

**10' UTILITY EASEMENT ABANDONMENT
COLONY RIDGE ADDITION
PORTION OF LOT 29, CITY OF DALLAS BLOCK 1/5670
ALEXANDER HARWOOD SURVEY, ABSTRACT NO. 582
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 1 OF 2**

EXHIBIT A

LEGAL DESCRIPTION

BEING a 751 square foot (0.017 acre) tract of land situated in the Alexander Harwood Survey, Abstract Number 582 and being a 10 foot utility easement out of Lot 29, Block Number 1/5670 of the Colony Ridge Addition, in the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 6, Page 115, Map Records, Dallas County, Texas, same being a portion of that called First Tract of land conveyed to Arthur Allen Jones and Amy Renee Andrews, by General Warranty Deed recoded in Instrument Number 202400001537, Official Public Records, Dallas County, Texas and being more particularly described in metes and bounds as follows:

COMMENCING at a one-half inch iron rod found at the northwest corner of said Lot 29, said point being the northwest corner of said First Tract, said point being the southwest corner of Lot 30, Block 1/5670, of said Colony Ridge Addition Plat, said point also being the southwest corner of that tract of land described in deed to Michelle N. Thomas & Stewart H. Thomas, as recorded in Instrument Number 201800210957, Official Public Records of Dallas County, Texas, said point also being in the east right-of-way line of Horseshoe Trail, a fifty foot right-of-way dedicated by said Colony Ridge Addition Plat, from which said COMMENCING point bears South 00 degrees 00 minutes 00 seconds East, 75.00 to a one-half inch iron rod found at the southwest corner of said Lot 29;

THENCE along the north line of said First Tract and the south line of said Michelle N. Thomas & Stewart H. Thomas tract of land as follows:

South 89 degrees 35 minutes 03 seconds East, 130.00 feet to a point for corner, said point being in the west line of said 10 foot wide Easement, said point also being the POINT OF BEGINNING of this tract of land;

South 89 degrees 35 minutes 03 seconds East, 10.00 feet to a point for corner at the northeast corner of said First Tract, said point being the northwest corner of that called Second Tract of land described in General Warranty Deed to Arthur Allen Jones and Amy Renee Andrews as recorded in Instrument Number 202400001537, Official Public Records of Dallas County, Texas, said point also being in the east line of said 10 foot wide Easement;

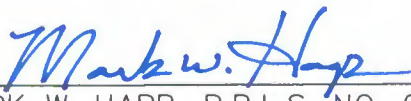
THENCE South 00 degrees 00 minutes 00 seconds East, 75.07 feet along the east line of said 10 foot wide Easement to a point for corner at the southeast corner of said First Tract, said point being the southwest corner of said Second Tract, said point being in the north line of that tract of land described in deed to W. Kendall Tongier, as recorded in Volume 2001130, Page 7873, Deed Records of Dallas County, Texas, from which said point bears South 89 degrees 33 minutes 23 seconds East, 66.70 feet to a one-half inch iron pipe found, said point being the southeast corner of said Second Tract, said point also being the northeast corner of said W. Kendall Tongier tract;

THENCE North 89 degrees 33 minutes 23 seconds West, 10.00 feet along the south line of said First Tract and along the north line of said W. Kendall Tongier tract to a point for corner in the west line of said 10 foot wide Easement;

THENCE North 00 degrees 00 minutes 00 seconds East, 75.06 feet along the west line of said 10 foot wide Easement to the POINT OF BEGINNING and containing 751 square feet or 0.017 acres of land.

BASIS OF BEARING: Bearings based on monuments found along the east right-of-way line of Horseshoe Trail, an assumed bearing base held as South 00 degrees 00 minutes 00 seconds East.

(For SPRG use only)
Reviewed by: <u>A.B</u>
Date: <u>11.22.2024</u>
SPRG No. 6783


MARK W. HARP, R.P.L.S. NO. 6425
NOVEMBER 19, 2024



Drawing: H:\Projects\MWH001\Allen Jones property Dallas\dwg\ESMT-UTIL ESMT-ABAND.dwg

