

WATER EASEMENT ABANDONMENT EXHIBIT A

BEING IN 22.331 ACRES

CITY BLOCK 7710

S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1436

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 3,620 square foot (0.0831 acre) tract of land situated in the S.A. & M.R. R.R Co. Survey, Abstract No. 1436, City Block 7710, City of Dallas, Dallas County, Texas, and being a portion of a 15-foot water easement to the City of Dallas, recorded in Volume 4785, Page 450, Deed Records, Dallas County, Texas, lying within a called 22.331 acre tract of land designated as "Tract 1" in the General Warranty Deed to Crown Enterprises, Inc., recorded in Instrument No. 201100260532, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found for the northwest corner of said 22.331 acre tract and being the northeast corner of Lot 1, Block A/7710 of Dillon Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201500247055, Official Public Records, Dallas County, Texas, and being in the south right-of-way line of Irving Boulevard (a 100-foot right-of-way, formally known as Industrial Boulevard, no recording information found, by use and occupation);

THENCE with the south right-of-way line of said Irving Boulevard, North 89°43'00" East, a distance of 920.77 feet to a 5/8-inch iron rod found for the northeast corner of said 22.331 acre tract, and the northwest corner of a called 15.241 acre tract of land described in the Special Warranty Deed to RLIF 2024 1031-4 LLC, recorded in Instrument No. 202500001754, Official Public Records, Dallas County, Texas;

THENCE with the common line of said 22.331 acre tract and said 15.241 acre tract, South 00°17'00" East, a distance of 54.50 feet to the north line of said 15-foot water easement, from which a 1/2-inch iron rod found for the southwest corner of said 15.241 acre tract, bears South 00°17'00" East, a distance of 1,177.78 feet;

THENCE over and across said 22.331 acre tract the following courses and distances:

With the north line of said 15-foot water easement, South 89°43'00" West, a distance of 72.26 feet to the **POINT OF BEGINNING**;

Crossing said 15-foot water easement, South 45°17'00" East, a distance of 21.21 feet to a point for corner in the south line of said 15-foot water easement;

(continued on sheet 2)

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011.

DAVID J. De WEIRDT
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(For SPRG use only)

Reviewed By: AG

Date: 2.24.2025

SPRG NO: 6853

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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With the south line of said 15-foot water easement, South 89°43'00" West, a distance of 256.35 feet to a point for corner;

Crossing said 15-foot water easement, North 44°43'00" East, a distance of 21.21 feet to a point for corner in the north line of said 15-foot water easement;

With the north line of said 15-foot water easement, North 89°43'00" East, a distance of 226.35 feet to the **POINT OF BEGINNING** and containing a computed area of 3,620 square feet or 0.0831 acres of land.

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011.

David J. De Weirdt

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