

**WATER & WASTEWATER EASEMENT IN
A PORTION OF X-RAY LANE
ADJACENT TO CITY OF DALLAS BLOCK 1/6113 & 2/6113
J. A. HUESER SURVEY, ABSTRACT NO. 642
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT C

Being a 8,396 square foot or 0.192 acre tract of land situated in the J. A. Hueser Survey, Abstract Number 642, City of Dallas, Dallas County, Texas, said tract being a portion of X-Ray Lane, formerly known as X-Ray Street (60 foot right-of-way), created in Mesquite Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof record in Volume 71046, Page 2467, Deed Records, Dallas County, Texas, adjacent to City Blocks 1/6113 and 2/6113, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Dallas Power & Light Company, a Corporation called 65.19 acres "Thirty-Fifth Tract", by deed recorded in Volume 1992, Page 1, Deed Records, Dallas County, Texas, same being the South corner of Lot 19, Block 2/6113, of said Mesquite Heights Addition, and being along the Northwest right-of-way line of W. Camp Wisdom Road formerly known as Duncanville-Florence Hill Road (100 foot right-of-way), from which a 5/8-inch iron rod found bears South 59 degrees 25 minutes 39 seconds West, a distance of 358.57 feet for witness;

THENCE North 59 degrees 13 minutes 23 seconds East, along the Northwest right-of-way line of said W. Camp Wisdom Road, a distance of 162.50 feet to a point for corner, said corner being in the intersection of the Northwest right-of-way line of said W. Camp Wisdom Road and the Southwest right-of-way line of said X-Ray Lane, same being the East corner of Lot 18, Block 2/6113, of said Mesquite Heights Addition;

THENCE North 30 degrees 02 minutes 59 seconds West, along the West right-of-way line of said X-Ray Lane, a distance of 180.94 feet to a point for corner, and being the POINT OF BEGINNING of the tract herein described;

THENCE North 30 degrees 02 minutes 59 seconds West, along the Southwest right-of-way line of said X-Ray Lane, a distance of 57.28 feet to a point corner, said corner being along the Northeast line of Lot 17, Block 2/6113, of said Mesquite Heights Addition, and being in a non-tangent curve to the left, having a radius of 89.92 feet;

THENCE along said curve to the left and over and across said X-Ray Lane, having a delta of 38 degrees 57 minutes 20 seconds, a chord bearing and distance of North 10 degrees 34 minutes 48 seconds West, 59.97 feet, with an arc length of 61.14 feet to a point for corner;

THENCE North 30 degrees 03 minutes 05 seconds West a distance of 112.58 feet, to a point for corner;

CONTINUED ON SHEET 2 OF 4

(For SPRG use only)	
Reviewed by:	<u> M.M. </u>
Date:	<u> 11.24.2025 </u>
SPRG NO:	<u> 6986 </u>



GENERAL NOTES:

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) LINE AND CURVE TABLE INFORMATION SHOWN ON SHEET 4 OF 4.



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

11/10/2025



CBG Surveying Texas, LLC.

PLANNING · SURVEYING
1413 East I-30 · Suite 7 · Garland, Texas 75043
P 214.349.9485 · F 214.481.8716
Firm No. 10168800
www.cbgtxl.com

SHEET 1 OF 4
JOB NO. 1504981-07
DRAWN BY: JLA
DATE: 11/10/2025

**WATER & WASTEWATER EASEMENT IN
A PORTION OF X-RAY LANE
ADJACENT TO CITY OF DALLAS BLOCK 1/6113 & 2/6113
J. A. HUESER SURVEY, ABSTRACT NO. 642
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT C

THENCE South 89 degrees 59 minutes 56 seconds East, over and across said X-Ray Lane, a distance of 40.00 feet to a point for corner, same being on the Southwest line of Lot 1, Block 1/6113, of said Mesquite Heights Addition;

THENCE South 30 degrees 03 minutes 01 seconds East, a distance of 112.58 feet to a point for corner, said corner being along the Southwest line of Lot 2, Block 1/6113, said Mesquite Heights Addition, and being in a tangent curve to the right, having a radius of 129.99 feet;

THENCE along said curve to the right and over and across said X-Ray Lane, having a delta of 45 degrees 01 minutes 09 seconds, a chord bearing and distance of South 07 degrees 32 minutes 26 seconds East, 99.53 feet, with an arc length of 102.14 feet to a point for corner;

THENCE South 14 degrees 58 minutes 08 seconds West, over and across said X-Ray Lane, a distance of 30.94 feet to the POINT OF BEGINNING and containing 8,396 square feet and or 0.192 acres of land.

