

Exhibit A

LEGAL DESCRIPTION

BEING a 8,892 square foot (0.2041 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being part of Lot 1A and Lot 1B, Block 10A/637, Lemmon - Oak Grove Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 93176, Page 1922, Deed Records of Dallas County, Texas, and being part of a called 4.9895 acre tract of land described in Special Warranty Deed to Pan Coastal Limited Partnership recorded in Volume 89047, Page 3101 of said Deed Records, and being part of the tract of land described in Warranty Deed to Pan Coastal Limited Partnership recorded in Volume 94126, Page 1746 of said Deed Records, and being all of a 15-foot wide sanitary sewer easement shown on the plat of said Lemmon - Oak Grove Addition, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set in the southwest right-of-way line of Lemmon Avenue East (60-foot wide right-of-way, formerly known as Bowser Avenue, Volume 3, Page 537 of the Map Records of Dallas County, Texas), and being the northeast line of said Lot 1A; from said point an "X" cut in concrete found for the east end of a right-of-way corner clip at the intersection of the southeast right-of-way line of McKinney Avenue (60-foot wide right-of-way, Volume 3, Page 537 of said Map Records), and said southwest right-of-way line of Lemmon Avenue East, and being the easternmost north corner of said Lot 1A bears North 45°38'12" West, a distance of 286.60 feet;

THENCE with said southwest right-of-way line of Lemmon Avenue East and with said northeast line of Lot 1A, South 45°38'12" East, a distance of 15.96 feet to an "X" cut in concrete set for corner; from said point a 1/2-inch iron rod with cap stamped "RLG INC" found for the north corner of Lot 2, Block 10A/637, Messina Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 88238, Page 407 of said Deed Records, and being the east corner of said Lot 1A bears South 45°38'12" East, a distance of 224.50 feet ;

THENCE departing said southwest right-of-way line of Lemmon Avenue East and said northeast line of Lot 1A, the following courses and distances:

South 24°21'48" West, a distance of 20.13 feet to an "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 20°00'00", a radius of 207.50 feet, a chord bearing and distance of South 34°21'48" West, 72.06 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 72.43 feet to an "X" cut in concrete set for corner;

South 44°21'48" West, a distance of 259.82 feet to an "X" cut in concrete set for corner;

South 45°38'12" East, a distance of 225.33 feet to an "X" cut in concrete set for corner;

South 44°39'19" West, a distance of 15.00 feet to an "X" cut in concrete set for corner;

North 45°38'12" West, a distance of 240.25 feet to an "X" cut in concrete set for corner;

North 44°21'48" East, a distance of 274.82 feet to an "X" cut in concrete set at the beginning of a tangent curve to the left having a central angle of 20°00'00", a radius of 192.50 feet, a chord bearing and distance of North 34°21'48" East, 66.85 feet;

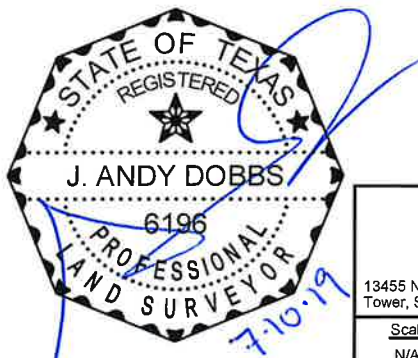
In a northeasterly direction, with said curve to the left, an arc distance of 67.20 feet to an "X" cut in concrete set for corner; North 24°21'48" East, a distance of 25.59 feet to the **POINT OF BEGINNING** and containing 8,892 square feet or 0.2041 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>7-12-19</u>
SPRG NO:	<u>4960</u>