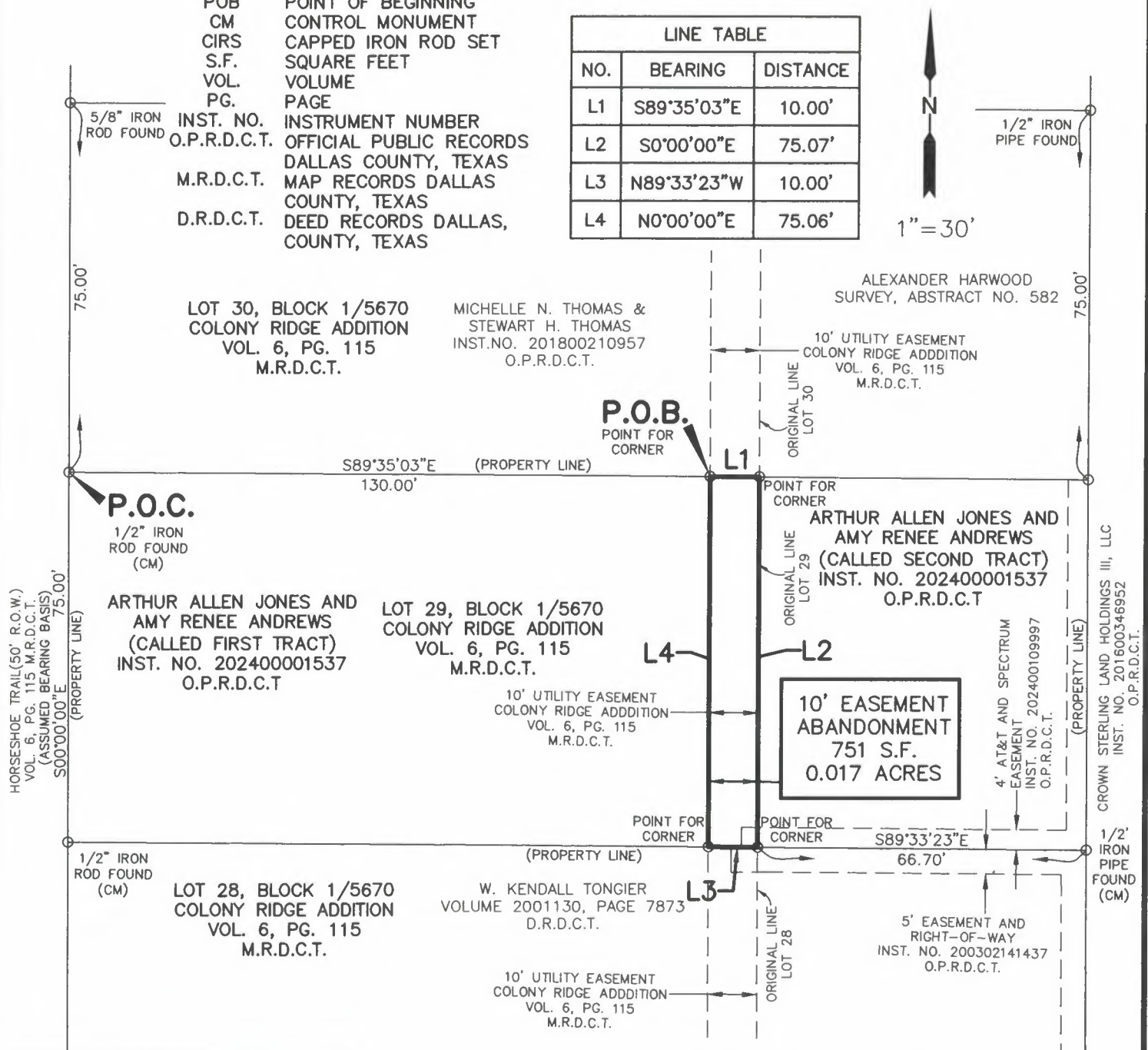
SCALE:	DATE 10/25/2024	DRAWN mwh	PROJECT MATXXX	JBIPARTNERS 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A

LEGEND PAGE 2 OF 2

POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
CIRS	CAPPED IRON ROD SET
S.F.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS, COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°35'03"E	10.00'
L2	S0°00'00"E	75.07'
L3	N89°33'23"W	10.00'
L4	N0°00'00"E	75.06'

$$1'' = 30'$$


(For SPRG use only)

Reviewed by: A. G.
Date: 11.22.2024
SPRG No. 6783

BASIS OF BEARING: Bearings based on monuments found along the east right-of-way line of Horseshoe Trail, an assumed bearing base held as South 00 degrees 00 minutes 00 seconds East.

Drawing: H:\Projects\MWH001\Allen Jones property Dallas\dwg\ESMT-UTIL ESMT-ABAND.dwg

SCALE:
1" = 30'

DATE
10/25/2024

DRAWN
mwh

PROJECT
MATXXX

JBI
PARTNERS

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TBPLS No. 10076000