

WASTEWATER EASEMENT

1,682 SQ. FT. TRACT

DALLAS CITY BLOCK 4424

SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484

CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

BEING A 1,682 SQUARE FOOT (0.039 ACRES) TRACT OF LAND SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NUMBER (NO.) 1484, DALLAS COUNTY, TEXAS, PART OF THE CITY OF DALLAS BLOCK 4424, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO THE CITY OF DALLAS IN DEED RECORDED IN VOLUME (VOL.) 280, PAGE (PG.) 40, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011):

COMMENCING AT A 5/8-INCH ALUMINUM MONUMENT STAMPED 'BLUFFVIEW 3689" FOUND FOR CORNER ON THE NORTH LINE OF SAID CITY OF DALLAS TRACT, SAID POINT BEING THE EASTERNMOST CORNER OF A TRACT OF LAND DESCRIBED TO ADMIRAL FLAG, INC. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOL. 91056, PG. 4426, D.R.D.C.T. AND THE WESTERNMOST SOUTHWEST CORNER OF LOT 3B, BLOCK A/5089, BLUFFVIEW SQUARE ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT (INST.) NO. 201600201055, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.);

THENCE, SOUTH 75 DEGREES 52 MINUTES 53 SECONDS EAST, WITH A NORTHEAST LINE OF SAID CITY OF DALLAS TRACT AND A SOUTHWEST LINE OF SAID LOT 3B, A DISTANCE OF 116.20 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE POINT OF BEGINNING;

THENCE, SOUTH 75 DEGREES 52 MINUTES 53 SECONDS EAST, CONTINUING WITH A NORTHEAST LINE OF SAID CITY OF DALLAS TRACT AND A SOUTHWEST LINE OF SAID LOT 3B, A DISTANCE OF 25.00 FEET TO A POINT FOR CORNER, FROM SAID POINT A 1/2-INCH REBAR FOUND FOR THE SOUTHERNMOST CORNER OF SAID LOT 3B BEARS SOUTH 75 DEGREES 52 MINUTES 53 SECONDS EAST, A DISTANCE OF 408.25 FEET;

THENCE, OVER, ACROSS, AND UPON SAID CITY OF DALLAS TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 14 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 67.40 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER;

NORTH 75 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER;

NORTH 14 DEGREES 34 MINUTES 07 SECONDS EAST, A DISTANCE OF 67.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,682 SQUARE FEET, OR 0.039 ACRES OF LAND, MORE OR LESS.



Handwritten signature and date 5/15/23, with RPLS No. 6443 printed below.

Box for SPRG use only containing fields for Reviewed by, Date, and SPRG No. (6280).

Table with 2 columns: Fielded/Drawn/Checked/Job No./Sheet and Date/Rev. entries.



WINDROSE LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

ADMIRAL FLAG, INC.  
VOL 91056, PG. 4426  
D.R.D.C.T.

5/8" ALUM. MON.  
"BLUFFVIEW 3689"  
(C.M.)

POINT OF COMMENCING

25' UTILITY EASEMENT  
VOL. 85231, PG. 2664  
D.R.D.C.T.

S 75°52'53" E 116.20'

POINT OF BEGINNING

S 25.00'  
S 75°52'53" E 67.40'

CITY OF DALLAS  
BLOCK 4424

N 14°34'07" W 67.20'

W.C. TRIMBLE SURVEY  
ABSTRACT NO. 1484

N 75°25'53" W 25.00'

WASTEWATER EASEMENT  
1,682 SQ. FT.  
(0.039 ACRES)

BACHMAN LAKE PARK  
CITY OF DALLAS  
VOL. 280, PG. 40  
D.R.D.C.T.

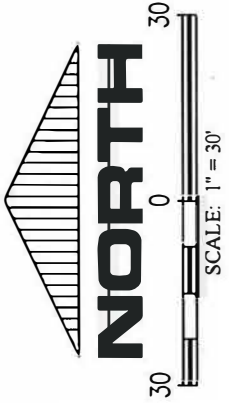
PRIVATE DRAINAGE EASEMENT  
INST. NO. 201600101743  
O.P.R.D.C.T.

15' SANITARY SEWER EASEMENT  
VOL. 85231, PG. 2664  
D.R.D.C.T.

UG BLUFFVIEW LP  
INST. NO. 202100206276, O.P.R.D.C.T.

LOT 3B, BLOCK A/5089  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
INST. NO. 201600201055, O.P.R.D.C.T.

1/2" REBAR



**LEGEND OF ABBREVIATIONS**

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- ALUM. MON. ALUMINUM MONUMENT
- IRS 1/2-INCH REBAR CAPPED "WINDROSE" SET



R/S No. 16443

(For SPRG use only)

Reviewed by: \_\_\_\_\_

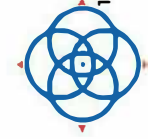
Date: \_\_\_\_\_

SPRG No. 6280

- NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  - MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

**WASTEWATER EASEMENT**  
1,682 SQ. FT. TRACT  
DALLAS CITY BLOCK 4424  
SITUATED IN THE W.C. TRIMBLE SURVEY,  
ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

FILED BY:		DATE:	04/03/2023
DRAWN BY:	TD	REV:	05/04/2023
CHECKED BY:	MNP	REV:	
JOB NO.	D56588	REV:	
SHEET 2 OF 2		REV:	



**WINDROSE**  
LAND SURVEYING | PLATING

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