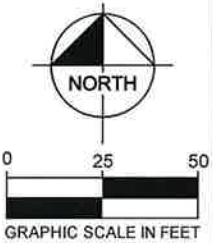
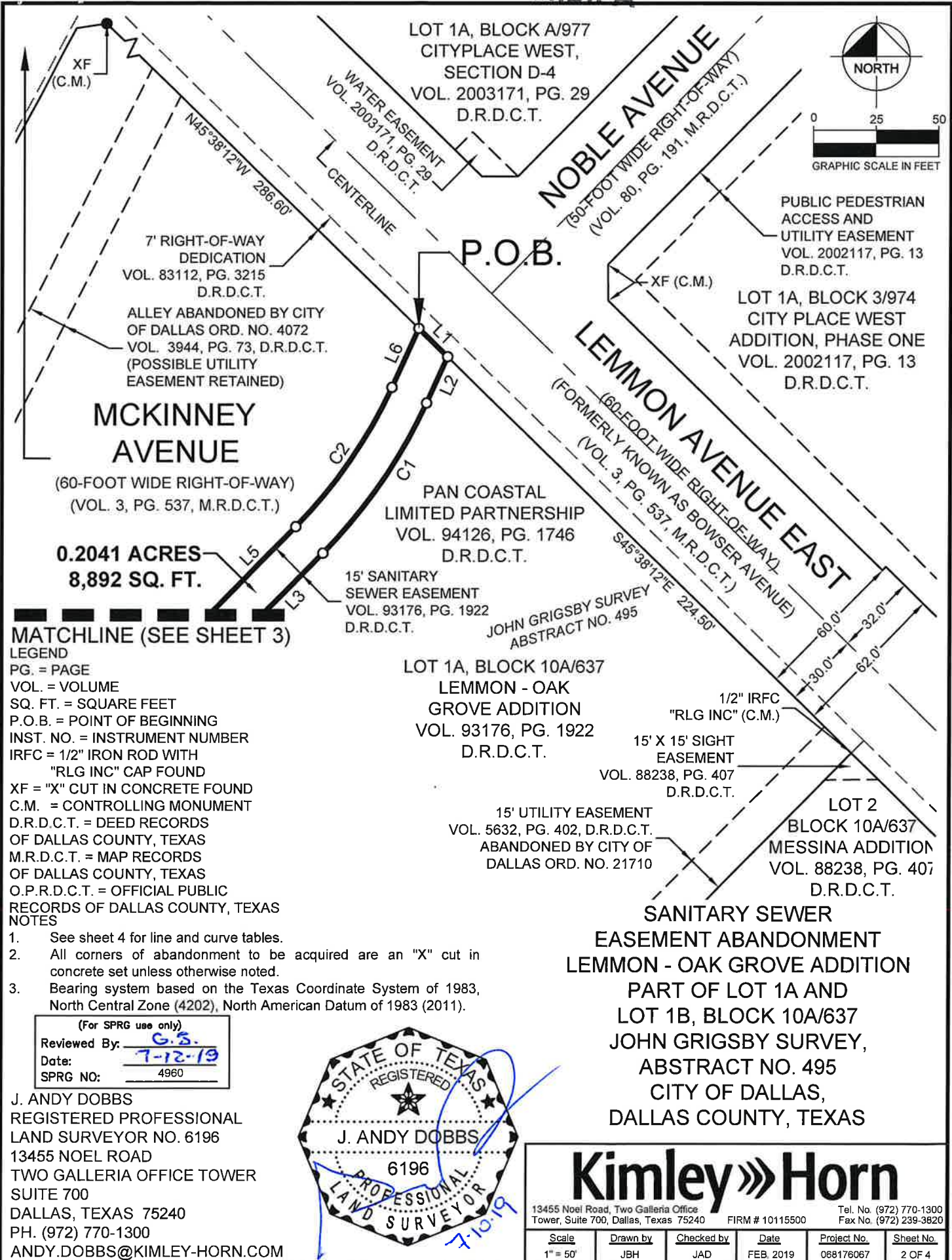
**SANITARY SEWER
EASEMENT ABANDONMENT
LEMMON - OAK GROVE ADDITION
PART OF LOT 1A AND
LOT 1B, BLOCK 10A/637
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS,
DALLAS COUNTY, TEXAS**

J. ANDY DOBBS
REGISTERED PROFESSIONAL
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13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240			FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	068176067	1 OF 4

Exhibit A



7' RIGHT-OF-WAY DEDICATION
VOL. 83112, PG. 3215
D.R.D.C.T.

ALLEY ABANDONED BY CITY OF DALLAS ORD. NO. 4072
VOL. 3944, PG. 73, D.R.D.C.T.
(POSSIBLE UTILITY EASEMENT RETAINED)

MCKINNEY AVENUE

(60-FOOT WIDE RIGHT-OF-WAY)
(VOL. 3, PG. 537, M.R.D.C.T.)

0.2041 ACRES
8,892 SQ. FT.

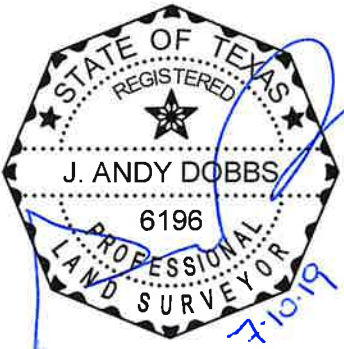
MATCHLINE (SEE SHEET 3)

LEGEND
PG. = PAGE
VOL. = VOLUME
SQ. FT. = SQUARE FEET
P.O.B. = POINT OF BEGINNING
INST. NO. = INSTRUMENT NUMBER
IRFC = 1/2" IRON ROD WITH "RLG INC" CAP FOUND
XF = "X" CUT IN CONCRETE FOUND
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

- See sheet 4 for line and curve tables.
- All corners of abandonment to be acquired are an "X" cut in concrete set unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

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SPRG NO: 4960

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LOT 1A, BLOCK 10A/637
LEMMON - OAK GROVE ADDITION
VOL. 93176, PG. 1922
D.R.D.C.T.

