

SANITARY SEWER  
EASEMENT ABANDONMENT  
BEING IN 4.12 ACRES  
BLOCK 7028

EXHIBIT A

WILLIAM JONES SURVEY, ABSTRACT NO. 686  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Description of a 7,890 square foot or 0.1811 of an acre, tract of land situated in the William Jones Survey, Abstract No. 686, City of Dallas, Dallas County, Texas, Block 7028; said tract being a portion of a 4.12 acre tract of land conveyed to Crossett-Ash Creek, LLC by Warranty Deed as recorded in Instrument Number 201600141572, Official Public Records, Dallas County, Texas; said 7,890 square foot tract of land being a right-of-way under, in and along the property for the purpose of constructing and maintaining a city sanitary sewer main and having been conveyed as "Tract 1" to the City of Dallas by the document recorded in Volume 3114, Page 479, Deed Records, Dallas County, Texas; said 7,890 square foot tract of land being more particularly described as follows:

COMMENCING, at a "+" cut found in rim of water meter at the south intersection of the southwest right-of-way line of Highland Road (formerly Wilshire Road), a variable width public right-of-way, according to the deeds recorded in Volume 1843, Page 328, Volume 1843, Page 330, Volume 5125, Page 296, Deed Records, Dallas County, Texas, with the southeast right-of-way line of Gulf Colorado and Santa Fe Railroad (100 feet wide) according to the deed recoded in Volume 30, Page 69, Deed Records, Dallas County, Texas;

THENCE, South 45 degrees 36 minutes 55 seconds East, with said southwest right-of-way line, a distance of 189.42 feet to the POINT OF BEGINNING;

THENCE, South 45 degrees 36 minutes 55 seconds East, with said southwest right-of-way line, a distance of 12.34 feet to a point for corner;

THENCE, South 57 degrees 50 minutes 48 seconds West, leaving said southwest right-of-way line, a distance of 463.13 feet to a point at a beginning of a tangent curve to the right having a radius of 960.85 feet;

THENCE, southwesterly, with said curve to the right, through a central angle of 11 degrees 35 minutes 08 seconds, an arc distance of 194.29 feet (chord bears South 63 degrees 38 minutes 22 seconds West, 193.96 feet) to a point on the southwest line of said 4.12 acres tract of land; said point also being on the northeast property line of a called 1.741 acre tract of land conveyed to City of Dallas Tract No. 2 by deed recorded in Volume 5059, Page 121, Deed Records, Dallas County, Texas; from which a found 1-inch iron pipe at the south corner of said 4.12 acres tract, Block 7028, bears South 45 degrees 08 minutes 06 seconds East a distance of 149.56 feet;

THENCE, North 45 degrees 08 minutes 06 seconds West, with southwest line of said 4.12 acres tract, a distance of 13.21 feet to a point at a beginning of a non-tangent curve to the left having a radius of 948.85 feet; said point being South 45 degrees 08 minutes 06 seconds East a distance of 191.59 feet from the point of intersection of said property line with said southeast right-of-way line of Gulf Colorado and Santa Fe Railroad;

THENCE, northeasterly, with said curve to the left, through a central angle of 11 degrees 55 minutes 02 seconds, an arc distance of 197.36 feet (chord bears North 63 degrees 48 minutes 19 seconds East, 197.00 feet) to a point at the end of said curve;

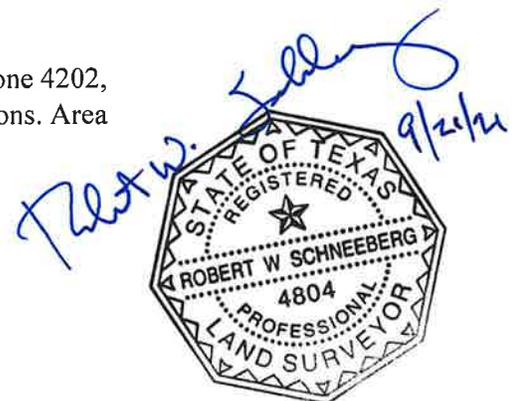
THENCE, North 57 degrees 50 minutes 48 seconds East, a distance of 460.26 feet to the POINT OF BEGINNING;