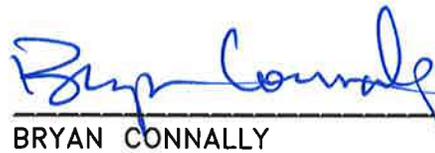
CONTINUED FROM SHEET 1 OF 4

(For SPRG use only)	
Reviewed by:	<u>M.M.</u>
Date:	<u>11.24.2025</u>
SPRG NO:	<u>6986</u>



GENERAL NOTES:

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) LINE AND CURVE TABLE INFORMATION SHOWN ON SHEET 4 OF 4.


BRYAN CONNALLY

R.P.L.S. NO. 5513

11/10/2025

CBG Surveying Texas, LLC.

PLANNING · SURVEYING
1413 East I-30 · Suite 7 · Garland, Texas 75043
P 214.349.9485 · F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SHEET 2 OF 4
JOB NO. 1504981-07
DRAWN BY: JLA
DATE: 11/10/2025



**WATER & WASTEWATER EASEMENT IN
A PORTION OF X-RAY LANE
ADJACENT TO CITY OF DALLAS BLOCK 1/6113 & 2/6113
J. A. HUESER SURVEY, ABSTRACT NO. 642
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT C

LEGEND:
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 ESMT = EASEMENT
 INST. NO. = INSTRUMENT NUMBER
 VOL., PG. = VOLUME, PAGE
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 = 5/8 INCH IRON ROD FOUND
 SQ. FT. = SQUARE FEET
 F.K.A. = FORMERLY KNOWN AS
 = SEE COORDINATE TABLE



**J. A. HUESER SURVEY
ABSTRACT NO. 642**

**DALLAS POWER & LIGHT
COMPANY, A CORPORATION
CALLED 65.19 ACRES
"THIRTY-FIFTH TRACT"
VOL. 1992, PG. 1
D.R.D.C.T.**

**10' UTILITY ESMT.
VOL. 71046, PG. 2467
D.R.D.C.T.**

**25' DRAINAGE ESMT.
VOL. 71046, PG. 2467
D.R.D.C.T.**

**(BASIS OF BEARINGS)
N 30°00'00" W 1741.20'**

**WATER & WASTEWATER ESMT.
8,396 Sq. Feet
0.192 Acres**

**X-RAY LANE
60' R.O.W. (UNIMPROVED)
VOL. 71046, PG. 2467
D.R.D.C.T.**

MESQUITE LANE

**(F.K.A. MESQUITE DRIVE) 60' R.O.W.
VOL. 71046, PG. 2467
D.R.D.C.T.**

**30' DRAINAGE &
UTILITY ESMT.
VOL. 71046, PG. 2467
D.R.D.C.T.**



GENERAL NOTES:

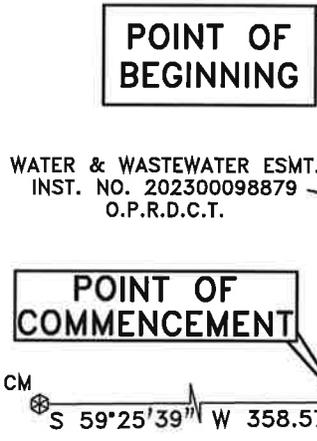
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- LINE AND CURVE TABLE INFORMATION SHOWN ON SHEET 4 OF 4.



CBG Surveying Texas, LLC.

PLANNING · SURVEYING
 1413 East I-30 · Suite 7 · Garland, Texas 75043
 P 214.349.9485 · F 214.481.8716
 Firm No. 10168800
 www.cbgtllc.com

SHEET 3 OF 4
 JOB NO. 1504981-07
 DRAWN BY: JLA
 DATE: 11/10/2025



(For SPRG use only)

Reviewed by: M.M.