15' UTILITY EASEMENT
VOL. 5632, PG. 402, D.R.D.C.T.
ABANDONED BY CITY OF DALLAS ORD. NO. 21710

15' X 15' SIGHT EASEMENT
VOL. 88238, PG. 407
D.R.D.C.T.

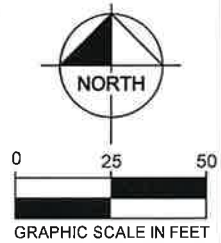
LOT 2
BLOCK 10A/637
MESSINA ADDITION
VOL. 88238, PG. 407
D.R.D.C.T.

**SANITARY SEWER EASEMENT ABANDONMENT
LEMMON - OAK GROVE ADDITION
PART OF LOT 1A AND
LOT 1B, BLOCK 10A/637
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JBH	JAD	FEB. 2019	068176067	2 OF 4



MATCHLINE
(SEE SHEET 2)

ALLEY ABANDONED BY CITY OF DALLAS ORD. NO. 17015, ORD NO. 17236 AND ORD. NO. 11229 VOL. 672, PG. 228, D.R.D.C.T. VOL. 81138, PG. 2268, D.R.D.C.T. VOL. 82012, PG. 1827, D.R.D.C.T. (UTILITY EASEMENT RETAINED)

ALLEY ABANDONED BY CITY OF DALLAS ORD. NO. 4072 VOL. 3944, PG. 73 D.R.D.C.T.

JOHN GRIGSBY SURVEY ABSTRACT NO. 495

0.2041 ACRES
8,892 SQ. FT.

5' RIGHT-OF-WAY DEDICATION VOL. 83112, PG. 3215 D.R.D.C.T.

15' SANITARY SEWER EASEMENT VOL. 93176, PG. 1922 D.R.D.C.T.

15' UTILITY EASEMENT VOL. 5632, PG. 402 D.R.D.C.T. ABANDONED BY CITY OF DALLAS ORD. NO. 21710

LOT 1A, BLOCK 10A/637 LEMMON - OAK GROVE ADDITION VOL. 93176, PG. 1922 D.R.D.C.T. PAN COASTAL LIMITED PARTNERSHIP VOL. 94126, PG. 1746 D.R.D.C.T.

5/8" IRFC "KHA" (C.M.) REMAINDER OF CALLED 4.9895 ACRES PAN COASTAL LIMITED PARTNERSHIP VOL. 89047, PG. 3101 D.R.D.C.T.

LOT 1B, BLOCK 10A/637 LEMMON - OAK GROVE ADDITION VOL. 93176, PG. 1922 D.R.D.C.T.

LOT 3B, BLOCK 971 LEON OAK GROVE ADDITION INST. NO. 201700122062 O.P.R.D.C.T

STREET EASEMENT VOL. 141, PG. 74 D.R.D.C.T.

LEMMON AVENUE
(67.5-FOOT WIDE RIGHT-OF-WAY)
(VOL. 3, PG. 537, M.R.D.C.T.)

LOT 8A, BLOCK 11/971 PAN COASTAL ADDITION VOL. 99100, PG. 15, D.R.D.C.T.

S45°38'12"E 225.33'
N45°38'12"W 240.25'

LEGEND
PG. = PAGE
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SQ. FT. = SQUARE FEET
P.O.B. = POINT OF BEGINNING
INST. NO. = INSTRUMENT NUMBER
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NOTES

1. See sheet 4 for line and curve tables.
2. All corners of abandonment to be acquired are an "X" cut in concrete set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

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SANITARY SEWER EASEMENT ABANDONMENT LEMMON - OAK GROVE ADDITION PART OF LOT 1A AND LOT 1B, BLOCK 10A/637 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

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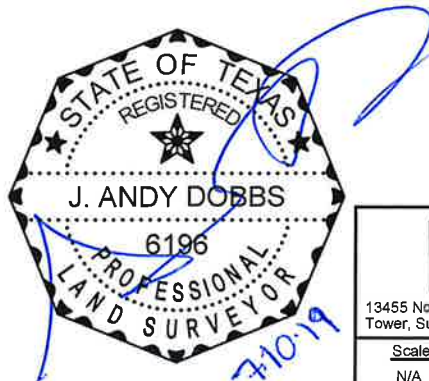
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JBH	JAD	FEB 2019	068176067	3 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°38'12"E	15.96'
L2	S24°21'48"W	20.13'
L3	S44°21'48"W	259.82'
L4	S44°39'19"W	15.00'
L5	N44°21'48"E	274.82'
L6	N24°21'48"E	25.59'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°00'00"	207.50'	72.43'	S34°21'48"W	72.06'
C2	20°00'00"	192.50'	67.20'	N34°21'48"E	66.85'

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