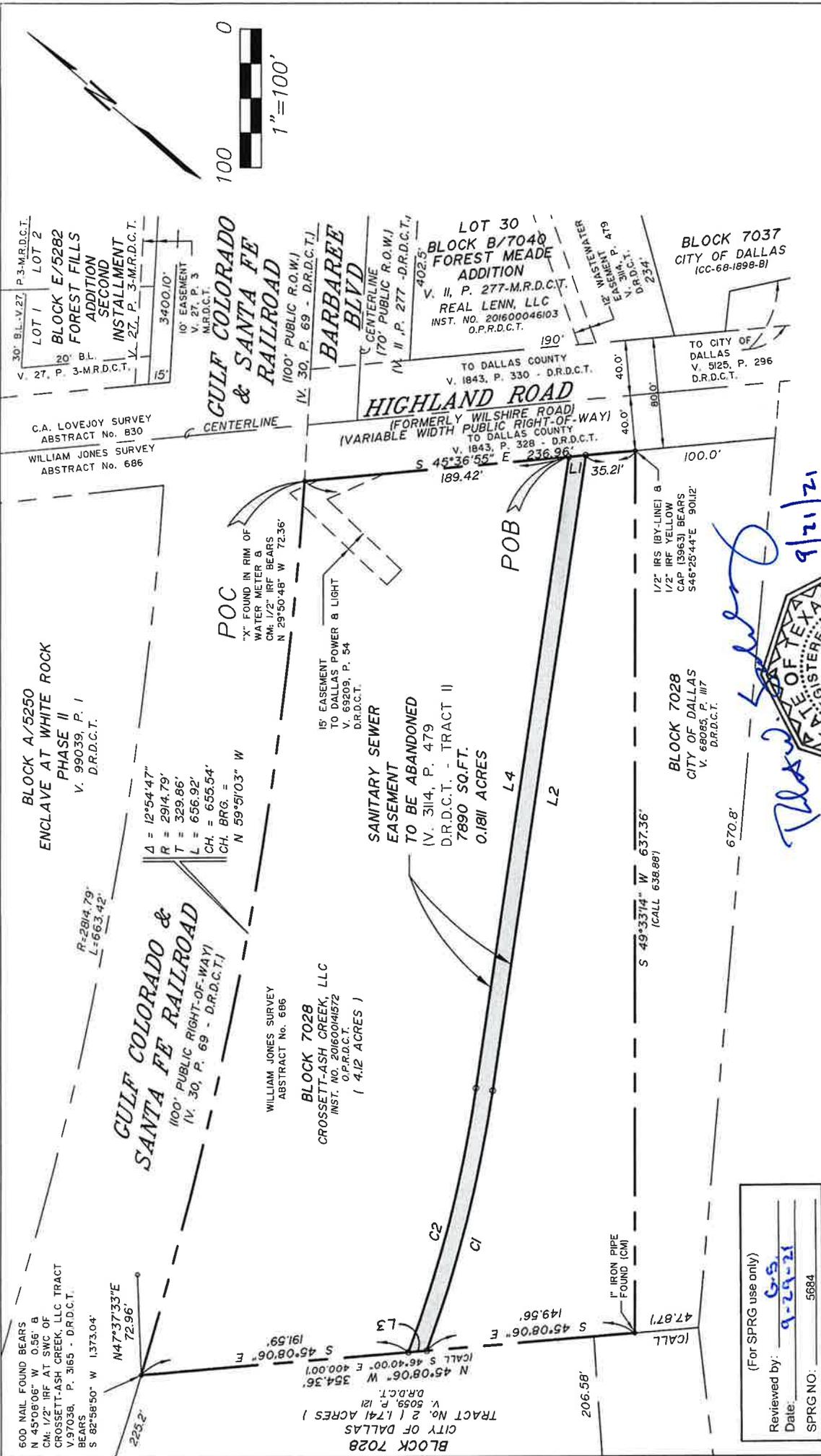
CONTAINING, 7,890 square feet, or 0.1811 acres of land, more or less.

Bearings are based on State Plane Coordinate System, Texas North Central Zone 4202, North American Datum 1983, realization of 2011, obtained by GPS observations. Area and distances shown hereon are at grid. Elevations based on NAVD 88.

(For SPRG use only)

Reviewed by:         G.S.          
Date:         9-29-21          
SPRG NO:         5684        





**SANITARY SEWER  
EASEMENT ABANDONMENT  
BEING IN 4.12 ACRES  
BLOCK 7028**

**WILLIAM JONES SURVEY, ABSTRACT NO. 686  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**Gonzalez & Schneeburg** 2100 Lakeside Boulevard  
Suite 200, Richardson, Texas 75082  
**engineers & surveyors** (972) 516-8855  
TX SURVEYING FIRM REG. NO. 100752-00  
DATE: SEPTEMBER, 2021 PROJ. NO.: 7165-21-05-03 DWG. NO.: 7165 ESMT-ABANDONMENT-WW

*Robert W. Schneeburg*  
9/21/21



- LEGEND**
- M.R.D.C.T.- Map Records, Dallas County, Texas
  - D.R.D.C.T.- Deed Records, Dallas County, Texas
  - O.P.R.D.C.T.- Official Public Records, Dallas County, Texas
  - P.O.B.- Point of Beginning
  - P.O.C.- Point of Commencing
  - (CM)- Controlling Monument
  - Inst. No.- Instrument Number
  - V.- Volume
  - P.- Page
  - ESMT.- Easement
  - SQ.FT.- Square Feet
  - IRS- Iron Rod Set
  - IRF.- Iron Rod Found
- NOTES:**
- Bearings are based on State Plane Coordinate System, Texas North Central Zone 4202 North American Datum 1983, realization of 2011, obtained by GPS observations. Area and distances shown hereon are at grid.
  - Elevations based on NAVD 88.

(For SPRG use only)

Reviewed by: G.S.

Date: 9-29-21

SPRG NO.: 5684

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°36'55" E	12.34'
L2	S 57°50'48" W	463.13'
L3	N 45°08'06" W	13.21'
L4	N 57°50'48" E	460.26'

NOTES:

Bearings are based on State Plane Coordinate System, Texas North Central Zone, North American Datum 1983 (NAD 83), realization of 2011, obtained by GPS observations. Area and distances shown hereon are at grid. Elevations based on NAVD 88.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	011°35'08"	960.85'	97.48'	194.29'	193.96'	S 63°38'22" W
C2	011°55'02"	948.85'	99.04'	197.36'	197.00'	N 63°48'19" E

(For SPRG use only)	
Reviewed by:	<u>C.S.</u>
Date:	<u>9-29-21</u>
SPRG NO:	<u>5684</u>



**SANITARY SEWER  
EASEMENT ABANDONMENT  
BEING IN 4.12 ACRES  
BLOCK 7028**

WILLIAM JONES SURVEY, ABSTRACT NO. 686  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
*Gonzalez & Schneeberg*  
engineers ■ surveyors

2100 Lakeside Boulevard  
Suite 200, Richardson, Texas 75082  
(972) 516-8855