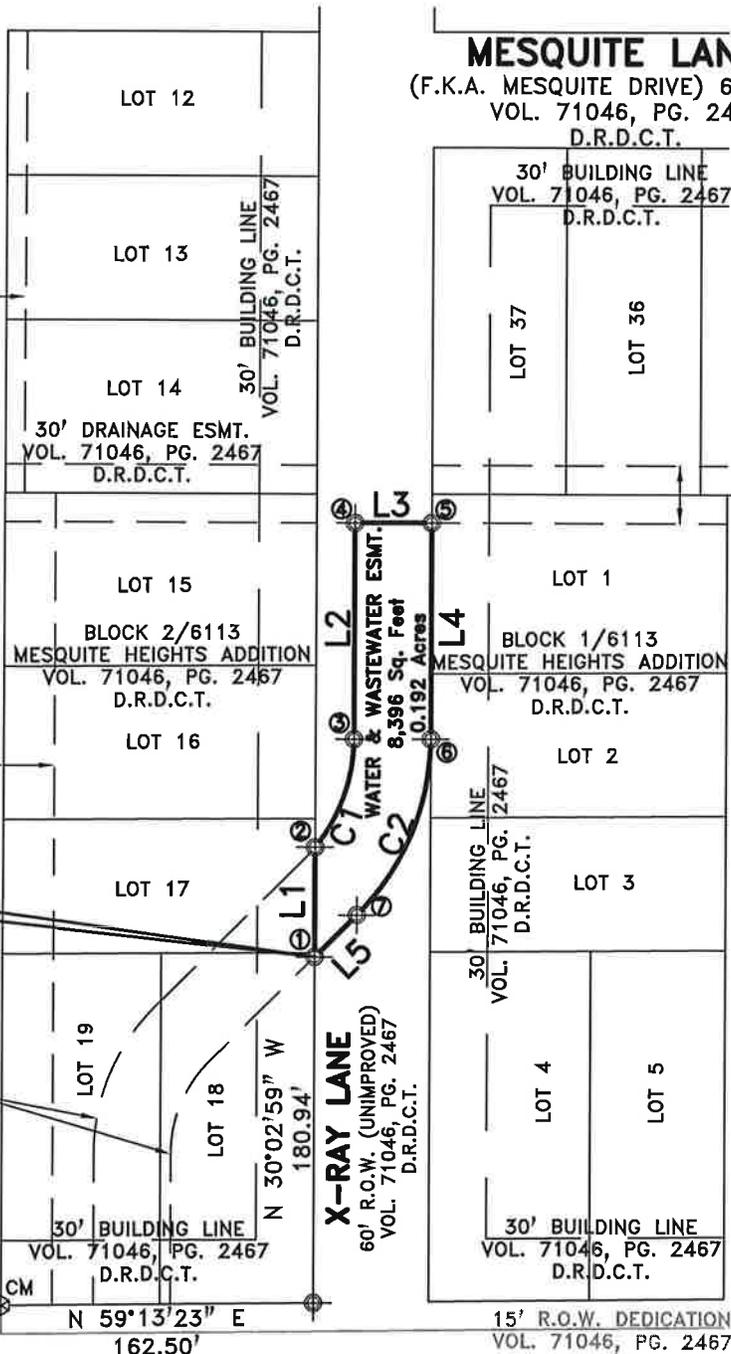
Date: 11.24.2025

SPRG NO: 6986

Bryan Connally

BRYAN CONNALLY
 R.P.L.S. NO. 5513
 11/10/2025

**W. CAMP WISDOM ROAD
(F.K.A. DUNCANVILLE-FLORENCE HILL ROAD)
100' R.O.W.**



**WATER & WASTEWATER EASEMENT IN
A PORTION OF X-RAY LANE
ADJACENT TO CITY OF DALLAS BLOCK 1/6113 & 2/6113
J. A. HUESER SURVEY, ABSTRACT NO. 642
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT C

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°02'59" W	57.28'
L2	N 30°03'05" W	112.58'
L3	S 89°59'56" E	40.00'
L4	S 30°03'01" E	112.58'
L5	S 14°58'08" W	30.94'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	61.14'	89.92'	38°57'20"	N 10°34'48" W	59.97'
C2	102.14'	129.99'	45°01'09"	S 07°32'26" E	99.53'

COORDINATE TABLE

NO.	NORTHING	EASTING
1	6,925,603.56	2,436,816.87
2	6,925,653.14	2,436,788.19
3	6,925,712.09	2,436,777.18
4	6,925,809.53	2,436,720.80
5	6,925,829.56	2,436,755.42
6	6,925,732.12	2,436,811.80
7	6,925,633.45	2,436,824.86



(For SPRG use only)

Reviewed by: M.M.

Date: 11.24.2025

SPRG NO: 6986

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) LINE AND CURVE TABLE INFORMATION SHOWN ON SHEET 4 OF 4.



Bryan Connally

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

11/10/2025

CBG Surveying Texas, LLC.

PLANNING · SURVEYING
1413 East I-30 · Suite 7 · Garland, Texas 75043
P 214.349.9485 · F 214.481.8716
Firm No. 10168800
www.cbgtxl.com

SHEET 4 OF 4
JOB NO. 1504981-07
DRAWN BY: JLA
DATE: 11/10/2025