas, and being a portion of a 15 foot Sanitary Sewer Easement recorded in Volume 84127, Page 2763, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the in the Southwest line of Lot 7A, Block 8820, T.E. Sorrells Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 87016, Page 6458, Deed Records, Dallas County, Texas, and being the North corner of a tract of land conveyed to Capeti Properties, LLC by deed recorded in Instrument No. 201600133293, Official Public Records, Dallas County, Texas, said corner also being the East corner of said Kleberg Trades Market, Inc. 2.044 acre tract;

THENCE North 45 degrees 18 minutes 59 seconds West, along the Northeast line of said Kleberg Trades Market, Inc. tract, a distance of 15.00 feet to the POINT OF BEGINNING for herein described tract;

THENCE South 44 degrees 36 minutes 54 seconds West, a distance of 15.00 feet to a point for corner;

THENCE North 45 degrees 18 minutes 59 seconds West, a distance of 149.47 feet to a point for corner;

THENCE North 45 degrees 30 minutes 18 seconds West, a distance of 346.00 feet to a point for corner;

(CONTINUED ON SHEET 2 OF 3)

(For SPRG use only)	
Reviewed by:	<u>JL</u>
Date:	<u>5-30-19</u>
SPRG No.	<u>4907</u>

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



Bryan Connally
 BRYAN CONNALLY
 R.P.L.S. NO. 5513



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SHEET 1 OF 3
 JOB NO. 1516413-05
 CITY FILE NO. S178-006
 DRAWN BY: TO
 DATE: 9/13/2018

**Exhibit A 15' SANITARY SEWER EASEMENT ABANDONMENT
BEING IN 9.1458 ACRES AND IN 2.044 ACRES
CITY OF DALLAS BLOCK 8820
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE North 44 degrees 29 minutes 42 seconds East, a distance of 15.00 feet to a point for corner, said corner being along the Southwest line of a tract of land conveyed to Rufus Eugene Dotie by deed recorded in Volume 97023, Page 7131, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 30 minutes 18 seconds East along the Southwest line of said Rufus Eugene Dotie tract, a distance of 346.00 feet to a 1 inch iron pipe found for corner, said corner being along the Southwest line of Lot 2, Block A, J.H. Oakley Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 72001, Page 4084, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 18 minutes 59 seconds East along the Southwest line of said J.H. Oakley Subdivision, a distance of 149.50 feet to the POINT OF BEGINNING and containing 7,432 square feet or 0.1706 acres of land.

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Date: 5-30-19
SPRG No. 4907

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SHEET 2 OF 3
JOB NO. 1516413-05
CITY FILE NO. S178-006
DRAWN BY: TO
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Exhibit A

15' SANITARY SEWER EASEMENT ABANDONMENT BEING IN 9.1458 ACRES AND IN 2.044 ACRES CITY OF DALLAS BLOCK 8820 ROBERT KLEBERG SURVEY, ABSTRACT NO. 716 CITY OF DALLAS, DALLAS COUNTY, TEXAS



TRACT I
KLEBERG MARKET PLACE, INC.
9.1458 ACRES
INST. NO. 201500121053
O.P.R.D.C.T.

ROBERT KLEBERG SURVEY,
ABSTRACT NO. 716

LINE	BEARING	DISTANCE
L1	N 45°18'59" W	15.00'
L2	S 44°36'54" W	15.00'
L3	N 44°29'42" E	15.00'

15' SANITARY SEWER EASEMENT
ABANDONMENT
7,432 Sq. Ft.
0.1706 Acres

- LEGEND**
- 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
 - VOL. = VOLUME
 - PG. = PAGE
 - CM = CONTROLLING MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - 1" PIPE = 1/2 INCH IRON PIPE FOUND
 - 1/2 IRF = 1/2 INCH IRON ROD FOUND
 - INST. NO. = INSTRUMENT NUMBER
 - ESMT. = EASEMENT
 - YC = YELLOW CAP
 - SQ. FT. = SQUARE FEET
 - ⊕ = POINT FOR CORNER

GENERAL NOTES:

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